

stellarbysivaa.com



VADODARA'S TURNING POINT IS HERE





BIGGER. BETTER. STELLAR
A MODERN - DAY COMMERCIAL LANDMARK IN GOTRI



ONE OPPORTUNITY USED WISELY CAN CHANGE YOUR BUSINESS GREATLY.

offices | shops | showrooms

Stellar - The Turning Point is a landmark commercial development that redefines modern business spaces. Strategically located at a prominent two-road corner, this architectural marvel offers premium office spaces and prime retail outlets designed to cater to the needs of today's dynamic business environment. With a blend of functionality and style, Stellar creates a versatile environment where businesses can thrive.

Its retail spaces are ideal for brands looking to make a strong impression in a high-visibility area, while the office spaces are tailored for companies seeking a prestigious address that enhances their corporate image. With state-of-the-art amenities, ample parking, and seamless accessibility, Stellar - The Turning Point is more than just a commercial hub—it's a beacon of success and opportunity for forward-thinking enterprises.



VISION IS THE ART OF SEEING WHAT IS INDIVISIBLE TO OTHERS.



OLD WAYS DON'T OPEN NEW DOORS.

DEVELOPED BY



Stellar - The Turning Point is brought to life by the trusted partnership of Sivaa Lifespaces and Siddhivinayak Infra. Known for their commitment to quality and innovation, these developers have combined their expertise to create a landmark that embodies excellence in commercial real estate. Together, they are shaping a modern-day commercial hub designed to meet the needs of thriving businesses and forward-thinking brands.

CURATED BY



"Stellar is a statement of what modern architecture can achieve when engineering, sustainability and human centric design come together. Creating a space which is functional and inspiring helps built a dynamic environment for retailers and corporate tenants offering opportunity for innovation, collaboration and success. I am extremely excited of what Stellar stands for and how it will serve the society and end users for years to come."

VINEET MATAI
PRINCIPLE ARCHITECT
STELLAR



MINDSET IS WHAT SEPARATES
THE BEST FROM THE REST.

BIGGER.

Not just in size. Scale too.

This is more than a commercial project—it's a landmark in progress, scaling new heights in business potential. A destination that reflects the bold vision of enterprises ready to expand, excel, and dominate. Welcome to a space where size meets scale, and ambition finds its home.





SOMETIMES A CHANGE OF PERSPECTIVE
IS ALL IT TAKES TO SEE THE LIGHT.

BETTER. Not just in planning. Infrastructure too.

This is more than a commercial project—it's a benchmark for excellence. Thoughtfully planned and meticulously executed, it offers better solutions for modern enterprises through cutting-edge infrastructure, seamless connectivity, and sustainable growth.



THE MOST RELIABLE WAY TO PREDICT
THE FUTURE IS TO CREATE IT.

STELLAR. Not just in features. Future too.

This isn't just a commercial property; it's a launchpad for the future. Designed with visionary thinking, this landmark project delivers greater features today and a foundation for the possibilities of tomorrow. Future-ready infrastructure, smart technology, and sustainable design come together to empower your business to thrive and evolve.



STELLAR FEATURES
FOR A BETTER FUTURE



SOLAR FOR COMMON
ELECTRICITY



3 LEVEL MECHANICAL
PARKING



2 LEVEL
BASEMENT



WIDE OFFICE
PASSAGE & LOBBY



HI-TECH
SECURITY



EXCLUSIVE OFFICES
WITH TERRACE
GARDEN



PROVISION OF
WASHROOM IN
EACH UNIT



EXQUISITE DOUBLE
HEIGHT & AIR CONDITIONED
ENTRANCE LOBBY



ENERGY
EFFICIENT GLASS
FACADE



WAITING
LOUNGE



RECREATIONAL
ROOM & CONFERENCE
ROOM



SEPARATE ELEVATOR FOR
GOODS & SERVICES



2 EXCLUSIVE ELEVATORS
FOR RETAIL & 3 FOR OFFICE



VALET PARKING





A LITTLE PROGRESS EACH DAY ADDS UP TO BIG RESULTS.

