

STARS  
ARRIVE  
HOME



# SKY ABOVE GREENS BELOW

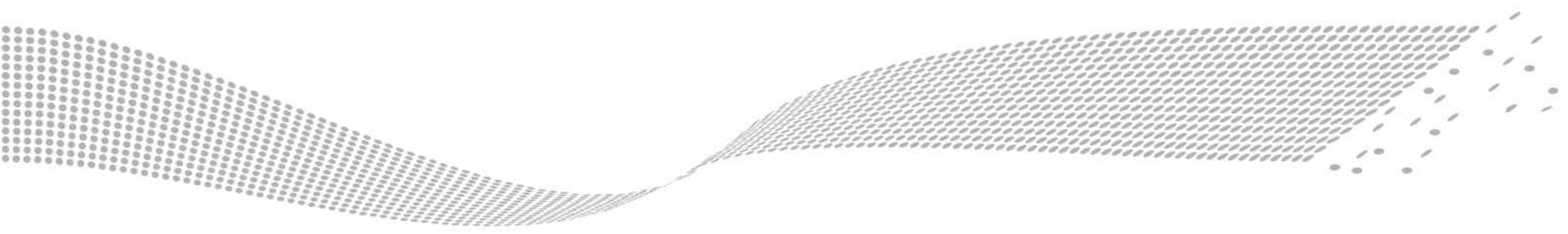
A COURTYARD TO FILL,  
WITH LIFE IN-BETWEEN...

