



 **strella**
VILLAS

Where Every Sunset Feels Like a European Holiday



THE LEGACY of Bhavaya Developers

At Bhavaya Developers, we craft experiences that last a lifetime. With a legacy rooted in trust, excellence, and visionary craftsmanship, our projects embody architectural finesse and contemporary elegance. Estrella Villas is a testament to our passion for creating extraordinary living spaces that stand the test of time.





Welcome to Estrella Villa

A European Dream, Brought to Life

Nestled in the lush landscapes of Uttan, Estrella Villas is an enclave of sophistication. Inspired by the timeless charm of Europe, this curated collection of exclusive villas redefines what it means to live in grandeur. Here, every archway, every cobblestone pathway, and every courtyard tells a story of elegance.

Limited Edition Luxury – Only 85 privileged families.

European-Inspired Architecture – Vintage charm with modern sensibilities.

A Private Sanctuary – An address that whispers exclusivity.





Live like

YOU ARE IN EUROPE Every Single Day

INSPIRED BY EUROPE, DESIGNED FOR YOU



Drawing inspiration from the elegance of European cities, Estrella Villas encapsulates the sophistication of Parisian streets, the romance of Tuscan villas, and the grandeur of Spanish haciendas.

**Stone-clad facades
& wrought iron balconies**

**Grand archways & high ceilings
A sense of openness and airiness.**

**Lush courtyard gardens
A retreat within your home.**





The Estrella Collection

For those who seek the extraordinary, Estrella Villas combines timeless European elegance with contemporary luxuries.

5 acres of lush, curated landscapes –
Nature's beauty, artfully integrated into design.

85 distinctive villas –
Masterfully crafted for exclusivity and sophistication.

Private pool villas –
Where luxury and serenity converge.





Our Exquisite Villa Collection

Step inside your villa:

- ✦ **Classic Stone Exteriors & French Balconies:**
A nod to timeless European design.
- ✦ **Elegant Courtyards & Shaded Terraces:**
Perfect spots for outdoor relaxation or entertaining.
- ✦ **Double-Height Ceilings:**
Designed to create a feeling of vastness and airiness.
- ✦ **Handpicked Marble Flooring & Vintage Wooden Finishes:**
Carefully selected to create a luxurious, inviting atmosphere.
- ✦ **French Windows:**
Let in the natural light, filling every room with warmth and energy.

EVERY VILLA AT

Estrella Villas

is more than just a place to live,
it's a place to feel at home.







Estrella Villas Clubhouse

The **Estrella Villas Clubhouse** is where community meets luxury. A space to connect with neighbors, indulge in fitness, or simply unwind after a long day. The clubhouse offers:

- **A Lounge for intimate gatherings and relaxation**
 - **A Café serving your favorite beverages and snacks**
 - **Indoor Games for those moments of friendly competition**
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This is where memories are made, friendships are formed, and relaxation becomes an art.