OFFICES WITH TERRACE & PANORAMIC VIEWS

Experience the pinnacle of modern workspace with Stellar's exclusive offices featuring spacious terraces and breathtaking views. These premium office suites offer not just a place to work but an inspiring environment designed to elevate productivity. The terraces provide an open-air extension of your office, ideal for informal meetings, team gatherings, or simply a breath of fresh air amid the bustling city. With modern infrastructure, high-speed connectivity, and a touch of elegance, these offices redefine what it means to work in style and comfort.

PRIME RETAIL SHOPS AND SHOWROOMS

Stellar presents prime retail spaces that serve as the perfect platform for brands to make a statement. Located in a high-visibility two-road corner, these showrooms and shops are designed to attract a steady flow of customers with their strategic location and premium design. With ample foot traffic, extensive frontage, and interiors that can be customized to suit your brand's identity, Stellar's retail spaces are built to stand out. Here, businesses have the perfect setting to engage customers, elevate their brand, and drive sales, establishing a prominent presence in a thriving commercial landscape.

GROUND FLOOR

UNIT NO	CA in Sqft	Dimensions
1	476	15'0 x 37'6
2	396	10'9 x 37'6
3	396	10'9 x 37'6
4	396	10'9 x 37'6
5	396	10'9 x 37'6
6	396	10'9 x 37'6
7	2551	58'0 x 64'3
8	429	10'9 x 40'0
9	429	10'9 x 40'0
10	429	10'9 x 40'0
11	429	10'9 x 40'0
12	429	10'9 x 40'0
13	429	10'9 x 40'0
14	429	10'9 x 40'0
15	429	10'9 x 40'0
16	429	10'9 x 40'0
17	429	10'9 x 40'0
18	433	10'9 x 40'0



1st FLOOR

UNIT NO	CA in Sqft	Dimensions
1	453	21'6 x 30'9
2	328	10'9 x 30'9
3	328	10'9 x 30'9
4	328	10'9 x 30'9
5	459	14'9 x 30'9
6	2550	58'0 x 64'3
7	420	10'9 x 39'0
8	420	10'9 x 39'0
9	420	10'9 x 39'0
10	420	10'9 x 39'0
11	420	10'9 x 39'0
12	420	10'9 x 39'0
13	420	10'9 x 39'0
14	420	10'9 x 39'0
15	1545	32'9 x 47'3



