



ASTERIATM

PALASH

DUPLEX VILLA RESIDENCES AND PLOTS
BHOPAL.



Welcome to Asteria Palash,
A development defined by a
healthy and dynamic lifestyle
for today's Bhopal.

Space for Life

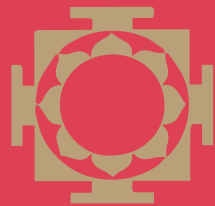




- Asteria is coming up on the proposed 100 Ft road connecting Kolar Road and Hoshangabad Road.
- 2.5 Km from Collage Group's very successful delivery of Unihomes Apartments.
- 18.57 Acre secured gated, lower density township.
- 250+ Villas and Plots.
- 6 types of villas with Private Lawn in the front and full access personal terrace.
- Contemporary architecture generously using modern materials such as glass and textured cladding.
- Choice of 1034 | 1314 | 1499 Sqft Plots (96.06Sqmtr | 122.07 Sqmtr | 139.26 Sqmtr) 3 BHK Villas including a built-in car park.
- Master bedrooms with stylish flooring and wardrobes.
- Well-designed streets and extensive professional landscaping define the lifestyle and high quality of Vaastu based planning.
- Close proximity to Collage Group's The Great India Place Mall-Bhopal on Kolar Road.
- Pioneering Pricing structure on "Actual built up Area"

Disclaimer: The artistic illustration / impression, elements of the design and or the design altogether may change at any time at the sole discretion of the builder. These artistic illustrations and images shown here are designed to illustrate the concept of the duplex villas at Asteria. Elements shown here may not be part of project specifications.

ASTERIATM



*Walk among landscaped greens, on tree-lined boulevards on your way to the recreational area
Where you will enjoy a peaceful swim in Asteria's own pool as your children play in the gardens.*

*What better way to end a busy day than under the night sky on your own terrace
away from pollution and noise. Just you and your family in your own home,
Designed with you in mind.*

Live Every day to its fullest.

It matters to be you,

It matters where you come to rest after a hard day's work,
where your family has, space for life.

Asteria is bound to nature and designed to make all that
matters to you, yours.

That is why at Asteria Space utilization is our top priority,
Envisioned to give the best modern life has to offer,
Each villa is meticulously designed to
offer maximum space to you.

Our pioneering pricing structure is defined
to carry forward our commitment to give
the best possible value to you.
That is why at Asteria,
you only pay for
the "Actual built up area".

That is true living at Asteria | Palash.

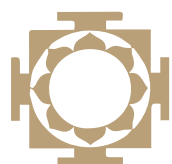




The good life starts here.

The Recreational facility is the centre of life at Asteria. The International design of the building itself is designed to showcase modernity and finesse. A Swimming Pool, Community Hall, Gymnasium, Badminton Court, Table Tennis Room, Yoga Centre, Children's playground and much more represents the focus on quality of life. Your access to health and entertainment is but a stone throw away within the Asteria campus.





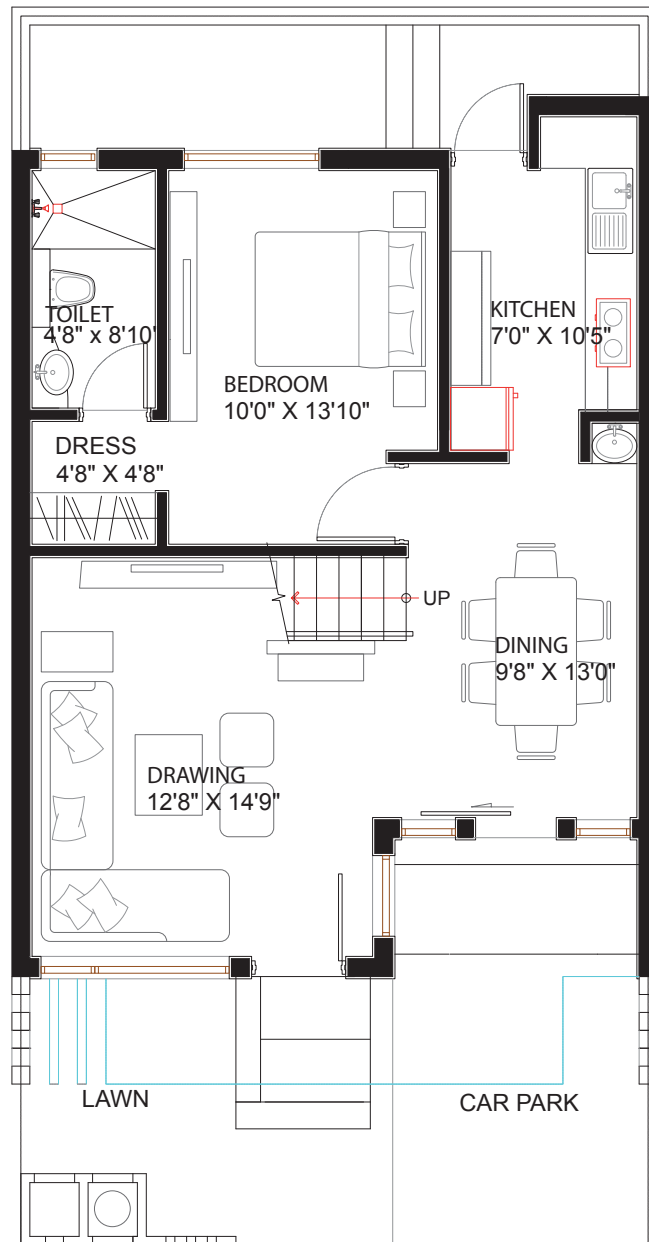
Every season is beautiful at Asteria.

A professional and internationally recognized landscape architect has created beautiful treelined boulevards with dramatic seasonally flowering trees and tall majestic palms, Jogging tracks, Yoga spots and a Waterbody that are spread through the green spaces adding to the beauty and experience of Asteria.

