



# the zenith of Luxury

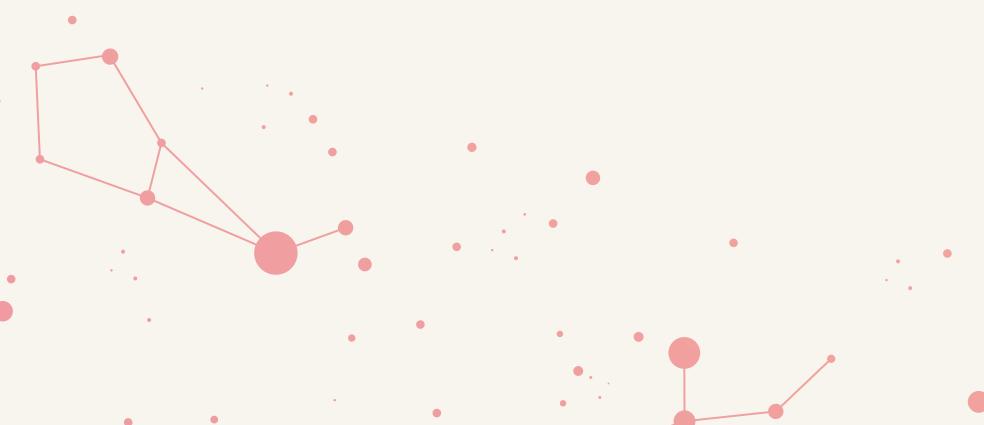
**ORO**  
**CONSTELLA**   
Luxury Homes  
Golf City, Shaheed Path, Lucknow

# An epitome of Quality & Trust

The inception of ORO dates back to the year 2017, emerging as a brainchild of industry veterans. We have swiftly gained a reputation by delivering an extensive portfolio of properties across Lucknow.

Ranging from state-of-the-art residential projects that seamlessly integrate luxurious lifestyles to commercial projects that take businesses to the next level. With our unwavering dedication to transforming urban spaces, we have successfully delivered high-rise towers, contemporary villas and townhouses in thriving communities.

The integrated expertise of our esteemed team has a keen eye for detail, from precise engineering to elegant interiors, ensuring unparalleled excellence in each project we undertake. With our steadfast commitment to timely completion, we have delivered over four projects in a short span of time. The relentless pursuit to build something extraordinary has earned ORO the seal of quality and trust from our prestigious clientele.



eye for detail

high-rise towers

**extraordinary** eye for detail high-rise towers

contemporary villas eye for detail high-rise towers

eye for detail high-rise towers

high-rise towers eye for detail Luxurious Lifestyle

extraordinary contemporary villas

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unwavering dedication

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extraordinary contemporary villas

extraordinary

# I What is **Luxury?**



When you surround yourself with fresh air

When your rendezvous with nature is an everyday affair

When you live amidst the hustle & bustle of the city yet away from the chaos of everyday life.

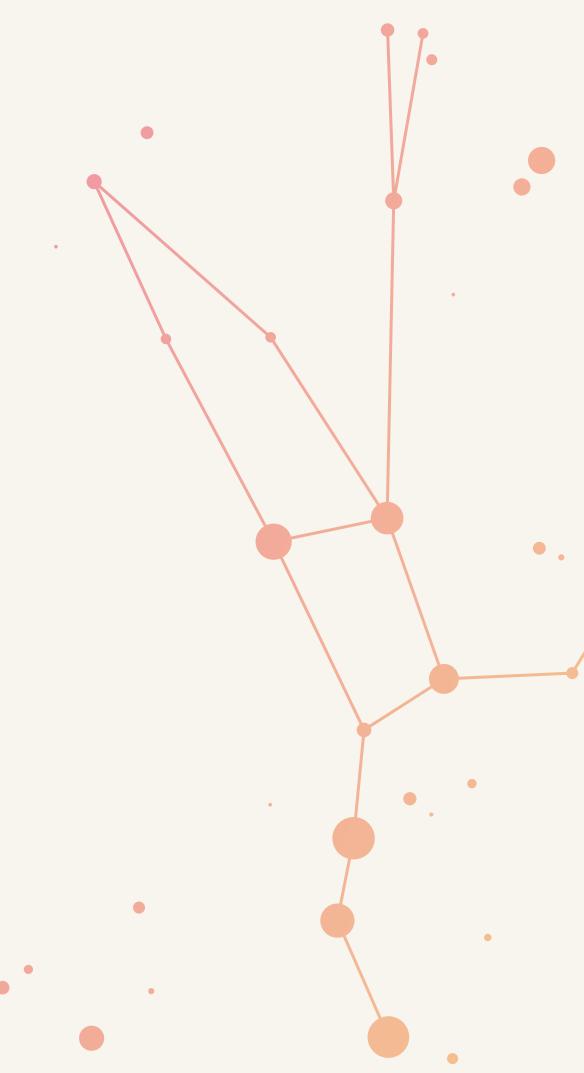
When your home is a perfect blend of luxury, convenience and connectivity.

