









A SELF REDEVELOPMENT PROJECT















Site: 266-B, Dr. Babasaheb Ambedkar Rd., Sector 1, Charkop, Kandivali West, Mumbai - 400 067.

Email- sales@urbanspacerealty.in • Mob.: 9090545422 / 88

MahaRERA Registration Number - P51800034677 | The Project is Registered under MahaRERA | For further details, visit: https://maharera.mahaonline.gov.in

By using or accessing the brochure, you agree with the Disclaimer without any qualification or limitation.

The Company/ Firm reserves the right to terminate, revoke, modify, alter, add and delete any one or more of the terms and conditions outlined in the brochure. The Company/ Firm shall be under no obligation to notify the user of the amendment to the terms and conditions and the user shall be bound by such amended terms and conditions.

Computer generated images, walkthroughs and render images used on this brochure are the artist's impression and are an indicative of the actual designs. The imagery used on the brochure may not represent actual or may be indicative of style only.

The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy, completeness or correctness. It does not constitute part of a legal offer or contract. This brochure may unintentionally include inaccuracies or errors with respect to the description of a plot/ flat size, site plan, floor plan, a rendering, a photo, elevation, prices, taxes, adjacent properties, amenities, design guidelines, completion dates, features, zoning, buyer incentives etc. Further the actual design/construction may vary in fit and finish from the one displayed in the information and material displayed on this brochure.

The user must verify all the details and specifications, including but not limited to the area, amenities, specifications, services, terms of sales, payments and all other relevant terms independently with our sales/ marketing team prior to concluding any decision for

Notwithstanding anything, in no event shall the Company/ Firm, their promoters, partners/ directors, employees and agents be liable to the visitor/ user for any or all damages, losses and causes of action (including but not limited to negligence), errors, injury, whether direct, indirect, consequential or incidental, suffered or incurred by any person/s or due to any use and/or inability to use this brochure or information, action taken or abstained through this brochure. While enough care is taken by the Company/ Firm to ensure that information in the brochure are up to date, accurate and correct, the readers/ users are requested to make their independent enquiry before relying upon the same.

## FOR A CELESTIAL LIVING





# AN OVATION TO THE HIGH LIFE

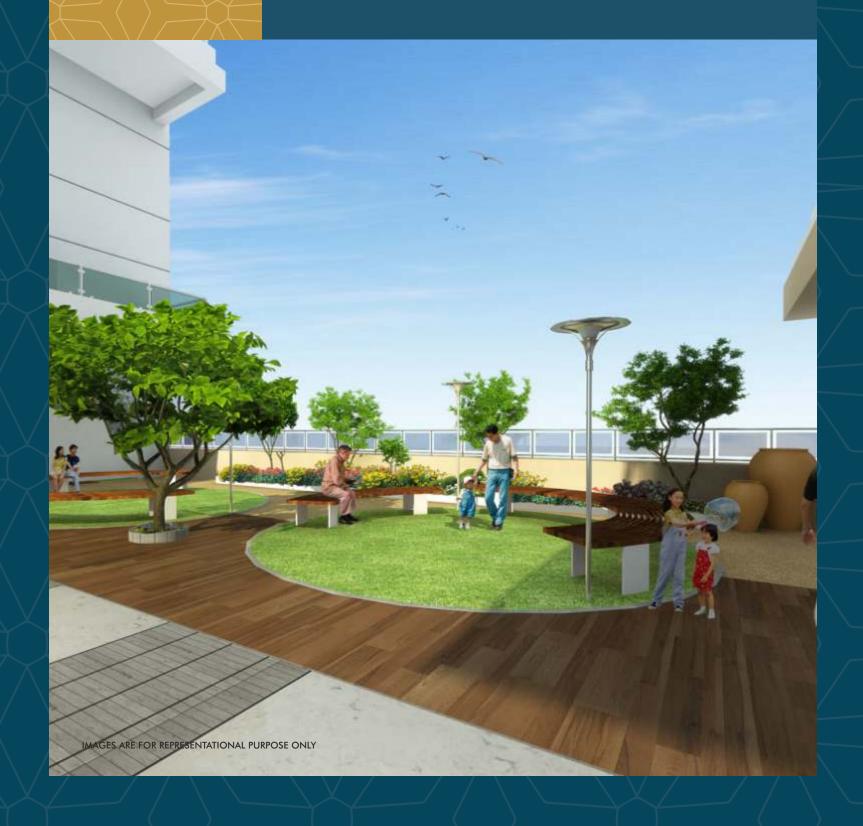
Welcome to an extraordinary world of fine living where aesthetics and design excellence combine to create the most perfect luxury lifestyle. A host of contemporary amenities and accessories give you a larger than life opulence.