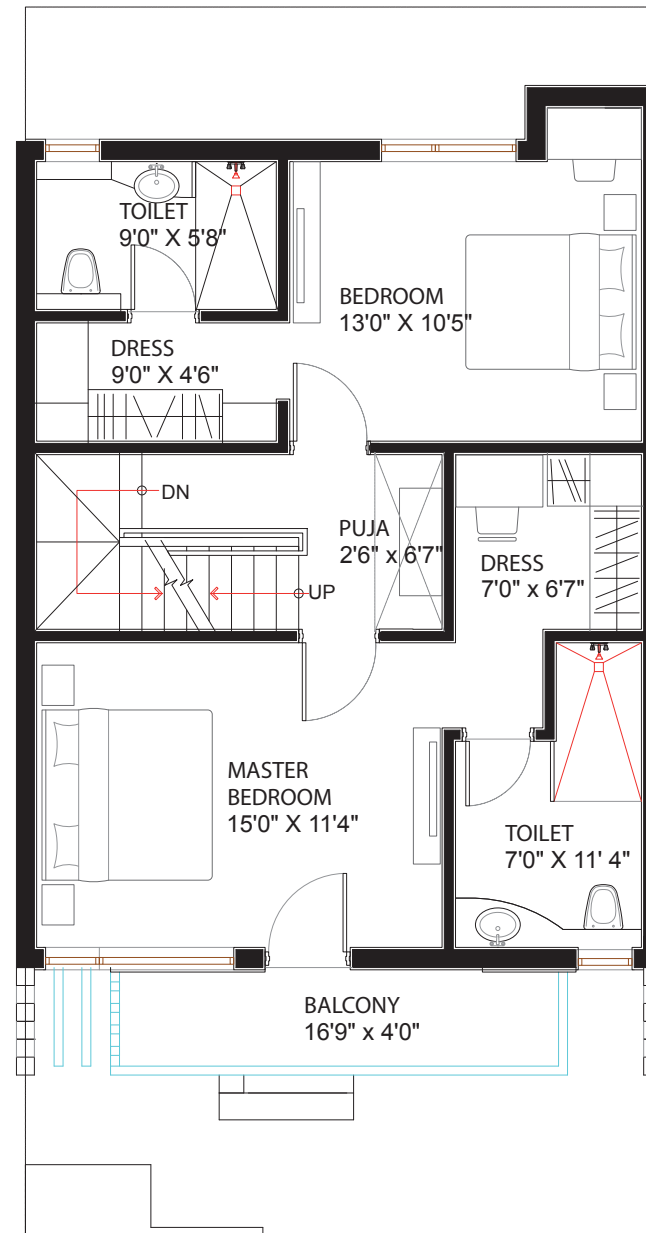
 ASTERIA | PALASH

FLOOR PLAN TYPE I

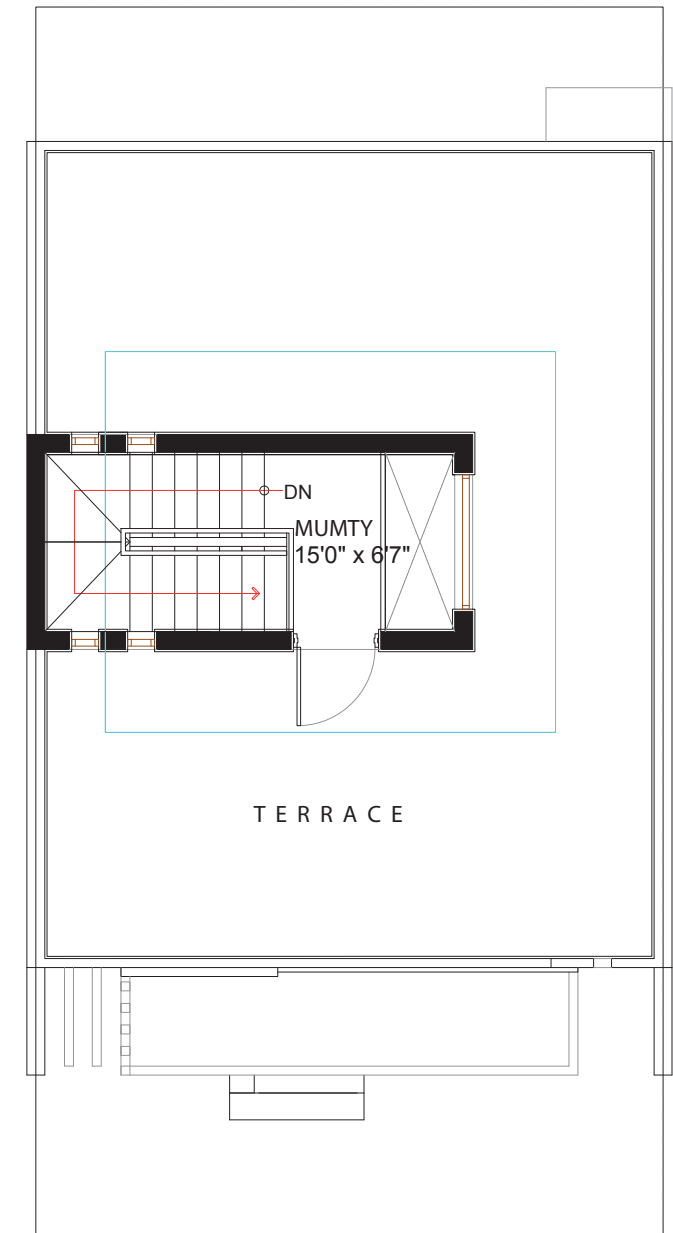
Series 700 Plot Size : 1034 Sq.ft / 96.06 Sq.Mtr.



Ground Floor



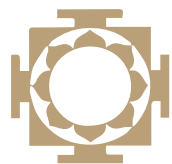
First Floor



Terrace

TOTAL BUILT UP AREA = 1772 SQ.FT.

