

ROUTE MAP



The promoters reserves the right to change any specification, floor area mention herein as may be required. The brochure is purely conceptual and not a legal offering.



The heavenly abode....



Promoters:



Office Address:

**Nakshatra Upscale Estates Projects Pvt. Ltd.**  
No. 418,10th Cross, 4th Main  
RMV Extension, Bangalore - 560 094  
Email: info@nakshatraupscale.com

Site Address:

**Nakshatra Celestia**  
No. 90/4, Chokkanahalli  
Thanisandra Main Road, Yelahanka  
Jakkur Ward, Bangalore (North) 560 064

Marketed by:



74115 79111  
74115 79222  
74115 79333  
Email: sales@nakshatraupscale.com





The Nakshatra Celestia has been constructed with multi functional contemporary designs to accommodate most of the ever dynamic expectations of clients.

Our projects are located in a peacefully serene and most preferred destination near Outer Ring Road located along the VIP Expressway en-route to International Airport, surrounded by BDA's Arkavathy Layout and a 30 minutes drive from M.G Road. Alternatively, it is about 15 kms from the International Airport, near Manyatha IT Park, though far away from the crowded city life, yet closer to all business areas buzzing in and around North Bangalore.

Every sector of the interiors and exteriors of the apartments is scrutinized meticulously, examined and rechecked before being released



**2 & 3 BHK LUXURY APARTMENTS**



SITE PLAN



LEGEND

- UNIT TYPE : 2BR 2TOI
- UNIT TYPE : 3BR 2TOI
- UNIT TYPE : 3BR 3TOI

NOTE : DOTTED LINE INDICATES  
FLATS FROM UPPER  
FLOOR



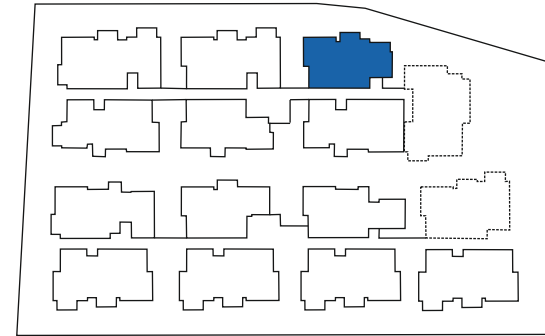
2 & 3 BHK LUXURY APARTMENTS



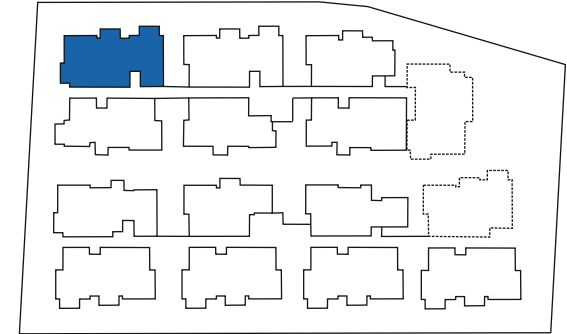




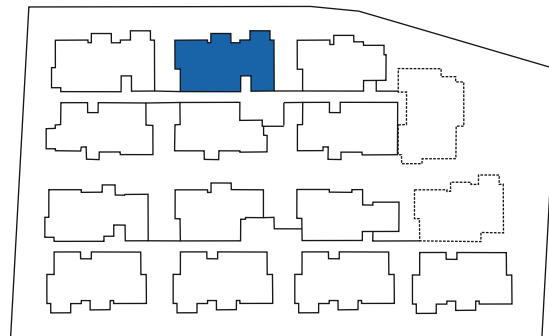
**A001 - 2 BHK**  
 SBUA - 1230 SQ FT  
 GARDEN - 390 SQ FT



