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Nature,
the soul of
this space.



hallmarkbuilders.in



Lavish Gated Residential Villa Project.
@ Pati close to Kollur Exit

TS RERA REG. NO. P01100008243



A life of luxury that echoes nature's heartbeat.

As city-life expands and greenery shrinks, finding a fusion of nature and luxury becomes rare. However, Hallmark Nature Nest, set across 45 acres near Pati, close to Kollur Exit, offers this perfect balance with its superior and lavish villas. Every space is meticulously designed to enhance your lifestyle, as sophistication meets serenity. Step into a realm of refined comfort and nature, as they coexist in harmony.





A life in the gentle presence of greenery.

Each villa at Hallmark Nature Nest will be your personal sanctuary, with privacy and peace. Live in the comfort of your own space, with security and serenity surrounding you at every turn. Let fresh air and birdsongs become the soundtrack to your life. Here, every day is an invitation to unwind and reconnect with nature.



An oasis of luxury enveloped in tranquillity.

45
ACRES

447
VILLAS

3&4
BHK UNITS

2745-6435
Sft. VILLA SIZES

50,000
Sft. CLUBHOUSE



MASTER PLAN

LEGEND

- | | | | |
|---------------------------|-------------------------|--------------------------|--------------------------|
| 1 Main Entry | 8 Basketball Court | 15 Parking | 22 Senior Citizens Court |
| 2 Security Court | 9 Garden of sounds | 16 Amphitheatre | 23 Outdoor Fitness Area |
| 3 Skating Rink | 10 Party lawn with deck | 17 Tennis Court | 24 Tropical Garden |
| 4 Lawn | 11 Swimming Pool | 18 Badminton Court | 25 Pet Park |
| 5 Garden of fragrance | 12 Clubhouse Greens | 19 Reflexology Park | |
| 6 Multipurpose play court | 13 Outdoor Party Deck | 20 Cricket Practise Nets | |
| 7 Children's play area | 14 Mounds | 21 Orchard | |





WEST-FACING | 480 Sq. Yds. | 4 BHK

Ground Floor 2210 Sft.	First Floor 2305 Sft.	Second Floor 1920 Sft.	Total Area 6435 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 318 Sq. Yds. | 4 BHK



Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 1100 Sft.	Built-Up Area 4040 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 318 Sq. Yds. | 3 BHK



Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 775 Sft.	Built-Up Area 3715 Sft.
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Ground Floor



First Floor



Second Floor



Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.



WEST-FACING | 318 Sq. Yds. | 4 BHK

Ground Floor 1544 Sft.	First Floor 1630 Sft.	Second Floor 1116 Sft.	Built-Up Area 4290 Sft.
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Ground Floor



First Floor



Second Floor



Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.



WEST-FACING | 318 Sq. Yds. | 3 BHK

Ground Floor 1544 Sft.	First Floor 1630 Sft.	Second Floor 831 Sft.	Built-Up Area 4005 Sft.
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Ground Floor



First Floor



Second Floor





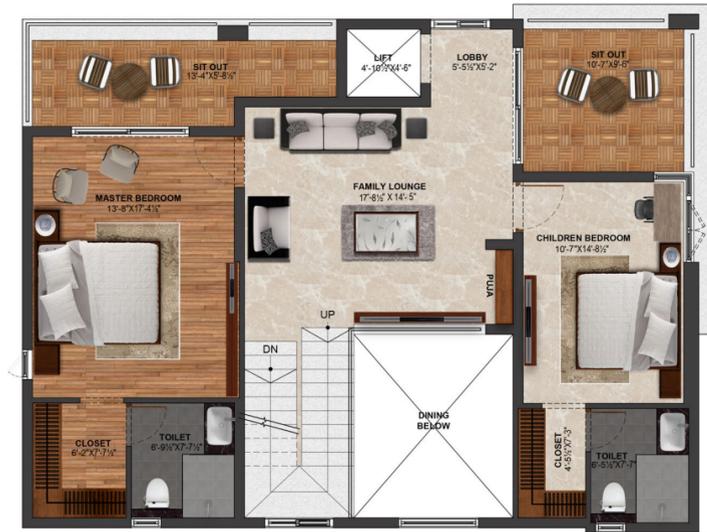
EAST-FACING | 274 Sq. Yds. | 4 BHK



Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 1100 Sft.	Built-Up Area 4040 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 274 Sq. Yds. | 3 BHK



Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 775 Sft.	Built-Up Area 3715 Sft.
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Ground Floor



First Floor



Second Floor





WEST-FACING | 274 Sq. Yds. | 4 BHK

Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 1100 Sft.	Built-Up Area 4040 Sft.
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Ground Floor



First Floor



Second Floor



Disclaimer: Tolerance of + / - 2% is possible in the unit areas on account of design and constructions variances.