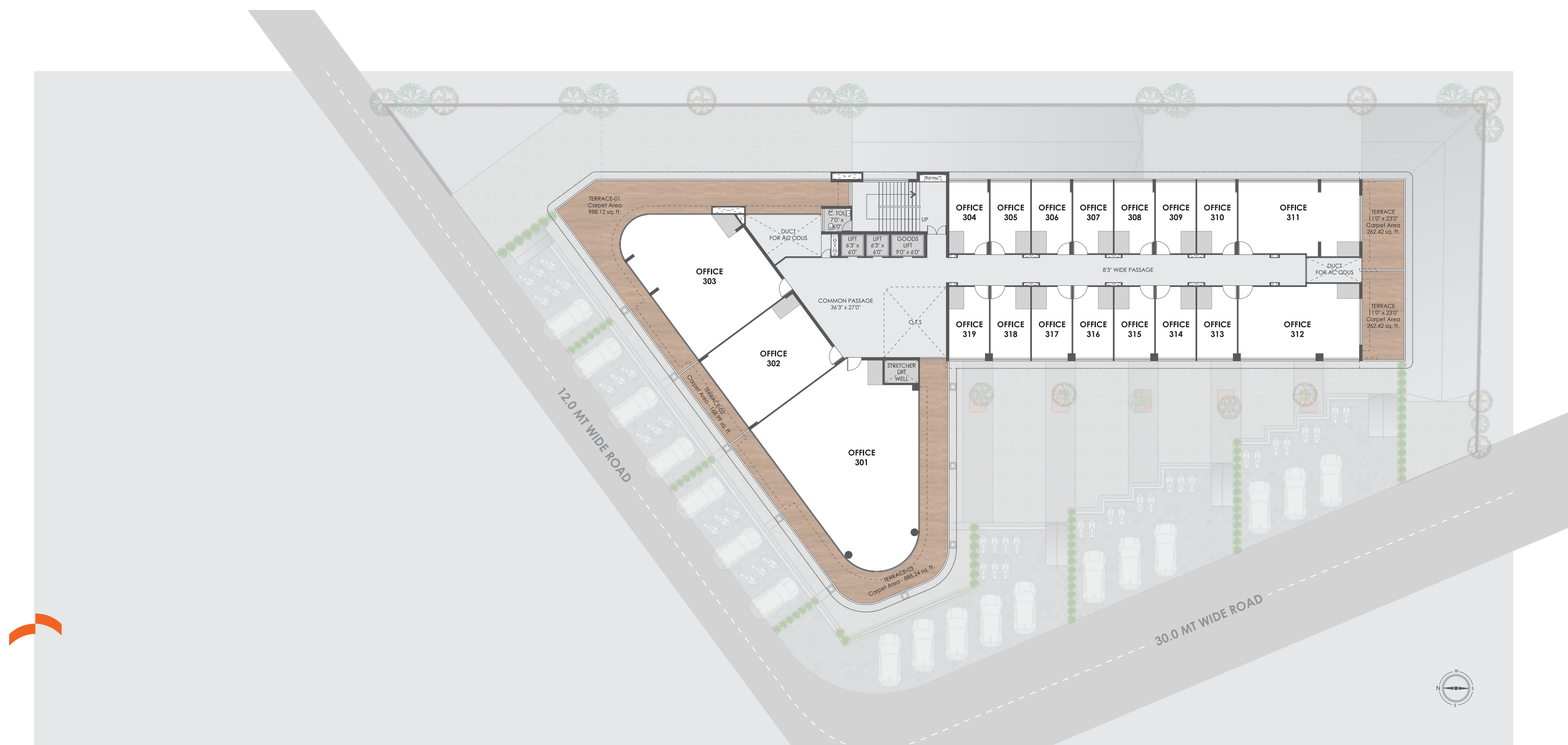
2nd FLOOR

UNIT NO	CA in Sqft	Dimensions
1	453	21'6 x 30'9
2	328	10'9 x 30'9
3	328	10'9 x 30'9
4	328	10'9 x 30'9
5	452	14'9 x 30'9
6	2551	58'0 x 64'3
7	420	10'9 x 39'0
8	420	10'9 x 39'0
9	420	10'9 x 39'0
10	420	10'9 x 39'0
11	420	10'9 x 39'0
12	420	10'9 x 39'0
13	420	10'9 x 39'0
14	420	10'9 x 39'0
15	1545	32'9 x 47'3



