

THE
ORCHARD



3 & 4 BHK LIFESTYLE HOMES & SHOWROOMS



AN ELEVATED LIFESTYLE AN EXCLUSIVE ADDRESS

The 14 storey tower that will soar above the center of the city - Gulbai tekra, offers a varied range of amenities for the select few lifestyle homes.

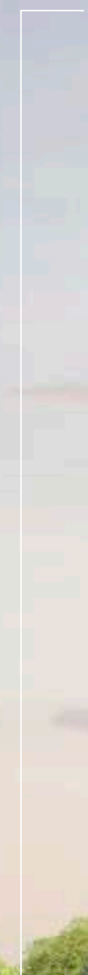
THE ORCHARD

MODERN LIFESTYLE RESIDENCES
PENTHOUSE RESIDENCIES
LUXURY RETAIL SPACES

SOARING WITH STYLE

From inception, The Orchard was designed to be unlike any other address. Offering a limited collection of ninety four lifestyle homes, the base of the tower offers boldly fashioned luxury retail spaces. Above, exclusive tower residences that have limitless urban city views.

Modern
lifestyle
residences





A CURATED ARRIVAL

The residential entrance is defined by an elegant driveway imagined with refined landscaping. The linear metal and glass marquee introduces residents and guests to the sophisticated interiors with natural stone and wood finishes.

Welcome to your private oasis.



A TREAT OF NATURE

Away from all the movement of traffic and people, quietly tucked is a treat of nature. A quite and tranquil oasis of greens with pleasant sit outs & children play area all nestled in variety of trees to relax and rejuvenate after a long day.





AN EXCLUSIVE POINT OF VIEW

The amenities collection, will be a natural extension of the modern luxury living embodied at The Orchard. Indulgent in scale and thoughtful in design, the amenities are exclusively reserved for the homeowners. Residents will enjoy a state-of-the-art gym, a private residents' lounge, and a children's playspace.



TOWER RESIDENCIES

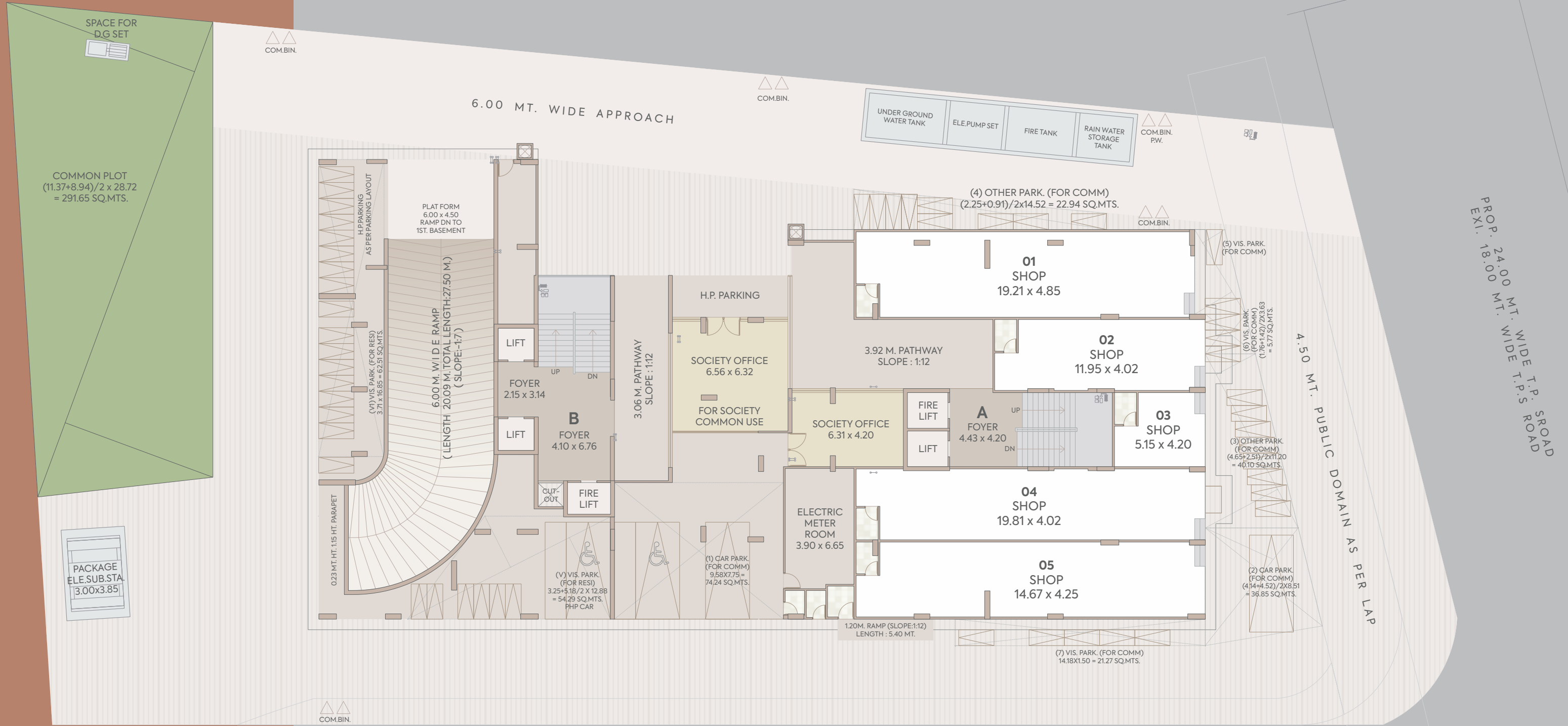
With a privileged viewpoint you will be coming home to breathtaking city skyline views. The three and four bedroom Tower Residences has a spacious balcony that offers limitless views of city. The adequate recessed openings provide a relief from the heat yet allows natural light and air to flow into the residencies.



