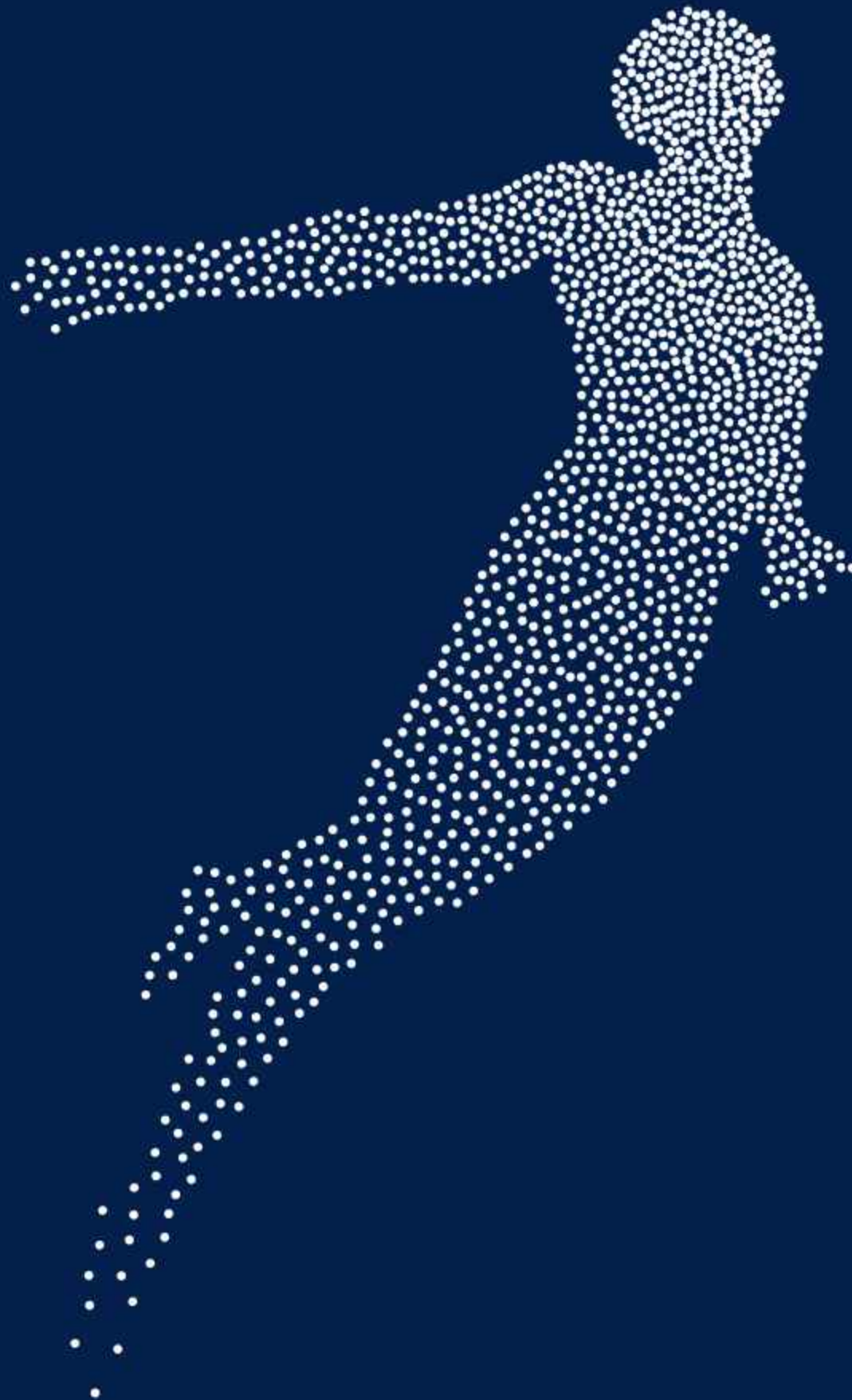
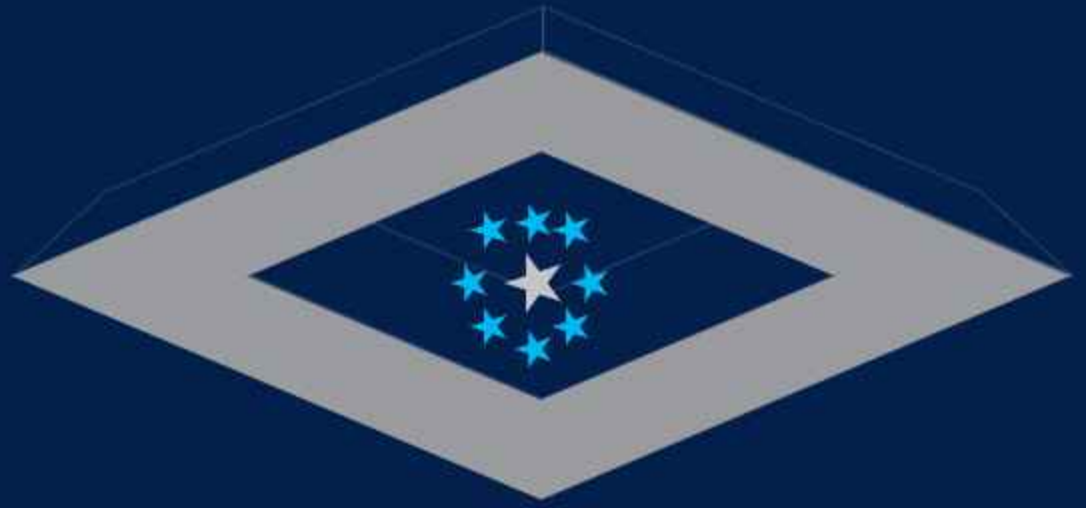


STARS
ARRIVE
HOME



SKY ABOVE GREENS BELOW

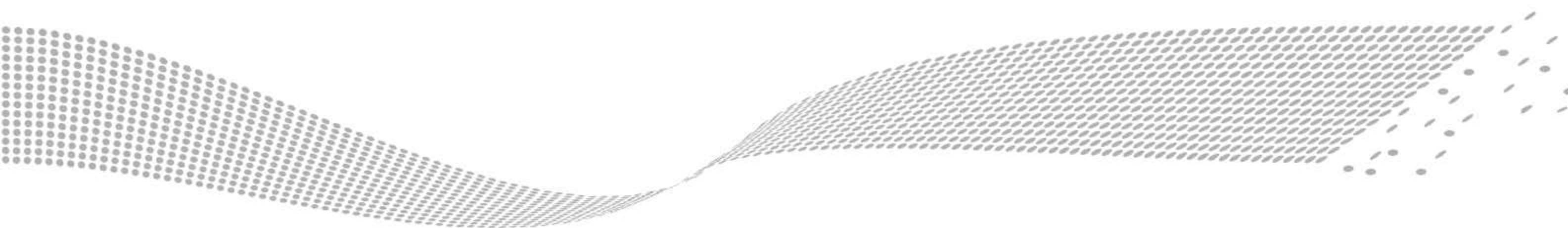
A COURTYARD TO FILL,
WITH LIFE IN-BETWEEN...



