



SCAN FOR WEBSITE



A SELF REDEVELOPMENT PROJECT

DEVELOPMENT MANAGER



DEVELOPMENT MANAGER



PROJECT CONSULTANTS



MARKETING CONSULTANTS



**HEIGHTS**

KANDIVALI (W)

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**FOR A CELESTIAL LIVING**

**A Self Redevelopment Project**

Conceptualized as a luxury lifestyle residential statement, ORION HEIGHTS offers the very best in design, engineering, class and elegance.

Contemporary in design and magnificent in scale ORION HEIGHTS is a high rise tower with 6 levels of podium. It is a self re-development project by the society itself and offers exquisite 1,2, 2.5 and 3 BHK apartments in a vibrant residential locality with breathtaking unobstructed views from the first residential floor itself.

It's tall magnificent gate ushers you in to a plush landscape that gives you a luxury lifestyle on a platter.



**AN OVATION  
TO THE  
HIGH LIFE**

Welcome to an extraordinary world of fine living where aesthetics and design excellence combine to create the most perfect luxury lifestyle. A host of contemporary amenities and accessories give you a larger than life opulence.



## SPELLS STYLE AND PANACHE

ORION HEIGHTS is planned to perfection with every detail to maximize space, luxury and functionality.

The beautifully landscaped podium garden is curated for you to hob nob with your neighbours in peaceful serene environs.



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## BRACE YOURSELF FOR A LIFETIME OF FITNESS

The state-of-the art Gym is designed to offer you multiple options for your fitness and well-being.

- Kids play area
- Podium Car Parking
- Podium Garden
- Yoga Room



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### SKY DECK WITH PANORAMIC VIEWS



ACTUAL VIEW FROM SITE - 20TH FLOOR



IMAGES ARE FOR REPRESENTATIONAL PURPOSE ONLY

### SPACIOUS LIVING ROOM

Living room that spells tranquility mingled with a hint of opulence.



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### INDULGE IN YOUR COZY DREAMS

The luxuriously appointed Bedroom is your truly relaxing, stress-free private sanctuary.

## INTERNAL & EXTERNAL AMENITIES



- Earthquake Resistant Structure



- Electric Vehicle High speed charging facility on all parking levels.



- Mivan Technology for superior finishing and faster execution

### PLUMBING, ELECTRIFICATION & ACCESSORIES FITTINGS



- Exhaust fans & Geysers in all toilets/bathrooms.



- Aqua Guard, Chimney provision and Exhaust Fan in kitchen

### DOORS & WINDOWS



- Decorative main door 45mm thick with CP Teak Wood frame with Brass/steel hardware fitting with double locking system and with provision of additional safety door.



- Separate or in-built Mosquitoes Nets in all windows including bathrooms, kitchen etc.



- French window with railing

### SPECIAL FEATURES



- Breathtaking beautiful elevation.



- Grand entrance lobby with Italian marble/granite flooring with POP work on wall & false ceiling with AC.



- Security cabin at the entrance gate with CCTV (at entrance lobby) CCTV with recording facility for security of all common areas & terrace entrance.



- Intercom and video door phone in every flat. Entrance lobby door to have access card entry.














- Common antenna for TV cable of any single agency.



ORION HEIGHTS is set amidst a pulsating, vibrant locality with a host of shopping, recreational and entertainment facilities.

It also boasts of excellent urban infrastructure, educational and healthcare facilities as well as excellent connectivity to both the western suburbs of Mumbai by rail, road and metro rail.

- 
**AIR CONNECTIVITY**  
 Domestic Airport - 35 mins  
 CSMI Airport - 40 mins
- 
**SHOPPING**  
 DMart - 5 min  
 Radhuleela Mall - 10 mins  
 Malad Infinity Mall - 20 mins
- 
**BEACHES**  
 Marve Beach - 20 mins  
 Aksa Beach - 25 mins
- 
**RAIL CONNECTIVITY**  
 Borivali Station - 15 mins  
 Kandivali Station - 10 mins
- 
**ROAD CONNECTIVITY**  
 New Link Road - 2 mins  
 S.V. Road - 10 mins  
 W.E.H. - 15 mins
- 
**BUS DEPOT**  
 Charkop Bus Depot - Walking distance  
 Magathane Bus Depot - 20 mins
- 
**METRO**  
 Dhanukarwadi Metro Stn. - 5 mins  
 Mahavir Nagar Metro Stn. - 5 mins
- 
**HOSPITALS**  
 Phoenix Hospital - 7 mins  
 Shatabdi Hospital - 10 mins
- 
**SCHOOLS & COLLEGES**  
 Witty International School - 6 mins  
 Oxford Public School - 4 mins  
 KES College - 14 mins  
 Atharva College - 13 mins
- 
 Gorai Ferry - 5 mins  
 Upcoming Coastal Road - 3 mins
- 
**IN NEARBY VICINITY**  
 All Major Banks  
 Grocery Shops  
 Clinics / Medicals  
 Local Markets  
 Hotels / Restaurants  
 Play Grounds



# HEIGHTS

A SELF REDEVELOPMENT PROJECT

# TYPICAL FLOOR PLAN

8TH TO 13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH, 36TH TO 37TH FLOOR

1 BHK | RERA CARPET - (425 SQ. FT.)

7TH TO 37TH FLOOR

3 BHK  
R.A - (1042 SQ. FT.)

2 BHK  
R.A - (669 SQ. FT.)



2 BHK  
R.A - (673 SQ. FT.)

2 BHK  
R.A - (673 SQ. FT.)

WIND DIRECTION

WEST



**2 BHK | RERA CARPET - (673 SQ. FT.)**  
**7TH TO 37TH FLOOR**

FLAT NO. 03



**3 BHK | RERA CARPET - (1042 SQ. FT.)**  
**30TH TO 37TH**



**2 BHK | RERA CARPET - (669 SQ. FT.)**

**12TH, 19TH, 20TH, 23RD, 26TH, 30TH TO 34TH, 36TH & 37TH**



FLAT NO. 02



**2.5 BHK | RERA CARPET - (755 SQ. FT.)**  
**7TH, 14TH, 21ST & 28TH**



FLAT NO. 02