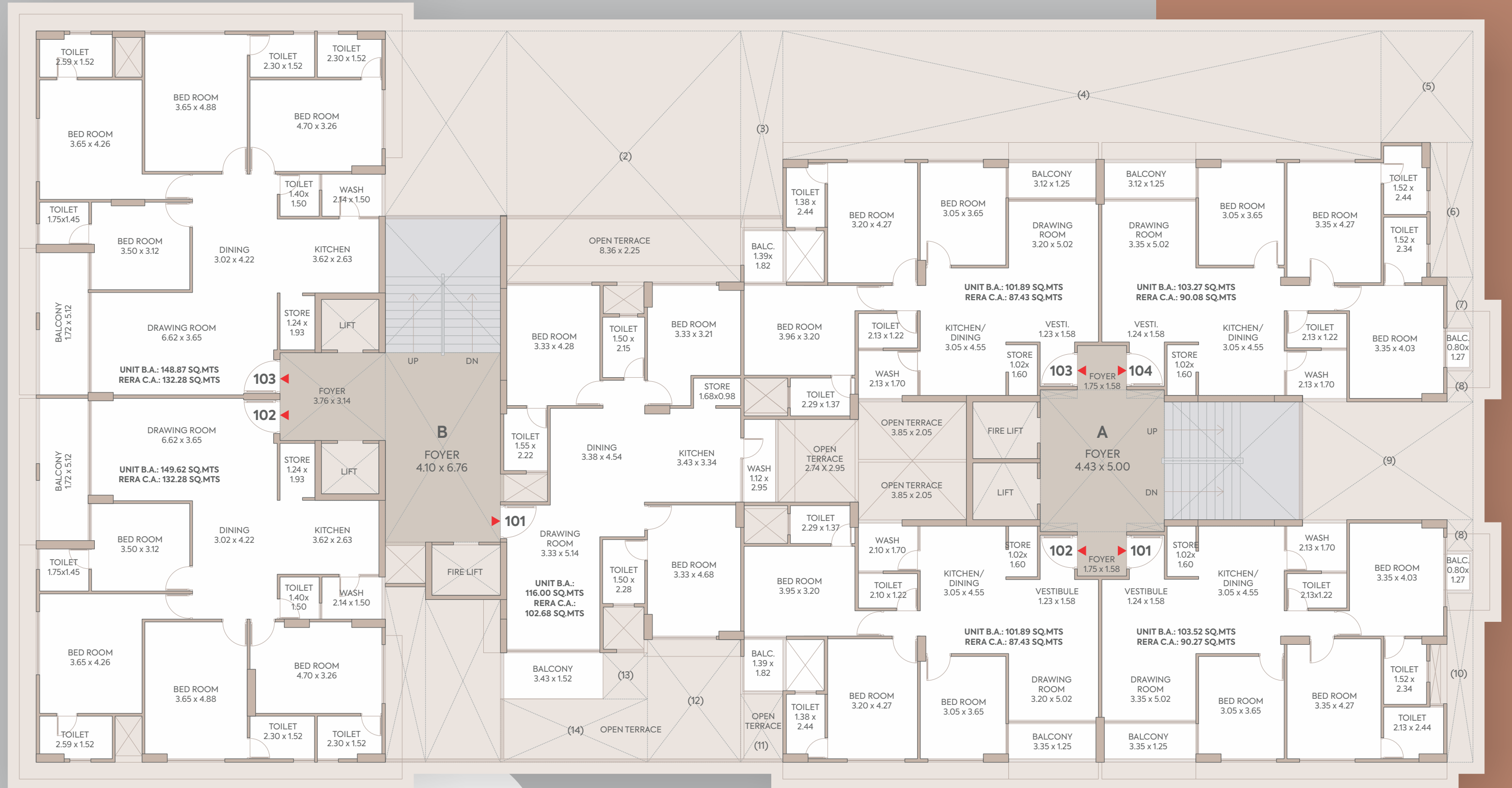
BALCONIES WITH
ENDLESS VIEWS



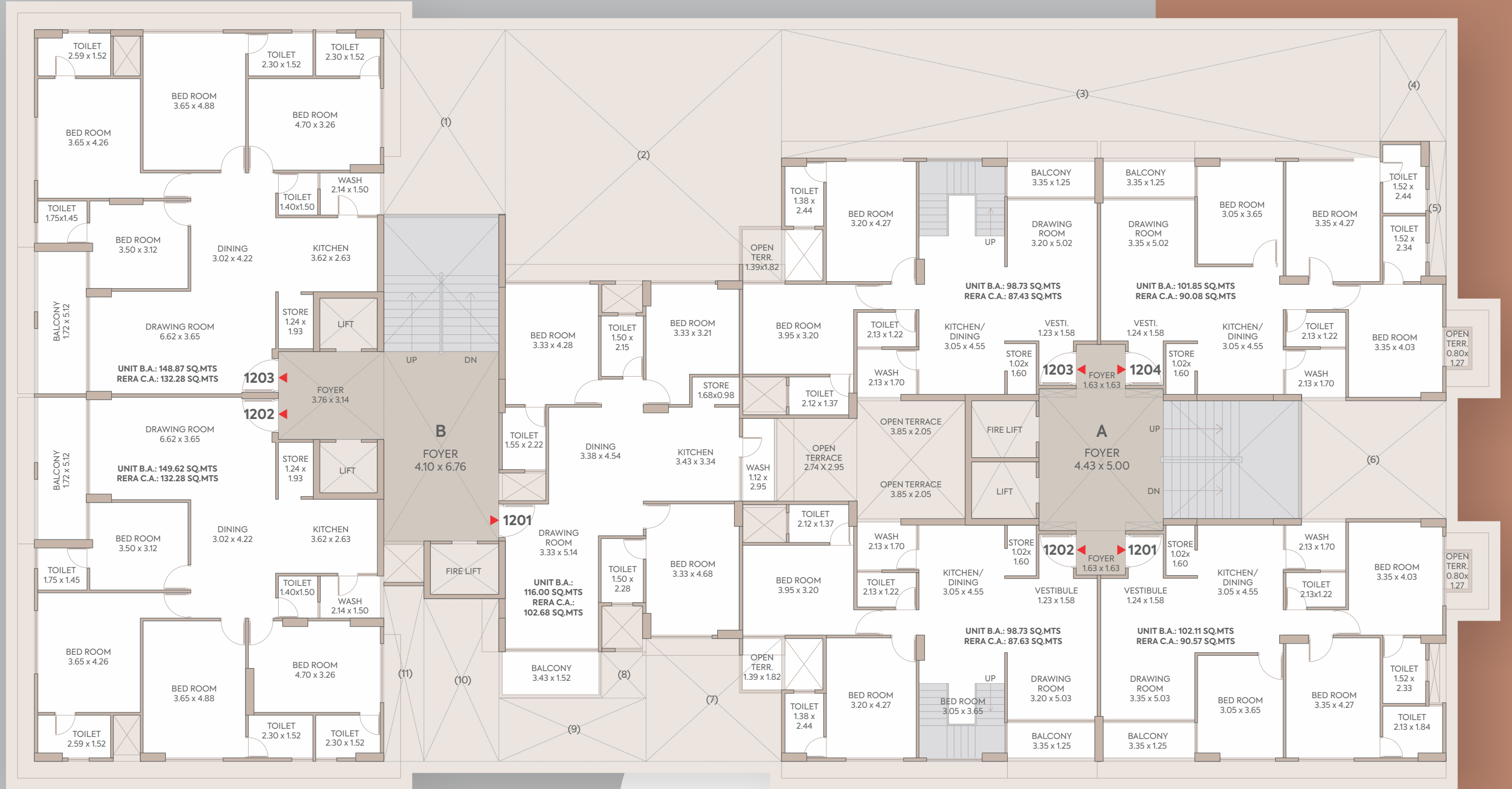
GROUND FLOOR PLAN



TYPICAL FLOOR PLAN



TWELFTH FLOOR PLAN



THIRTEEN FLOOR PLAN



FOURTEEN FLOOR PLAN

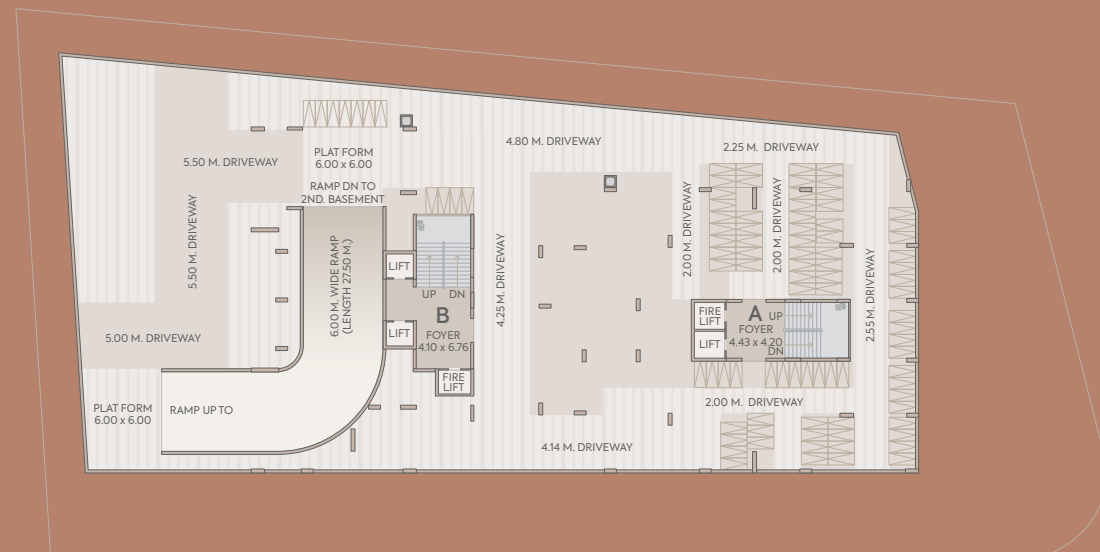


TERRACE & STAIR CABIN PLAN

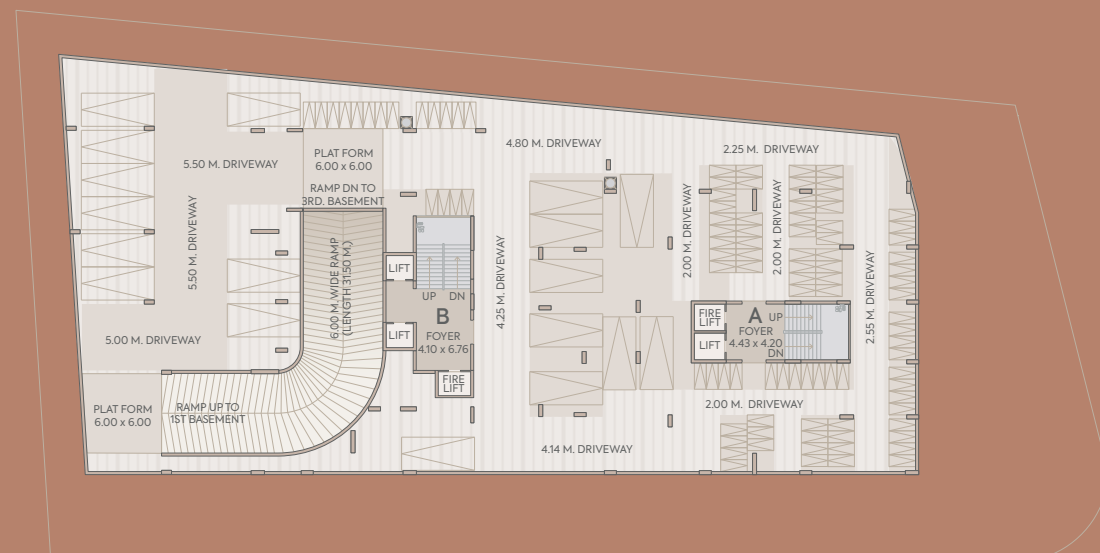




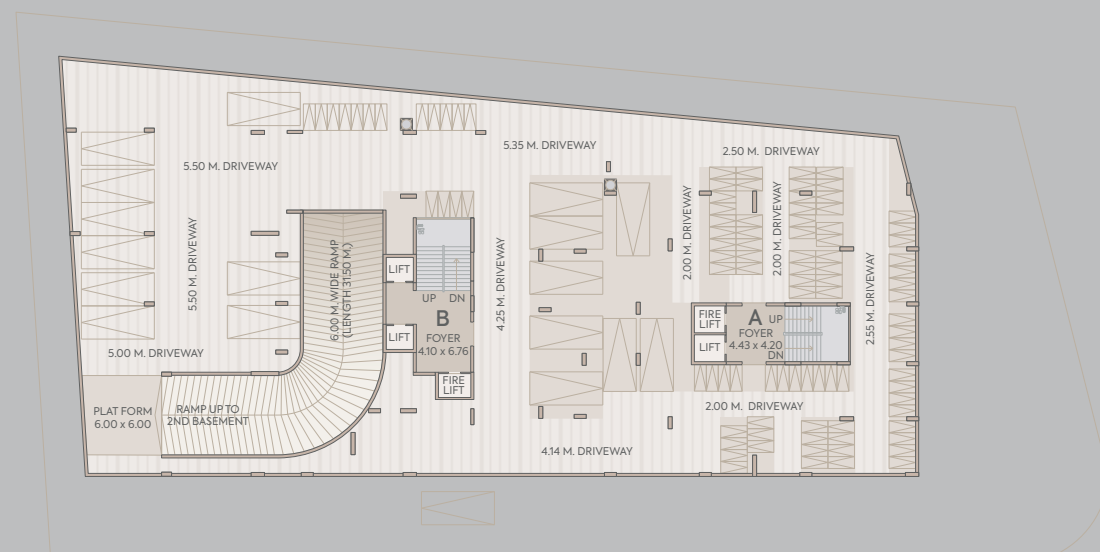
BASEMENT 1



BASEMENT 2



BASEMENT 3



SPECIFICATIONS

WALL FINISH

- Internal Smooth Finish Plaster With Double Coat Birla Putty.
- External Double Coat Sand Face Plaster Or Texture With Acrylic Paint.

FLOORING

- Vitrified Tile Flooring In Entire Apartment.

DOOR

- Main Door - Decorative Main Door With Wooden Frame.
- Internal Door - Laminated Flush Door

WINDOWS