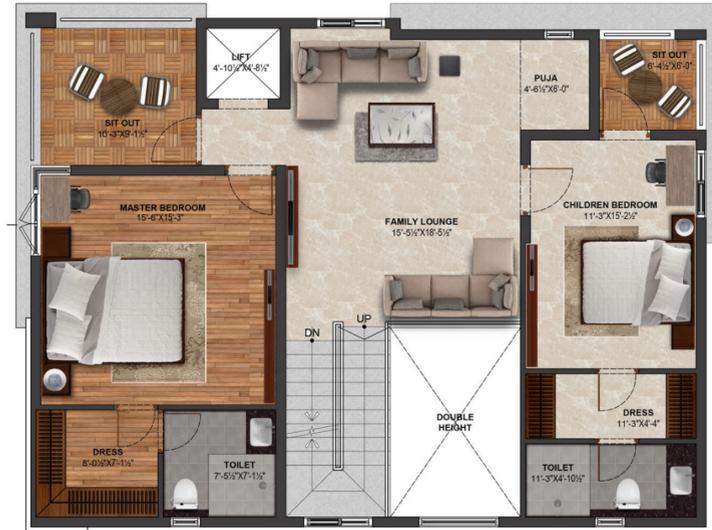
WEST-FACING | 274 Sq. Yds. | 3 BHK



Ground Floor 1406 Sft.	First Floor 1534 Sft.	Second Floor 831 Sft.	Built-Up Area 3890 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 230+44 (274) Sq. Yds. | 4 BHK

Ground Floor 1222 Sft.	First Floor 1334 Sft.	Second Floor 854 Sft.	Built-Up Area 3410 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 230+44 (274) Sq. Yds. | 3 BHK

Ground Floor 1222 Sft.	First Floor 1334 Sft.	Second Floor 664 Sft.	Built-Up Area 3220 Sft.
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Ground Floor



First Floor



Second Floor





WEST-FACING | 230+44 (274) Sq. Yds. | 4 BHK

Ground Floor
1275 Sft.

First Floor
1350 Sft.

Second Floor
755 Sft.

Built-Up Area
3380 Sft.



Ground Floor



First Floor



Second Floor





WEST-FACING | 230+44 (274) Sq. Yds. | 3 BHK

Ground Floor 1275 Sft.	First Floor 1350 Sft.	Second Floor 610 Sft.	Built-Up Area 3235 Sft.
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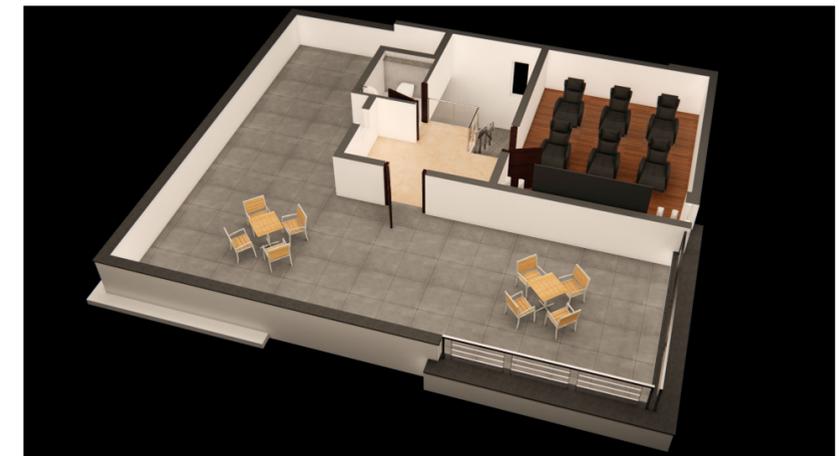
Ground Floor



