



Lifestyle 

SOBHA ORION

KONDHWA, PUNE

EXCLUSIVE 2 BHK APARTMENTS

For those who want more

The pursuit of perfection may seem like a vigorous affair, but for us at Sobha, it is just another day at work. We believe in delivering the best, be it in terms of quality of homes or the amenities we offer with them.

Through the last 18 years it is this belief that has driven us to create many masterpieces, one of which is Sobha Orion. Here, is where you can discover the best-in-class lifestyle you truly deserve. Sobha Orion welcomes you to its elegantly designed 14 storeyed tower with luxurious one and two bedroom residences. With a one-of-its-kind backward integrated model, Sobha Orion gives you a sophisticated living experience beyond all.



**SOBHA
ORION**
KONDHWA, PUNE

SOBHA GARNET I
KONDHWA, PUNE

SOBHA GARNET II
KONDHWA, PUNE

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The luxury of convenience

It is time to say goodbye to your old idea of luxury, because now it will never be the same. Sobha Orion puts in your hands the widest range of amenities that expand across 7.5 acres of land, thus making life a whole lot more comfortable. Here we take pride in pampering you with homes that are spacious and beautiful while still holding true to the functional promise of convenience.



Tranquility+

Live life king size in Kondhwa

It's time to start living more with a great experience both in terms of quality and amenities. Nestled in the heart of Kondhwa is one of our masterpieces, Sobha Orion. A project that combines the strength of the Sahyadris with the beauty of the Shinde Chhatri to create an oasis among the schools, restaurants, malls and multiplexes of Kondhwa. This project truly brings together the essence of blissful living.



Sophistication +

Discover the art of splendid living

It's time to live life in style in a place where unmatched quality meets urban sophistication. Sobha Orion puts together a lifestyle like none other with a combination of serene lush surroundings and the convenience of modern amenities in plenty. This project changes the very meaning of luxury as we know it.



Fitness+

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Two Gymnasiums



Jogging Track

Rejuvenate yourself

It's time to take your overall well being to a whole new level, in a place where great amenities meet simple serenity. Sobha Orion encourages you to take up a healthier lifestyle amidst sophistication with amenities that will develop your all round fitness.



Two Swimming Pools

For the finer things in life

It's time to revisit the finer things in life; in a place where every moment will last forever. Sobha Orion puts in your reach a wide range of choices when it comes to entertainment, which will not only add value to your living experience but also make it more interesting. Here entertainment comes to life when you laugh and play with family and friends.



Three Clubhouses



Amphitheatre



Multipurpose Hall



Recreation+



Tennis Court



Half Basketball Court



Table Tennis

Unwind in style

It's time to unwind after a hard day's work, in a place that combines the serenity of nature with vigour of sportsmanship. Sobha Orion provides you with the perfect setting of recreation, with ample of sports to choose from, and thus relieve your stress. This setup is the perfect place to revive the inner you.



Pool Table



Indoor Badminton Court



Peace of mind+

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Find the inner you

It is time to take a break from the chaos of everyday life and quench your thirst for peace in a place that brings serenity back to your mind. Sobha Orion itself being at peace with the environment provides you with a bunch of amenities that will help you de-stress and rejuvenate. Here, inner peace is just a foot step away.

Yoga Room / Aerobics Room



Steam



Sauna



Jacuzzi



Children's Play Area

The true joy of living

It's time to experience happiness like never before, with amenities that combine luxury and peace. Sobha Orion puts forth a new take on splendid living that will leave you smiling for years to come. This project brings together the calmness of a reading room with the cute hustle of a children's play area so as to enrich your everyday life with joy.



Reading Room



Crèche



Happiness +



Eco-friendly+

In harmony with nature

It's time to reunite with nature in a place whose very essence is the environment. Situated in the lush surroundings of Kondhwa, Sobha Orion adds a dew drop of freshness to your everyday life. This project has been erected to be one with nature, be it by location or the eco-friendly amenities it offers.

Rainwater Harvesting System



Sewage Treatment Plant



Organic Waste Converter



Large Open Spaces

Select apartments with a garden

Quality+

Backward Integration - A key Differentiator

Sobha Developers is India's largest and only real estate company to have a full-fledged Backward Integration Model (BIM) in place. The BIM enables Sobha Developers to manufacture all the key components that are used in construction, in-house; from concrete blocks to aluminum windows.

The components are manufactured to exacting standards in state-of-the-art factories spread over 60,000 sq. ft. across the country. This unique model ensures stringent quality control in every aspect and at every stage of your Sobha home, and makes sure the timely completion of all our projects. Experience the unique feature of BIM and the joys of world-class craftsmanship in Sobha Orion.