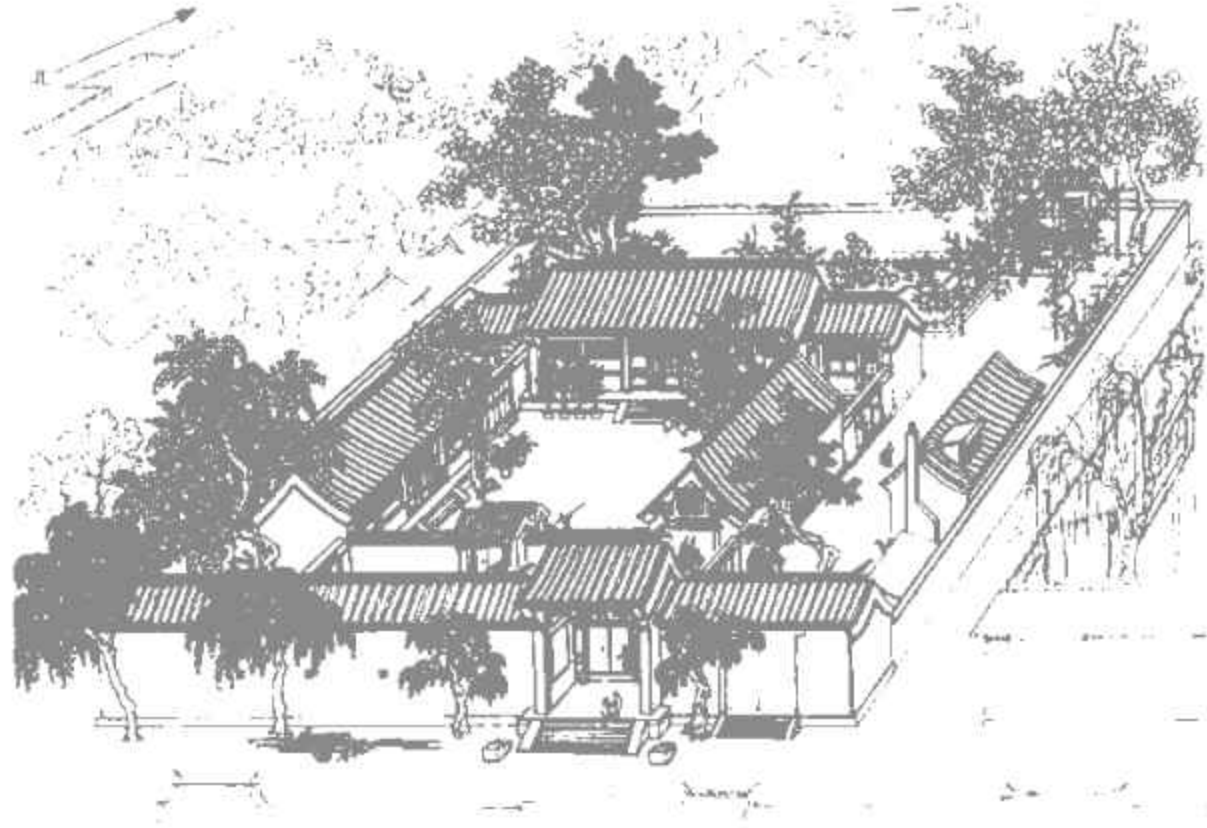


EVEN  
STARS  
NEED A  
HOME



*FROM GROUND TO THE SKY*

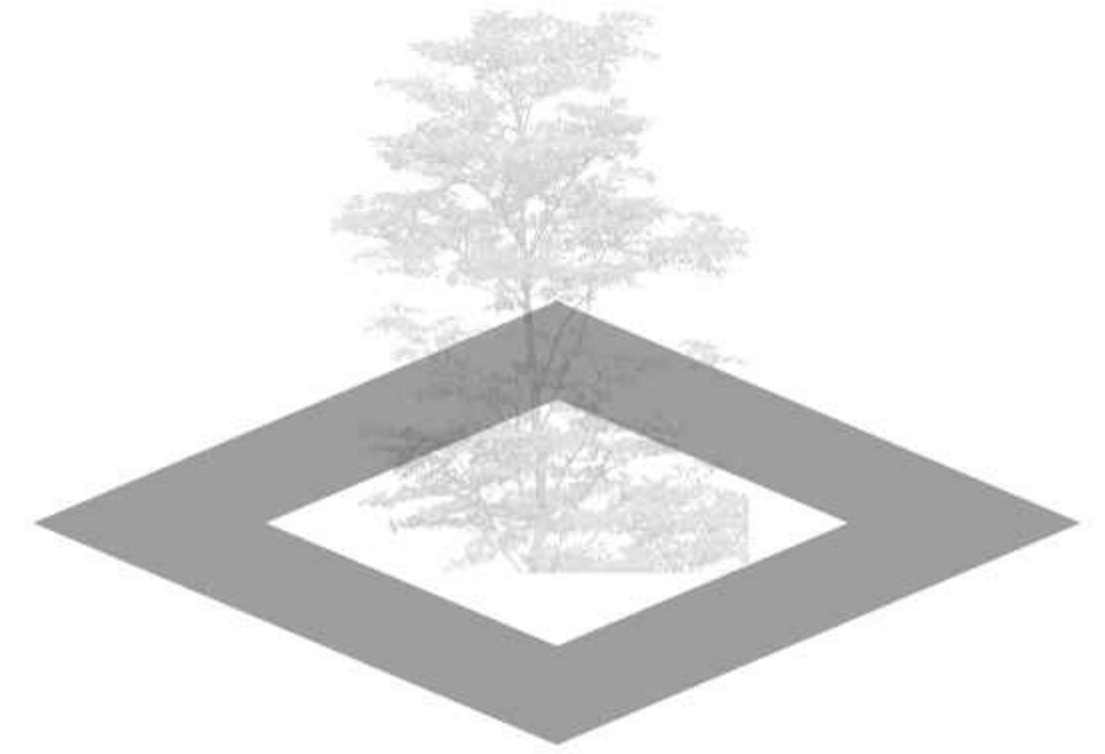




Homes built around the courtyards in the past reflected tradition, health and prosperity. Inspired by that illustrious culture and to recreate the joy of living, we bring a lifestyle built on these timeless ethos.



WHERE  
TRADITION  
INSPIRES  
MODERN



A COURTYARD FOR **STARS**







120  
FEET WIDE

APPROACH ROAD

HOME TO STARS

CONCENTRIC ENTRY PLAZA : A GRAND STAR-GATE FOR A RESPLENDENT LIVING!



LIVE THE SPIRIT



# STARS ARRIVE HOME

## A SPACE FOR LOVE

You know you are home when you live in a constellation of beautiful, wholesome and fulfilling moments that translate into precious memories. We bring you a world abundant with Nature's splendour, a haven sculptured by open spaces and a future that inspires you to live life to the fullest.







HOME TO STARS

DESIGNER COURTYARD GARDENS  
LACED WITH UNIQUE THEMES





HOME TO STARS

# OPEN-TO-SKY COURTYARD

Your instant connect from your own ground to the open sky.  
Be it your little ones, your elders or just yourself, a world of secure happiness  
lies right inside your premises. Live the courtyard 'within'!

2

MIN TO EXIT-14

10

MIN TO AIRPORT

15

DESIGNER GARDENS

100

FT. ROAD APPROACH



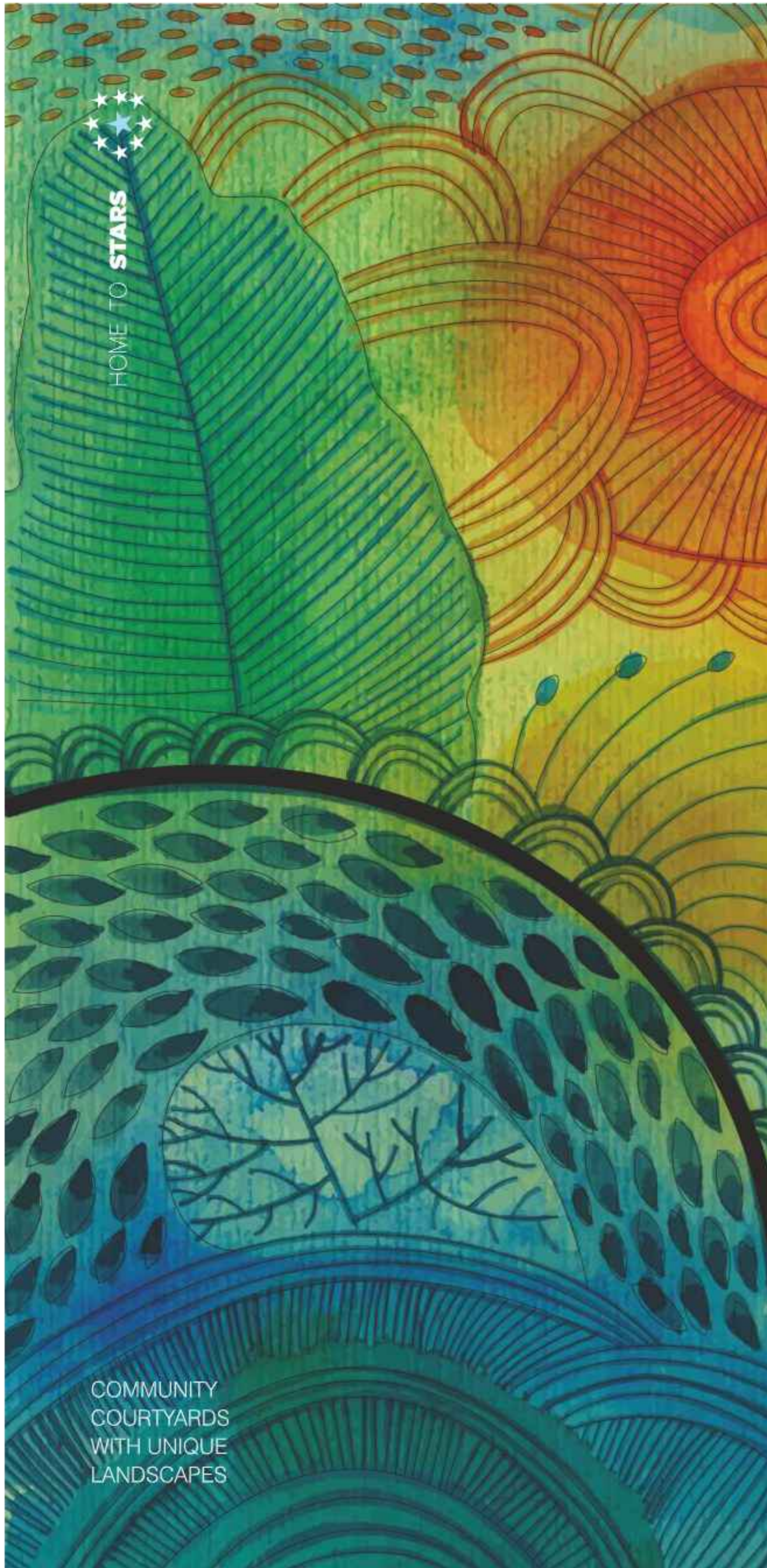
COURTYARD VILLAS



Living in Constella is an amalgamation of ingredients that defines life to the fullest. It is the congregation of happy emotions, a healthy living, a blend of positive vibes, supreme connectivity and a paradise that stimulates harmony and elevates joy.



