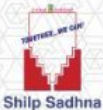


Architect



Structure



Landscape



Legal Advisor

G R Patel

Contact

+91 99 1313 2000

Celestia Villas

celestia.villas@gmail.com

www.celestiavillas.com

Developers

Narayan Infra

Site Address

'Celestia Villas'

Opp. Nilkanth Residency, Near New L P Savani School (Palanpur), Canal Road Palanpur , Surat, 395009.



**CELESTIA
VILLAS**

FEEL THE IMPACT OF LUXURIOUS LIVING

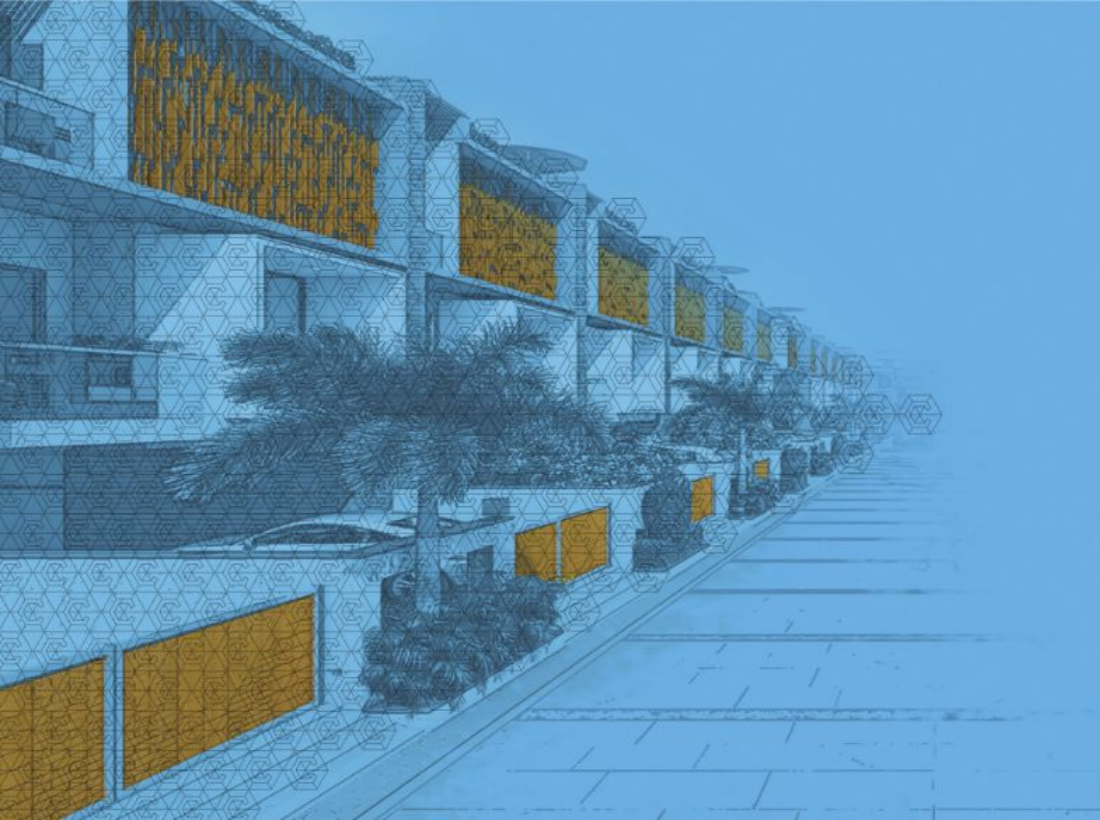


GATEWAY TO GOOD LIFE
Gateway To Good Life



Located in Palanpur, right on the Canal Road, 'Celestia' offers excellent connectivity and easy access to everything you may need. A morning jog or a quiet evening, you have everything within the compound.

Direction of each Home perfectly complements the beauty of nature all around. Vastu oriented planning with all modern amenities and convenience 'Celestia' is a living environment built in harmony with inspiring nature.



FEEL THE IMPACT OF LUXURIOUS LIVING



Epitomizing a perfect blend of contemporary design and quality construction, 'Celestia' is a Villas by **Narayan Infra** located at Palanpur, Canal Road, Surat. Elegantly crafted Homes equipped with modern amenities and impressive features make a perfect dream home.

Layout Plan



ENERGIZED WITH LUSH GREEN GARDEN

Energized with Lush Green Garden

21' Ft. UNIT PLAN



Ground Floor



First Floor



Second Floor



Third Floor

A LIFESTYLE HAS BEEN DESIGNED

A Lifestyle Has Been Designed

20' 6" Ft. UNIT PLAN



Ground Floor



First Floor



Second Floor



Third Floor

KIDS WILL HAVE FUN UNLIMITED

Kids will have fun unlimited

23' Ft. UNIT PLAN



Ground Floor



First Floor



Second Floor



Third Floor

EXPLORE ENDLESS HAPPINESS

Explore Endless Happiness

19 Ft. UNIT PLAN



CELESTIA
VILLAS



Ground Floor



First Floor



Second Floor



Third Floor

ENTRANCE TO THE CELESTIAL LIFE

Entrance to the Celestial Life



EXISTANCE OF YOUR DREAM LIVING

Existance of Your Dream living



CELESTIA
VILLAS



CLUB HOUSE

- A.C. Banquet Hall & Multi-Purpose Hall
- Kitchen Area
- Gymnasium with Equipment
- Wi-Fi zone
- Library
- Yoga Space
- Indoor Games (Table Tennis, Chess, carrom)