Corner Beading



GI Mesh



German Imported Tools



Superior Sliding Door



In-house Developed Hollow Blocks



German Imported Tools



In-house Developed Concrete Blocks



Advanced Water Proofing Solutions

Connectivity+



Location Map

Planned development and infrastructure, well complemented by the greenery



Proximity to Camp and Pune Station (15-20 min drive / 7 - 8 km)



A short distance away from Salunke Vihar, Wanowrie, Fatimanagar, Race Course and Pune-Solapur highway



Easy connectivity to the IT & ITES hubs: Hadapsar, Kharadi & Hinjewadi



Proximity to Swargate, Salisbury Park & Bibwewadi



4.5 km away from Katraj Junction and Mumbai-Bangalore highway that connects you to Mumbai



One of the fastest growing premium destinations in South Pune. Future developments will be a stone's throw away from Corinthians Club & Undri



Renowned schools, major banks, popular restaurants in the vicinity



ZRICKS

Proximity

- + M.G. Road - 10 mins
- + Pune railway station - 15 mins
- + Mumbai - Bangalore Highway - 15 mins
- + Pune - Solapur Highway - 10 min
- + Airport - 35 mins
- + NIBM - 5 mins

Schools

- + Bishops High School Undri (ICSE) - 7 mins
- + Bishops High School camp (ICSE) - 15 mins
- + Delhi Public School (CBSC) - 15 mins
- + VIBGYOR High School camp (ICSE) - 7 mins

Hospitals

- + Ruby Hospital, Wanowrie - 7 mins
- + Jehangir Hospital (affiliated to Apollo Hospital) - 20 min
- + Ruby Hospital & Cancer Centre - 20 mins
- + Sancheti Orthopedic Hospital, Shivajinagar - 30 mins
- + Inamdar Hospital - 10 mins

Health Clubs

- + Empower Club - 10 mins
- + Gold's Gym - 5 mins

Shopping Malls

- + Dorabjee - 7 mins
- + Vishal Mega Mart - 10-12 mins
- + Reliance Mart - 10-12 mins
- + Big Bazaar - 10-12 mins

Food and Dining

- + Zk's (Zaheer Khan's Restaurant) - 5 mins
- + The Beverly Hills Hotel - 7 mins
- + Jyoti Restaurant - 5 mins

Clubs

- + Corinthians - 10 mins
- + Turf Club & Race Course - 15 mins
- + Poona Club - 20 mins
- + Residency Club - 20 mins

IT Parks

- + Magarpatta IT Park - 20 mins
- + Hinjewadi IT park - 40 mins via Mumbai - Bangalore Highway
- + SP Infocity, Phursungi - 35 mins via Pune - Solapur Highway

Banks

- + All major banks within 5 mins driving distance

Specifications

STRUCTURE

- + 2 Levels of parking and 14 upper floors of RCC framed structure with concrete block masonry walls
- + Covered / Open car park

FOYER / LIVING / DINING

- + Superior quality Vitrified flooring and skirting
- + Plastic emulsion paint for walls and ceiling

BEDROOMS

- + Superior quality Vitrified flooring and skirting
- + Plastic emulsion paint for walls and ceiling

TOILETS

- + Superior quality antiskid ceramic tile flooring
- + Superior quality ceramic wall tiling upto lintel level
- + False ceiling / Plastic emulsion paint for ceiling
- + Granite vanity counters in Master toilet

KITCHEN

- + Superior quality Ceramic tile flooring
- + Superior quality ceramic tiling dado from floor up to lintel level
- + Plastic emulsion paint for ceiling

BALCONIES / UTILITIES / TERRACES

- + Superior quality antiskid ceramic tile flooring and skirting
- + Granite coping for parapet with MS railing
- + Plastic emulsion paint for ceiling
- + All walls external grade textured paint

JOINERY

Main Door / Bedroom Doors

- + Frame – Timber
- + Architrave - Timber
- + Shutters – with both side Masonite skin

TOILET DOORS

- + Frame – Timber
- + Architrave – Timber
- + Shutters –with outside Masonite and inside laminate
- + All other external doors to be manufactured in specially designed heavy-duty powder coated aluminium extruded frames

WINDOWS / VENTILATORS

- + Heavy-duty powder coated aluminum glazed sliding windows made from specially designed and manufactured sections

COMMON AREAS

- + Superior quality granite / vitrified flooring
- + Texture paint finish for walls
- + Granite coping for parapet as per design

STAIRCASE

- + Natural Stone / Concrete / Equivalent for treads & risers
- + MS handrail
- + Textured Paint for Walls
- + Plastic emulsion paint for ceiling

LIFTS

- + Total no. of 02 lifts of reputed make
- + Capacity – 1 no's of 8-passengers & 1 no's of 15-passengers

ELECTRICAL SPECIFICATIONS

- + Providing Light point, Ceiling Fan point, Call Bell Point, 5A & 15A Socket Point & Distribution Board in respective areas as per attached schedule of electrical points (only point is provided no fixture is included)
- + MSEB Power Supply: 5KW Single Phase Supply for 2 Bed Room Flats
- + Usage of Power points restricted to ANY ONE at a time as below,
 - + 2 Geysers + Lights + Small Power Points
 - + 1 Geyser + 1 AC + Lights + Small Power Points
 - + 2 AC + Lights + Small Power Points
- + Standby power (Generator back-up) of 1000 Watts per flat with flexibility to use any light points and 5Amp power point only
- + 100% standby power (Generator back-up) for common facilities
- + Power connection for split AC in Living & Master Bedroom