1 SQ. MTR. = 10.76 SQ.FT.



Street View above shows, Villas 890L - 700 - 890R

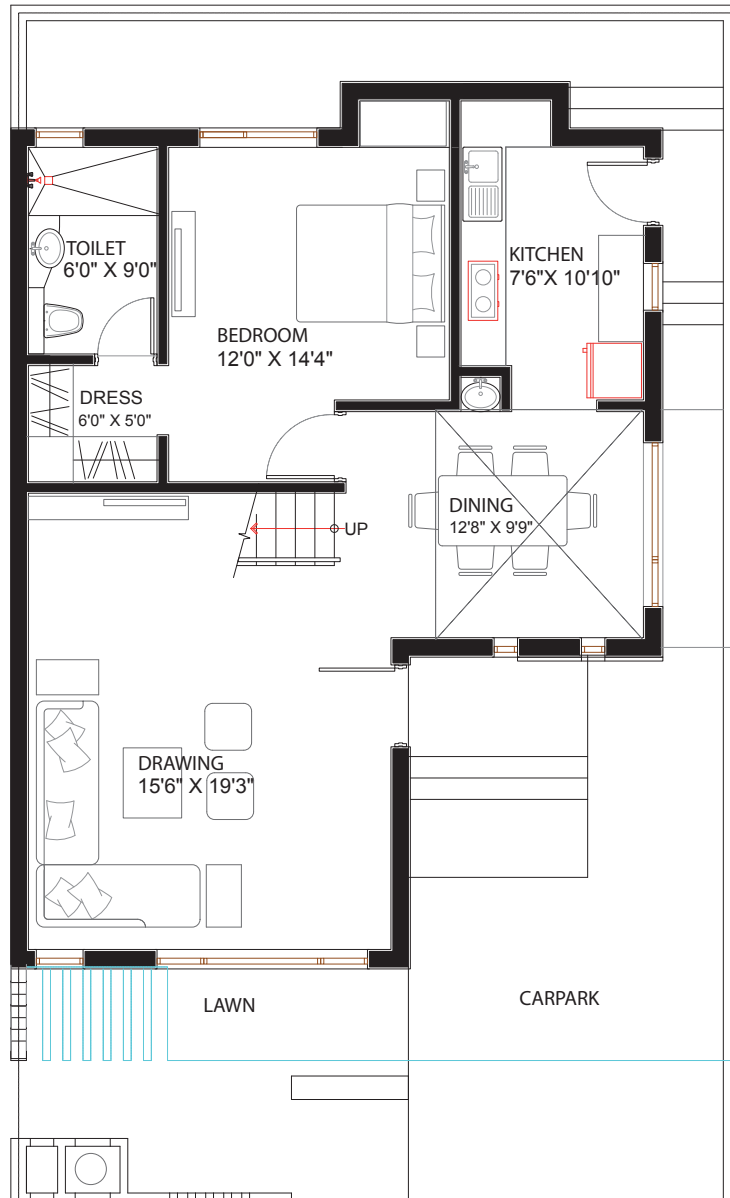
Asteria has followed a very ambitious and well regarded contemporary design ethos and value reflected in the images above. We wish to bring the modern layouts and lifestyle inspired premium design seen in every major metropolitan city in India to MP's most important city, Bhopal.