EVEN
STARS
NEED A
HOME



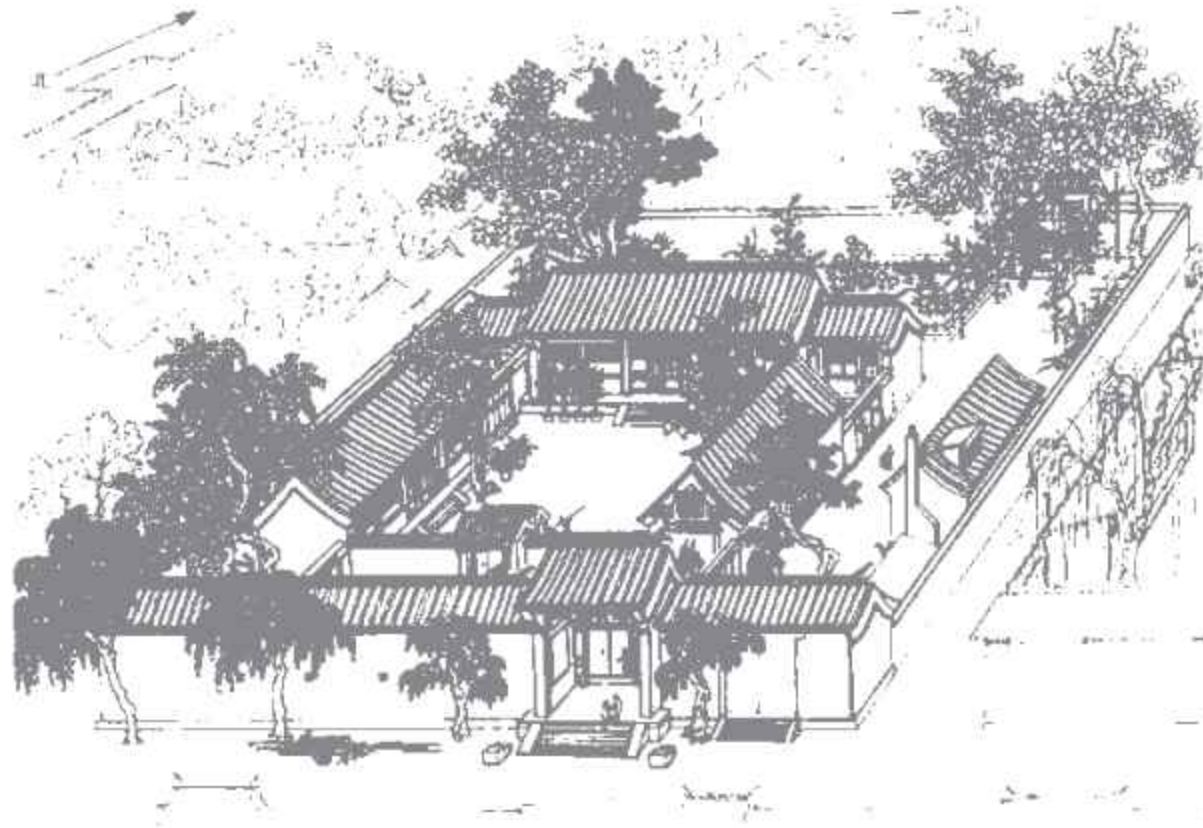
FROM GROUND TO THE SKY



BONDED BY THE



COURTYARD



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**



WELCOME TO AN ECLECTIC UNIVERSE!



120
FEET WIDE

HOME TO STARS

APPROACH ROAD

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





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

16

MIN TO AIRPORT

15

DESIGNER GARDENS

100

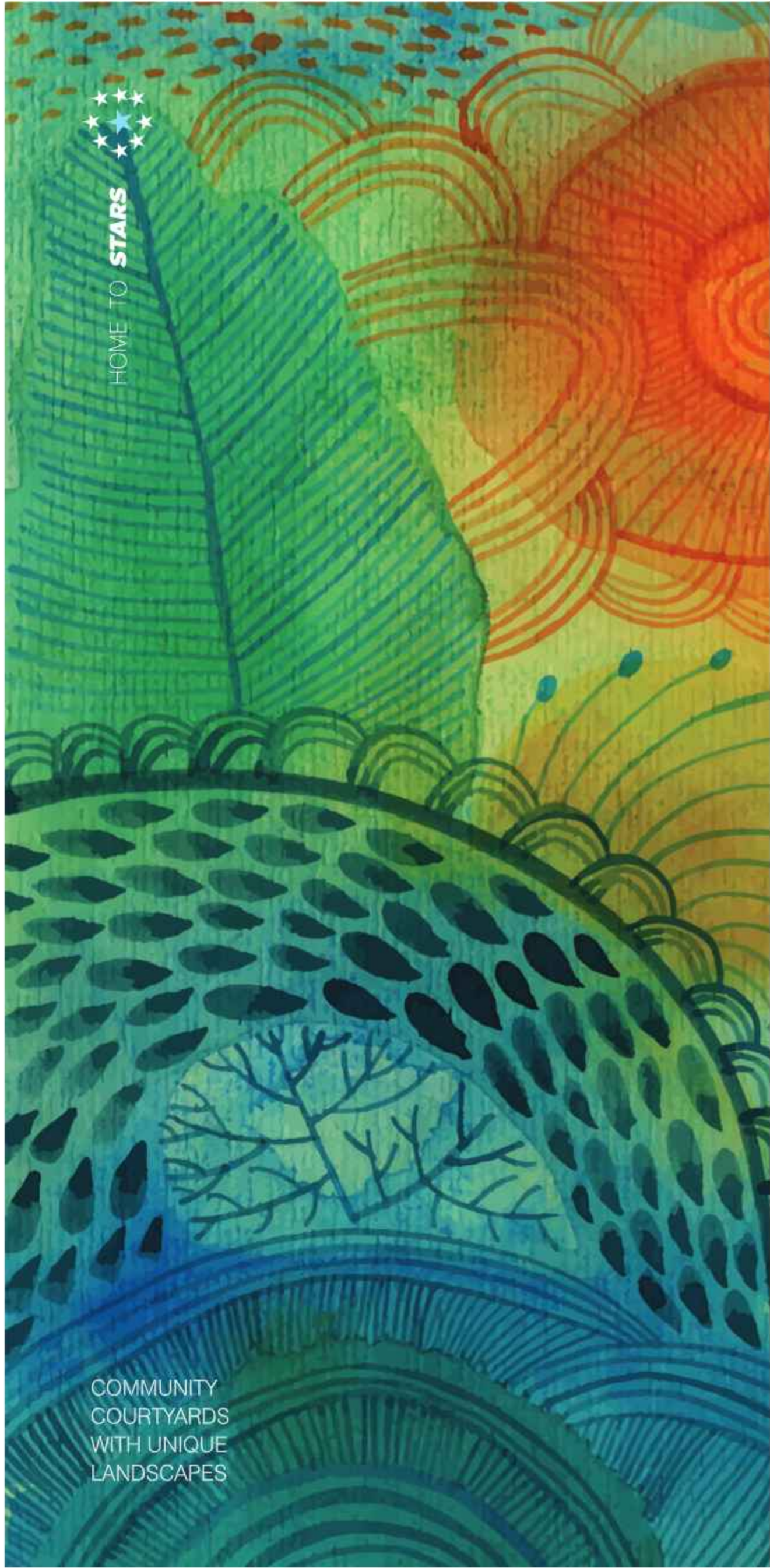
FT. ROAD APPROACH



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.

