



AALAYAM REALTY

a vision for your life

Celestia

VILLAS

About Us:

Aalayam Reality Pvt. Ltd. is to provide a prominent level of service to the clients in the real estate market. It is committed to the admirable standards, structure, and performance which are vital to fulfilling your property dreams.

Our Principles:

- We are passionate, committed to responsible and sustainable business practices.
- Understand our customer's desires and satisfy them.
- To provide the most professional, informative, dedicated, and prompt service in the real estate market.
- Treating all with dignity, sensitivity, and honor.

Our Mission:

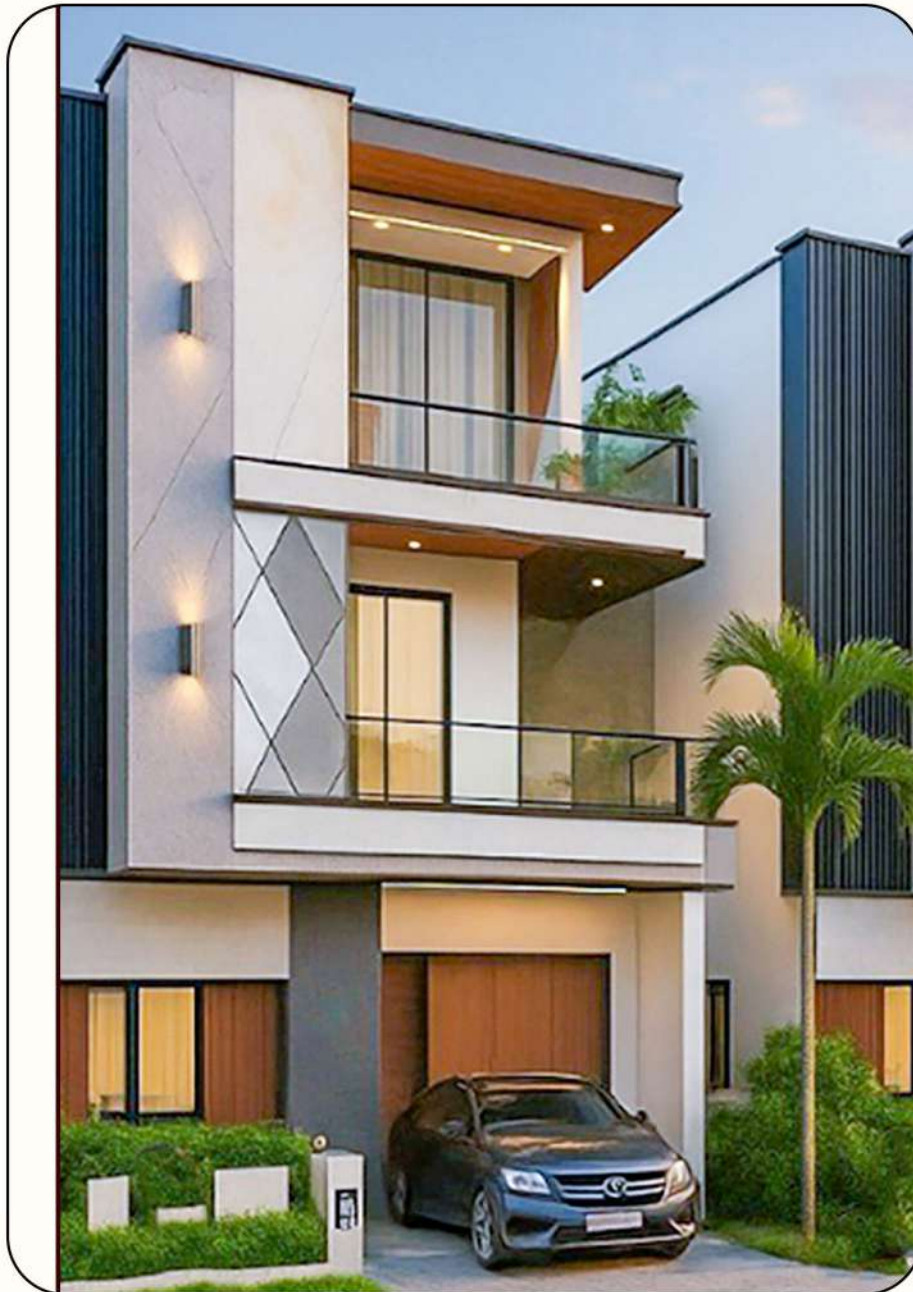
Our Mission is to be a world-class brand in the real estate market and win customer confidence through Trust. Our company is recognized for its ethical and transparent business practices, and high standards of maintenance of properties. Evolve contemporary benchmarks in the realestate market.



