



THIS IS WHERE YOU BELONG

“

Immaculately conceived. Expertly crafted.
Beautifully appointed.

Orange Estella delivers
a bold new definition of apartment living.
With a vibrant mix of contemporary
apartments and private resident amenities,
this is a place to have it all.

”

NOW
MAKE YOUR
EVERYDAY
LIFE COMPLETELY
DIFFERENT
EVERYDAY

ORANGE
ESTELLA

ABOVE
AND BEYOND



HAPPY TO BE HOME EVERYDAY

From the moment you arrive, Estella welcomes you into a world of sophistication and exclusivity.

Every aspect of the building's design has been carefully considered to ensure an experience of the highest quality. Enter through the grand lobby and discover residents' facilities ranging from swimming pool, badminton court to convenient store and library.



GHMC-APPROVED PROJECT



3 BHK APARTMENTS



EAST & WEST FACING



GRAND ENTRANCE WITH FEATURE WALL



VASTU COMPLIANT



3 LEVEL PARKING



100% POWER BACK UP



CENTRALISED GAS CONNECTION



24-HR SECURITY WITH INTERCOM



ELEGANT LANDSCAPING



RAINWATER HARVESTING



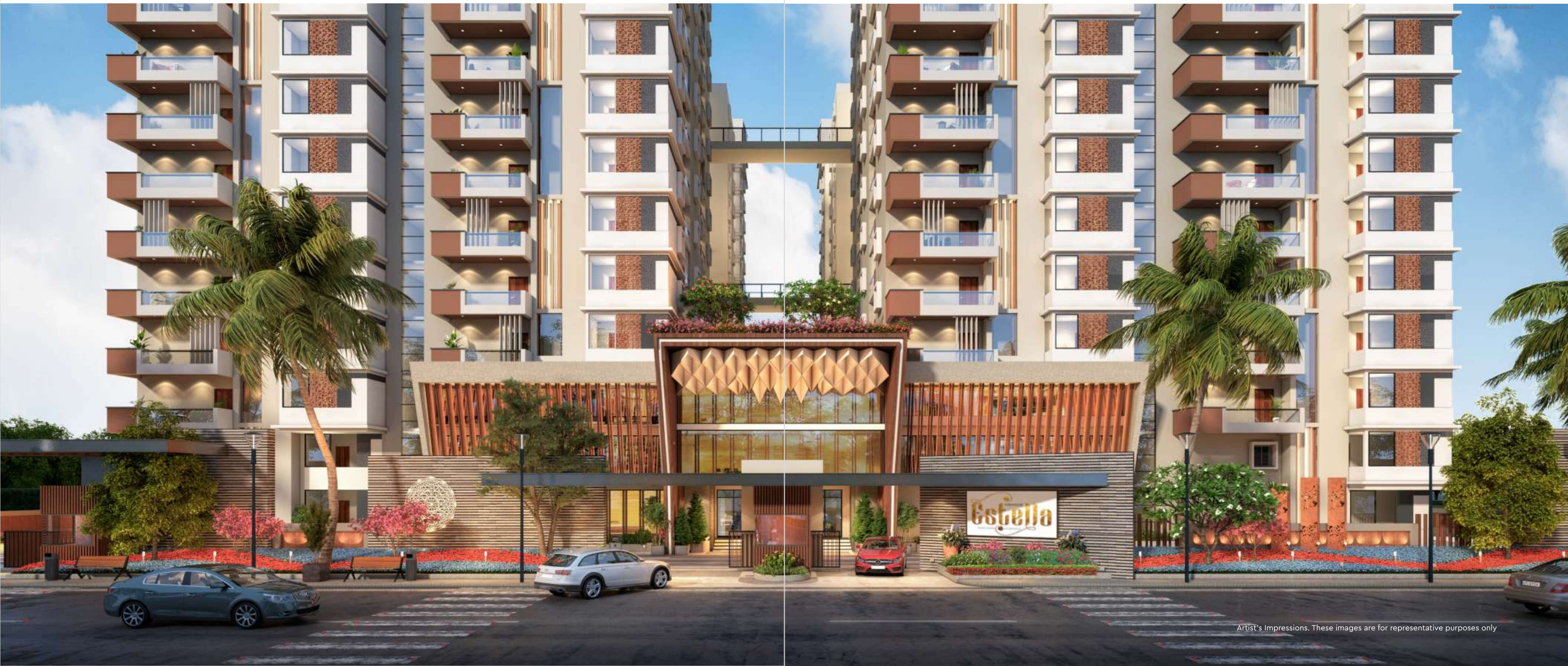