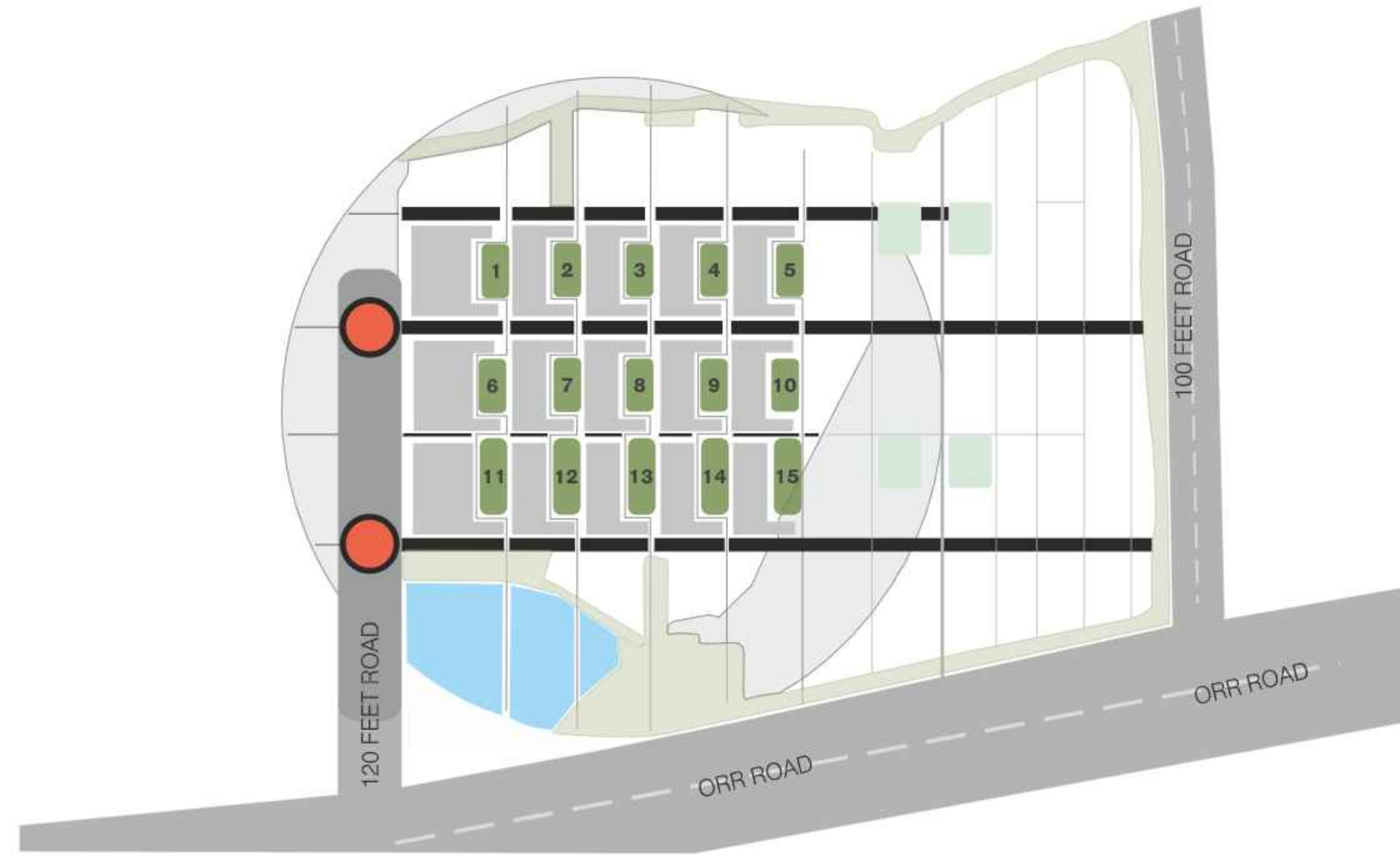
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# 15 GARDENS



## THE SOUL OF CONSTELLA



Designed to create an unfathomable connect with Nature, each courtyard garden is shaped with unique landscapes. Step into any garden and experience a completely different feel and fragrance of the green goddess.



# 15

## GARDENS

1. GARDEN OF RARE TREES
2. GARDEN OF COLOUR
3. GARDEN OF EXPERIENCE
4. GARDEN OF FLOWERS
5. GARDEN OF WATER
6. GARDEN OF SCULPTURE
7. GARDEN OF FRUITS
8. GARDEN OF FRAGRANCE
9. GARDEN OF HERBS
10. ROCK GARDEN
11. GARDEN OF MOONLIGHT
12. GARDEN OF MOUNDS
13. GARDEN OF FOUR SEASONS
14. GARDEN OF SACRED GROOVE
15. MAZE GARDEN



We strongly believe in the existence of multiple worlds within the five elements. Hence, it is our strong effort to offer you a collage of gardens that give you a kaleidoscopic flow of mirth in myriad ways.



HOME TO STARS



A PROFOUND INTERFACE WITH A SOULFUL EXPERIENCE



THE CLUSTER VILLAS WITH LAVISH GREENSCAPES





STARTRÉK



What can be more blissful than providing our little ones with an environment that unfolds their imagination and gives them an uninhibited opportunity of fulfilment. Constella is one such world which brings out the best in your child...and awakens the child inside you too.

HOME TO STARS





A VIEW THAT OPENS YOUR HEART AND SOUL...





AN  
ARENA TO  
PLAY,  
SWEAT  
AND  
REJOICE



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PROJECTS



HOME TO **STARS**



HOME TO STARS

THE CLUB

25000 SFT



STUNNING  
LOADED  
WORLD CLASS

WY  
CO-STAR



HOME TO STARS



THE STAGE TO EXPRESS, ELATE AND DE-STRESS

The essence of Constella revolves around offering an out of the world experience to its residents. With world class amenities and an infrastructure that mesmerizes the eyes of the beholder, the clubhouse is a dream place to entertain yourself, your loved ones and create a world of beautiful moments that last for a lifetime.