When life is around the corner

When the evenings are celebrated at the exclusive clubhouse

When it is layered with privacy

When it is **designed only for a selected few**



Unveiling a Grand Life at  
Golf City, Shaheed Path Road,  
**Lucknow**

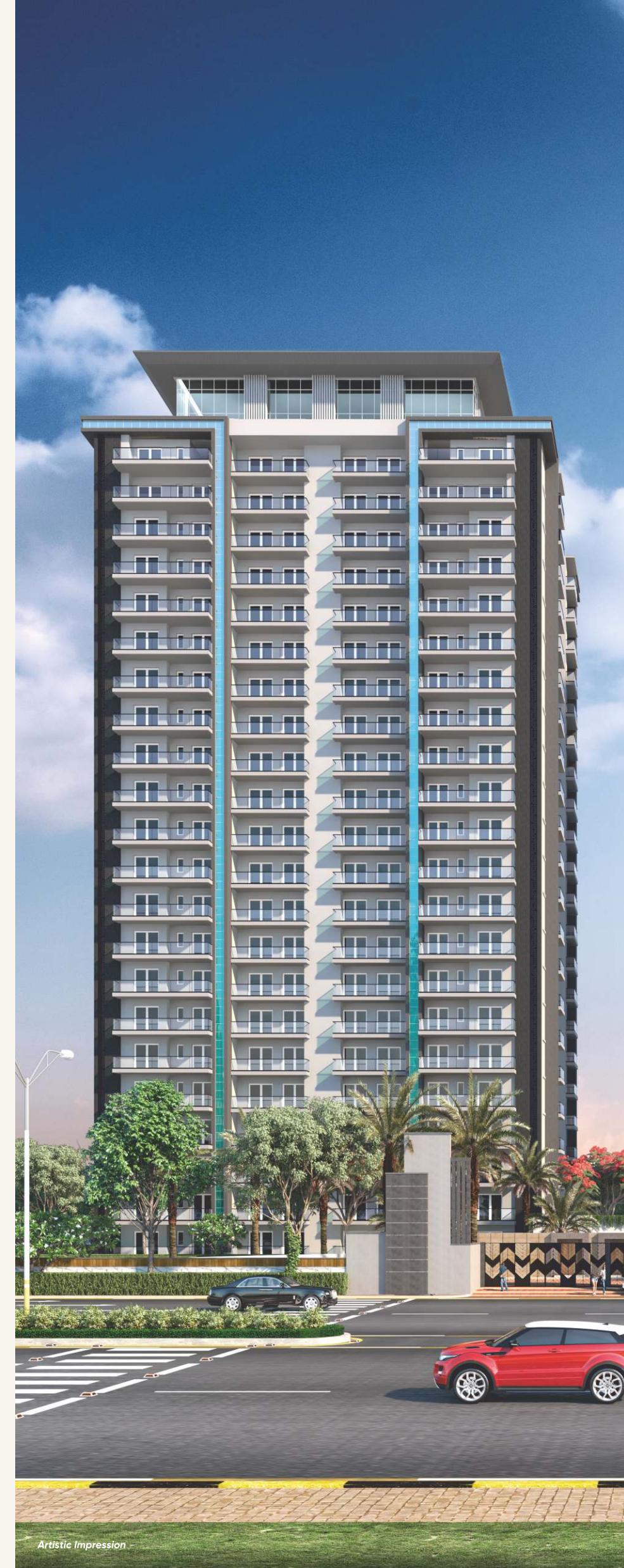


A Perfect Luxury  
Exquisite.  
Rare.  
Iconic.

