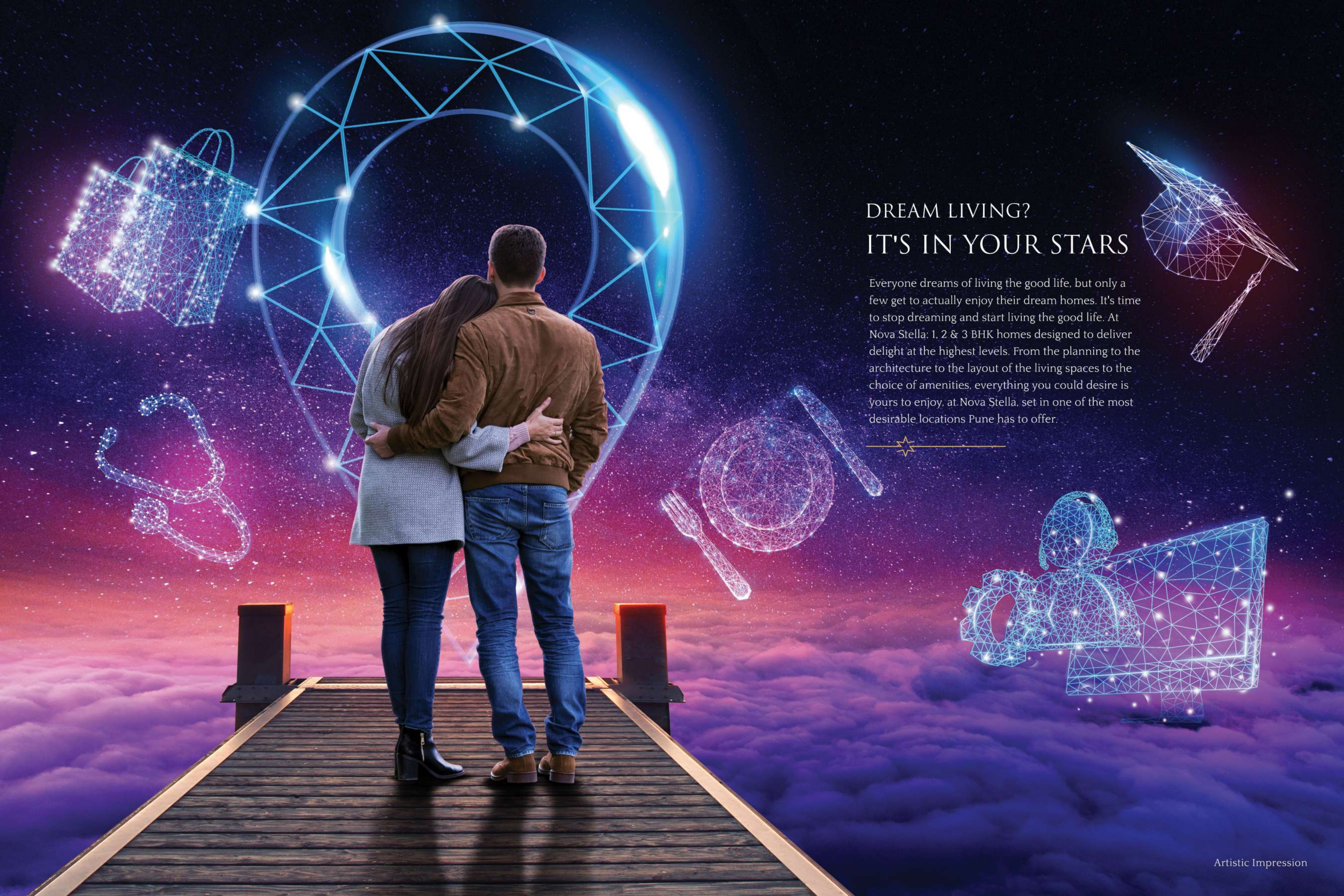




NOVASTELLA

DREAMS COME HOME

CELESTIAL LIFESTYLES,
STARRING YOU!



DREAM LIVING? IT'S IN YOUR STARS

Everyone dreams of living the good life, but only a few get to actually enjoy their dream homes. It's time to stop dreaming and start living the good life. At Nova Stella: 1, 2 & 3 BHK homes designed to deliver delight at the highest levels. From the planning to the architecture to the layout of the living spaces to the choice of amenities, everything you could desire is yours to enjoy, at Nova Stella, set in one of the most desirable locations Pune has to offer.