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HOME TO CELEBRATIONS



BANQUET HALL



CO-WORKING SPACES



BADMINTON



HOME TO CO-WORKING TOO



HOME TO **ACTIVITIES**

**HEALTH & WELLNESS**

- Spa & Salon
- Yoga / Meditation Room
- Gym
- Indoor Swimming Pool With Changing Rooms
- Aerobics Studio

**OUTDOOR SPORTS**

- Tennis Court
- Children's Play Area
- Cricket Practice Nets
- One Multipurpose Court/ Basketball Court
- Skating Rink

**SOCIAL GATHERINGS**

- Banquet / Multi-purpose Hall With Garden
- Café

**INDOOR SPORTS**

- Table Tennis
- Billiards
- Snookers Tables
- Badminton Court
- Kid's Play Area

**BUSINESS**

- Business Lounge
- Meeting Rooms
- Work-from-home Spaces

**OTHERS**

- Library
- Association Room
- Bus Bay
- Supermarket
- Amphitheatre
- Guest Rooms
- Training Rooms
- Terrace Restaurant
- Barbeque Zone
- Senior Citizen Zone



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THE CLUB TERRACE PARTY ZONE

A well designed and planned open-terrace that opens up to the stars at night, and offers you an enigmatic view of the nearby water bodies. It is the place which resonates with serenity, sublime peace and instant bonding.



COVERED SWIMMING POOL FOR YEAR AROUND FUN

To those who love to rejuvenate, a specially designed swimming pool and a horde of sports facilities offering a majestic view of the Nature. Just dive in for a wholesome feeling of joy and resurface to some pleasant ambience.



HOME TO STARS





# ◇ HOME

A CONSTELLATION THAT GIVES YOU A SENSE OF COMPLETENESS!

27 ACRES (PHASE-1)  
183 VILLAS

3400 SFT  
TO 5200 SFT



APPROACH ROAD

120 FT.

CLUB PLAZA

ENTRY PLAZA



-  ROADS
-  CLUSTER PAVERS
-  LANDSCAPES

UNFORGETTABLE BONDING

342 SQ YDS

300 SQ YDS

270 SQ YDS

220 SQ YDS

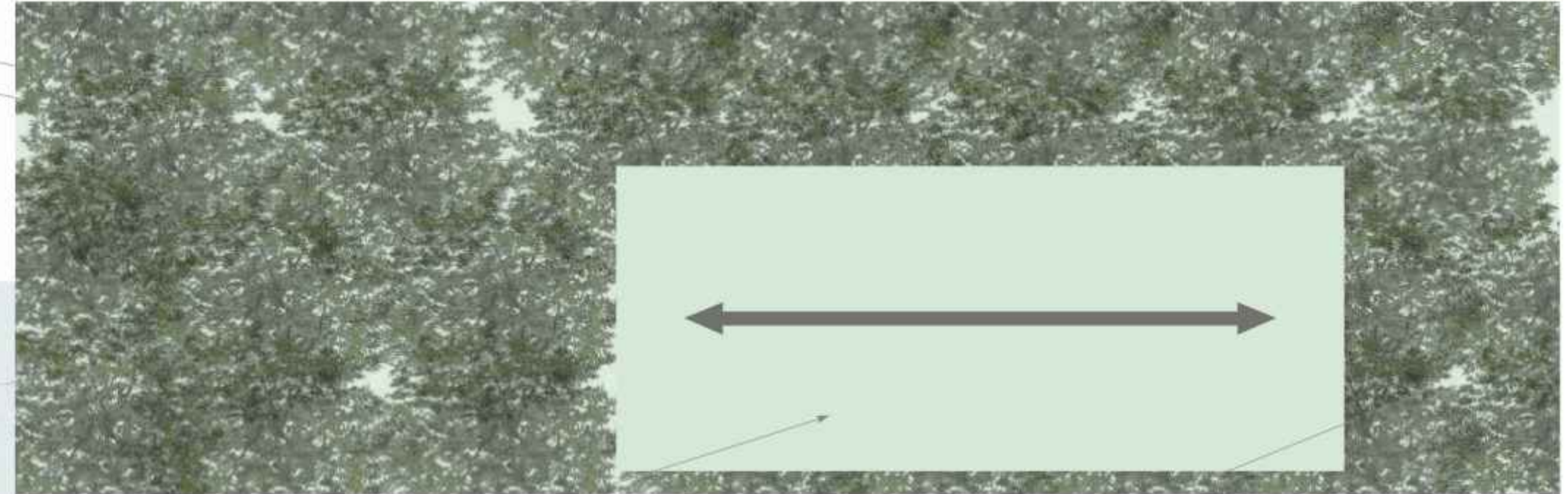


**PNJ**  
PROJECTS



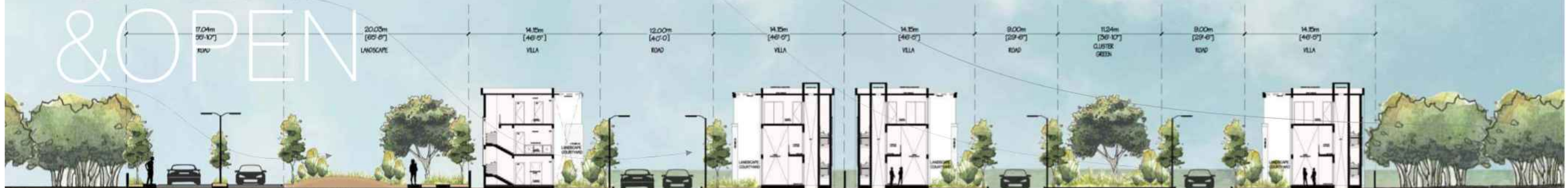
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
OPEN  
& OPEN

**LARGE  
MULTIPLE OPEN  
SPACES  
AND A HOME TUCKED  
IN-BETWEEN**



WIDE SIDE ROAD FACING

WITH UNIQUE  
WIDER SIDE ROAD FACE  
FOR MORE EFFECTIVE  
OPENNESS AND  
VENTILATION



INTERNAL ROAD

INTERNAL ROAD



**342**  
SQ. YDS

**5400** SFT  
North

**342**  
SQ. YDS

**5200** SFT  
East  
West

**300**  
SQ. YDS

**4600** SFT  
East  
West

### CLUSTER CONCEPT FOR GREEN, AIRY AND EXCITING LIFE

- ◇ Longer side of the homes aligned with access roads and open spaces
- ◇ Safe access to central cluster open space
- ◇ More open spaces
- ◇ Cluster courtyards with designer garden landscapes



