SHIVAM

ASTERA

WHERE
YOUR LIGHT
SHINES
BRIGHTEST

SHIVAM ASTERA

Of ancient Greek origin, the word Astera is used to connote 'like a star' or the Aster flower. It is derived from Asterius, the name of the Universal Mother or chief deity in Greek mythology.

This residential tower embodying transcendental qualities is yet another glittering star in Shivam's prestigious galaxy of projects.



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Artist impressions

A HOME AMONGST THE STARS, RIGHT HERE ON EARTH

Shivam Astera is a hidden oasis of other-worldly luxury, sheltered from the maddening traffic of inner-city life. It's where you'll find your abode of peace, warmth and happiness, under the heavens, in the light of the stars.



BELOW THE HEAVENS, AMIDST YOUR DREAMS

Make your home under the stars
a special place of opulent pleasure.

Located off EM Bypass, near all the everyday necessities of life—hospitals, hotels, schools, shopping centres and much more—it could not have been better situated for you to optimise both luxury and convenience.


CALCUTTA INTERNATIONAL SCHOOL
FORTIS
PC CHANDRA
SANJHA CHULHA
SCIENCE CITY CROSSING
RUBY MORE
EM BYPASS
SCIENCE CITY
LANDMARK HOTEL
VIP BAZAR
TAGORE PARK
PARK CIRCUS CONNECTOR
MIRANIA LAKE
CESC
CHOWBAGA ROAD
SHIVAM AQUILA
SHIVAM ASTERA
mani Residency
BALLYGUNGE PHARI
SHIVAM CONSTRUCTIONS
COMMERCIAL
HOSPITAL
RECREATIONAL
SCHOOL
N
NOT TO SCALE

SKY HIGH LIVING
FOR THE STARRY-EYED
G+12 ⋆ 3 BHK

At Shivam Astera we pay particular attention to creating quality lifestyles in our overall endeavour to deliver superior living. Every facet of the architecture, amenities and systems planned for this residence is one notch above what everybody else has. Because we only deliver the best!