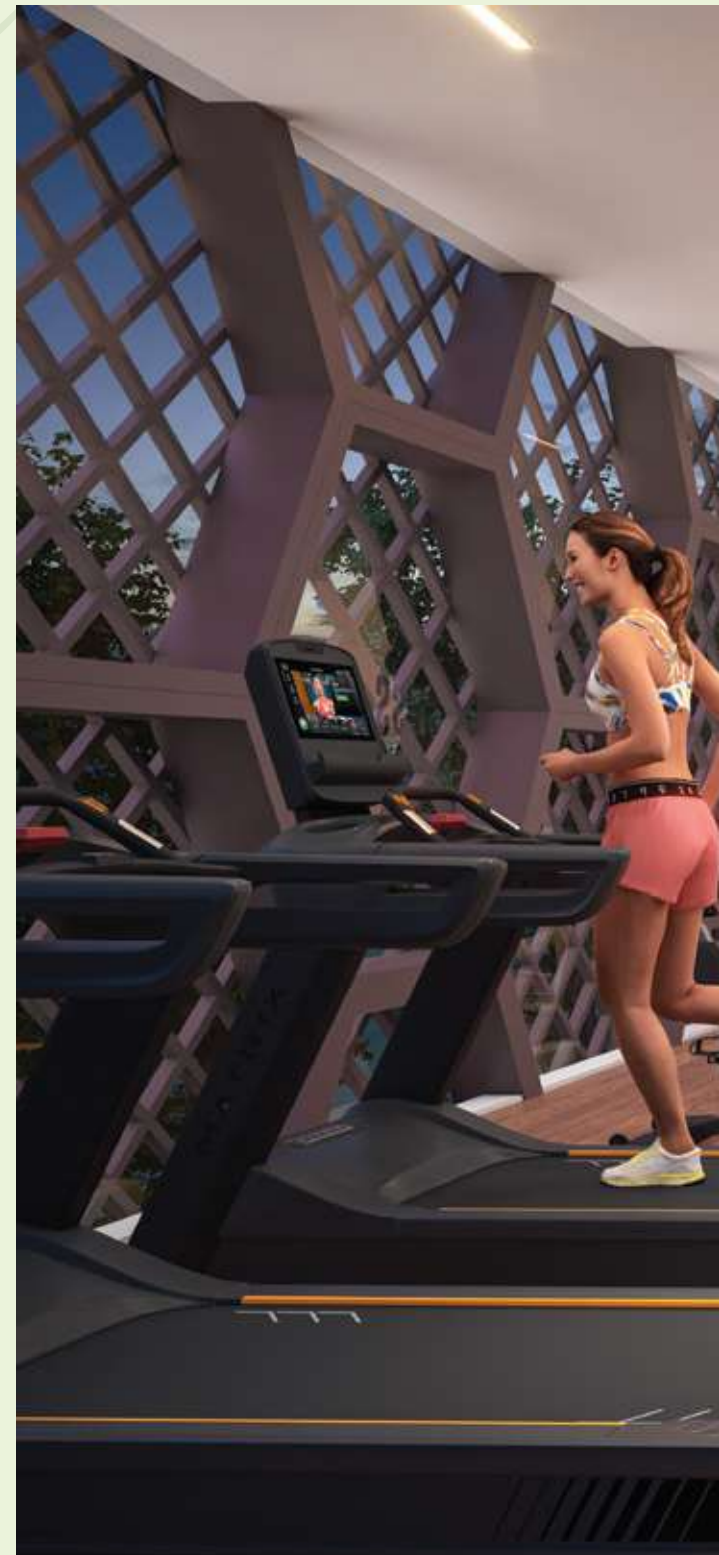


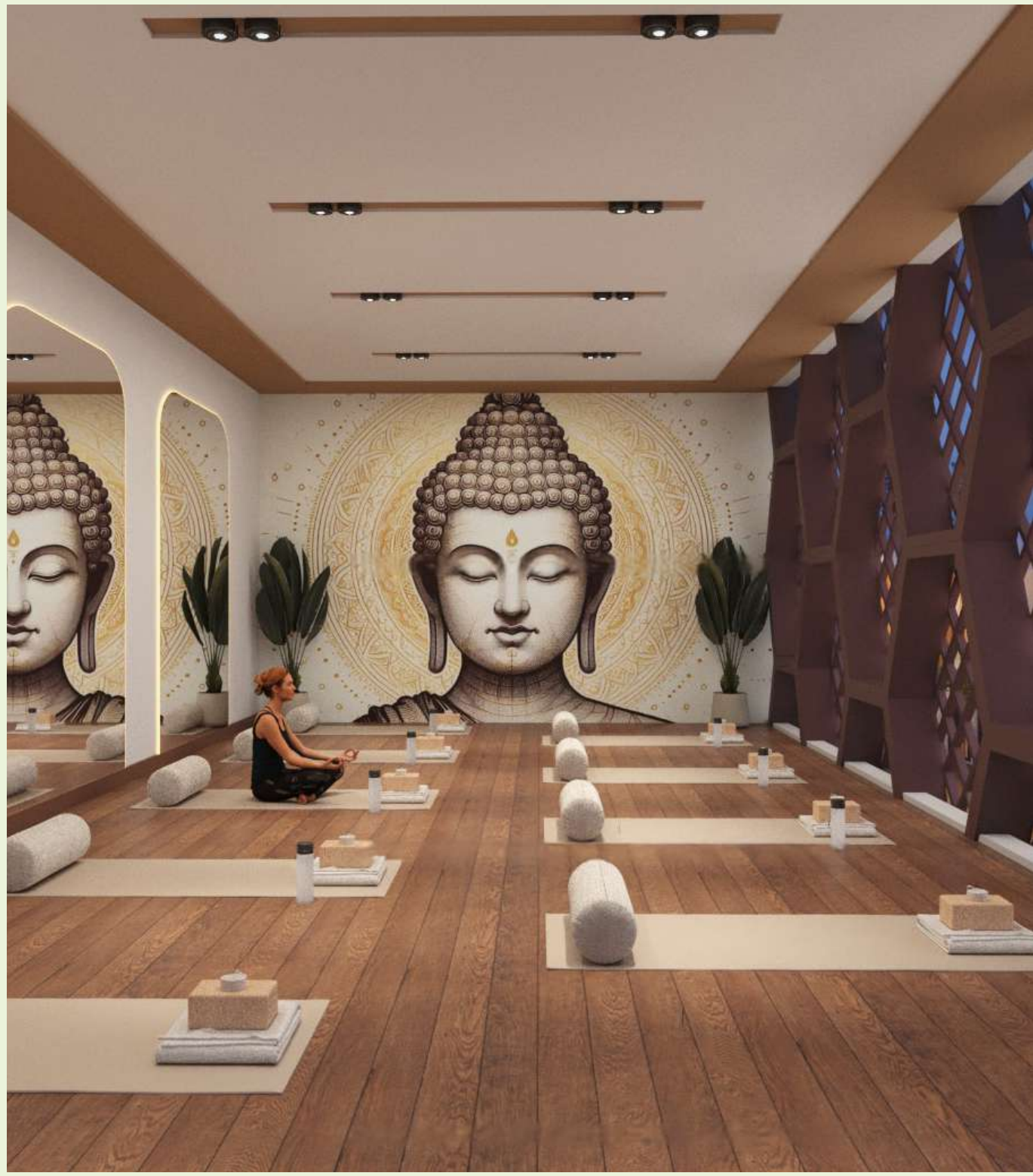
On the First Floor,
ELEVATE YOUR WELLNESS WITH:

A state-of-the-art Gym
to stay fit and active

Zumba and Yoga Rooms
designed to help you
relax and rejuvenate

At Estrella Villas,
luxury isn't just about your home, it's a lifestyle,
one that's healthy, fulfilling, and balanced.





THE AMENITIES AT *Estrella Villas*
are designed to enrich your life:

Banquet Hall
for those unforgettable celebrations

Jogging Track
to keep you active and engaged

Turf Area
for sports and fun outdoor activities

Whether you're hosting friends or taking a stroll,
everything you need is right at your doorstep.





