



16,535"

A New Lifestyle Is Calling.

 **CELESTIA
SPACES**
A HEM BHATTAD PROJECT
BY BHATTAD GROUP AND PENINSULA LAND LTD.

Bhattad Group and Peninsula Land Limited (PLL) presents Celestia Spaces, its latest signature residential project located in Sewri. Over the past few years, PLL has been instrumental in steadily transforming the industrial belt of central Mumbai into a modern district. PLL's landmark projects – Peninsula Corporate Park, Peninsula Business Park – contemporary commercial complexes in Lower Parel, and Ashok Towers, Ashok Gardens – residential projects in Parel and Sewri have defined the new look of these areas.

Celestia Spaces, a super luxurious residential complex in Sewri, adjoining Ashok Gardens, presents its residents a choice of exclusive homes and lifestyle amenities. Celestia Spaces offers spacious and airy residences, exceptional construction and an array of recreational activities and facilities. Easily accessible from different parts of the city. Celestia Spaces offers spectacular views of the harbour, sea and city.





Celestia Spaces comprises of two towers, offering a mix of 2 BHK, 3 BHK and 3 BHK Majestic apartments designed as per international standards. The complex is spread over 5.50 acres of which 60% has been assigned for recreational activities, clubhouse, lush landscaped gardens, and a multi-level car park.



LOCATION MAP

Celestia Spaces, located on Tokarsey Jivraj Marg, Sewri is well connected by arterial roads – via the Eastern Express Highway, the new Eastern Freeway and Dr. Ambedkar Road – and by all the four railway routes : Western (Lower Parel), Harbour (Sewri) and Central (Currey road) and Monorail.

Located in the heart of the city, Celestia Spaces offers easy access to the business districts of Nariman Point, Bandra Kurla and Lower Parel. The airports are also within comfortable driving distance.

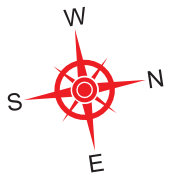
What's most unique about Celestia Spaces is that it offers its residents open, panoramic and breath-taking sea views.