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*PROPOSED LAYOUT

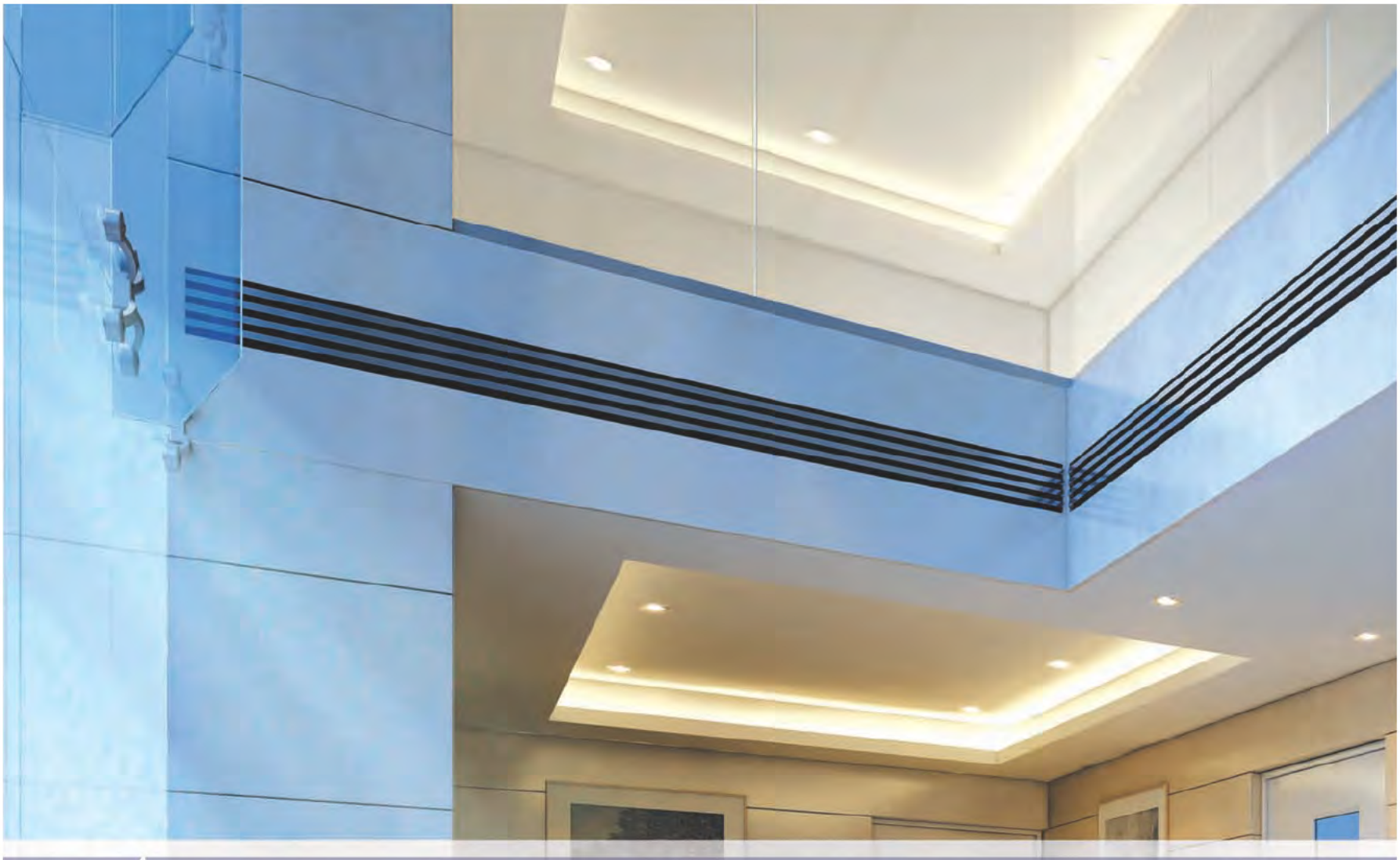


- Exclusive double height entrance lobby with visitors' waiting area
- Community hall
- Air-conditioned gymnasium
- Indoor games room
- 2 automatic high speed glass passenger lifts
- Kids zone/Party zone on rooftop
- 24x7 CCTV surveillance
- Servants' dormitories
- Ion filtration plant
- Door phone/EPABX in each apartment
- 24x7 water and electricity supply
- Firefighting system
- Standby diesel generator
- Open landscaped areas
- 2 apartments per floor (1634–1665 sq ft approx)



