



ARUN's MANSION

by ISTA HOMES

UNVEILING A NEW STANDARD IN LUXURY LIVING @ KAKATEEYA HILLS, MADHAPUR



ARUN's
MANSION

AN ICON OF DISCRETION, **A STATEMENT OF DISTINCTION.**

Tucked within timeless columns and poised silhouettes, ARUN's Mansion is more than a residence — it's a curated lifestyle defined by quiet grandeur. Inspired by classic elegance and framed in contemporary finesse, each element reflects a devotion to taste, privacy, and presence. This is not for the many.

This is for the few who understand that true luxury doesn't speak loudly — it simply endures.



SIGNATURE SPACES. PERSONALIZED TO PERFECTION.

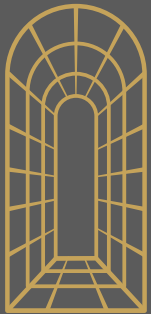
Nestled between Kakateeya and Jubilee Hills,
discover a rare living experience — **one residence per floor.**
Uncompromised privacy,
unmatched location,
and a life **designed for the discerning few.**



ARUN'S
MANSION

REDEFINING
ELEGANCE,
ONE DETAIL
AT A TIME

Precision meets poetry —
where every detail blends
elegance with purpose.
Light-filled spaces flow
seamlessly, designed for
a life beautifully lived.



ARUN's
MANSION

TYPICAL FLOOR PLAN

2800
SFT
EAST
FACING
UNITS

3 *BHK*

5 *UNITS ONLY*



SPECIFICATIONS

STRUCTURE

RCC Framed Structure.

SUPER STRUCTURE

Clay brick or AAC blocks.

PLASTERING

- 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 (with standard hardware, Godrej / Europa).
- Internal Doors : With melamine polish flush shutter with standard hardware.
- Windows : UPVC

PAINTING

- Internal : Two coats of Premium quality plastic emulsion paint over Two coats of putty.
- External : Premium quality texture painting.
- Parking Area : Oil bound distemper over two coats of putty.

FLOORING

- Dining, Living : Italian Marble or Double charged vitrified tiles of RAK.
- Bedroom's : Italian Marble or Double charged vitrified tiles of RAK.
- Kitchen : Double charged vitrified tiles of RAK.
- 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 Up to Ceiling in (Kajaria/Johnson/Sonora).
- Kitchen : Ceramic tiles dado upto 2 ft ht above kitchen platform.
- Utility / Wash : Glazed ceramic tiles dado up to 4 ft 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 of Kohler Geberit make.
- Hot and Cold water mixer with shower.
- All fixers and C.P coated quality form GROHE / Kohler.

ELECTRICAL

- Power outlets for A/C in halls & Bedrooms.
- 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.

TELEPHONE

Telephone provision for Master bedroom and living, Intercom facility to all the units connecting security.

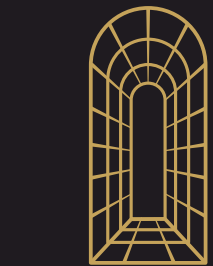
- **CABLE TV** : Cable provision in all bedroom and Living room.

- **LIFT** : V3F technology of Otis /Johnson/Schindler/ Thyssenkrupp make (Fully Automated).

- **GENERATOR** : 100% Power backup.

- **PARKING** : One Level covered parking.

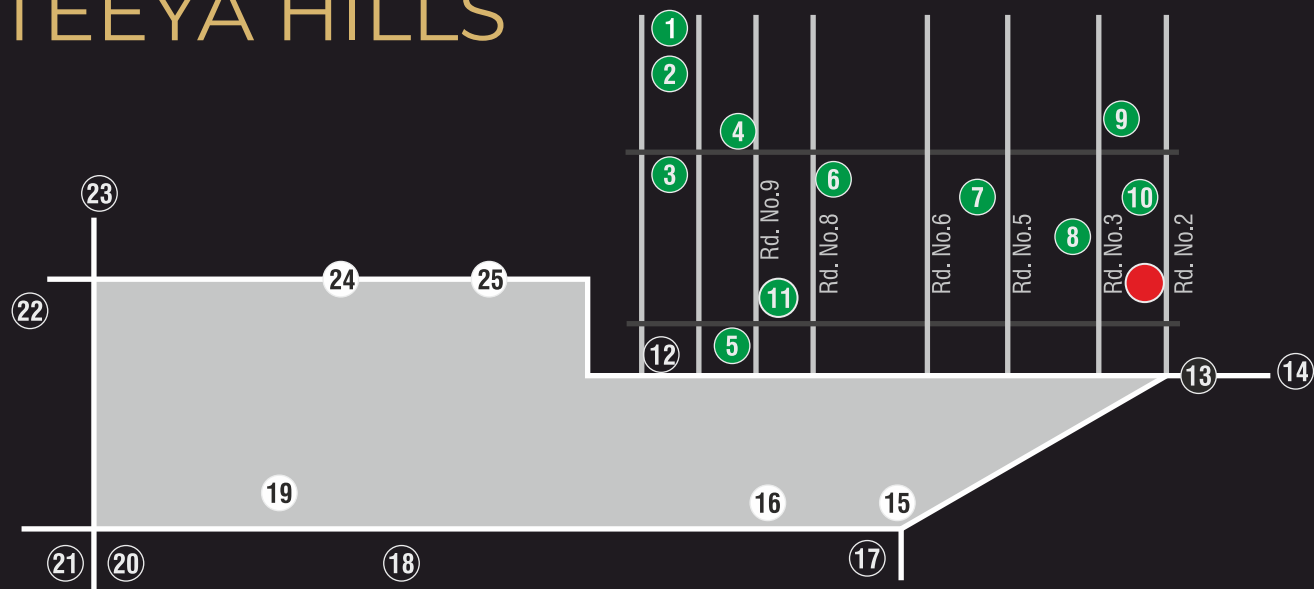
- **FALSE CEILING** : False ceiling in the slat and in common areas with Saint Gobain GYPSUM Sheet.



ARUN'S
MANSION

DESIGN BEYOND
FUNCTION. LUXURY IN
EVERY DETAIL.

THE EPICENTER OF ENERGY — LIVE MADHAPUR AT KAKATEEYA HILLS



● SITE- ARUN'S MANSION

- | | |
|-------------------------------|-----------------------------------|
| 1 Ista Homes Corporate Office | 14 Jubilee Hills Check Post |
| 2 Season By Ista Homes | 15 Absolute Barbecue |
| 3 Ista@485 | 16 Madhapur PS |
| 4 Princess Court by Ista | 17 LV Prasad Eye Institute |
| 5 Ista@460 | 18 Image Hospital |
| 6 Ista@365 | 19 National Ins. of Fashion Tech. |
| 7 Ista@228 | 20 Cyber Towers |
| 8 Ista Homes@138 | 21 Shilparamam |
| 9 Ista@130 | 22 N Convention |
| 10 Ista@96 | 23 Kukatpally |
| 11 Ista Advait | 24 Ayyappa Society |
| 12 Ratnadeep Super Market | 25 YSR Statue |
| 13 Neeru's Emporio | |



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 ARUN'S MANSION by Ista Homes – the boutique apartments that set the highest standards for you.



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Architecture



PR ASSOCIATES

Branding



D3 Concepts

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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.



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