ELECTRIC VEHICLE CHARGING STATIONS



QUALITY SERVICES BY WORLD-CLASS PMC



SEWAGE TREATMENT PLANT



A BENCHMARK FOR INSPIRED LIFESTYLES

1

TOWER

2

BLOCKS

3

BHK ONLY

16

FLOORS



WELCOME TO THE AMENITY ABUNDANT LIVING.



To deliver the finest in contemporary lifestyles, Orange Estella plays host to a long list of superb amenities, letting you live, workout and play without leaving home. Spanning everything from state-of-the-art recreation facilities to inspired entertainment and social settings.

Club House Facilities

- Well Equipped Gym & Spa
- Toddler Activity Section
- Swimming Pool & Kids Pool
- Dedicated Yoga Zone
- 20 Seater Private Screening Room

Sports Facilities

- Badminton Court
- Squash Court
- Half Basketball Court

Outdoor Facilities

- Children Play Area
- Outdoor Landscaping
- Green Wall Feature
- Tot lot Area
- Sitting Area for Elders

Other Facilities

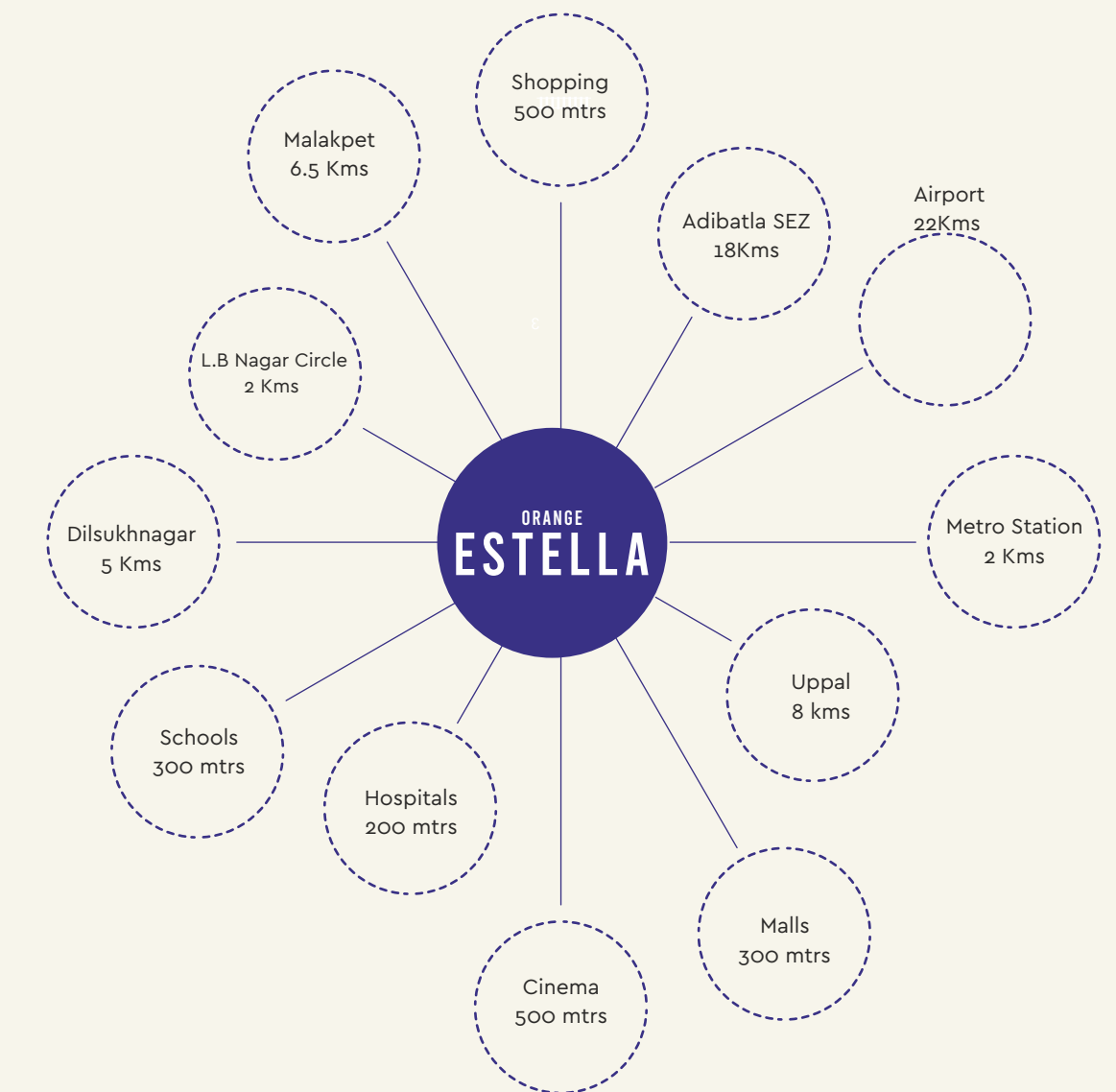
- Grand Entrance Lobby
- Waiting Lounge
- Multipurpose Hall
- Library
- Yoga/Meditation Room
- Convenient Store
- Salon
- ATM
- Creche
- Clinic