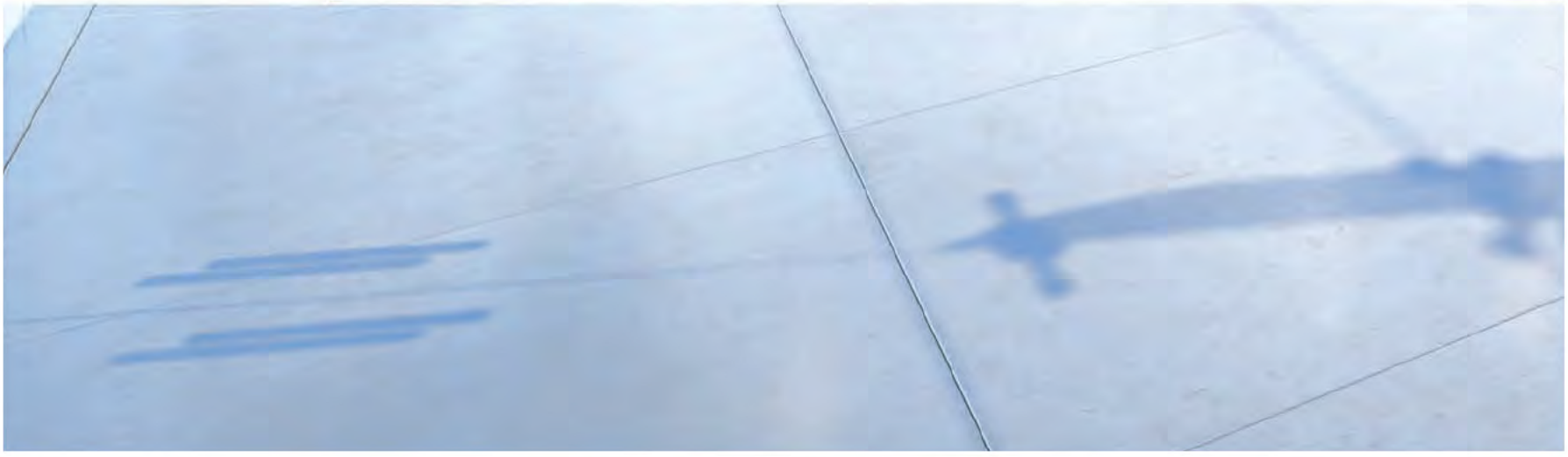






A PERFECT CONSTELLATION OF QUALITY

In conjunction with sprawling club facilities on the second floor and rooftop, the features of Shivam Astera are designed to enhance lifestyles both holistically and particularly. Just like each star lights the night sky with its own charisma, every amenity and feature at Shivam Astera shines with a quality of its own.





DOORS

- Rooms fitted with 35 mm thick flush teak doors finished on both sides *(except for kitchens and toilets)*
- Shutters hung from brass barrel bolts
- Night latches and magic eyes for entrance doors
- Mortise locks and doorstoppers on bedroom and kitchen doors
- Bathroom latches on toilet doors

WINDOWS

- Feature a standard section of anodised/powder coated aluminium or UPVC casements with clear glass inserts and matching fittings

FLOORS

- Imported marble in living and dining areas
- Bedrooms finished in quality Indian marble
- Anti-skid ceramic tiles in bathrooms
- Kitchens finished with quality vitrified tiles
- Staircases, including landings and corridors, finished in polished Indian marble
- Lift lobbies feature quality Indian marble with matching skirtings
- Other common areas floored with screed concrete

WALLS

- External walls completed in cement and sand plaster with cement paint and/or textured finish and glazing as per architectural scheme
- Internal walls finished in cement and sand plaster with neat POP punning
- Kitchens feature ceramic tiles up to 2 ft in height above the kitchen counter
- Bathrooms completed with designer ceramic tiles up to door height



SANITARYWARE

- White porcelain sanitaryware of Parryware/Hindware or of similar brands

CP FITTINGS

- Concealed piping system for hot and cold water lines
- Geysers in all bathrooms
- Glass shower partitions in master bathrooms
- Sleek Jaquar fittings or of a similar brand
- Matching glass mirrors, shelves, soap trays and towel rails

ELECTRICAL WIRING & FITTINGS

- Totally concealed wiring for all rooms
- Air conditioning plug points in all bedrooms and living rooms
- Light and plug points in dining/drawing and bedrooms as per architectural scheme
- Video door phones at the main entrance doors
- Telephone points in living rooms and all bedrooms
- Generator power during power failures for lighting and domestic purposes to the extent of 1 watt/sq ft of built up area of each unit
- **Security systems** CCTV monitoring for all common areas. All flats equipped with burglar/security alarm systems with switches installed near the entrance doors in the living/dining rooms
- Geyser points in all toilets and kitchens
- All bedrooms fitted with ceiling fans
- Compatible wiring that can be hooked up to a cable television network with a connection thereof in living rooms and all bedrooms









KITCHEN

- ★ Granite top cooking platforms with one stainless steel sink and draining board in each flat
- ★ Kitchens to be equipped with water filters
- ★ Dual source of water supply