FILL EACH MOMENT WITH PLEASURE, EVERY DAY WITH JOY

Whether it is a fine meal or a shopping expedition, we all have our personal pleasures that fill us with happiness. And you can find them all here, in one of Pune East's fastest growing suburbs... an upmarket destination for the entire neighbourhood. And it's virtually in your backyard.



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Nova Stella brings the high street experience home to you, with a prime retail arcade conveniently located in-house. Whether it's shopping for daily conveniences or browsing brands, you can now do it without leaving the premises.



WHAT'S LIFE
WITHOUT STYLE?

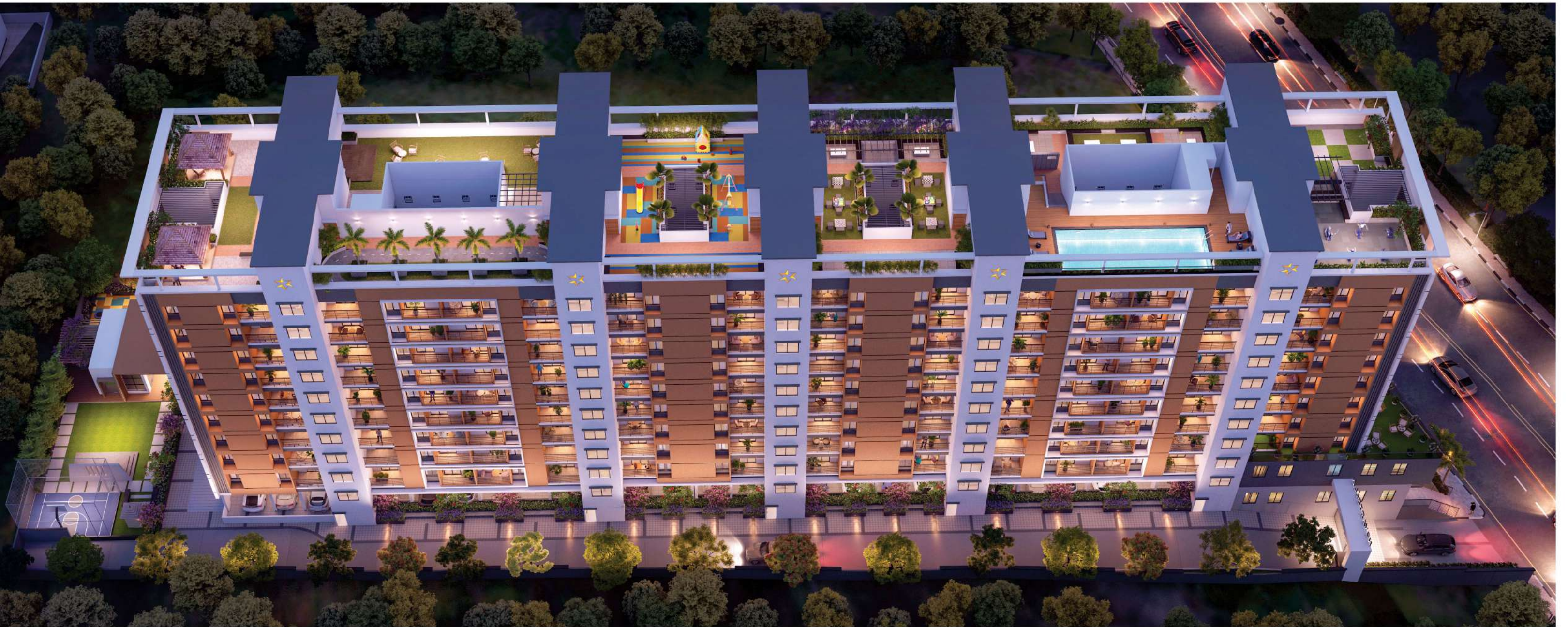


Artistic View | Exterior

BLENDING IN AND STANDING OUT AT THE SAME TIME

Set in one of the fastest growing residential locales in Pune East, Nova Stella manages the rare task of blending in and standing out simultaneously, with surprising ease. Designed by acclaimed architectural firm Cubix, the contemporary elevation with its functional design lines draws the eye, even while creating lifestyle spaces perfectly aligned with the tony locality it resides in.