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Bedroom

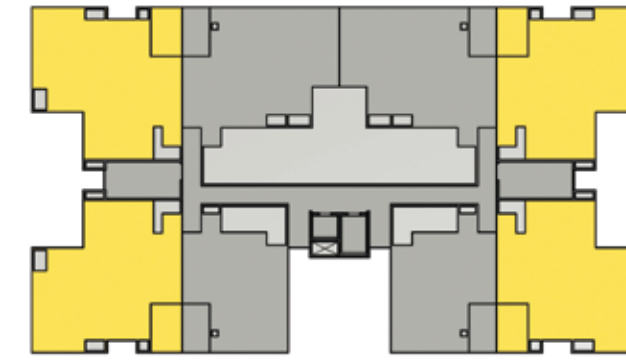


Living Room

Site Layout



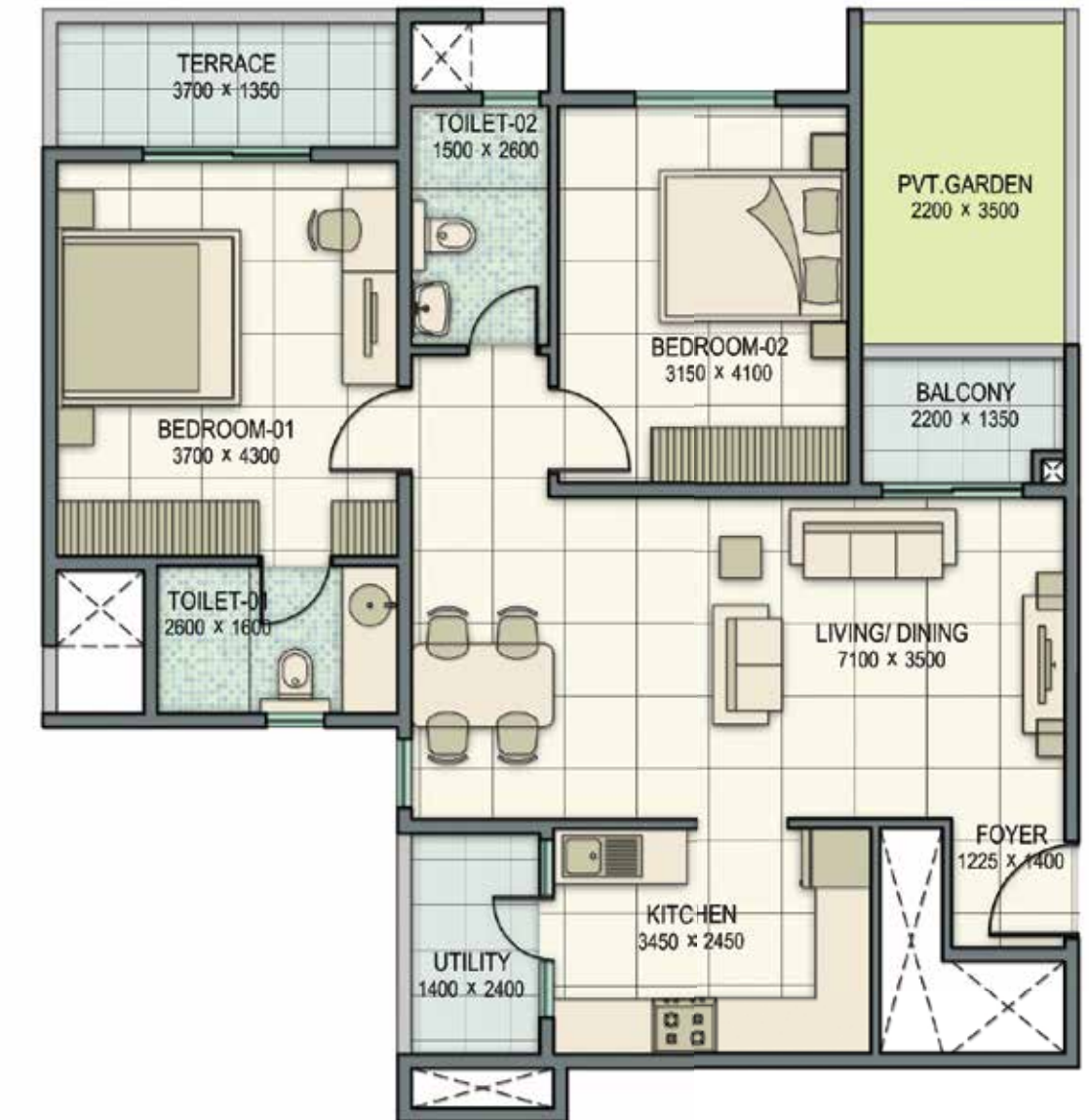
SOBHA IVORY



