

★★★★★
ESTRELLA
45
★★★★★

A wide-angle, high-angle photograph of a city at night, likely San Francisco. The foreground is filled with a dense residential area, with many windows glowing with warm yellow light. In the mid-ground and background, several tall skyscrapers are visible, their lights reflecting against the dark sky. The overall atmosphere is one of a vibrant, bustling urban environment.

THE ENCHANTING CITY LIFE

For those who seek the charm of city and chase the fast paced lifestyle, here's an abode set amidst it all, the rush, the dazzle & gleaming city light!

★★★★★

★★★★★
ESTRELLA
45
★★★★★

2 & 3 BHK
INDULGENT APARTMENTS
BANER





VIBRANT CENTER OF BUSTLING ENERGY

Estrella 45 brings radiant homes at the conflux of rising energies, high-end lifestyle and modern living. It is a vibe that is elevating & enriching.





- 01 ENTRANCE LOBBY
- 02 MULTIPURPOSE COURT
- 03 YOGA DECK
- 04 OUTDOOR GYM
- 05 JOGGING TRACK
- 06 PLAZA
- 07 CHILDREN'S PLAY AREA
- 08 SENIOR CITIZEN AREA
- 09 SERVING COUNTER
- 10 PARTY DECK
- 11 PARTY LAWN
- 12 STAGE



LUXURY DEFINED BY INDULGENCE

Set in the lively centre of Baner, Estrella 45 adds an upscale and indulgent dimension to the lifestyle of this locality. Meticulously crafted 2 & 3 BHK apartments complemented by an array of premium riveting amenities, Estrella 45 is where you will never have a dull moment.

★★★★★



BANER

THE POPULAR CENTRE OF PUNE

2 mins from upcoming
Metro Station



High Appreciation Zone



Close proximity to Employment &
Entertainment Hubs, Healthcare &
Educational Institutes



Proximity to the popular nightlife
of Balewadi High Street,
Restaurants & Pubs



Seamless connectivity to
Highway and other parts of Pune



KEY DISTANCES

HOSPITALS

Jupiter Hospital	0.7 KM
Manipal Hospital	1.0 KM
Aditya Birla Memorial Hospital Clinic, Baner	1.1 KM

ENTERTAINMENT & SHOPPING

Balewadi High Street	0.3 KM
Unicorn Store (Apple Store)	0.3 KM
Croma	0.8 KM
D Mart	0.9 KM
Westside	1.0 KM

RESTAURANT & CAFES

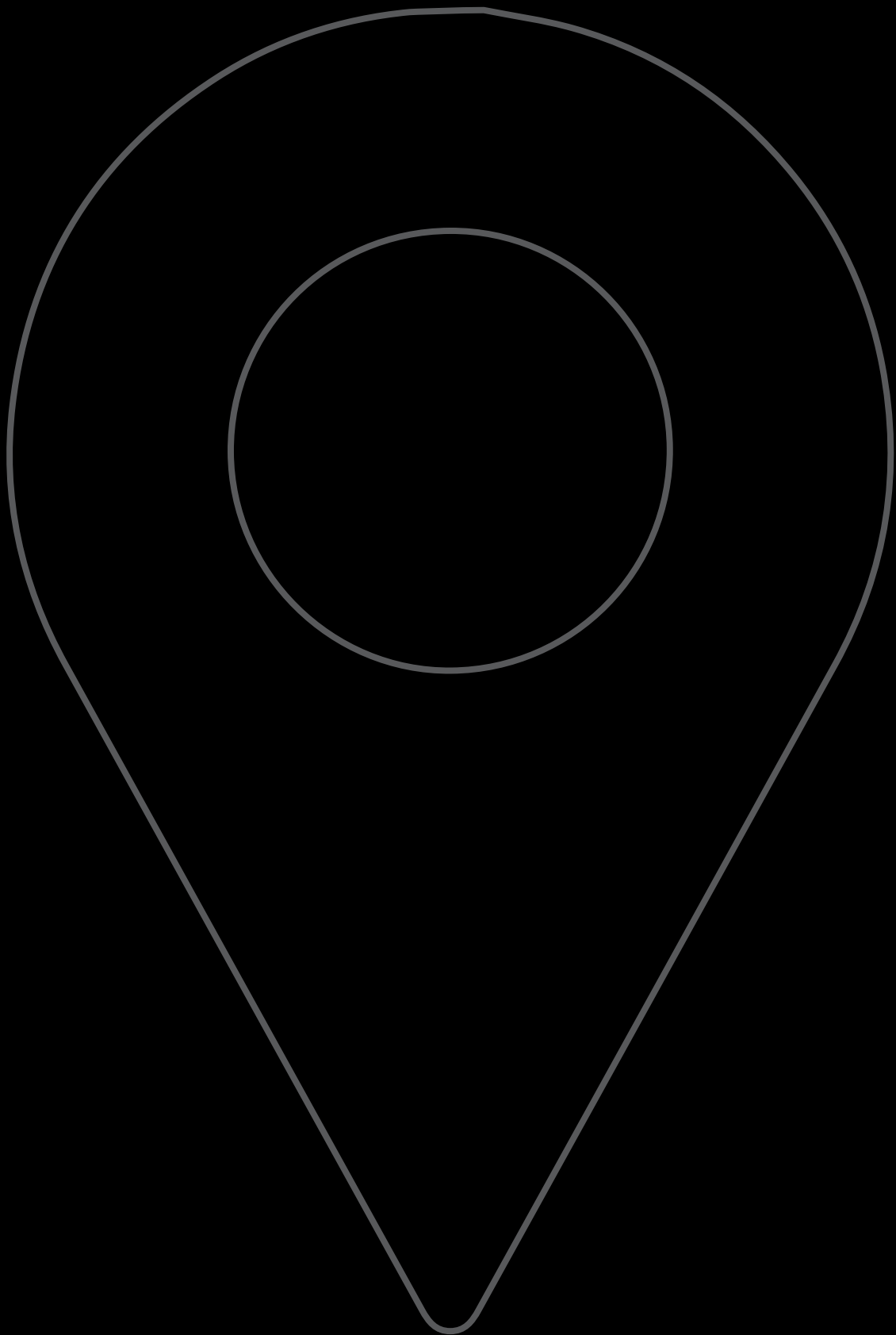
Irani Café	0.6 KM
McDonald's & Starbucks	1.0 KM
Spice Court Restaurant & Bar	2.1 KM
Ice and Fire Lounge	2.3 KM

