



ORCHARD  **RESIDENCES**

2 & 3 BHK LUXURY HOMES
NIGDI PRADHIKARAN



10 YEARS - MANY LANDMARKS

- RIYA APARTMENTS, KOTHRUD
- NISARG APARTMENTS, KATRAJ
- STARK AURA, AMBEGAON BUDRUK
- STARK ROYAL, KOTHRUD
- BHAKTI ROYAL, LAW COLLEGE ROAD
- SHREE SWARUP, WAKAD
- 40 HYDE PARK, MAYUR COLONY
- SHRIYOG, KATRAJ
- SHREEPUSHP, KATRAJ
- ANANDWAN, AMBEGAON BUDRUK
- AVENUE 16, KOTHRUD
- BREEZA, KOREGAON PARK EAST





Sometimes a little more space is all you need to see the magic in life..



RED FINING HOMES





A PREMIUM RESIDENTIAL PROJECT WITH
2 & 3 BHK LUXURY HOMES

- Spacious residences with well-thought design and planning
 - A road touch project offering excellent access
 - Ample natural air and light across the entire project
 - Proximity to business hubs, industries and daily essentials
 - Spacious and verdant leisure terrace
- Prime location in the heart of Nigdi Pradhikaran





2 B.H.K.
FLATS 101, 201, 301, 401, 501

RERA CARPET AREA - 722.37 SQ.FT.
BALCONY - 113.56 SQ.FT.
TOTAL CARPET AREA - 835.93 SQ.FT.





3 B.H.K.

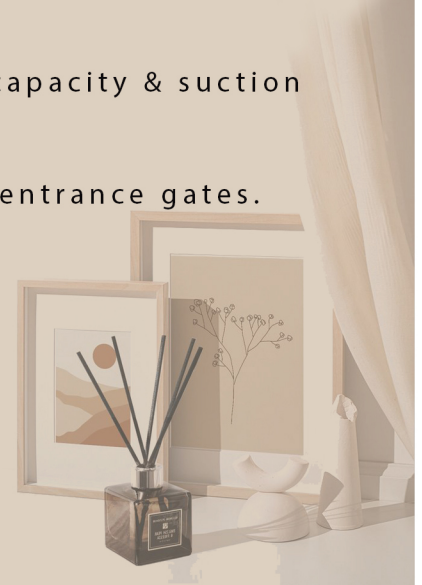
FLATS 102, 202, 302, 402, 502

RERA CARPET AREA - 957.35 SQ.FT.
BALCONY - 85.79 SQ.FT.
TOTAL CARPET AREA - 1043.14 SQ.FT.

SPECIFICATIONS



- **External Walls:** 6" thick brick masonry wall.
- **Internal Walls:** 6"/4 1/2" thick brick masonry wall.
- **Paint:** Cement paint for external wall & oil bound distemper for internal wall
- **Doors:** Decorative main door with C.P. fitting, for all doors wooden/G1 door frames/plywood waterproof flush door to all rooms.
- **Windows:** Powder coated aluminum sliding windows fully glazed with M.S. security grill with mosquito grill for living room & bedroom. Aluminum louvers with exhaust provisions for toilets. Stone window sill for all windows except toilets.
- **Flooring:** Vitrified/ceramic tiles with skirting in all rooms. Bathroom will be provided with ceramic tile/glazed/vitrified flooring and colored glazed tiles up to 7' height.
- **WC flooring** - White glazed tiles & dado will be provided up to 4' height. Vitrified/antiskid tiles for all terraces. Toilets and all terraces shall be water proofed.
- **Kitchen Platform:** White granite kitchen platform with ceramic sink, provision for water purifier, glazed tile/vitrified dado up to 4' height, for kitchen platform total length will be 8'/7', provision for exhaust fan. Dry balcony attached to kitchen.
- **Electrification & Cabling:** Concealed copper wiring in entire flat. TV & telephone points in living room. Two way fan and light points in master bedroom.
- **Toilets & Drainage:** Concealed plumbing with Jaguar/equivalent make chromium plated fittings. All sanitary fittings of Hindware/equivalent make, colored glazed tile dado in toilets. All underground drainages will be strictly in accordance with govt. rules and regulations.
- **Water supply:** Overhead & underground tank of adequate capacity & suction tank with pump.
- **Fencing:** The building shall be surrounded with fence with entrance gates.



