



A NEW ADDRESS, BEST OF BOTH WORLDS



## UPCOMING UPTOWN OF NAVI MUMBAI

Kharghar, the most beautifully-built Node, expanding  
its space to nature & its wonders



# KHARGHAR CITY



## KHARGHAR WATERFALL

## WHERE GOLF MEETS TRANQUILITY

Nestled in the lush hills of Kharghar, the 9-hole Kharghar Valley Golf Course offers weekend golfers a serene escape.

With stunning views, cool breezes, and world-class facilities, it's the perfect spot for nature lovers and golf enthusiasts alike. Just a scenic drive away from Estrella.



## KHARGHAR VALLEY GOLF COURSE



## EXPLORE POSSIBILITIES EVERYDAY

Estrella offers prime connectivity to major roads, highways, metro, and essential amenities. With easy access to Navi Mumbai International Airport and business hubs like Vashi, Belapur, and Turbhe, everything is just minutes away.



## FOUNDATIONS OF THE FUTURE

Kharghar is home to renowned schools and universities, offering world-class education across diverse fields like fashion, business, engineering, and design. Institutions like NIFT, ITM, NMIMS, Apeejay School and BD Somani School enhance its reputation as an educational hub.





## EVERY ROUTE REFINED, EVERY JOURNEY REDEFINED

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## REDEFINING DESIGN IN NAVI MUMBAI, INSPIRED BY TIMELESS SPANISH ARCHITECTURE.

### PROJECT HIGHLIGHTS

- | CIDCO tender plot
- | G+19 storied fully residential-cum-commercial project
- | Aesthetically designed 3 BHK & 4BHK flats
- | Quality construction with earthquake-resistant RCC structure
- | Attractively designed entrance lobby
- | Society office for maintenance affairs
- | Generator backup for lift and common recreational areas only
- | Fully automatic high-speed elevators
- | Ample car parking space
- | Round-the-clock security
- | Adequate water supply
- | Intercom facility



## LEISURE DECK



Landscaped Verdant Garden



Yoga Hall



Fitness Hub



Kids club of indoor games



Multi-purpose ballroom



Kids adventure Area



Society Office



Splash Park



Mini Cinema



Indoor/Table Sports Club



GRAND  
RECEPTION  
LOUNGE

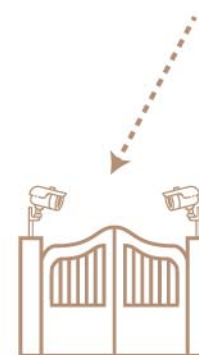




ESTRELLA



EMBRACE A LIFE THAT COMES  
WITH 3-TIER SECURITY



Perimeter Security

1



Interior Security

2



Access Control  
and Monitoring

3

LET THE LITTLE ONES  
SPLASH A LITTLE

## SWIMMIN POOL

Stroll the promenade while the kids play. Dive into the grand pool after work for a refreshing escape. Lounge by the water with a drink, float leisurely, or relax on the deck with friends for peaceful moments.





