



SAI AARNAV
REALTY

1st Floor, Sai Point House, Near Minal Apartment,
Ganeshwadi, Thane, Maharashtra, India, 400601

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RESIDENCES



SAI AARNAV
REALTY

A NEW CONSTELLATION OF THE
BRIGHTEST STARS IS NOW TAKING SHAPE



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Back

SPINE

Cover

DESIGN ARCHITECT



Talati & Partners (T&P) is one of India's most prestigious architectural and interior design firms, known for its unparalleled expertise in delivering world-class luxury projects. Founded in 1964, T&P has crafted landmark residential, commercial, and hospitality spaces that stand as symbols of architectural brilliance. Their approach blends innovation, aesthetic elegance, and functionality, resulting in spaces that define opulence and sophistication. Their projects are marked by meticulous attention to detail, integrating global standards with a deep understanding of local sensibilities. Their portfolio embodies an exquisite fusion of modernity and tradition, establishing them as leaders in the architectural world.



Noshir Talati
Chairman Founder



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Sai Aarnav Realities, a dynamic new initiative from the renowned Sai Point Group, marks a significant foray into the real estate sector. Building on their impressive expertise in the automotive, finance, and insurance domains, the group now expands its portfolio with the prestigious Asteria Residences in Civil Lines, Nagpur's most elegant & upscale residential area.

Asteria Residences represents a milestone entry for Sai Aarnav Realities, poised to transform the city's landscape. This ambitious project showcases the group's commitment to excellence, innovation, and customer satisfaction, cementing their position as a trailblazer in the real estate industry.

SHINE LIKE NO OTHER

The name Asteria conjures an image of brilliance, a celestial glow that transcends the ordinary. A symbol of elevated living, it embodies grandeur, ambition, and a sense of the extraordinary. As one of the most luminous stars, Asteria represents a pinnacle of luxury and distinction.

LIFE'S LUXURIOUS BRILLIANCE

Asteria embodies radiance, an elegance that redefines luxury living. It's the pinnacle of refined living, where every residence is a masterpiece of understated grandeur.

Crafted for the most discerning, Asteria's bespoke homes offer panoramic views, sophisticated designs, and world-class amenities. The most luminous jewel on the city's skyline, Asteria is where opulence meets perfection.




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UNRIVALLED ELEGANCE, ELEVATED

Rising majestically amidst the lush expanses of the single-most prime of locations Hennessy Road, Civil Lines, Asteria's 18-storeys architectural marvel seamlessly blends its regal silhouette with verdant greens. Every inch of Asteria reflects an artistry of space and luxury, harmonizing function with beauty. Here, poetry takes form, creating an unparalleled living experience designed for the connoisseur.