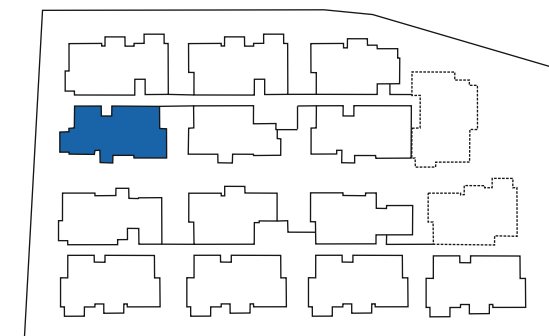
**A003 - 3 BHK**  
 SBUA - 1585 SQ FT  
 GARDEN - 465 SQ FT



**A002 - 3 BHK**  
 SBUA - 1530 SQ FT  
 GARDEN - 430 SQ FT



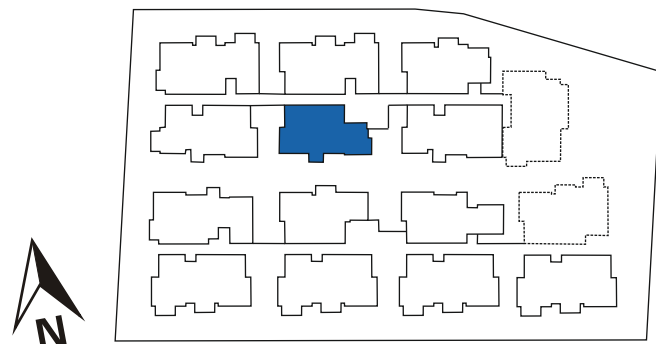
**A004 - 3 BHK**  
 SBUA - 1430 SQ FT  
 GARDEN - 260 SQ FT



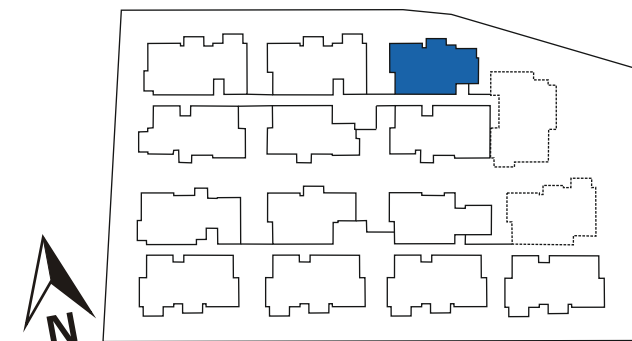




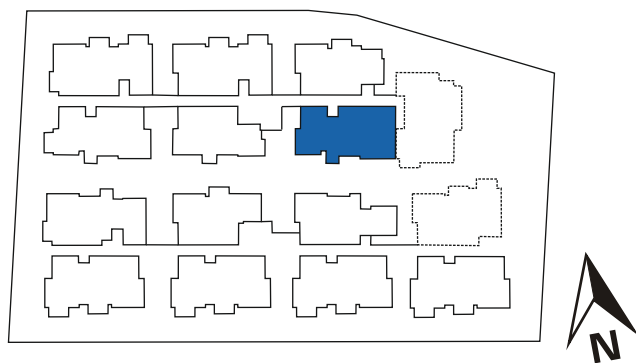
**A005 - 2 BHK**  
SBUA - 1180 SQ FT  
GARDEN - 45 SQ FT



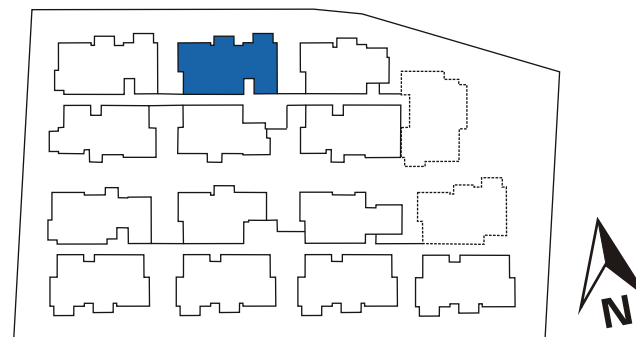
**A101, 201, 301, 401 - 2 BHK**  
SBUA - 1230 SQ FT  
No. of Units - 4