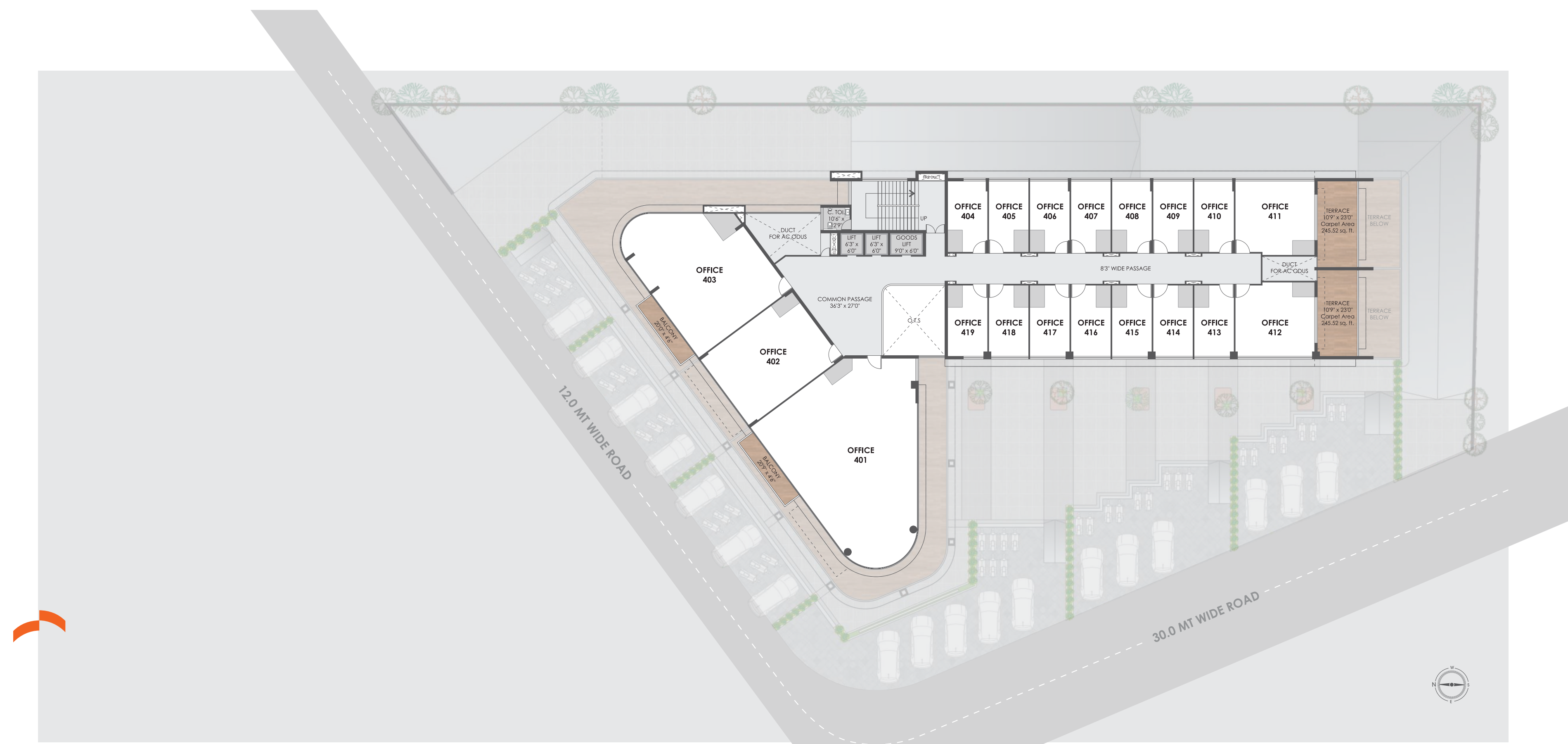
3rd FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1658	34'9 x 30'6
2	689	22'6 x 30'6
3	1066	44'6 x 55'6
4	204	10'9 x 19'0
5	204	10'9 x 19'0
6	204	10'9 x 19'0
7	204	10'9 x 19'0
8	204	10'9 x 19'0
9	204	10'9 x 19'0
10	204	10'9 x 19'0
11	624	32'3 x 19'9
12	624	32'3 x 19'9
13	204	10'9 x 19'0
14	204	10'9 x 19'0
15	204	10'9 x 19'0
16	204	10'9 x 19'0
17	204	10'9 x 19'0
18	204	10'9 x 19'0
19	204	10'9 x 19'0



4th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9" x 30'6"
2	689	22'6" x 30'6"
3	1067	44'6" x 55'6"
4	204	10'9" x 19'0"
5	204	10'9" x 19'0"
6	204	10'9" x 19'0"
7	204	10'9" x 19'0"
8	204	10'9" x 19'0"
9	204	10'9" x 19'0"
10	204	10'9" x 19'0"
11	415	21'3" x 19'9"
12	415	21'3" x 19'9"
13	204	10'9" x 19'0"
14	204	10'9" x 19'0"
15	204	10'9" x 19'0"
16	204	10'9" x 19'0"
17	204	10'9" x 19'0"
18	204	10'9" x 19'0"
19	204	10'9" x 19'0"



5th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9" x 30'6"
2	689	22'6" x 30'6"
3	1067	44'6" x 55'6"
4	204	10'9" x 19'0"
5	204	10'9" x 19'0"
6	204	10'9" x 19'0"
7	204	10'9" x 19'0"
8	204	10'9" x 19'0"
9	204	10'9" x 19'0"
10	415	21'3" x 19'9"
11	415	21'3" x 19'9"
12	204	10'9" x 19'0"
13	204	10'9" x 19'0"
14	204	10'9" x 19'0"
15	204	10'9" x 19'0"
16	204	10'9" x 19'0"
17	204	10'9" x 19'0"