MASTER LAYOUT

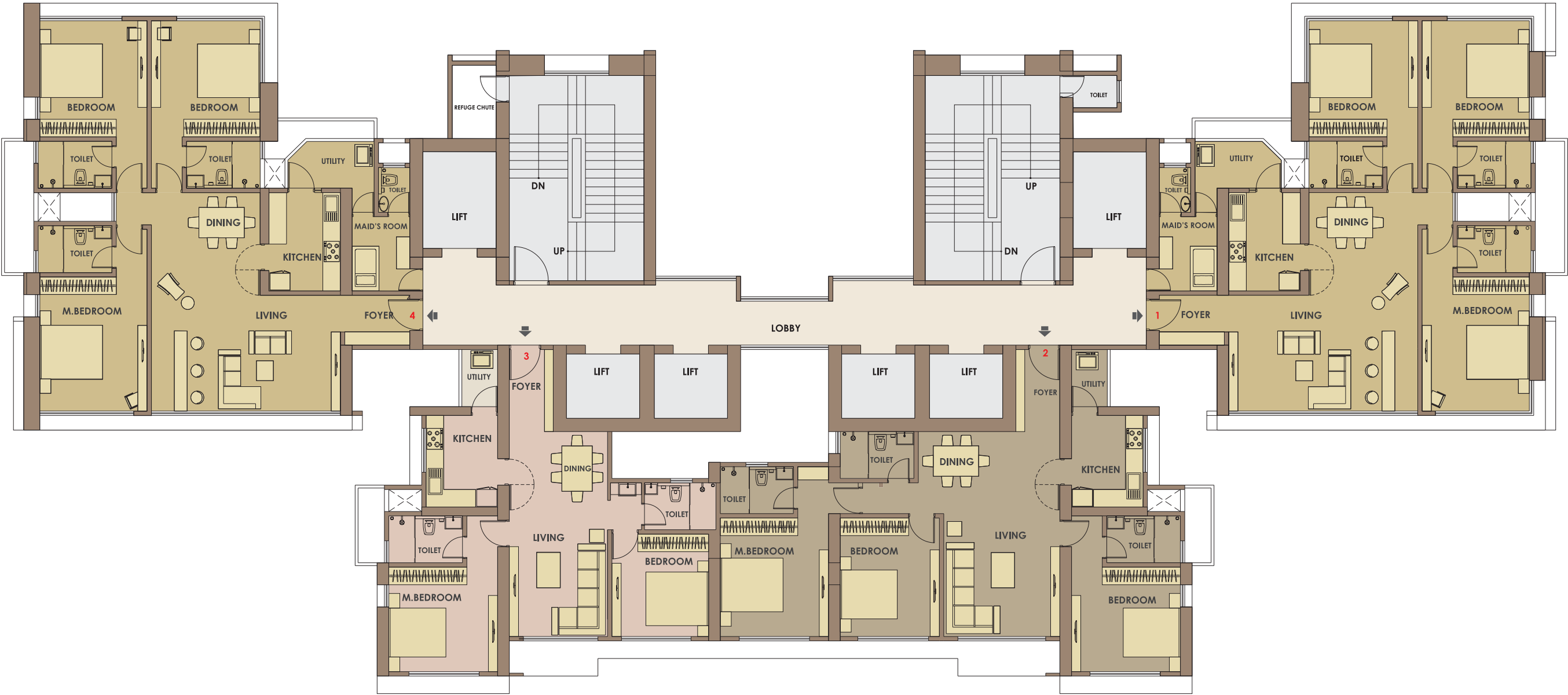


Proposed Mater Plan

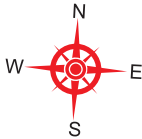


KEY PLAN - TOWER A

- 3 BHK Majestic
- 3 BHK
- 2 BHK

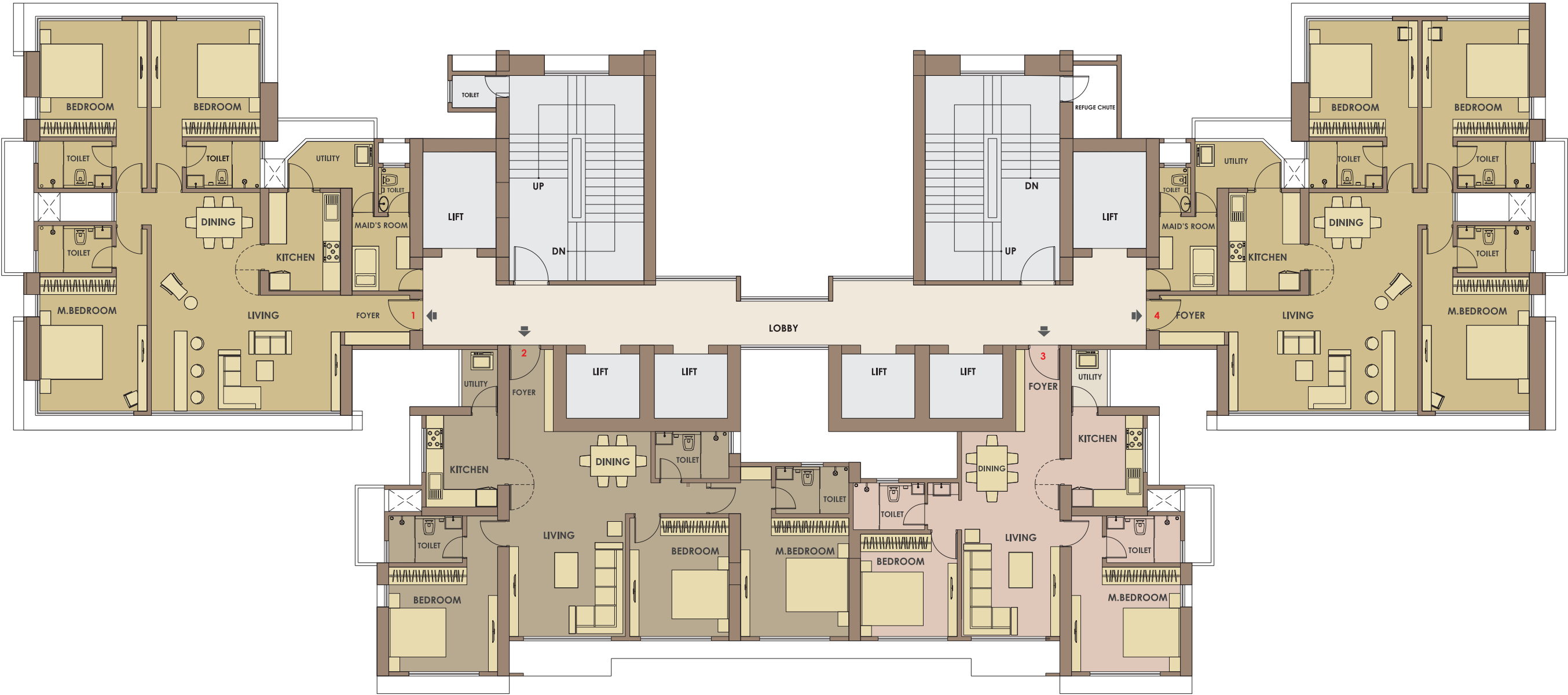


Proposed Key Plan

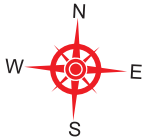


KEY PLAN - TOWER B

- 3 BHK Majestic
- 3 BHK
- 2 BHK



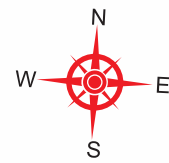
Proposed Key Plan



3 BHK MAJESTIC



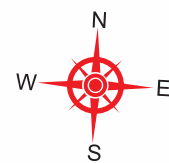
Proposed Floor Plan



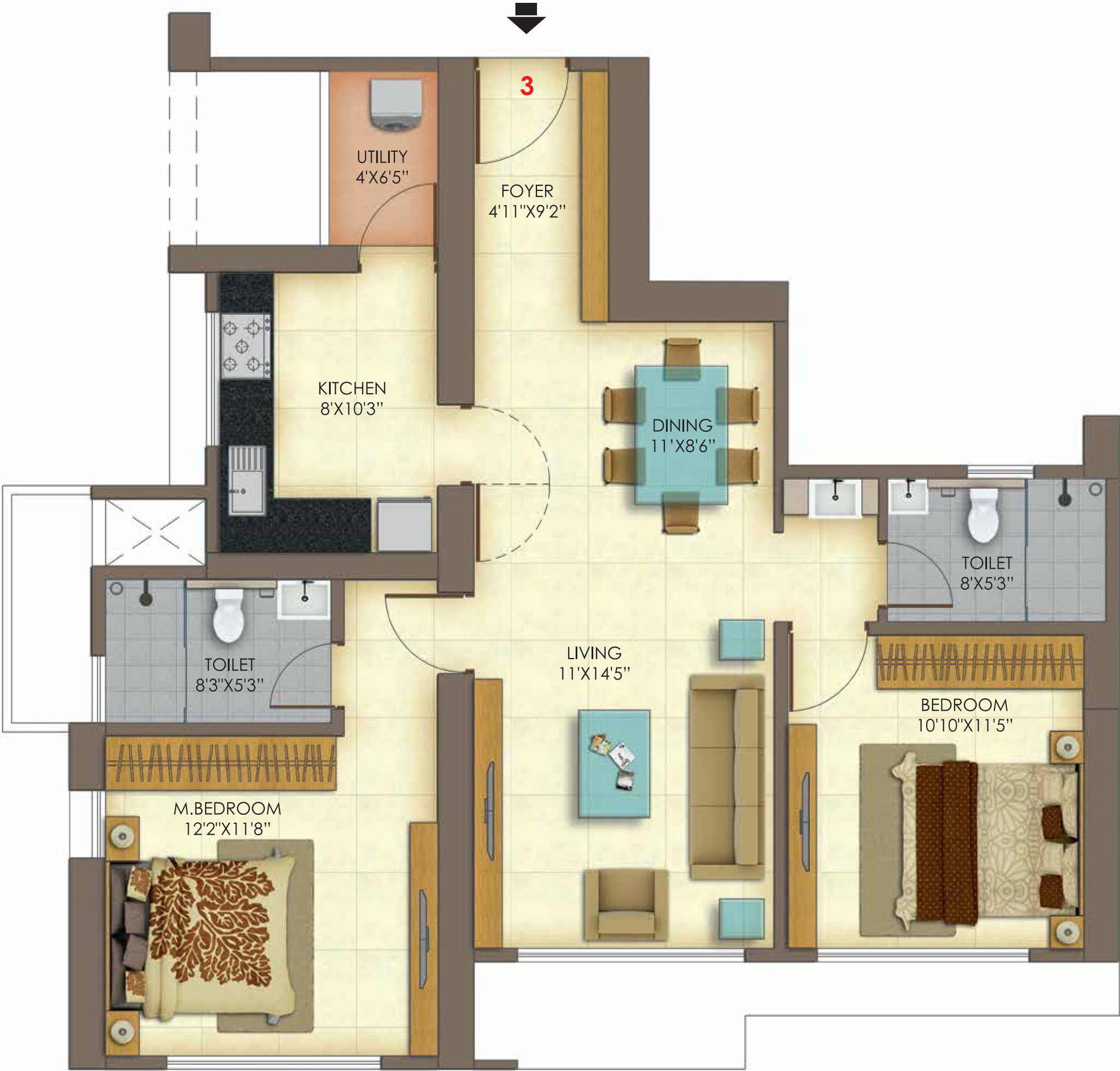
3 BHK



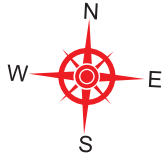
Proposed Floor Plan



2 BHK



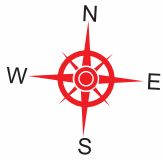
Proposed Floor Plan



3 BHK MAJESTIC



Proposed Floor Plan



Complex and Clubhouse Amenities

General

- 2 high rise Towers offering panoramic view of the harbour sea
- Multiple levels of covered car parking
- More than 60% of the plot area will be for recreational activities along with roads, paved walkways and jogging track
- Extensive landscaped gardens and children's play areas at height of 70 feet approx.
- Ample car parking space
- Automated car recognition for controlled access to residents' parking area
- 24 X 7 security systems with CCTV cameras placed at strategic locations that will be centrally monitored
- Rain water harvesting and sustainable water supply
- Sewage treatment plant
- Waste composting plant
- STP treated water for landscaping and flushing
- Solar lighting for certain common areas of the complex
- Energy efficient water pumps and fixtures
