



ISTA

ELITE

RERA NO: PO2500008610

ELITE URBAN LIFESTYLE

Experience elite living where cosmopolitan vibes, rich culture, and a devotional urban lifestyle converge right next to you. Surround yourself with vibrant communities of urban elites, embodying sophistication and modernity at every turn. Indulge in the pulsating nightlife, vibrant lounges, and luxurious star hotels, all nestled in the heart of the city, adding a touch of Metro style to your everyday life.





ELITE SOULS EMBRACE ARCHITECTURAL GRANDEUR

Boutique luxury lifestyle apartments, designed with architectural elegance, offer a refined sanctuary for the elite. Nestled in the city's heart, they provide a haven of exclusivity and sophistication, where every detail embodies central living luxury.



unit One	unit Two	unit Three
2340sft.	1535sft.	1535sft.
East Facing	West Facing	West Facing



A R E A S



SPECIFICATIONS

- STRUCTURE

RCC Framed Structure.
- STEEL

Visakha, Sree, Jairaj
- SUPER STRUCTURE

Clay brick
- PLASTERING

: Ultratech, Birla, cement and river/robosand

Internal : Double coat cement plastering of 18mm thick finished with putty.

External : Double coat sand faced cement plastering 18 mm thick finished with putty/texture.
- JOINERY WORKS

Doors : All Doors in Teak wood frame.

Main Door : Having Teak wood polish shutter/Designer door (with standard hardware of Godrej/ Europa/ Dorset.

Internal Doors : Flush Door with standard hardware.

Windows : UPVC glazed tinted glass sliding door of Aparna or equivalent make with mosquito mesh and safety grill
- PAINTING

Internal : Two coats of Premium quality plastic emulsion paint over Two coats of putty

External : Premium quality painting.

Parking Area : Oil bound distemper over two coats of putty.
- FLOORING

Dining, Living : Italian Marble.

M.Bedroom : Wooden Flooring /Italian Marble /Double charged vitrified tiles

Kitchen : Italian Marble /Double charged vitrified tiles

- Toilets : Best quality Acid resistant, Anti-skid designer Tiles.

Parking : Cement based Designer tile Flooring / VDF.

Staircase : 18 mm thick Granite Flooring as per design.
- CLADDING & DADOING

Toilets : Best quality Acid resistant Designer tiles dado Full height.

Kitchen : Ceramic tiles dado as per design above kitchen platform

Utility / Wash : Glazed ceramic tiles dado full height
- KITCHEN

→ Granite platform with stainless steel sink with bore & municipal water connection
- TOILETS

→ All Toilets to Consist of Dry and Wet areas,

→ Wall mount water closets with flush tank

→ Hot and Cold water mixer with shower,

→ All fixers and C.P coated quality
- ELECTRICAL

→ Power outlets for A/C in halls, drawing & Bedrooms (AC piping will be done by developer), Power outlets for geysers in all bathrooms,

→ Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen, 3 Phase supply for each unit and individual meter boards Miniature Circuit breakers, (MCB) for each distribution board.

→ WIRING : Finolex

→ SWITCHES : Legrand
- TELEPHONE

→ Telephone provision for Master bedroom and living,

→ Intercom facility to all the units connecting security.

- SATELLITE / CABLE TV and BROADBAND INTERNET :

Cable provision in all bedroom and Living room for Cable / Satellite TV. Provision on the rooftop to place all the TV Satellite Dishes in an organized manner to facilitate access and easy repairs. Conduits in Hall and Bedrooms for drawing optical fibre / broadband cables of internet service providers.
- LIFT

: Fully Automated, V3F technology, Schindler/ Thyssen Krupp elevator will be provided.
- GENERATOR

: 100% backup to be provided for each Flat.
- PARKING

: Two level covered parking; entire parking is well designed to suit the number of car parks required, parking signage's at required places to ease of parking.
- WATER SUPPLY

→ Separate overhead tanks and pipe lines for Borewell Water and Municipal (river) water with a provision to:

→ Fix a Meter for the water supply to each flat

→ Shut off water supply to the Flat when required
- AMENITIES

→ Entry Via Foyer

→ Two car parks for each Flat

→ Surveillance cameras

→ Intercom

→ Gas Bank

REDEFINE THE LUXURY STANDARDS



LOCATION PLAN
(not to scale)

MAJESTIC LOCATION. WITH SEAMLESS
CONNECTIVITY AND STELLAR SOCIAL INFRASTRUCTURE

Ista Elite, situated in the heart of Punjagutta, provides a serene retreat amidst the city's vibrant pulse. Offering exceptional connectivity and premium amenities, it stands as the ideal address for contemporary living.



RENEW YOUR BOND OF TRUST

Ista Homes is a company with a difference. We have perfected the art of creating and delivering luxurious homes in the finest locales. The best infrastructure and architecture go into the homes, with complete attention to detail. Driven by commitment and passion, the company has created many benchmarks of excellence across the city.

Come home to Elite by Ista Homes – the boutique apartments that set the highest standards for you.



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Architecture

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PR ASSOCIATES



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Location QR Code



Web QR Code



Brochure QR Code

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.