



**POORVI ESTELLA**

Every star finds its home here

**BEJAI, MANGALURU**



Scan for project walkthrough



Scan for 3.5BHK flat virtual tour

**BENGALURU | MANGALURU | HUBBALLI**

**POORVI HOUSING DEVELOPMENT COMPANY PVT.LTD**

**Corporate Address**

Poorvi Tower, 1 & 22, 6th E Main Rd  
Gaurav Nagar, JP Nagar 7th Phase  
Kothnur, Bengaluru - 560078

**Branch Address**

No.3, Ground Floor, Hari Om Harshalaya Next to  
PVS Kalakunj (ISKON) Kodailbail, Mangaluru - 575003

**Site Address**

T.S.No.1558 of Kodailbail Village  
Bejai Ward, Bejai Main Road  
Mangaluru - 575004

RERA Number: PRM/KA/RERA/1257/334/PR/180823/006175

**0802 685 1809 | 0824 200 4545 | 974 147 1111 | 636 689 4777**

Info@poorvihousing.com | www.poorvihousing.com | www.poorviestella.com

**PROMOTER: POORVI HOUSING DEVELOPMENT COMPANY PVT. LTD.**

Karnataka RERA No: PRM/KA/RERA/1257/334/PR/180823/006175

Website: www.poorviestella.com

MEMBER  
**CREDAI**  
BENGALURU | MANGALURU | HUBBALLI



Please Note: The information depicted here in viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colors, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet.)



PROJECT BY



[www.poorvihousing.com](http://www.poorvihousing.com)



A STELLAR

LIVING

Mark your arrival

A GALORE  
OF WARMTH

Nestled along the pristine shores of the Arabian sea, Mangaluru beacons with its unique blend of culture, cuisine and coastal charm. Renowned for its picturesque beaches, vibrant markets and ancient architecture, Mangaluru has been captivating visitors from around the world making it a very important commercial and tourist hub.

The coastal gem boasts of a strategic location which has garnered trade in the region for centuries. The beautiful serene beaches along with the warmth of the people truly makes it a hidden paradise.

And perched in the heart of this paradise, Estella stands tall as the most coveted landmark housing in the locale. This prestigious address offers unparalleled access to the pulse of the city making everything at literally arm's length. A coveted neighbourhood sought after by discerning individuals like you.





# LOCATION MAP

## Convenience Circle

• Mangaluru International Airport	12.3 km	21 min
• Mangaluru Central Railway Station	4.0 km	11 min
• Nearby Hospital	3.1 km	7 min
• Nearby School	1.2 km	3 min
• City Centre Mall	2.5 km	8 min
• Super Markets	550 m	2 min
• Kudroli Gokarnanatha Temple	3.0 km	8 min
• Sultan Battery	1.7 km	5 min
• St. Aloysius Chapel	3.1 km	10 min
• Tannirbhavi Beach	11.8 km	19 min
• Mangaladevi Temple	5.4 km	14 min
• New Mangaluru Port	8.2 km	13 min
• Pilikula Park & Golf Course	10.0 km	19 min
• Kadri Manjunatha Temple	2.0 km	5 min
• Pilikula Nisargadhama	11.3 km	23 min
• Kadri Hill Park	2.0 km	6 min
• Light House Hill Graden	2.8 km	9 min
• Rosary Cathedral	4.7 km	13 min

**POORVI ESTELLA**

New Mangalore Port

Podar International School Mangalore

Mangaluru International Airport

St. Joseph Engineering College

Infosys

AJ Hospital & Research Centre

Kadri Hills

Pabba's

KSRTC Bus Stand

Kadri Shree Manjunatha Temple

KMC Hospital Speciality Clinic

St. Aloysius Chapel

Cognizant Technology Solutions

City Centre Mall

Nanthoor

Milagres Church Mangaluru

Central Railway Station Mangaluru

Mahatobhara Sri Mangaladevi Temple

Gupputa River

Tannirbhavi Beach

A R A B I A N S E A

Tannirbhavi Beach

Gupputa River

North Bengre Beach



Scan for location



YOUR  
CELESTIAL  
HOME

Nestled amidst the vibrant cityscape of Mangaluru, Estella is an exquisite sanctuary of star living. A lush oasis in the urban hustle, Estella is designed very meticulously for a rare few connoisseurs of opulence. The majestic stature soaring across 28 floors, stands as a beacon of sophistication evoking a life adorned by the stars.



