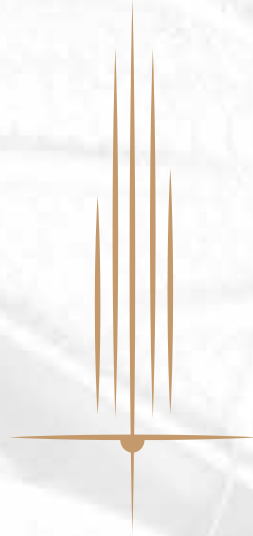


ORION
HOMES

LIVING AMONG THE STARS



ORION HOMES

THE FUTURE IS HERE

Embrace the essence of Urban Elegance,
where homes radiate timeless charm and vibrance.

Experience the pinnacle of modern living amidst the tranquility
of lush landscapes and starry magic.

A lifestyle destination where luxury meets convenience
at every turn.

Divyansh Orion Homes
your new address to opulence



Captivating Vista

Enscorced in the lushness of nature, explore distinctive amenities that makes you transcend into a world of bliss. Enjoy mesmerising experiences at our star gazing deck, lavish swimming pool, grand open air theatre, expansive verdure, dynamic sports facilities, global retail space along with high-tech security.

Project Specification

STRUCTURE

Earthquake resistant RCC Framed structure certified by IIT.

EXTERNAL FINISH

Excellent Weather Proof finish in pleasant shades.

FLOORING

Vitrified tiles in Drawing Room, Kitchen & Bedroom, Ceramic tiles in balconies and bathroom.

WALL & CEILING FINISH

Finished walls & ceiling with OBD in pleasing shades.

KITCHEN

Granite working top with stainless steel sink & C.P fitting, Ceramic tiles up to 2' ft above the working top.

TOILETS

Provision for hot water and cold water system, Ceramic tiles on wall up to door level, White sanitary ware with EWC, Washbasin and CP Fitting in all toilets.

DOOR & WINDOW

Outer doors & window aluminum powder coated/UPVC, Internal door-frames of maranti or equivalent wood, Internal door made of painted flush shutters or skin molded door shutter, Good Quality hardware fitting.

ELECTRICAL

Copper wire in PVC conduits with MCB Supported Circuits and adequate number of points and light points in ceiling.

WATER SUPPLY

Underground and overhead water tanks with pumps for 24 hours uninterrupted water supply.

SECURITY & INTERCOM

Wiring for intercom in each flat.



Club Orion

Discover Extravagance

Step into a realm of pure luxury and fascination in our Clubhouse with double height entrance, where every moment is a celebration of life's finest pleasures. Discover a haven of opulence, complete with a grand Party Hall, global Meeting Hall, and enchanting Kid's Zone. **Embrace elegance and joy in every detail of your extraordinary experience.**



Terrace Plan

- Lawn
- Open gym
- Haven of serenity
- Rose garden
- Bar-beque
- Seating decks
- Refreshment bar
- Seating pavilions
- Raised planters
- Metal tree court
- Reflexology path
- Palm court
- Yoga Platform