# 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.

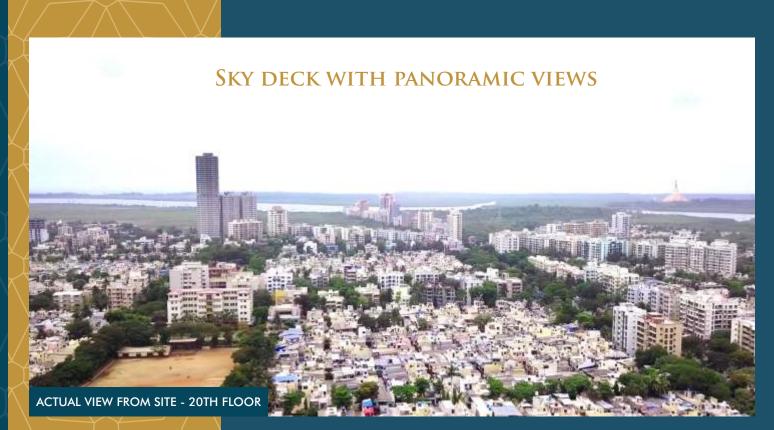


# BRACE YOURSELF FOR A LIFETIME OF FITNESS

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







### **SPACIOUS** LIVING ROOM

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



### **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 suprior finishing and faster

#### **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.



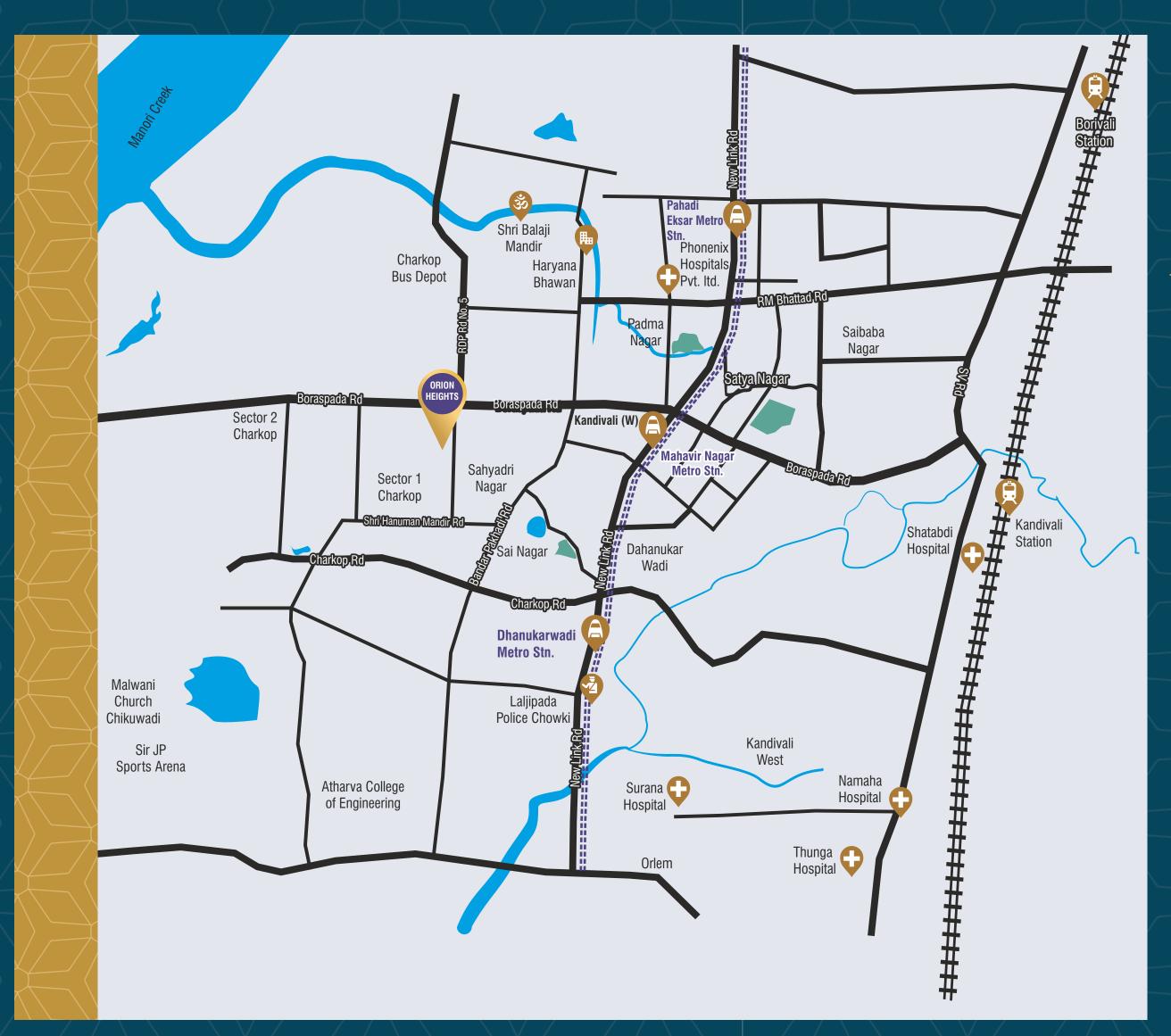
• Security cabin at the entrance gate with CCTV (at entrance lobby) CCTV with recording facility for security of all common areas & terrace entrance.



• 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 CONNECTVITY**

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



→ | CMYK



# TYPICAL FLOOR PLAN 8TH TO 13TH, 15TH TO 20TH, 22ND TO 27TH, 29TH TO 34TH, 36TH TO 37TH FLOOR EAST 3 BHK R.A - (1042 SQ. FT.) 2 BHK R.A - (669 SQ. FT.) SE BEDROOM 1 10'0" X 10'6" LIVING RM. 10'0" X 19'0" LIVING RM. 10'0" X 19'0" NORTH LOBBY 1 BHK R.A - (425 SQ. FT.) 2 BHK R.A - (673 SQ. FT.) 2 BHK R.A - (673 SQ. FT.) west



WIND DIRECTION



2 BHK | RERA CARPET - (669 SQ. FT.) 12TH, 19TH, 20TH, 23RD, 26TH, 30TH TO 34TH, 36TH & 37TH





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