- Power back-up for critical common areas of the complex

Clubhouse

- Fully equipped fitness centre with gymnasium
- Steam
- Swimming pool with deck area and outdoor area for parties
- Children's pool
- Outdoor Jacuzzi
- Billiards room
- Card tables
- Library / Reading corner
- Toddler's play area
- Multipurpose hall for parties, aerobics and yoga
- Café and outdoor seating
- Verandah seating with TV screen
- Reception area with Concierge desk
- Grand verandah with seating arrangements
- Party Lawn



Outdoor Recreational Activities

- Beautifully landscaped areas with sheltered seating areas
- Themed Garden
- Jogging pathway
- Children's play area with play equipment
- Parents sit out area
- Half Basketball court (hard paved play area)
- Senior citizen's relaxation area
- Meditation area
- Amphitheatre
- Table tennis
- Board games
- Carrom tables

Tower Amenities

- Spectacular views of the harbour sea
- 4 apartments per floor
- Towers will have adequate features for security and safety.
- Earthquake resistant design for zone III
- Well ventilated apartments with ample natural light
- 4 passenger elevators and 2 service elevator in each tower
- Luxurious air-conditioned entrance lobby
- Well-designed entrance lobby and lift lobbies on all floors
- Power back-up for common area lighting and elevator
- Servant's toilet on every floor
- Closed circuit TV system at the main entrance lobby of each tower
- State of the art fire fighting systems



Amenities In The Apartments

General