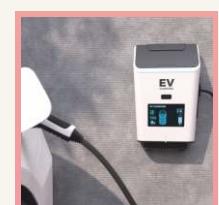
## Welcome to Oro Constella

A world of pure opulence crafted for those who aspire the finest. Here luxurious pursuits are a slice of everyday reality.

In this realm of unparalleled exclusivity, enjoy a life of pure splendor and experience redefined elegance!



# Step into a World Built just for you



### EV Charging Points

Reduce your carbon footprint and embrace sustainable living here with the provisions of EV charging points



### Oxy Garden

Escape to a serene sanctuary at our Oxy garden, where you can surround yourself with nature's beauty and rejuvenate your mind, body, and soul



### Swimming Pool

Whether you're seeking a refreshing swim or a fun poolside gathering with loved ones, our swimming pool provides the perfect setting for both



### Steam & Spa

Indulge in ultimate relaxation at our luxurious spa, complete with rejuvenating steam rooms that will leave you feeling refreshed and renewed at Club Galaxia



### Tennis Court

Refine your tennis skills or enjoy a friendly game with family and neighbors on our pristine, well-maintained court



### Dedicated Car Parking

Experience the ultimate convenience with our state-of-the-art dedicated double basement car parking, featuring effortless in-and-out access and ample space to rev up your life with ease



### Party Hall

Create unforgettable memories of joy and togetherness at our exclusive party hall, perfect for hosting special occasions in the Club Galaxia



### Club Galaxia

The ultimate destination for fitness, relaxation, and entertainment with family and friends, offering something for everyone to enjoy."



### Double-Height Entrance Lobby

Make a lasting impression on your guests with our magnificent double-height entrance lobby, designed to impress and awe with its grandeur and sophistication in each tower



### Pergola Sitout

Come together and create lasting memories in a welcoming environment that fosters strong bonds and friendships.

\*All images for reference only



# A nature's paradise with a symphony of elegance

Own a home with green spaces to live a healthy life. Oro Constella is a paradise wrapped in enchanting greens where you breathe in the fresh air and exhale all your worries.

A paradise where you can truly unwind and rejuvenate yourself. Whether you're a nature lover or simply seeking a peaceful retreat away from the chaos of city life, Oro Constella is a perfect choice!



AN UNPARALLELED EXPERIENCE AWAITS YOU  
AT CLUB

## GALAXIA

Oro Constella is much more than a haven of green. It is a tapestry of experiences, unfolding gradually for you. Walk in our Club Galaxia and indulge in a wide range of amenities designed to keep your lifestyle a class above the rest. Spend quality time with friends and loved ones, relax in the health club, or simply have a good time in the party hall. Here you have innumerable means of rejuvenation, to have the time of your life.



POOL TABLE



RESTAURANT



GYM



PARTY HALL



KIDS  
PLAY AREA

# Everything for Mind, Body & Soul

With a swimming pool, a gymnasium, a tennis court, and an open air space for yoga, you can have a different fitness routine every day and relish all of them. The exceptional facilities in an invigorating environment with over 79% open space and green area, Oro Constella makes it easy to have a happy mind and a healthy body.

**Zen Garden | Toddlers Park | Maze Garden | Jogging Track**



# Make a Statement with your Lifestyle

In every way, Oro Constella is a lifestyle beyond compare. From the moment you step in here, you'll be mesmerized by modern architectural aesthetics. The outdoor living space springs to life in ways you had never imagined. The indoors are a fairytale come true. Here the perfect blend of luxury and elegance attains a level of perfection that only few can match.



# Own a Home that defines you

Oro Constella offers you a choice between 3 & 4 BHK premium residences, penthouses, and duplexes. Here every abode has exceptional magnificence, convenience, and modern living, combined with the abundance of space and natural light to showcase an aura of exclusivity.

## Prime 3 BHK

Feels like a prime owners of a 3 BHK apartment, which features a luxurious living space that is perfect for families. It is designed with your comfort in mind and comes with all the amenities you need to make your living experience truly exceptional.

## Supreme 3 BHK with Servant Quarter

If you're looking for something even more exclusive, our Supreme Unit consists of 3 BHK with a servant quarter. This unit is perfect for those who require an extra room for their domestic help or as a separate work area.