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EAST FACING

342 SQ.YDS





GROUND FLOOR

G

FIRST FLOOR

1

SECOND FLOOR

2

342  
SQ. YDS

**EAST**  
FACING

5200  
S.F.T





GROUND FLOOR

G

FIRST FLOOR

1

SECOND FLOOR

2

342  
SQ. YDS

**NORTH  
EAST**  
FACING

5400  
S.F.T





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**342**  
SQ. YDS

**NORTH**  
FACING

**5200**  
S.F.T







HOME TO **STARS**

WEST FACING

342 SQ.YDS





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



342 SQ. YDS

WEST FACING

5200 S.F.T



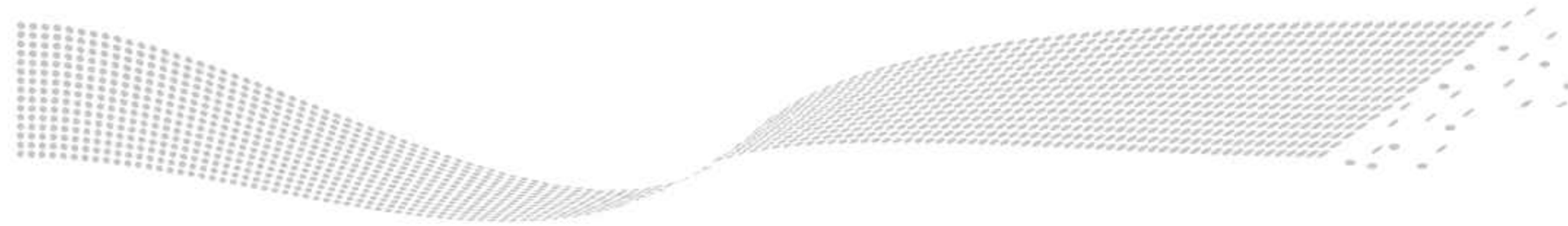


HOME TO **STARS**

EAST FACING

3000

SQ.YDS



WEST FACING





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**300**  
SQ. YDS

**EAST**  
FACING

**4600**  
S.F.T





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**300**  
SQ. YDS

**WEST**  
FACING

**4600**  
S.F.T



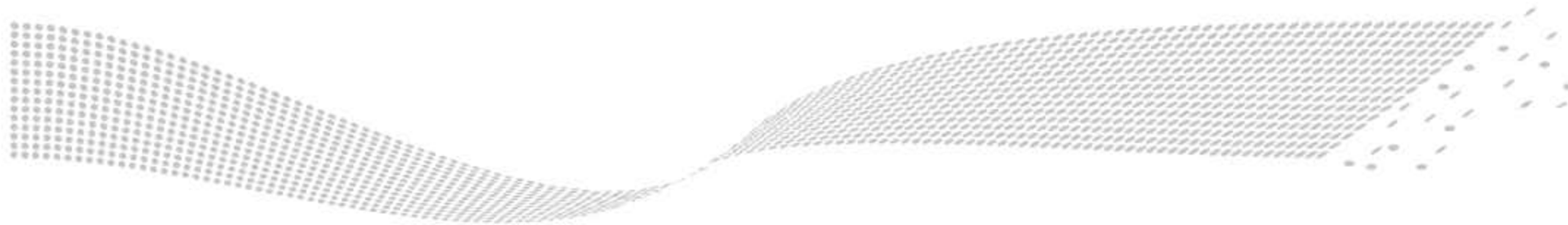
EAST FACING

2770

SQ.YDS



EAST STREET VIEW