FOR THE WHOLE FAMILY

Estrella Villas has it all:

Open Gardens

to relax and reconnect with nature

A Kids Play Area

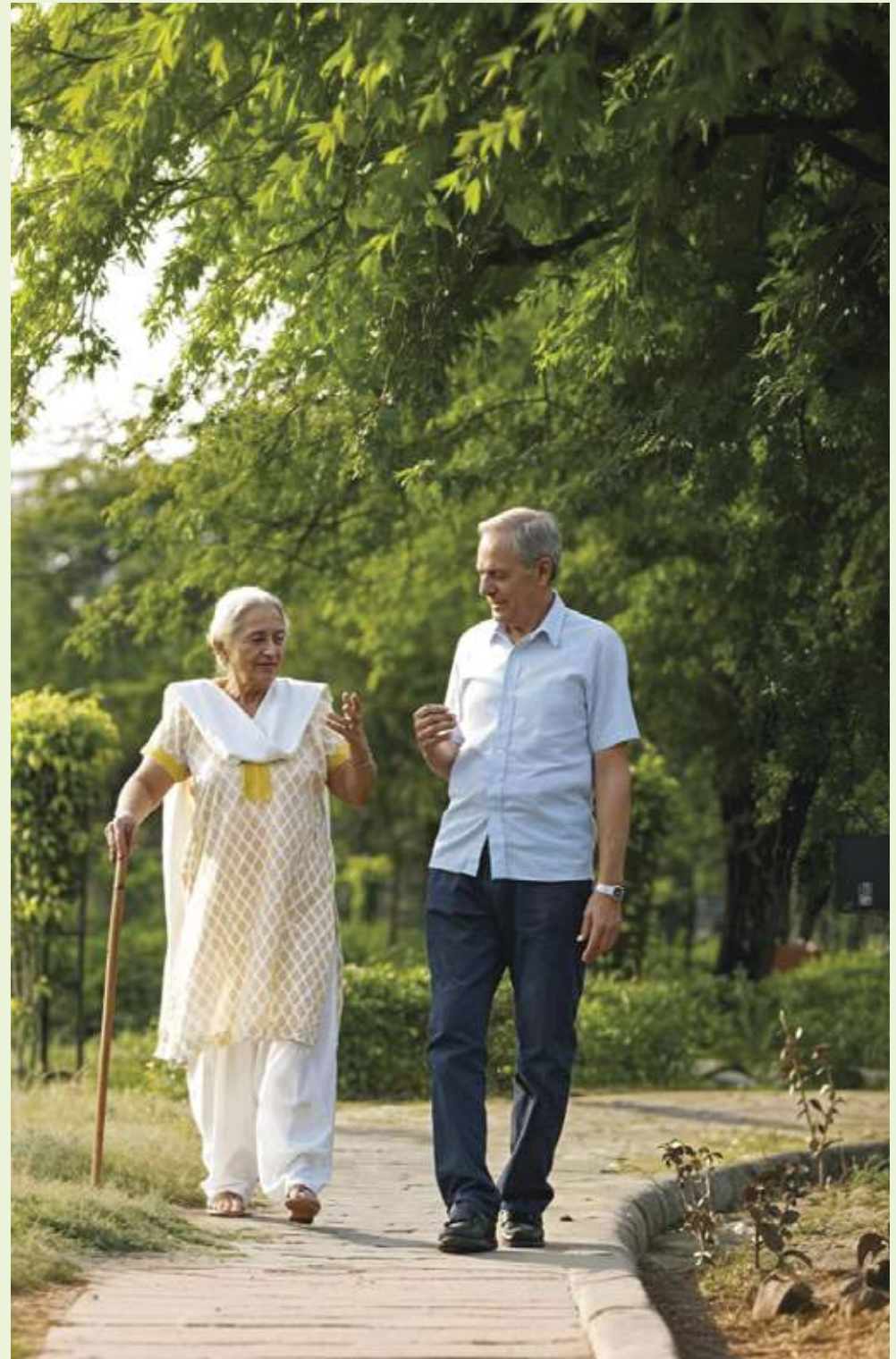
to keep you active and engaged

A Senior Citizen Path

offering peace and quiet for
elderly residents

A community built for all ages,
where life can be lived fully and freely





A man and a child are walking away from the camera on a paved path in a lush garden. The man is wearing a light blue shirt and khaki shorts, and the child is wearing a white shirt and blue shorts. In the background, there is a wooden bench and a wooden structure. The scene is bathed in the warm, golden light of sunset, with long shadows cast across the grass. In the foreground, there are various plants, including tall grasses and purple flowers, and a stone border.

