



luxury you deserve...



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ORA BELLA is our vision that was realized in the form of this beautiful concept of both residential and commercial scheme. This is our modest attempt at offering the society a chance to experience a lifestyle that is subtle and vibrant at the same time but also comforting to its humble residents.

ORA BELLA provides its residents with all the necessary amenities that come as a requirement for our day to day life. Most importantly, we ensure that along with all the facilities we provide a secured environment for our patrons to live in.

We have indeed worked hard in emphasizing and detailing every little aspect in this project, so that when you finally reside here, we can proudly say - We helped you find a HOME.





*Welcome to the world of Ora Bella where life is beautiful.
Discover with us the best of luxury and an elegant lifestyle.*



2 & 3 bdk apartments & commercial center





Peace of mind, a deserving lifestyle, a pleasant community, a space that you'll truly want to call 'Home'. Discover all this and more with Ora Bella





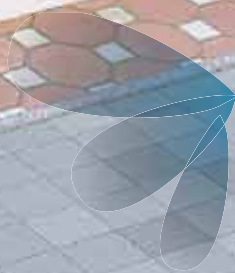
Ora Bella has something for everyone in your family, a comfortable senior citizen sit out, a kids zone and a green ambience for the perfect leisurely walk.







Living spaces facing vast landscaped greens and a water body to bring to you the perfect retreat





*Ora Bella is a secure, gated community to ensure that you
and your family live a carefree life of peace and serenity*





Site plan



Located at one of the most sought after parts of the city, Ora Bella provides easy access to all amenities - shopping destinations, schools, medical care, entertainment zones and even some religious destinations. All this with green surroundings and peaceful living spaces.



E

D

C

J

K

B

A

L

Ora Bella
Commercial
Centre

24' Wide Road

Entry

12 M Wide T.P.S. Road

Entry

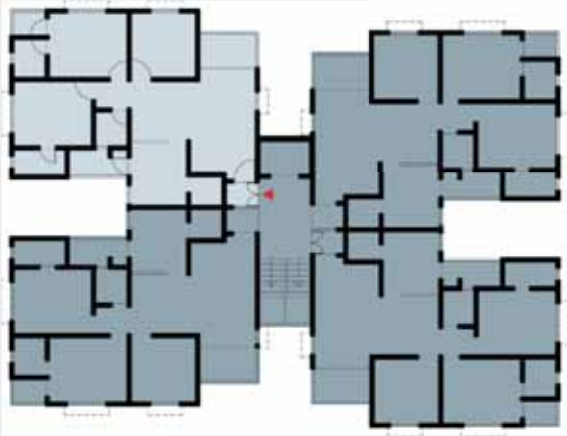
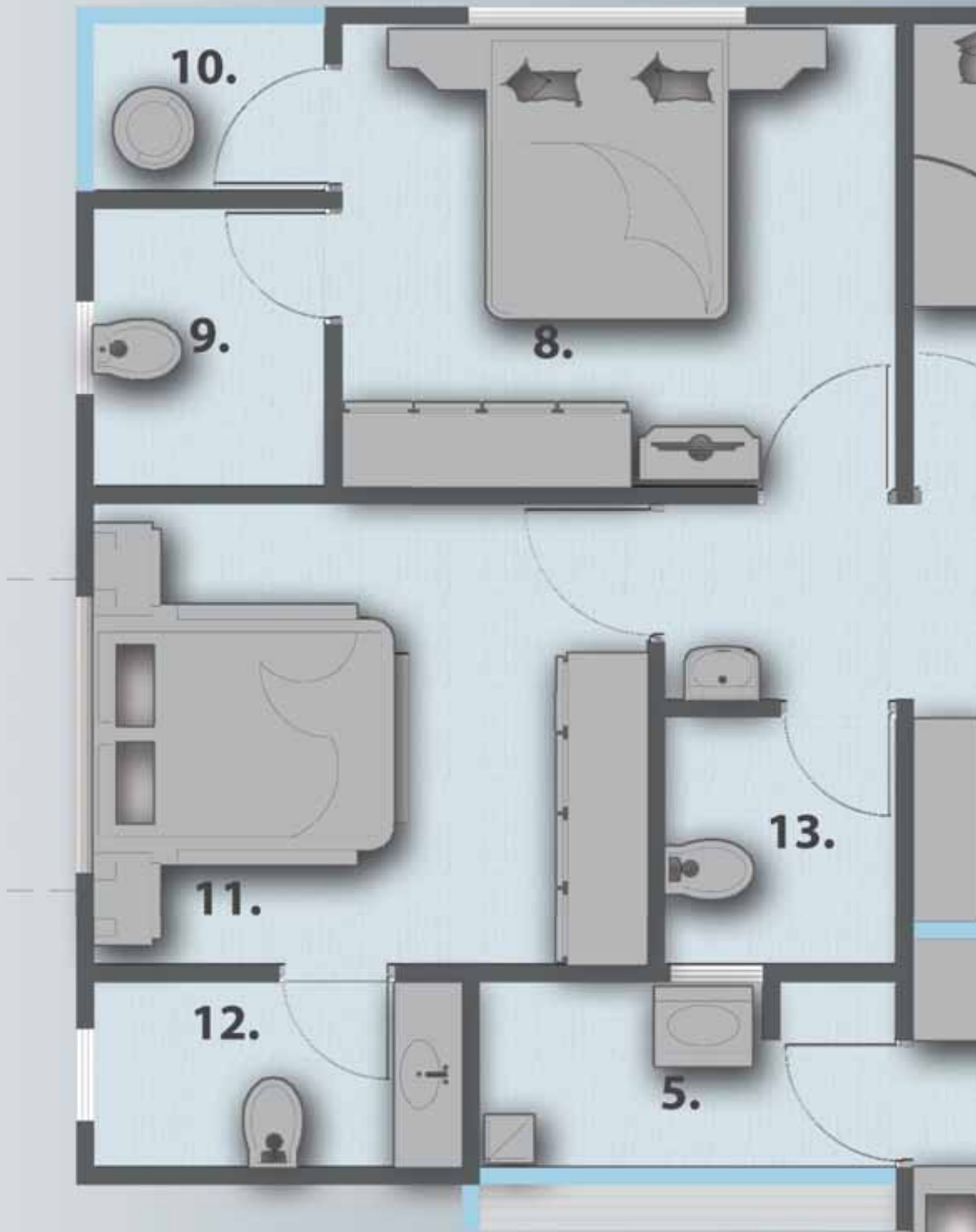
30 M Wide T.P.S. Road