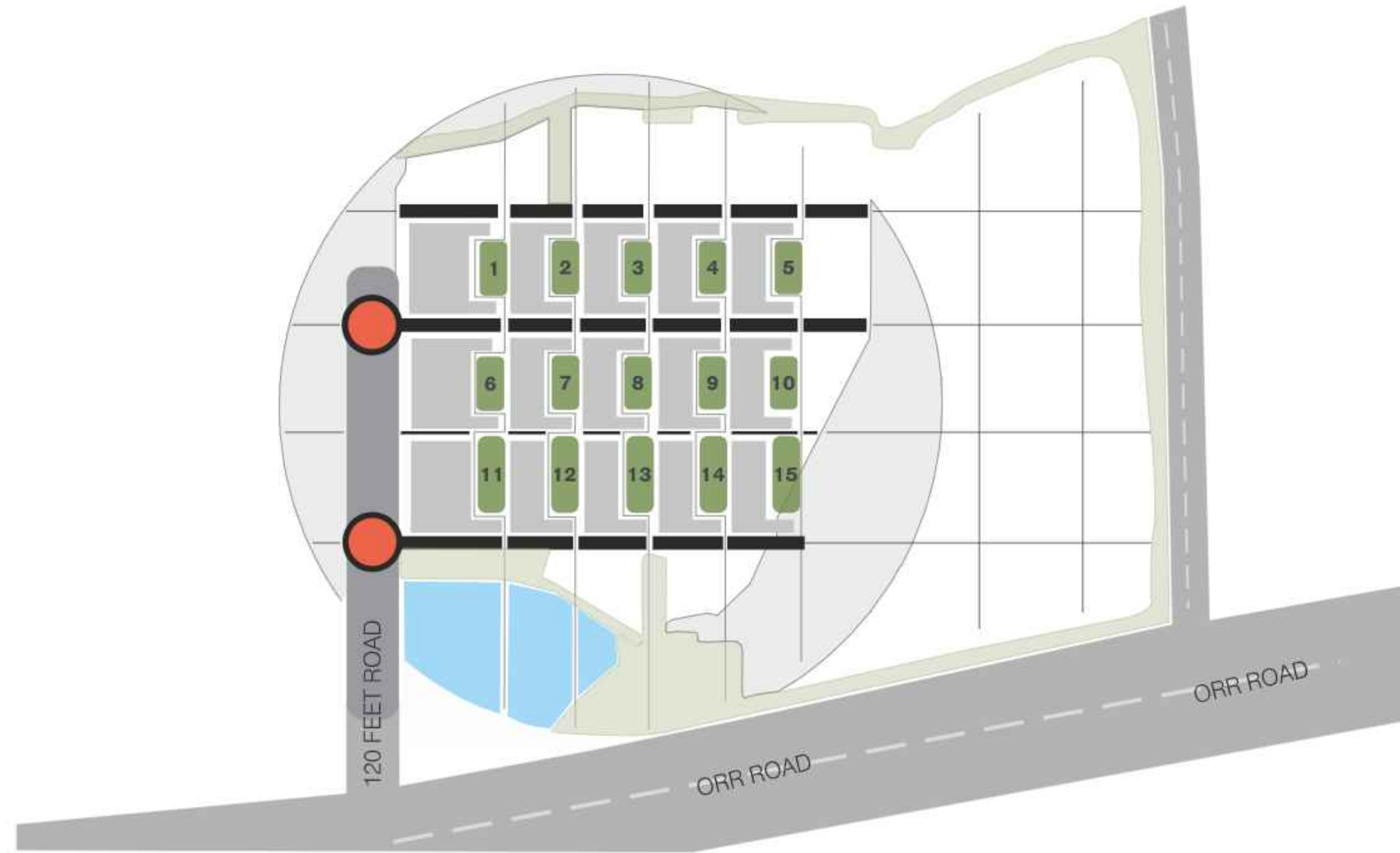




15 GARDENS



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



GARDENS

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





STARTRIX



What can be more blissful than providing our little ones with an environment that unfolds their imagination and gives them an uninhibited opportunity of fulfillment. 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



HOME TO **STARS**



HOME TO **STARS**

THE **CLUB**

25000 SFT



STUNNING
LOADED
WORLD CLASS

**WY
CO-STAR**



HOME TO **STARS**

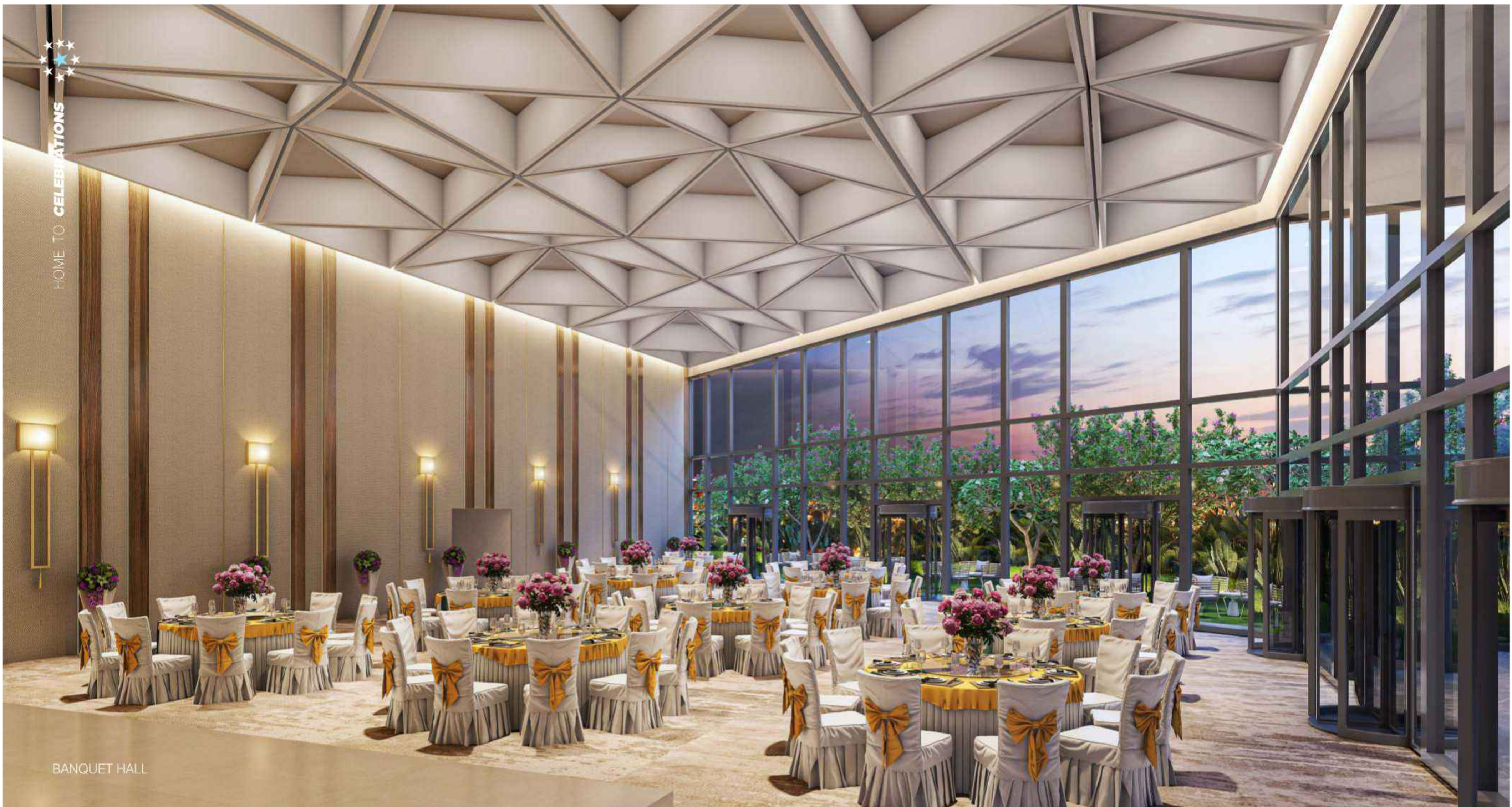


THE STAGE TO EXPRESS, ELATE AND DE-STRESS

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.