MODERN MONARCHS DON'T SHARE THEIR KINGDOMS

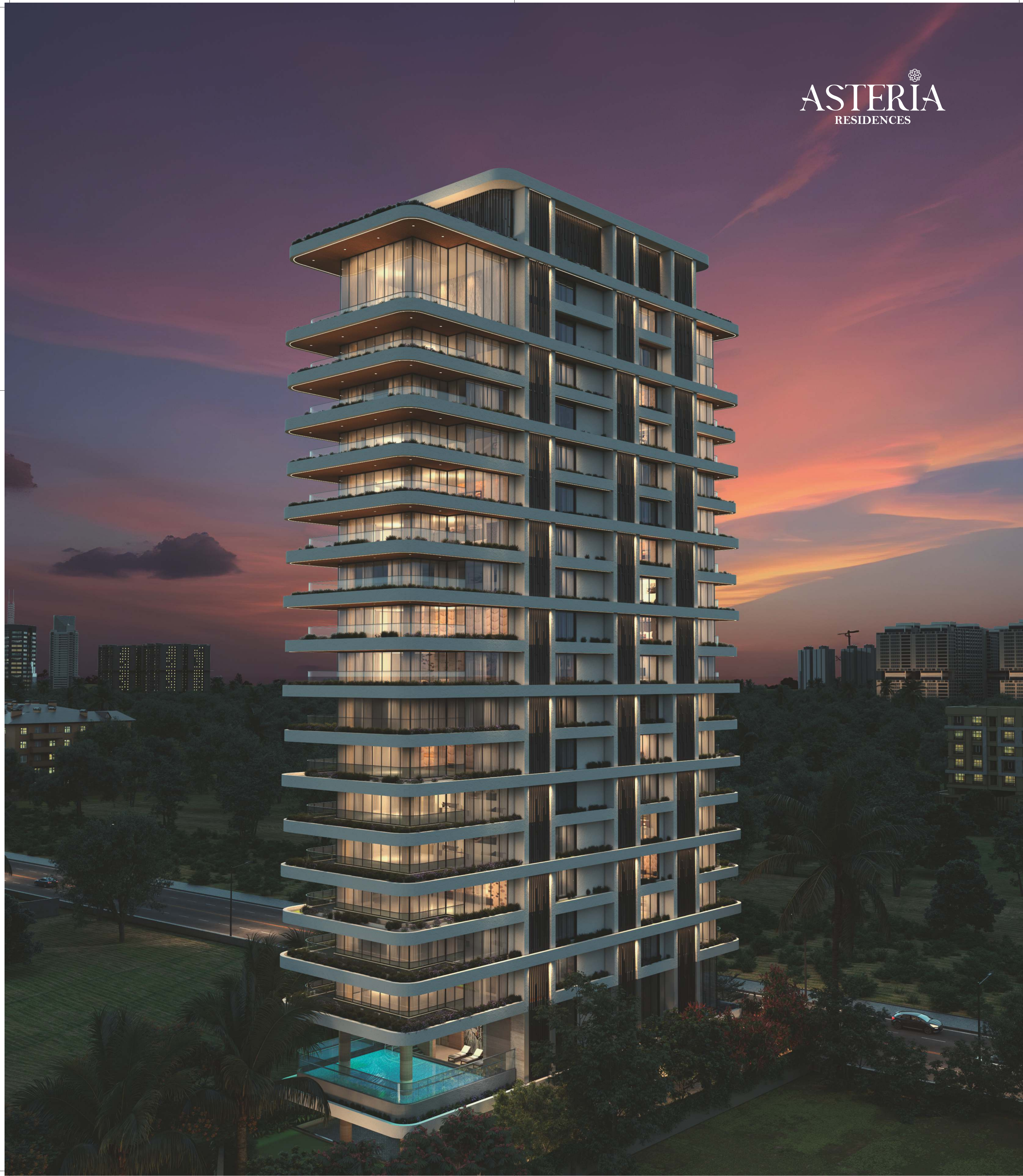
At Asteria, we've ensured your entire floor belongs only to you. Each lavishly appointed residence is spread over one full floor, tailored to indulge your senses and reflect your identity.

With uninterrupted views, no detail has been spared to elevate your life to the highest echelons of luxury, and total privacy, right in the heart of the city.





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DETAILS OF DISTINCTION

- * 18 floors of pure luxury
- * Grand ultra-high lobby
- * 4 BHK premium residences, only one per floor
- * Amenities floor with modern gym, swimming pool, games area and yoga room
- * Garden on the ground floor with children's play area
- * Panoramic views from every room
- * 2 Basement ample parking



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OPULENCE
ANTICIPATES YOUR
GRAND ENTRANCE

The imposing, soaring entrance lobby exudes magnificence,
leaving an indelible impression on all those who enter its portals.



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THE SKY-HIGH OASIS OF
SERENITY AND SPLENDOUR

CELESTIAL VISTAS
THAT STRETCH
UP-TO THE
HORIZONS AFAR

N
O
PAIN
N
O
GAIN

SCULPTING THE ROYAL BODIES
IN THE CUTTING EDGE GYM




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LET'S SHAKE HANDS WITH
THE SKIES ABOVE

LET'S GET
THE SUN IN
FOR A BRIGHTER LIFE

GRANDEUR AT EVERY STEP





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WHAT'S COOKING
IN THE DESIGNER
KITCHEN?