## Royale 4 BHK with Servant Room

For those who desire a little more space, our Royale Unit is the 4 BHK + Servant Room. It is designed to provide you with the ultimate luxury living experience and comes with all the amenities you need to live your best life.

## Presidential 5 BHK DUPLEX with Servant Quarter

To get the feel of an exotic banglow in an apartment, one should choose our 5BHK with a servant quarter. This unit is ideal for those who require a little more privacy and space.

## Sky Villa 5 BHK Penthouse

Finally, our crown jewel is the 5 BHK Sky Villa. This unit is designed to provide you with the ultimate luxury living experience, with breathtaking views of the surrounding cityscape.

# Site Layout Plan



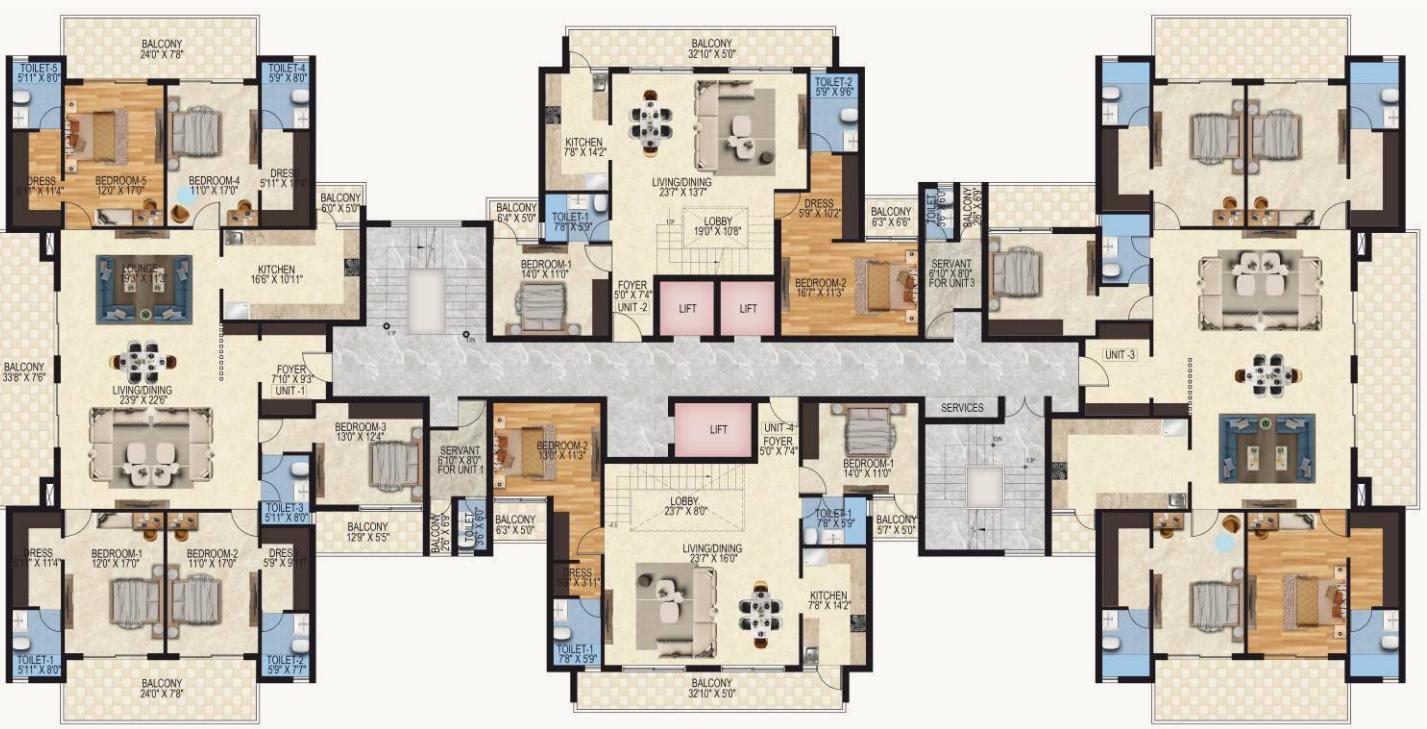
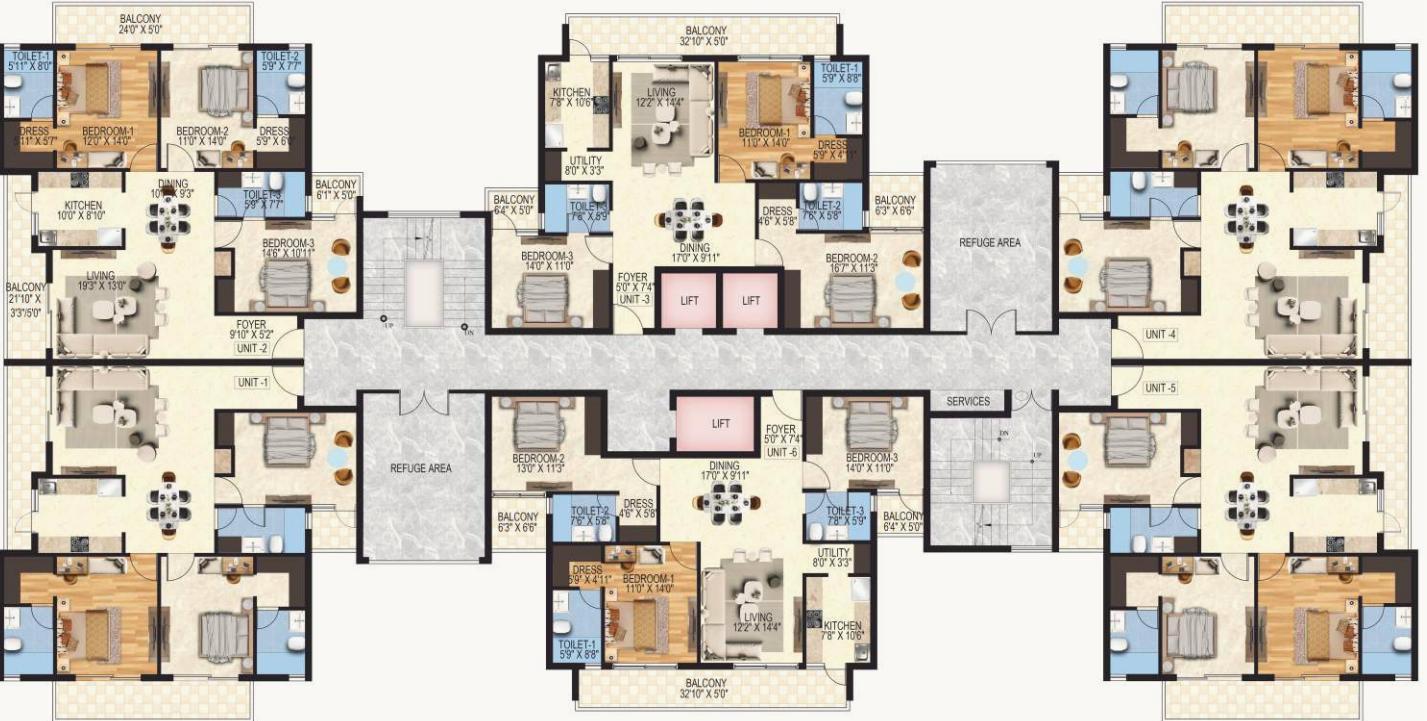
## FEATURES

