



Developers  
**UNITY INFRA**

Orchid Luxuria -

Near Raama Skyz, Bh. Hotel Plazzo, Sama-Savlí Road, Vadodara - 390024.

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Architect :



Structure :

**A. A. Desai**

Plumbing Consultant :



**Krupalu**  
Consultant

Electric Consultant :



**Technobrain**  
MEP Consultant

Member of :



AFFILIATED TO CREDAI-GUJARAT & CREDAI INDIA

# ORCHID *Luxuria*

4BHK LUXURIOUS APARTMENTS

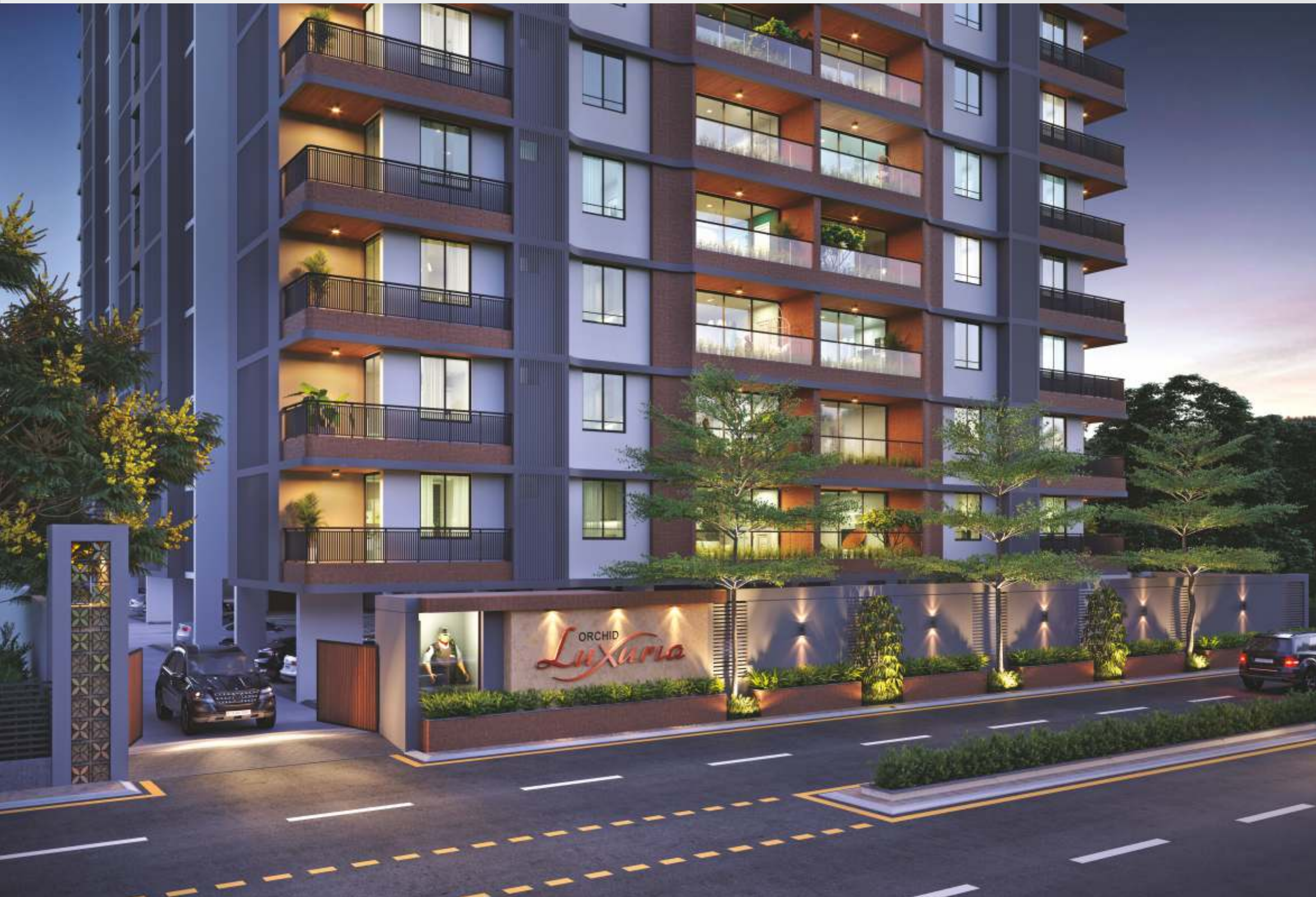
Design by Meraki +91 992529 4477



## AN ELEGANT SANCTURY

Experience luxury at a different level. At Orchid Luxuria feel luxury oozing our the moment you enter the campus. From Lavish and extravagant splurge of spaces