**A006 - 3 BHK**  
SBUA - 1480 SQ FT  
GARDEN - 40 SQ FT

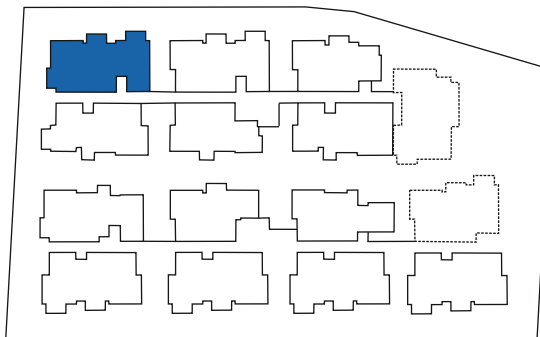


**A102, 202, 302, 402 - 3 BHK**  
SBUA - 1530 SQ FT  
No. of Units - 4

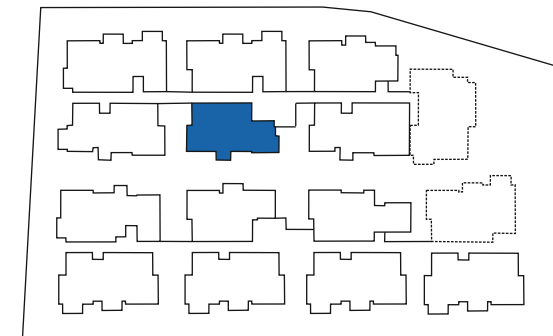




**A103, 203, 303, 403 - 3 BHK**  
 SBUA - 1585 SQ FT  
 No. of Units - 4



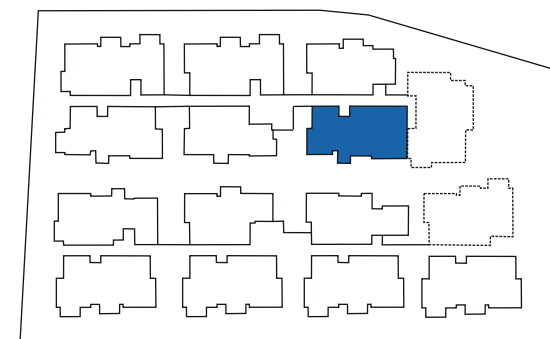
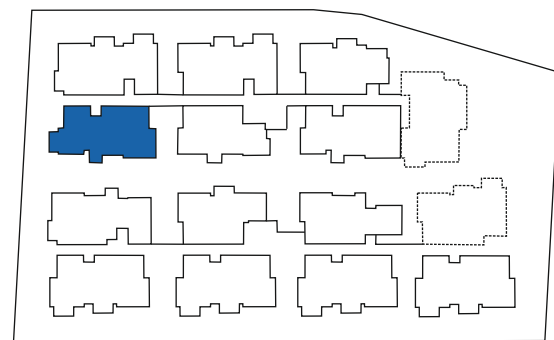
**A105, 205, 305, 405 - 2 BHK**  
 SBUA - 1180 SQ FT  
 No. of Units - 4



**A104, 204, 304, 404 - 3 BHK**  
 SBUA - 1430 SQ FT  
 No. of Units - 4



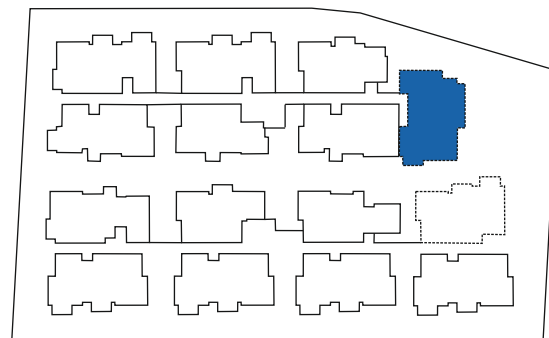
**A106, 206, 306, 406 - 3 BHK**  
 SBUA - 1400 SQ FT  
 No. of Units - 4