HOME TO CELEBRATIONS



BANQUET HALL



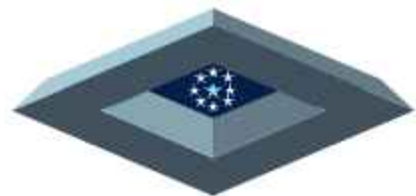
CO-WORKING SPACES



BADMINTON



HOME TO **CO-WORKING** TOO



CONSTELLA
UNFORGETTABLE BONDING



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

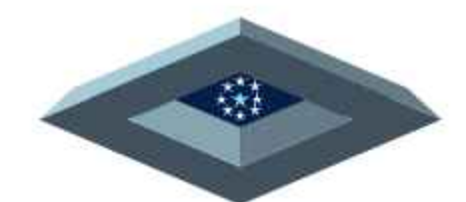
Table Tennis
Billiards
Snookers Tables
Badminton Court
Kid's Play Area

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



CONSTELLA
UNFORGETTABLE BONDING



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



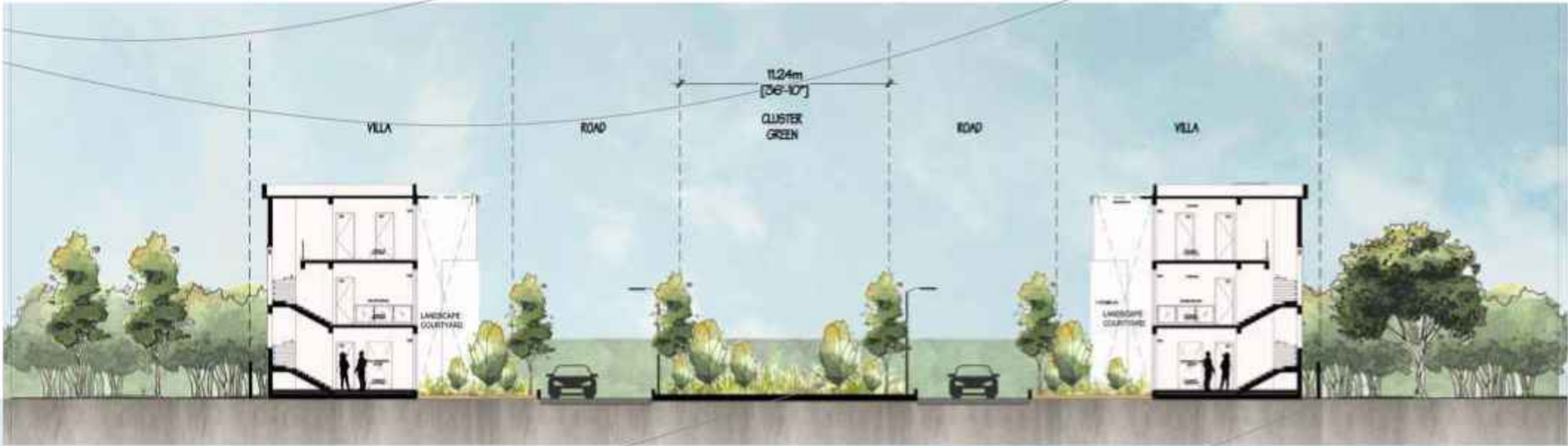
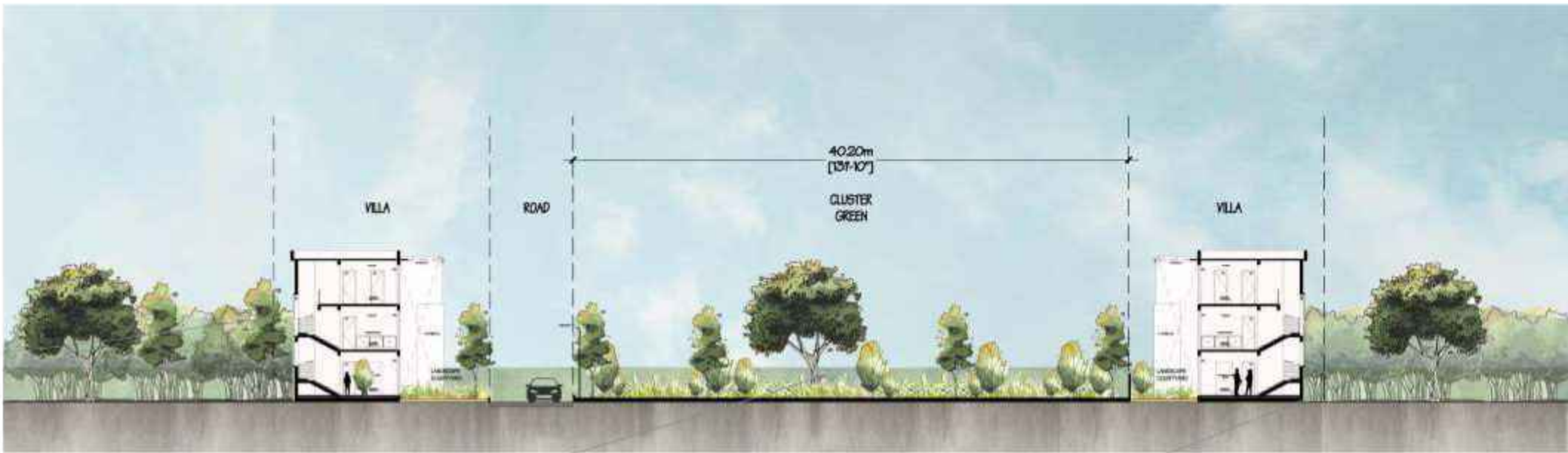
342
SQ YDS

