



Quintessential
Boutique Villa



STELLA VILLA
— a blissful Living —

STELLA VILLA

INHERITS THE CAPABILITY
TO SWITCH PATHS.

By implementing the same ideology, We at Stella Villa are keen on redefining built up real estate with our modern minimalist design approach. An endeavour to not only create magnificent, contemporary villas in Zirakpur, but more importantly, to provide calm retreats by bringing our designing expertise to the construction industry. We believe in minimal inventory with maximum focus on quality.

These villas have been purposefully designed for people seeking serenity & cohesiveness in and around their living space. They have been strategically located in a secured gated community with near vicinity to the airport.



GROUND FLOOR LAYOUT

DUPLEX VILLA : DIMENSIONS : 23'6" X 47'8" FT.



FIRST FLOOR LAYOUT



ROOFTOP LAYOUT



TECHNICAL SPECIFICATION



LIVING, DINING, FORYER , FAMILY LOUNGE

Door	Laminated Flush Doors
Flooring	Vitrified Tiles
Walls	Pleasing shades of OBD on walls
Ceiling	POP down ceiling
External Windows	Wood Styles



MASTER BEDROOM/ DRESS ROOM

Door	Laminated Flush Doors
Flooring	Wooden Flooring
Walls	Pleasing shades of OBD on walls
Ceiling	POP down ceiling
Wardrobes	Modular Wardrobes of Standard Make in all the bedrooms



WASHROOM

Door	Laminated Flush Doors
Flooring	Anti Skid Tiles of Premium Quality
Walls	Glazed Tiles & Acrylic Emulsion
Fitting	Jaguar or equivalent make Chinaware & CP fittings



MODULAR KITCHEN

Flooring	Premium Quality Tiles
Walls	Premium Quality Tiles 2ft. above counters & Pleasing shades of OBD on walls
Ceiling	POP down ceiling
Fixtures	Premium Quality CP Fittings, Double Bowl Sink



ELECTRICAL WORKS

Provision for Split Acs
 Concealed Electrical Wiring with Fire Resistant Wires
 Adequate Plug Points



BALCONIES/ TERRACE

Flooring	Anti Skid
Others	MS Railing

STRUCTURE

Earthquake Resistant RCC Beam Colomn & 9inch Brick Structure



SITE PLAN



WORLD CLASS AMENITIES

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GATED & WALLED COMMUNITY



COMMERCIAL COMPLEX WITHIN VICINITY



VASTU FRIENDLY PLAN



MODERN STREET LIGHT



LUSH GREEN PARK



UNDER GROUND WIRING



KIDS PLAY AREA



AMPLE CAR PARKING



30 FT WIDE INTERNAL ROADS



ADEQUATE WATER SUPPLY



CLUB HOUSE

Many More..

LOCATION MAP

The location is one of the most important & desirable thing in buying your dream home



AN ADDRESS OF DISTINCTION

- | | | | | |
|--|---|--|---|---|
| 
INTERNATIONAL AIRPORT
5 MIN | 
BUS STAND
3 MIN | 
AEROCITY
1 MIN | 
CHITKARA UNIVERSITY
10 MIN | 
SCHOOLS
3 MIN |
| 
HOSPITALS
5 MIN | 
MCDONALD/ KFC
05 MIN | 
MULTIPLEX
3 MIN | 
MOHALI IT PARK
5 MIN | 
ELANTE MALL
15 MIN |



STELLA VILLA: Dayalpura Road, Adj. I Block Aerocity, Zirakpur
 Dist. SAS Nagar Mohali, (Pb.) India

Disclaimer: The Brochure is purely conceptual and not a legal offering. Further the promoters reserve the right to add/ delete the details/ features/ specifications/ elevation mentioned here as per the circumstances. Map is not to scale. Images are used for illustration purpose only