Artistic Impression | Aerial View

UPWARD MOBILITY ASSURED

What better way to let the world know that you're destined for great things than a home that reflects your aspirations for yourself and your family? Planned spaces, perfectly constructed, and replete with the lifestyle aspirations necessary to transform life into an unending experience of indulgence. Experience it all, at Nova Stella!



CITYSCAPES WITH A FRESH NEW PERSPECTIVE

Communing with nature takes a pleasurable turn at Nova Stella. The surrounding cityscapes and lush green of your own grounds invite you to sink into fulfilling reveries in the comfort of your own home. And if it induces a feeling that you're monarch of all you survey, who's going to argue?





Artistic Impression | Living Room

BE THE ARCHITECT OF
YOUR LIFE



Part of the joy of owning your home is the pleasure of decorating it the way you see fit. And Nova Stella empowers you to give full rein to your creativity, furnishing you with an expansive canvas laid out and finished to inspire the interior decorator in you.

Elegantly muted, contemporarily minimalist, or luxuriously opulent, whatever your preferred style of living, your home accommodates your desires with ease.



Artistic Impression | Kitchen

WHERE FORM AND FUNCTION MEET

Space optimized, life maximized! The pleasure of living in a home at Nova Stella becomes apparent the moment you step in. With its space-saving layouts, where private spaces and work areas—like the kitchen—flow seamlessly into convivial areas, mundane daily routines are transformed into elegant experiences.



Artistic Impression | Dining Area

SPACES AS UNIQUE AS YOU ARE

Everyone has a signature style, and Nova Stella gives you the ideal space to bring it to life. Create the ambiance that makes you feel truly embodies your uniqueness. From your choice of furnishing to the fittings and objet d'art, it's all a celebration of a life being lived to the fullest.



Artistic Impression | Children's Bedroom



Artistic Impression | Master Bedroom



THE MIND CREATES
THE BEAUTIFUL,
THE HEART CREATES
THE HOME

The best homes are first born in the mind: the choice of location, neighbourhood configuration, amenities, specifications... everything you'd like to have in your new home. The list can be endless, but Nova Stella saves you the trouble of even making a list, providing you with all the fundamental elements you need to have a great living experience. All you have to do to make it a home is to make it your own.



IN HARMONY
WITH NATURE...
AND THE NEIGHBOURS





Artistic Impression | Club House

THE BEST PARTY VENUE IN THE CITY IS AT HOME

Nova Stella is more than a home, it's a community, with all the planning and features to draw people together, turning neighbours into friends. And there's no place that does this more effectively than the clubhouse and the landscaped lawn with its choice of seating. Whether you're looking to catch up with friends and neighbours or celebrate a festive occasion, the best venue for you is right here, at home!

GROUND FLOOR AMENITIES

- Entrance Lobby
- Stepping Stone
- Pathway
- Clubhouse
- Toilet
- Pergola
- Buffet Area
- Feature Wall
- Children's Play Area
- Seating
- Party Lawn
- Stage
- Seating Area
- Half Basketball Court



Artistic Impression | Multipurpose Hall



Artistic Impression | Ganesh Temple



Artistic Impression | Drive Way Sitting Area

SPACES THAT BUILD COMMUNITIES

Every square foot of Nova Stella: the grounds, the common areas, the landscaped pathways... are designed to foster a sense of community. Take advantage of the choice of seating scattered across the campus to grab a quiet moment, read a book, share a communal interlude or just hang out by yourself.



Artistic Impression | Sky Deck Katta Sitting



Artistic Impression | Sky Deck Gazebo



Artistic Impression | Basketball Court

PLAYTIME FOR EVERYONE

Nova Stella offers a wide choice of venues to hone your sporting skills, without leaving the grounds. Practice hoops or grab a quick game of football in the multi-purpose court, let your children frolic in safety in the children's play area, get your heart pumping with an athletic jog around the walking park, or just refresh your senses with some fresh air on the lush lawns. There's a lot you can do for your health, and there's no better place to do it.