 ASTERIA | PALASH

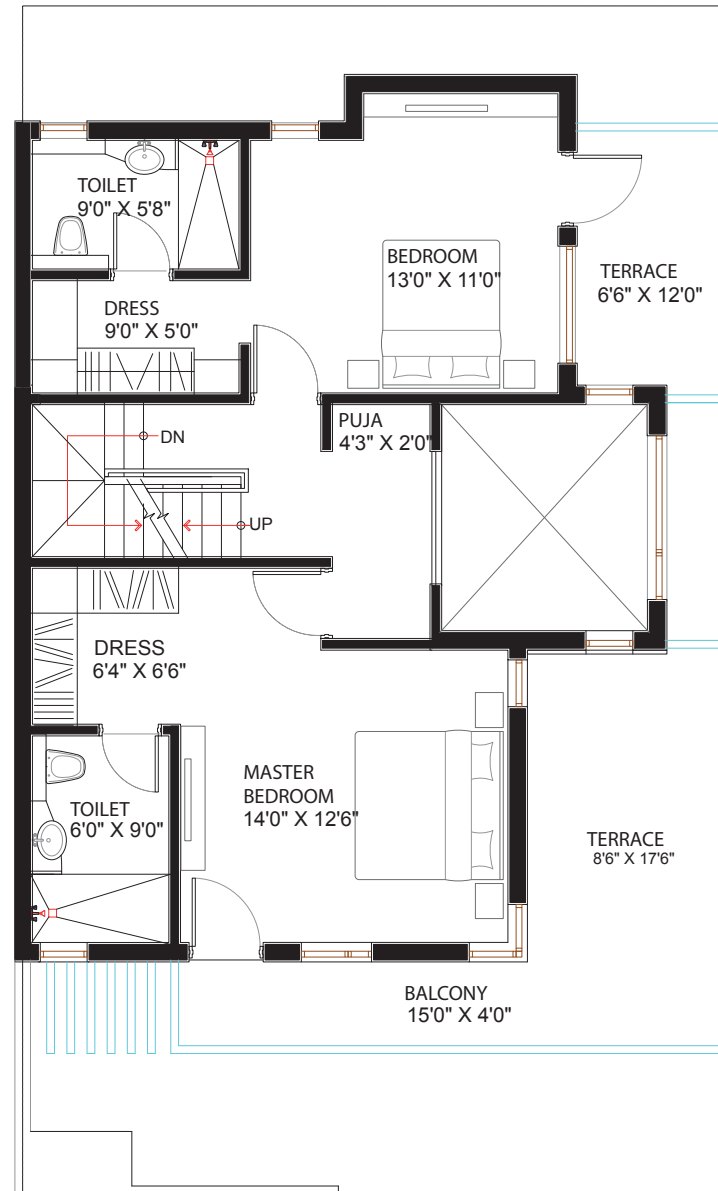


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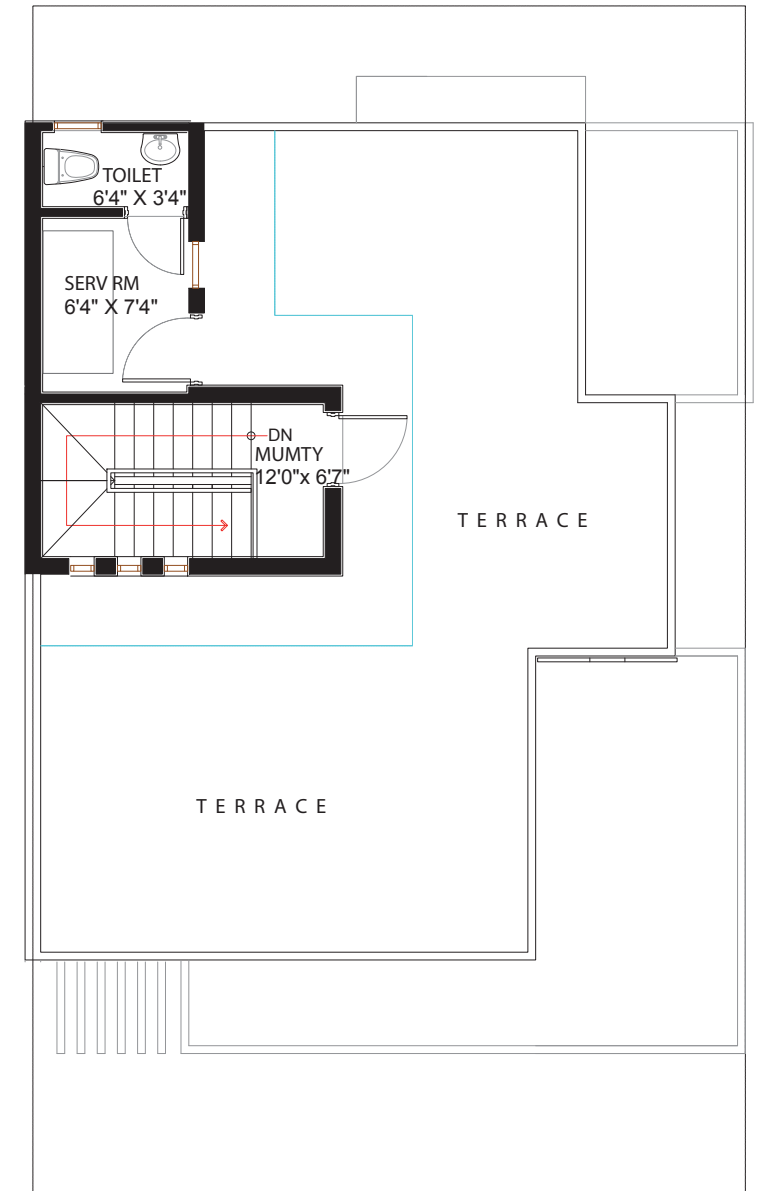
FLOOR PLAN TYPE 2
 Series 914 Plot Size : 1499 Sq.ft. / 139.26 Sq.Mtr.