WATERPROOFING

- ★ Waterproofing of bathrooms, planter boxes and terrace floors

DRIVEWAY

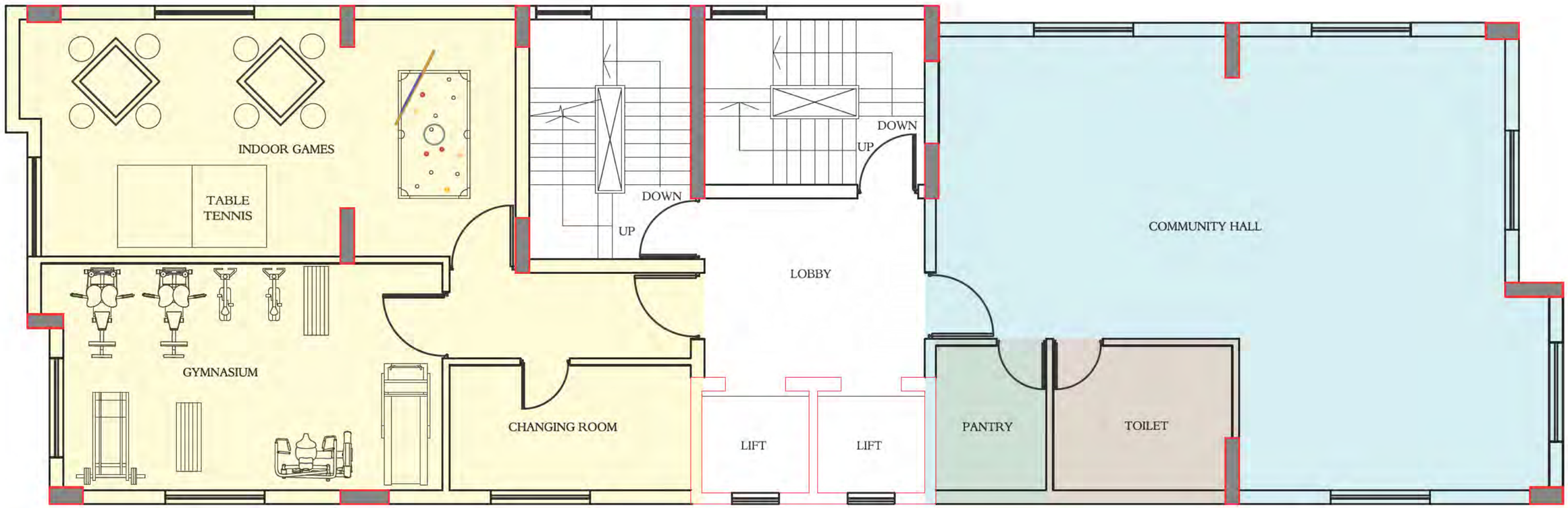
- ★ Reinforced concrete slabs with hardener for car park/driveway

FIRE SUPPRESSION & DETECTION

- ★ Provision for an adequate fire-fighting system with wet risers connected to the fire reservoir

TIMELESS DESIGN
ETCHED IN STONE

CLUB FLOOR PLAN



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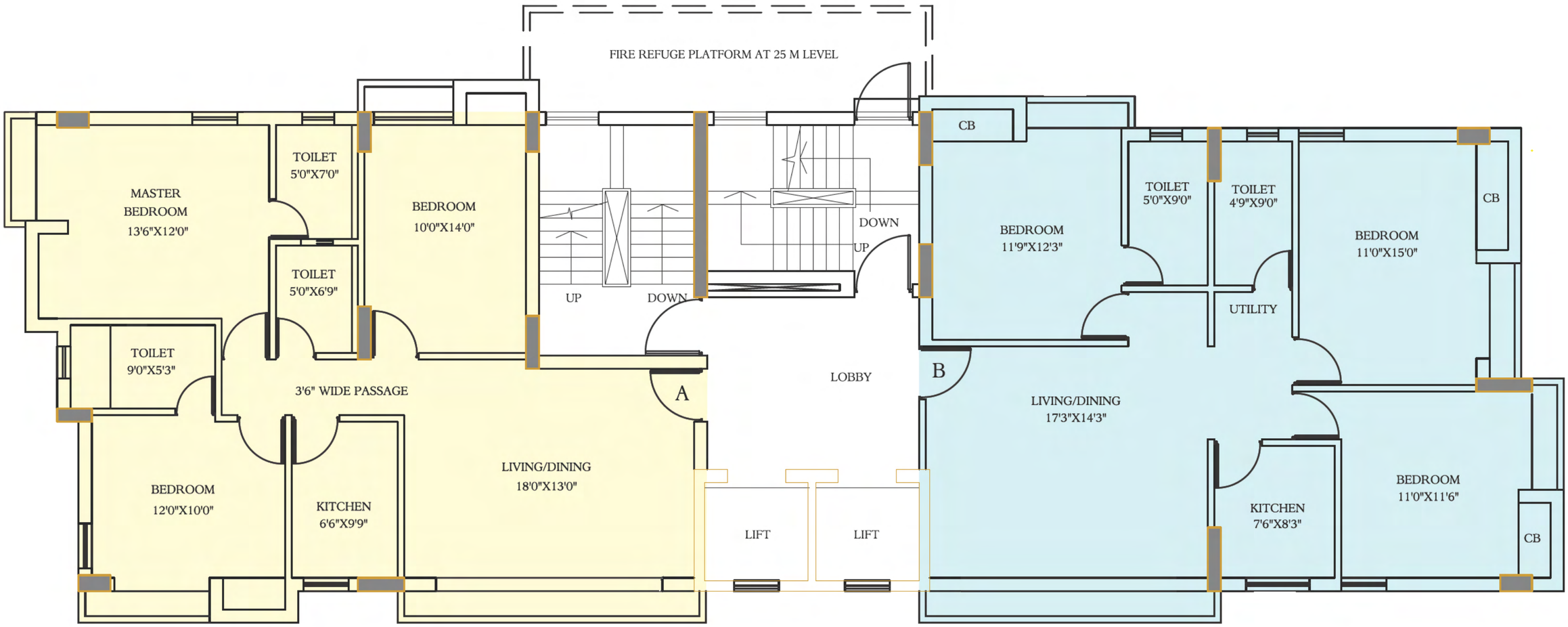
FLAT TYPES A & B
TYPICAL FLOOR PLAN