inside your home to impeccably designed entrance and campus spaces, Orchid Luxuria has everything that surpasses the heights of luxury.





## WELCOME ABOARD, TO A LIFE SPENT IN ENRICHMENT

Orchid Group is a pioneer in making high-rise apartments with complete expertise in building and construction. Orchid Group is committed to fair, transparent dealings and cost effectiveness. At Orchid Group we display the same fundamental qualities in all our activities - integrity, honesty, treating everyone with respect and dignity, striving for mutual advantage and contributing to human progress.



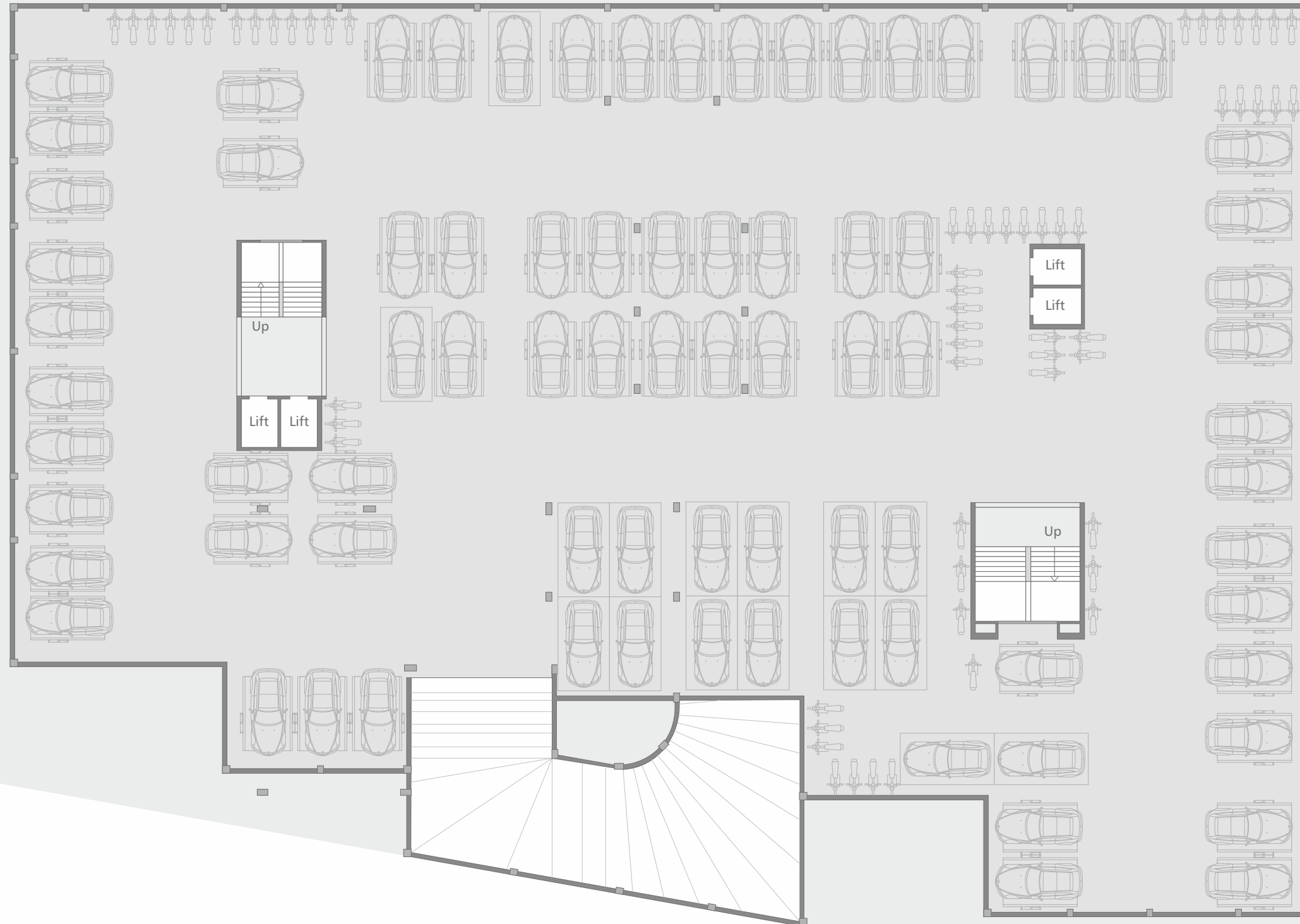
AN ADDRESS  
TO THE  
REFINEMENT  
OF YOUR  
LIFESTYLE