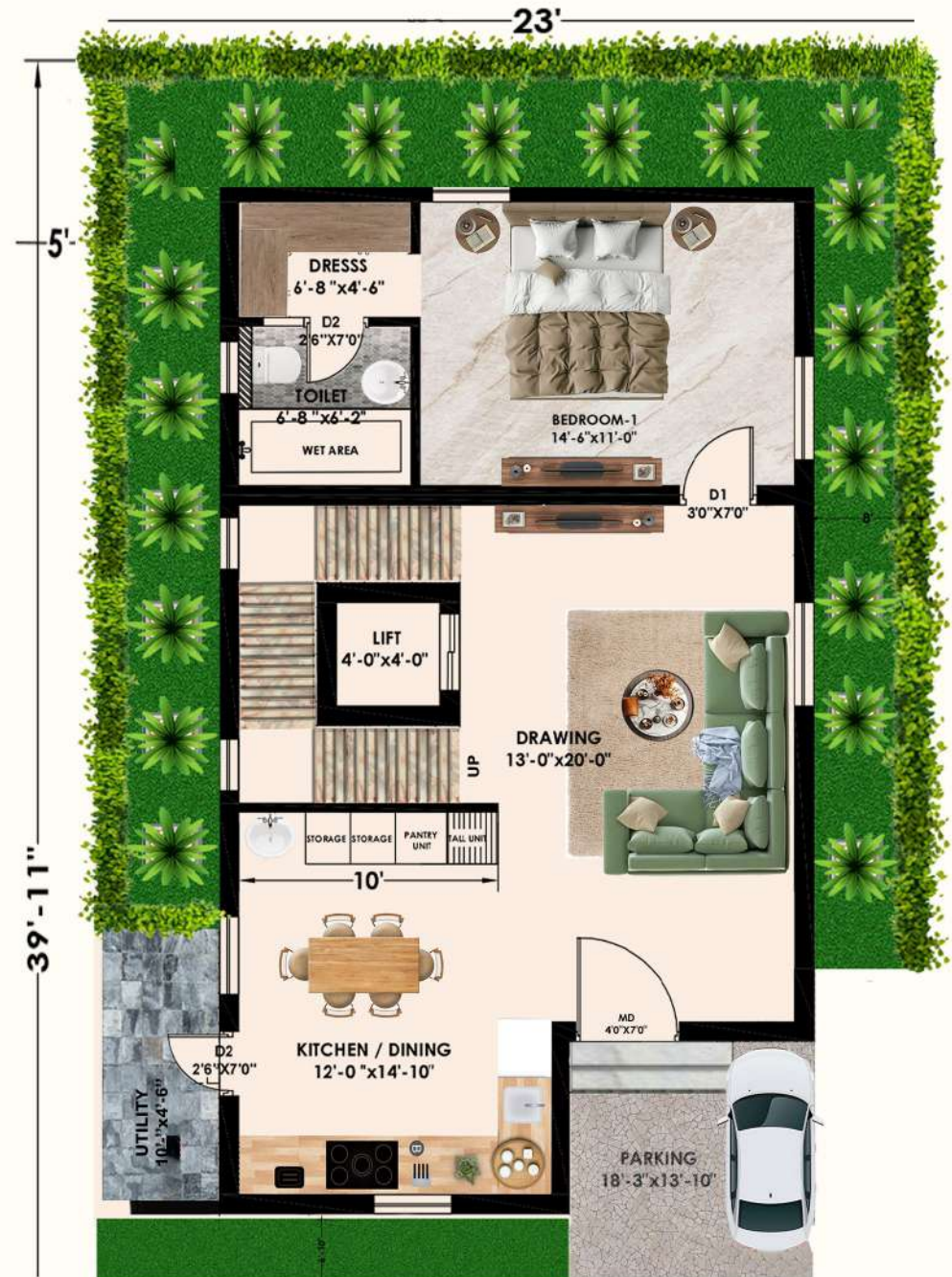
Welcome to **Celestia Villas** – a premier gated community offering triplex villas near IIT Kandi, Mumbai Highway. Thoughtfully designed for families, these 4 BHK villas blend luxury with functionality, featuring top-class amenities and modern home features that redefine comfort and elegance.