Amenities

Open Landscape

2800 sq. ft. Infinity Edge Swimming Pool with Kid's Pool and Changing Rooms

Outdoor Gym

Open Air Theater

Skating Area

Volleyball Court

Half Basketball Court

Badminton Court

Reflexology Garden

Elderly garden

Aquatic Garden

Sensory Garden and Lawn

Diamond Plaza

Star Gazing Deck

Explore Every Shade Of Life

Club Orion

Smash Your Fitness

2300 sq. ft. fully equipped gym
Outdoor Gym

Blissful Gatherings

1700 sq. ft. Party Hall

Connect To Growth

The 450 sq. ft. Meeting Hall

Kid's Wonderland

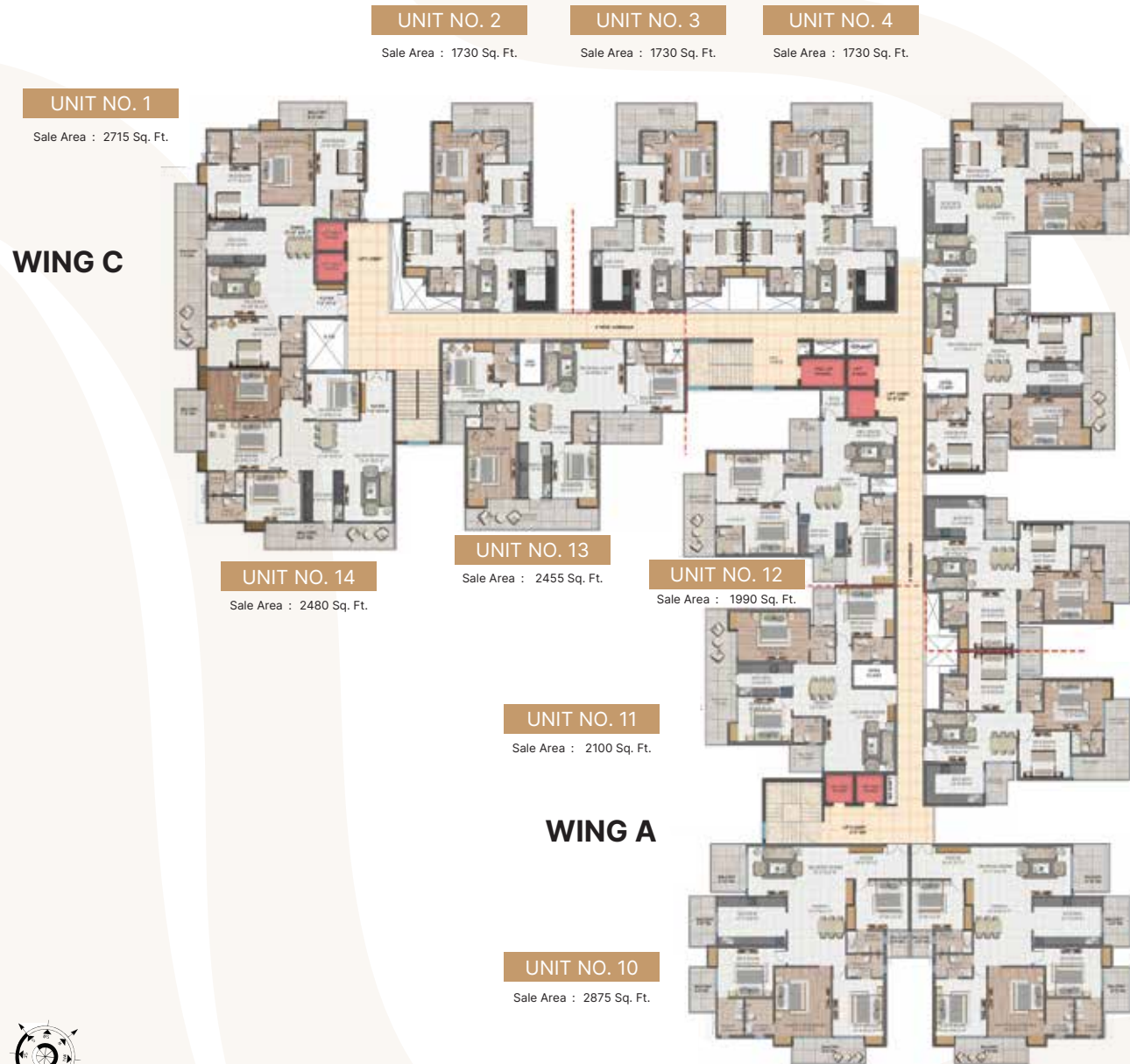
575 sq. ft. Kid's Zone

Escape with Gamescape

1100 sq. ft. indoor sports area with
Pool Table | Table Tennis
Card games

Site Layout Plan

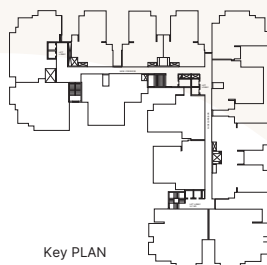




TYPICAL FLOOR PLAN

2B+G+19 Floor

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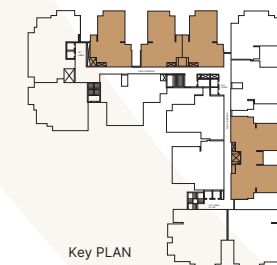


WING B



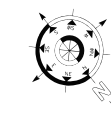
WING C

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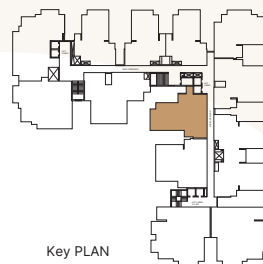
UNIT NO. 2,3,4,7 & 8

Carpet Area :	85.90 Sq. Mt. (924.63 Sq. Ft.)
Balcony Area :	21.32 Sq. Mt. (229.49 Sq. Ft.)
External Wall Area :	7.37 Sq. Mt. (79.33 Sq. Ft.)
Common Area :	46.131 Sq. Mt. (496.55 Sq. Ft.)
Total Area :	160.72 Sq. Mt. (1730 Sq. Ft.)