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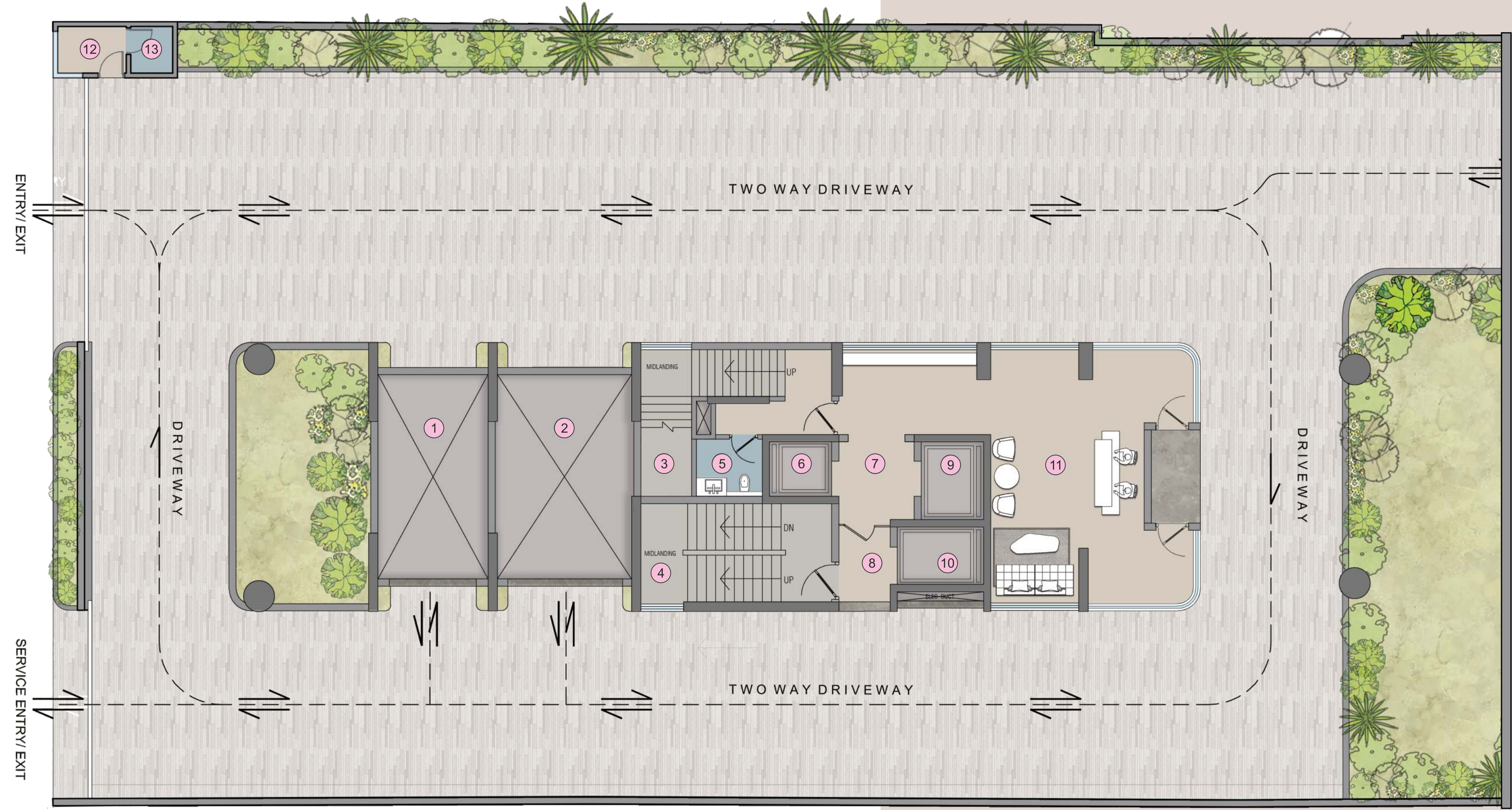
AN OASIS OF CALM
AND SOLITUDE