200 EAST

Total Built Area:2400sft



Ground Floor: 918.00sft



First Floor: 918.00sft



Second Floor: 564.00sft



MASTER BEDROOM



- **Natural Light & Ventilation:** Large window facing the lush garden allow plenty of natural light and fresh air, creating a peaceful and refreshing ambiance.
- **Attached Wash Area:** The bedroom includes a conveniently attached washroom with a clear division of dry and wet zones for better hygiene and functionality.

200 WEST

Total Built Area:2400sft



Ground Floor: 918.00sft



First Floor: 918.00sft



Second Floor: 564.00sft



LIVING ROOM



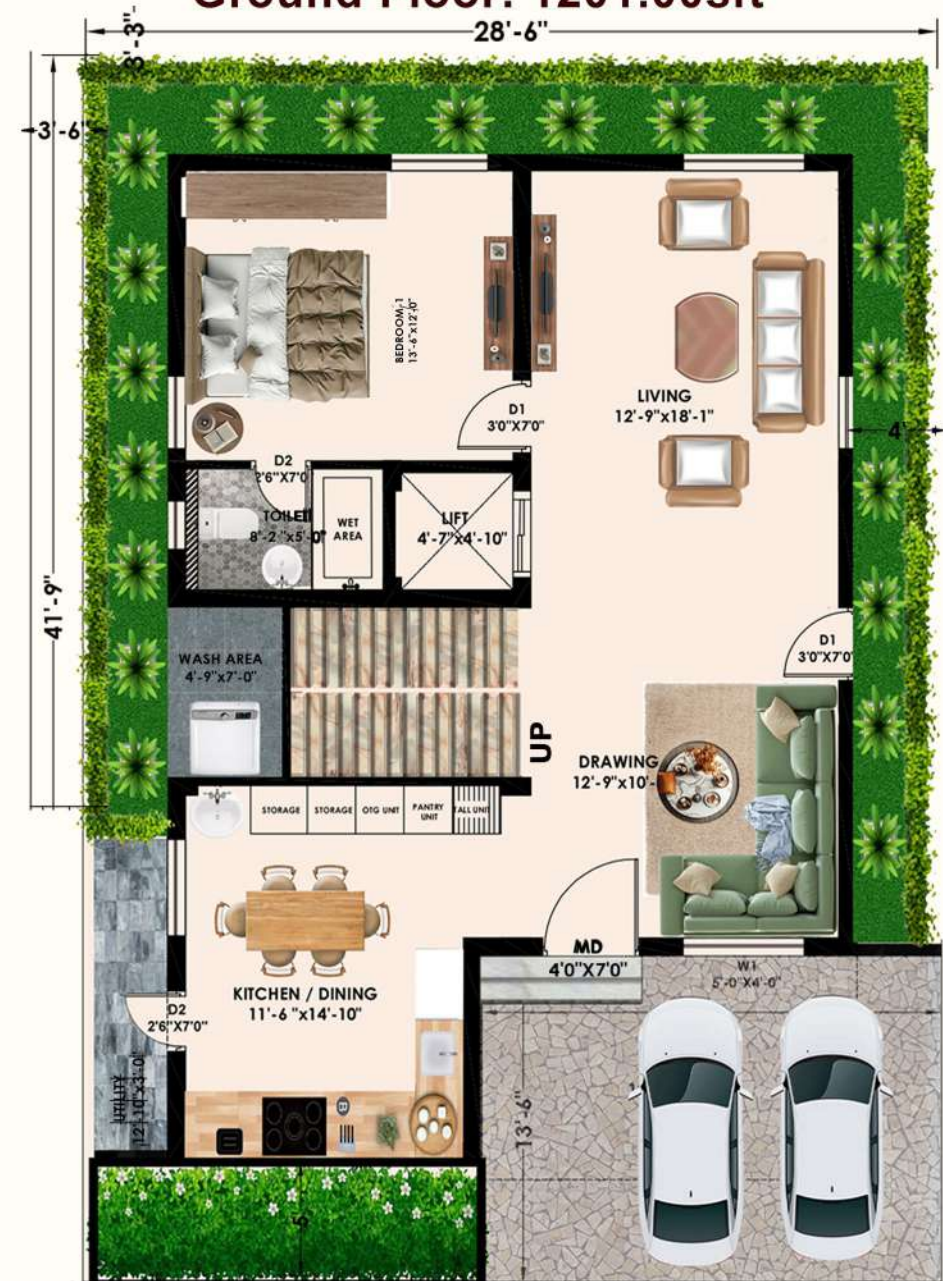
This living room strikes the perfect balance between modern design and cozy comfort. Clean lines, warm accents, and smart lighting come together to create a space that feels open yet intimate ideal for both everyday relaxation and entertaining guests.