6th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9" x 30'6"
2	689	22'6" x 30'6"
3	1067	44'6" x 55'6"
4	204	10'9" x 19'0"
5	204	10'9" x 19'0"
6	204	10'9" x 19'0"
7	204	10'9" x 19'0"
8	204	10'9" x 19'0"
9	404	21'3" x 19'9"
10	404	21'3" x 19'9"
11	204	10'9" x 19'0"
12	204	10'9" x 19'0"
13	204	10'9" x 19'0"
14	204	10'9" x 19'0"
15	204	10'9" x 19'0"



7th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9" x 30'6"
2	689	22'6" x 30'6"
3	1067	44'6" x 55'6"
4	212	10'9" x 19'9"
5	212	10'9" x 19'9"
6	212	10'9" x 19'9"
7	212	10'9" x 19'9"
8	421	21'3" x 19'9"
9	421	21'3" x 19'9"
10	212	10'9" x 19'9"
11	212	10'9" x 19'9"
12	212	10'9" x 19'9"
13	212	10'9" x 19'9"



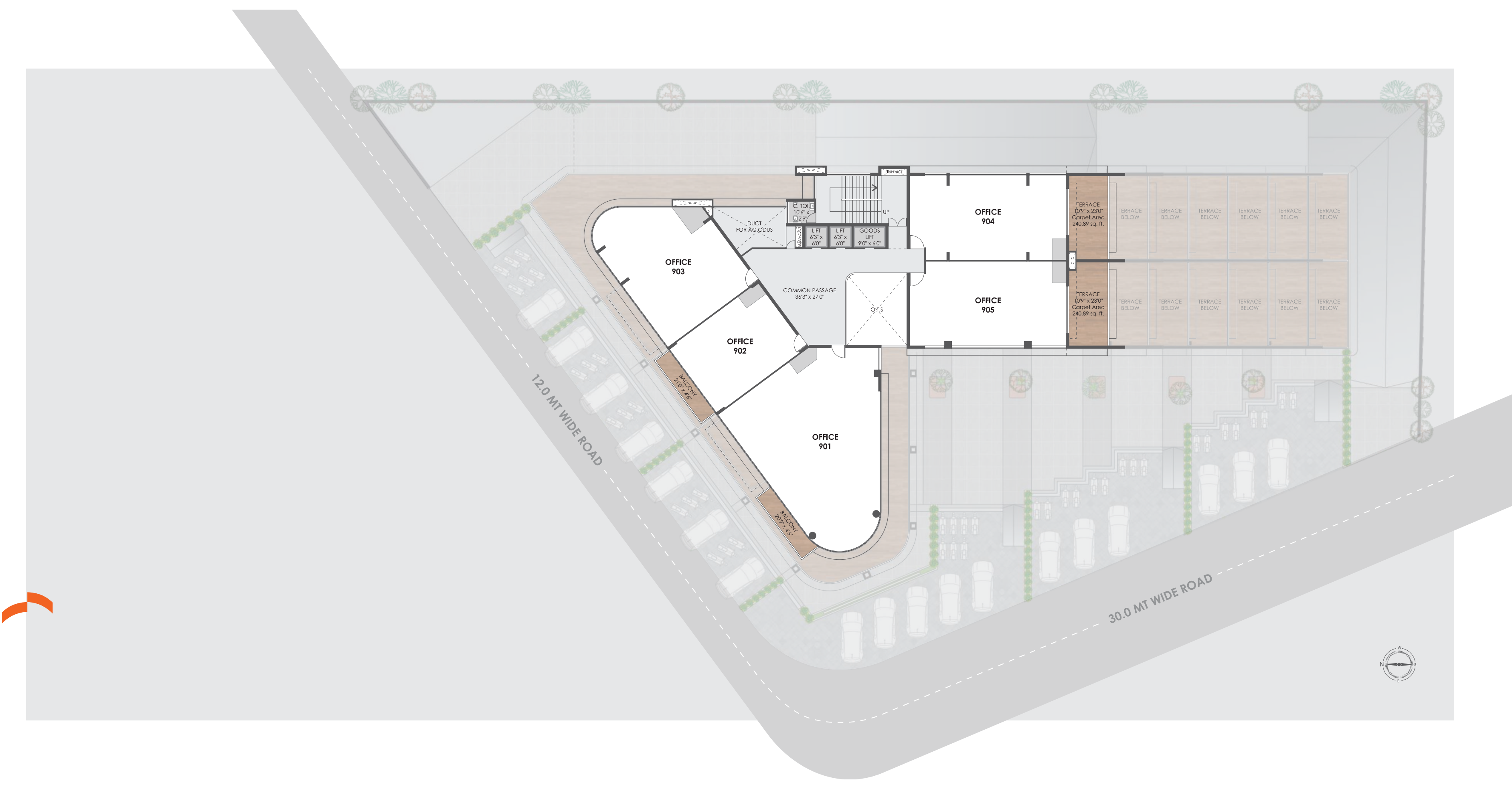
8th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9" x 30'6"
2	689	22'6" x 30'6"
3	1067	44'6" x 55'6"
4	212	10'9" x 19'9"
5	212	10'9" x 19'9"
6	212	10'9" x 19'9"
7	421	21'3" x 19'9"
8	421	21'3" x 19'9"
9	212	10'9" x 19'9"
10	212	10'9" x 19'9"
11	212	10'9" x 19'9"