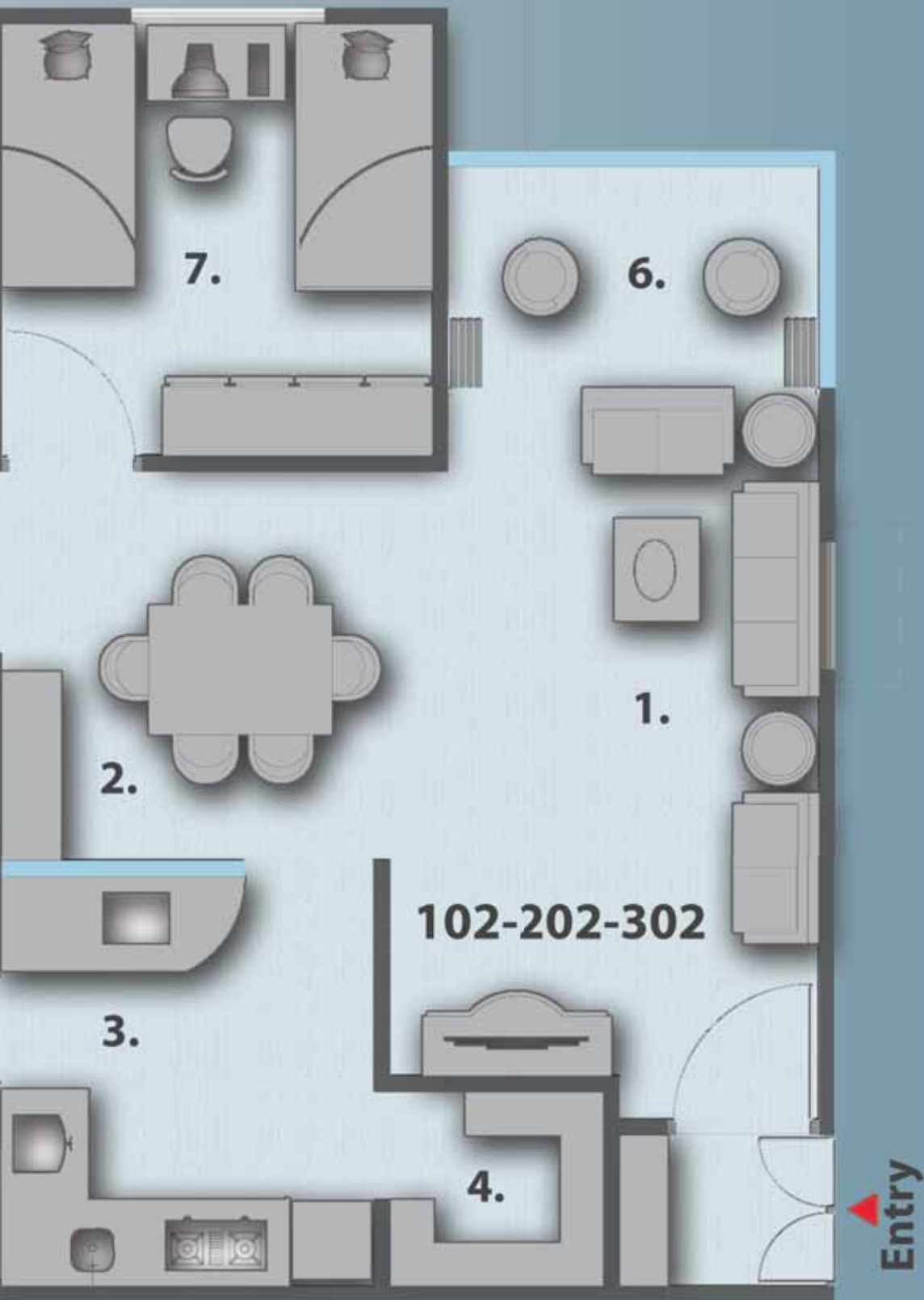
N

Unit plan

Legend:

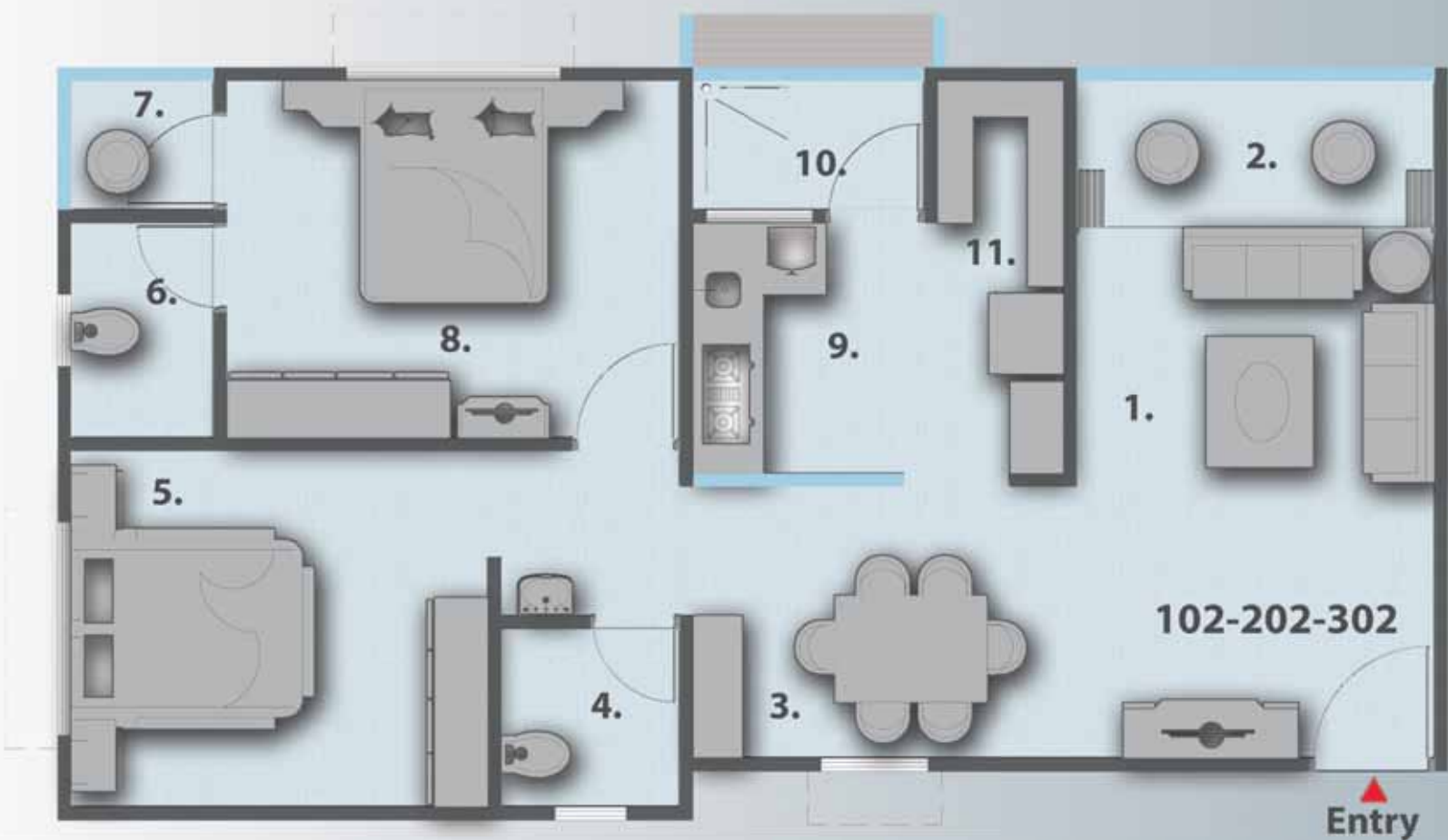
- 1. DRAWING – 10'-0" X 16'-0"
- 2. DINING – 9'-0" X 9'-3/4"
- 3. KITCHEN – 8'-7 1/2" X 9'-6"
- 4. STORE – 5'-0" X 4'-6"
- 5. WASH – 9'-0" X 4'-4 1/2"
- 6. VERANDAH – 9'-0" X 5'-6"
- 7. BEDROOM – 10'0" X 10'-0"
- 8. BEDROOM – 12'-0" X 10'-0"
- 9. TOILET – 5'-0" X 6'-0"
- 10. BALCONY – 5'-4 1/2" X 4'-0"
- 11. BEDROOM – 12'-0" X 10'-0"
- 12. TOILET – 8'0" X 4'-0"
- 13. TOILET – 5-0" X 5'-4 1/2"