200 EAST

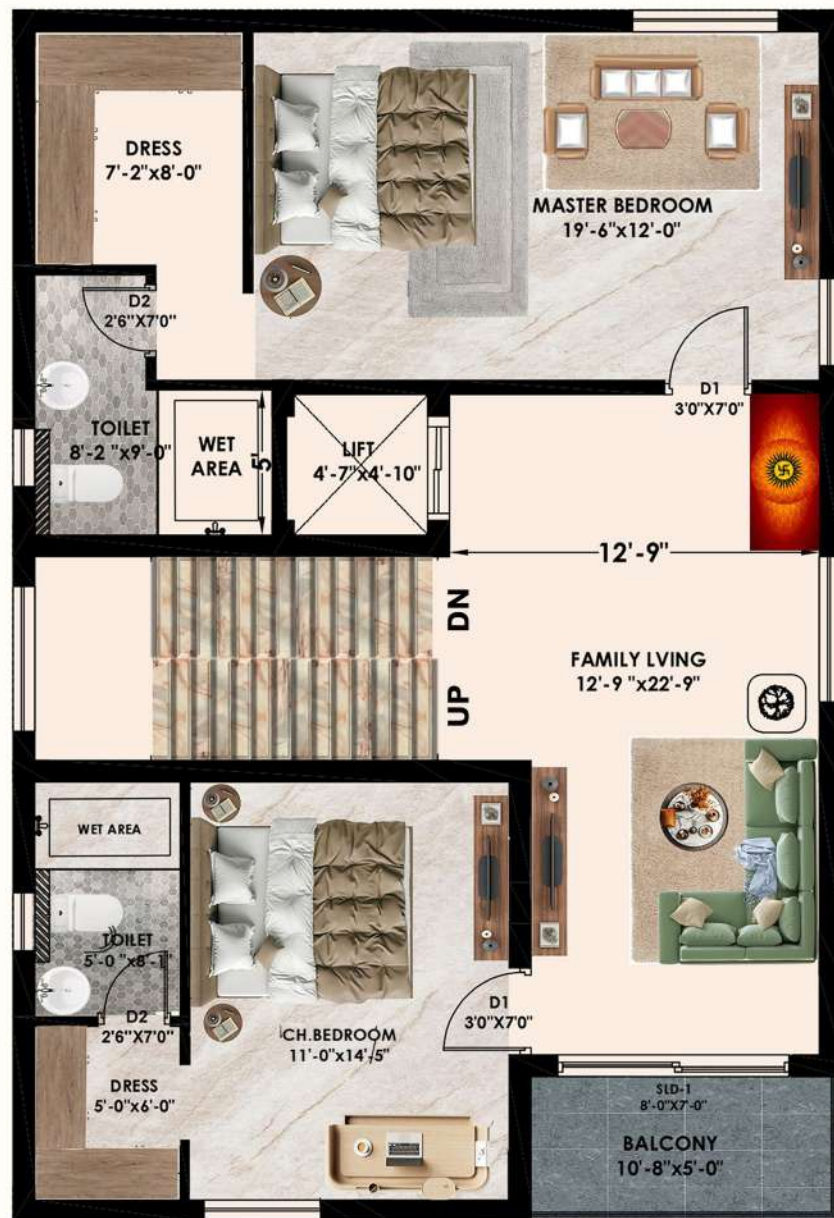
Total Built Area:3400sft



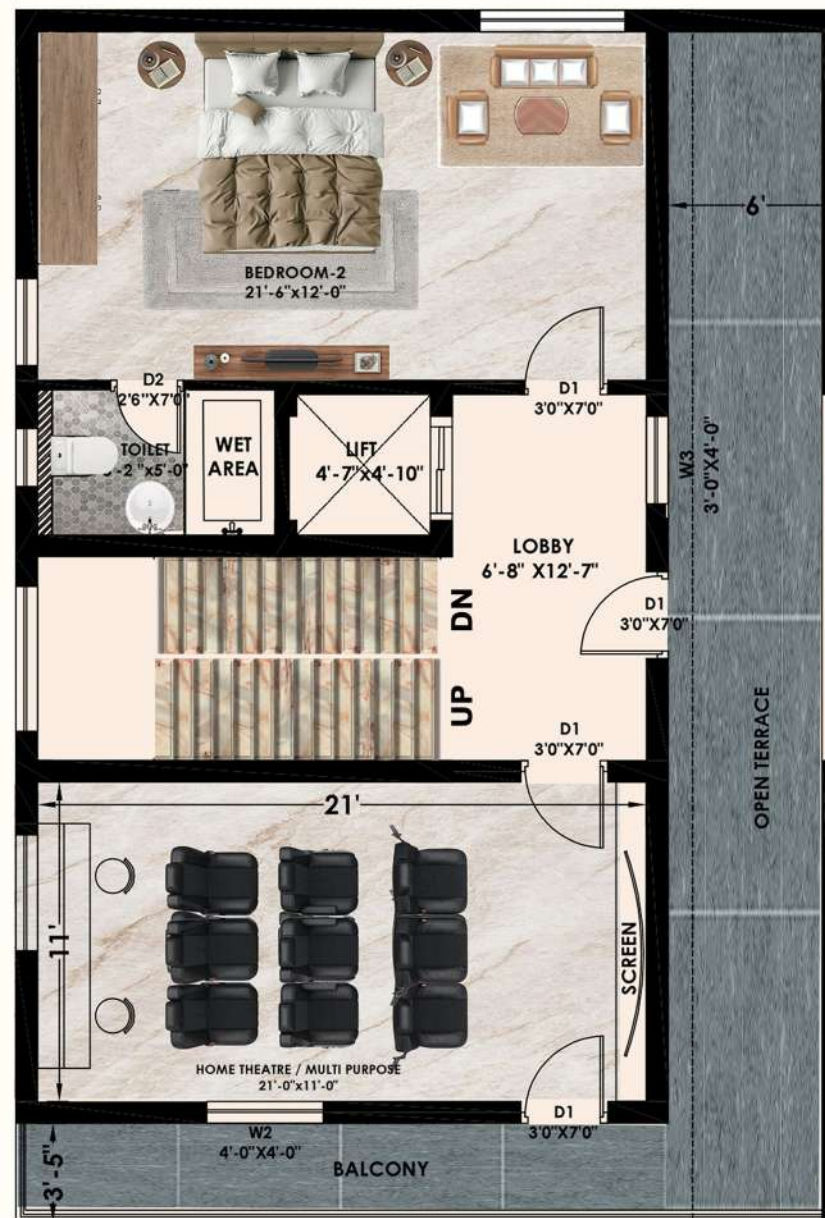
Ground Floor: 1201.00sft



First Floor: 1211.25sft



Second Floor: 989.00sft



KITCHEN



- **Natural Light Integration:** The strategically placed window not only ventilates but also