

ORANGE
Artha
NAGOLE

We do it smart,
we make it simple

A BOUTIQUE DEVELOPMENT OF 69 PREMIUM APARTMENT



* Artist's impressions. These images are for representative purpose only.

A PLACE WHERE AFFORDABLE MEETS DESIRABLE

Exciting opportunities await you in this boutique address. Located in the highly sought after Nagole, Orange Artha offers the dream lifestyle for those wanting the perfect home and a smart investment for the future.

Orange Artha is a new standard for of a vibrant living. It blends comfort living, affordable price range and seamless connectivity with modern facilities.



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3 UNIQUE LAYOUT CHOICES



RIDE ON THE GROWTH HOTSPOT



ONLY 69 LUXURY UNITS



VERY CLOSE TO METRO STATION

A stunning balance between prime location and lifestyle amenities and luxurious living spaces

Specifications

STRUCTURE

RCC framed structure to withstand wind & seismic loads

SUPER STRUCTURE

8' thick block work for external walls & 4' thick block work of internal walls

PLASTERING AND PAINTING

Internal: Coat of plastering in cm 1:6 for walls
External: Coats of plastering in cm 1:6 for external wall

Internal: Smooth putty finish with 2 coats of premium acrylic emulsion paint of reputed make over a coat of primer
External: Textured finish and two coats of exterior emulsion paint of reputed make.

DOORS & WINDOWS

Main Door: Manufactured teak wood door frame and veneered door shutter finished with good quality melamine polish with hardware of reputed make

Internal Doors: Manufactured hard wood melamine finished door frame & laminated shutter fixed with hardware of reputed make
French Doors (if any): UPVC / Aluminium door frame with glass panelled shutters and designer hardware of reputed make

Windows: UPVC / aluminium door frame with toughened glass with suitable finishes as per design with mosquito mesh
Windows Grills: Aesthetically designed, mild steel (M.S.) window grills with enamel paint finish shall be provided for all windows in all doors.

FLOORING

Drawing, Living, Dining, Pooja: 800 x 800 mm size double charged vitrified tiles of reputed make
Master Bedroom: Laminated wooden flooring
Other Bedrooms & Kitchen: 600 x 600 mm size double charged vitrified tiles of reputed make
Bathrooms: Acid resistant, antic-skid ceramic tiles of reputed make
Corridors: Vitrified tile of reputed make / natural stone
All Balconies Rustic ceramic tile of reputed make
Utility Rustic ceramic tile of reputed make
Staircase Natural Stone

TILE CLADDING

In Kitchen: Glazed Ceramic Tiles dado up to 2'-0" height above kitchen platform of reputed make.
Bathrooms: Glazed ceramic tile dado upto 7' height of reputed make
Utilities: Glazed ceramic tiles dado upto 3' height of reputed make
Kitchen: Granite platform with stainless steel sink separate municipal water tap along with borewell water.
Utilities / Wash Provision: Provision for fixing of water purifier, exhaust fan & chimney for Washing Machine & Wet Area for Washing Utensils etc.
Bathrooms: Vanity type Wash Basin / Counter Top.
EWC with concealed flush tank of reputed make
Single lever fixtures with wall mixer cum shower of reputed make
Provision for geysers in all bathrooms

ELECTRICAL

Concealed Copper Wiring of reputed make.
Power outlets for Air Conditioners in all Bedrooms
Power outlets for Geysers in all Bathrooms
Power plug for Cooking Range Chimney, Refrigerator, Microwave Ovens, Mixer / Grinders in Kitchen, Washing Machine and dish washer in Utility Area.
Plug points for T.V. & audio systems etc.
3 phase supply for each unit with individual meter boards
Miniature Circuit Breakers (MCB) for each distribution boards of reputed make
Switches of reputed make

COMMUNICATION

Telephone points in all bedrooms, drawing / living rooms.
Intercom facility to all the units connecting security.
Provision for cable connection in all bedrooms, drawing / living rooms.
One internet connection provision in each apartments

LIFTS

High speed automatic Passenger cum Service
Lift per with rescue device with V3F for energy efficiency of reputed make
Entrance with vitrified tile / granite cladding

WATER MANAGEMENT

Domestic Water made available through an exclusive Water Softening Plant
Rain Water Harvesting at regular intervals provided for recharging ground water levels.
Water meters for each unit for domestic & municipal water.

POWER BACKUP

100% DG Set backup with Acoustic enclosure with A.M.F

SECURITY / BMS

Sophisticated round-the-clock security / surveillance system.
Complete building shall be provided Building Management System with all facilities.
Centralized billing system for water consumption shall be provided.
Panic button and intercom is provided in the lifts connected to the security room.
Solar power fencing around the compound.
Surveillance cameras at the main security and entrance of each block to monitor.

