



RISE, SHINE & CELEBRATE



SIVA CONSTRUCTIONS

A Luxury Villa Lifestyle @ Tadepalli, Vijayawada

AP RERA No. P07110032367

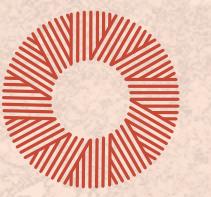
Welcomes to a life
FREE OF CHAOS



SIVA CONSTRUCTIONS

Siva Constructions as developers is always committed to working with the most talented people. At Orion Villas, the team includes best known team for quality designer residences. Shilpalaya Architects has distinguished themselves amongst their competitors through their innovative, yet thoughtful architecture and design solutions. As developers we are continuously guided by a collection of values that place constant innovation at the forefront of creation.

Celebrating
30 years of
Trust & Commitment



Orion Villas
BY SIVA CONSTRUCTIONS

5 Acres
Community

65%
Open Spaces

Ample of
Green Covers

Spacious &
Naturally lit Homes



Opulent LIFESTYLE

A new kind of lifestyle awaits. Here, spacious floor plans take priority over the number of villas. It means that a select few get a whole lot more.

The Orion Villas is a boutique development situated 800 meters to Vijayawada highway with only 61 villas on offer. Choose from one, East & West facing generously proportioned Villas and enjoy the luxury of space.

This sets a new benchmark in villa living.
Make it your home.