FLOOR PLANS

Ground Floor Plan

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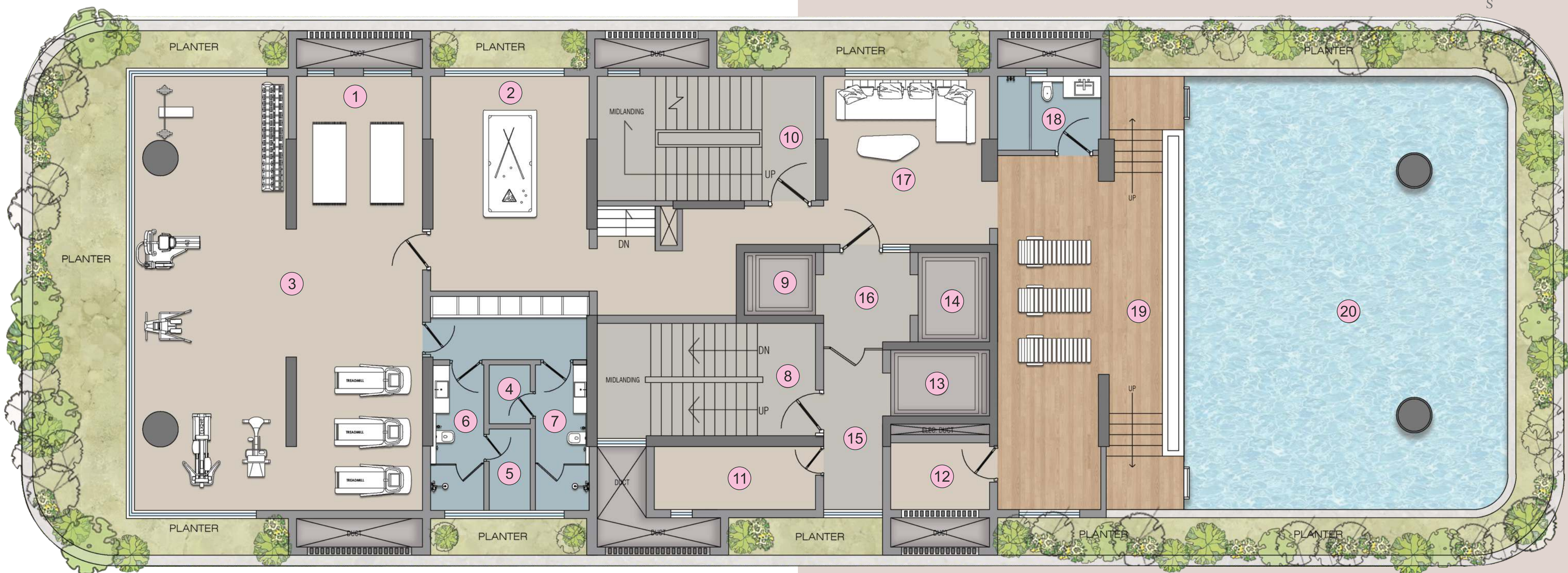


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|--|--|
| ① CAR LIFT (3.55 X 6.60) | ⑧ SERV. LOBBY (1.65 X 2.40) (5'-6" X 8'-0") |
| ② CAR LIFT (4.45 X 6.60) | ⑨ LIFT (2.00 X 2.50) (6'-6" X 8'-3") |
| ③ STAIRCASE | ⑩ SERVICE LIFT (FIRE LIFT) (2.77 X 1.85) (9'-0" X 6'-0") |
| ④ STAIRCASE | ⑪ ENTRANCE LOBBY (6.50 X 8.15) (21'-3" X 26'-9") |
| ⑤ TOILET (1.87 X 1.84) (6'-3" X 6'-0") | ⑫ SECURITY CABIN (2.20 X 1.50) (7'-3" X 5'-0") |
| ⑥ LIFT (2.00 X 1.77) (6'-6" X 5'-9") | ⑬ TOILET (1.35 X 1.50) (4'-6" X 5'-0") |
| ⑦ LIFT LOBBY (2.40 X 2.50) (8'-0" X 8'-3") | |

