



Artistic Impression

**ABOUT STELLAR ONE**

Situated in the highly sought-after Sector-1 of Greater Noida (West) and positioned along a 60-meter-wide road, the Stellar One project occupies a corner plot. It offers a meticulously designed, luxurious, and comfortable lifestyle, tailored to provide the ultimate living experience.



Artistic Impression

## THOUGHTFULLY DESIGNED APARTMENT COMPLEX

The apartment complex is designed to offer an opulent lifestyle through its range of 4-BHK and 3-BHK apartments. These residences are meticulously planned, showcasing modern amenities and facilities. Expansive balconies provide breathtaking green vistas of the surroundings and the landscaped central podium.

Purposefully designed as ground plus 18 storied buildings, the towers aim to minimize ground coverage while maximizing green space at ground level. This design ethos ensures a harmonious balance between the built environment and ample green area.



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**ARRIVE IN STYLE  
GRAND DOUBLE HEIGHT  
LOBBY**

Each tower is provided with a grand double-height entrance lobbies adorned with best-in-class interiors. Every apartment features 8'-0" high entrance doors, adding a sense of grandeur. The bedrooms also have doors of the same height, elevating the luxury and elegance of the living spaces.



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**DO SO MUCH MORE  
WITH NATURE BY  
YOUR SIDE**

Residents can enjoy a sprawling 120,000 sq. ft. landscape podium, providing a lush and serene environment equipped with various sports facilities, including a Yoga deck, a Kids Zone, Club Facility and other amenities suitable for all age groups.



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**REFRESH, RELAX,  
REPEAT: WHERE EVERY  
STROKE COUNTS!**

The facility includes separate pools allocated for adults and children. There's a specifically designated space for rain dancing, offering residents a unique summer pleasure spot.



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**PARTY LAWN**  
**WHERE OCCASIONS FIND**  
**THEIR PERFECT SETTING**

This party lawn embodies communal delight, serving as the best place for festivities. Here, moments unfold against the backdrop of the clubhouse, creating the perfect setting for any occasion.



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## OPULENT & PREMIUM CLUB HOUSE

The ever-evolving lifestyle needs an exclusive Clubhouse—a vibrant hub designed for recreational activities, offering top of the line amenities to cater to a diverse community across all age groups.

Strategically positioned on the podium, the facilities include a Banquet Hall, Terrace Coffee Shop, Modern Gym equipped with state-of-the-art facilities, Zumba/Dance Area, Meditation/Yoga Area, Kids Zone, Card Room, Table Tennis & Pool Table.



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**FULLY EQUIPPED  
MODERN GYM**

Engaged in an extended treadmill session is merely a means to spend a bit more time here, overlooking into Landscaped Green Podium.



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## BANQUET HALL

Whatever the Season Celebrate the Reason - A recreational hall for all occasions.



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**KIDS ZONE** | The art crafted by your child has a special area outside your Apartment.

## AMENITIES (INDOOR/OUTDOOR)

Stellar One features a number of outdoor and indoor recreational amenities spread throughout the project, creating a vibrant and socially engaging community atmosphere. These activities cater to residents of all age groups, from seniors to youngsters and children, promoting a healthy lifestyle for everyone. Thanks to the diverse range of sports and fitness amenities available at Stellar One, reaching your fitness objectives will be super easy.



## EXCLUSIVE FEATURES

### Experience Enhanced Traffic and Pedestrian Management

- Clear demarcation between pedestrian and vehicular pathways ensures safety and convenience throughout the premises.
- Dedicated visitor parking and designated spaces for delivery agents promote orderly parking, without obstructing pedestrian & vehicular movement within the complex.
- Implementing a one-way traffic system prevents crisscrossing, ensuring a safer environment for residents and smoother traffic circulation within the complex.
- Traffic Free Podium

### Prepared Infrastructure

- The project already has pre-installed infrastructure for NPCL (Electricity supply company), Optic Fibre Cable, and IGL Gas pipeline, ensuring immediate utility access for residents.
- Equipped with dual-fuel fitted DG sets that comply with CAQM guidelines, ensuring uninterrupted power supply to common areas. Additionally, these sets provide agreed power backup to residents during emergencies and power outages.
- Each apartment is equipped with a dedicated service area for plumbing, geysers, outdoor A.C. units, etc., for efficient maintenance.
- EV Charging station is provided seeing the demand for EV vehicles complying with latest requirements by the Government.

### Enhanced Security Measures

- Experience three-tier security comprising round-the-clock monitoring alongside CCTV cameras guaranteeing residents' safety and peace of mind.
- Dedicated & separate basement transfer lifts are in place to ensure the security of residents within the tower.