GROUND FLOOR

**G**



FIRST FLOOR

**1**



SECOND FLOOR

**2**

**270**  
SQ. YDS

**EAST**  
FACING

**4250**  
S.F.T

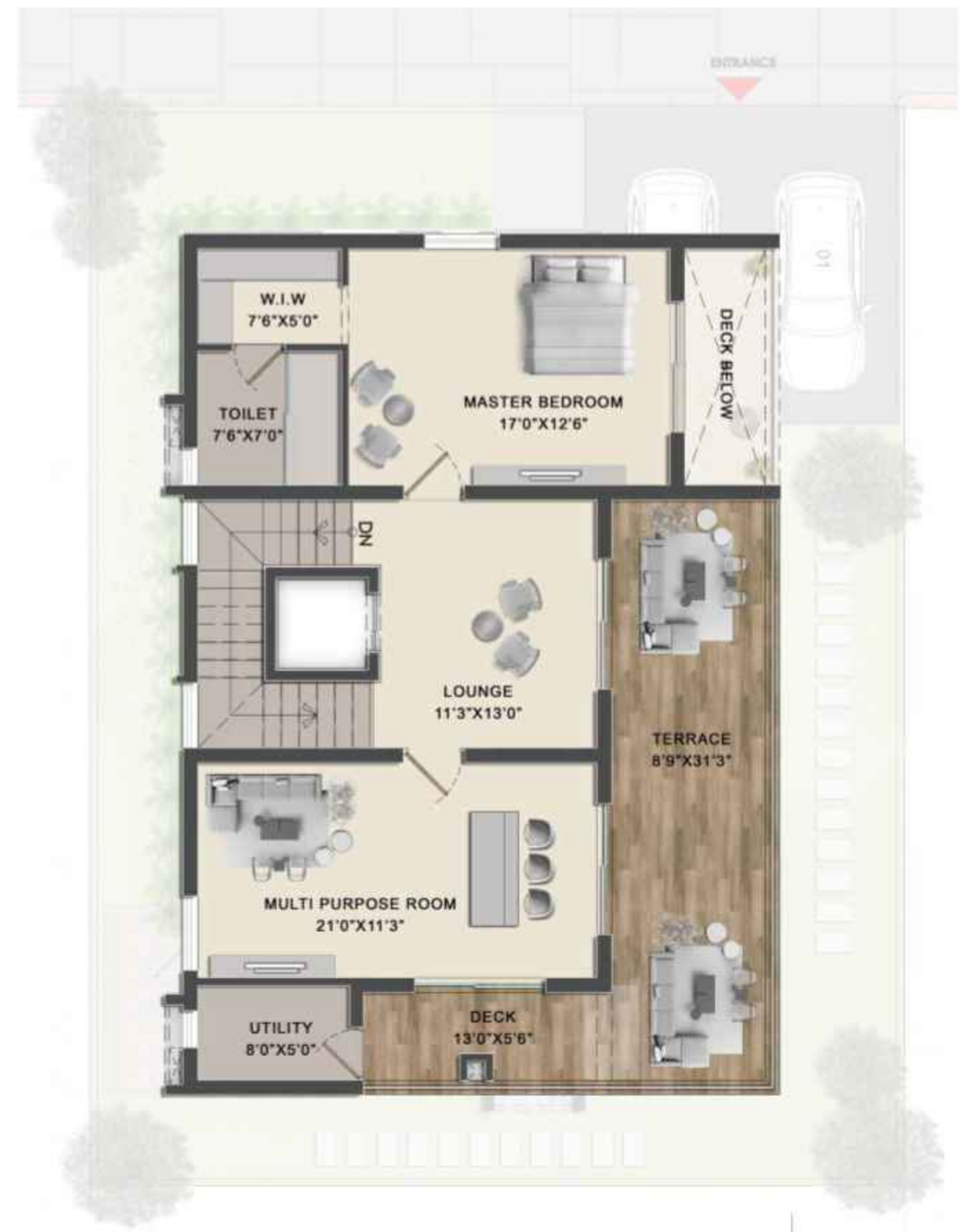




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



270  
SQ. YDS

**WEST**  
FACING

4250  
S.F.T







HOME TO **STARS**



Experience the delight as Nature steps inside your home and rejoice in fulfilment as light penetrates in plenty. Designed with large living spaces, double height dining area, a provision for elevator and wide open view to green outdoors, this is the dreamland that sprinkles magic into your life.





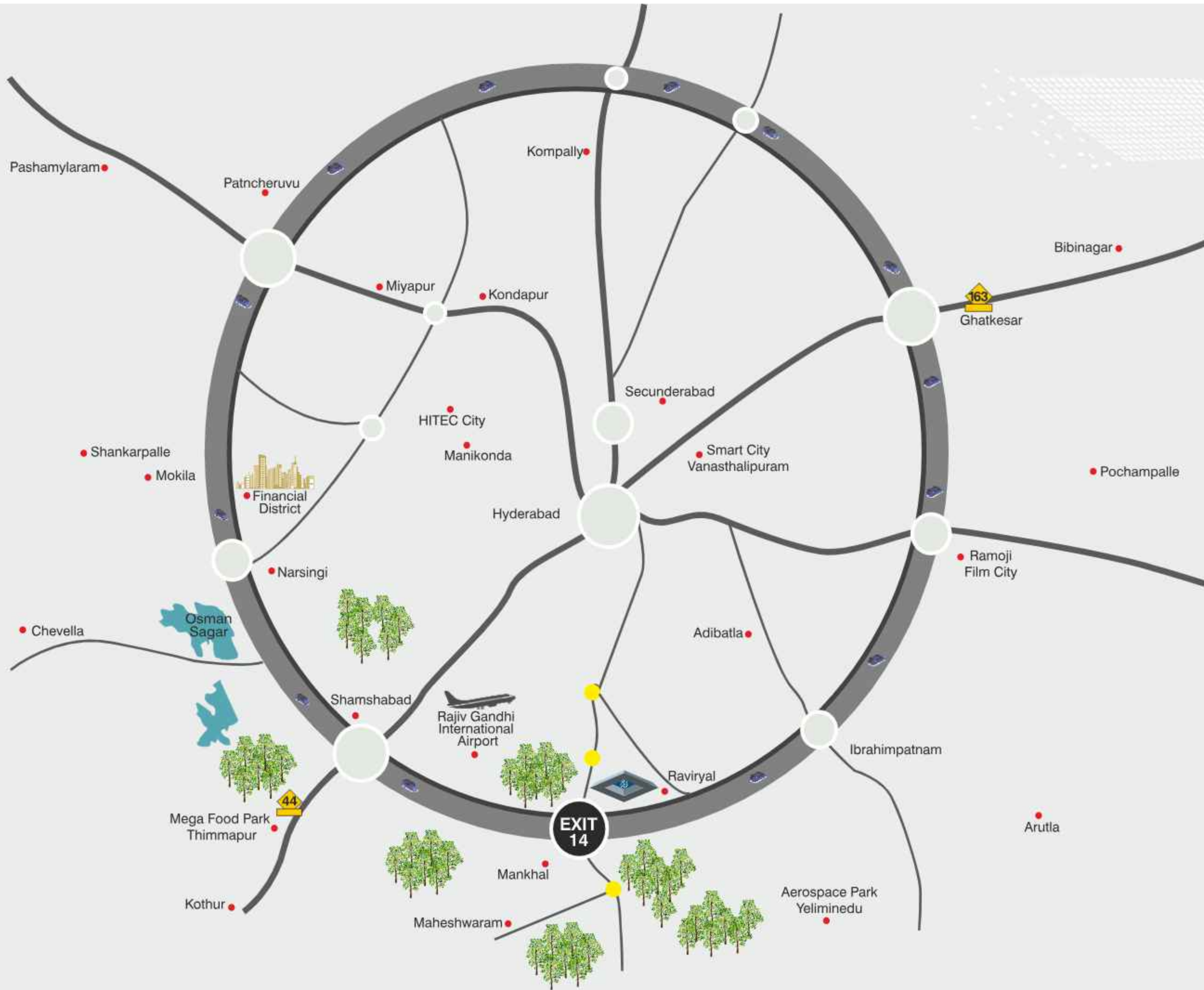
HOME TO **STARS**



Come! It's time to live that constellation within!

Witness the true evidence to the statement 'Live Life Kingsize' with royally large bedrooms, entertainment & recreation centers and a plush sitting lounge. The luxury homes of Constella invite you to live in an enchanting universe. It's where life finds its true expression.