FLOOR PLANS

Amenity Floor Plan

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|-------------------------|---|---|
| ① YOGA AREA | ⑧ STAIRCASE | ⑮ SERVICE LOBBY (1.66 X 2.40) (5'-6" X 8'-0") |
| ② GAMES AREA | ⑨ LIFT (2.00 X 1.77) (6'-6" X 5'-5") | ⑯ LIFT LOBBY (2.40 X 2.50) (8'-0" X 8'-3") |
| ③ GYMNASIUM | ⑩ STAIRCASE | ⑰ FOYER |
| ④ WOMEN'S CHANGING ROOM | ⑪ SERVICE ROOM (2.77 X 1.77) (9'-00" X 5'-10") | ⑱ BATHROOM |
| ⑤ MEN'S CHANGING ROOM | ⑫ CHANGING ROOM (2.77 X 1.75) (9'-0" X 5'-9") | ⑲ DECK |
| ⑥ WOMEN'S WASHROOM | ⑬ SERVICE LIFT (FIRE LIFT) (2.77 X 1.85) (9'-0" X 6'-0") | ⑳ SWIMMING POOL |
| ⑦ MEN'S WASHROOM | ⑭ LIFT (2.00 X 2.50) (6'-6" X 8'-3") | |

FLOOR PLANS

Typical Floor Plan (Odd Floors - Level 1 to 15)

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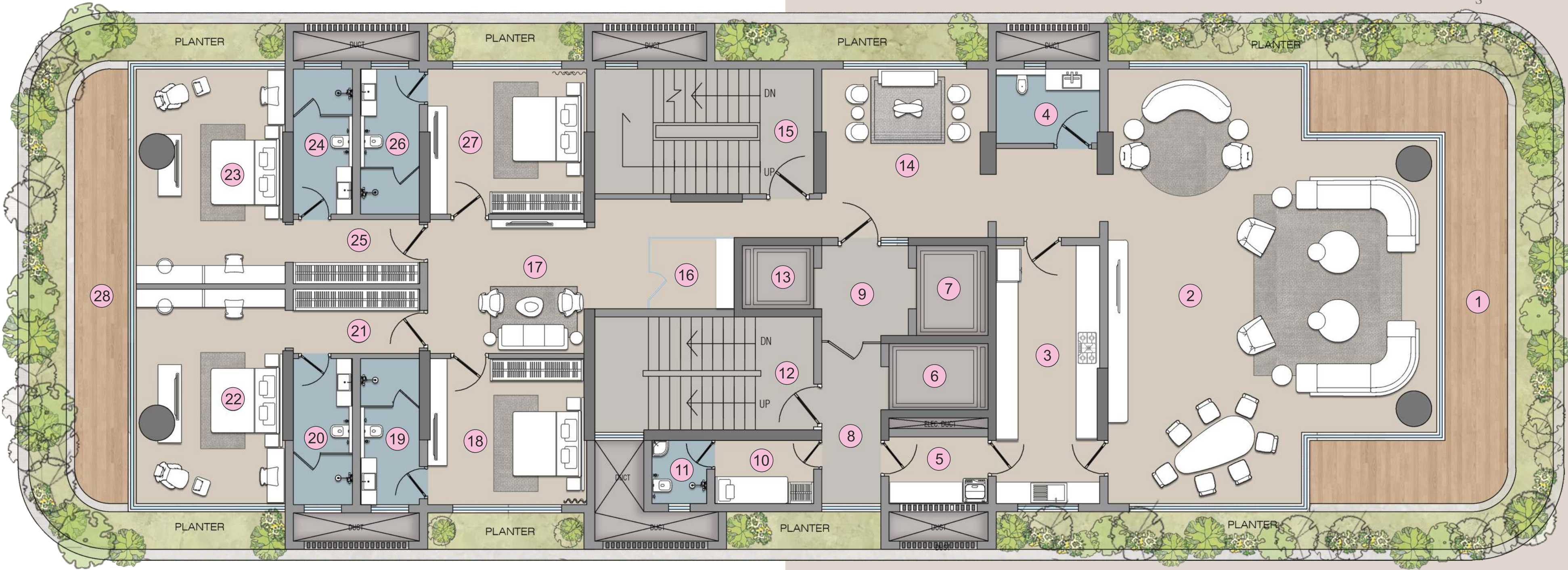