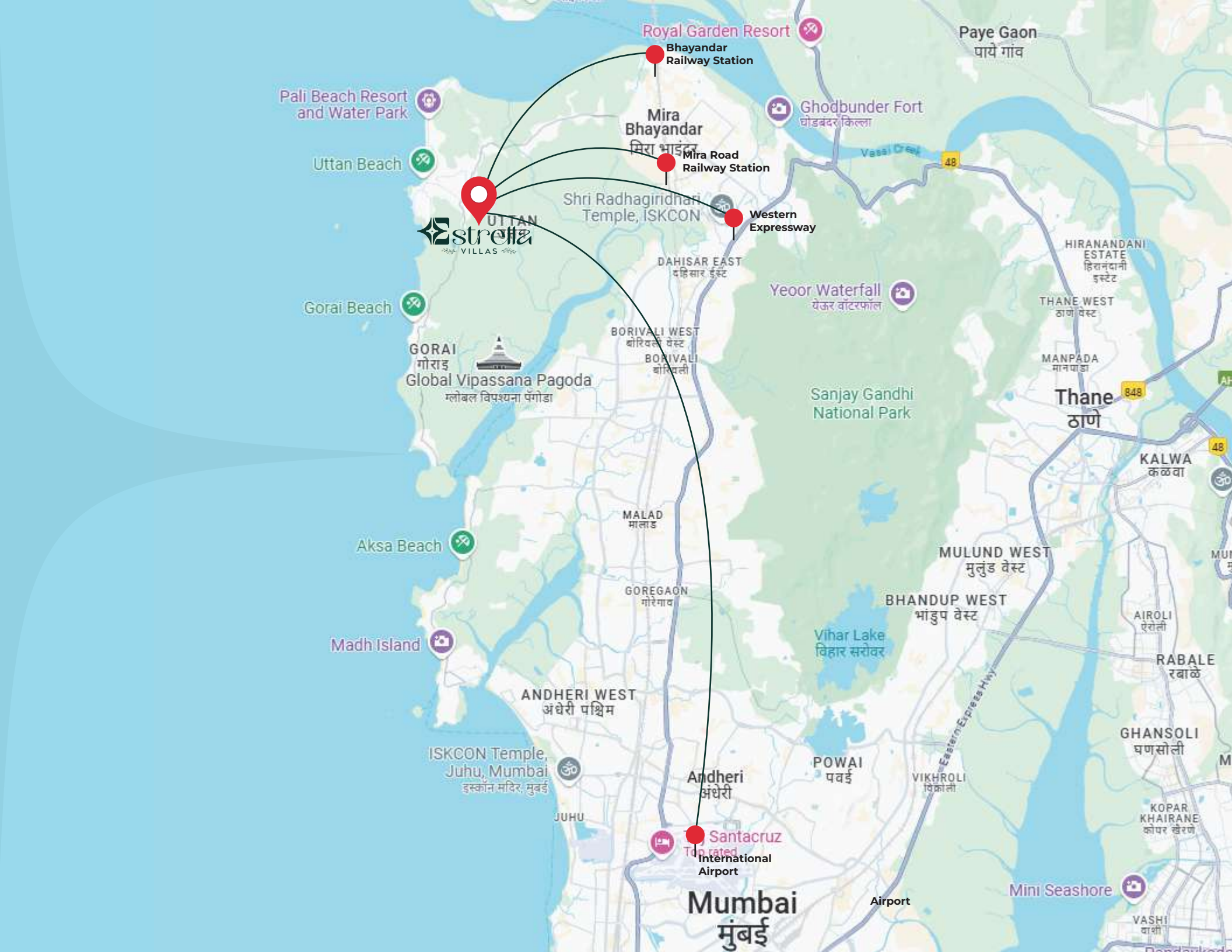
Life at Estrella Villas

means you're close to everything you need, yet far enough to feel like you're in your own private retreat.