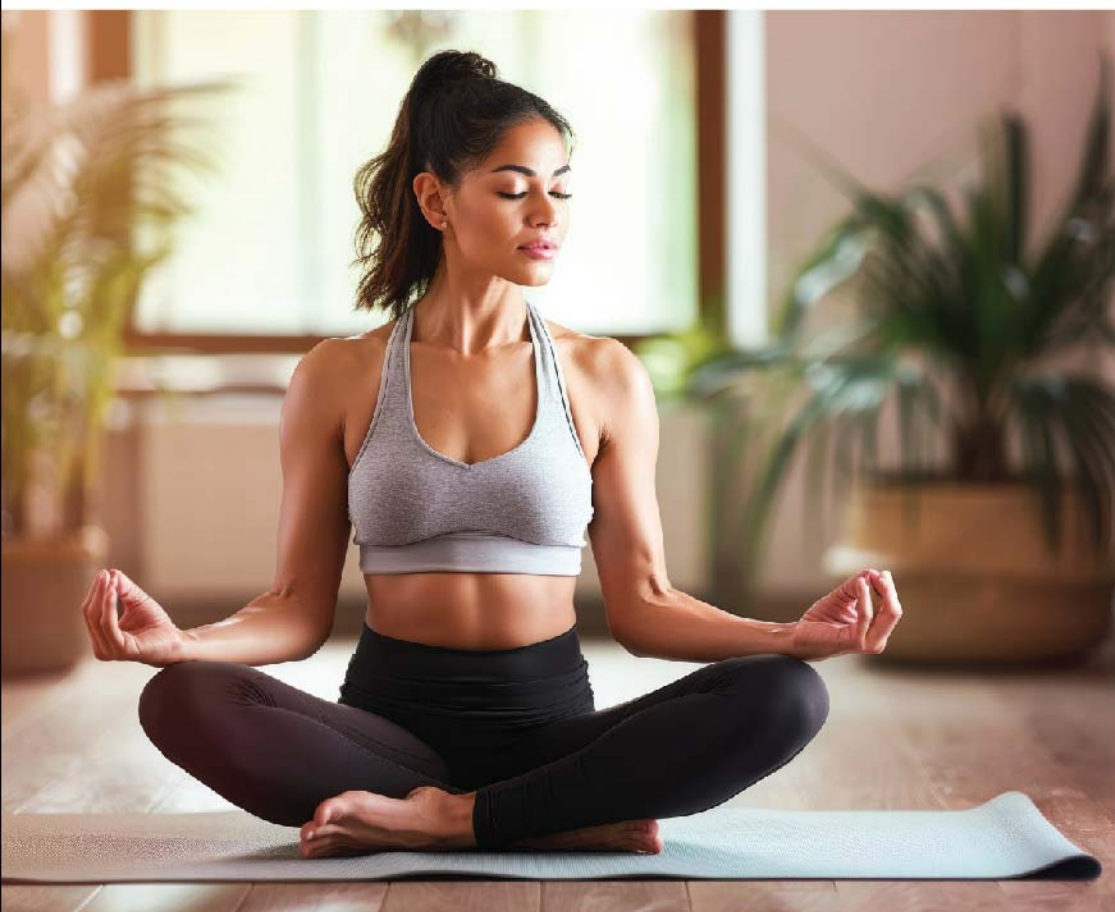
BALANCE YOUR BODY, CALM YOUR MIND

GYMNASIUM

## MEDITATION HALL

Find your peace in our serene yoga hall,  
designed for relaxation and mindfulness.

Join classes for all levels or enjoy quiet  
meditation sessions, fostering balance and  
tranquility in your daily life.



## MULTIPURPOSE & BANQUET HALL





## A RESERVED UTOPIA

Perched on the leisure deck, the lush garden offers a relaxing escape to retreat above the bustling cityscape.

Well-planned seating area for picturesque views, pathways to jog, and soft grass for a barefoot walk. The greenery invites you to stroll along its shaded alcoves and to experience a calming ambiance.





WAITING LOUNGE



MINI THEATRE



EXPAND YOUR  
HORIZONS:  
ENJOY LIFE  
WITH A SPACIOUS  
BALCONY!



## PREMIUM AMENITIES

### LIVING & DINNING

- » 32"X64" flooring in all living and bedrooms

### KITCHEN

- » Vitrified flooring, Granite kitchen platform with S.S. sink & colour glazed tiles of dado above platform, provision for water Purifier.

### BEDROOM

- » Vitrified flooring in master & common bedroom
- » AC point in all rooms

### DOOR

- » Main door & bedroom door with decorative laminate sheets with wooden frame.
- » FRP door for toilet & bathroom.

### WINDOWS

- » Aluminium powder coated sliding windows in all rooms & kitchen with tinted glass

### TOILET

- » Designer tiles on dado upto beam bottom
- » Anti skid ceramic tiles flooring
- » Concealed plumbing with reputed make fitting