300
SQ YDS

270
SQ YDS

220
SQ YDS







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



CONSTELLA
UNFORGETTABLE BONDING

EAST FACING

342 SQ.YDS





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

342
SQ. YDS
EAST
FACING

5200
S F T





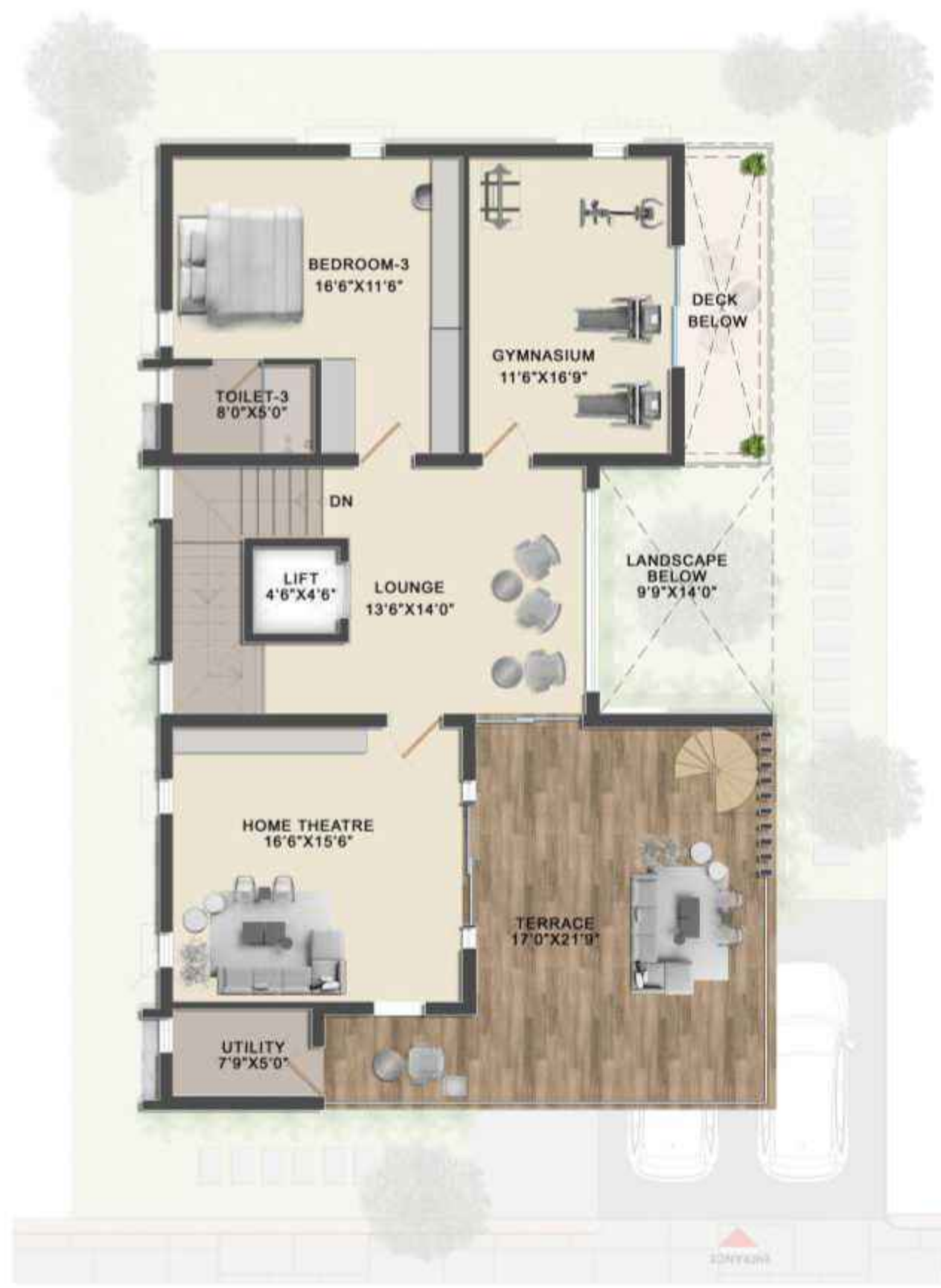
GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