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|---|---|---|--|
| ① 1.75 M WIDE DECK 5'9" WIDE DECK | ⑧ DRESSER (3.50 X 1.80) (11'6" X 6'-0") | ⑮ STAIRCASE | ⑳ SERV. LOBBY (1.65 X 2.40) (5'6" X 8'-0") |
| ② BEDROOM 4 (4.15 X 6.00) (13'-9" X 19'-9") | ⑨ BATHROOM 3 (1.65 X 4.05) (5'-6" X 13'-3") | ⑯ TOILET (1.55 X 1.75) (5'-0" X 5'-9") | ㉑ SERVICE LIFT (FIRE LIFT) (2.77 X 1.85) (9'-0" X 6'-0") |
| ③ DRESSER (3.50 X 1.80) (11'-6" X 6'-0") | ⑩ BATHROOM 1 (1.65 X 4.05) (5'-6" X 13'-3") | ⑰ MAID'S ROOM (2.70 X 1.75) (9'-0" X 5'-9") | ㉒ UTILITY AREA (2.70 X 1.75) (9'-0" X 5'-9") |
| ④ BATHROOM 4 (1.65 X 4.05) (5'-6" X 13'-3") | ⑪ BEDROOM 2 (4.45 X 4.05) (14'-6" X 13'-3") | ⑱ LIFT (2.00 X 1.77) (6'-6" X 5'-9") | ㉓ POWDER ROOM (2.90 X 2.05) (9'-6" X 6'-9") |
| ⑤ BATHROOM 1 (1.65 X 4.05) (5'-6" X 13'-3") | ⑫ FAMILY ROOM (4.40 X 3.75) (14'-6" X 12'-3") | ㉒ FOYER (4.65 X 4.70) (15'-3" X 15'-6") | ㉔ KITCHEN (2.90 X 7.20) (9'-6" X 23'-9") |
| ⑥ BEDROOM 1 (4.45 X 4.05) (14'-6" X 13'-3") | ⑬ POOJA ROOM (2.50 X 1.95) (8'-3" X 6'-6") | ㉓ LIFT LOBBY (2.40 X 2.50) (8'-0" X 8'3") | ㉕ LIVING & DINING (5.40 X 12.15) (17'-9" X 40'-0") |
| ⑦ BEDROOM 3 (4.15 X 6.00) (13'-9" X 19'-9") | ⑭ STAIRCASE | ㉔ LIFT (2.00 X 2.50) (6'-6" X 8'-3") | ㉖ 1.75M WIDE DECK 5'-9" WIDE DECK |

FLOOR PLANS

Typical Floor Plan (Even Floors - Level 2 to 14)

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|--|---|
| ① 1.75M WIDE DECK 5' - 9" WIDE DECK | ⑧ SERV. LOBBY (1.65 X 2.40) (5' - 6" X 8' - 0") |
| ② LIVING & DINING (5.40 X 12.15) (17' - 9" X 40' - 0") | ⑨ LIFT LOBBY (2.40 X 2.50) (8' - 0" X 8' 3") |
| ③ KITCHEN (2.90 X 7.20) (9' - 6" X 23' - 9") | ⑩ MAID'S ROOM (2.70 X 1.75) (9' - 0" X 5' - 9") |
| ④ POWDER ROOM (2.90 X 2.05) (9' - 6" X 6' - 9") | ⑪ TOILET (1.55 X 1.75) (5' - 0" X 5' - 9") |
| ⑤ UTILITY AREA (2.70 X 1.75) (9' - 0" X 5' - 9") | ⑫ STAIRCASE |
| ⑥ SERVICE LIFT (FIRE LIFT) (2.77 X 1.85) (9' - 0" X 6' - 0") | ⑬ LIFT (2.00 X 1.77) (6' - 6" X 5' - 9") |
| ⑦ LIFT (2.00 X 2.50) (6' - 6" X 8' - 3") | ⑭ FOYER (4.65 X 4.70) (15' - 3" X 15' - 6") |