brightens the space, reducing the need for artificial lighting during the day. This contemporary L-shaped kitchen embraces functionality and modern elegance.

Total Built Area:3400sft

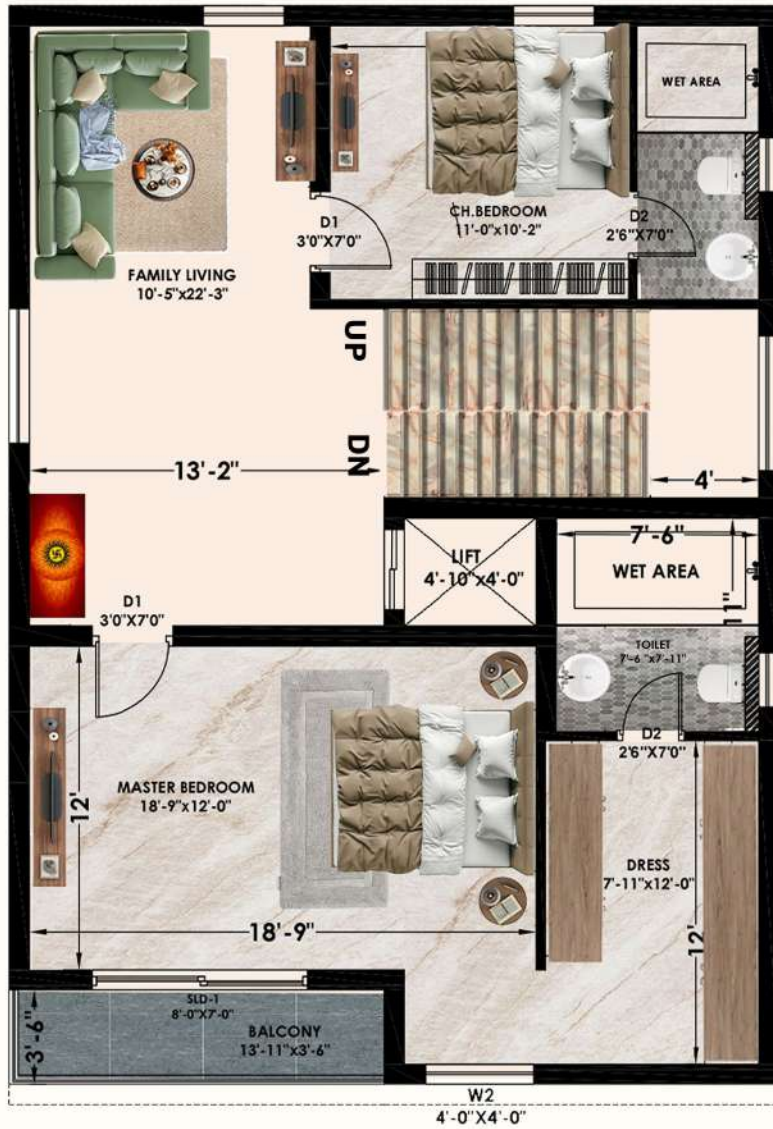
Total Built Area:3400sft



Ground Floor: 1150.00sft



First Floor: 1161.00sft



Second Floor: 1090.00sft



HOME THEATER



You'll enjoy your favorite movies and shows on a large projection screen with a high-definition projector, creating visuals as crisp and immersive as a real theater. Surround sound speakers are carefully positioned to give you rich, balanced audio from every corner.

