

LUXETA

ASTRAL HOMES

Spacious Elegance Beyond the Ordinary

Spacious 2 BHK & 3 BHK Flats

MOREWADI - KOLHAPUR



A PROJECT BY

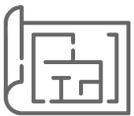
LUXETA
R E A L T Y

FOR BOOKING CONTACT
8805043333, 9420585805

Luxeta Astral Homes : Embrace a Larger Life, Crafted for Your Dreams

Step into a world where space becomes your sanctuary, and luxury meets the timeless charm of Kolhapur. Luxeta Astral Homes offers a living experience that transcends the ordinary, blending modern elegance with the serenity you crave. Here, every moment is an opportunity to live fuller, love deeper, and dream bigger—designed for those who seek a home as grand as their aspirations.

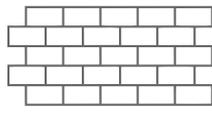




Biggest Carpet
in the Vicinity



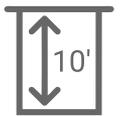
Only 2 Flats
Per Floor



Red Brick
Walls



Planing As Per
Vastu Shastra



10 Feet Clear
Floor Height



Roof-top
Amenities



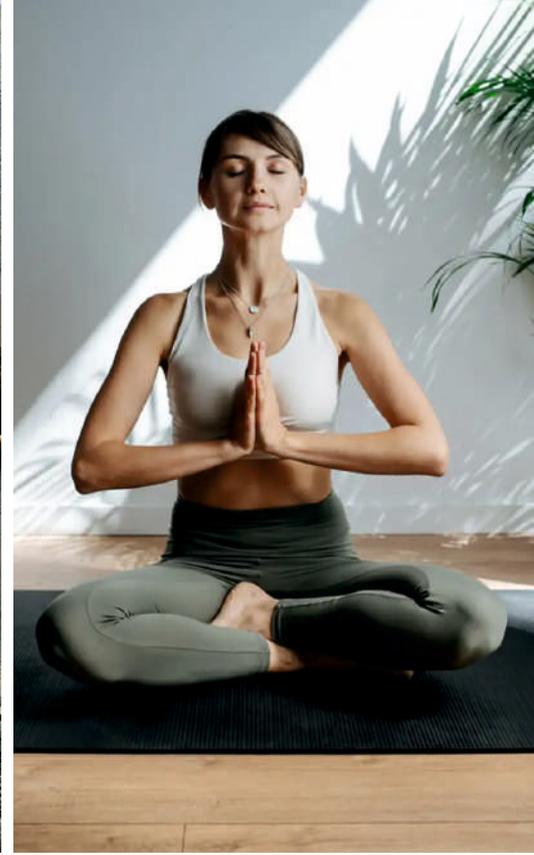
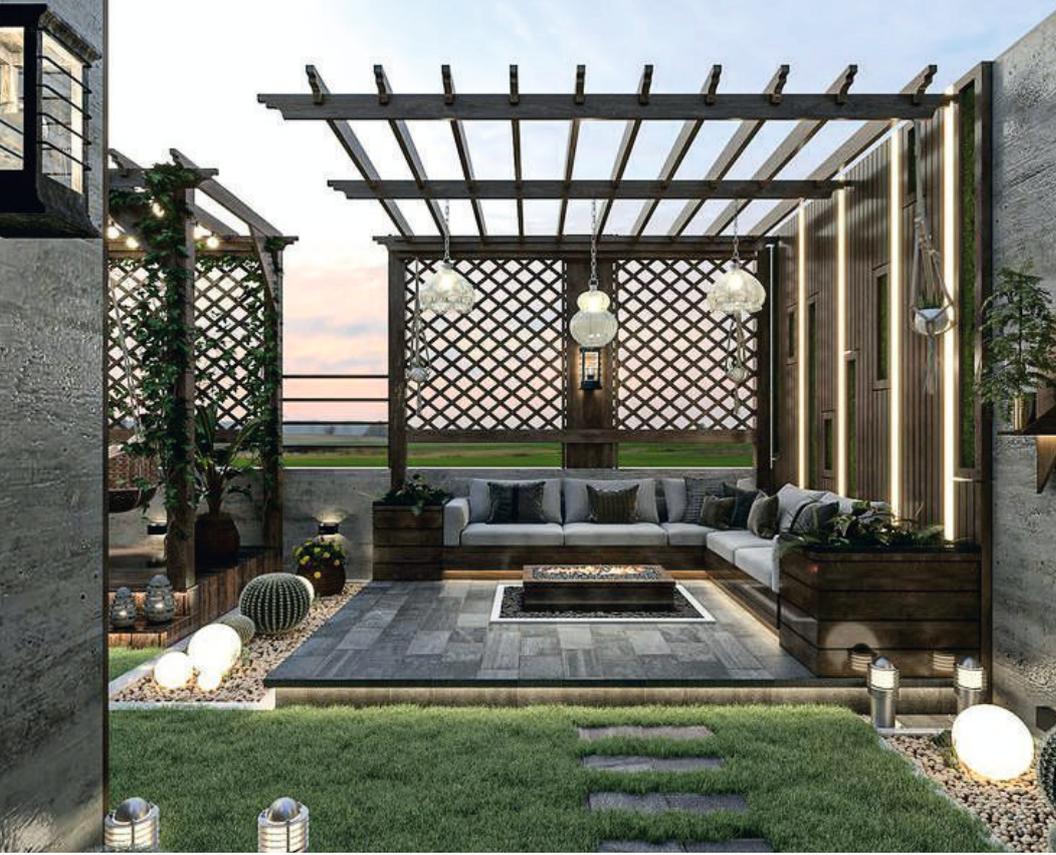
High Appreciation
Rate