an artistic rendering orion villas entrance gate view



ENTRANCE
ARCADE



SECURITY



PLANTATION



SITOUTS



SWIMMING
POOL



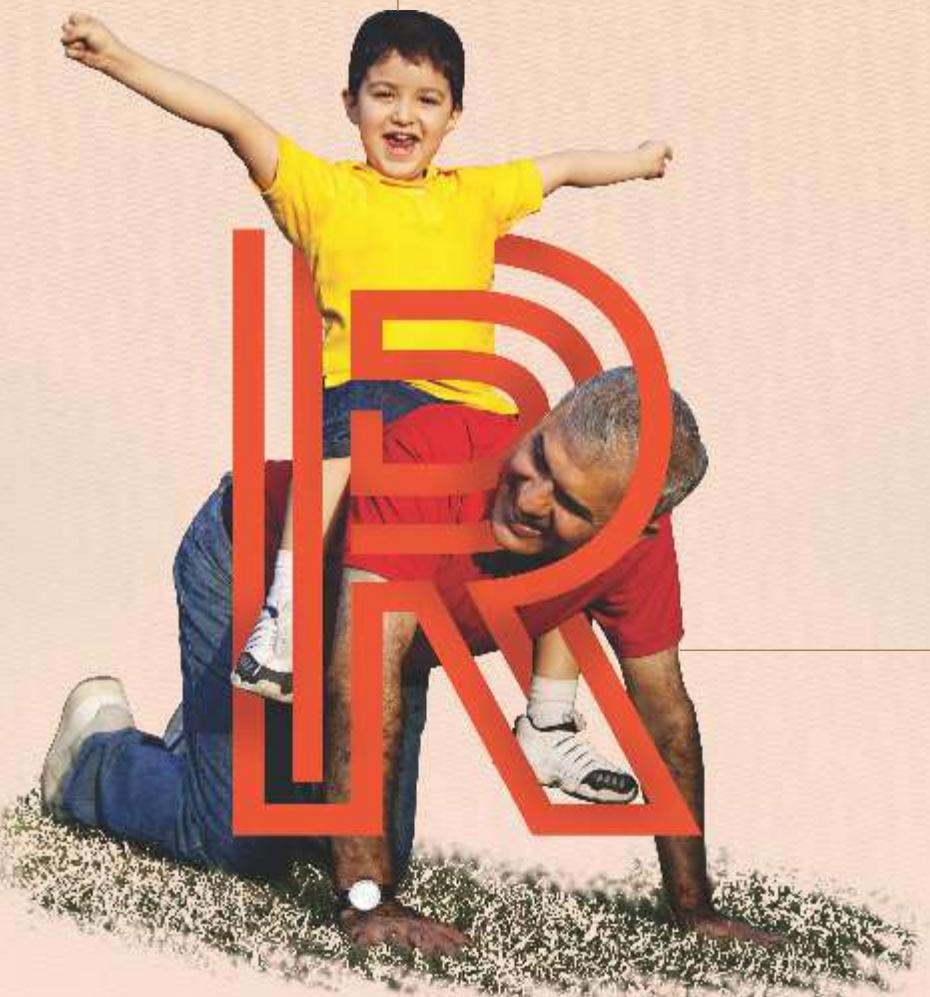
CLUB
HOUSE



Orion Villas
BY SIVA CONSTRUCTIONS

RICHNESS Depicted in Every detail

At Orion Villas every little thing radiates an evolved approach to living. From the aesthetics that reflect a subtle design sensibility. To the unrestricted space that comfortably adds to your family's daily experience through well designed amenities. To the easy connectivity to all the city's resources. Orion Villas is truly a big step up in lifestyle for anyone with a refined taste.



PROJECT FEATURES



- ◆ Built in 05 acres
- ◆ 61 Beautiful villas
- ◆ Grand Entrance with Security Post
- ◆ Plots ranging from 200 sq yards to 300 Sq yards
- ◆ 200 Sq. Yds East & West Facing 3200 Sft
- ◆ 300 Sq. Yds East & West Facing 3900 Sft
- ◆ Spacious layout with 40 feet main road and 30 feet internal roads

- ◆ Super Market
- ◆ Visitors Parking
- ◆ 24 Hour Security through C.C. Cameras
- ◆ All round compound walls with fencing
- ◆ Underground Drainage
- ◆ Underground Cabling



Orion Villas
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A Quiet and PEACEFUL

Orion Villas are uniquely crafted to enhance and enrich every member of your family. From the elderly to the tiny tots, the Master Plan has it all. Intimate corners and functional spaces provide much-needed relaxation. Step into a world of laughter and love.

AREA STATEMENT

Plot Nos.	1	2-5	6,22	7-13	14,30	15-21	23-29
Facing	East	East	West	West	East	East	West
Area (Sq.yds)	300	200	300	200	300	200	200
Area (sft.)	3900	3200	3900	3200	3900	3200	3200

Plot Nos.	31-37	38	39-45	46	47-53	54	55-61
Facing	East	West	West	East	East	West	West
Area (Sq.yds)	200	300	200	300	200	300	200
Area (sft.)	3200	3900	3200	3900	3200	3900	3200



● EAST FACING VILLA ●



● WEST FACING VILLA ●



Designed to Inspired and awe



Orion Villas
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EAST
FACING PLAN
200 sq.yds. 3200 sft.



Orion Villas
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

**WEST
FACING PLAN**
200 sq.yds. 3200 sft.



Orion Villas
BY SIVA CONSTRUCTIONS



● EAST FACING VILLA ●



● WEST FACING VILLA ●



Designed to Inspired and awe



Orion Villas
BY SIVA CONSTRUCTIONS

EAST FACING PLAN

300 sq.yds. 3900 sft.



WEST FACING PLAN

300 sq.yds. 3900 sft.





An Elevated INDULGENCE

A resort-like retreat dedicated to pampering and self-expression, the clubhouse of Orion Villas is the place to escape and urban routine. An elite line up of sensory indulgences and luxury amenities add to the joy of interacting and socialising with like-minded neighbours. Orion Villas lavish clubhouse interspersed with a multitude of recreation, entertainment and rejuvenation avenues render you with a truly luxurious lifestyle.



