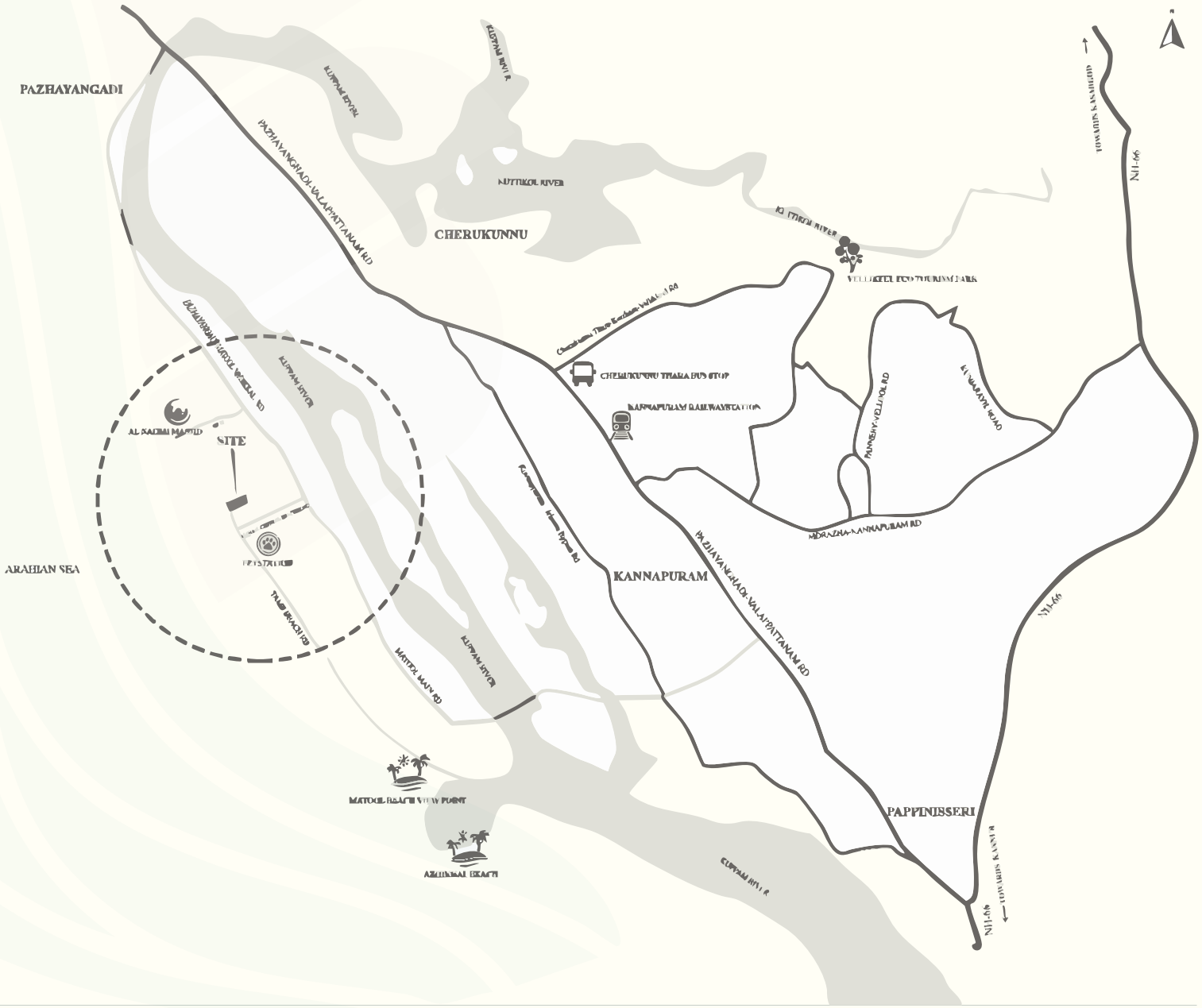

CELESTIA
VILLAS
Waves of luxury Moments



Introduction

CELESTIA luxury beach villas are an epitome of coastal living, offering a rare blend of comfort, elegance, and serenity, nestled in one of the most sought-after beachfront locations. Designed with the discerning homeowner in mind, this exclusive residential community offering 33 luxurious villas, including three distinct types: Celestia jade, Celestia opal, and Celestia opal. Each villa type provides a unique living experience, with spacious layouts, premium finishes, and modern amenities designed to cater to every need. villas are available in three distinct styles, each varying in plot sizes to cater to different needs and preferences. Whether you're looking for a spacious family retreat with breathtaking views, a more intimate seaside sanctuary, or a contemporary modern abode, these villas are thoughtfully crafted to provide the perfect sanctuary for every resident. Every detail has been meticulously considered, from the sophisticated architectural design to the high-end finishes, ensuring that every villa offers not just a home, but an elevated lifestyle experience. In addition to stunning private residences, the development is enriched with state-of-the-art amenities, including a clubhouse, a sports and gaming area, and expansive outdoor spaces, ensuring a harmonious balance between relaxation, recreation, and luxury living by the beach.