- | | |
|---|---|
| ⑮ STAIRCASE | ⑳ BEDROOM 3 (4.15 X 6.00) (13' - 9" X 19' - 9") |
| ⑯ POOJA ROOM (2.50 X 1.95) (8' - 3" X 6' - 6") | ㉑ BEDROOM 4 (4.15 X 6.00) (13' - 9" X 19' - 9") |
| ⑰ FAMILY ROOM (4.40 X 3.75) (14' - 6" X 12' - 3") | ㉒ BATHROOM 4 (1.65 X 4.05) (5' - 6" X 13' - 3") |
| ⑱ BEDROOM 2 (4.45 X 4.05) (14' - 6" X 13' - 3") | ㉓ DRESSER (3.50 X 1.80) (11' - 6" X 6' - 0") |
| ㉒ BATHROOM 1 (1.65 X 4.05) (5' - 6" X 13' - 3") | ㉔ BATHROOM 1 (1.65 X 4.05) (5' - 6" X 13' - 3") |
| ㉓ BATHROOM 3 (1.65 X 4.05) (5' - 6" X 13' - 3") | ㉕ BEDROOM 1 (4.45 X 4.05) (14' - 6" X 13' - 3") |
| ㉔ DRESSER (3.50 X 1.80) (11' - 6" X 6' - 0") | ㉖ 1.75 MM WIDE DECK 5' - 9" WIDE DECK |

AMENITIES



Indoor Gaming
Lounge



Indoor
Swimming Pool



Fully Equipped
Fitness Centre



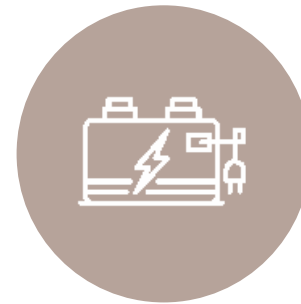
Dedicated Shower
and Changing Rooms



Provision
for EV Charging



CCTV Surveillance
on All Floors
(Common Areas)



DG Power
Backup for
Common Areas

SPECIALITIES

- Vaastu compliant
- Central location
- New technology for unparalleled design and speed
- Grand double height entrance with a drop off zone
- Designer lobby with a posh seating lounge

SPECIFICATIONS

STRUCTURE

High-quality RCC frame structure designed as per the National Building Code (NBC) for safety and stability.

WINDOW

Elegant French windows with framing and jamming on all sides. All windows are to be crafted using heavy premium-grade aluminum sections, combining durability and style.

BALCONY

Stylish toughened glass railing in balconies. Uninterrupted views. Modern aesthetic.

LOBBY

Ultra-luxurious lift lobby designed to impress. Premium Italian finish tiles on the floor, complementing the lobby's opulent ambience.

LIFT

Two high speed elevators from a reputable brand, ensuring smooth and efficient vertical transportation. Automatic rescue device for enhanced safety during emergencies. Spacious service elevator for convenient movement of goods and equipment.

