



MODERN LIVING.
ROOTED IN TRADITION.

A Whole New World of Harmony

Imagine living in a meticulously planned space which offers every comfort of modern living and celebrates the rich traditions that define us. Intricately designed homes built on the principles of Vastu and modern passive energy architecture offering its residents everything needed to lead a wholesome life - a world class club house, 8 acres of vast greens, an air-conditioned convenience shopping plaza right in the heart of Gopuram, Ktag's new destination is the making.

Welcome to **Celest**, Ktag's first FDI (Foreign Direct Investment) real estate project, a grand new World for you and your loved ones!



Enter the World
of Celest



ClubCelest





Discover Your World

- Spread over more than 7 acres with vast landscaped areas
- Contemporary 3-rdks open apartments, fully compliant with Vastu
- High end finishes and top-of-the-line construction quality
- 24x7 power and water with back-up generation
- High security complex with - CCTV surveillance and 2 point access controls
- Pollution free living - all parking linked to lift and basement, healthy living with ample trees and greenery
- 30,000 sq ft club house spread across 4 floors offering a wide range of sports facilities - 2 swimming pools, gymnasium, 2 tennis courts, badminton, jogging tracks and extensive indoor games
- Located on NH-5 with direct access from NH-5, 5 minutes away from the thriving Gajendrab junction
- Provides convenient access to all facilities such as airport, schools, hospital, banks and many large organizations
- Convenience shopping at Gajendrab's first upcoming air conditioned retail shopping plaza for your eat-in and shopping needs
- Vastu's first FSI-banded project, fully approved by all regulatory authorities



Inspired by Nature

Live in a place where tree line boulevards welcome you, lush green parks, picturesque pergolas and beautifully designed water bodies at vital points soothe your senses, where sunlight and shade blend seamlessly with modern architecture to make everyday living a unique experience.

- Xag's first residential community with 80% of open green space
- Grand entrance plaza with water fountains and tree line boulevards
- Specially designed areas for everyone - ball-huts for young children, jogging and walking tracks for the elderly
- Pedestrian friendly complex with car parkings (limited to 4th & basement levels for a pollution free living
- Seating courts and public plazas and landscaped podiums
- A platform of open zones for gaming and fitness activities for the health conscious



Cocooned in Serenity

- Series of interconnected orchards, gardens, meadows with gazebos, sitting areas across the complex
- Beautifully designed water bodies at vital points
- Lush green parks within the complex compelling you to spend more time outdoors
- Rich flora intermingled with well-lit surfaces to delight your senses
- An iconic Banyan tree preserved to pay homage to tradition
- Spacious plaza
- Pedestrian walkways



Club Celest

Move up to
Club Celest

A healthy body needs a healthy mind. And what's work without fun. Whether you are looking for a healthy lifestyle or spending a fun filled evening with your loved ones, Club Celest is the new place to be. It is well diversified and thoughtfully detailed to nurture and rejuvenate you.

Grand clubhouse spread across 4 floors will offer exclusive amenities you need at your doorstep

- 2 full size swimming pools and a separate pool for kids
- Indoor games - card rooms, table tennis, smokers, chess, carrom board, yoga room, etc.
- Abundantly equipped gym and spa
- Cafe, library and ATM
- Mini theatre
- A large banquet hall overlooking the swimming pool



Active Club Class

Imagine walking up to the Celest Spa through the manicured lawns or enjoying a swim at one of the swimming pools and lush greens, everyday, whenever you need a little break.

- Open recreation areas offer badminton court, basketball court and soccer net
- Grocery store, medical store, laundry service
- Jogging tracks, Tai Jai / children's play area





Celest Homes Quality Living

- 3 side span apartments ensuring maximum natural light and cross ventilation
- Well designed utility spaces for household service activities
- Spacious rooms and large balconies offering picturesque views of the lush green parks
- Puja rooms in most of the apartments



Smarterly designed 2 & 3 BHK apartments and duplexes with contemporary design based on the principles of Vastu

Celest Homes The Future of Living

- Modern designs offer ample ventilation and lighting in every room
- 24x7 power and water backup
- Controlled access to ensure the highest level of safety and security
- An environment friendly living complex with solar power for external lighting and recycled water for landscaped areas
- International standard bathroom fittings
- Cable provision for telephone, television and internet connection



Highest quality of construction and top of the line specifications and fittings that promise a great lifestyle