Ground Floor



First Floor

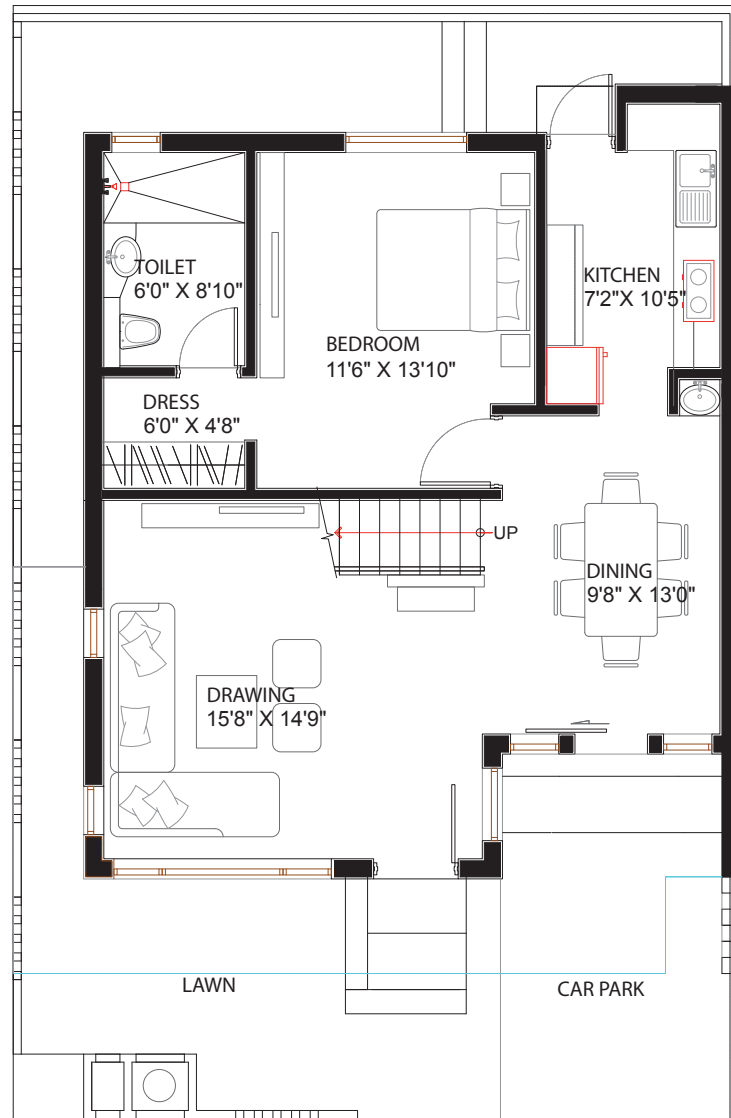


Terrace

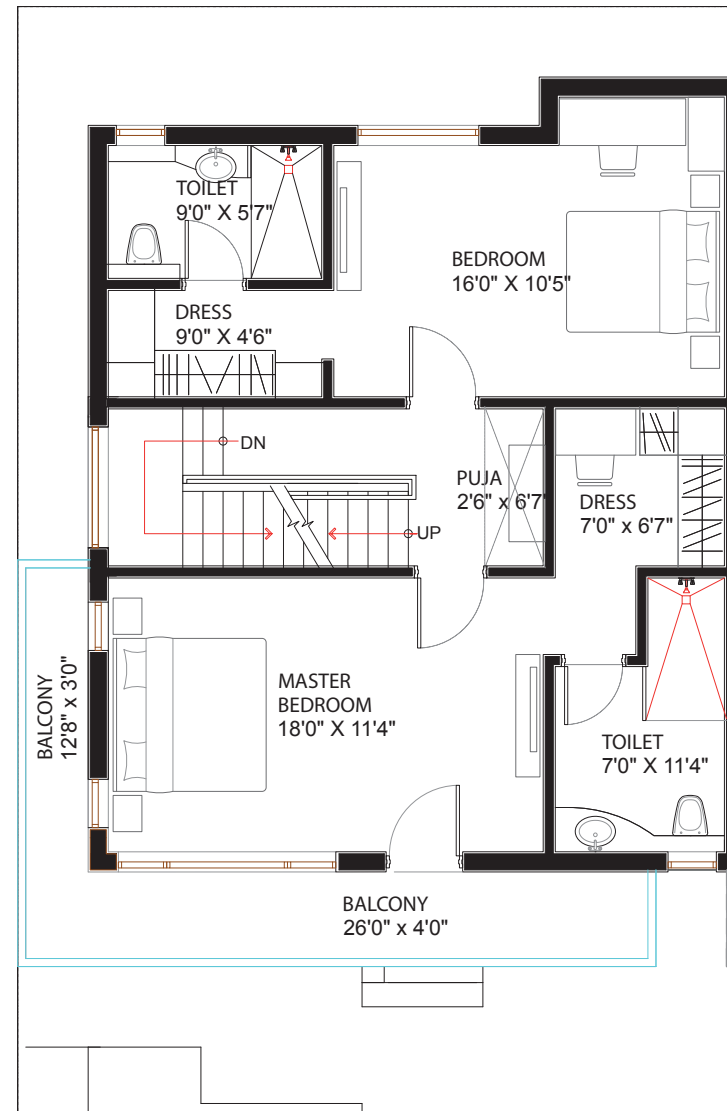
TOTAL BUILT UP AREA = 2365 SQ.FT.

1 SQ. MTR. = 10.76 SQ.FT.

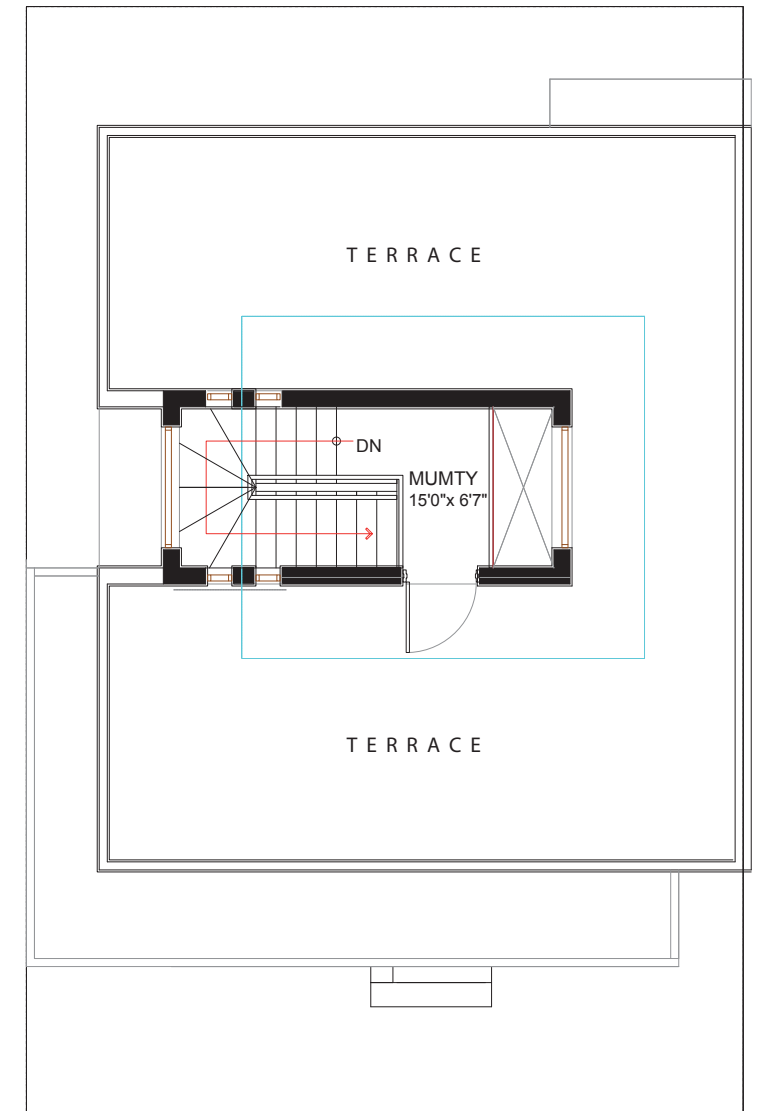
FLOOR PLAN TYPE 3
 Series 890 L Plot Size : 1314 Sq.ft. / 122.07 Sq.Mtr.