SCHOOL

The Orchid School	0.2 KM
Daffodil International School	1.0 KM
D.A.V. Public School	3.2 KM

METRO STATION

Balewadi Metro Station	0.3 KM
------------------------	--------





AMIDST THE ABSOLUTE RETAIL DESTINATIONS

Fashion, Automobile, Electronics, Lifestyle and
Entertainment, Estrella 45 is surrounded by all the
hottest destinations of Pune.







IMAGES FOR REPRESENTATION PURPOSE

YOGA DECK ON THE TOP TERRACE

AMENITIES

- Children's Play Area
- Outdoor Gym
- Party Lawn
- Serving Counter
- Senior Citizen Area
- Yoga Deck
- Multipurpose Court
- Party Deck
- Jogging Track
- Plaza



OUTDOOR GYM



SENIOR CITIZEN AREA



CHILDREN'S PLAY AREA



MULTIPURPOSE COURT



PARTY LAWN & PARTY DECK

2 BHK



- | | | | |
|-------------|----------------|------------------------|---------------------|
| 1. Entrance | 4. Dining | 7. Children's Bedroom | 9. Master Bedroom |
| 2. Living | 5. Kitchen | 8. Children's Washroom | 10. Master Washroom |
| 3. Balcony | 6. Dry Balcony | | |

3 BHK



- | | | | |
|-------------|-------------------|-------------------------|---------------------|
| 1. Entrance | 5. Kitchen | 9. Children's Bedroom | 12. Master Washroom |
| 2. Living | 6. Dry Balcony | 10. Children's Washroom | 13. Master Balcony |
| 3. Balcony | 7. Guest Bedroom | 11. Master Bedroom | |
| 4. Dining | 8. Guest Washroom | | |

UNIT PLAN
2 BHK



AREA STATEMENT

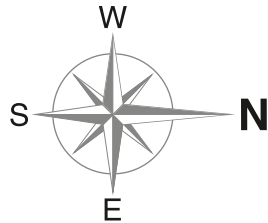
FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET
101 TO 701 104 TO 704	2 BHK	679.53 SQ. FT. 63.13 SQ. MTR.	84.71 SQ. FT. 7.87 SQ. MTR.	764.24 SQ. FT. 71.00 SQ. MTR.

UNIT PLAN
3 BHK



AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET
102 TO 702 103 TO 703	3 BHK	997.60 SQ. FT. 92.68 SQ. MTR.	152.74 SQ. FT. 14.19 SQ. MTR.	1150.34 SQ. FT. 106.87 SQ. MTR.



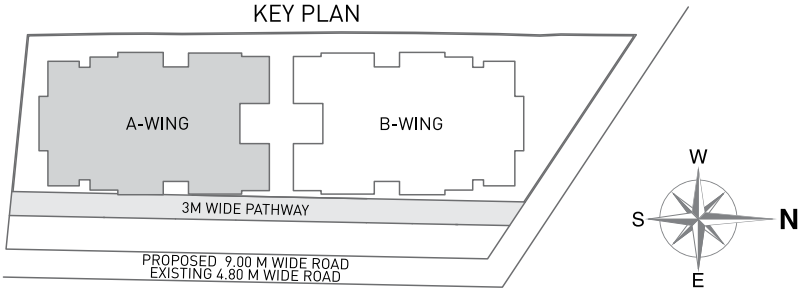
TYPICAL FLOOR PLAN

WING-A



AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET
101 TO 701 104 TO 704	2 BHK	679.53 SQ. FT. 63.13 SQ. MTR.	84.71 SQ. FT. 7.87 SQ. MTR.	764.24 SQ. FT. 71.00 SQ. MTR.
102 TO 702 103 TO 703	3 BHK	997.60 SQ. FT. 92.68 SQ. MTR.	152.74 SQ. FT. 14.19 SQ. MTR.	1150.34 SQ. FT. 106.87 SQ. MTR.