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Mattool

Matool is a charming coastal town located in the Kannur district of Kerala, known for its serene beaches, lush greenery, and a slower, more peaceful pace of life compared to bustling urban areas. The town, nestled along the Malabar Coast, offers a perfect blend of natural beauty and rich cultural heritage. Its proximity to the Arabian Sea makes it an ideal destination for beach lovers, with pristine, less crowded beaches that offer breathtaking views of the sunset and calm waves.

The area around Matool remains largely untouched by commercial development, allowing it to retain its authentic, tranquil atmosphere. The village is characterized by narrow winding streets, traditional Kerala-style homes, and vibrant green landscapes, creating a truly idyllic setting for anyone seeking peace and solitude.

Strategically located in the Kannur district, Matool benefits from its close proximity to major towns and cities, making it an attractive location for a beachside luxury villa development. The town is well-connected by road and rail, offering easy access to both local and regional amenities.

With the natural beauty of the beach, the cultural richness of the area, and the simplicity of village life, Matool offers a unique opportunity to own a luxury property close to the ocean, while still experiencing the charm and authenticity of Kerala's coastal life. It's an emerging yet serene destination for those looking to invest in a lifestyle that balances natural tranquility with modern comforts.

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DESIGNED FOR ULTIMATE PRIVACY, COMFORT, AND RELAXATION KEY FEATURES INCLUDES




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Celestia Pearl

This luxurious four-bedroom villa is thoughtfully designed to provide ultimate comfort and sophistication. The expansive living and dining areas are open-plan, creating a seamless flow that is perfect for both family gatherings and entertaining guests, with an abundance of natural light flooding the space. The master bedroom is a standout feature, offering ample space, a walk-in closet, and a large, lavish en-suite bathroom that ensures privacy and relaxation. A unique indoor courtyard connects the living and dining areas, allowing for an airy and tranquil atmosphere, enhancing the villa's connection with nature. The modern kitchen is both providing an ideal space for culinary creativity and entertaining. This villa strikes the perfect balance between elegance, functionality, and luxury, offering an exceptional living experience.



Ground floor plan

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First floor plan







Celestia Pearl

The largest and most expansive villa. Ideal for those seeking ultimate privacy and luxury, this villa offers generous bedrooms, dining and living spaces with premium finishes, having plot front yard of average 15m.



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Celestia Pearl 2



Ground floor plan



First floor plan



Terrace floor plan

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Celestia Pearl 3



Ground floor plan



First floor plan



Terrace floor plan


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Celestia Coral

Celestia Coral This charming four-bedroom villa offers a functional living space, perfect for those seeking comfort and style. The open-plan living and dining area creates a spacious, inviting environment for family time and entertaining guests. The master bedroom is generously sized, with a well-appointed en-suite bathroom featuring a standard-sized toilet. The villa provides ample storage space for all your needs. The modern kitchen is designed for convenience, offering plenty of counter space and high-quality appliances for everyday cooking. This villa combines practicality with contemporary design, creating a comfortable and stylish living space for any family.



Ground floor plan



First floor plan



Terrace floor plan

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Celestia Coral

Located slightly back, these villas offer stunning views while being set in landscaped surroundings. Spacious interiors with open-plan living areas create a perfect environment for relaxation and entertainment with average plot front of 13m.



Celestia Oyster

Celestia Oyster This smaller four-bedroom villa is designed for efficient and comfortable living, without compromising on style. The villa features standard-sized rooms that provide a practical layout, with a spacious living and dining area perfect for family gatherings. The master bedroom is well-sized, complemented by a standard en-suite bathroom with a normal-sized toilet. All other bedrooms are also of standard proportions, offering ample space for residents. The kitchen is modern and functional, equipped with essential appliances and sufficient counter space for everyday use. This villa provides a balanced blend of comfort, practicality, and contemporary design, ideal for those seeking a compact yet stylish home.



Ground floor plan



First floor plan



Terrace floor plan



Celestia Oyster

For those desiring a serene and private environment, these villas are positioned further inland. These villas focus on tranquillity, offering spacious gardens and an intimate, secluded atmosphere with average plot front of 12m.