Artistic Impression | Children's Play Area

EXPERIENCE
THE WORLD,
WITHOUT LEAVING HOME



ENTERTAINMENT IN THE
LAP OF NATURE



Artistic Impression | Top Terrace Game Area

SKY DECK AMENITIES

- Yoga Meditation Area
- Pergola With Seating
- Seating
- Open Gym
- Pathway
- Feature Wall
- Reading With Seating Area
- Deck Area
- Swimming Pool
- Changing Room / Shower, Toilet / Locker
- Outdoor Games
- Children's Play Area (rubber Flooring)
- Buffet Counter With Pergola
- Party Lawn Area
- Stage
- Traffic Island
- Senior Citizen Seat-out
- Gazebo



Artistic Impression | Top Terrace Walking Pathway

SATISFYING DIVERSE FITNESS PASSIONS

No more sweating your heart out inside grungy gyms. There's a new route to fitness and it's waiting for you at Nova Stella. Located in the refreshing, unpolluted air of the park, your unique gymnasium offers a choice of the latest, ergonomically designed equipment to help you reach your fitness goals, in safety, and with so much fun that your daily 'work'outs won't seem at all like work anymore!



Artistic Impression | Top Terrace Outdoor Gymnasium



Artistic Impression | Top Terrace Meditation Area

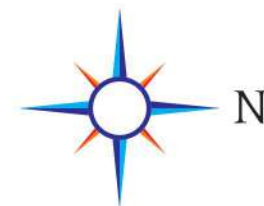
E-WING

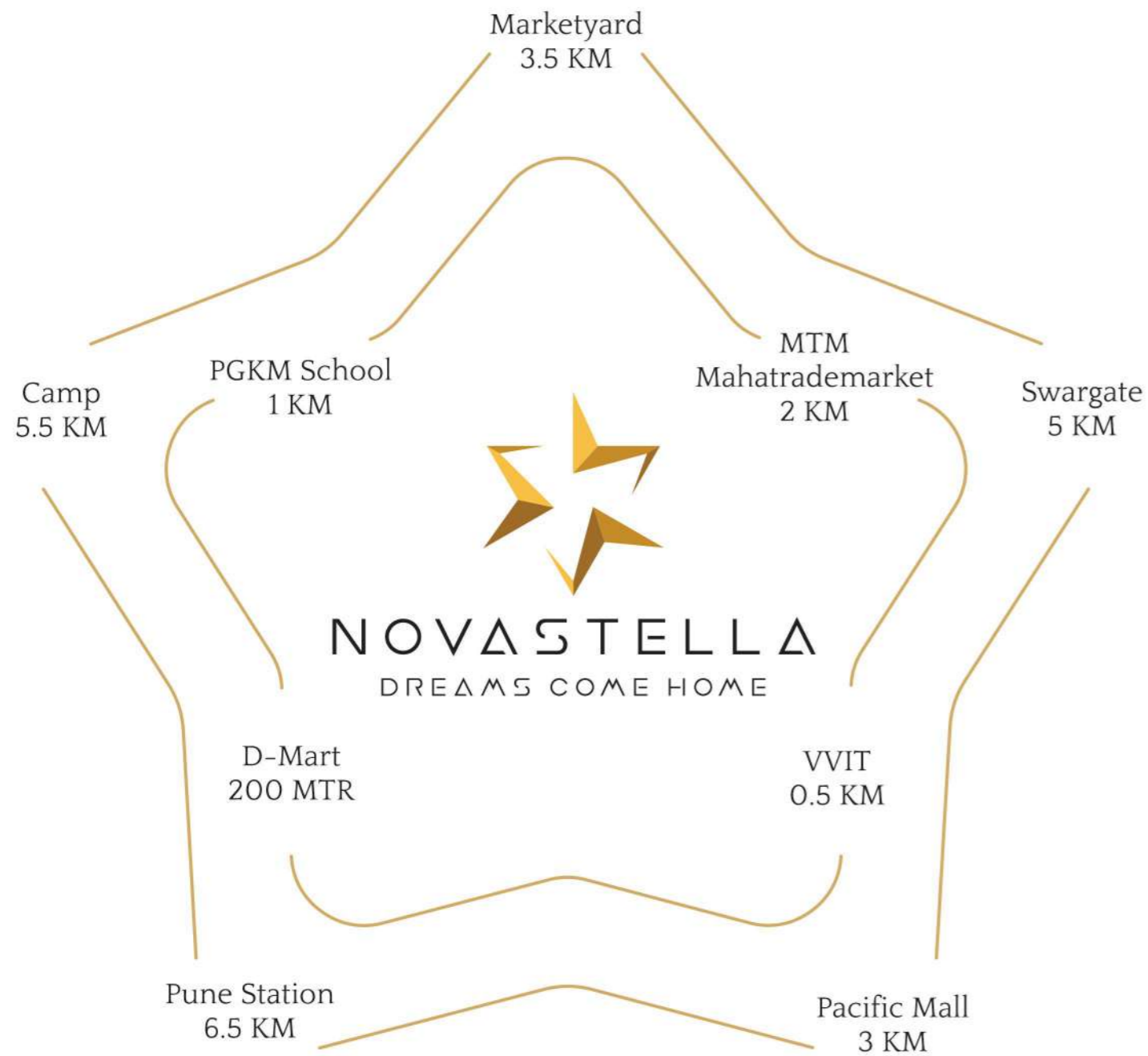
1ST TO 7TH & 9TH FLOOR



D-WING

1ST TO 7TH & 9TH FLOOR





HEALTH CARE

| | |
|-------------------------------|--------|
| Ruby Hall Clinic | 5.2 KM |
| Inamdar Hospital | 7 KM |
| Command Hospital | 7.2 KM |
| Healing Hands Clinic | 1.7 KM |
| Lifeline Hospital | 3.1 KM |
| Satyanand Hospital | 1.4 KM |
| Prime Multispecialty Hospital | 4.1 KM |

SCHOOLS & COLLEGE

| | |
|--------------------------------|--------|
| VIT College | 2 KM |
| Orchid International School | 2 KM |
| Off NIBM Road, Kondhwa College | 3.5 KM |
| Kj's Trinity College | 5 KM |
| Sinhgad College | 2.8 KM |
| Bosten World School | 1.8 KM |
| Sanskriti School | 1.6 KM |
| The Bishop's School, Undri | 2.1 KM |
| Euro Kids, Undri | 2.6 KM |
| Delhi Public School | 3.7 KM |

TECH PARKS/SEZ'S

| | |
|--|-------|
| Magarpatta | 11 KM |
| SP Infocity | 8 KM |
| Manikchand IKON | 11 KM |