HIGHLIGHTS OF THE PROJECT

- ✦ Thoughtfully crafted 2, 3 & 3.5 BHK homes in a 28 floor building
- ✦ 10,000 sq.ft clubhouse
- ✦ 100% vastu compliance for all homes
- ✦ Well cross ventilated and sunlit homes
- ✦ Angan/front porch for all homes
- ✦ Spacious entrance lobby and visitors' lounge at ground floor
- ✦ Fully equipped air-conditioned clubhouse
- ✦ Balcony garden for all homes
- ✦ Laundry room for all homes
- ✦ Landscaped long entrance way with trees, plants, garden & fountain
- ✦ Abundant lush green around the building
- ✦ Smart home technology (on chargeable basis)











# AMENITIES



## INDOOR GAMES

- Badminton Court
- Table Tennis
- Board Games
- Foosball
- Dart Wall



## SWIMMING POOL AMENITIES

- Infinity Swimming Pool
- Kids' Pool
- Poolside Barbeque
- Poolside Party Lounge
- Rain Dance Floor
- Walkover Waterbody



## KIDS' FUN & RECREATION

- Interactive Floor Games
- Hooky Ring Toss
- Magnetic Wall Games



## OUTDOOR AMENITIES

- Open Air Theatre
- Panchayat Lawn
- Outdoor Performing Stage
- Sunset Viewing Deck
- Senior Citizens' Seating Area
- Walking/Jogging Track
- Reflexology Path



## KIDS' OUTDOOR AMENITIES

- Kids' Drop Off Zone
- Sand Pit
- Kids' Play Area



## ENTERTAINMENT

- Theatre Room
- Multipurpose Hall
- Executive Lounge



## OTHER FACILITIES

- Association/Manager Room
- Laundry/Ironing Shop
- EV Charging Bay
- Car Wash Bay
- House Help Dormitory
- House Help Toilets
- Organic Waste Converter
- Rain Water Harvesting
- Electronic Surveillance
- 24/7 Security



## HEALTH & FITNESS

- Gymnasium
- Boxing Corner
- Yoga Pavilion/Meditation Deck
- Sauna/Steam
- Massage Room

EXPERIENCE  
THE ENIGMA



Scan here to download  
the project specification

# THE SUN, SEA & STARS

A home where the sun meets the sea, an endless vista adorned by towering trees. Where the stars dance in the velvet sky, every fleeting moment comes by. A sanctuary of calmness so rare, beckoning a star living with care.



✦ ✦ ✦ A star-struck living



Swimming Pool













**POORVI  
ESTELLA**  
Every star finds its home here



BLUEPRINT  
OF IMMACULATE  
LUXURY

Meticulously designed spacious rooms that offer ample space for the ever growing needs of a family.  
The intelligent layouts maximize convenience and comfort ensuring a seamless living experience.