A-BASE



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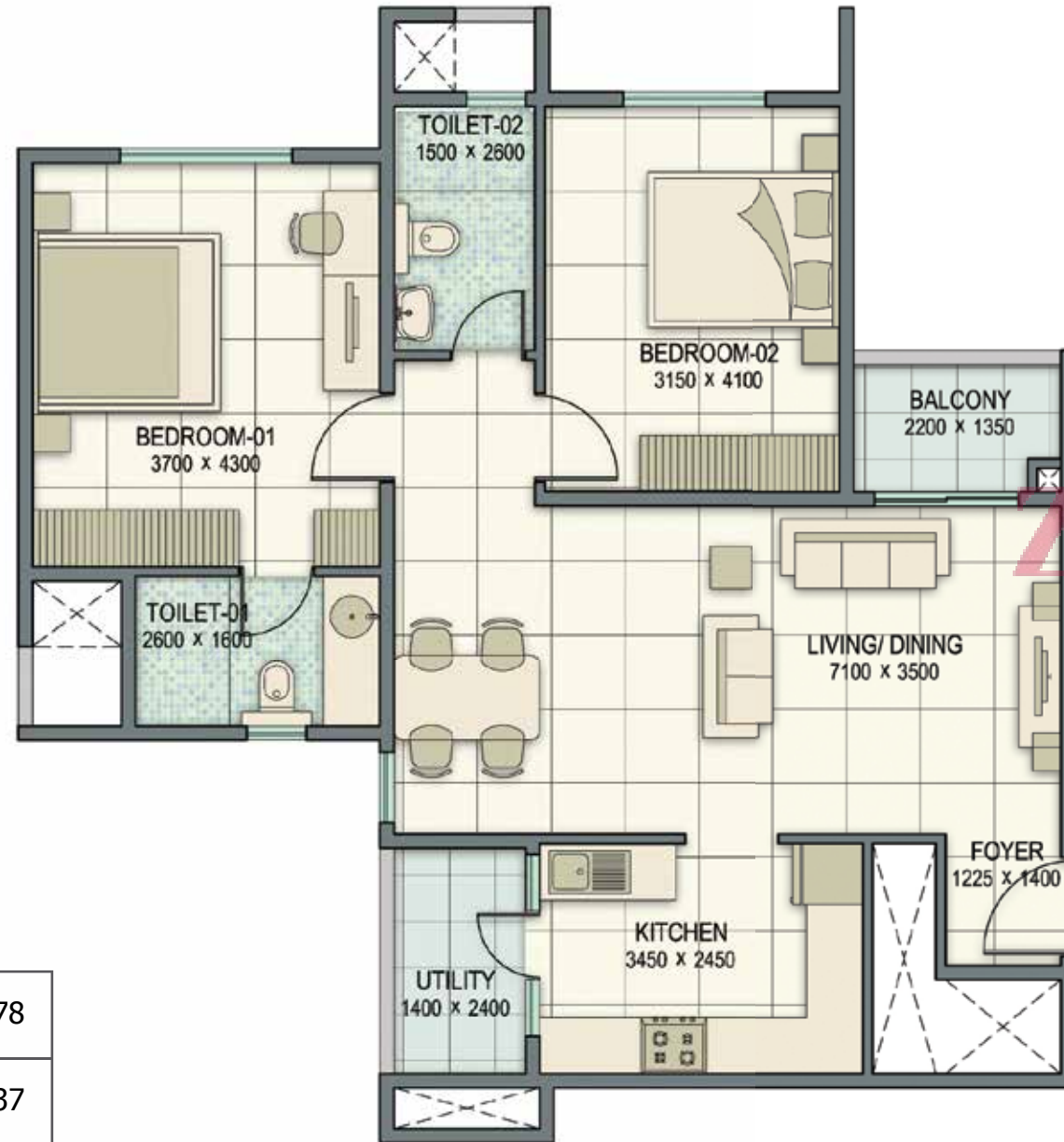
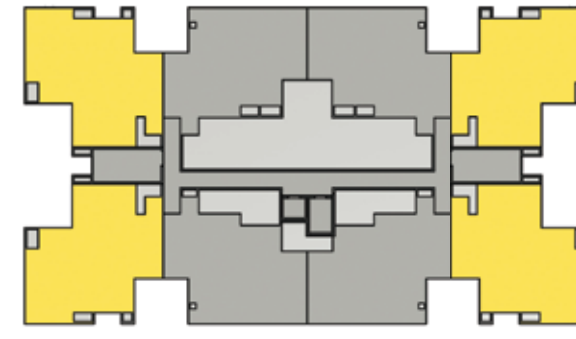
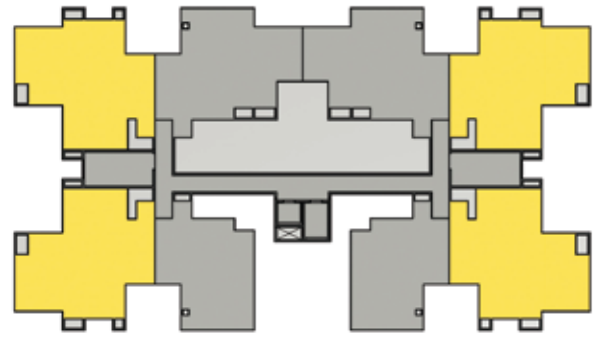