UNIT NO. 12

Carpet Area :	100.26 Sq. Mt. (1079.20 Sq. Ft.)
Balcony Area :	19.27 Sq. Mt. (207.42 Sq. Ft.)
External wall Area :	6.02 Sq. Mt. (64.80 Sq. Ft.)
Common Area :	59.325 Sq. Mt. (638.58 Sq. Ft.)
Total Area :	184.88 Sq. Mt. (1990 Sq. Ft.)

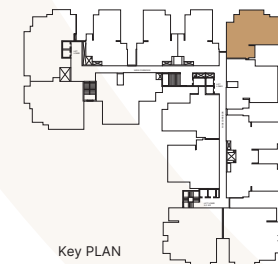


WING B

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UNIT NO. 5

Carpet Area :	100.17 Sq. Mt. (1078.23 Sq. Ft.)
Balcony Area :	25.06 Sq. Mt. (269.75 Sq. Ft.)
External Wall Area :	9.86 Sq. Mt. (106.13 Sq. Ft.)
Common Area :	53.966 Sq. Mt. (580.89 Sq. Ft.)
Total Area :	189.06 Sq. Mt. (2035 Sq. Ft.)

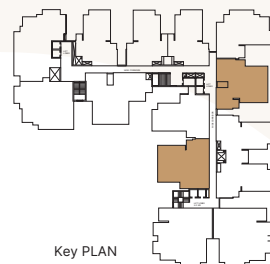


WING B

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UNIT NO. 6 & 11

Carpet Area :	104.03 Sq. Mt. (1119.78 Sq. Ft.)
Balcony Area :	23.47 Sq. Mt. (252.63 Sq. Ft.)
External Wall Area :	7.82 Sq. Mt. (84.17 Sq. Ft.)
Common Area :	59.775 Sq. Mt. (643.42 Sq. Ft.)
Total Area :	195.10 Sq. Mt. (2100 Sq. Ft.)

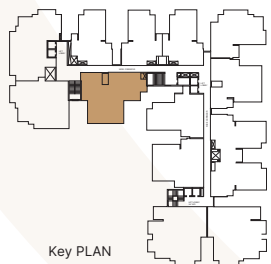


WING B

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UNIT NO. 13

Carpet Area :	119.60 Sq. Mt. (1287.37 Sq. Ft.)
Balcony Area :	31.57 Sq. Mt. (339.82 Sq. Ft.)
External Wall Area :	8.85 Sq. Mt. (95.26 Sq. Ft.)
Common Area :	68.055 Sq. Mt. (732.54 Sq. Ft.)
Total Area :	228.08 Sq. Mt. (2455 Sq. Ft.)



