

# STELLAR 8

A LUXURY EDITION BY



# IRAAH

— LIFESPACES —



Dive into the most surreal experience of owning  
your dream getaway home in

LONAVALA

# STELLAR 8

A reflection of outstanding architecture, unparalleled design and the pinnacle of high-quality craftsmanship.

Conceptualised on the idea of a dream getaway, The Stellar 8 villas radiate a calming atmosphere allowing you to completely immerse yourself and be in harmony with nature.





# THE IRAAH PHILOSOPHY

Built on the principle of 'Unearth Abundance' IRAAH Lifespaces is focused on creating homes that are a statement of sophistication and exclusivity.

Our homes are a reflection of an opulent lifestyle and sustainable living with a focus on design excellence, build quality and timely delivery.

MODERN EXTERIORS

# VILLA ARCHITECTURE

Beautifully crafted homes with  
an effortless indoor outdoor  
flow. Seamless connections with  
nature.





A combination of large vertical glass panels and wooden columns finished off with palm trees and manicured garden hedges that creates a modern looking façade.

A private open-air plunge pool with lounge seating, deck chairs and vertical gardens that make it a central space to spend blissful time



MODERN INTERIORS

# VILLA AMBIENCE

Creating elevated spaces with  
abundant natural lighting and  
minimal contemporary designs





Exclusive collection of  
4 BHK villas inspired by  
modern & contemporary  
influences



Ultra urban avant-garde  
kitchen with sleek design,  
clean lines and integrated  
equipment



Backyard oasis with a  
private plunge pool,  
cabana and an air  
barbecue pit



At-home cocktail hours  
on a skylit bar at the terrace  
lounge with panoramic views



Rustic charms and earthy  
experiences with zen-designed  
bathrooms



Picturesque views with  
manicured landscaping  
and well-crafted gardens

# SITE PLAN



# GROUND FLOOR PLAN



Usable Ground Floor Area				
Sr. No.	Description	Length (in feet)	Width (in feet)	Total Area (in sq.ft)
1	Living/Dinning	11	23.4	374
		2.2	21.1	
		6.11	10	
2	Skylit Lounge/Bar	8.2	16.3	131
3	Kitchen	9.4	11.4	107
4	Bedroom 1	10.8	15.1	162
5	Bedroom 1 Bathroom	6.5	6.3	41
6	Powder Toilet	3.11	6.3	26
7	Staircase & Passage	8.1	13.11	124
8	Servant Room + Utility	17.5	3.3	57
9	Servant Room Bathroom	5.5	3.11	37
		5.5	2.6	
<b>Total Usable Ground Floor Area</b>				<b>1059</b>

Rera Carpet Area	Usable Grd + 1st Floor	Roof top Terrace	Total Usable Carpet Area
1770	2029	360	2389
(All areas are in sq.ft)			

# FIRST FLOOR PLAN



Usable First Floor Area				
Sr. No.	Description	Length (in feet)	Width (in feet)	Total Area (in sq.ft)
1	Master Bedroom 2	13.11	15.1	240
		8.5	3.3	
2	Master Bedroom 2 Bathroom	10.8	6.3	68
3	Kids / Guest Bedroom	11.3	11.2	127
4	Kids / Guest Bathroom	5.5	10.2	56
5	Ensuite Master Bedroom	11.3	23.4	288
		8.3	2.11	
6	Ensuite Master Bathroom	7.1	10	79
7	Deck	6.8	10.1	72
8	Passage			40
<b>Total Usable First Floor Area</b>				<b>970</b>

# TERRACE FLOOR PLAN



Terrace Area				
Sr. No.	Description	Length (in feet)	Width (in feet)	Total Area (in sq.ft)
1	Open to Sky Terrace	24.1	9.1	360
		8.8	8.8	
		5.7	8.8	
Terrace Area				360

# STELLAR 8

A PROJECT BY IRAAH LIFESPACES

## Plot Area & Usable Carpet Area Statement (All areas are in Sq.ft)

Villa / Plot	Plot Area	Usable Ground Floor	Usable First Floor	Total Usable Area	Rooftop Terrace	Garden & Pool Area
Villa / Plot no. 1	5285	1059	970	2029	360	4226
Villa / Plot no. 2	4790	1059	970	2029	360	3731
Villa / Plot no. 3	5015	1059	970	2029	360	3956
Villa / Plot no. 4	4855	1059	970	2029	360	3796
Villa / Plot no. 5	4682	1059	970	2029	360	3623
Villa / Plot no. 6	5264	1059	970	2029	360	4205
Villa / Plot no. 7	3940	1059	970	2029	360	2881
Villa / Plot no. 8	5780	1059	970	2029	360	4721

Thank you

We look forward to welcoming you to the Iraah family!

## GET IN TOUCH

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