FLAT A



FLAT B





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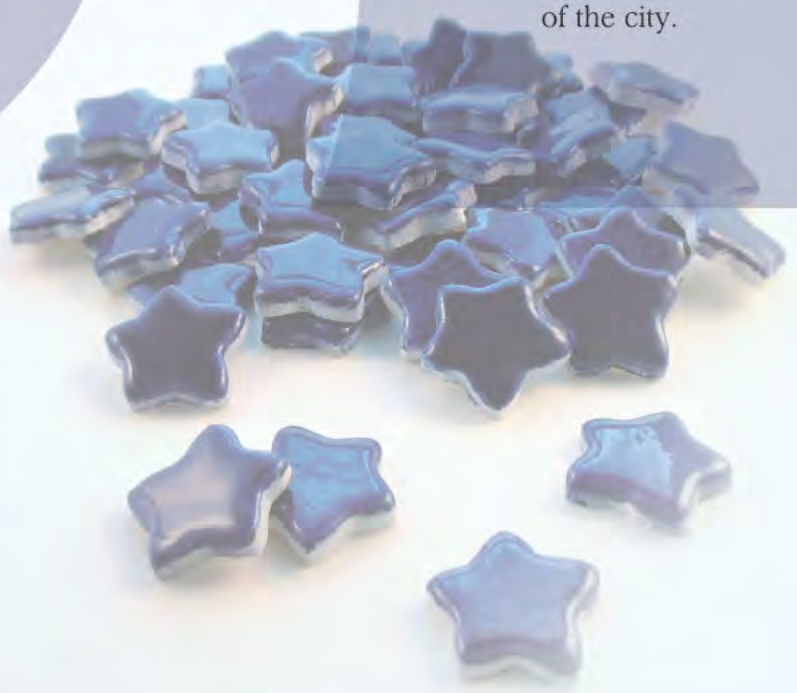

OTHER WORLDLY
LUXURY, STREAMLINED
SPACES. AN ABODE
OF COSMIC HARMONY



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MAKERS OF PARADISE

Other glittering stars from Shivam Realty include residential-cum-commercial projects. Best business practices, effective supply chain management and a committed quality monitoring process have all coalesced to create top-notch landmarks that have endured in the memory and affection of the city.





SHIVAM AQUILA

- *Modern abodes off the EM Bypass*
- *G+12 storeyed residential building*



TIRU SHIVAM

- *Modern homes in the heart of Kolkata*
- *G+12 storeyed residential/commercial building*
- *33 elegantly designed apartments*



MANI RESIDENCY

- *A modern, urban tower*
- *Located off EM Bypass*



MANIAM

- *Right in the heart of the city on Garcha Road*
- *4 storeyed apartment block*



SHIVAM

- *Situated at Baishnabghata in serene surroundings*
- *Perfect location, excellent construction, good value for money*



PUSHKAR

- *Located in New Ballygunge*
- *Two blocks of 17 exclusively designed homes*
- *Excellent location, pricing and facilities*

IT'S A LIFE REMOVED FROM
THE ORDINARY, GLITTERING
LIKE A SHINING JEWEL,
CAUGHT IN THE STARLIGHT
OF THE NIGHT!



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A SHIVAM REALTY PROJECT
forseeing tomorrow

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