Artist's Impressions. These images are for representative purposes only

WHAT YOU WANT WHEN YOU WANT AT YOUR DOOR

At Orange Estella, everything you need is conveniently close by. From schools to malls and grocery stores, you're always only a stone's throw away. You'll never feel far from the action while simultaneously feeling perfectly at home.



Artist's Impressions. These images are for representative purposes only



CREATED WITH YOU IN MIND



Facilities

1. Badminton Court
2. Squash Court
3. Convenient Store
4. Library
5. Clinic
6. Creche
7. Children Play Area
8. Lawn
9. Half Basketball Court
10. Green Belt
11. Kids Pool
12. Swimming Pool
13. Multipurpose Hall
14. Exhibition Hall
15. Grand Entrance
16. Transformer Yard



GROUND FLOOR



FIRST FLOOR

Clubhouse Facilities

1. Waiting Lounge
2. Gym
3. Salon and spa
4. Indoor Games Lounge



SECOND FLOOR

Clubhouse Facilities

1. Waiting Lounge
2. Banquet Hall |
3. Yoga/ Meditation Hall
4. Party Area
5. Movie Room
6. Guest Rooms



TYPICAL FLOOR





FLAT 1

SBUA: 2624 SFT

BUA: 2098sft

Carpet Area: 1629sft

WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 4

SBUA: 2422 SFT

BUA: 1896sft

Carpet Area: 1629sft

WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

FLAT 2

SBUA: 2420 SFT

BUA: 1894 sft

Carpet Area: 1629 sft

WEST FACING



18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

FLAT 5

SBUA: 2644 SFT

BUA: 2098sft

Carpet Area: 1688sft

WEST FACING



FLAT 3

SBUA: 2430 SFT

BUA: 1904sft

Carpet Area: 1629sft

WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 6

SBUA: 2353 SFT

BUA: 1866sft

Carpet Area: 1506sft

EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5





FLAT 7

SBUA: 1963 SFT

BUA: 1533 sft

Carpet Area: 1332 sft

EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 10

SBUA: 2355 SFT

BUA: 1896sft

Carpet Area: 1415 sft

WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

FLAT 8

SBUA: 1963 SFT

BUA: 1533 sft

Carpet Area: 1332 sft

EAST FACING



18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

FLAT 11

SBUA: 1963 SFT

BUA: 1533 sft

Carpet Area: 1332 sft

WEST FACING



FLAT 9

SBUA: 2337 SFT

BUA: 1868 sft

Carpet Area: 1415 sft

EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 12

SBUA: 1963 SFT

BUA: 1533 sft

Carpet Area: 1332 sft

WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5





FLAT 13

SBUA: 2351 SFT
 BUA: 1864 sft
 Carpet Area: 1506 sft
 WEST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 16
 SBUA: 2430 SFT
 BUA: 1904 sft
 Carpet Area: 1629 sft
 EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5

18	10	9	
17	11	8	2
16			3
15	12	7	4
14	13	6	5

FLAT 14

SBUA: 2640 SFT
 BUA: 2095 sft
 Carpet Area: 1680 sft
 EAST FACING



FLAT 17

SBUA: 2420 SFT
 BUA: 1894 sft
 Carpet Area: 1629 sft
 EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 18