Easy Accessibility
to Work & Pleasure



Well-Connected
Location



Garden Flats



Gazebo



Rain Water Harvesting



Children's Play Area



24 x 7 CCTV Surveillance



Senior Citizen Sitout



Spacious Parking



Power Backup for Lift



Provision For EV Charging Point



Solar Power for Lift & Common Area

Welcome to Luxeta Astral Homes : Live Larger, Love Deeper in Kolhapur's Finest Haven

Nestled behind Shantiniketan School in the heart of Morewadi, Luxeta Astral Homes offers an exclusive collection of 12 luxury residences—6 spacious 2 BHK and 6 grand 3 BHK homes. Designed to redefine comfort with larger-than-ever flats, these residences blend modern elegance with serene views and abundant natural light. Perfect for families, the prime location ensures proximity to schools, College, Airport, Highway, markets, and Kolhapur's cultural landmarks, while premium amenities like secure parking and lush green surroundings elevate your lifestyle. Inspired by Kolhapur's divine legacy, Luxeta Astral Homes is a sanctuary where space, luxury, and tradition converge—crafted for those who dream big.



2 BHK GARDEN FLAT



3 BHK GARDEN FLAT



First Floor Plan



2 BHK DELUXE FLAT

3 BHK DELUXE FLAT



Second - Sixth Floor Plan (Typical)



◀ 2 BHK DELUXE FLAT

ISOMETRIC VIEW



AREA STATEMENT				
TYPE	CARPET AREA	OPEN BALCONY	TOTAL CARPET AREA	SALEABLE AREA
2 BHK	679.31 SQ.FT.	164.01 SQ.FT.	843.32 SQ.FT.	1138.49 SQ.FT.

◀ 2 BHK GARDEN FLAT

ISOMETRIC VIEW



AREA STATEMENT						
TYPE	CARPET AREA	OPEN BALCONY	TOTAL CARPET AREA	TERRACE AREA	TOTAL FLAT AREA	SALEABLE AREA
2 BHK	679.31 SQ.FT.	180.39 SQ.FT.	859.70 SQ.FT.	275.74 SQ.FT.	1135.44 SQ.FT.	1298.47 SQ.FT.

◀ 3 BHK DELUXE FLAT

ISOMETRIC VIEW



AREA STATEMENT				
TYPE	CARPET AREA	OPEN BALCONY	TOTAL CARPET AREA	SALEABLE AREA
3 BHK	909.74 SQ.FT.	202.96 SQ.FT.	1112.70 SQ.FT.	1502.15 SQ.FT.

◀ 3 BHK GARDEN FLAT

ISOMETRIC VIEW



AREA STATEMENT						
TYPE	CARPET AREA	OPEN BALCONY	TOTAL CARPET AREA	TERRACE AREA	TOTAL FLAT AREA	SALEABLE AREA
3 BHK	909.74 SQ.FT.	216.19 SQ.FT.	1125.93 SQ.FT.	196.77 SQ.FT.	1322.70 SQ.FT.	1618.39 SQ.FT.