TYPE A

2 BEDROOM + PVT. GARDEN + TERRACE

S.B.A. PER UNIT (SQM)	119.32
CARPET AREA UNIT (SQM)	81.37

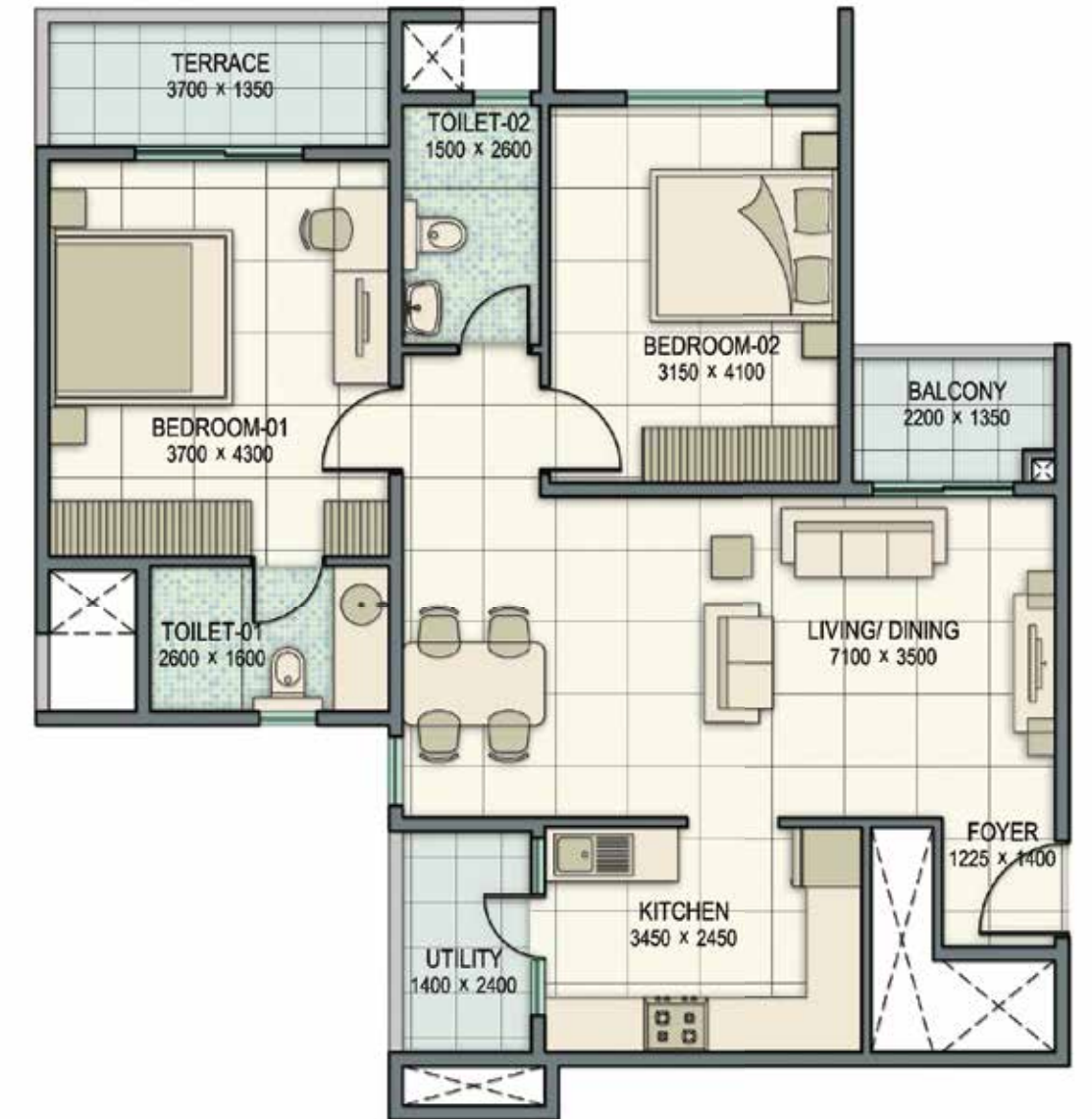
*All sizes on the drawing are in mm.