342
SQ. YDS
**NORTH
EAST**
FACING

5400
S F T





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

342
SQ. YDS
NORTH
FACING

5200
S.F.T



WEST FACING

342 SQ.YDS





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

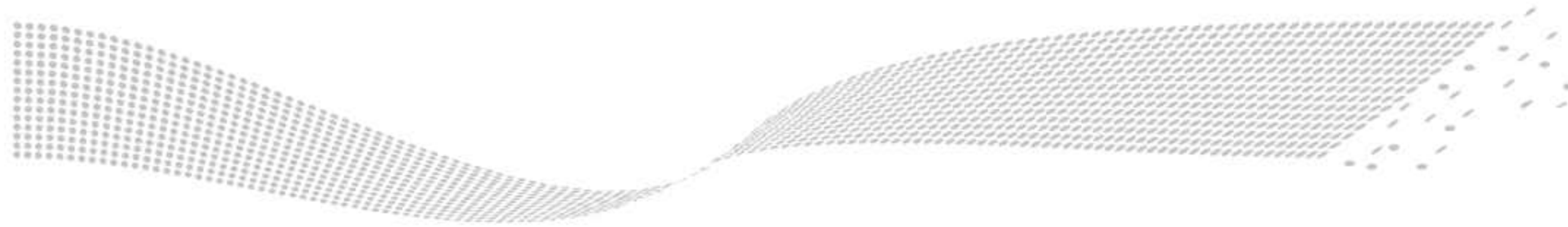
342
SQ. YDS
WEST
FACING

5200 S F T



EAST FACING

3000 SQ.YDS





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

300
SQ. YDS
EAST
FACING

4600
S.F.T





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

300
SQ. YDS
WEST
FACING

4600
S F T



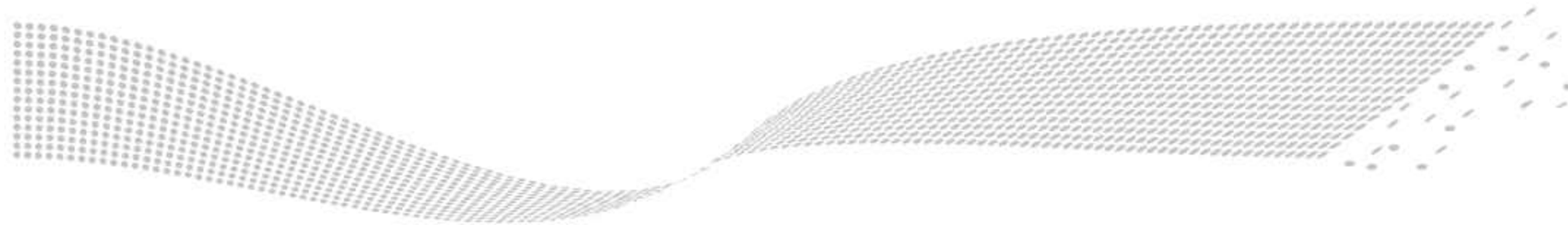
EAST FACING

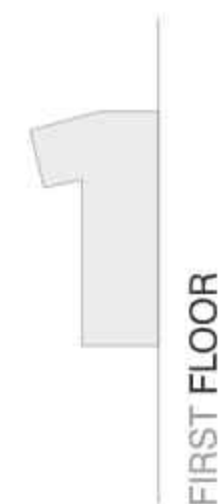
270

SQ.YDS



EAST STREET VIEW





270
SQ. YDS

EAST
FACING

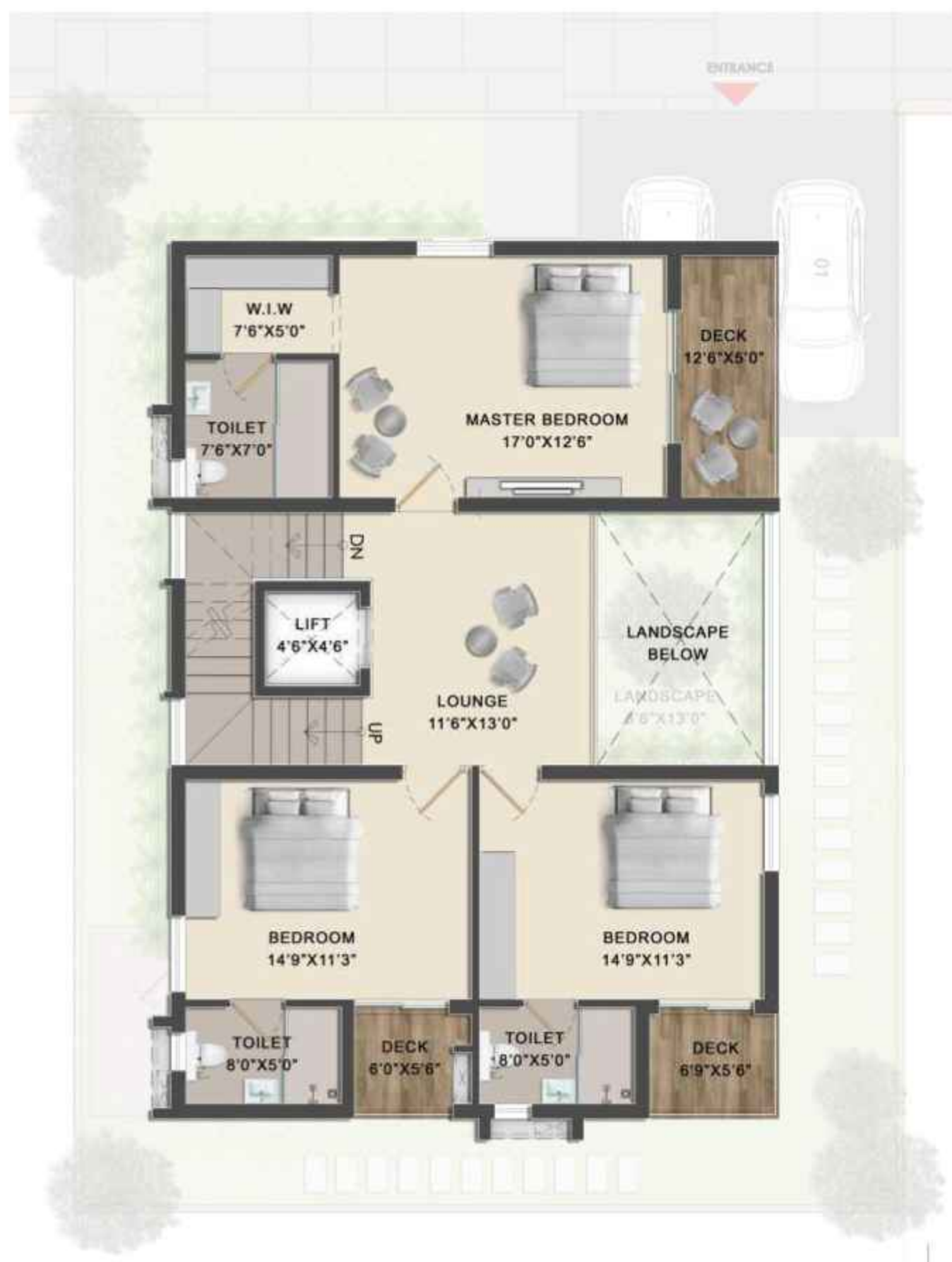
4250 SET





GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

270
SQ. YDS
WEST
FACING

4250
S F T





HOME TO **STARS**

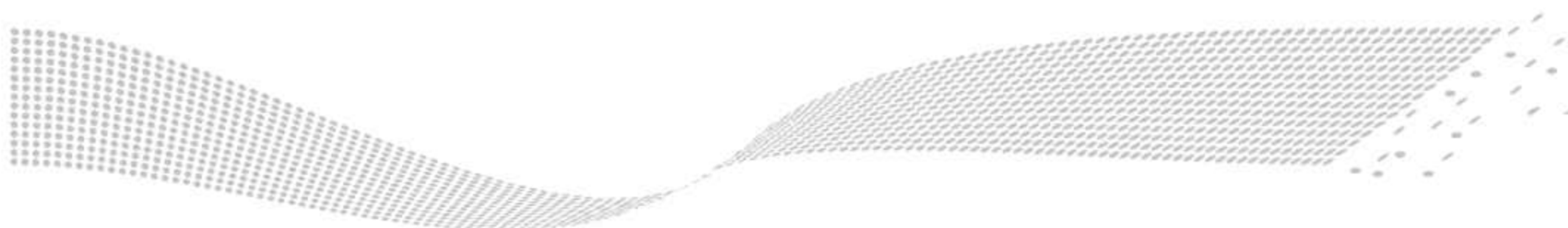
EAST FACING

220

SQ.YDS



EAST STREET VIEW





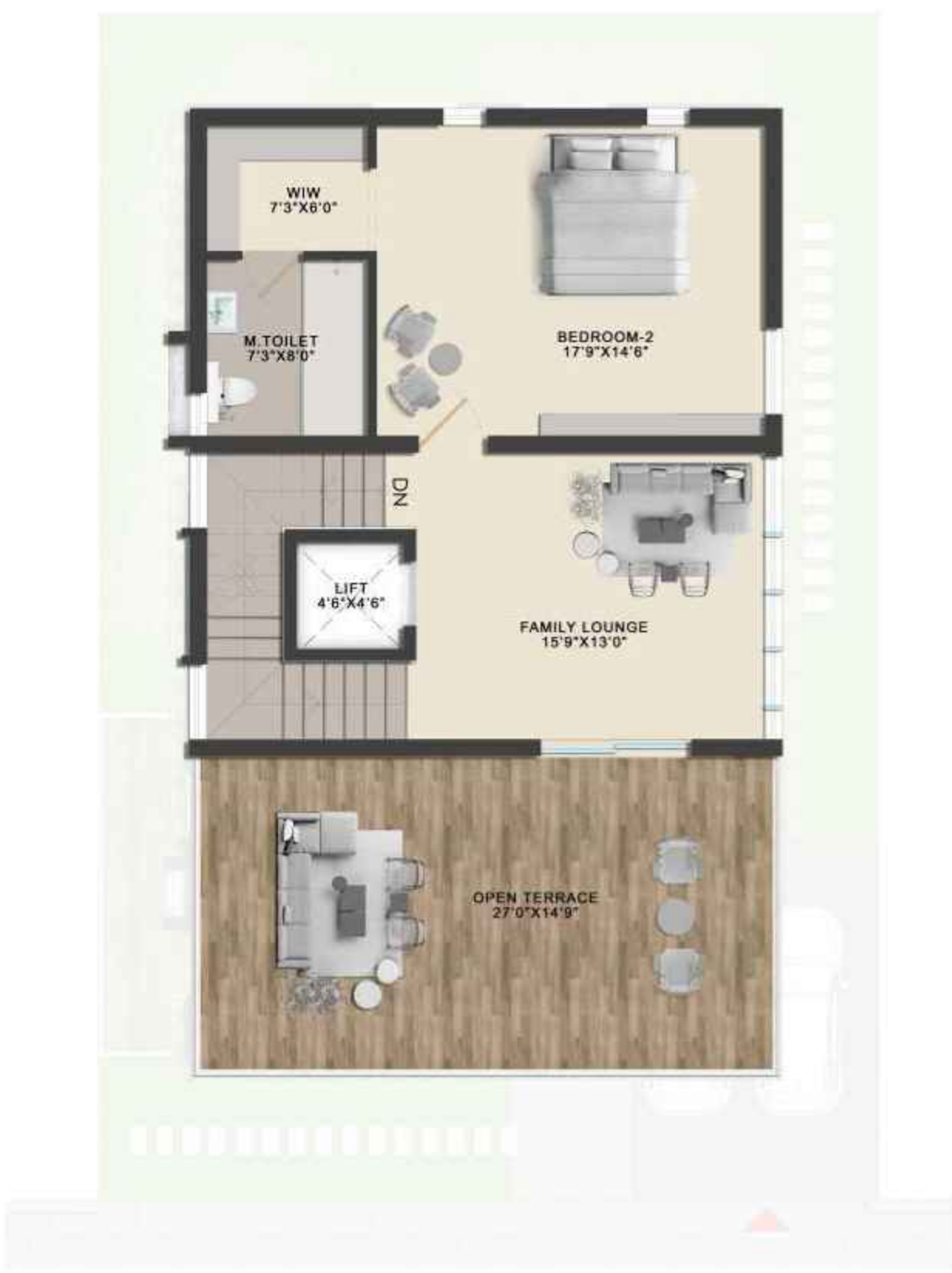
GROUND FLOOR

G



FIRST FLOOR

1



SECOND FLOOR

2

220
SQ. YDS
EAST
FACING

3400
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.