Specifications

FLOORINGS

- Designer vitrified tile flooring of min. size of 600 mm x 1200 mm on all landing floors / common lobbies
- Designer vitrified tile flooring of min. size of 600 mm x 1200 mm in all rooms
- Master Bedroom 600 X 1200 mm designer wooden finish vitrified tiles
- Anti-skid ceramic / vitrified tile flooring in bathrooms / terraces /balconies
- Pearl black granite / steel grey granite / equivalent granite for window sills
- Pearl Black / Steel Grey or equivalent granite flooring for staircase

KITCHEN

- Kitchen top in steel grey granite finish
- Stainless steel sink
- Designer kitchen dado wall tiles upto 2 ft. from platform
- Potable drinking water in the kitchen
- Concealed plumbing with premium quality CPVC/UPVC/PVC pipes
- Electrical point provision for kitchen chimney, microwave & conventional ovens
- Plumbing point provision for water purifier, washing machine / dryer
- Provision for exhaust fan
- Provision for washing machine area

BATHROOMS

- Designer walls & floor tiles in all bathrooms
- White coloured sanitary bathware (wash basin & water closet)
- Asian / Jaquar or equivalent range of brass taps & faucets in all bathrooms
- Provision for exhaust fan in all bathrooms
- Provision & fitting of boiler / geyser in all bathroom
- Concealed plumbing with premium quality CPVC / UPVC/PVC pipes
- 8'0" high granite door frames / laminate doors

WALL & CEILING

- All external walls in red bricks
- Textured design for external walls
- All internal walls gypsum with levelled in plum and line
- All internal ceiling putty finished
- Superior semi acrylic paint for external walls
- Superior emulsion paint for internal walls
- PVC false ceiling for all balconies