TYPE A 1
2 BED ROOM WITHOUT TERRACE

S.B.A. PER UNIT (SQM)	110.78
CARPET AREA UNIT (SQM)	81.37

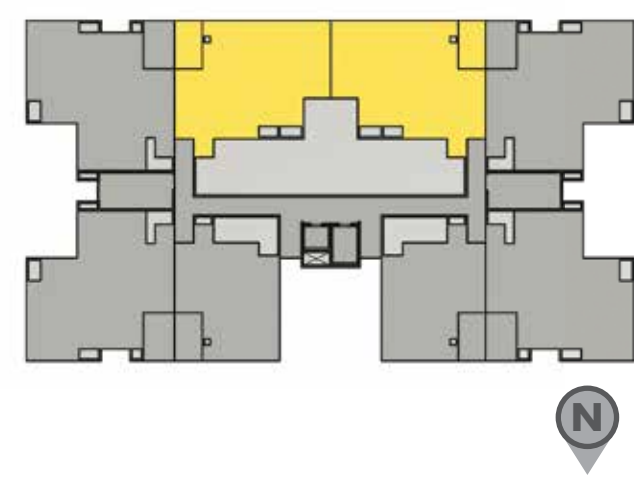
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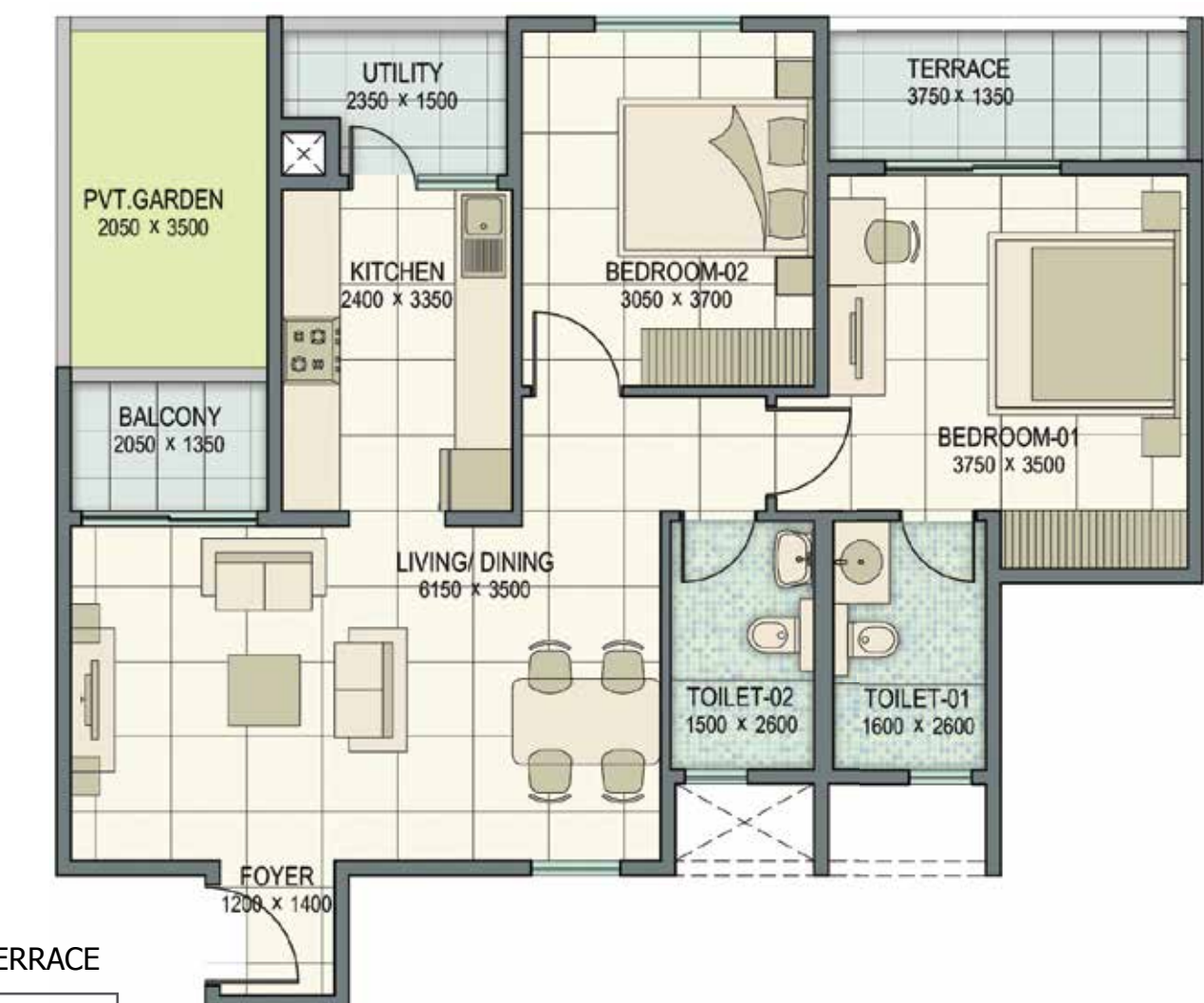
TYPE A 2
2 BEDROOM + TERRACE

S.B.A. PER UNIT (SQM)	116.55
CARPET AREA UNIT (SQM)	81.37

*All sizes on the drawing are in mm.



