



# RISE, SHINE & CELEBRATE



Orion Villas

BY SIVA CONSTRUCTIONS



SIVA CONSTRUCTIONS

A Luxury Villa Lifestyle @ Tadepalli, Vijayawada

AP RERA No. P07110032367



Welcomes to a life  
**FREE OF CHAOS**



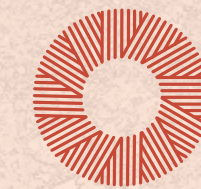
**SIVA CONSTRUCTIONS**

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 the emselves amongst their competitors through their innovative, yet thoughtful architecture and design solutions. At developers we are continuously guided by a collection of values that place constant innovation at the forefront of creation.

*Celebrating*



*Trust & Commitment*



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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



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## 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.



*an artistic rendering orion villas birds eye view*

### 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



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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



## MASTER PLAN



## LEGEND

- 1 Entrance Gate
- 2 Childrens Play Area
- 3 Seating with Planter
- 4 Stepping Stones
- 5 Seating Under Pergola
- 6 Flower Bed
- 7 Grass Pavers
- 8 Paved Deck
- 9 Swimming Pool
- 10 Party Lawn
- 11 Designer Landscape
- 12 Walking Track



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◉ EAST FACING VILLA ◉



Designed to Inspire and awe

◉ WEST FACING VILLA ◉



  
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# EAST FACING PLAN

200 sq.yds. 3200 sft.



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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



# WEST FACING PLAN

200 sq.yds. 3200 sft.



## Orion Villas

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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



◉ EAST FACING VILLA ◉



◉ WEST FACING VILLA ◉



Designed to Inspire and awe

  
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# EAST FACING PLAN

300 sq.yds. 3900 sft.



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GROUND FLOOR PLAN

FIRST FLOOR PLAN

SECOND FLOOR PLAN



# WEST FACING PLAN

300 sq.yds. 3900 sft.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





## 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.



*an artistic rendering orion villas swimming pool view*

LUXURY FEATURES

GRAND WAITING LOUNGE

YOGA HALL

GYMNASIUM

TABLE TENNIS

CHESS AND CAROMS

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◉ 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.



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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.



### PAINTING

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



### 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.



### WINDOWS & VENTILATION

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



### 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.  
Parking & passage : Interlocking Paver Blocks.

### 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



### KITCHEN

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



### PLUMBING

Internal concealed CPVC pipelines.  
All bath rooms consist of CERA/Equivalent make CP fittings.  
All sanitary fixtures of CERA/Hindware/Jaquar / equivalent make.  
Water supply through overhead tank.



### 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.

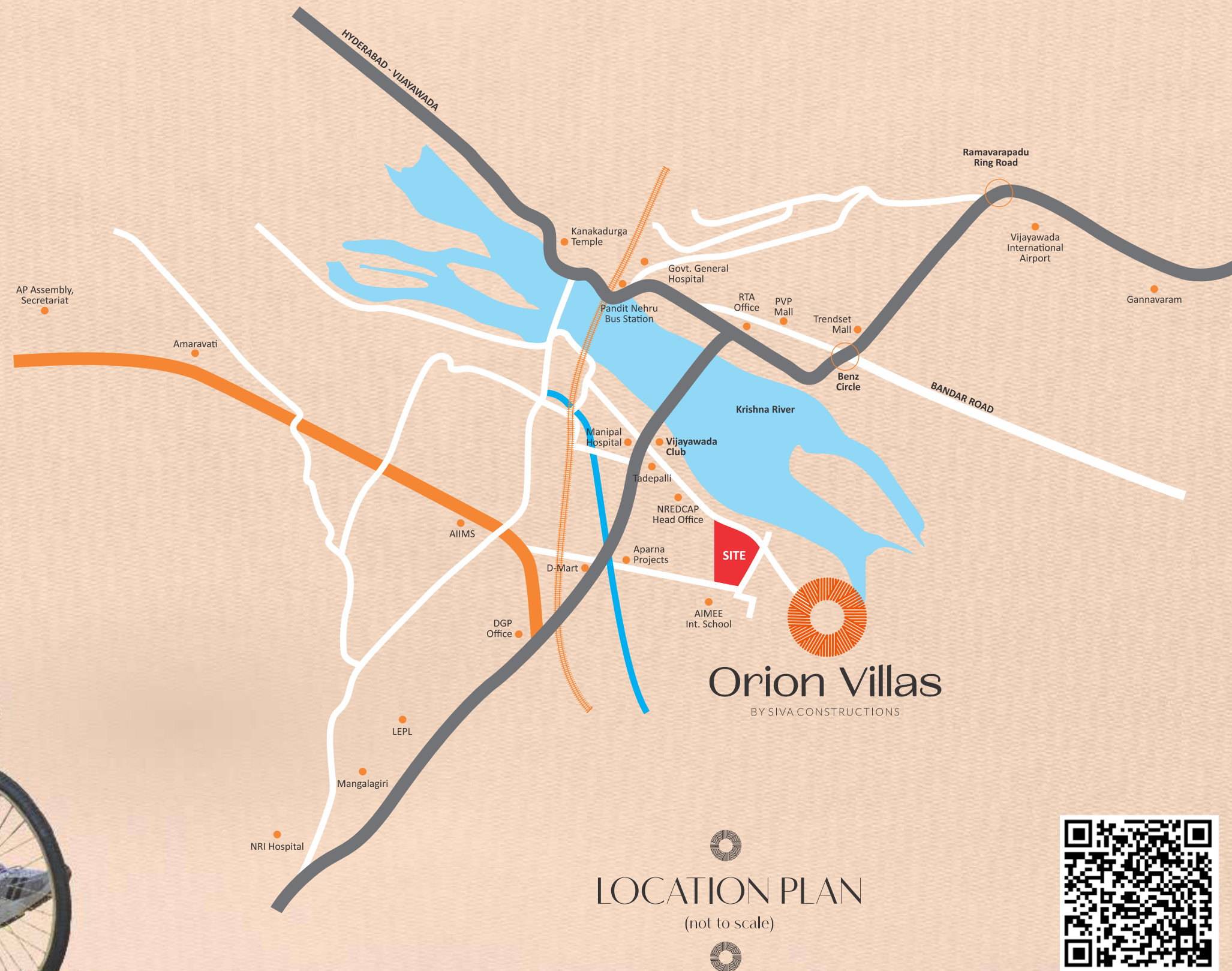
SPECIFICATION

  
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## 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 Min. 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