9th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1715	34'9 x 30'6
2	689	22'6 x 30'6
3	1067	44'6 x 55'6
4	990	43'3 x 23'3
5	990	43'3 x 23'3



10th FLOOR

UNIT NO	CA in Sqft	Dimensions
1	1658	34'9 x 30'6
2	689	22'6 x 30'6
3	1067	44'6 x 55'6
4	735	32'3 x 23'3
5	735	32'3 x 23'3





BASEMENT - 1



BASEMENT - 2



SPECIFICATIONS



ADEQUATE & STANDARD CONCEALED ELECTRIFICATION WITH ADEQUATE POINTS



PROVISION FOR WATER SUPPLY, WASTE WATER DISCHARGE AND AC DRAIN PIPE IN EACH UNIT



GOOD DESIGN VITRIFIED TILES FLOORING



CCTV SECURITY IN COMMON AREA



ANCHOR / RR KABEL WIRES



2 X 4 FT. PREMIUM VITRIFIED FLOORING IN ALL UNIT



SOLAR POWER PANEL ON COMMON TERRACE



FIRE HYDRIDE SYSTEM



ALUMINUM DUMAD SECTION WINDOW



SPECIFIED OUTDOOR AC UNIT LOCATION



ANCHOR / HAVELLS SWITCHES & MCBS



FIRE SPRINKLERS IN EACH UNIT

Disclaimer: All plans are subject to amendments and approval by the relevant authorities. All photography and computer imagery are artist's impression and are provided for illustrative and indicative purposes only. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. Subject to Vadodara Jurisdiction.





A TEAM IS MANY HANDS & ONE MIND.

THE STELLAR TEAM BEHIND THE PROJECT

ARCHITECT



STRUCTURE
CONSULTANT



MEP
CONSULTANT



STRATEGY
& ADVERTISING



NOTES:

- 1) Possession will be given after one month of settlement of all accounts.
- 2) Extra work will be executed after receipt of full advance payment.
- 3) Documentation charges, Stamp duty, GST, Common maintenance charges, Development charges, MGVCL charges will be extra.
- 4) Any new Central or State Government Taxes, if applicable shall have to be borne by the clients.
- 5) Extra work shall be executed after making full payment.
- 6) Continuous default payments lead to cancellation.
- 7) Architect/Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all.
- 8) In case of delay in water supply, light connection, drainage work by authority, developers will not be responsible.
- 9) Refund in case of cancellation will be made within 30 days from the date of booking of new client. After deducting administrative expense of 50,000/- the amount of extra work (if any) will also be deducted from that paid amount.
- 10) The delivery schedule etc. will be maintained only if the work is to be done as per the sample.
- 11) Any plans, specifications or information in this brochure cannot form part of an offer, contractor agreement.



SCAN TO LOCATE

Site address : Near VUDA Crossroads, 30mtr. Narayan Gardens Road,
Opposite Yash complex, Gotri, Vadodara - 390021

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