Ground Floor



First Floor

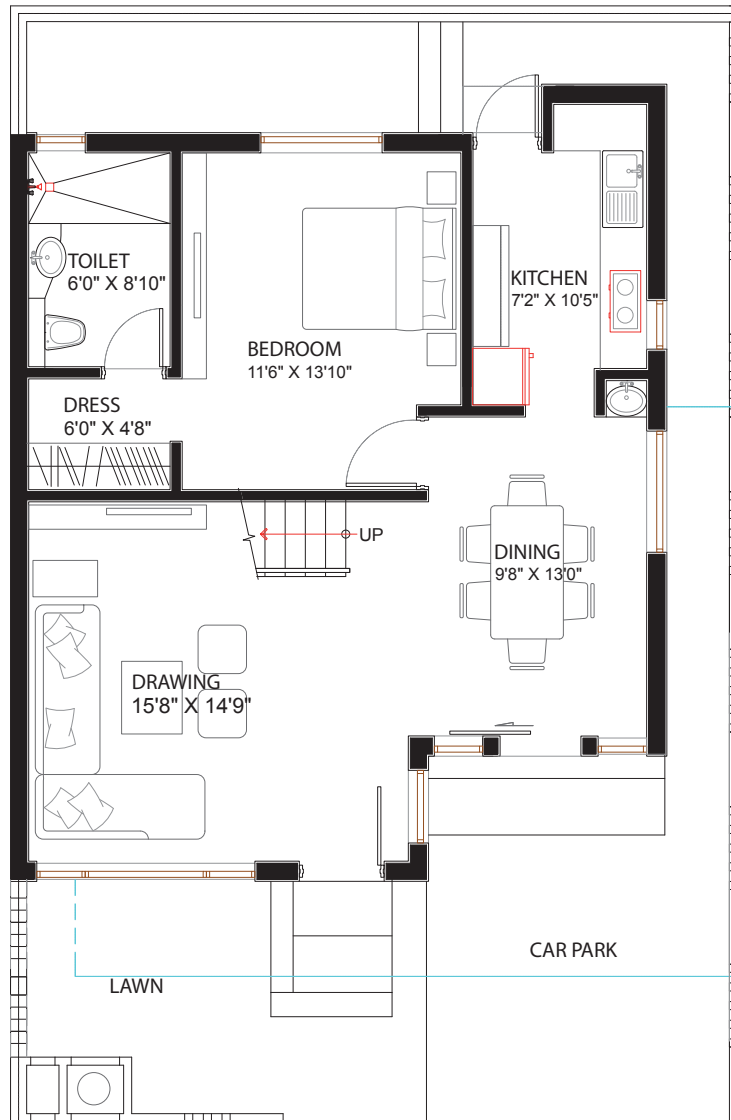


Terrace

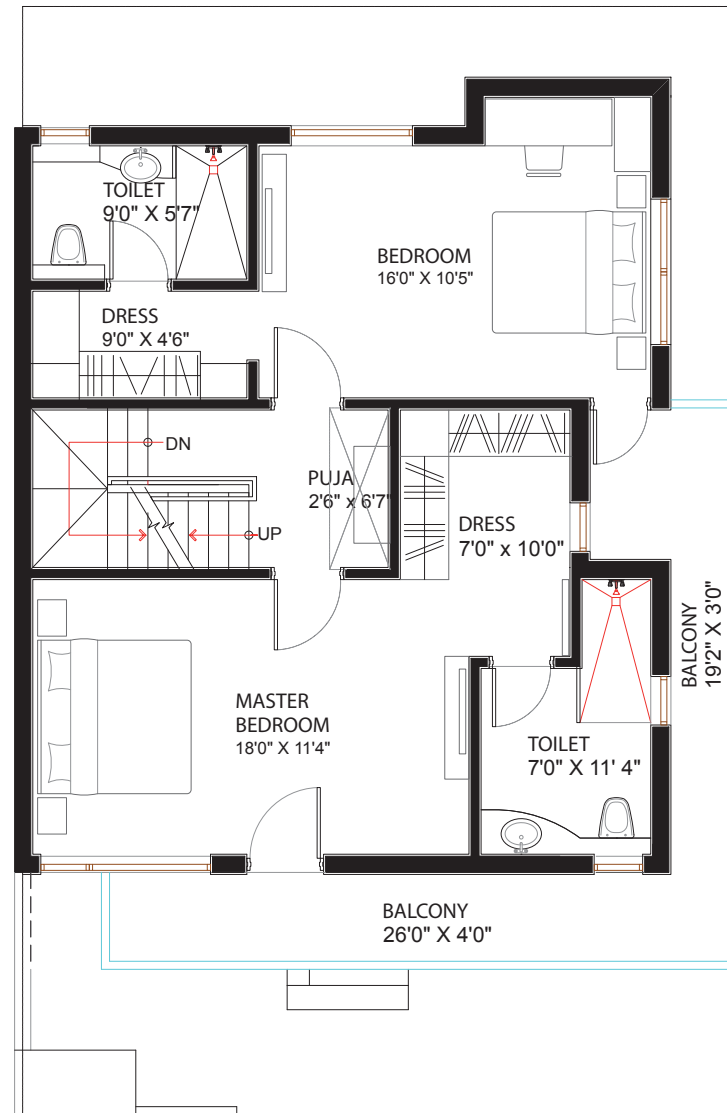
TOTAL BUILT UP AREA = 2141 SQ.FT.