Breathe in the fresh air and the aroma  
of flowers wafting through. A home that  
is pure and serene at the same time.



BASEMENT  
LAYOUT PLAN

1 8 . 0 0 M t r . W i d e R o a d

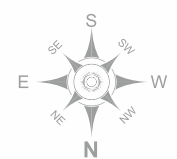


# GROUND LAYOUT PLAN



## LEGENDS

- 01 Waiting Area
- 02 Security Cabin
- 03 Driver Area
- 04 Foyer
- 05 Passage
- 06 Lift
- 07 Game Room
- 08 Ladies Toilet
- 09 Gents Toilet
- 10 Hall
- 11 Landscape Garden
- 12 Gazebo
- 13 Otta
- 14 Mini Theater
- 15 Children Play Area
- 16 Visiting Parking
- 17 Meter Room
- 18 Electric Area



# TYPICAL LAYOUT PLAN



1st to 14th Floor

- 01 Gymnasium
- 02 Open Terrace
- 03 Lift
- 04 Passage





WHERE  
CHIRPS AND  
TWEETS ARE THE  
ONLY NOISES

# TOWER A

1st to 14th Floor



# TOWER B











1st to 14th Floor





## MYRIAD MOMENTS OF CELEBRATION











A common platform for all social engagements

-  Entrance Gate
-  Security Cabin for 24x7 Security
-  CCTV Camera (Entry & Exit)
-  Landscape Garden
-  Gazebo
-  Senior Citizen Seating
-  Children Play Area
-  Clubhouse
-  Multipurpose Hall
-  Indoor Games



## FOR THE SPECIAL COMMUNITY FEELING

A chance to spend the auspicious festivals with the warmth and synergy at the common venue

-  Mini Theater
-  Gymnasium
-  Elegant Entrance Foyer
-  2 Car Parking for each flat
-  Driver's Waiting Area
-  Visitor Parking Area
-  RO Water purifier to each flat
-  Standard two Automatic elevators in each tower
-  Fire Safety System
-  Internal RCC Road