- Premium quality RAK or equivalent vitrified tiles flooring and skirting in Living, Dining, all Bedrooms, Kitchen and passage
- Coloured Video door phone with camera outside the main door
- Acrylic emulsion paint

Kitchen

- Granite platform with stainless steel sink and drain board
- Service counter in granite
- Ceramic tiles dado above main counter and service counter upto 2' height
- Ceramic tiles dado below main and service counter
- Exhaust Fan
- Gas leak detector
- Adequate Electrical points

Electricals

- Provision for Split Air Conditioners in living and all bedrooms
- TV Point with cable provision in living and all bedrooms
- Telephone Point in living and all bedrooms
- Provision for Washing Machine in the Utility area
- Provision for Computer Data Cable in master bedroom
- Concealed Wiring with copper conductors
- Adequate power points in the entire apartment
- Intercom facility



Toilets

- Vitrified tiles flooring
- Vitrified tiles dado upto door height
- Counter wash basin
- Mirror above counter wash basin
- Wall hung EWC
- Hot and cold mixer in shower area
- Storage water heater
- Exhaust fan
- Superior quality sanitary ware and CP fittings of Jaguar or equivalent make
- Shower curtain rod and napkin holder
- Highlighter wall in all toilets

Doors and Windows

- Main door with veneer finish from both sides and provision in design for safety door
- Anodized aluminum or equivalent sliding windows with Granite sill
- Provision in design for grills for all windows from within the apartment





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