1 SQ. MTR. = 10.76 SQ.FT.

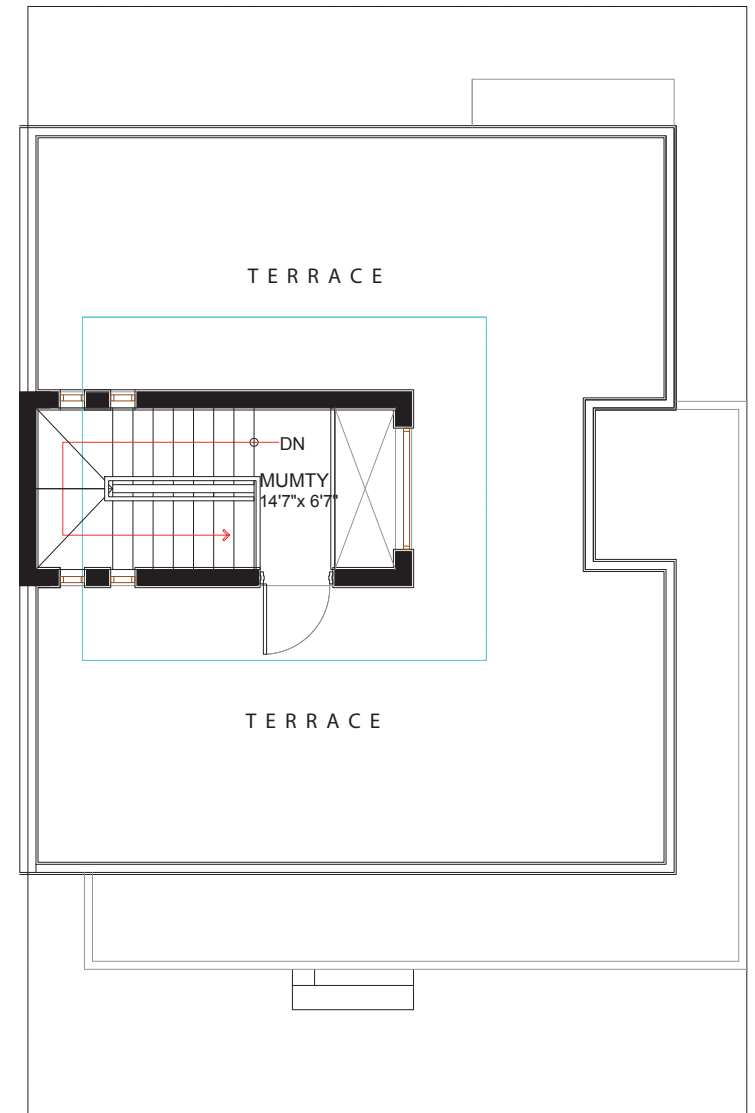
FLOOR PLAN TYPE 3
 Series 890 R Plot Size : 1314 Sq.ft / 122.07 Sq.Mtr.



Ground Floor



First Floor



Terrace

TOTAL BUILT UP AREA = 2175 SQ.FT.

1 SQ. MTR. = 10.76 SQ.FT.



Life
Is about all the
little things.

TERRACES

A cosy terrace to make your own,

Full access terraces on every duplex, now build your own gardens and outdoor sittings for those private moments that you cannot have in an apartment. Enjoy the night sky like never before in this space that belongs to you.

Structure: Earthquake Resistant, R.C.C. Framed

Vaastu: Vaastu based planning

Flooring: (All Rooms) vitrified tiles.
Anti-skid tiles in Porch & Backyard.
Semi-polished Granite top stairs tread.

Landscaping: Grand entrance gate with Boundary wall. Jogging track, Reflexology footpath & Gazebo. Tree lined landscape on the sides of all roads.

Toilets: Designer tiles upto 7ft height with branded sanitary fittings.

Plumbing: Underground modern sewage disposal system

Kitchen: Pantry - Granite platform. S.S. Sink & ceramic tiles. Dado in front of platform upto 2' height

Doors: Attractive and modern panel entrance door. Other doors - flush types with selected & approved section frame.

Windows: Powder coated aluminium windows with clear glass & track provision for mosquito net and MS security grill.

Water Supply: 24 hrs supply through sump well with 1000 lt. individual overhead Tank.

Elevation: Aesthetic architectural façade with attractive stone cladding & feature panel.

Painting: Weatherproof paint on external walls. All internal walls including ceiling shall be painted with pleasing colors of oil bound distemper.

Electrification: Contemporary modular electrical switches & plates. Concealed copper wiring with security through MCBs. Modern & stylish street lights.

Power Back-up: Inverter upto 1 KVA.

Others: Concealed TV / Tel points and provision for AC points in Living & Master Bedroom.

BUILT WITH NATURE

Lit by Sunlight.

Asteria is designed with great care so sunlight penetrates your home following its natural path through the sky. Vaastu suggests abundant natural light in your home has far reaching positive effects in all aspects of your life. This is why it was our wish to make sure you get sunlight everywhere possible, Be in harmony with light as God intended it to be.

Lifestyle AMENITIES

Experience a better world.

In-campus Shopping Arcade
 Recreational Centre with Gym, Swimming Pool, Community Hall
 Sporting facilities like a Badminton Court, Table Tennis Room
 24 x 7 Dedicated Security
 School (in-campus)
 Community Water Supply & Rain Water Harvesting
 Green areas with Kid's play zones
 1 KVA Power Inverter back-up per unit



Swimming Pool

Enjoy the private pool at the recreational centre, or just sit by the poolside over a drink and enjoy watching your family make memories you will cherish forever.



Shopping Arcade

The in-campus Shopping arcade not only takes care of your basic needs but also makes available that little extra.



Inverter Power Back up

Every unit has its own power back up in the form of a 1 KVA inverter.



Kids Play Area

Meticulously landscaped areas are nothing without some place for children to enjoy the outdoors. Safe and fun, Asteria offers play areas, yoga spots, jogging tracks in green areas.



Water Supply

Sump based water supply for the entire development ensures good quality water all through the year. Rain water harvesting is built into this system.



Gymnasium

The recreational center has a dedicated gym for the health conscious. Asteria is about living an active and healthy life, what better than to end or start your day here.