- |                    |                          |                      |                      |                      |                   |
|--------------------|--------------------------|----------------------|----------------------|----------------------|-------------------|
| 1. ENTRY/ EXIT     | 6. OPEN AIR THEATRE      | 11. KIDS PLAY AREA   | 16. PARKING          | 21. MEDITATION LAWN  | 26. FEATURE PLAZA |
| 2. GUARD ROOM      | 7. TOWER ENTRY/ DROP OFF | 12. JOGGING TRACK    | 17. CLUB GALAXIA     | 22. FRAGRANCE GARDEN | 27. GREEN COURT   |
| 3. DRIVEWAY        | 8. SCULPTURE             | 13. PLAZA            | 18. SWIMMING POOL    | 23. OXYGEN PARK      | 28. SAND PIT      |
| 4. DECK            | 9. BADMINTON COURT       | 14. CELEBRATION LAWN | 19. SUPERVISION AREA | 24. FEATURE WALL     | 29. GAZEBO        |
| 5. PERGOLA SITOUTS | 10. OPEN GYM             | 15. THEME PARK       | 20. TENNIS COURT     | 25. STONE PLAZA      |                   |



# Floor Plans

## Tower Ariel & Vega





**20th FLOOR PLAN**



**PRIME UNIT PLAN**

3 BHK + DINNING + DRESS + 3 TOI + 3 BAL

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1235.49	1378.22	231.75	330.03	1940.00



**PRIME UNIT PLAN**

3 BHK + KITCHEN + DINNING + 2 DRESS + 3 TOI + 3 BAL + SERVANT ROOM WITH TOILET

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1351.74	1493.07	255.32	356.60	2105.00

All areas are in Sq.Ft (1SqMtr. = 10.764 Sq.Ft)



**PRIME UNIT PLAN**

3 BHK + DINNING + DRESS + 3 TOI + 3 BAL

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1209.44	1355.30	229.17	325.54	1910.00

All areas are in Sq.Ft (1SqMtr. = 10.764 Sq.Ft)



**PRIME UNIT PLAN (18th Floor)**

3 BHK + DINNING + KITCHEN + 2 DRESS + 3 TOI + 3 BAL

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1261.43	1383.07	237.24	334.70	1955.00



**LOWER LEVEL PLAN  
(19TH FLOOR)**

**UPPER LEVEL PLAN  
(20TH FLOOR)**

**SKY VILLA UNIT PLAN (19th & 20th Floor)**

5 BHK + KITCHEN + DINNING + LOBBY + DRESS + 5 TOI + 6 BAL + SERVANT ROOM WITH TOILET

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
2470.98	2755.37	443.69	655.94	3855.00



**PRESIDENTIAL UNIT PLAN (19th & 20th Floor)**

5 BHK + KITCHEN + DINNING + 4 DRESS + 5 TOI + 4 BAL + SERVANT ROOM WITH TOILET

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
2669.79	2934.27	714.41	746.33	4395.00



**LOWER LEVEL PLAN  
(19TH FLOOR)**

**UPPER LEVEL PLAN  
(20TH FLOOR)**

**SKY VILLA UNIT PLAN (19th & 20th Floor)**

5 BHK + KITCHEN + DINNING + LOBBY + DRESS + 5 TOI + 6 BAL + SERVANT ROOM WITH TOILET

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
2418.89	2708.65	439.06	642.28	3790

# Tower Aster & Cosmo



GROUND FLOOR PLAN



18th FLOOR PLAN



TYPICAL FLOOR PLAN (1st to 17th & 19th Floor)