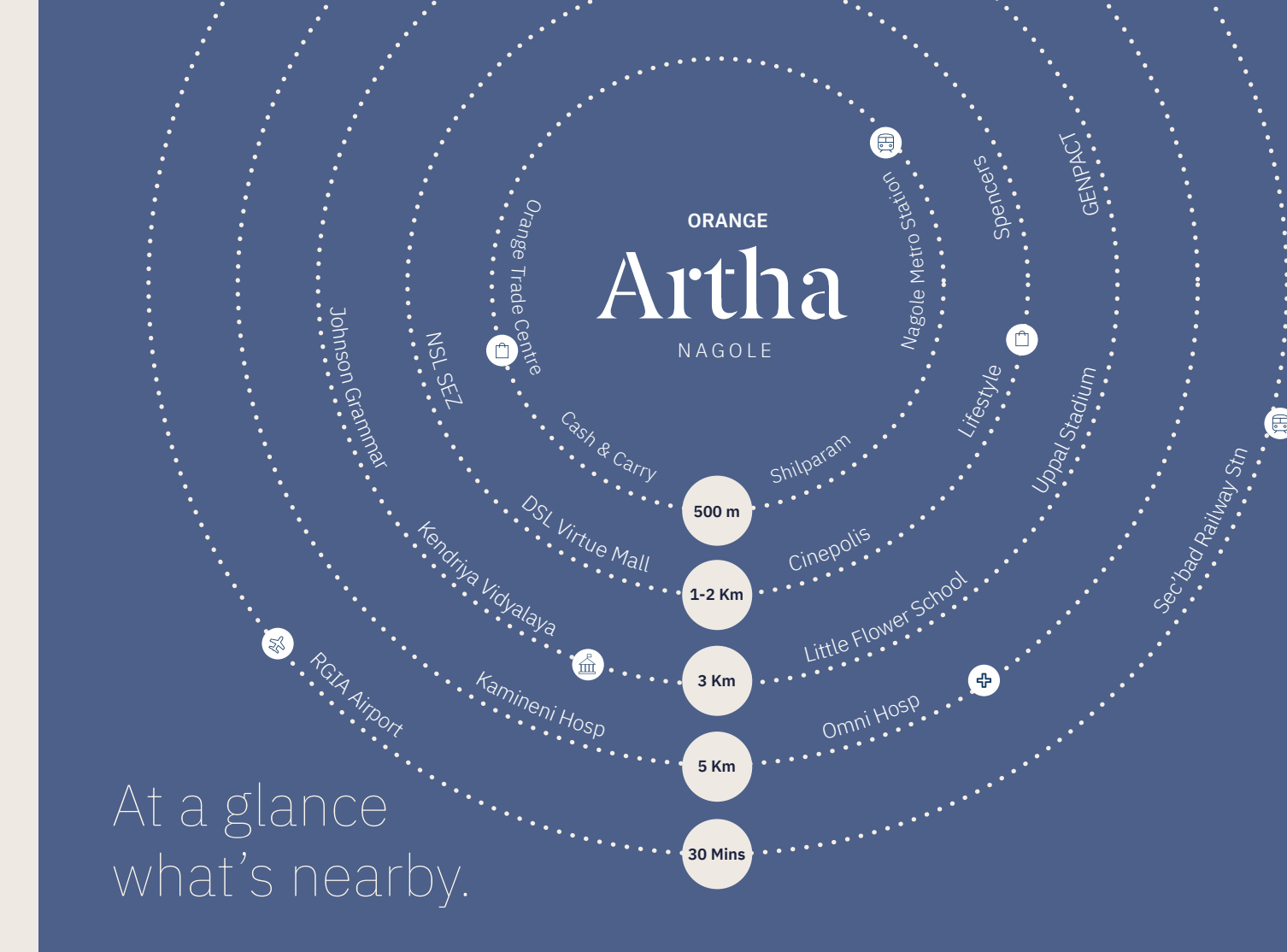
PARKING

Entire parking is well designed to suit the number of Car parks provided with parking signage's and equipment at required places to ease the driving.

FIRE & SAFETY

Fire hydrant and fire sprinkler system as per NBC norms.

All the specifications and facilities mentioned are at developer's discretion and are subject to change without any notice.



At a glance
what's nearby.



Orange Artha offers you a lifestyle you won't find anywhere else but most importantly, you get a stylish, quality apartment while enjoying the convenience. Transport. Shopping. Dining. Entertainment. Recreation. Located in Uppal Bhagayath, it puts every imaginable amenity within effortless reach

ORANGE REALTY

72220 92225

Corporate address
#8-16-74/2, 4th floor, commercial building, chintalkunta, LB Nagar Hyderabad - 500074

Site address
Plot No. 764 & 765, Road No. 22 Uppal Bhagayath Layout Nagole, Hyderabad

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TSRERA No: PO2200002524



ORANGE
Artha
NAGOLE



BUILT-UP SIZES
FROM 1192 SFT - 1722 SFT



DESIGNED AS
PER VAASTU



24 HRS
SECURITY



UP TO 2 CARS
PARKING PER UNIT



EVERY UNIT COMES
WITH BALCONY



COMPREHENSIVE
FACILITIES



Always a
step further



3 BHK
EAST FACING



3 3 2

S.B.U.A : 1722.5 SFT
BUA : 1378 SFT
CARPET AREA : 1220.05 SFT



3 BHK
EAST FACING



3 3 2

S.B.U.A : 1646.25 SFT
BUA : 1317 SFT
CARPET AREA : 1163.16 SFT

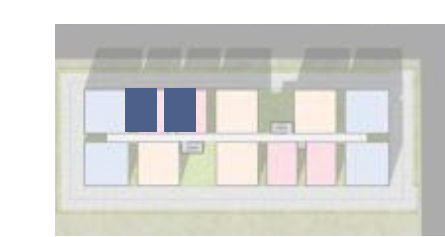


2 BHK
EAST FACING



2 2 1

S.B.U.A : 1192.5 SFT
BUA : 954 SFT
CARPET AREA : 819.66 SFT

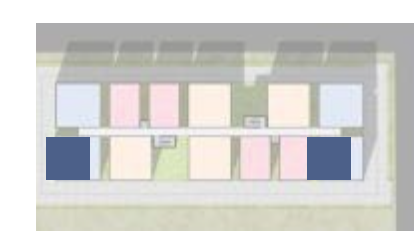


3 BHK
WEST FACING



3 3 2

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