# THE FINE POINTS OF THE FINER THINGS



## SPECIFICATION

RCC	<ul style="list-style-type: none"><li>• Quality controlled earth quake resistant, R.C.C. frame structure</li></ul>
FLOORING	<ul style="list-style-type: none"><li>• Vitrified flooring in complete apartment</li></ul>
KITCHEN	<ul style="list-style-type: none"><li>• Granite platform with kitchen sink</li><li>• Decorative tiles</li><li>• RO Water Machine</li></ul>
KITCHEN WASH AREA	<ul style="list-style-type: none"><li>• Kota stone floor with dado of glazed tiles</li><li>• Electric point for washing machine</li></ul>
BATHROOMS	<ul style="list-style-type: none"><li>• C.P fitting sanitary ware</li></ul>
DOORS	<ul style="list-style-type: none"><li>• Main Door : Designer flush doors with veneer finish</li><li>• Other Doors : Flush Doors with laminate finish</li></ul>
SECURITY	<ul style="list-style-type: none"><li>• CCTV surveillance for 24X7 security in common area</li></ul>
WINDOWS	<ul style="list-style-type: none"><li>• Powder coated aluminum section with good quality glass.</li></ul>
ELECTRIFICATION	<ul style="list-style-type: none"><li>• Adequate points as per architecture drawings</li><li>• Concealed electrification with good quality ISI copper wire/cable</li><li>• Branded modular switches and accessories and distribution board with MCB &amp; ELCB</li></ul>
PAINT	<ul style="list-style-type: none"><li>• Internal walls finished with wall putty and primer</li><li>• Weather proof exterior paint</li></ul>
LIFT	<ul style="list-style-type: none"><li>• Power backup for lift and parking areas</li></ul>
TERRACE	<ul style="list-style-type: none"><li>• China mosaic with required water proofing on terrace</li></ul>
FIRE	<ul style="list-style-type: none"><li>• Fire safety</li></ul>