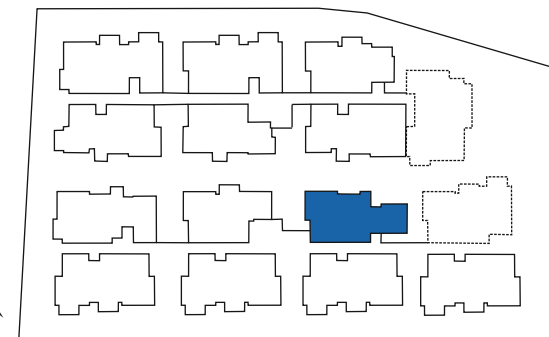




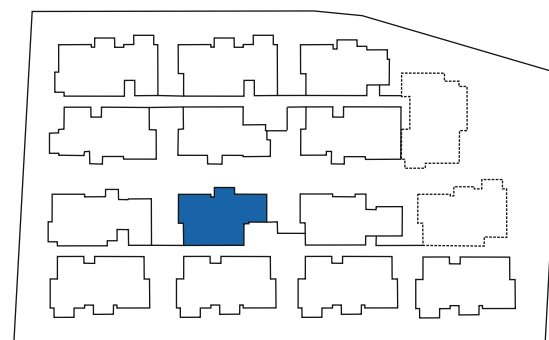
**A107, 207, 307, 407 - 3 BHK**  
 SBUA - 1545 SQ FT  
 No. of Units - 4



**B001 - 2 BHK**  
 SBUA - 1275 SQ FT  
 GARDEN - 110 SQ FT

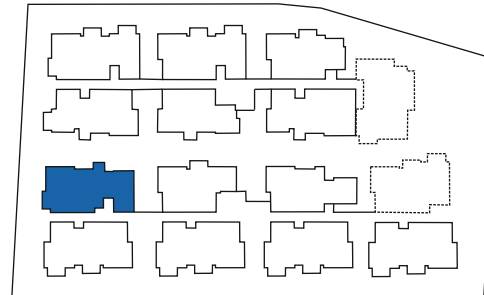


**B002 - 2 BHK**  
 SBUA - 1215 SQ FT

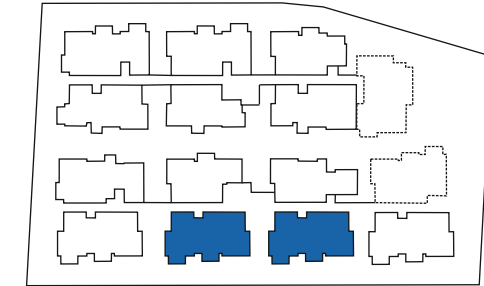




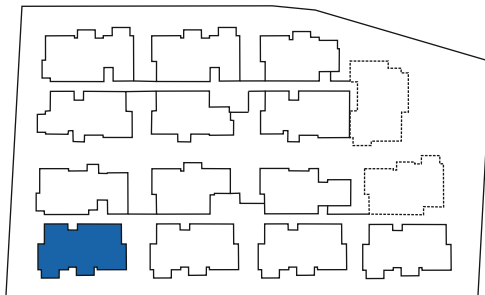
**B003 - 3 BHK**  
 SBUA - 1440 SQ FT  
 GARDEN - 295 SQ FT



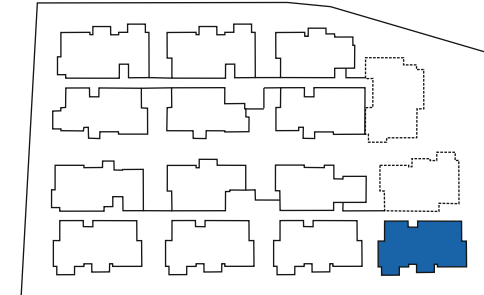
**B005, B006 - 3 BHK**  
 SBUA - 1510 SQ FT  
 GARDEN - 390 SQ FT  
 No. of Units - 2