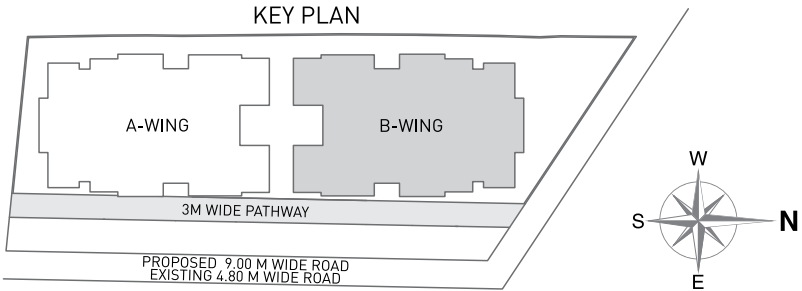
TYPICAL FLOOR PLAN

WING-B



AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL CARPET
102 TO 702	2 BHK	679.53 SQ. FT.	84.71 SQ. FT.	764.24 SQ. FT.
103 TO 703		63.13 SQ. MTR.	7.87 SQ. MTR.	71.00 SQ. MTR.
101 TO 701	3 BHK	997.60 SQ. FT.	152.74 SQ. FT.	1150.34 SQ. FT.
104 TO 704		92.68 SQ. MTR.	14.19 SQ. MTR.	106.87 SQ. MTR.



SPECIFICATIONS



Image for representation purpose

DRY BALCONY

- Water supply and drainage provision for washing machine and dish washer
- Electrical points for washing machine and dish washer

PAINT

- Superior quality paints for interior walls
- Elegant textured paint for exterior walls

FABRICATION

- SS Railing with toughened glass to all balconies
- MS Grill to all windows
- Three track sliding doors for master bedroom balconies

DOORS AND WINDOWS

- Main Door – 32mm thick solid core flush door shutter with polished veneer and as wooden/plywood door frame with SS fixtures.
- Bedroom Door – 32mm thick solid core flush door shutter with both side Laminated flush door and SS/ brass fixtures
- Toilet Doors – waterproof ply door shutter with laminates
- Digital lock on main doors
- Powder Coated foldable french door to all balconies

ELECTRICAL

- Concealed fire-retardant low smoke copper wires of standard make
- TV and Telephone points in living and one-bedroom
- Modular switches of Legrand or equivalent make
- Fridge/Oven and food processor points in the kitchen
- Provision for exhaust fan in kitchen and toilets
- Electrical points in balconies
- Provision for separate electrical vehicle charging point in each parking
- DG Back-up for common area lighting and utilities

KITCHEN

- Granite kitchen countertop for a more elegant look with SS sink
- Separate electrical points for kitchen gadgets
- Provision for water purifier
- Provision for exhaust fan with electric point
- Elegant tile dado up to lintel height above kitchen platform

FLOORING

- 800mm x 800mm double charged vitrified tiles for flooring with 75mm high skirting
- Wood finish ceramic tiles in balcony
- 600mm x 600mm anti-skid vitrified tiles in dry balcony and toilets
- 1200 x 600mm dado tiles in toilets

COMMON AREA

- Elegantly designed main lobby and lounge
- CCTV in lobbies, driveways, and parking
- Automatic lifts with CP finished cabins of a standard brand (Stretchers lift)
- Concrete driveways
- Elegant gate with security cabin
- Elegant signage, name plates, and letterboxes

PLUMBING

- Concealed Plumbing
- Jaquar/Grohe make CP fittings
- Jaquar/Hindware make sanitary fittings
- Provision for Geyser
- Solar hot water supply in one bathroom

STRUCTURE

- Earthquake resistance, RCC framed structure

Estrella 45

A place where creativity and spontaneity are celebrated, and
where people express themselves and have fun.





Osian Diya Developers LLP

Site Address: S. No., 131 P, Opp. to The Orchid School, Baner, Pune, Maharashtra 411045

Corporate Address: Unit No. 2, Parmar Classic, Synagogue Street, Camp, Pune - 411001

Contact No.: +91 7770011495 | +91 20 26056677

Website: www.osianrealty.com | www.diyarealty.in | **Email:** info@osianrealty.com

MAHARERA: P52100048909



The contents including designs, layouts, amenities, facilities, images displayed/provided, are solely for information purposes and are not intended to constitute a solicitation. It is an artistic impression/schematic representation of the project shown and is indicative of the project that can be built. This material does not constitute a contract of any type between the developer/promoter/owner and the recipient. Nothing should be construed to be final. Since the project is under evolution, there is a possibility that there may be certain changes in the project as represented in promotional material. Every interested buyer is required to verify all the details independently prior to concluding any decision of buying any unit. The developers are not responsible for the consequences of any action taken by the viewer relying on such information/material. Terms and conditions apply.