School

Pre-school upto x grade is allocated within the community



Security

The gated community ensures dedicated security and cctv on the entrance.



Your Space to make that home you always wanted.

An illustration made by our in-house designers shows a lifestyle scenario above, this is an Asteria Villa designed by us as we would love to see it. Every one of you has dreams of where you will live and what you will make of a home that you can truly call yours. The modern and vastu friendly layout offers one of the best canvas for the homemaker in you to create light, freindly, and positive places to live in. Enjoy decorating your space uniquely to your style making each villa a special place because someone special lives inside.

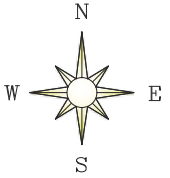


Legend

1. Nearest Railway Station: Habibganj (13 km)
2. Nearest Bus Stop: Sanskar Garden (3.5 km)
3. Nearest Hospital: JK Hospital (4 km)
4. Nearest School: Mother Teresa / DPS (5 km)
5. Nearest College: LN Medical College (4 km)
6. Nearest Airport: Bhopal Airport (26 km)
7. The Great India Place Mall (2.5 km)

LOCATION

Asteria is located on the upcoming 100 ft road connecting directly from Kolar Road to Hoshangabad road. This is a prime location that will be ideally located and well connected to major areas of interest.



LEGEND

	5.10 X 11.00
	7.00 X 13.72
	7.30 X 15.24
	7.62 X 13.72
	8.90 X 13.72
	8.90 X 13.72
	9.14 X 15.24
	INFORMAL SECTOR
	COMMERCIAL
	NURSERY SCHOOL

1 Sq Mtr is 10,764 Sqft.

Map not to scale

MASTERPLAN



Asteria was conceived to bring to Bhopal modern, healthy, safe living. We wanted to create an environment that gives the best and maximum value to the families that will make Asteria their home. Our passion for design and quality started with this sketch, Asteria was born a few weeks later.

- Arnold Ramirez Amorato (PIA -UAP)
Lead Architect
Singapore • Malaysia • Dubai • USA • Hongkong • Shanghai

Duplex villas that are not only advanced in their planning and infrastructure, but truly modern in terms of both space planning and design aesthetics. Today's lifestyle is so demanding on everyone that every member of the family needs as much space as possible to grow to their true potential. I'm happy that after these years in planning we are finally able to achieve this vision. I welcome you to Asteria | Palash, Space for life.”

Sumit Khaneja

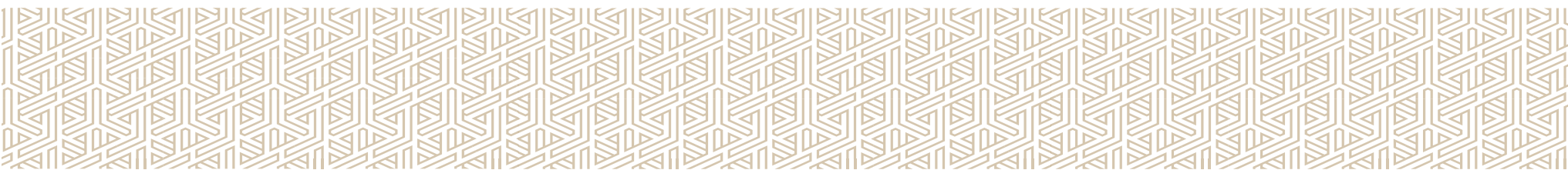
SUMIT KHANEJA
Chairman, Collage Group



The Collage Group is an affiliate of the house of Som Datt Builders Ltd. (SDB), a company that specialises in turnkey projects. SDB was the first Indian Company to undertake project exports from India in 1976. Engineering New Record, USA, ranked SDM 108th out of the top 250 construction companies in the world. During its peak activity SDB achieved an annual turnover of US \$100 million and executed overseas projects worth US \$ 1.1 Billion. The Collage Group has a pan Indian presence and is developing retail, commercial and Residential projects in Amritsar (Punjab), Jalandhar (Punjab), Kanpur (Uttar Pradesh), Dehradun (Uttaranchal), Bhopal (Madhya Pradesh) and Goa.

The Collage Group, is promoted by Mr. Sumit Khaneja and Mr. Amit Khaneja Under the guidance of Dr. Inder Mohan Khaneja, Vice Chairman - Som Datt Builders. Dr. Inder Mohan Khaneja has over 60 years of frontline experience in the construction industry and is a well respected industry figure. Collage Group is an equal opportunity employer that has a team of seasoned professionals in all spheres of its business. Specialising in Real Estate Collage Group is a research and knowledge-based real estate firm. Collage Group completed the VIVA Collage flagship mall in Jalandahr before its scheduled completion time, It is today one of the most successful malls in the city. Bhopal has seen the successful delivery of the Collage's (JV with Unitech) - Unihomes, Residential apartments, the company has given possession for its Phase I. Another mega project under construction in Bhopal at this time is The Great India Place, Kolar Road Bhopal (JV with Unitech), it is slated to be Bhopal's premier destination mall.

As a whole part of our work philosophy we incorporate the latest architectural and design capabilities, technology formats and local supply chain efficiencies to build world-class projects in India. Collage Group is deeply engaged with some of the best names in architecture and design and has a strong international team of architects and designers on board at our head office as well. The company's focus remains on timely delivery and a scientific work approach towards all processes to develop projects they are engaged in.





Site Address / marketing office : ASTERIA, Village Pipaliya Kesho, Near MIST College, Kolar Road, Tehsil Huzur, Distt. Bhopal, M.P.

Registered Office : Collage Group, Somdatt Builders House, 56-58 Community Centre, East of Kailash, New Delhi-110065

Oracle Group office : 243-B, 2nd floor, Krishna Palace opposite DB Mall, MP Nagar , Zone 1, Bhopal.

www.collageindia.com www.oraclegroup.in

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