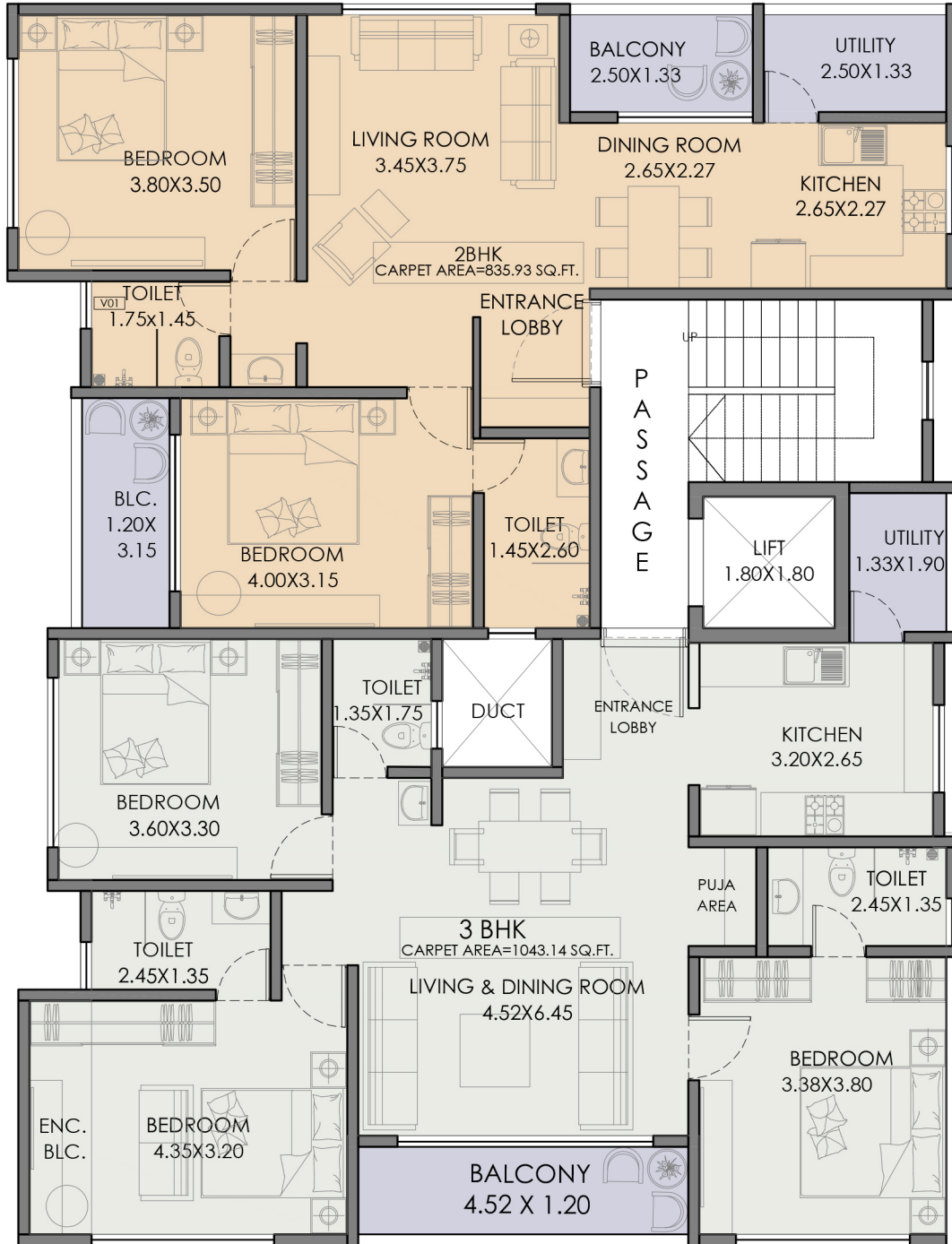


- Terrace garden on top of building
- Designer fencing wall for the entire project
- Lift with generator back up
- Common toilet in the parking
- Video door phone in each flat
- Designer lobby at entrance
- Digital lock
- DTH (TV) connection for each flat (wiring)
- Ample parking
- Earthquake resistance R.C.C. structure
- Individual letterbox for each flat
- Generator back-up for common area
- Automatic main door of the lobby

AMENITIES



ADJOINING PLOT



ROAD

ADJ. PLOT

ROAD

FLOOR PLAN





LOCATION PLAN

A PROJECT BY



ORCHARD  RESIDENCES

DESIGNED BY-

STUDIO
arhea
ARCHITECTURE & INTERIORS

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