

Orlando

Residency

Breath
in the Freshness



Affordable Villas on Sarjapura Road



Residency Is placed just 3 KM from Sarjapura, (Sarjapura to Baglur Road NH 648) offers 2 BHK and 3 BHK villas in a new and innovative concept. The villas, duplex in nature, come in 2 beautiful variants for you to choose. Ranges from 1200 sq.ft and 1350 sq.ft. Totally Vaastu compliant, developed over 5 Acres of prime land at Orlando Residency. Its just 17 KM from Wipro and 18 KM from Whitefield and 15km from Hosur make much of Bangalore easily reachable. Hosur also has the best of civic amenities including schools, colleges and hospitals. A lower land price in this area as compared to Bangalore makes Hosur that much more attractive as a real estate investment destination.

Eco-Friendly :

Sarjapur is not only known as a developing area that is growing in fame or rapidly progressing ahead. It is also known for its well preserved living environment and its Eco-Friendly nature. The perfect location for you and you're Children. The area is canopied by trees, giving it its lush texture with fewer industries.

Natural Living at Orlando Residency

Orlando Residency is designed especially for discerning consumers who seek true value for their hard-earned money. We are making our villas as affordable as an apartment; we are decided to do this without compromising on the quality of the construction. After all, being affordable doesn't mean being cheap.

Believe us when we say this, today, if you are not investing in buying a home at Orlando Residency, you are missing a valuable opportunity of owning a home in one of the finest locations with the Best possible Real Estate appreciation in Bangalore!

SPECIFICATIONS



Type A
2 BHK
1200 sqft

Foundation/Load bearing structure

- Foundation with RCC M15 grade concrete design

Structure

- Seismic Zone II compliant structure
- Concrete solid block masonry with column structure RCC roofing

Plastering

- Internal walls & ceiling-Double coat cement plastered surface With smooth finish
- External walls – Double coat sand faced cement plastering

Flooring

- Vitrified tiles flooring with skirting in all other areas
- Ceramic tiles in toilets, balconies and utility areas

Doors

- Main door & internal doors with Sal wood frame & flush doors
- PVC doors for bathroom

Windows

- 2 track Aluminum powder coated window with star lock

Kitchen

- Cuddapah stone counter with enamel painted dado upto 2 feet above the counter

Staircase (Internal)

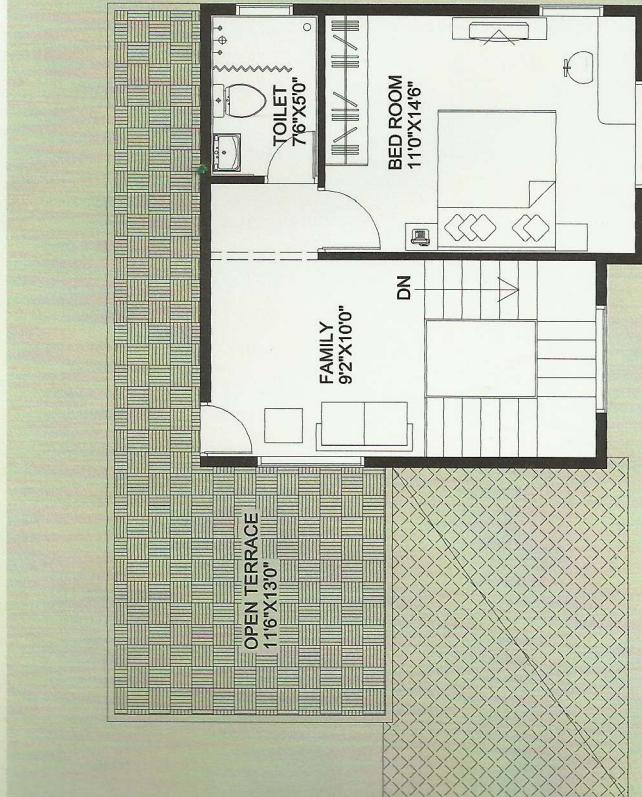
- Cuddapah stone sink
- Aqua guard provision

Wall Finishes

- Vitrified tiles
 - MS Railing
- Wall Finishes**
- Internal**
- Two coats of wall putty, one coat of wall primer & two coats of Washable distemper
- External**
- One coat of white wash & one coat of external distemper



GROUND FLOOR PLAN - 680 Sqft



FIRST FLOOR PLAN - 680 Sqft

- European WC's, wash basins of ISI approved or equivalent make
- Toilet accessories of superior ISI approved make

CONSTRUCTION O COMPROMISE



Type B
3 BHK
1350 sqft

- Plumbing
- All plumbing lines are pressure tested
- All water supply lines are of CPVC/GI or other reputed make
- Sewer lines are of PVC make

- Stainless Steel Railing
- 8 mm standard window grill
- 1.5 mm standard window grill

- Power points in all necessary areas

- Electrical fittings and fixtures of superior make
- Provision for exhaust fans in kitchen and bathrooms
- One TV point in the living area.

Communications

- 1 Telephone point in living room.
- Provision for cable TV in living room

Water

- Water supply through common over head tank

Plumbing Points

- Adequate plumbing points in kitchen & bathrooms
- Washing machine and outlet point in utility area.

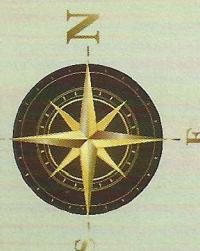
*all brands & Specifications stated herein are as per the

Developer/Contractor's intent but replaced with an equivalent brand product, as per discretion of

Architect



FIRST FLOOR PLAN - 670 Sqft





Location:

Sarjapur is located 12 Kms. away from the Outer Ring Road. The road from the Wipro Corporate office is congestion free of traffic. Further, Sarjapur is extremely well connected to the posh localities like Koramangala, Indiranagar, Whitefield, BTM Layout and HSR Layout along with the rest of Bangalore. It is just a 10 Minute drive from the State Government announced Hi-Tech City. Apart from all this - it's also near the proposed SEZ Campus on Sarjapur Road. The recently widened four lane road i.e. NH207, made Sarjapur as the shortest Hub to Electronics City, Whitefield and International Airport.



Educational Facilities:

The Sarjapur area has a number of renowned & internationally acclaimed Schools like Confident Gear Creative leadership School, TISB, Greenwood High, In venture Academy, GEAR Innovative International School, Indus International School, India International School and Delhi Public School.



Amenities

- Children's play area and parks
- 24-hour security for the community
- 24-hour water supply through overhead tank
- Landscaped gardens, tree-lined avenues
- Street Lights & Electricity
- Black top Roads
- Club House Membership
- Plenty of green spaces

Orlando Residency



Layout Plan