**B004 - 3 BHK**  
 SBUA - 1515 SQ FT  
 GARDEN - 790 SQ FT



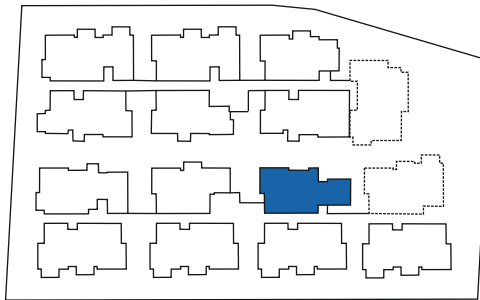
**B007 - 3 BHK**  
 SBUA - 1530 SQ FT  
 GARDEN - 130 SQ FT



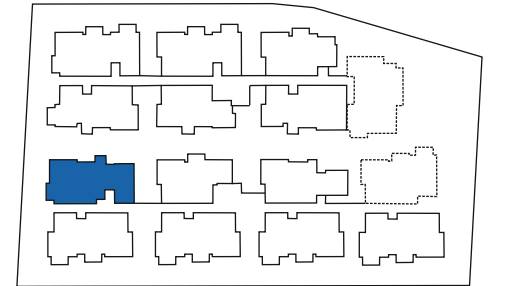




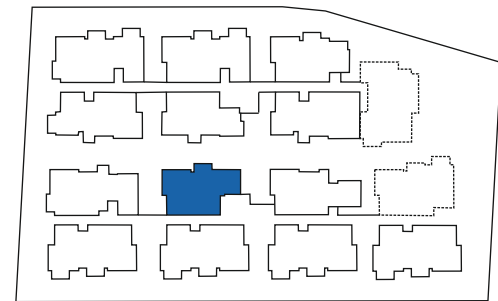
**B101, 201, 301, 401 - 2 BHK**  
SBUA - 1275 SQ FT  
No. of Units - 4



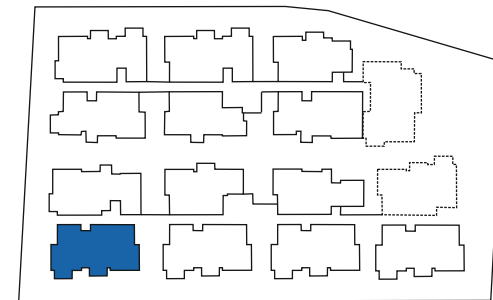
**B103, 203, 303, 403 - 3 BHK**  
SBUA - 1440 SQ FT  
No. of Units - 4



**B102, 202, 302, 402 - 2 BHK**  
SBUA - 1215 SQ FT  
No. of Units - 4



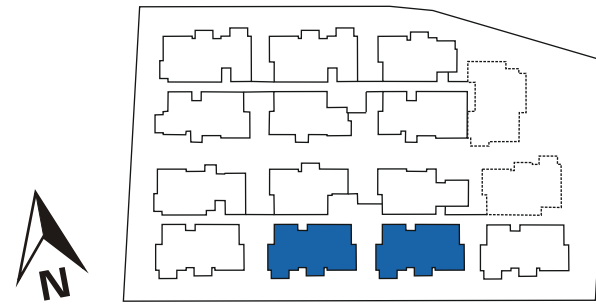
**B104, 204, 304, 404 - 3 BHK**  
SBUA - 1515 SQ FT  
No. of Units - 4