### ELECTRICAL

- » Concealed copper wiring with reputed brand modular switches

### PAINTING

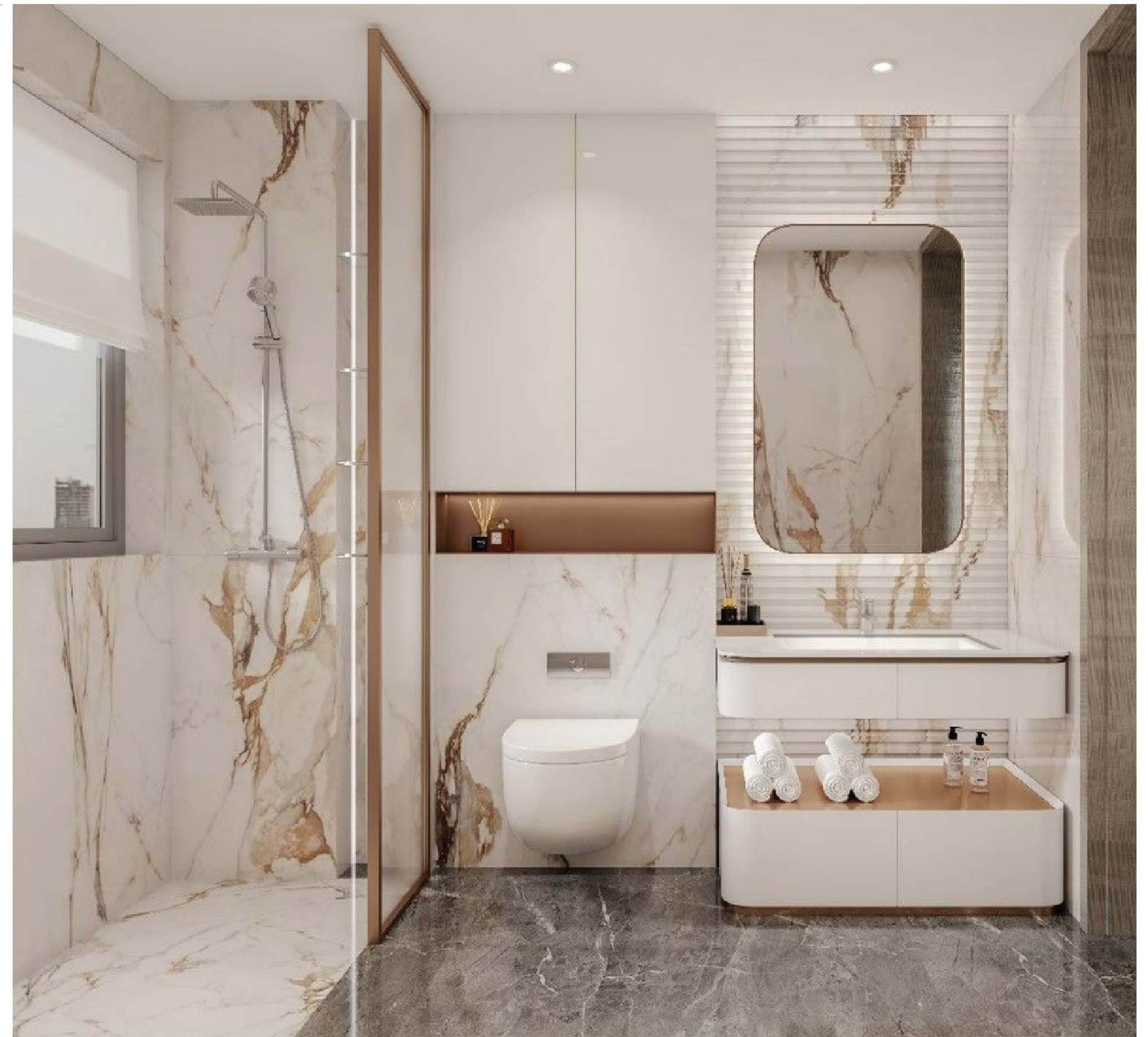
- » 100% acrylic paint on external walls & Acrylic paint on internal wall