LUXURY FEATURES



GRAND
WAITING LOUNGE



YOGA HALL



GYMNASIUM



TABLE
TENNIS



CHESS AND
CAROMS



Orion Villas

BY SIVA CONSTRUCTIONS



LARGE OUTDOOR

Walking Track
Kids Play Area
Senior Citizens Park
Open air Theatre/Party Lawn



Out Perform
Your Inner Abilities
and Lifestyle

Orion Villas is carefully crafted for your kids to participate actively in outdoors, well-being of other age groups to socialise or relax in open greens or read a book on a park bench.

Orion Villas
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Outlook of Pure Life

Only the most grandeur material specifications have been cherry-picked for the layout and construction of the Orion Villas



STRUCTURE

RCC Framed Structure on footings over hard strata with plinth beams for extra safety by using steel and cement of reputed make. Super Structure : 8" External & 4" Internal walls with Red clay bricks in cement Mortar.



PLASTERING

Internal : Single Coat plastering in cement mortar for walls & Ceiling.
External : Double Coat plastering in cement mortar for external walls.



DOORS

Main Door: Seasoned teak wood frame and door shutter with melamine polishing with Godrej or equivalent hardware fittings.
Internal Doors: Seasoned teak wood frame with laminate door shutter with standard hardware fittings.



FLOORING

Living, Dining, Kitchen and all bed rooms with 1200mm x 600mm size Glazed Vitrified tiles of reputed make. Toilets & utility with Anti-skid ceramic tiles.
Staircase : Natural or artificial stone Floor and MS Railing.



KITCHEN

Granite Platform with stainless steel sinks of Single bowl of standard make.
Provision for fixing of R.O System and chimney.



ELECTRICAL

Wiring : Concealed copper wiring of ISI Standard.

Switches & Fittings : Modular switches of Anchor Roma or Equivalent make.

MCB & ELCB of good quality and 3 phase supply for each house. Power outlets for AC's in all bed rooms, provision for geyser points in all toilets.



PAINTING

Internal : Internal walls with smooth lappam finish and finished with two coats of acrylic emulsion paints.
External : 2 Coats of external water proof paint of Asian/equivalent make.



WINDOWS & VENTILATION

Windows : UPVC sliding windows
Safety Grills : MS Safety grills for windows with enamel paint finish



DADOING/CLADDING

Elevation : Texture Putty finish.
Kitchen : Glazed ceramic tiles up to 2' ht. above platform
Toilets : Glazed ceramic tiles up to 7' height
Utility/wash : Glazed ceramic tiles up to 3' height



Orion Villas

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SPECIFICATION

Close to Nature and Urban Spaces

Set on the green environs of Tadepally, Orion Villas is a site perfectly surrounded by peaceful and breathtaking landscape. Though little away from the buzz of city life you'll never be lost but only be found in one of the best places to nurture a wonderful life. Come make a home here.



LOCATION PLAN
(not to scale)



LOCATION QR CODE

LOCATION HIGHLIGHTS



EDUCATIONAL INSTITUTIONS

- 2 Mins. to AIMEE Int. School
- 5 Mins. to Geethanjali Int. School
- 6 Mins. to KL University
- 10 Mins. to NRI Medical College
- 11 Mins. to DPS School
- 15 Mins. to Nagarjuna University



HOSPITALS

- 2 Mins. to Manipal Hospitals
- 5 Mins. to Ramesh Hospitals
- 8 Mins. to NRI Hospitals



SHOPPING & ENTERTAINMENT

- 2 Mins. to DMart
- 3 Mins. to Ushodaya Super Market
- 7 Mins. to PVP Mall & Cinepolis
- 7 Mins. to PVR & Ripples Mall
- 11 Mins. to Trendset Mall & Capital Cinemas
- 12 Mins. to LEPL Inox Cinemas



CONNECTIVITY

- 1 Mins. to NH 16 Chennai - Kolkata Highway
- 5 Mins. to Central Bus Stand
- 7 Mins. to Vijayawada Railway Station
- 10 Mins. to Mangalagiri IT Park
- 25 Mins. to Airport

Corporate address



SIVA CONSTRUCTIONS

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