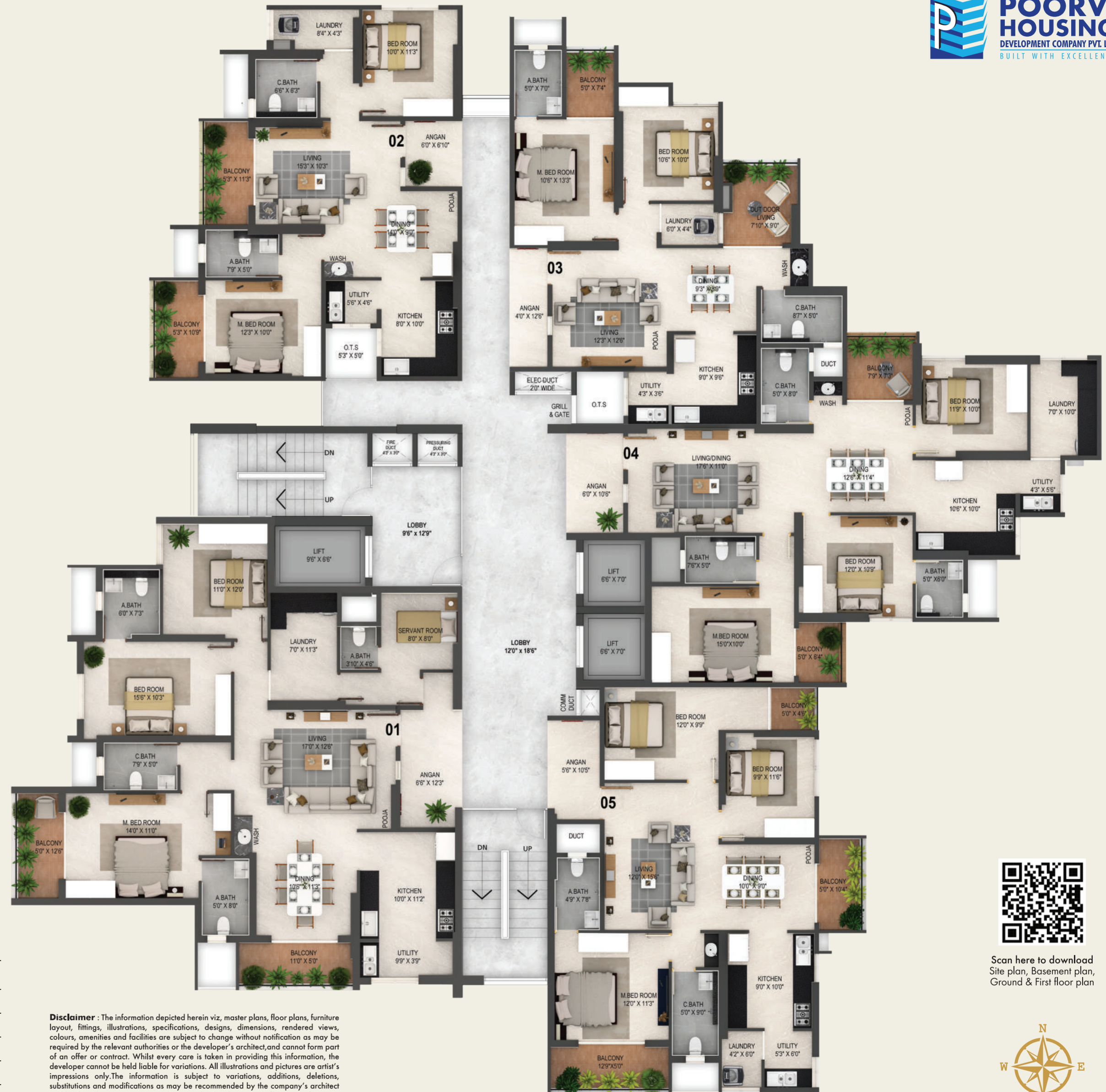


Our creation stands tall and proud

Aerial Twilight

# TYPICAL FLOOR PLAN

2nd to 27th floor



## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 1	3.5BHK	2237 Sft
Unit 2	2BHK	1345 Sft
Unit 3	2BHK	1279 Sft
Unit 4	3BHK	1740 Sft
Unit 5	3BHK	1589 Sft

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Scan here to download Site plan, Basement plan, Ground & First floor plan