SBUA: 2623 SFT
 BUA: 2097 sft
 Carpet Area: 1629 sft
 EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



FLAT 15

SBUA: 2422 SFT
 BUA: 1896 sft
 Carpet Area: 1629 sft
 EAST FACING

18	10	9	1
17	11	8	2
16			3
15	12	7	4
14	13	6	5



SPECIFICATIONS



STRUCTURE

R.C.C. Framed Structure to withstand Wind & Seismic Loads

SUPER STRUCTURE

8" thick Block Work for External Walls & 4" thick block work of internal walls and construction 4",6",8" of share wall

PLASTERING

Internal Coat of Plastering in CM 1:6 for Walls
External Coats of Plastering in CM 1:6 for Walls

PAINTING

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

WINDOWS

UPVC / Aluminium door frame with toughened glass with suitable finishes as per design with mosquito mesh

GRILLS FOR WINDOWS:

Aesthetically Designed, Mild Steel (M.S)
Window grills with Enamel paint finish shall be provided for all windows in all floors.

FLOORING

Drawing, Living Pooja 800 x 800 mm size double charged vitrified, dining 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

Dadoing In Kitchen: Glazed ceramic tiles dado up to 2'-0" height above kitchen platform of reputed make.
Bathrooms: Glazed ceramic tile dado up to 7'-0" height of reputed make.
Utilities Glazed ceramic tiles dado up to 3' height of reputed make.

KITCHEN

Granite Platform with Stainless Steel Sink.
Separate Municipal Water tap along with Borewell water.
Provision for fixing of Water Purifier, Exhaust Fan & Chimney

UTILITY / WASH

Provision for Washing Machine & Wet Area for Washing Utensils etc.

BATH ROOMS

Vanity type wash basin / counter top.
EWC with concealed flush tank of reputed make.
Single lever fixtures with wall mixer cum shower of reputed makes.
Provision for geysers in all bathrooms.
All C.P. fittings are chrome plated of reputed make.
PVC false ceiling in all bathrooms.

ELECTRICAL

Concealed copper wiring of reputed make
Power outlets for air conditioners in all bed rooms
Power outlets for geysers in all bathrooms
Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine & dishwasher 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

COMMUNICATION

Telephone points in all Bed Rooms, Drawing / Living Rooms.
Intercom facility to all the units connecting Security.
Provision for Cable Connection in all Bed Rooms, Drawing / Living Rooms.
One Internet connection Provision in Each Apartment

LIFTS

High speed automatic passenger lifts with rescue device with V3F for energy efficiency of reputed make for each tower.
Entrance with Vitrified Tile / Granite Cladding.
High speed automatic Passenger cum Service Lift per with rescue device with V3F for energy efficiency of reputed make for each tower.
Entrance with Vitrified Tile / Granite Cladding.

WTP / STP

Domestic Water made available through an exclusive Water Softening Plant (Not RO plant).
A Sewage Treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping and flushing purpose.
Rain Water Harvesting at regular intervals provided for recharging ground water levels.
Water meters for each unit for domestic & municipal water.

POWER BACKUP

100% D.G Set backup with Acoustic enclosure with A.M.F.

SECURITY / BMS

Sophisticated round-the-clock security / surveillance system.
The 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 Parking 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.
Fire alarm and Public Address system as per NBC Norms.
Control panel will be kept at main security

GAS CONNECTION

Supply of Gas from Centralised Gas Bank to all individual Flats with Pre-paid gas meters.

This property is secured with Bajaj Finance. The No Objection Certificate would be provided if required. All the specifications and facilities mentioned are at the developers' discretion and are subject to change without any notice.

PROJECT APPROVED & FINANCED BY



Quality Services by



ARCHITECTS



STRUCTURAL ENGINEERING



MEP CONSULTANT



ORANGE REALTY

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Chintalkunta, LB Nagar, Hyderabad - 500 074

Site Address

SY No. 32/B, 33/B, 33/D, 43 and 44, Vijayapuri Colony,
Karmanghat Main Road, Saroor Nagar, Hyderabad - 500 035

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Project Approved & Financed By



Quality Services by