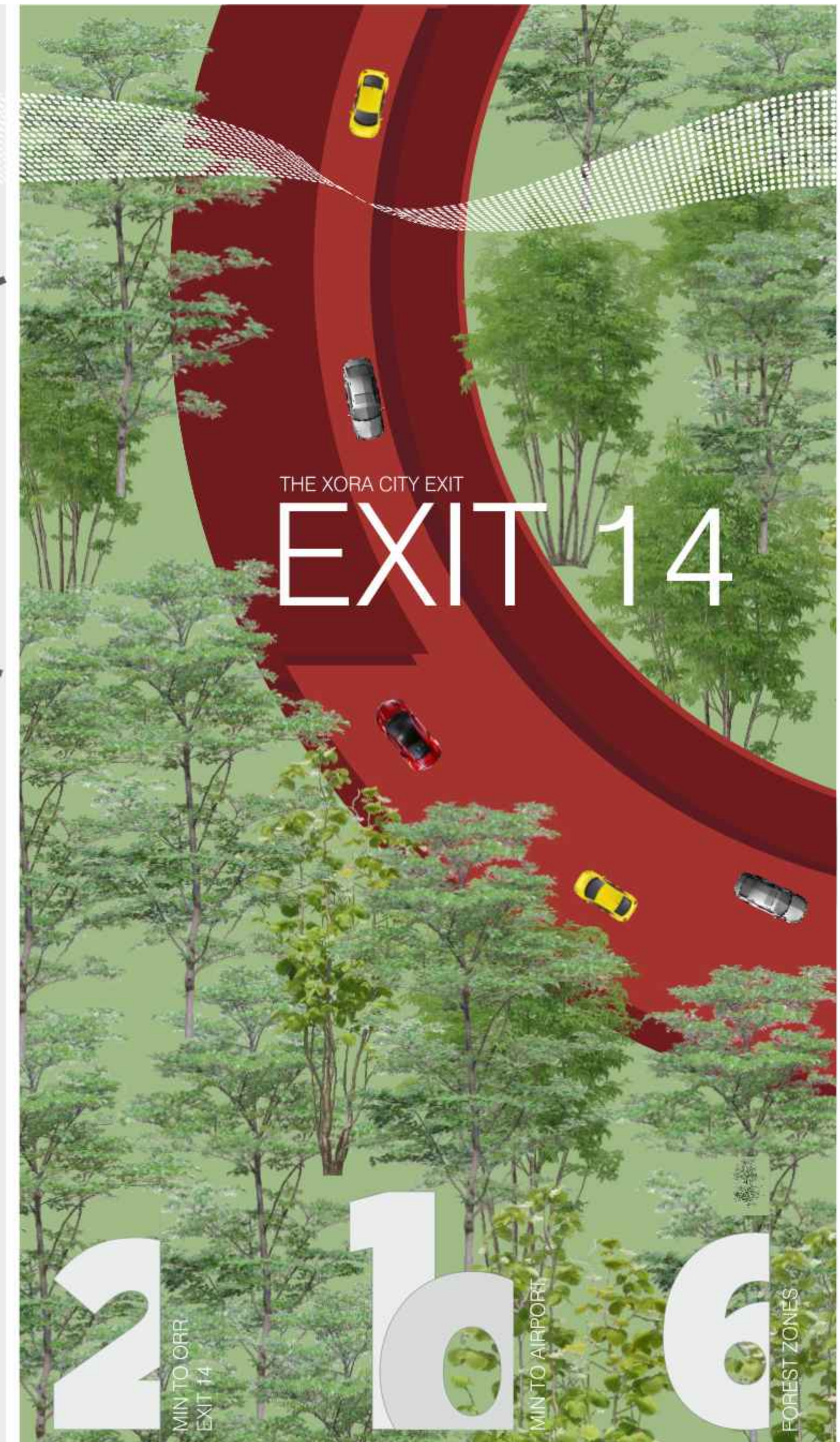




LOCATION  
(Not to scale)



TUKKUGUDA. UNSATURATED. UNPOLLUTED.