Specifications

- High gloss large vitrified tiles with skirting in the living and dining areas, vitrified tiles in kitchen and balcony
- Anti-slip ceramic tiles in toilets with floor to ceiling tile dado
- Premium quality (Kohler/Griffin/Foca or equivalent) bathroom fittings (faucets, mirrors and shower system)
- UPVC / PPRC piping for hot and cold water
- UPVC windows with insect provision for mosquito mesh
- Power backup for each apartment
- Electrical provision for air conditioner in all bedrooms, living and dining areas
- High end lifts with granite flooring/ dado in lift lobby
- Intercom provision within the community
- High grade laminated wooden flooring in master and children's bedrooms
- Granite counter in kitchen with stainless steel sink and drain board
- Modular electrical switches of Legrand, Northrock, L&T, Schneider, Markey or equivalent
- Concealed wiring with MCBS of Legrand, Northrock, L&T, Schneider or equivalent
- Plumbing and electrical provision for geysers in every toilet
- Cable provision for telephone, television and internet connection
- Acrylic disclaimer internal painting
- Exclusive water and sewage treatment plant



Celest Hub

The Celest Hub Happy Shopping

Celest Hub is your full service air-conditioned shopping destination right next door. A modern retail centre spread across 4 floors that will house well known brands in fashions, convenience stores, restaurants and myriad others. So be it household needs, weekend shopping, dining with family or coffee with friends, Celest Hub is your one stop shop.

The Celest Hub

A place of many indulgences

HIGHLIGHTS

- Apparel store
- Jewellery stores
- Restaurants and coffee shops
- Departmental stores
- Bank / ATM
- Salon
- Electronics stores
- Pharmacy



Gajuwaka. A Destination in the Making.

Located on NH-5 with 200 feet frontage and direct access from NH-5, a 40 feet wide access road, Celest is the new address for smart lifestyle.

- 10 minute drive from Visakhapatnam airport
- 5 minutes drive from Visag Steel Plant and located close to major organizations such as HPCL, BPCL, Port etc.
- 5 minutes walking distance from Gajuwaka junction and within minutes drive from major schools and hospitals
- The first well planned integrated living complex in Gajuwaka, situated on the way to the fast growing Visag industrial corridor



The Celest Advantage

CONVENIENT LOCATION

- Located on NH-6 with a 200 feet frontage on the NH-6
- 10 minutes drive from the airport and 5 minutes walking distance from Sagarwadi Junction
- Proximity to V-King Hotel, MFC, Germanate Families, Naval Dockyard, Ranky Phoenix City and other key markets

SECURE COMPLEX

- Modern architecture designed to inspire
- Security controlled entrance boulevard for access to retail and residential towers
- Fully gated and secure complex
- Dedicated underground and open parking for residents
- Thoughtful demarcation between residential and retail areas to preserve the residents' privacy

IMMACULATE HOMES

- Spacious 2 & 3BHK Apartments and Duplex Apartments
- Ready compliant homes with PUDA norms
- Large balconies with great views and utility areas
- Passive Energy Architecture for minimizing energy consumption

BEST AMENITIES

- Amenities spread over 35,000 sq ft including a luxurious study house, two swimming pools, landscaped gardens
- Features of indoor and outdoor games
- Open green areas, parks, jogging tracks and much more
- Power back up in all apartments, dedicated facility management services for catering your needs
- Sagarwadi's first air-conditioned neighborhood retail with more than 100 shops for all your daily needs and weekend shopping



FDI Project by SRS Private Investments, Developed by **Terra Alpha**

Celest is a premier project by the private equity arm of SRS Private Investments, a global investment firm based in New York with deep expertise in real estate investment across India. SRS manages over \$300 million of offshore capital in India and has invested this capital since 2007 across multiple real estate projects. SRS' marquee real estate portfolio includes large residential projects, commercial offices, hospitality and retail projects in India's metro and upcoming cities including Delhi, Mumbai, Bengaluru, Kolkata, Hyderabad, Dharampur, Trivandrum and Visakhapatnam.

Terra Alpha's team has been responsible for executing SRS' real estate projects across India. Terra's management team comprises of experienced professionals from leading Global firms like Tishman Speyer, DLF, Cushman & Wakefield, KPMG and McKinsey & Company. It has deep experience in executing and delivering high quality real estate projects across the country. Founded on the premise of "Principles First", Terra is committed to bringing the best international practices to the area of real estate development in the country. Its team is passionate about delivering great value to its customers through a development philosophy rooted in modern design principles, strong partnerships with top tier consultants & contractors and strictest adherence to the highest levels of ethical business practices and corporate governance.

Terra
Principles First

The Terra Way

Practice Based on Principles	Professionally Managed	Delivery Focused and Proactive	Meticulous and Passionate	Global Best Practices
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A journey undertaken by
premier specialists across disciplines

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Doha

Architect



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Construction Consultant



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Project Management Consultants



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