CONSTELLA
UNFORGETTABLE BONDING



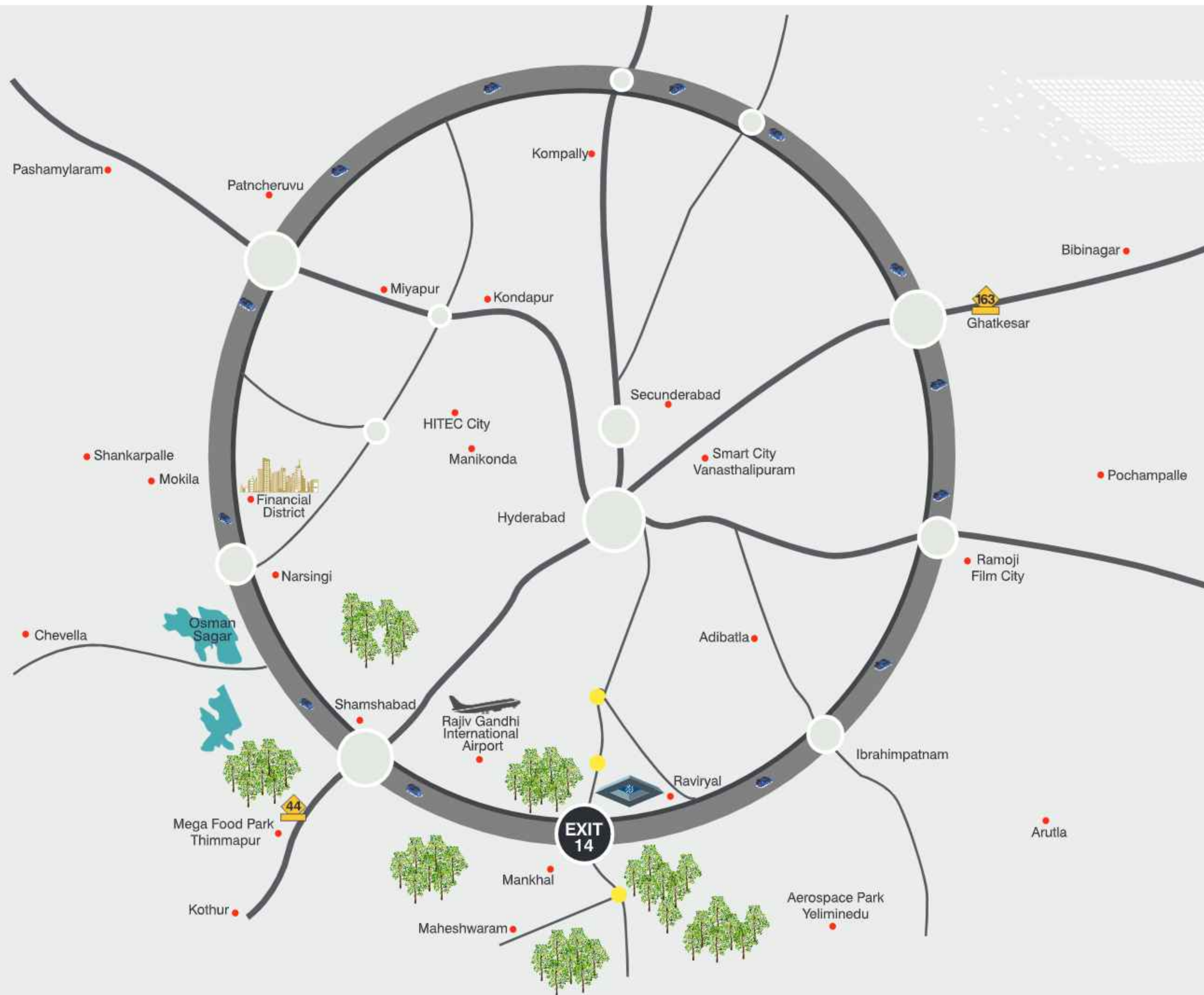
HOME TO **STARS**



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.