First Floor



Second Floor





EAST-FACING | 230 Sq. Yds. | 3 BHK



Ground Floor 1180 Sft.	First Floor 1295 Sft.	Second Floor 655 Sft.	Built-Up Area 3130 Sft.
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Ground Floor



First Floor



Second Floor





WEST-FACING | 230 Sq. Yds. | 3 BHK

Ground Floor 1277 Sft.	First Floor 1343 Sft.	Second Floor 595 Sft.	Built-Up Area 3215 Sft.
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Ground Floor



First Floor



Second Floor





EAST-FACING | 184 Sq. Yds. | 3 BHK

Ground Floor 1070 Sft.	First Floor 1150 Sft.	Second Floor 525 Sft.	Built-Up Area 2745 Sft.
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Ground Floor



184 EAST FIRST FLOOR - 1150.00 SQ.FT

First Floor



184 EAST SECOND FLOOR - 525.00 SQ.FT

Second Floor





WEST-FACING | 184 Sq. Yds. | 3 BHK

Ground Floor 1130 Sft.	First Floor 1130 Sft.	Second Floor 625 Sft.	Built-Up Area 2885 Sft.
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Ground Floor



184 WEST
FIRST FLOOR - 1130.00 SQ.FT

First Floor



184 WEST
SECOND FLOOR - 625.00 SQ.FT

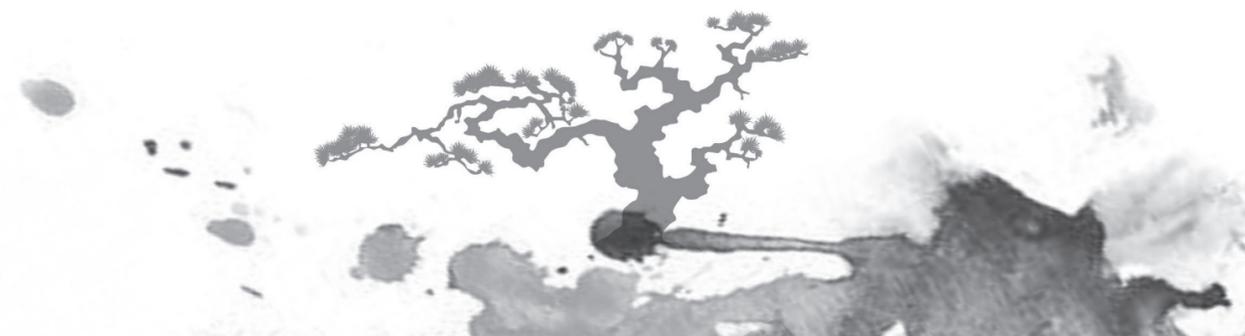
Second Floor





A blooming green paradise of refined living.

Refresh each day with the comfort of luxury amenities at Hallmark's residential villa project, Nature Nest. Let your lifestyle blossom gracefully intertwined in the serene beauty of nature. From outdoor fitness stations to cosy seating areas under a pergola, immerse yourself in exquisite features, where every moment is enhanced by vibrant greenery.





Where lush green corridors unfold calm.





Wellness at every step with nature around.





Air filled with laughter when little feet run.





Spaces that are fusion of art and aesthetics.





CLUBHOUSE

A wellspring of premium amenities.

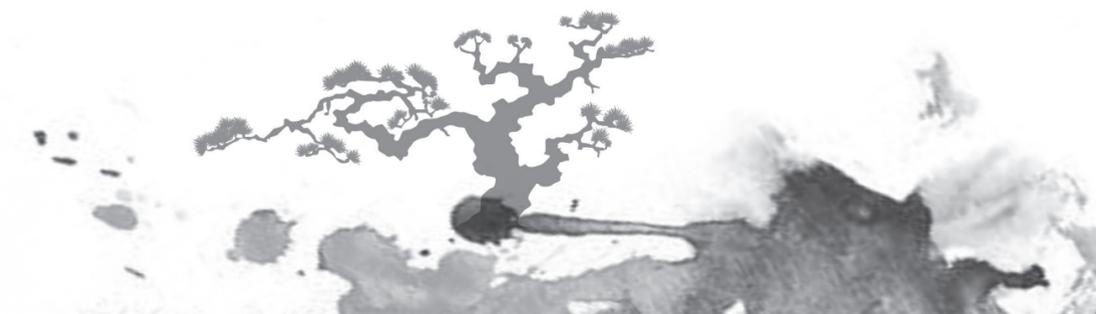
Set against the serene backdrop of nature, the clubhouse of Nature Nest spans 50,000 sft, with an exquisite mix of luxury and leisure. From hosting parties to unwinding in the indoor game zone, and also a swimming, experience the finest in luxury and recreation here. Every corner of this thoughtfully-designed space invites connections, celebrations, and joyful moments. Immerse yourself in relaxation and camaraderie with exceptional amenities here.