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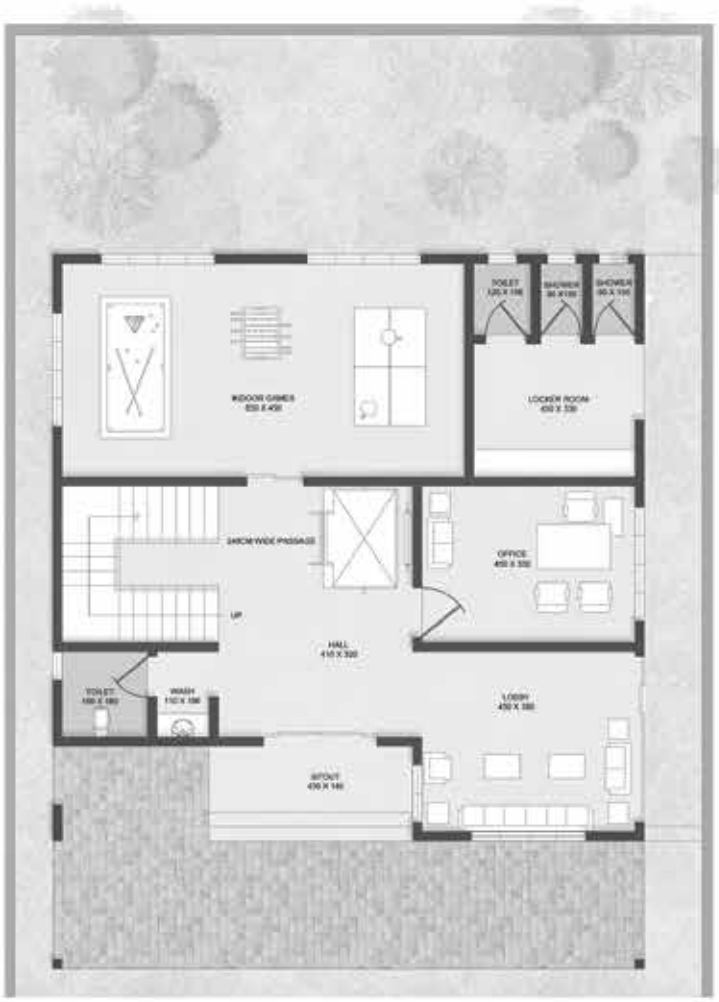




Sports & Recreation Area

A sports and game zone with half basketball, a swimming pool, a jogging track facilities to cater to all fitness and sports enthusiasts. Also provides kids play area with large landscapes garden