WING C

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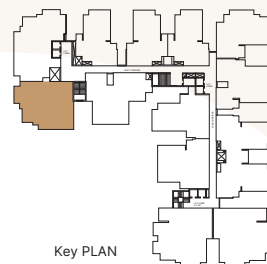
UNIT NO. 14

Carpet Area :	132.23 Sq. Mt. (1423.32 Sq. Ft.)
Balcony Area :	25.41 Sq. Mt. (273.51 Sq. Ft.)
External Wall Area :	6.25 Sq. Mt. (67.28 Sq. Ft.)
Common Area :	66.508 Sq. Mt. (715.89 Sq. Ft.)
Total Area :	230.40 Sq. Mt. (2480 Sq. Ft.)



WING C

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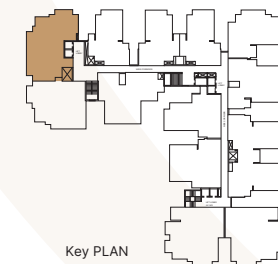
UNIT NO. 1

Carpet Area :	140.34 Sq. Mt. (1510.62 Sq. Ft.)
Balcony Area :	32.00 Sq. Mt. (344.45 Sq. Ft.)
External Wall Area :	7.70 Sq. Mt. (82.88 Sq. Ft.)
Common Area :	72.190 Sq. Mt. (777.05 Sq. Ft.)
Total Area :	252.23 Sq. Mt. (2715 Sq. Ft.)



WING C

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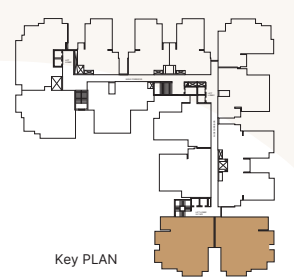


UNIT NO. 9 & 10

Carpet Area :	150.95 Sq. Mt. (1624.83 Sq. Ft.)
Balcony Area :	31.73 Sq. Mt. (341.54 Sq. Ft.)
External wall Area :	8.13 Sq. Mt. (87.51 Sq. Ft.)
Common Area :	76.284 Sq. Mt. (821.12 Sq. Ft.)
Total Area :	267.09 Sq. Mt. (2875 Sq. Ft.)