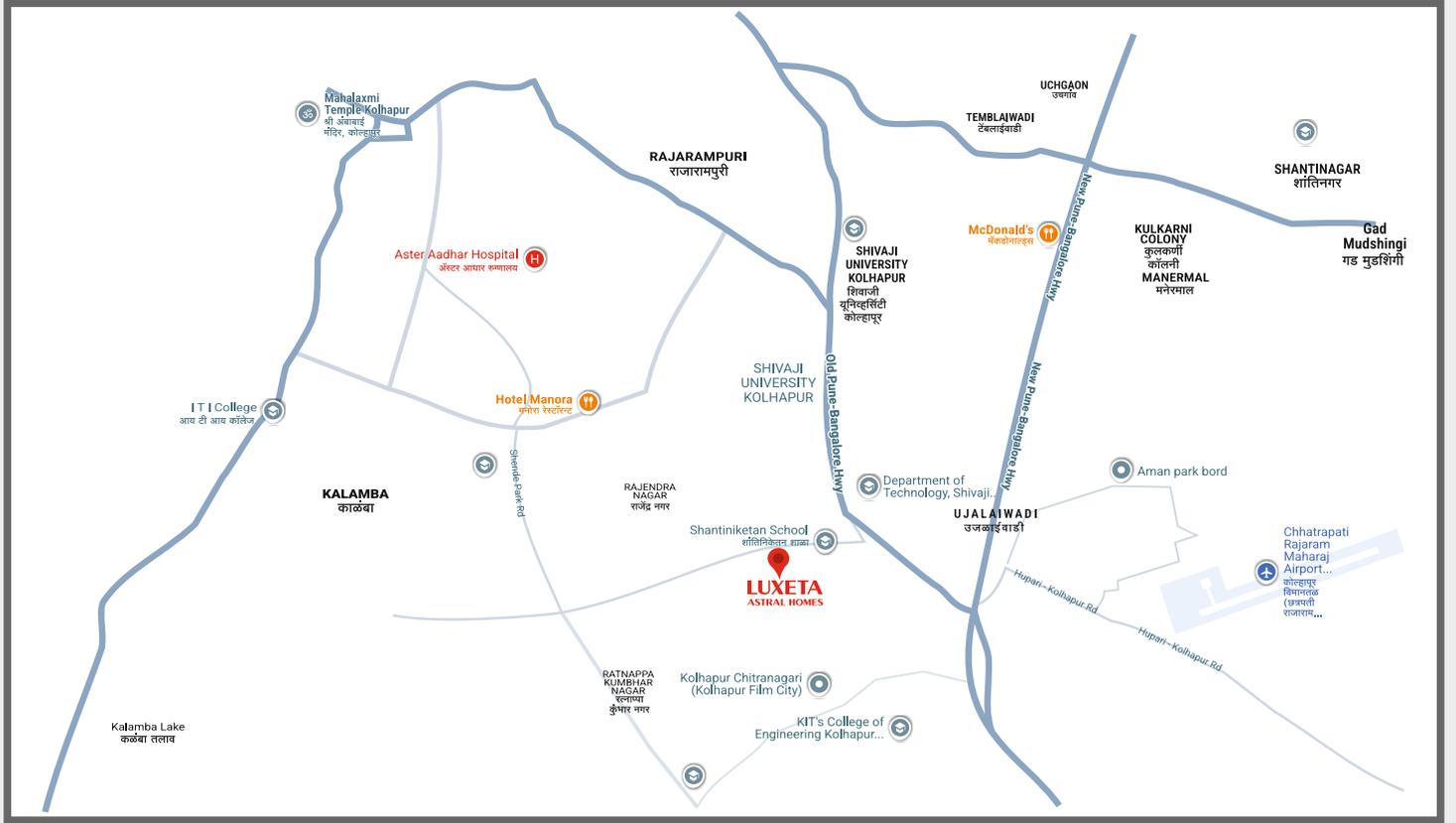
ELECTRICAL

- Concealed electrical copper wiring with circuit breakers
- Earth leakage circuit breakers in main electrical panel
- AC points provided in each bedroom
- 2-way controlled light and fan point in each bedroom
- Adequate electrical points in each room
- Branded premium quality (ISI marked) switches in all rooms
- Shuttered plug sockets to avoid accidental contact
- Provision for TV cable & broadband connectivity
- Solar power supply for lift & common areas
- Provision for inverter back up for each flat

SECURITY-DOORS & WINDOWS

- Aluminum windows hi-tech make with clear float glass & mosquito net
- Aluminum sliding doors for terrace with clear float glass & mosquito net
- Aluminum louvered window for all bathrooms
- Main door touch 4 in 1 lock & rest motorise locks for all bedrooms
- S.S. Morticed lock for all doors
- 8'0" high solid full size door for main door with both side veneer finish
- 8'0" high solid full size door for all bedrooms with both side laminate finish
- S.S. pin hinges for all doors

Seamlessly Connected to Kolhapur's Vibrant Pulse



LANDMARKS

• Mahalaxmi Temple	: 7.5 KM
• Rankala Lake	: 6.0 KM
• New Palace	: 8.4 KM
• Bhavani Mandap	: 5.0 KM
• Panhala Fort	: 26.0 KM
• Kolhapur Film City	: 2.0 KM
• Major Dhyanchand Hockey Stadium	: 4.3 KM
• Old Pune - Bangalore Highway	: 1.0 KM
• NH 4 Highway	: 2.0 KM

SCHOOLS

• Shantiniketan School	: 0.6 KM
• Shri Vasant Chougule English School	: 0.6 KM
• Seventh Day Adventist School	: 5.3 KM
• Dots & Tots Play School	: 0.9 KM
• Little Flower School (Morewadi)	: 1.5 KM

SHOPPING AREAS

• Rajarampuri Market	: 4.0 KM
• Bhavani Mandap Area	: 5.0 KM
• DYP City Mall	: 5.5 KM
• Shivaji Market (Gandhinagar)	: 7.0 KM

HOSPITAL

• Isolation Hospital (Nehru Nagar Road)	: 4.1 KM
• Athaayu Hospital	: 4.0 KM
• D.Y. Patil Hospital	: 7.1 KM
• Aster Aadhar Hospital	: 5.4 KM

COLLEGES

• Bharati Vidyapeeth College of Engineering & Pharmacy	: 3.6 KM
• KIT's College of Engineering	: 5.0 KM
• Shivaji University	: 2.0 KM
• CSIBER	: 3.6 KM
• ITI College	: 5.7 KM
• Rajaram College	: 3.6 KM

CORPORATE OFFICE

• Coforge IT	: 2.5 KM
• Kagal Five Star MIDC	: 10.0 KM
• Local Business Hubs in Rajarampuri	: 4.0 KM
• Udyamnagar Industrial Area	: 8.0 KM
• Shirolji MIDC	: 9.7 KM

HOTELS AND RESTAURANTS

• Rahi Dine Inn	: 0.9 KM
• Restaurants near Rankala Lake	: 6.0 KM
• Hotels near Bhavani Mandap	: 5.0 KM
• Restaurants in Rajarampuri	: 4.0 KM
• Hotel Sayaji Kolhapur	: 5.6 KM

TRANSPORT HUBS

• Kolhapur Railway Station	: 6.0 KM
• Kolhapur Airport	: 4.0 KM
• Central Bus Stand (CBS Kolhapur)	: 6.0 KM
• Sambhajinagar Bus Stand	: 5.6 KM
• Rankala Bus Stand	: 8.3 KM

Site Address

RS No - 31/1/2, Plot No - 11,
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A PROJECT BY

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LEGAL



Adv. Shriya Fasake Lingras

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