Unit plan

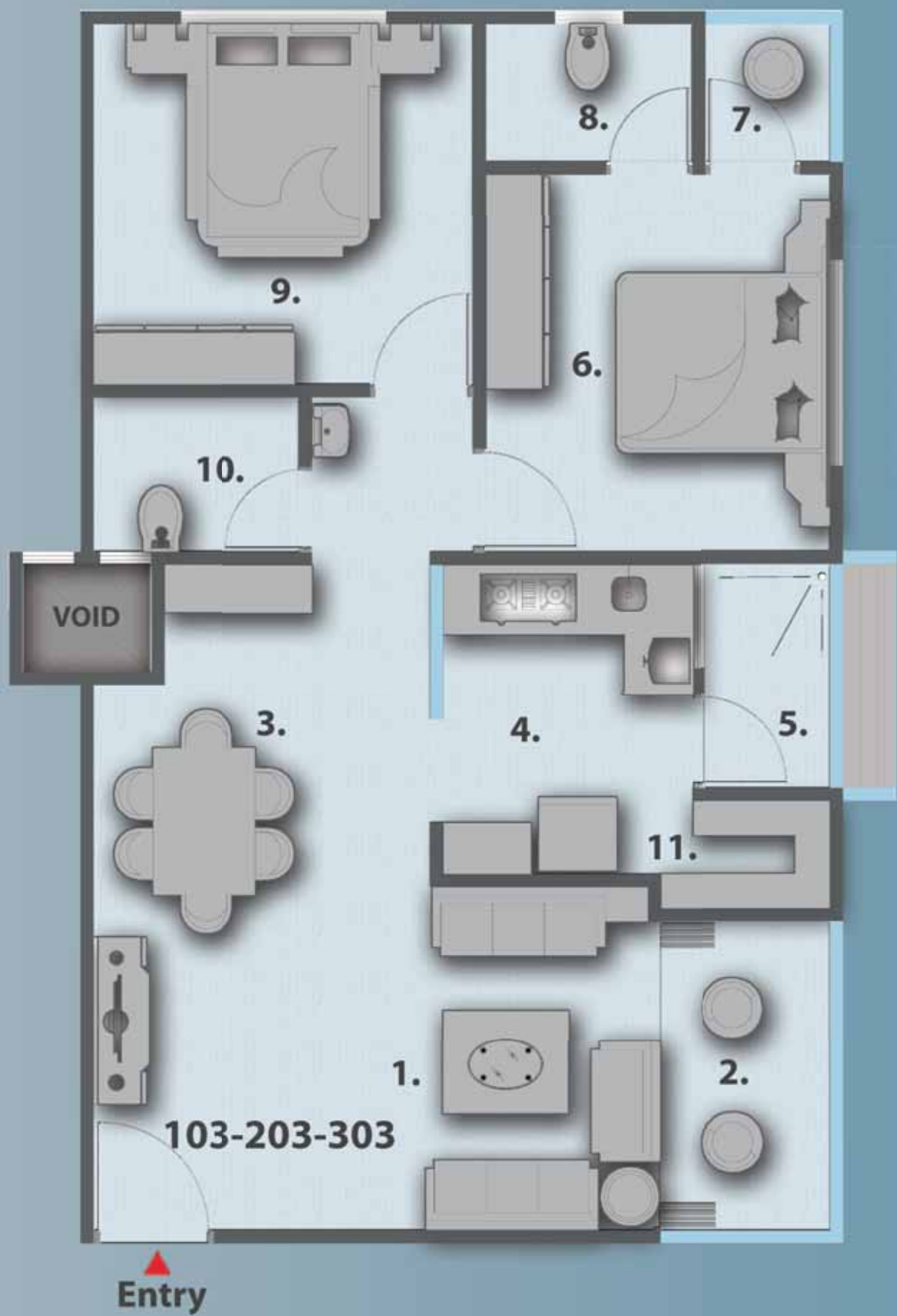
Blocks E, F, G



Legend:

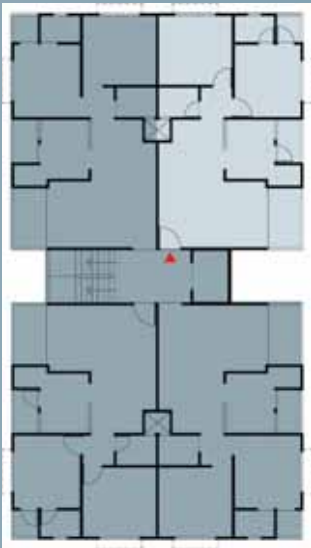
- | | |
|-------------|----------------------|
| 1. DRAWING | – 10'-0" X 14'-10 ½" |
| 2. VERANDAH | – 10'-0" X 4'-6" |
| 3. DINING | – 10'-9 ¾" X 7'-7 ½" |
| 4. TOILET | – 5'-0" X 5'-0" |
| 5. BEDROOM | – 11'-8 ¼" X 10'-0" |
| 6. TOILET | – 4'-0" X 6'-0" |
| 7. BALCONY | – 4"4 ½" X 4'-0" |
| 8. BEDROOM | – 12'-8 ¼" X 10'-0" |
| 9. KITCHEN | – 10'-5 ¼" X 7'-0" |
| 10. BALCONY | – 6'-6" X 4'-0" |
| 11. STORE | – 3'-6 ¾" X 4'-0" |



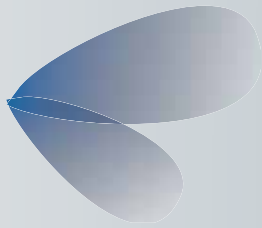


Legend:

- | | | |
|-----|----------|---------------------|
| 1. | DRAWING | – 16'-6" X 10'-0" |
| 2. | VERANDAH | – 5'-3 ¼" X 9'-4 ½" |
| 3. | DINING | – 9'-9 ¾" X 9'-4 ½" |
| 4. | KITCHEN | – 7'-3" X 9'-0" |
| 5. | BALCONY | – 4'-0" X 6'-6" |
| 6. | BEDROOM | – 10'-0" X 11'-0" |
| 7. | BALCONY | – 4'-0" X 4'-4 ½" |
| 8. | TOILET | – 6'-0" X 4'-0" |
| 9. | BEDROOM | – 11'- ¾" X 10'-0" |
| 10. | TOILET | – 6'-0" X 4'-0" |
| 11. | STORE | – 4'-11 ¼" X 3'-5" |



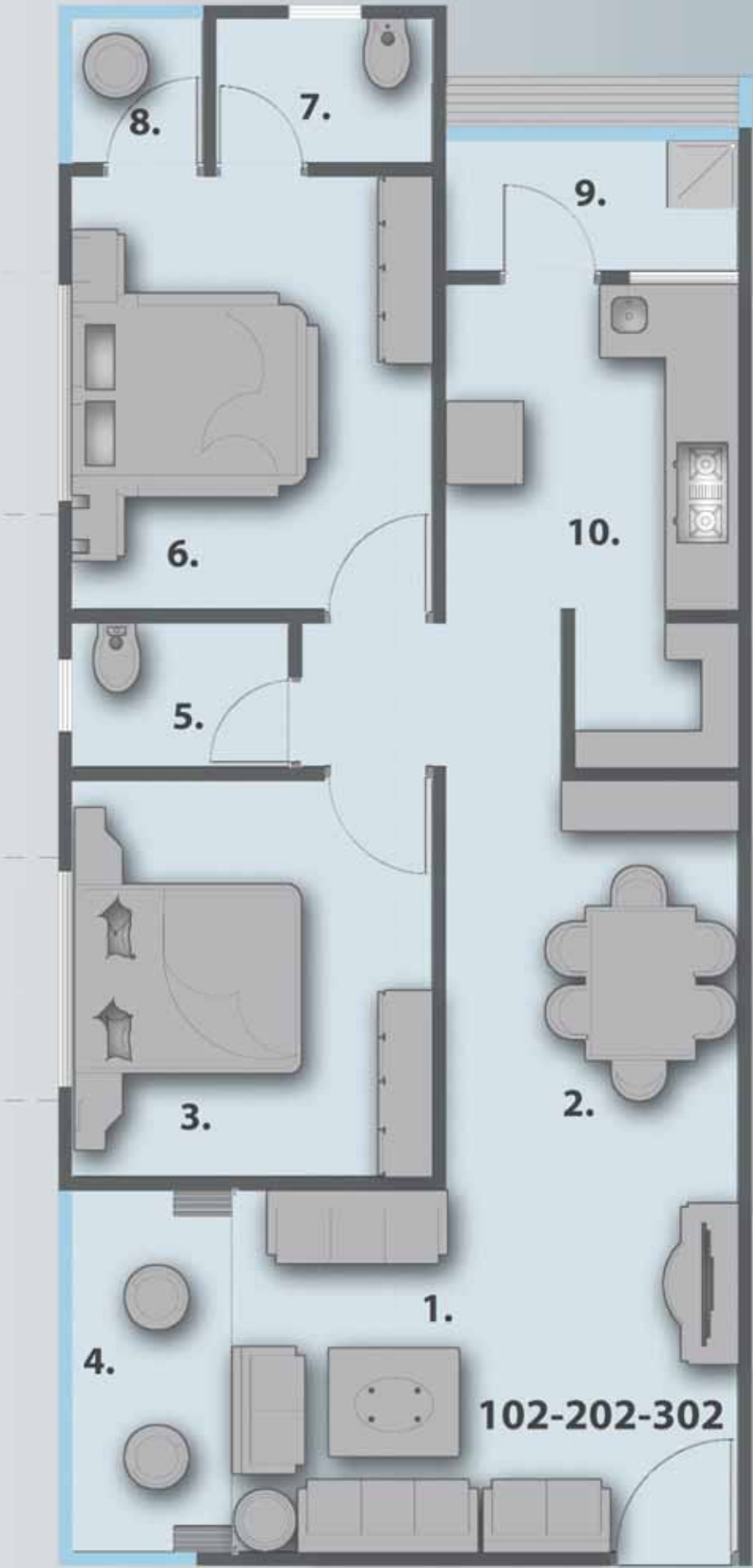
Unit plan

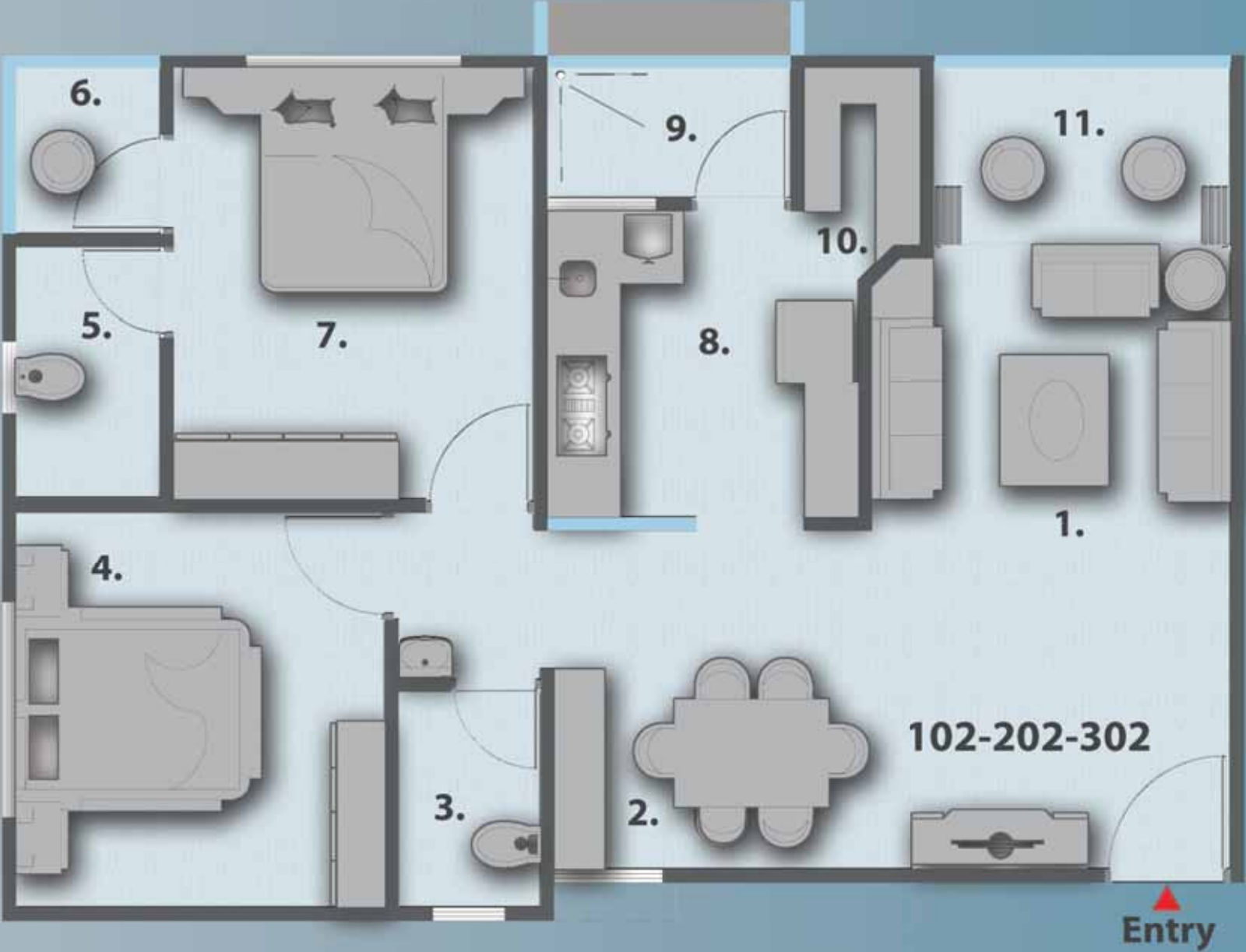


Blocks J,K

Legend:

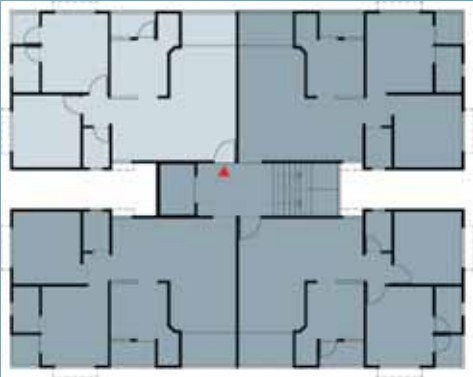
- 1. DRAWING – 14'-0" X 10'-0"
- 2. DINING – 8'-3/4" X 11'-4 1/2"
- 3. BEDROOM – 10'-0" X 11'-0"
- 4. VERANDAH – 4'-9 3/4" X 10'-4 1/2"
- 5. TOILET – 6'-0" X 4'-0"
- 6. BEDROOM – 10'-0" X 12'-0"
- 7. TOILET – 6'-0" X 4'-0"
- 8. BALCONY – 4'-0" X 4'-4 1/2"
- 9. BALCONY – 8'-3/4" X 4'-0"
- 10. KITCHEN – 8'-3/4" X 9'-0"
- 11. STORE – 4'-6" X 4'-0"





Legend:

- | | |
|--------------|---------------------|
| 1. DRAWING | – 10'-0" X 17'-4 ½" |
| 2. DINING | – 8'-9 ¾" X 9'-5 ¼" |
| 3. TOILET | – 4'-0" X 6'-0" |
| 4. BEDROOM | – 10'-3" X 11'-0" |
| 5. TOILET | – 4'-0" X 6'-11 ½" |
| 6. BLACONY | – 4'- 4 ½" X 5'-0" |
| 7. BEDROOM | – 10' ¾" X 12'-0" |
| 8. KITCHEN | – 8'-7 ½" X 8'-6" |
| 9. BALCONY | – 6'-9" X 4'-0" |
| 10. STORE | – 3'-3" X 4'-11 ¼" |
| 11. VERANDAH | – 8'-3" X 5'-3 ¾" |



Luxury you deserve...





Amenities

secured and gated community

piped gas supply in each apartment

jogging track

landscaped common plot and children play area

auto door elevators of standard make



skating rink

senior citizen sit out

security system with intercom facility

car/two wheeler parking on ground floor

vehicle free central garden area

student pick up Area

water from common bore with U.G. storage tank



Specifications

Drawing/Dining

- Multicharge vitrified tiles (premium quality)
- Main entrance door with both side veneer

Bedroom

- 600x600 mm vitrified tiles
- Provision of piping and drainage for split AC in master bedroom

Kitchen

- Individual RO system in each kitchen
- Kitchen platform - Granite top with SS sink

Roof

- China mosaic with 3" thick brick - bat concrete for water proofing and heat resistance

Toilets

- Designer tiles on floor and walls unto 7' height
- Jaquar or equivalent bathroom fittings
- Cubical glass mosaic in master bathroom

Windows

- Anodized aluminum windows with stone jams

Plumbing

- CPVC/GI water supply pipes and UPVC pipes for soil waste
- Grund FOS water pressure system to maintain pressure in each step

Electrical Works

- 3 Phase concealed copper wiring with adequate number of points in all rooms
- Branded modular switches
- TV and telephone points in drawing room and master bedroom
- Internet broadband point

External Finishes

- Exposed RCC double coat mall plaster and brick tiles as per elevation

Colours

- Wall putty finish on internal wall
- Exterior - acrylic paint





Special Note

Developers reserves the rights to changes or make any modifications, additions, omissions or alterations in the specifications/ scheme as a whole or any part or any details therein, at their sole discretion without any prior notice. Such changes would be binding to all the members.

Service tax, stamp duty, registration/maintenance/AMC/Torrent/Legal charges and any other govt. taxes during or after the scheme will be borne by the purchaser.

Members are strictly not permitted to make any changes/alterations of any nature including the elevations/exterior color scheme/ any other change affecting the overall design concern and outlook of the scheme.

The information contained in this brochure is subject to change as may be approved by the authorities and cannot form a part of any offer or legal document. All plans are subject to any amendments approved by the relevant authorities. Floor areas are approximate and subject to final survey. Illustrations in this brochure are artist's impressions and serves only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, its owners cannot be held responsible for any inaccuracy.

Subject to Ahmedabad Jurisdiction.





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