ENT. TO FLAT



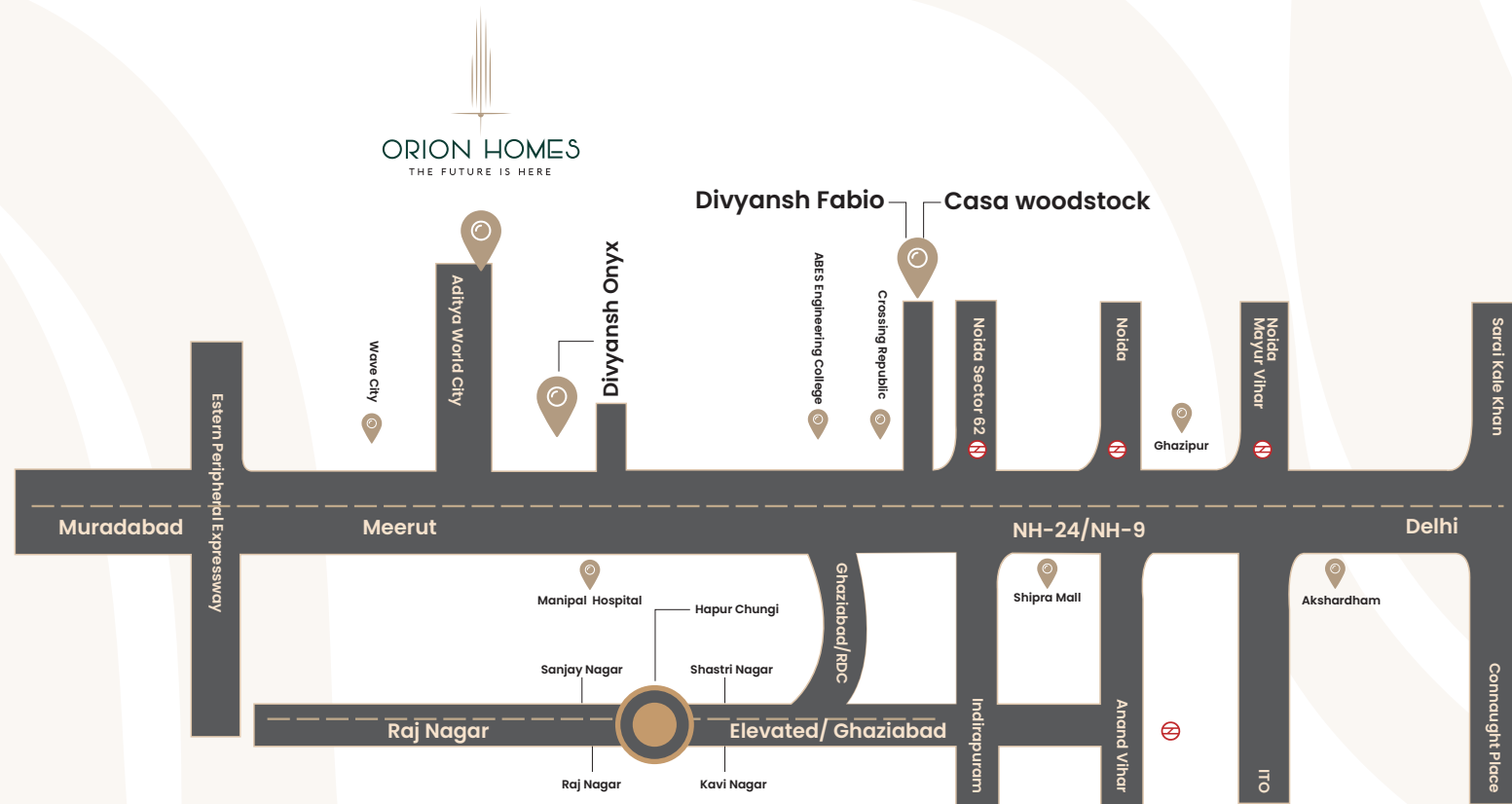
Key PLAN

WING A

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Location Map



Hospitals

Manipal Hospital **05 mins**
Sarvodaya Hospital **10 mins**



Colleges

NECST **02 Km**
ABES **10 Km**
AKG **05 Km**
HI TECH **4.5 Km**



Schools

St. Xaviers **05 mins**
Silverline Prestige **10 mins**
DPS **20 mins**
Ryan **25 mins**



Connectivity

Delhi - Meerut Expressway **02 Km**
Ghaziabad Railway Station **10 Km**



Shopping Malls

SKA Arcadia **01 Km**
AU Family hub **01 Km**
ATS Khyber Range **02 Km**
Karyan **1.5 Km**

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Arc Angels
Rajnagar Extension, Gzb.

SKARDI Greens
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DIVYANSH Onyx
W-BLOCK, JALPURIYA TOWNSHIP, NH-24, GZB. 2/3/4 BK HOMES

SKA DIVYA TOWERS
Sector-16, Greater Noida

CASA woodstock
Gaur City 2, Greater Noida



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HOMES

M/S DIVYANSH AND UPPAL LLP

Plot No. GH-03 Sector-06, Aditya World City, NH 24, Ghaziabad (UP)- 201002

Call : +91 8130320462 | E : divyanshanduppal@gmail.com | PROJECT RERA NO. : UPRERAPRJ265536/04/2024

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