### Enhanced Safety Measures

- Precast panels, with a substantial thickness to achieve an impressive fire-resistance rating of 4 hours, significantly enhancing safety within the premises.
- Implementation of Fire Alarm and Fire Suppression system in accordance with NBC requirements.

## SPECIFICATIONS



### STRUCTURE

- Earthquake-resistant in-situ foundation and precast reinforced concrete superstructure



### FLOORING

- Drawing/Dining & Kitchen : Vitrified Tiles
- Bedroom: Wooden texture/Vitrified Tiles
- Bathroom & Balconies : Anti-Skid Tiles



### ELECTRICAL

- Modular Switches, sufficient light & power points
- Cable TV and telephone points in drawing room & master bedroom
- Copper wire in concealed PVC conduits
- 100% power back-up in common areas



### KITCHEN

- Polished granite kitchen counter
- Ceramic glazed tiles dado upto 2ft height on kitchen counter



### DOORS & WINDOWS

- UPVC/Aluminium windows
- Main door-both side laminated flush door
- All Bedroom doors shall be panelled flush doors in paint finish 8 ft. high
- Bathroom door shall be panelled 7 ft. high



### INTERNAL & EXTERNAL FINISH

- Plastic emulsion paint on inner walls of Living Space & OBD in Kitchen, Dressing area & Toilets
- Putty on walls in drawing, dining and bedrooms



### TOILETS

- Provision of hot and cold water supply in all toilets
- Ceramic tiles dado upto 7ft height
- White China ware



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### LEED PRE-CERTIFIED GOLD RATED

Stellar One Phase II is planned as a LEED Pre-Certified Building

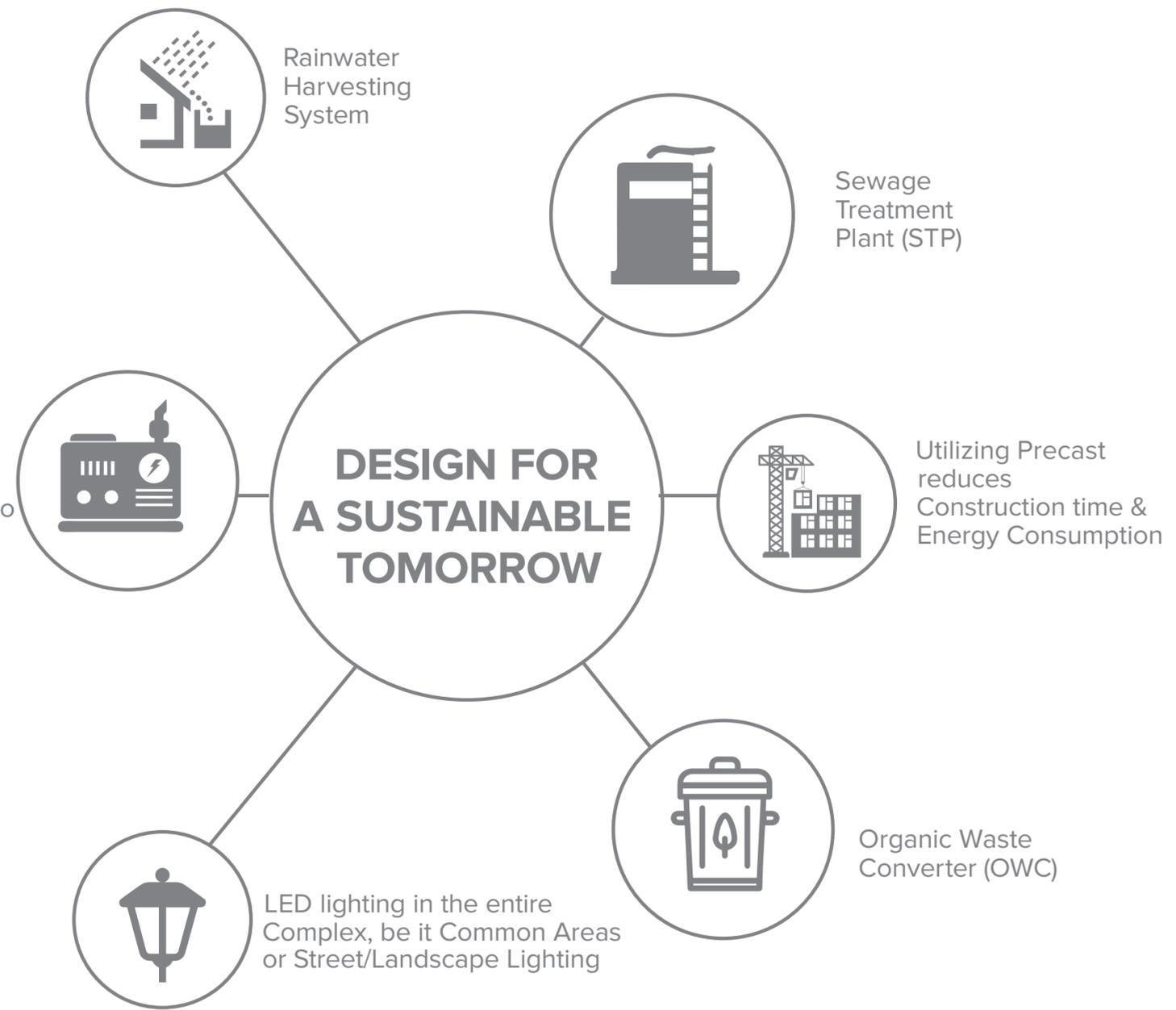
The commitment to sustainable design and operation is evident in the certifications awarded to Stellar Group's assets. Here are some of our esteemed certifications