| World Trade Centre, Cerebrum IT Park And The EON IT Park | 16 KM |
| Hinjewadi IT Park | 30 KM |

SHOPPING

| | |
|--------------------------|---------|
| D-Mart | 700 MTR |
| Dorabjee Mall | 2.8 KM |
| Royal Heritage Mall | 2.4 KM |
| NYC Mall | 1.9 KM |
| Reliance Mart | 1.1 KM |
| Gagan Avenue Commercial | 3.6 KM |
| Clover Hills Plaza | 2.2 KM |
| Raheja Central Point | 3.2 KM |
| Undri City Center | 2.5 KM |
| Sangria Shopping Complex | 2.1 Km |

YOU DREAM IT, WE'LL BUILD IT

An old-school developer with a refreshingly youthful perspective, Bora Associates specializes in creating properties that match the best aspects of new-age living with proven old-world elegance. Focus on creative planning, robust workmanship, and stringent quality control, makes every project that bears the Bora name, a definitive route to appreciation.

Nova Stella is a prime example of Bora Associates' vision. Designed to fulfil the evolving aspirations of an upwardly mobile urban population, the project offers expansive, space-



Artist's Rendering | Project Elevation



NOVA STELLA

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🌐 www.novastella.in

BORA PROPERTIES

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✉ info@bora.co.in



NOVASTELLA PHASE 1
MAHARERA REG. NO.: P52100045977
<https://maharera.mahaonline.gov.in>

NOTE - This Brochure is purely conceptual and is designed in good faith to give you a fair and overall view of the project and is not a legal offering, nor will it be part of any agreement. Photographs are not necessarily comprehensive or current. Nothing contained in this brochure will take precedence in the final agreement. Number of buildings, areas, flats/units, amenities, specifications, floors, roads, open space etc. may be revised.

Promoters reserve the right to amend layouts, plans, elevations, designs, specifications, amenities, areas etc. without notice. The use of clubhouse shall be strictly in accordance with the rules and regulations. "Future Development" may consist of high-rise buildings.

STRATEGIC PARTNER



TEJRAJ
GROUP
A521000319