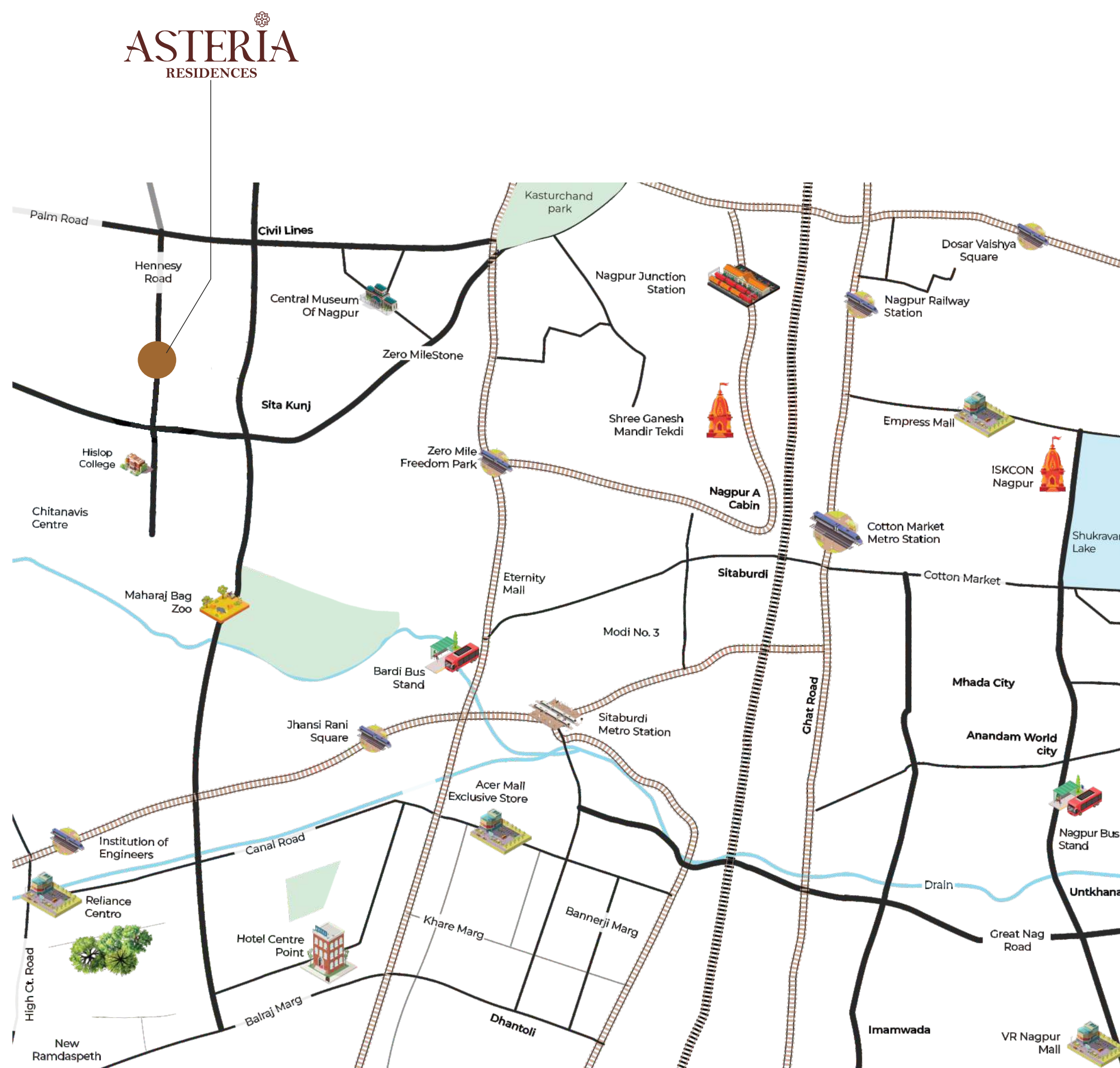
FIRE STAIRCASE & FIRE LIFT

Comprehensive firefighting system with sprinklers, smoke detectors, fire alarm & hooter in all common areas. Fire sprinklers with smoke detectors in all flats, providing additional protection.

OTHERS

Two basement floors as parking floors with stack parking facilities, providing ample parking spaces for all users. DG power backup for common areas, ensuring uninterrupted power supply during outages.

LOCATION MAP



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CREDITS

Design Architect
Talati & Partners LLP, Mumbai



Liaisoning Architect/Consultant
Emanate Design



Structural Consultant
Patankar Consultant Pvt. Ltd.



Legal Consultants
Sandeep Shastri & Associates

MEP Consultants
Er. Birju Patel, Mumbai



Brand Consultant & Design
Shells Advertising Inc.



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