# FLOOR PLAN-01



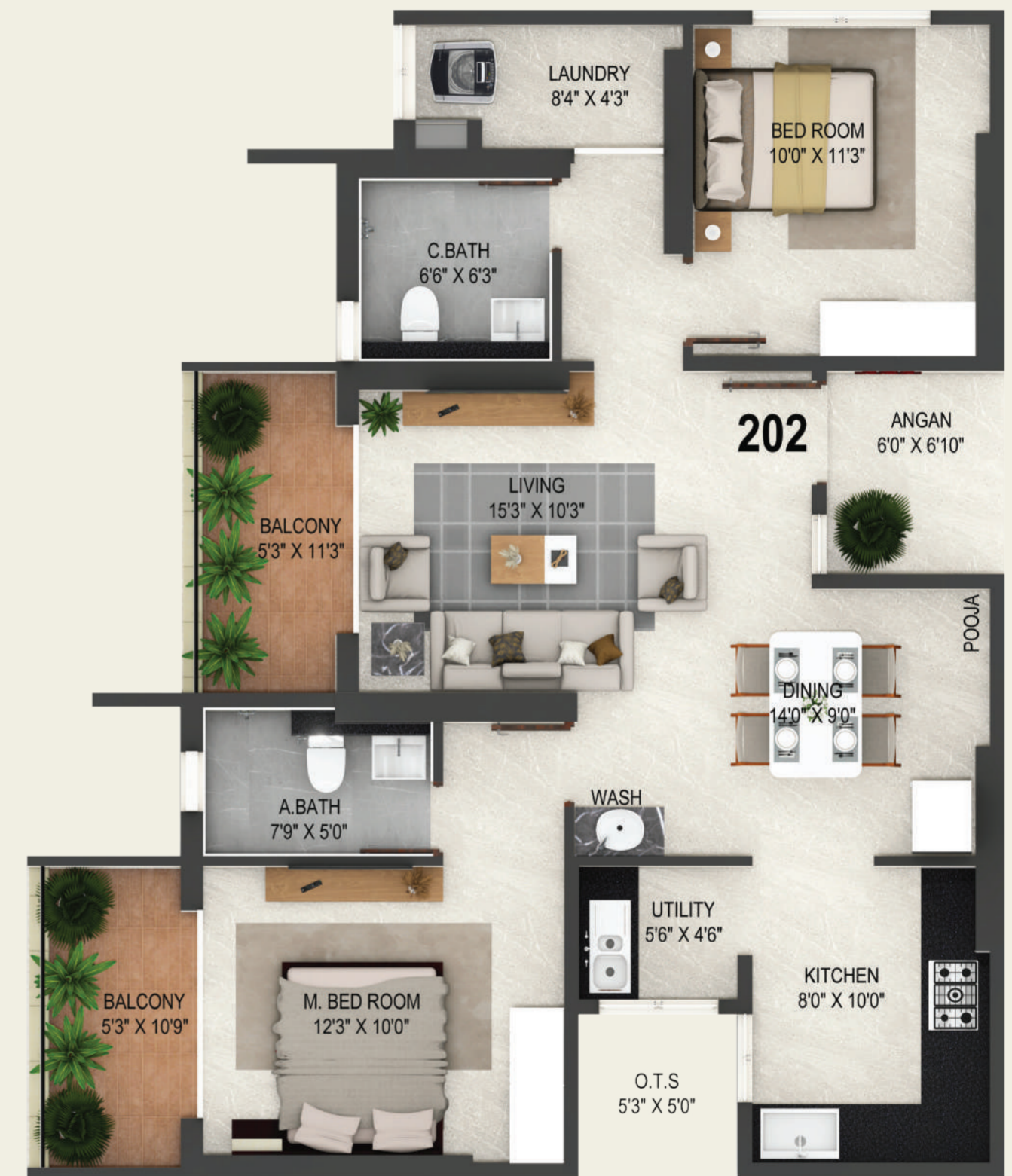
## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 1	3.5BHK	2237 Sft