Club House



Ground Floor Plan



First Floor Plan



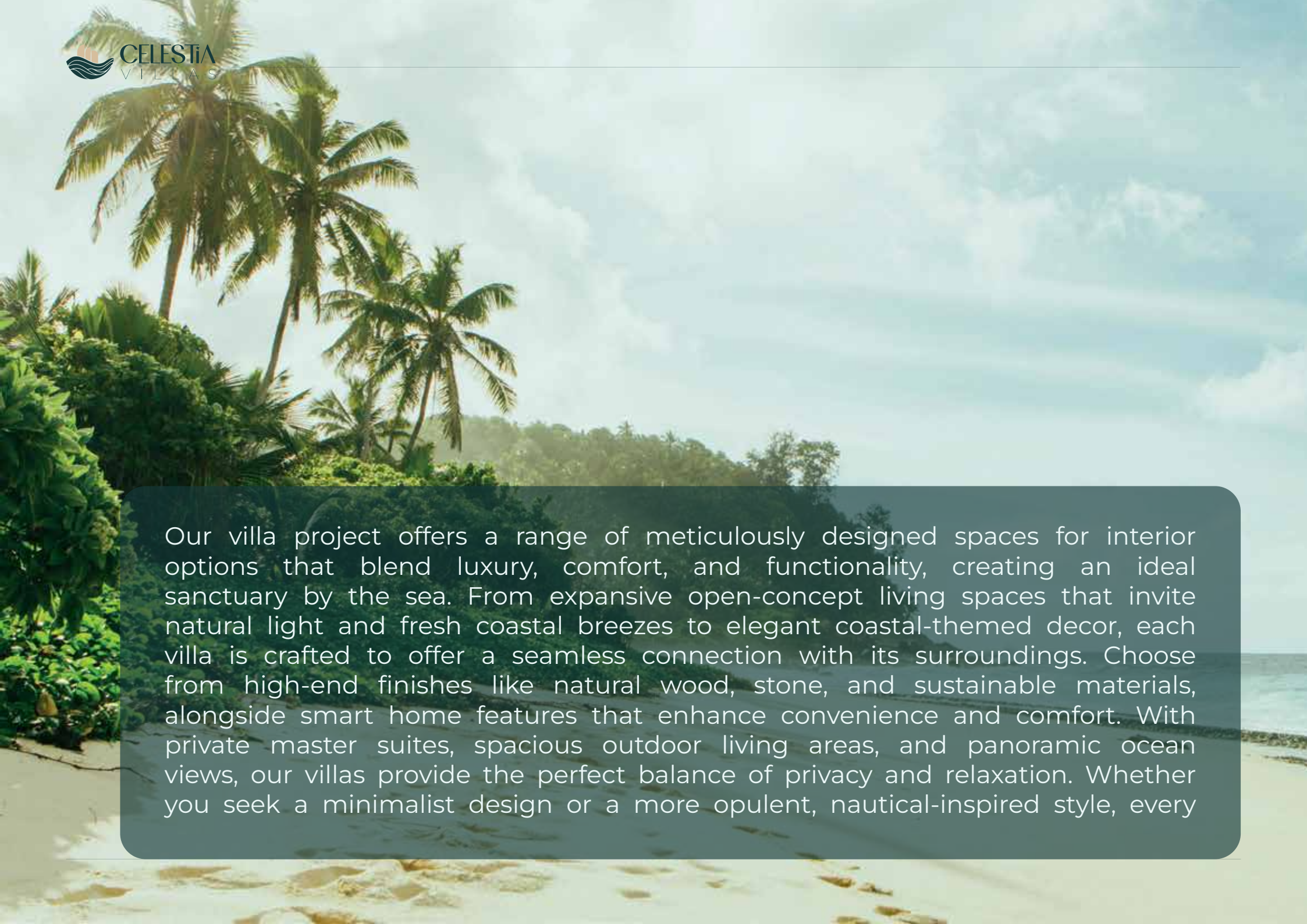
Club House

The clubhouse is a key feature of the community, offering a range of amenities designed for relaxation, fitness, and socializing. Inside, you'll find a fully-equipped gym for residents to maintain an active lifestyle, along with a dedicated association office for community management and services. The recreation room provides a fun space for leisure activities, while the gathering hall is perfect for hosting events and social functions. Outdoors, the clubhouse is complemented by a luxurious swimming pool, offering a refreshing retreat to unwind and enjoy the surrounding beauty. The clubhouse serves as the heart of the community, providing residents with ample opportunities to stay active, socialize, and relax in a vibrant environment.


Dynamic


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Our villa project offers a range of meticulously designed spaces for interior options that blend luxury, comfort, and functionality, creating an ideal sanctuary by the sea. From expansive open-concept living spaces that invite natural light and fresh coastal breezes to elegant coastal-themed decor, each villa is crafted to offer a seamless connection with its surroundings. Choose from high-end finishes like natural wood, stone, and sustainable materials, alongside smart home features that enhance convenience and comfort. With private master suites, spacious outdoor living areas, and panoramic ocean views, our villas provide the perfect balance of privacy and relaxation. Whether you seek a minimalist design or a more opulent, nautical-inspired style, every




















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SPECIFICATIONS

Structure : Reinforced concrete framed structure for foundation and superstructure withLaterite/ Brick/ Concrete blocks masonry walls plastered and painted.

Doors : Main Door : First Quality wooden frame with factory-made panel designedpolished /laminated /veneered flush door. Other Doors : 1st quality wooden frame with commercial flush door painted with enamel paint./polish

Windows : Aluminium / UPVC windows French windows without grills.

Walls : Laterite Stone / Concrete Hollow or Solid Blocks/ Bricks

Wall Finish : Smooth plaster finished and painted with acrylic emulsion.

Flooring : Vitrified tiles for living and dining area/bed rooms/kitchen areas. Ceramic tilesfor toilets and balconies.

Bathrooms : vitrified tiles on floors and same tiles on walls of 8 ft height with white sanitary fittings of vitra /grohe or any reputed manufacturers. vitra/Grohe or equivalent CPFittings.

Kitchen : Adequate power sockets for home appliances. Polished granite slab for the kitchen counter. Vitrified tiles above counter to a height of 60 cms. Premium brand stainless steel sink with drain board. Electrical and plumbing facilities for water purifier and washing machine/dish washer.

Painting : Internal walls and ceiling: 2 coats premium emulsion over 1 coat primer.

Plumbing : CPVC/PVC water lines, PVC waste water & soil lines, common water sump and open well/bore, overhead tanks.

Electrical : · Concealed conduit wiring with copper conductor. · Adequate lighting/fan points. · 6/16 amps socket points controlled by ELCB and MCBs with independent KSEB meter. · Geyser and exhaust fan points in all the toilets and kitchen. · Premium quality Fire Retardant (FR) wiring. PVC conduits for TV/antenna/ telephone. · Telephone /Television points in the living area/master bedroom. · Air - Conditioner points in all bedrooms/ living area.

WATER · Well, Borewell and KWA connection. · Groundwater supply from open wells or bore wells depending on availability. · KWA water supply - subject to rules and regulations.

About Us

MTA Group International is a diversified business conglomerate engaged in multiple industries, including general trading, foodstuff trading, electronics trading, heavy equipment trading, and service-oriented businesses. Our commitment to excellence and customer satisfaction drives us to deliver top-tier products and services across various sectors.

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