**Stellar 1425 - LEED Platinum Certified | Stellar IT Park - LEED Gold Certified | Stellar 135 - LEED Gold Certified | Stellar Business Park - LEED Pre-Certified Gold Rated Building**



### ACHIEVED SWACHHATA RANKING

The first phase of the project achieved the prestigious top position and was awarded the **Swachhata Ranking** for the entire Greater Noida region, recognizing its commitment to managing waste in an environmentally conscious manner by the Greater Noida Authority.





Actual Photograph

## ROCK SOLID STRUCTURE

The entire Project will be constructed on Pre-cast Technology. The advantages of precast technology include long-lasting durability, superior acoustic performance, energy efficiency, environmental friendliness, and enhanced product finish. The entire structural plan of the project is reviewed and a structural safety certificate is issued by IIT BHU. Construction work is done through our own key workers and under intense supervision of our engineers to maintain complete control over construction quality. With our leadership team having over **25** years of engineering and construction expertise, we wholeheartedly adhere to the best practices.



# LANDSCAPE PLAN

## LEGEND

- 3 BHK 1800 (TYPE - I)
- 3 BHK 2020 (TYPE - III)
- 4 BHK 2620
- FUTURE BLOCKS

## LEGEND

- 1 ENTRY PLAZA
- 2 PLAY LAWN
- 3 PARTY LAWN
- 4 JOGGING TRACK
- 5 TENNIS COURT
- 6 BADMINTON COURTS
- 7 CRICKET PRACTICE PITCH
- 8 HERB GARDEN
- 9 CLUB HOUSE
- GYM
- BANQUET HALL
- BILLIARD'S ROOM
- CHILDREN'S PLAY ZONE
- CARD ROOM
- TERRACE CAFE
- TT ROOM
- ZUMBA/DANCE STUDIO

- 10 MEDITATION/YOGA AREA
- 11 GREEN MAZE
- 12 SITTING AREA
- 13 KIDS PLAY AREA
- 14 SKATING RINK
- 15 BASKETBALL COURT
- 16 SWIMMING POOL
- 17 KIDS SWIMMING POOL

- 18 OPEN GYM
- 19 RAIN DANCE AREA
- 20 CHANGING ROOMS
- 21 TRANSFORMER YARD
- 22 DG YARD
- 23 SCHOOL BUS SHELTER
- 24 PEDESTRIAN - ONLY WALKING PATH