- Sliding Aluminium Window Section With Anodized Or Powder Coated.

KITCHEN

- Granite Platform With Stainless Steel Sink Along With Electrical Point For Water Purifier.
- Designer Glaze Tile Dedo Upto Lintel Level.

TOILET

- Designer Ceramic Or Glaze Tile Upto Lintel Level.
- CP Fittings - Chrome Plated Branded Bathroom Fittings.

ELECTRIFICATION

- ISI Modular Switches.
- ISI Wires.
- Distribution Board With MCB For Safety And Protection.



DEVELOPERS NOTE

- All rights reserved by the developers for alteration / modification / improvement in specification and changes in dimensions and planning shall be binding to all.
- All architectural and interior views in the brochure are computer graphics simulated interpretation of the actual project.
- The brochure is just for an easy presentation of the project and should not be treated as a legal document.
- Electrical charges, Legal charges, AUDA any other facility charges shall be borne by purchasers.
- Stamp duty, registration fees, all taxes and cess shall be borne by purchasers.
- In the interest of continual developments in the design and quality of construction, the developer reserves all rights to make any changes in the scheme including and not limited to technical specifications, design, planning, layout and all purchasers shall abide by such changes.
- Changes / alterations of any nature including elevation, exterior colour scheme, balcony grill or any other changes affecting the overall design concept and outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Any RCC member (Beam, Column, Slab) must not be damaged during the interior work of purchasers.
- Subject to Ahmedabad Jurisdiction only.



Developer:
SETU REDEVELOPMENT PROJECT LLP

📍 **CORPORATE OFFICE:**
603, Eventi, Off. C. G. Road, Uma Shankar Joshi Marg
Navrangpura, Ahmedabad - 380009.

📍 **SITE ADDRESS : THE ORCHARD**
Gulbai Tekra Road, Beside Aryan Work Spaces 2,
Nr. Panchavati Circle, Navrangpura, Ahmedabad - 380009.

📞 Call: +91 98250 91801

✉ info.setugroups@gmail.com, info@setu.co.in

🌐 www.setu.co.in

www.gujrera.gujarat.gov.in

RERA Reg. No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/MAAXXXX/XXXXXX

Architect
9th street Architect

Structure Consultant
Bhoomi Consultant

iinfi