THE SPACIOUS BALCONY

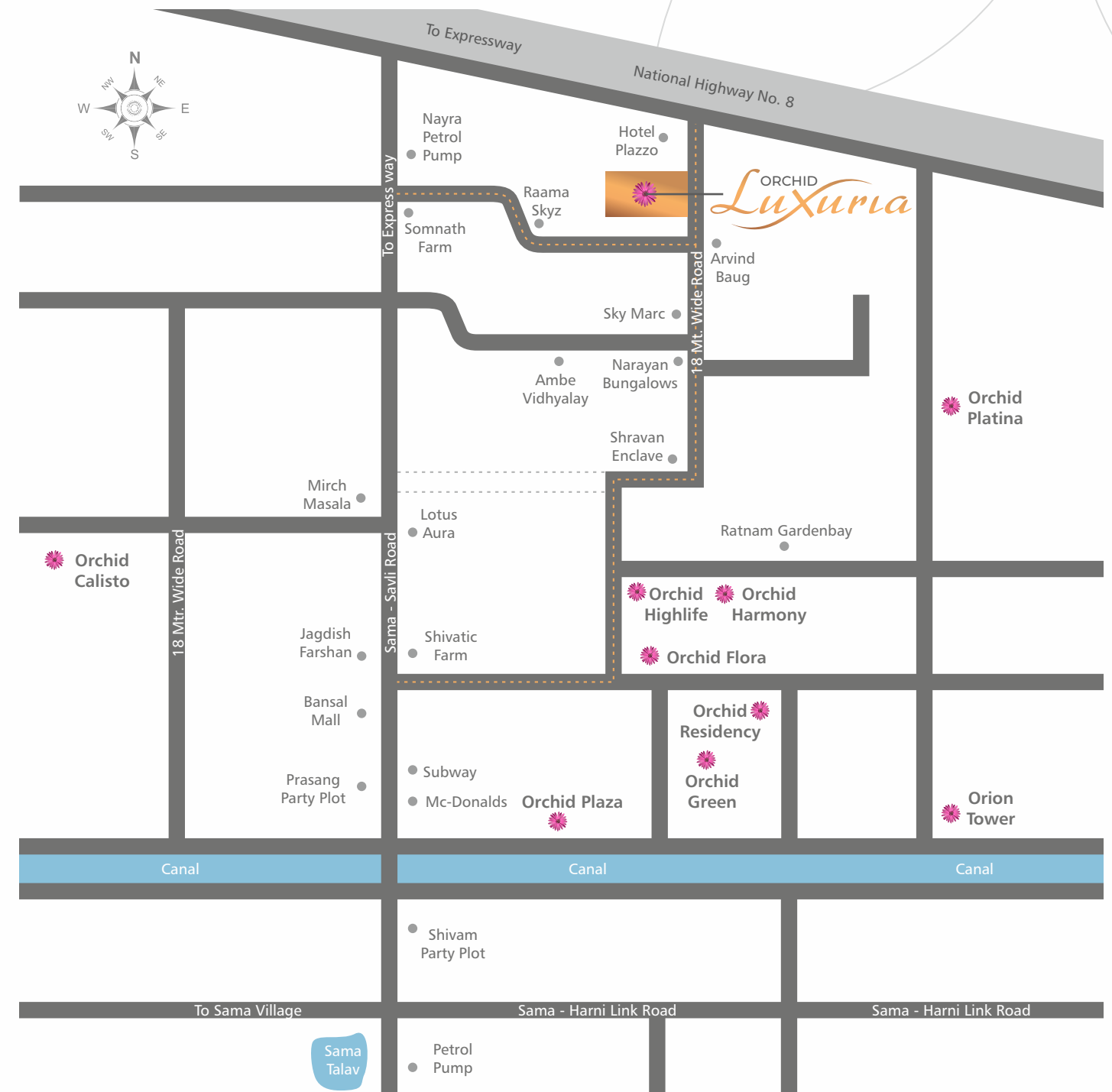




## URBAN LOCATION

A township infrastructure that elevates comfort and convenience.

Scan for Location



Payment Modes: • 20% At the time of Booking • 08% Plinth Level • 08% 2nd Slab Level • 08% 4th Slab Level • 08% 6th Slab Level • 08% 8th Slab Level • 08% 10th Slab Level • 08% 12th Slab Level • 08% 14th Slab Level • 08% Plaster Level • 08% Before 1 Month of Possession.

Notes : (01) The Booking of the unit is confirmed only after receiving 30% of total cost, till then it will be treated as advance for allotted unit. (02) Possession will be given after one month of settlement of all account. Also vastupuja, furniture work will be permitted only after possession. (03) Development Charge, Stamp Duty, GST, Common Maintenance Charges, Legal Charges, MGVCL, VMSS / VUDA Charges will be paid by the purchaser. (04) Any new Central or State Gov. Taxes, if applicable shall have to borne by purchaser. (05) Payment dues are to be paid within 7 days from the date of completion of each stage of work or as per commitment. (06) For delay in payment as per the above schedule, interest as per RERA will be charged extra. If the due/committed payment is delayed continuously for more than 90 days, the developer reserves all rights to cancel that booking by giving simple notice and booking amount will be returned within 30 days after deduction of 10% plus extra work cost (if done) from booking amount. (07) Developers shall have the right to change the plan, elevation, specification or extend the scheme or any details herein will be binding to all. (08) In case of delay in the procedure or any activity of corporation/VUDA, MGVCL or any authority shall be faced united. (09) Extra work shall be executed only after receiving full payment in advance - subject to approval. (10) Any kind of alteration or change is strictly not allowed inside or outside of unit which affect the elevation or outer look or strength of the unit or project. (11) Any plans, specifications or information in this brochure can not form legal part of an offer, contract or agreement. It is only depiction of the project. (12) All disputes are subject to Vadodara jurisdiction.

## PROXIMITY

Airport 4.5 Km	Super Market 1.5 Km	Temple 2.5 Km	School 1 Km	Bus Stop 1.5 Km
Hospital 1 Km	Petrol Pump 0.5 Km	Sports Center 4 Km	Railway Station 9 Km	Express Way / National Highway 0.2 Km