CLUBHOUSE AMENITIES

- Super Market
- Banquet hall
- Swimming Pool
- Gym
- Party Lawn
- Indoor Badminton Court
- Indoor Games.
- Conference Room
- Guest Rooms
- Library.
- Creche



Specifications



STRUCTURE

RCC-framed structure to withstand wind and seismic loads.



SUPER STRUCTURE

8" thick CC Blocks for external walls.
4" thick CC Blocks for internal walls.
INTERNAL & EXTERNAL:
Plastering in cement mortar for walls.



PAINTING

EXTERNAL: Textured/Smooth finish with 2 coats of external emulsion paint of reputed make.

INTERNAL: Smooth putty finish with 2 coats of Premium acrylic emulsion paint of reputed make over a coat of primer.

SIT-OUTS: Weatherproof paint of reputed make, over external putty finish at utility/sit-out walls and ceiling.



DOORS AND WINDOWS

MAIN DOOR: Engineered/Hard wood frame and designer veneered shutter of reputed hardware fittings with both sides PU polish finishing.

INTERNAL DOORS: Engineered/Hard wood frame and designer veneered/Laminate shutter of reputed hardware fittings with both sides PU polish finishing.

BATHROOM/UTILITY: Hard wood frame and designer veneered/Laminate shutter or ABS Frame and Shutter.

FRENCH DOORS: UPVC door frames with float glass with provision for mosquito mesh.

WINDOWS: UPVC windows with provision for mosquito mesh (Provision of track for mosquito mesh will be as per window type and feasibility).



SECURITY & BMS

- Sophisticated round-the-clock security system.
- Boom barriers at entry gate with mechanical operation.



FLOORING AND WALL CLADDING

DRAWING, LIVING, DINING AND KITCHEN:
Premium vitrified tiles 1200/1800 with 4-inch Skirting.

ALL BEDROOMS:
Premium vitrified tiles (1200/1200) with 4-inch Skirting.

BALCONIES: Premium anti-skid vitrified tiles.

BATHROOMS: Acid-resistant and anti-skid, premium vitrified tiles of reputed make.

UTILITY: Anti-skid tiles and wall cladding up to 4 feet.

STAIRCASES: Granite/marble flooring as per architect's design.



WATERPROOFING

For all toilets, wash areas, balcony and terrace areas.



ELECTRICAL

- Power outlets for geysers and exhaust fans in all bathrooms.
- Power plug for cooking range, chimney, refrigerator microwave ovens, mixer/grinders in kitchen.
- Distribution boards and MCBs of premium make.
- Modular electrical switches of premium make.
- Three phase supply for each unit.
- Power outlets for air-conditioners in all bedrooms.



WATER SUPPLY

Pneumatic pumps will be used for supply of treated water to individual villas.



COMPOUND WALL

Aesthetically designed compound wall shall be constructed all around the project with solar fencing.



CCTV

CC cameras will be provided at all common areas as per consultant design.



PLUMBING

BATHROOMS:

All CP fitting and sanitary fixtures of Delta or equivalent.

Wall-mounted WC (Duravit/American Standard or equivalent in all toilets).

KITCHEN:

Provision for fixing of water purifier.

Provision for washing machine in utility area.

Provision for dishwasher in utility area.



COMMUNICATION

TELECOM:

Telephone provision in MBR and drawing area.

Intercom facility to all units connecting Security, Clubhouse and Maintenance Office.

CABLE:

Provision for DTH/Cable connection for TV in drawing, living and all bedrooms.