- 25 CSC BLOCK
- PLAY SCHOOL
- CONVENIENCE SHOPS
- LIBRARY
- BANQUET HALL



# UNIT PLAN

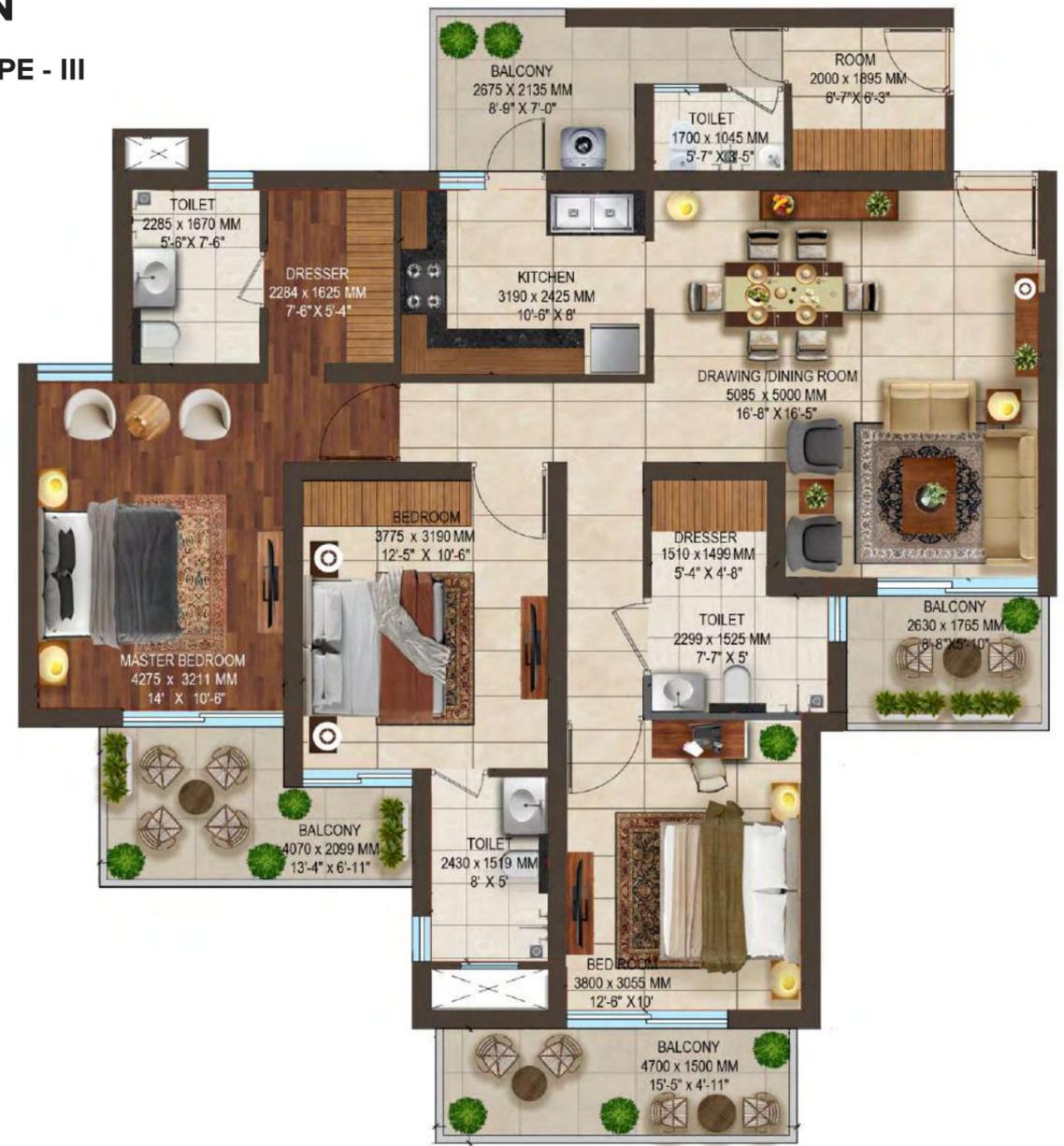
## 3 BHK UNIT TYPE - I



TYPE	CARPET AREA	BALCONY AREA
<b>( 3 BHK- I 1800 )</b> (3 BHK + 3 TOILETS + 3 BALCONIES + 1 UTILITY BALCONY)	<b>95.61 SQ.M.</b>	<b>21.65 SQ.M.</b>

# UNIT PLAN

## 3 BHK UNIT TYPE - III



TYPE	CARPET AREA	BALCONY AREA
<b>( 3 BHK- III 2020 )</b> (3 BHK + 3 TOILETS + 3 BALCONIES + 1 UTILITY BALCONY + 1 ROOM WITH TOILET)	<b>108.07 SQ.M.</b>	<b>23.94 SQ.M.</b>

# UNIT PLAN

4 BHK



TYPE	CARPET AREA	BALCONY AREA
( 4 BHK- 2620) (4 BHK + 4 TOILETS + 3 BALCONIES + 1 UTILITY BALCONY + 1 ROOM WITH TOILET)	144.79 SQ.M.	26.07 SQ.M.

Disclaimer: All plans, information, specifications etc. are tentative and subject to variation by company or the competent authorities sanctioning such plans. Images are for representative purpose only. This is not an offer or invitation for offer. 1 sq.mtr. = 10.764 sq.ft. UPRERAPRJ923780