Close to the City, Yet a World Away

While Estrella Villa offers serene European charm, it is also strategically located for easy access to Mumbai's prime destinations:



strella
VILLAS

Royal Garden Resort

Bhayandar
Railway Station

Paye Gaon
पाये गांव

Pali Beach Resort
and Water Park

Mira
Bhayandar
मिरा भाईंदर

Ghodbunder Fort
घोडबंदर किल्ला

Uttan Beach

Mira Road
Railway Station

Vasai Creek

Shri Radhagiridhari
Temple, ISKCON

Western
Expressway

DAHISAR EAST
दहिसार ईस्ट

Yeoor Waterfall
येऊर वॉटरफॉल

HIRANANDANI
ESTATE
हिरानंदानी
इस्टेट

Gorai Beach

GORAI
गोराई
Global Vipassana Pagoda
ग्लोबल विपश्यना पगोडा

BORIVALI WEST
बोरिवली वेस्ट
BORIVALI
बोरिवली

THANE WEST
ठाणे वेस्ट

MANPADA
मानपाडा

Thane
ठाणे

Sanjay Gandhi
National Park

KALWA
कळवा

Aksa Beach

MALAD
मालाड

MULUND WEST
मुलुंड वेस्ट

GOREGAON
गोरेगाव

BHANDUP WEST
भांडुप वेस्ट

Vihar Lake
विहार सरोवर

Madh Island

ANDHERI WEST
अंधेरी पश्चिम

VIHAR LAKE
विहार सरोवर

RABALE
रबाळे

ISKCON Temple,
Juhu, Mumbai
इस्कॉन मंदिर, मुंबई

POWAI
पवई

VIKROLI
विक्रोली

GHANSOLI
घणसोली

Andheri
अंधेरी

Santacruz
International
Airport

KOPAR
KHAIRANE
कोपर खैरणे

Mumbai
मुंबई

Airport

Mini Seashore

VASHI
वाशी

We Are Offering Assured Rentals Secure Your Investment, Earn Hassle-Free!

Guaranteed Monthly Income

Get a fixed rental return every month, regardless of occupancy

No Tenant Worries

We manage everything, from finding tenants to rent collection

100% Hassle-Free Investment

Sit back and enjoy returns while we handle maintenance and management

Stable & Secure Returns

No market risks, just assured and predictable rental income

Perfect for Investors & Homeowners

Whether you're looking for passive income or financial security, we've got you covered.



With Estrella Villas, safety and smart living go hand in hand:

24/7 security and trained security staff

CCTV surveillance covering the entire premises

RFID-based entry system for added convenience

Smart home features, including Wi-Fi-enabled access

Constant police presence, due to proximity to RSS headquarters

Your home is not just luxurious,
it's safe, secure, and smart





Explore Our Thoughtfully Crafted Floor Plans

Aurora Haven



Ground Floor



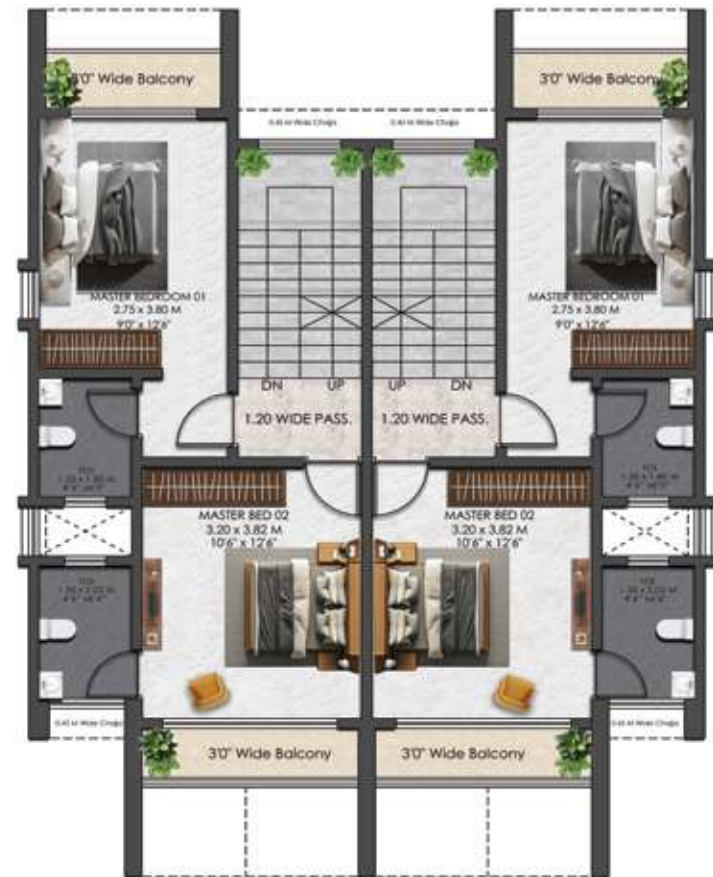
First Floor

2BHK ROW HOUSE

Explore Our Thoughtfully Crafted Floor Plans **Celeste Suites**



GROUND FLOOR



FIRST FLOOR

2BHK +SWIMMING POOL

Explore Our Thoughtfully Crafted Floor Plans **Nova Villa**



GROUND FLOOR

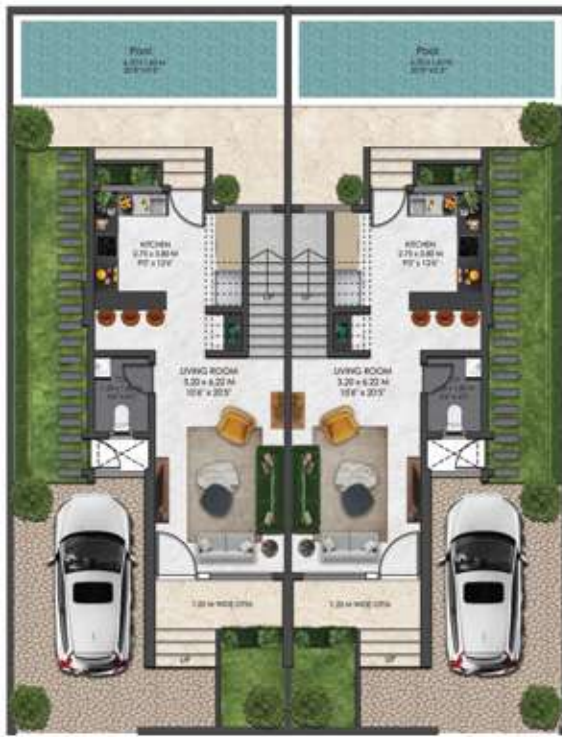


FIRST FLOOR

3BHK + SWIMMING POOL

Explore Our Thoughtfully Crafted Floor Plans

Sierra Belleza



Ground Floor



First Floor



Second Floor

3BHK + SWIMMING POOL

Explore Our Thoughtfully Crafted Floor Plans

Lumina Villas



Ground Floor



First Floor



Second Floor

4BHK + SWIMMING POOL




HOSPITALITY PARTNER



STRATEGIC PARTNER



STEAD
REALTY ADVISORY PVT. LTD.

 info@bhavyadevelopers.co.in

 **Uttan Bhayander West**



For Life's Biggest Moments



Crafted and Developed By



9892626326 / 9892626362

Site Address : Plot No 186 Keshav Shrushti Near Golconda Resort, Uttan Road Bhayandar West