MASTER PLAN:



CLUB HOUSE AMENITIES:

- Grand double Height Entrance Lounge
- Multi Purpose Hall
- Banquet Lawn
- Business Lounge
- Conferance Hall
- Reading Lounge
- Guest Rooms
- Yoga & Meditation
- Admin Office
- Laundry & Grocery Store





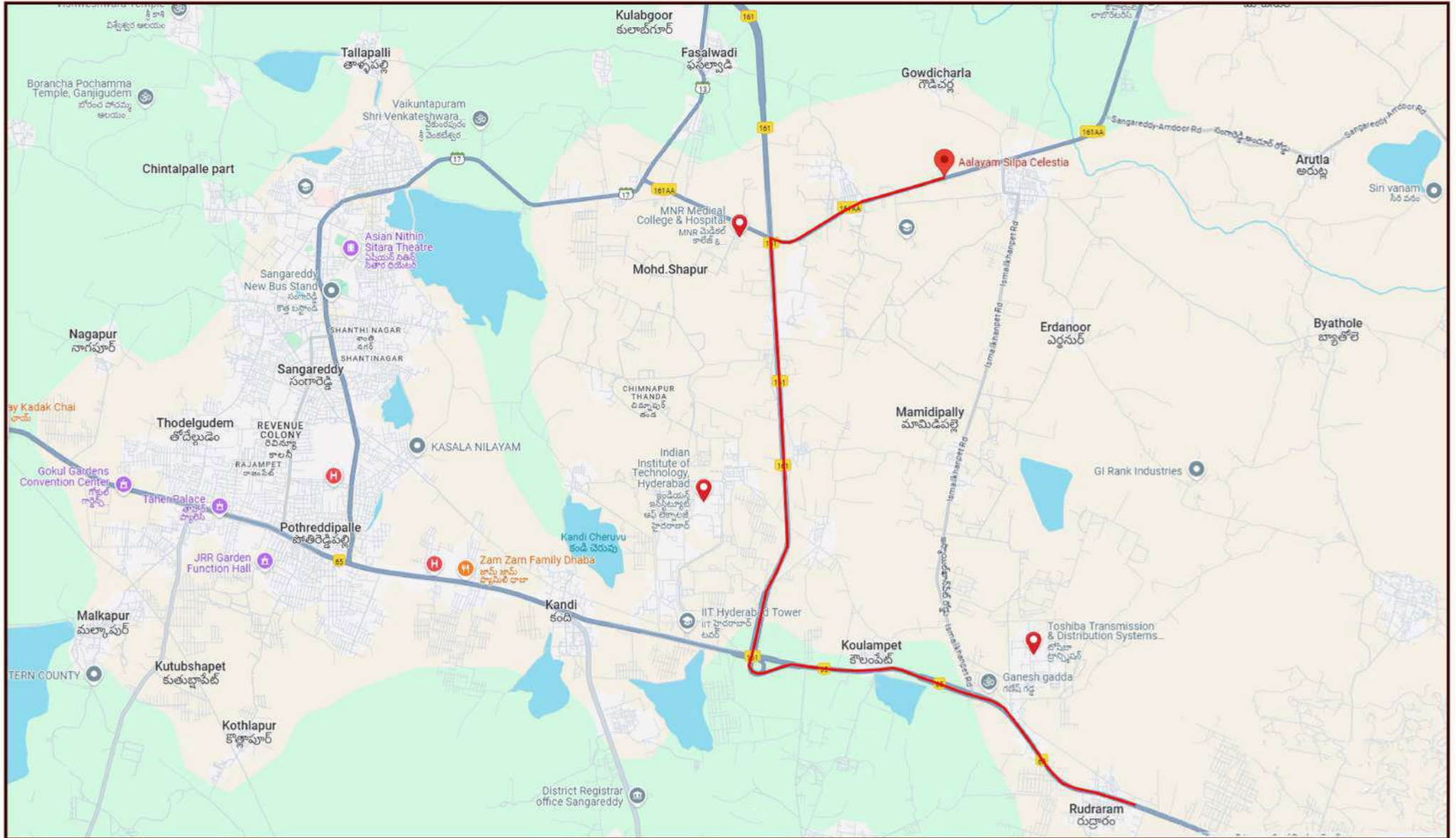
CHILDREN'S PLAY AREA



- **Exciting Game Items:** We have provided a range of play equipment and game items, like Swings, Slides, See-saws, Sand play area.

Parents can relax in shaded seating areas while keeping a close eye on their children.

LOCATION MAP



Location HighLights:

- 17 Mins Drive to Toshiba
- 22 Mins Drive to ORR Exit No.3

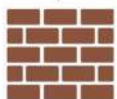
- 10 Mins Drive to IIT(hyd)
- 06 Mins Drive to MNR medical college & hospital

specifications:



FOUNDATION & STRUCTURE

R.C.C framed structure to withstand wind & seismic loads.



SUPER STRUCTURE

Solid Cement Bricks (or) Red Bricks



WALL FINISHES

Internal Wall Finishes: 2 Coats putty. Primer and 2 Coats emulsion of Asian make or equivalent.

External Wall Finishes: texture, Primer and 2 Coats whether proof paints of Asian make or equivalent.



WATER SUPPLY

Raw/domestic water supply will be through pumps from the storage sump to the overhead tank 1000 litres. capacity provided on the terrace of each villa. Provision of A dedicated water supply line from the main gate to sump for HMWSSB line connection will be provided. From the sump to kitchen supply will be through a hydropneumatic pump for municipal lines.

Compound wall: common compound wall for villas on three sides.

Stair case : Granite steps with premium grade stainless steel railing for internal staircase.