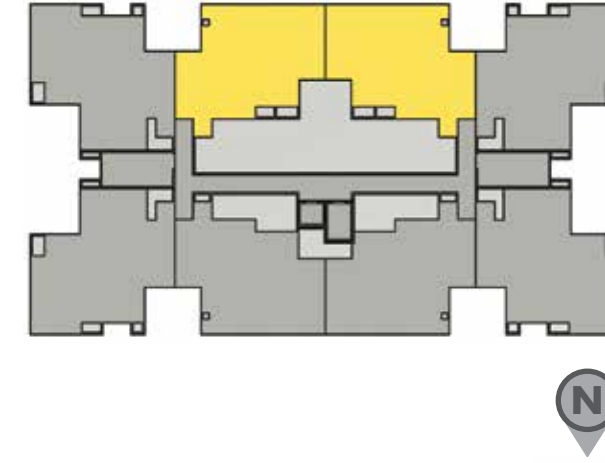
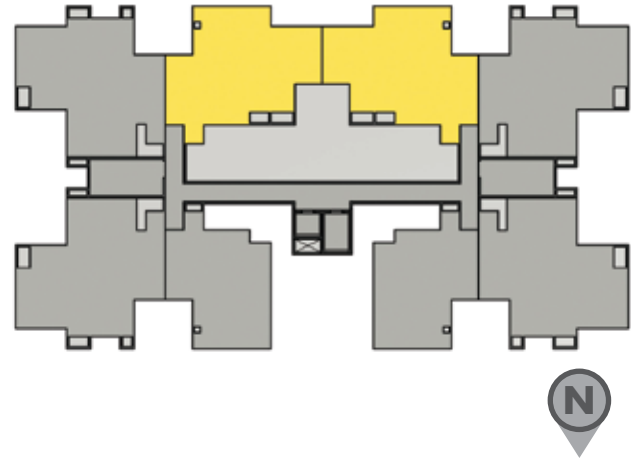
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TYPE B
2 BEDROOM + PVT. GARDEN + TERRACE

S.B.A. PER UNIT (SQM)	111.57
CARPET AREA UNIT (SQM)	75.67

*All sizes on the drawing are in mm.



TYPE B 1
2 BEDROOM WITHOUT TERRACE

S.B.A. PER UNIT (SQM)	103.25
CARPET AREA UNIT (SQM)	75.67

*All sizes on the drawing are in mm.



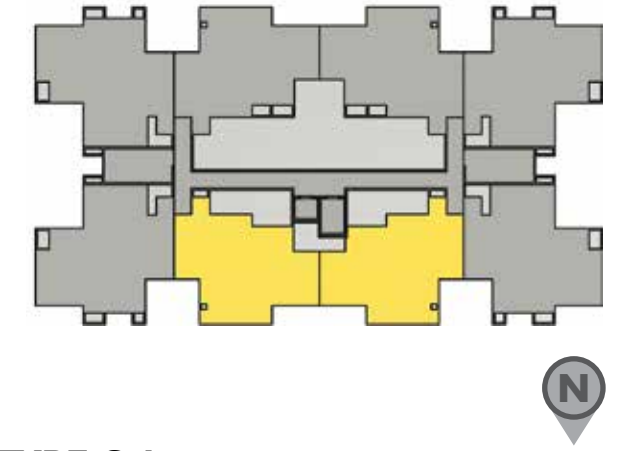
TYPE B 2
2 BEDROOM + TERRACE

S.B.A. PER UNIT (SQM)	108.99
CARPET AREA UNIT (SQM)	75.67

*All sizes on the drawing are in mm.



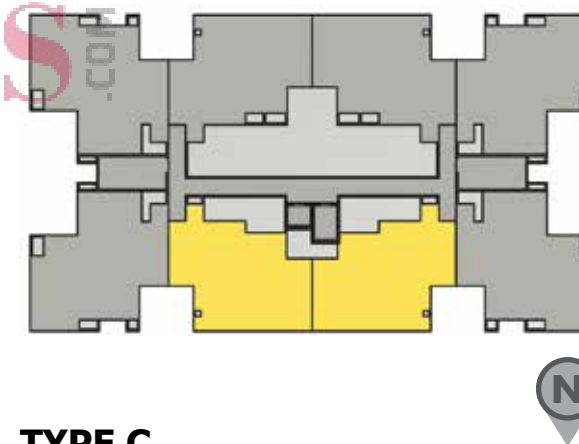
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TYPE C 1
2 BEDROOM WITHOUT TERRACE

S.B.A. PER UNIT (SQM)	102.52
CARPET AREA UNIT (SQM)	75.70

*All sizes on the drawing are in mm.