### ENTRANCE

- » Decorative & spacious entrance lobby

### LIFT

- » Lift of branded company



WALK-IN WARDROBE



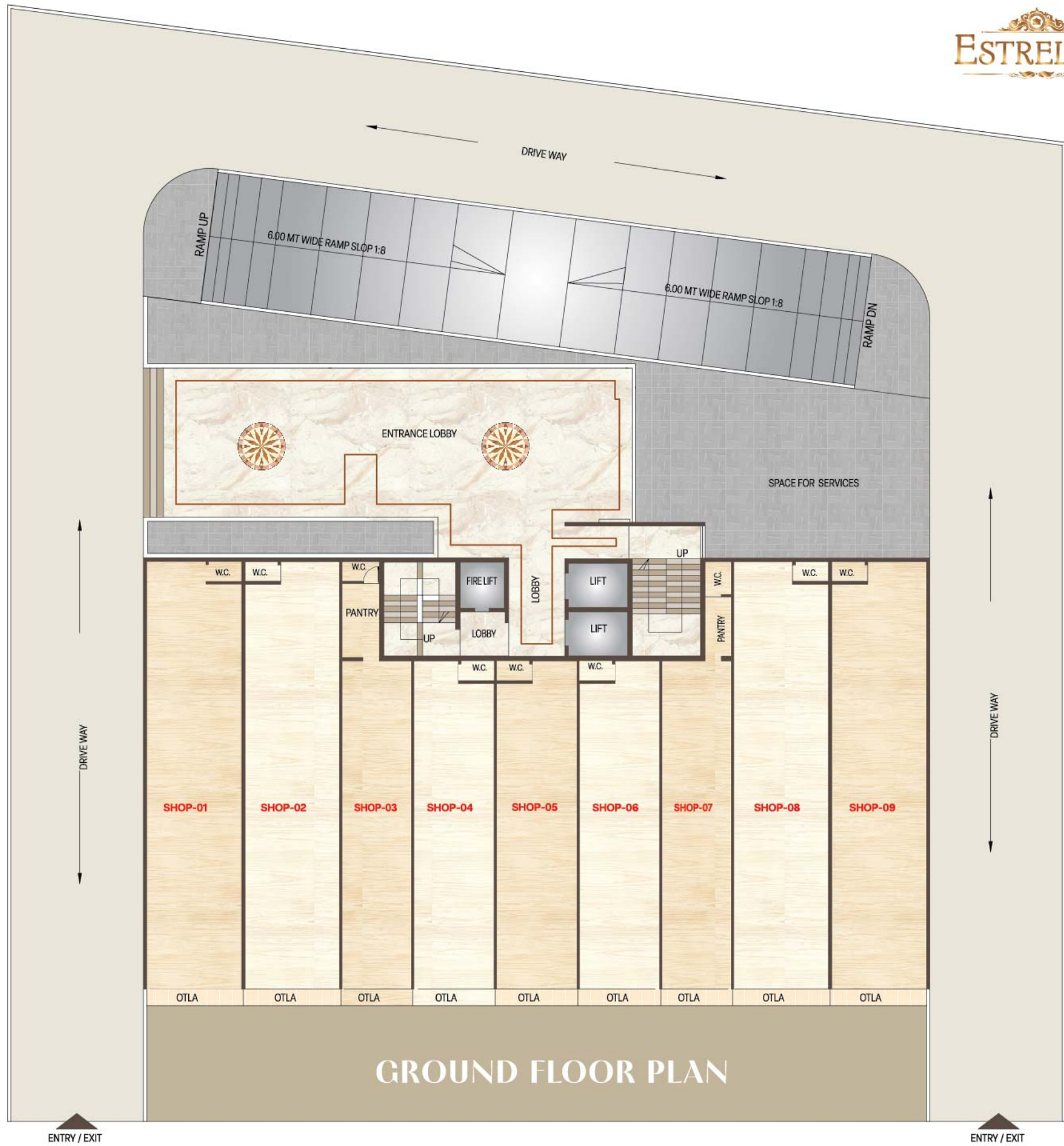
KING SIZE BEDROOM





STEP INTO ROYALTY, LIVE IN LUXURY!

LIVING ROOM



GROUND FLOOR PLAN

30.00 MT. WIDE ROAD



30.00 MT. WIDE ROAD  
3RD TO 19TH FLOOR PLAN

ESTRELLA

## 4 BHK Flat



Note: The furniture depicted in the attached 3D isometric view is solely for presentation purposes, illustrating how the furniture can be arranged within the space. Please note that no furniture is provided by the builder with the purchase of this flat.



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## Credits

**Architect:**  
Destination Architects

**RCC Consultant:**  
S.V. Patel & Associates

**Design and Concept:**  
Shemoil Design

### Disclaimer:

The information contained in this brochure including but not limited to layout plans, specifications, designs, elevations, features, carpet area, amenities, facilities and services are only indicative of the kind of development that is proposed and its finality is subject to the approval of the respective authorities or as required by Developer in the interest of continuing improvement. All images are artistic conceptualization for illustration only and do not purport to exactly replicate the products. Any furniture & fixtures shown here are not part of the offering & are purely for showcasing possibilities. Developer reserves the right to make changes or alterations, without prior notice or obligation. The actual layout plans, specifications, designs, elevations, features, RERA carpet area, amenities, facilities and services that are approved by the Competent Authority and offered to the Allottee shall be defined in the Agreement for Sale. Kindly visit the MahaRERA website at <https://maharera.mahaonline.gov.in/> for currently approved layout plans, specifications, designs, elevations, features, RERA Carpet Area, amenities, facilities and services. The RERA No. for the Project is P52000046608.



Building Dreams, Creating Reality.