Waterproofing: All toilets, open terraces and balconies waterproofing will be done as per standard procedure.



KITCHEN

Designed/ provision for ultra modular kitchen. Granite platform with SS sink. Glazed ceramic tile dado up to 2'-0" height above the platform.



Parking

Vitrified tiles/granite/tandur or equivalent stone



JOINERY WORKS

Main Door: Teak wood frame & designed Teak Veneer shutter finished with polish and fitted with reputed make hardware.

Internal Door: Teak wood frame, flush doors with designed doors of reputed make.

Windows and French door: UPVC window system of reputed make with glass and mosquito net track.

UPVC french door with glass paneled sliding shutters.



FLOORING

600 X 600mm vitrified tiles of reputed brand.

Toilets: Antiskid acid resistant tiles.

Attached Balconies/Terraces: Anti-skid tiles



Tile Dado: Glazed ceramic tile dado up to door height of reputed make.

Sanitary ware: westren commodes with health faucet. Washbasines of parryware or equivalent make (white colour only).

CP Fittings: Wall mixture with over head shower and other taps of parryware/ jaguar or equivalent make.



TV, INTERNET & TELEPHONE

TV point in living, MBR, Lounge and Home theatre.

Internet provision at one point in each floor.



ELECTRICAL

3 Phase power supply with MCB's of reputed make. Concealed copper wiring (in conduits) of polycab/Havells or equivalent make. Modular switches of Legand/Anchor or equivalent make. Power outlets for air conditioners in bed rooms only. Power points for geysers and exhaust fans in all bathrooms.





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