INTERNET:

Wired internet provision in Drawing Room and Bedrooms.



POWER BACK-UP

100% DG backup for common areas.
Backup for Lights and fans for inside the villa.



WTP/STP

- Fully-treated Bore water made available through exclusive water softening and purification plant of reputed make.
- Sewage treatment plant of adequate capacity as per norms will be provided.
- Treated sewage water will be used for landscaping and flushing purposes.



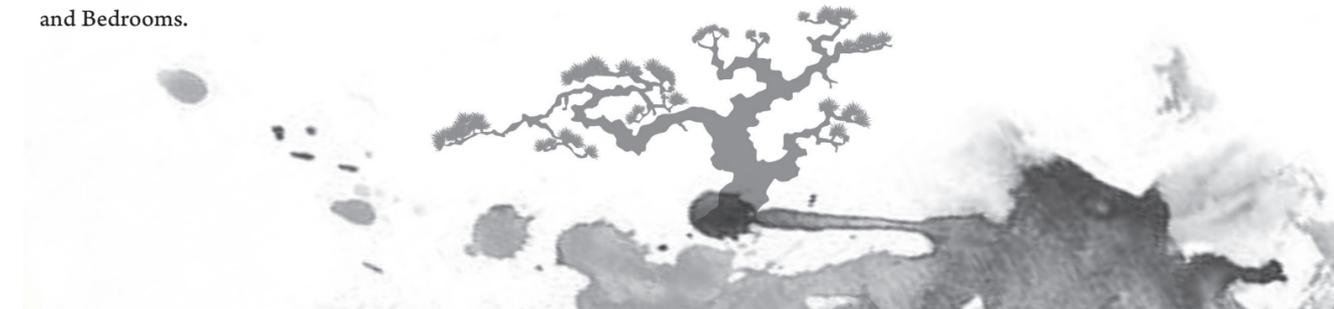
GREENERY AND LANDSCAPE

Landscaping in setback areas wherever feasible as per consultant design.



BALCONIES AND STAIRCASE RAILING

Glass railing as per consultant design.



LOCATION MAP

NOT TO SCALE

Your new address for eco-conscious luxury.

Located in Pati near the Kollur Exit, Hallmark Nature Nest is a remarkable destination for those seeking the best of both worlds. With expansive green spaces, seamless access to the Outer Ring Road (ORR), and close proximity to top international schools, this place is designed to offer the ideal lifestyle. Whether you're seeking peace amidst nature or easy access to the city, this location offers it all, making it the perfect place for your future home.

-  Villas
-  High-rise Projects
-  G+5 Apartment Projects
-  Commercial Project





240 Premium Flats @ Nekkampur



245 Premium Flats @ Puppalaguda



441 Luxury Flats @ Puppalaguda



G+9 Floors Luxury Apartments in 5.7 acres @ Manchirevula



G+5 Floors Luxury Apartment Project in 3 acres @ Pati, off Kollur



Ultra-modern Boutique Villas in 5.37 acres @ Pati, off Kollur



Milestones when we begin. Landmarks when we complete.



Proposed Ultra-luxury Gated Villa Project in 16 acres @ Pati close to Kollur exit



Mid-high-rise G+14 Floors Towering Luxury Residential Project @ Pati, Off Kollur



Ultra-Modern G+14 Residential Project in 6.9 acres @ Narsingi



Luxury Triplex Gated Villas in 5.18 acres @ Maheshwaram



Ultra-modern G+29 Floor High-rise Towers in 4.62 acres @ Narsingi, off Kokapet





You look... You see...

As you sit in front of your french window ready to greet the morning Sun. You are visited by the rain. The rain drops trickle down the glass pane making the sight a blur. You look at the rain but your mind travels to a romantic venue of its own.

The rain drops on your window pane makes you see the world of love that you have built for you - more clearly.

Come own a life at Nature Nest, where there are no boundaries to freshness and bountiful greenery.





Hallmark Builders

5th Floor, Jyothi Imperial, Near Gachibowli Flyover, Hyderabad - 32.

Call: 79979 79175.



[Click Here for the Location](#)

Hallmark Nature Nest

[Click Here for the Website](#)

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Project approved by



TS RERA REG. NO. P01100008243

Member



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