GARDEN & LANDSCAPE

- Lush Green Garden with Party Lawn
- Senior Citizen Area
- Water Body
- Sitting Benches
- Flower Valley & Vertical Garden
- Jogging Track
- Children Play Area

STRUCTURE

- R.C.C. Frame Structure.
- Structure Design as per Code considering Earthquake Resistancy.
- Brick Masonary Wall With Double Coat Sand Face/Roller Finished Plaster.

DOORS & FRAME

- Main Door Frame in Teak Wood
- All Other Door Frame in Granite
- Attractive Main Door
- All other Doors water proof flush door with both side Laminated

WINDOWS & VANTILATORS

- Heavy Duty Aluminium Anodized Section and Granite Sill.
- Heavy Duty Safety Grill in Bright Bar.

FLOORING

- Living, Kitchen and Dining in 32"x32" or 24"x48" Nano finish Granamite.
- Wooden Flooring in One Master Bedroom.
- In All other floor area 24" x 24" Granamite.
- Wash Area in Kota stone

KITCHEN

- Platform in Natural/Composite Granite.
- Standard Quality wall Tiling up to Lintel
- Glazed tiles below platform
- Crystal sink with drain board.
- Kota Rack in vertical store

BATHROOM & TOILETS

- Standard Quality Concealed Plumbing Fitting (Jaguar/Kohler or eq.)
- Standard Quality Sanitary ware (Kohler,Cera,Hindware or eq.)
- Concealed UPVC/CPVC Plumbing Work.
- Designer Granamite Tiles on wall and floor.

ELECTRICAL WORKS

- Concealed Copper Wiring (Polycab, RR Cables or eq.)
- AC point Provision in living room and Three Master bedrooms.
- Modular Switches With Sufficient Points (GM, Legrand, Anchor or eq.)
- Television Point in living and Three master bedroom
- Telephone & Internet plug point in living area.

BALCONY & OPEN TERRACE

- Stainless Steel Handrail with glass fittings As per design
- China mosaic finish with two coat water proofing with chemical treatment on Terrace

PARKING

- Well Planned Ample Parking Space in Each Bungalow.
- Vitrified Matt Finished Tiles/Kota/Paver blocks.

GAS LINE

- One point for kitchen and One for geyser.

COLOURS

- Interior finish with Bela white putty.
- Exterior Paint in ICI/Asian Based Colours.

INFRASTRUCTURE

- R.C.C. Tririk finish road with paver block.
- Sufficient Street Light Arrangement.
- Decorative Name Plate For Each Bungalow.
- Anti Termite Treatment in each Bungalow.

WATER

- Standard R.O. Water Purifier for Each Bungalow.
- SMC Water Connection For each Bungalow.
- Underground And Overhead Water Tank.

AIR CONDITIONING

- Provision of concealed AC Piping in living and Three Master bedrooms.

SECURITY

- Attractive Main Gate & Compound wall.
- Security cabin with 24x7 security Guard.
- Video door phone for each bungalow.
- Individual security System With CCTV Camera.
- Intercom Facility.

NOTES

- All the dimensions are indicative, unfinished and subject to change.
- The brochure is intended only for easy display and any information of the brochure is not a part of any legal document.
- To keep pace with the continual developments in design & quality of construction, the developers reserve the right to amend plans, specifications, layout/finishes as may be required without prior notice and the purchaser has to abide by such amendments.
- Stamp duty, service tax, vat, society maintenance and any charges or duty leviable by any government authority/local authority/body like GEDS/SMC etc. to be borne by the purchaser.
- Internal changes to be carried out only with prior instructions. Such changes will be charges extra and carried out at total responsibility of the unit holder.
- External change/modification of any nature including elevation, colour, balcony, gable or any other change affecting the overall design, concept and outlook of the projects strictly not permitted during or after completion of the project.
- In case of cancellation of unit 10% of payment received will be deducted as management service charges and the balance will be returned only after release of the unit.
- Continuous defaulted payments any lead to cancellation of the purchase.
- All rights are reserved by the developer.
- Subject to local jurisdiction.

REFRESHING GREEN ENVIRONS VIEW
Refreshing Green Environs View



FEELING EXPRESSION IMPRESSION

Feeling Expression Impression



KEY PLAN

Near By Places

- International Cricket Stadium 900 mtr.
- BRTS Canal Corridor walking distance 300 mtr.
- Gaurav Path Walking Distance
- Botanical Garden 2 km.
- Cable-Stayed Bridge in just 3 km.
- Near by School, Hospital, Shopping Mall, Vegetable Market.
- Medical College 1.5 km.