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# FLOOR PLAN-02



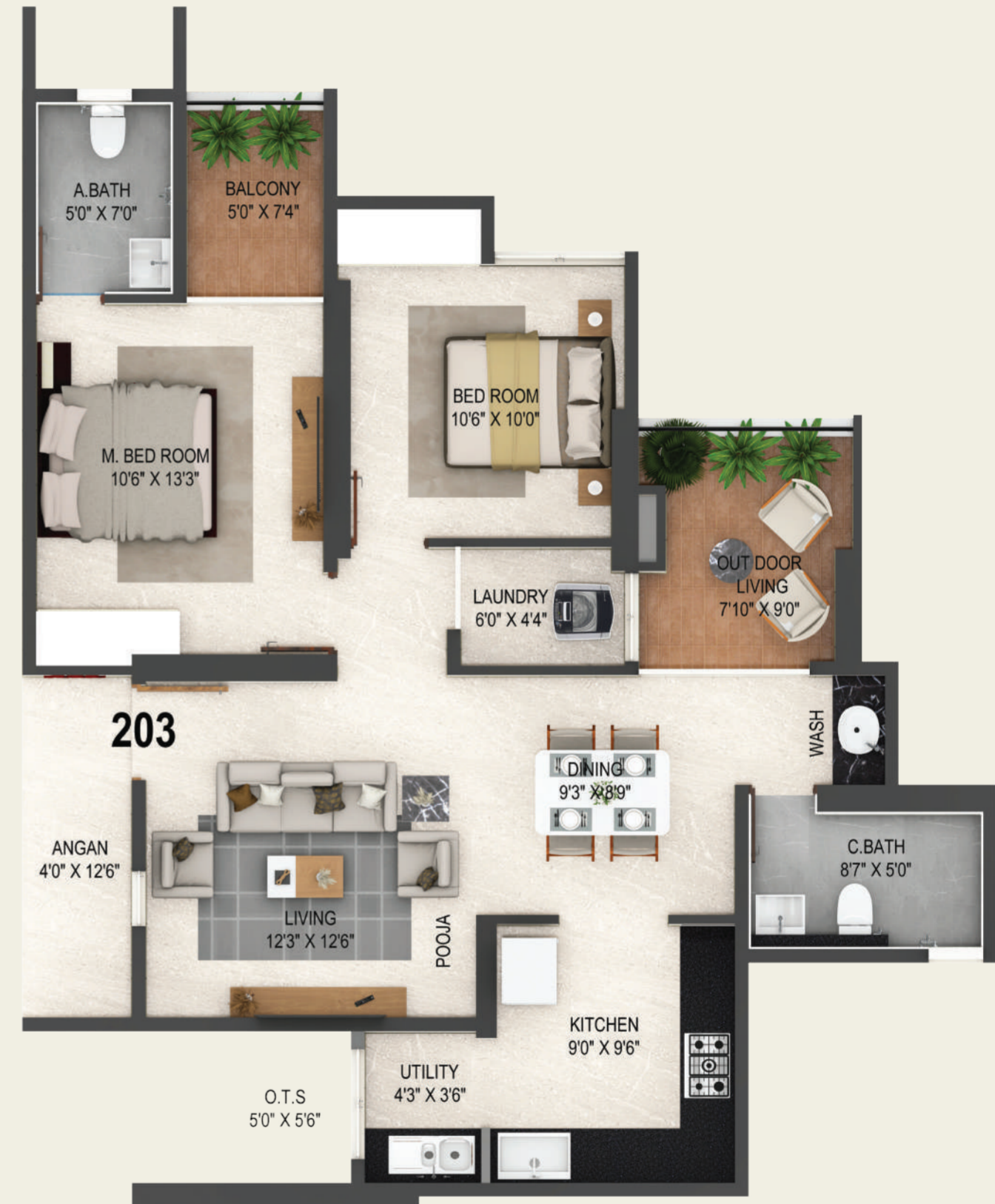
## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 2	2BHK	1345 Sft