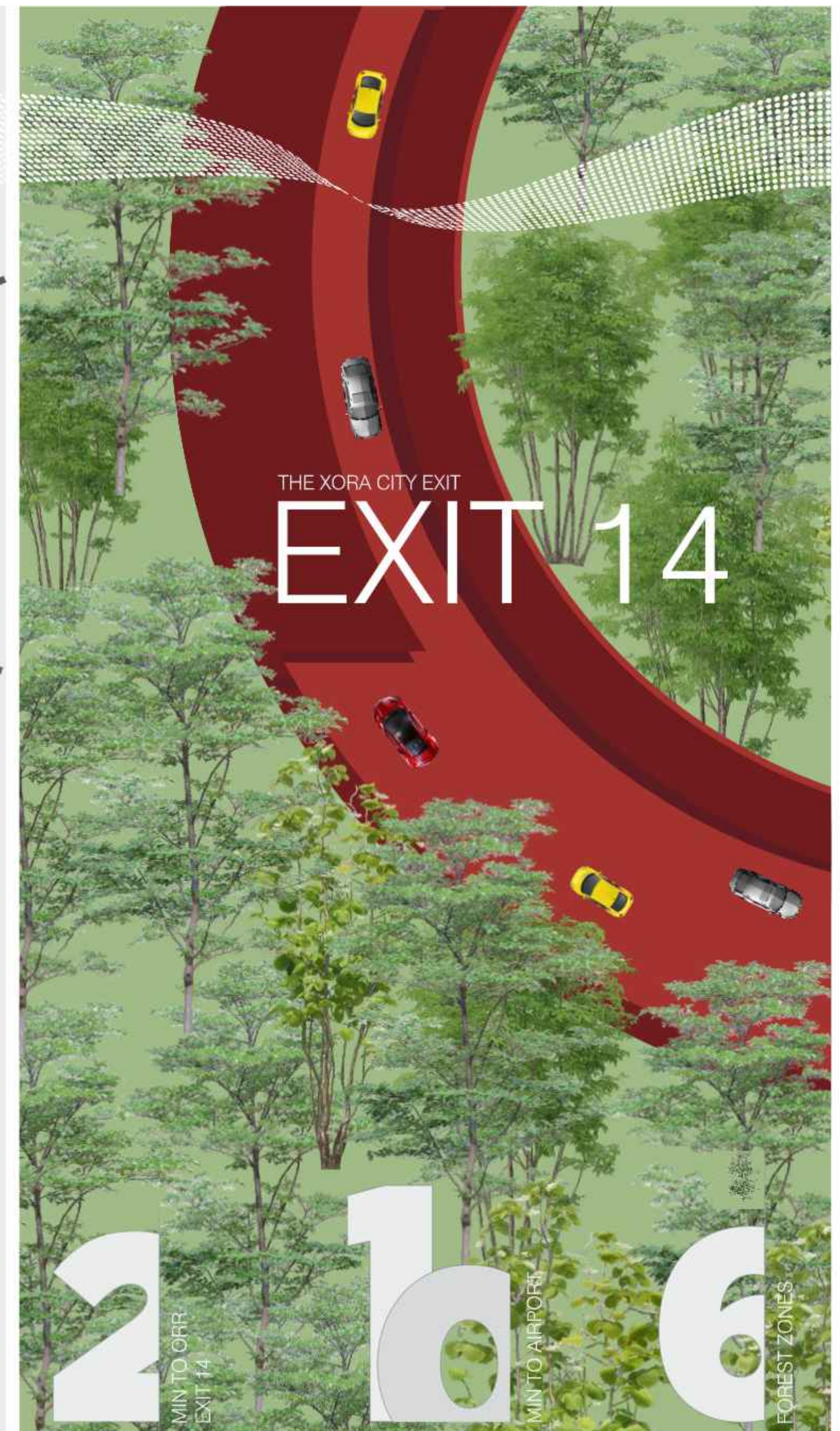


LOCATION
(Not to scale)



CONSTELLA
UNFORGETTABLE BONDING

TUKKUGUDA. UNSATURATED. UNPOLLUTED.



THE HUB OF HIGH GROWTH POTENTIAL
ADVANTAGE
AERO CITY

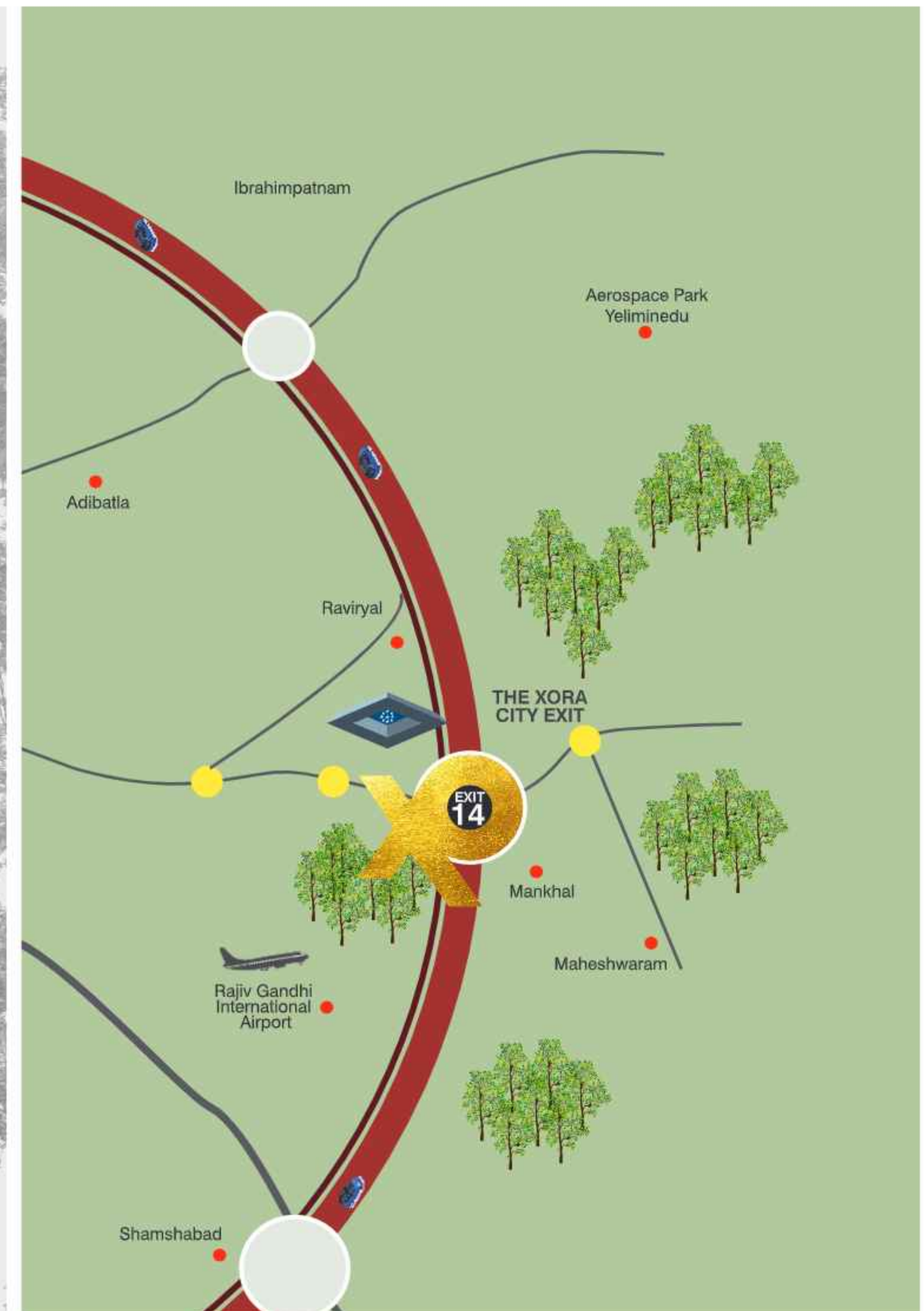
INDIA'S
LARGEST
AEROCITY
1500
ACRES

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.



CONSTELLA
UNFORGETTABLE BONDING



CONSULTANTS



SHAPING
THE
WORLD-CLASS

Principal Architects



Landscape Architects



PMC & Marketing Partner



Interior Designers - Model Villa

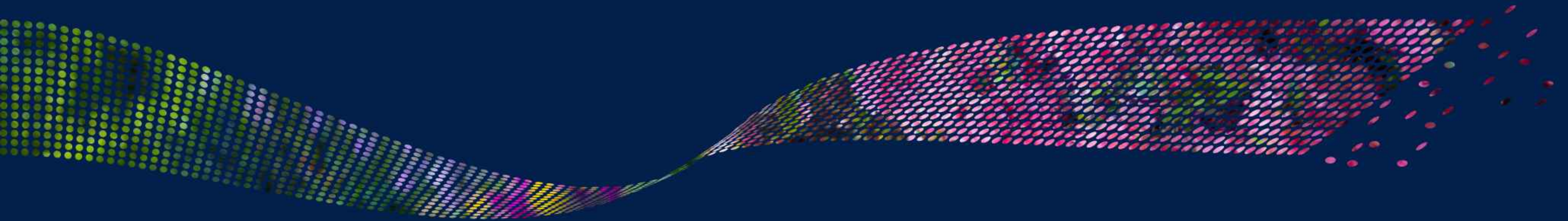


Branding





COME
HOME
TO STAR
STUDED
COURTYARDS





Speed Infra Developers LLP,
GMR Business Park, 4th Floor,
GMR Aero Towers 2,
Near Rajiv Gandhi International Airport,
Shamshabad, Telangana - 500 108.



TS RERA NO: P02400005412