THE HUB OF HIGH GROWTH POTENTIAL

# ADVANTAGE AERO CITY

INDIA'S  
LARGEST  
AEROCITY  
**1500**  
ACRES



AIR 1



FUN 2



BUSINESS 3



HEALTH 4



RETAIL 5

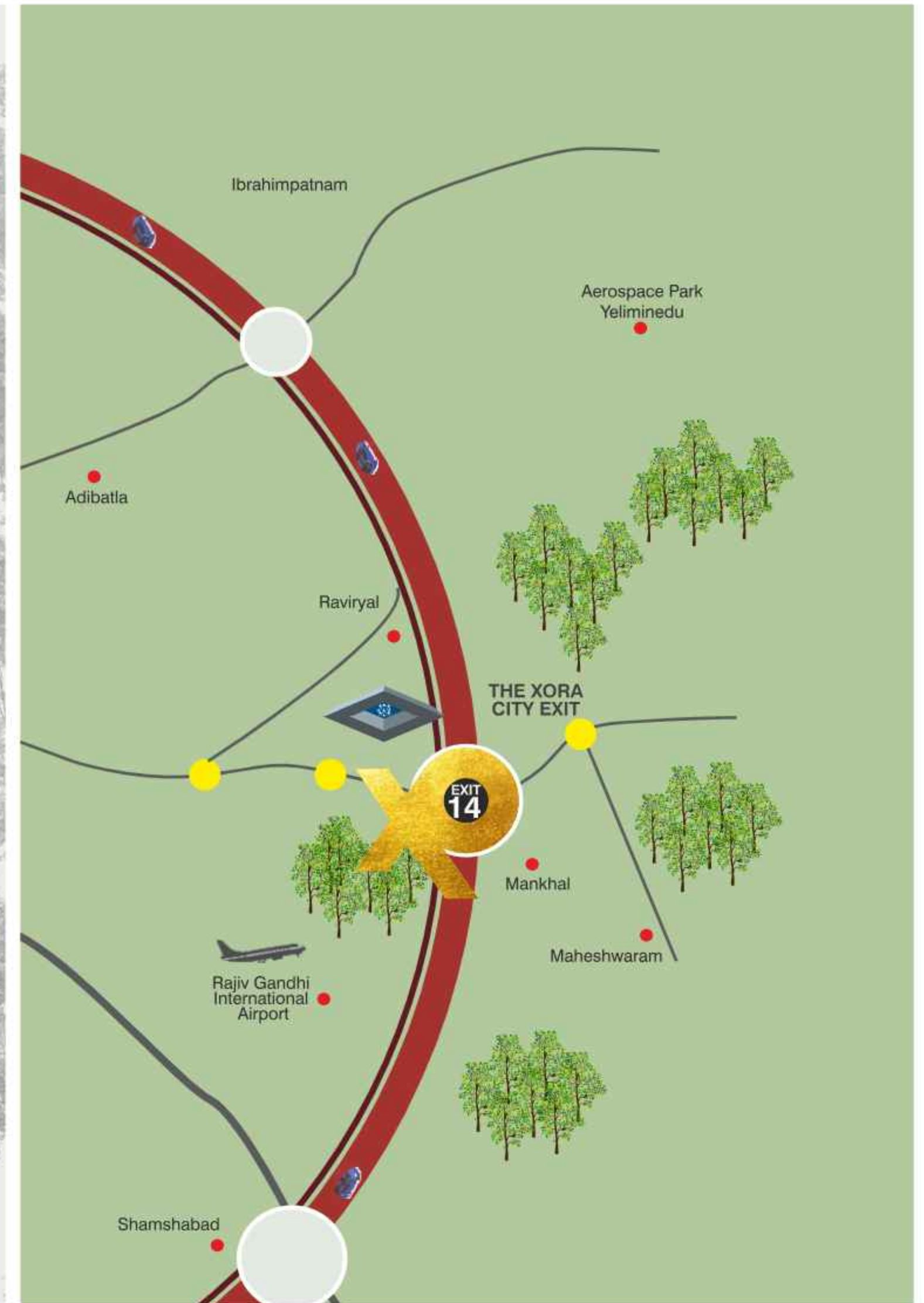


EDUCATION 6

**6**  
STRATEGIC  
BUSINESS  
PORTS

INTERNATIONAL AIRPORT EXPANSION

From **21 million** capacity to  
**34 million** capacity



Tukkuguda, strategically located and poised to become the biggest hub of development. Owning a home at Constella empowers you with several advantages. With the airport just 10 minutes away and ORR about 2 minutes, the project is in the core vicinity of largest Aero city of India. This is the nucleus for 6 strategic business ports, 6 water bodies and 6 forest areas. In short, Constella is where the vision of a future Hyderabad is becoming a reality.



## SPECIFICATIONS



### STRUCTURE

- Framed Structure: RCC framed structure with earthquake resistant design based on IS 456:2000
- Super Structure: Red brick 230 mm thick external walls and 125 mm thick internal walls



### PLASTERING

- Internal : Smooth gypsum punning over 1 coat of plastering in cm 1:6 for walls and ceiling.
- External : 2 Coats of plastering in cm 1:6 for external walls



### PAINTING

- Internal : 2 coats of emulsion paint over smooth putty finish.
- External : Texture or Smooth paint with 2 coats of acrylic exterior emulsion.



### DOORS AND WINDOWS

- Main Door : Designer Teakwood frame (8ft height) with threshold with teak veneer designer shutter of melamine mat polish fixed with good quality hardware
- Internal Doors : M.T Wood frame (8ft height) with designer teak veneer shutter and polish fixed with iron mongary of premium brand
- French Doors : Aluminium sliding or openable doors of premium brand with good quality hardware
- Windows : Aluminium windows of premium brand with good quality hardware with mosquito mesh



### FLOORING

- Living / Dining / Bedrooms : Appropriate size of GVT finished Vitrified tile flooring reputed make.
- Bathrooms : Best quality acid resistant, anti skid designer tiles of reputed make.
- Balconies / Utility / Stores / Servant room : Vitrified / Anti skid tiles reputed make.



### KITCHEN/UTILITY

- Provision for fixing of water purifier, exhaust fan and chimney
- No Counter top. Open for Modular kitchen
- Provision for Dishwasher & Washing in utility areas



### BATHROOMS & FITTINGS

- Wall mounted EWCs with concealed flush tank/valve of reputed make.
- Single lever diverter with wall mixer cum shower of reputed make.
- Provision for geysers in all bathrooms.
- All CP and Sanitary fittings are of reputed make.



### ELECTRICAL

- 3 phase supply for each unit and individual meter boards.
- Miniature circuit breakers (MCB) for each distribution boards of premium brand.
- Elegant designer modular electrical switches
- Plug points for TV and audio systems etc.
- Power outlets for Geysers in all bathrooms.
- Power plugs for regular usage and cooking range like chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine and dish washer in utility area.



### INTERNET / TV

- Provision for source of Internet connection by single service provider
- Provision for telephone in drawing room and Master bedroom
- Provision for DTH and TV services in all bedrooms, living room, multipurpose hall.



### SECURITY SYSTEMS

- Round the clock security / surveillance system.
- Building management system to monitor operations of all facilities.
- Solar powered fencing all-round the compound.
- Intercom facility from Security and villa to villa shall be provided.



### GENERATOR

- 100% D.G Set backup including A/Cs with acoustic enclosure



### WTP & STP

- Water treatment plant for borewell water and centralised water distribution by hydro pneumatic system for all villas with individual water meters for each.
- Sewerage treatment plant of adequate capacity as per norms will be provided.
- Treated sewage water will be used for landscaping purpose.

### OTHERS

- False Ceiling: Gypsum board ceiling with electrical wiring by developer in entire villa at an additional cost.
- VRV System: Air conditioning system by developer in entire villa at an additional cost.
- Lift shall be provided at an additional cost.
- Covered car parking: MS structure shall be provided as per approved design by developer at an additional cost.



**XORA**  
CITY

Villas, Villaments & Courtyards in between

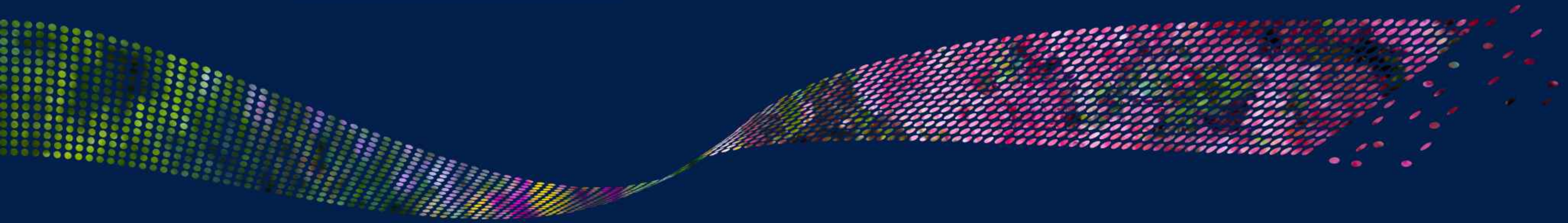


**PNJ**

PROJECTS




# STAR STUDDED COURTYARDS





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