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# FLOOR PLAN-03



## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 3	2BHK	1279 Sft

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# FLOOR PLAN-04



## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 4	3BHK	1740 Sft

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# FLOOR PLAN-05



## AREA STATEMENT

FLAT NO	TYPE	SALEABLE AREA
Unit 5	3BHK	1589 Sft

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# CONSTRUCTION PARTNERS



## OVERVIEW



Total Project area	3884.93 Sqmts (96 Cents)
Total Floors	G+B+28
Total Apartments	135 Nos
Apartments / Floor	5 / Floor
Entrance Lobby	Ground Floor
Residential Parking	Basement & Ground
Residential Space	1st - 27th floor
Club House	28th Floor
Swimming Pool	Terrace - 29th Floor

RERA Number :PRM/KA/RERA/1257/334/PR/180823/006175

ARCHITECT  
M/s S.K. Associates, Mangaluru

TECHNICAL ADVISORS  
M/s Dixcons, Bengaluru

STRUCTURAL CONSULTANTS  
M/s Vimal Anil, Mangaluru

MEP CONSULTANTS  
M/s Prism Consultancy, Bengaluru

LANDSCAPING  
M/s Do It With Plants, Bengaluru

CONTRACTORS  
M/s MFAR Constructions, Bengaluru





# THE STAR DEVELOPER



Established in 2002, Poorvi Housing has set the benchmark in luxury real estate development across South India. Founded under the visionary leadership of Mr. Prakash Subray Naik, our journey began with a pioneering vision in 1995, realized in 1996, and formalized as Poorvi Housing Development Company Pvt. Ltd. on 14-11-2013. Headquartered in Bengaluru with prestigious branches in Hubballi and Mangaluru, Poorvi Housing epitomizes sophistication and excellence in crafting high-end residential and commercial properties. With a portfolio exceeding 5 million square feet, encompassing 8 meticulously designed residential projects in Bengaluru's prime locales, each creation reflects our unwavering commitment to superior craftsmanship and unparalleled luxury. Our success is a testament to the dedication of our team and the unwavering trust of discerning clientele, making Poorvi Housing your enduring partner in luxury living. We believe in transcending boundaries with every brick laid and every breath taken, ensuring that each endeavour embodies the pinnacle of opulence and innovation.

# CELEBRATING EXCELLENCE THROUGH DEDICATION



At Poorvi Housing Development Company Pvt. Ltd., we celebrate excellence in every project. Our dedication to modern development and architecture drives us to create homes with unmatched passion and precision. This unwavering commitment has paved the way for our continued success and innovation in the real estate industry.

# FROM THE DIRECTOR'S DESK



At Poorvi Housing Development Company Pvt. Ltd., fulfilling our promises with unwavering commitment has been our cornerstone since 1995. Our focus on quality and customer satisfaction has made PHDCPL a respected name in real estate. I deeply appreciate the trust and support of our customers and associates.

Starting small, we have now completed numerous projects across Bengaluru. Our journey reflects our passion for excellence and our dedication to creating enduring homes. We believe in the mutual growth and prosperity of our associates, which drives our collective success.

At Poorvi Housing Development Company Pvt. Ltd., we celebrate excellence through our work. Our commitment to modern development and innovative architecture fuels our passion to create exceptional homes. We look forward to continuing our legacy of excellence and innovation, building safe and vibrant communities for all.

# FOUNDATIONS OF QUALITY AND VALUE



At Poorvi Housing Development Company Pvt. Ltd., our success is built on two core principles : quality and value. From our inception, we have consistently delivered exceptional projects that prioritize these values, earning the trust and loyalty of our esteemed clients. Integrity, honesty, and excellence are the hallmarks of our reputation, guiding our interactions both within our organization and with our customers. This commitment shapes our daily operations and fuels our mission to create safe, secure environments for families and communities.

# COMPLETED PROJECTS



Shreeniketana - Bengaluru



Airavatha - Bengaluru



Poorvi Towers - Bengaluru



Shreepradha - Bengaluru



Vasupradha - Bengaluru



Poorvi Royal Nest - Bengaluru



Shreenivasa Grand - Bengaluru



Sangh - Hubballi