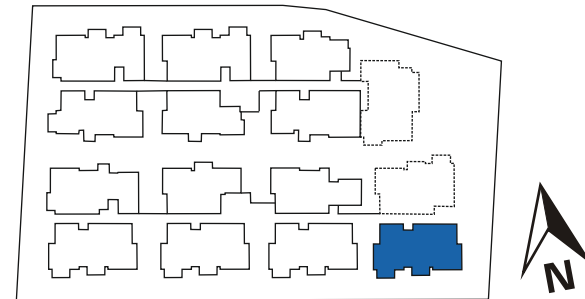




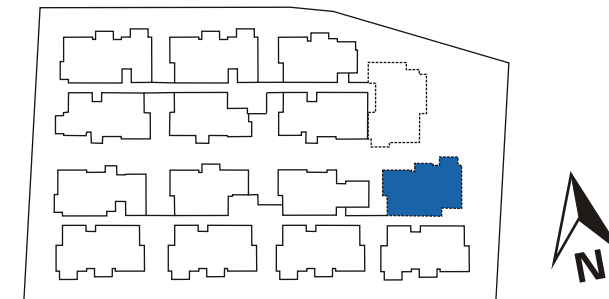
**B105, 205, 305, 405 - 3 BHK**  
**106, 206, 306, 406**  
 SBUA - 1510 SQ FT  
 No. of Units - 8



**B107, 207, 307, 407 - 3 BHK**  
 SBUA - 1510 SQ FT  
 No. of Units - 4



**B108, 208 - 3 BHK**  
 SBUA - 1420 SQ FT  
 No. of Units - 2





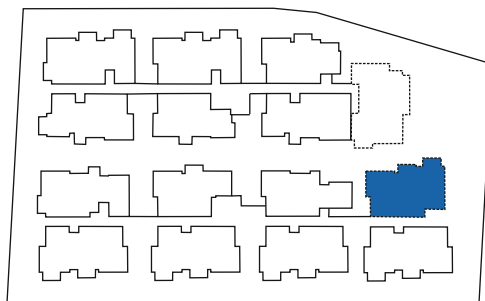
**B308 - Duplex Unit**  
 SBUA - 1960 SQ FT  
 TERRACE AREA - 576 SQ FT  
 No. of Units - 1



#### Advantages

- Ground Floor with exclusive Private Gardens
- No common walls between the Apartments'
- Feels like staying in an independent home.
- Power backups
- 73 units
- G+4 Storied
- Rain water harvesting

NAKSHATRA  
**CELESTIA**





# SPECIFICATIONS

**STRUCTURE**  
Seismic zone complaint RCC frame structure with concrete block masonry

**WALL FINISHING**  
Internal wall finished with Emulsion and ceiling with OBD  
External wall painted with weather proof Ace / Apex paint

**FLOORING**  
Vitrified tiles for complete flat  
Antiskid ceramic tiles for balcony & Utility area  
Lobby's granite  
Staircase with polished kota stone / granite

**DOORS & WINDOWS**  
Main door with teak wood frame & both side teak finish flush doors  
Othe doors Sal / Hard wood frame with molded flush doors  
UPVC windows & balcony doors with mosquito mesh

**KITCHEN**  
Kitchen counter 20mm thick granite with single drain board sink  
Cladding with glazed ceramic tile up to 2ft above kitchen Platform

**TOILETS**  
Glazed ceramic tiles dado up to 7 ft  
CP fittings of Jaguar / Equivalent  
EWC & ceramic basins of CERA / Equivalent in all toilets

**ELECTRICAL**  
2 BHK 3 KW KPTCL supply & 0.75 KW DG back-up  
3 BHK 4 KW KPTCL supply & 1 KW DG Back-up  
100% DG Back-up for common pumps / lifts & common area

**WATER SUPPLY**  
CPVC line for water supply  
PVC lines for soil, drainage and external lines  
Sewage treatment plant  
Rain water harvesting systems

**LIFTS**  
2 Automatic 6 passenger of Johnson / Schindler / equivalent lifts



# AMENITIES

- Children's Play Area
- Pool
- Kids Pool
- Jogging Track
- Multipurpose Hall/Gym
- Badminton Court
- Garden
- 24 hrs Security Service
- Rain water harvesting