20th FLOOR PLAN



21ST FLOOR PLAN

### 21st FLOOR PLAN

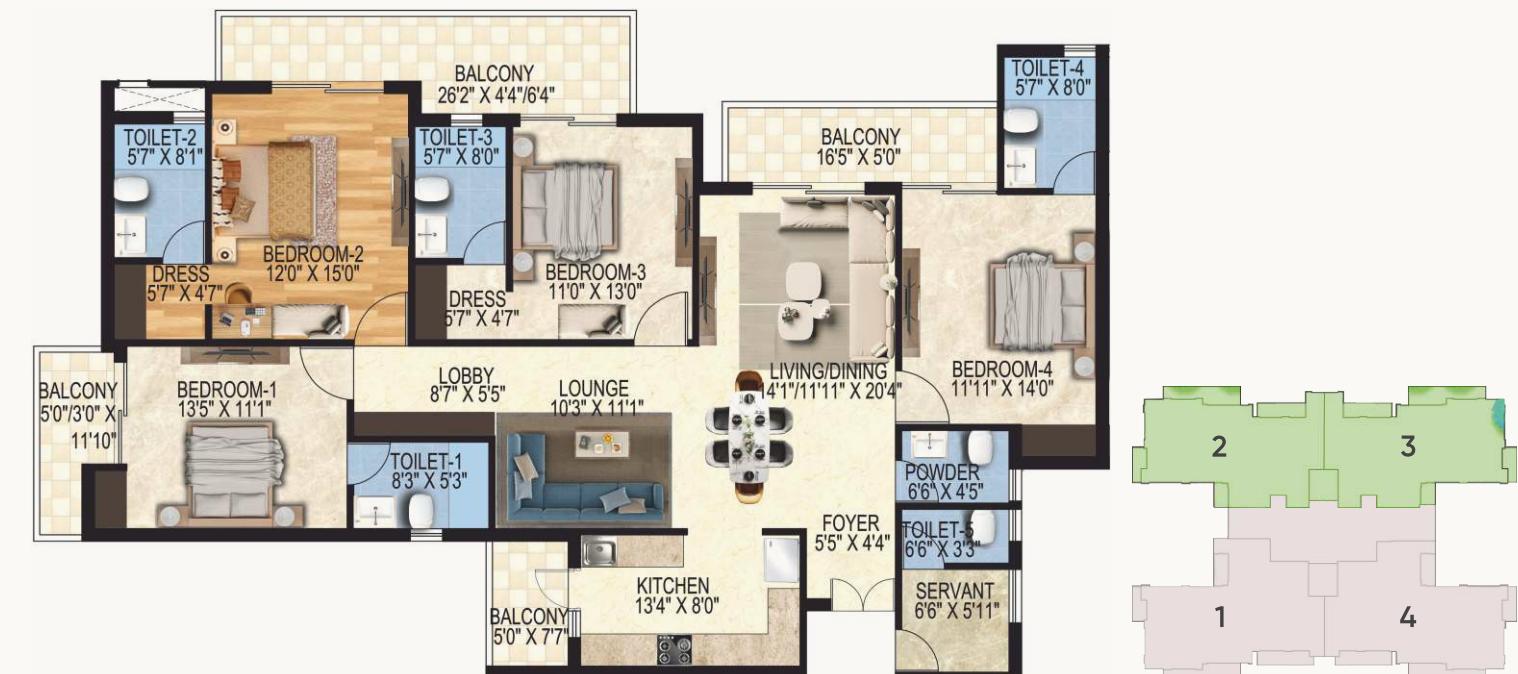


### SUPREME UNIT PLAN (Ground Floor)

3 BHK + KITCHEN + DINNING + 4 DRESS + 4 TOI + 4 BAL + LOUNGE

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1277.36	1426.23	276.63	337.14	2040.00

All areas are in Sq.Ft (1SqMtr. = 10.764 Sq.Ft)



### ROYAL UNIT PLAN (1st to 19th Floor)

4 BHK + KITCHEN + DINNING + 2 DRESS + 4 TOI + 4 BAL + LOUNGE + POWDER + SERVANT

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1609.43	1776.06	307.10	411.84	2495.00



### PRIME UNIT PLAN (Ground to 17th & 19th Floor)

3 BHK + KITCHEN + DINNING + 4 DRESS + 4 TOI + 4 BAL + LOUNGE

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1715.14	1895.43	331.10	438.47	2665.00

All areas are in Sq.Ft (1SqMtr. = 10.764 Sq.Ft)



### ROYAL UNIT PLAN (18th Floor)

4 BHK + KITCHEN + DINNING + 2 DRESS + 4 TOI + 4 BAL + LOUNGE + POWDER

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
1598.35	1758.30	317.97	408.73	2485.00



LOWER LEVEL PLAN  
(20TH FLOOR)

UPPER LEVEL PLAN  
(21ST FLOOR)



LOWER LEVEL PLAN  
(20TH FLOOR)

UPPER LEVEL PLAN  
(21ST FLOOR)

### SKY VILLA UNIT PLAN (20th & 21st Floor)

5 BHK + KITCHEN + DINNING + 4 DRESS + 5 TOI + 8 BAL + STORE + LOUNGE + POWDER + SERVANT WITH TOILET

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
2918.01	3303.90	842.18	813.92	4960.00

Carpet Area Sq. Ft.	Unit Area Sq. Ft.	Balcony Area Sq. Ft.	Core Area & Site Loading Sq. Ft.	Super Area Sq. Ft.
3015.00	3494.53	825.28	845.19	5165.00

# Nestled at the center of everything



Constella is the perfect blend of luxury, convenience, and connectivity. It's a calming oasis amidst the hustle and bustle of the city life, offering a peaceful escape from the chaos of everyday life.

Strategically located at the Golf City, Shaheed Path Road, Lucknow, it offers a complete and holistic lifestyle with easy access to schools, hospitals, shopping centers, IT hubs, and more.

## EASY ACCESSIBILITY

	Golf Course	5 min
	Ekana Stadium	5 min
	Medanta Hospital	5min
	Gomti Nagar	10 min
	Airport	10 min
	Charbagh Railway Station	20 min
	Phoenix Palassio Mall	5 min
	Lulu Mall	5 min
	Mother & Child Hospital	5 min
	RML Hospital	5 min
	GD Goenka School	5 min
	IT City CMS School	5 min
	Iskcon Temple	5 min

# Everything is closer than you think



# Prime Specifications

## Master Bedroom

Flooring / Skirting	:	Wooden laminated flooring
Wall Finishes	:	Acrylic Emulsion on POP punning
Ceiling Finishes	:	Oil bound distemper

## Bedroom

Flooring / Skirting	:	Vitrified tiles of minimum 600x600 mm size
Wall Finishes	:	Acrylic Emulsion on POP punning
Ceiling Finishes	:	Oil bound distemper

## Living / Dining Room

Flooring / Skirting	:	Superior quality vitrified tiles of minimum 800x800 mm size
Wall Finishes	:	Acrylic Emulsion on POP punning
Ceiling Finishes	:	Oil bound distemper

## Toilets

Flooring / Skirting	:	Antiskid ceramic tiles
Wall Finishes	:	Ceramic wall tiles up to dado level (approx. 2400 mm)
Ceiling Finishes	:	Oil bound distemper with false ceiling
CP Fittings & Accessories	:	Grohe / Jaguar / Roca or equivalent toilet fitting in all toilets. Provision for geyser installation. Rain shower in master toilet.
Others	:	Counter - Granite / Tiles   Sanitary Ware - Premium quality range Partition - Glass cubical / Glass partition

## Kitchen

Flooring / Skirting	:	Antiskid ceramic tiles
Wall Finishes	:	Acrylic emulsion paint on walls
Ceiling Finishes	:	Oil bound distemper
Others	:	No working platform & kitchen sink

## Staircase Main & Staircase Fire

Flooring / Skirting	:	Flooring - Kota / Marble   Skirting / Dado - Same as flooring
Wall Finishes	:	Oil bound distemper
Ceiling Finishes	:	Oil bound distemper
Others	:	Railing - MS Railing

## Door & Windows

Main Entrance Door	:	Engineered laminated frame with laminated door shutters or painted / polished hardwood frame with Skin Moulded doors.
Internal Doors	:	-----Do-----
Hardware	:	Locks, Handles and Knobs (Mortise and Cylindrical locks) from reputed makes and brands. High quality steel / brass hardware.
Windows	:	Powder coated aluminium frame or UPVC frame windows with clear glass.

## Structure

Structure designed with the seismic considerations for the zone as stipulated by the BIS code and for better safety.

## Foundation

Reinforced concrete footings, Raft & columns.

## Facade

Exterior grade paint from reputed makes & brands.

## Electrical Wiring & Installation

Fixtures & Fittings	:	ISI mark switches / sockets, distribution boxes & circuit breakers from standard makes & brands.
Wiring	:	ISI mark concealed conduits with copper wire.
Plumbing	:	ISI mark CPVC water supply pipes with standard valves & accessories.
Security System for Project	:	CCTV surveillance would be provided, Internal communication system & Video Door Phones.

## EV Charging

Provision for EV Charging.

Tiles are susceptible to staining and variations in shade. Whereas all efforts shall be made during laying of tiles,to minimize, perceptible shade variations, the Developer, shall not be held liable in any manner whatsoever, for the same.

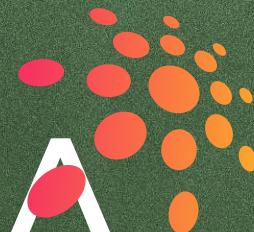
\*For technical reasons or unavailability, equivalent materials may be used in place of the materials specified above.

\*Reference Images





# ORO CONSTELLA



Luxury Homes —  
Golf City, Shaheed Path, Lucknow

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Promoter Rera Registration No: UPRERAPRM220859 | Rera Registration No: UPRERAPRJ629194  
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