TYPE C
2 BEDROOM + TERRACE

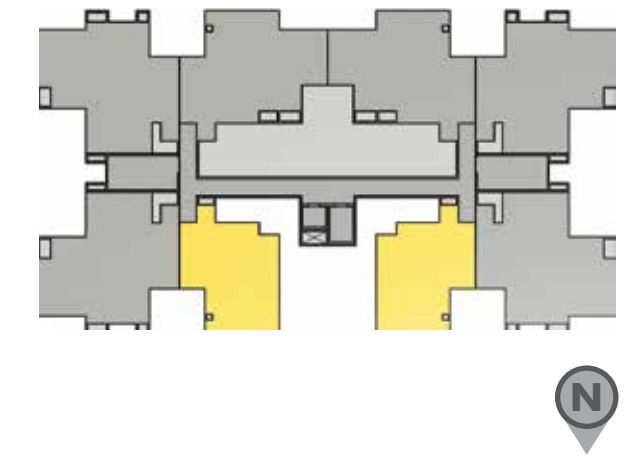
S.B.A. PER UNIT (SQM)	108.26
CARPET AREA UNIT (SQM)	75.70

*All sizes on the drawing are in mm.





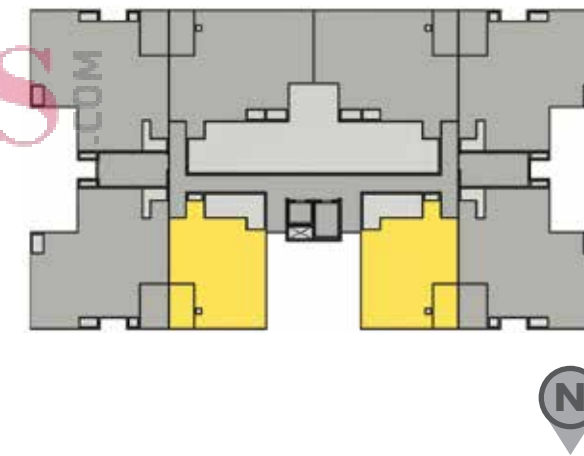
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TYPE D 1
1 BEDROOM WITHOUT TERRACE

S.B.A. PER UNIT (SQM)	77.83
CARPET AREA UNIT (SQM)	57.27

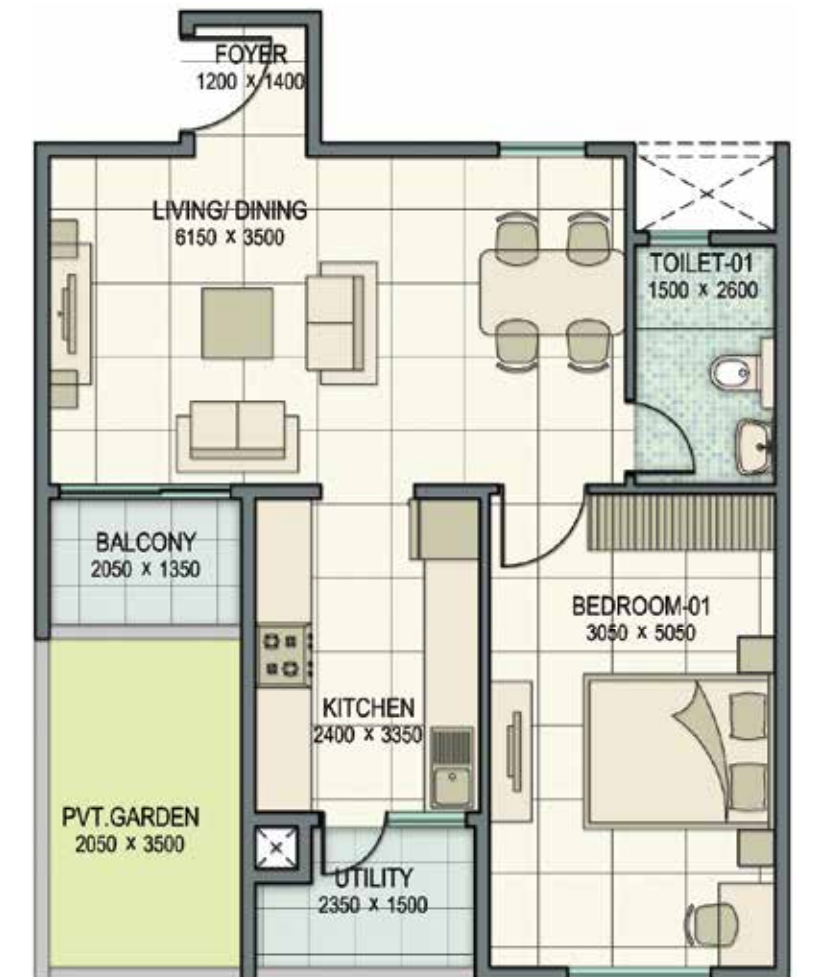
*All sizes on the drawing are in mm.



TYPE D
1 BEDROOM + PVT. GARDEN + TERRACE

S.B.A. PER UNIT (SQM)	80.41
CARPET AREA UNIT (SQM)	57.27

*All sizes on the drawing are in mm.



Excellence+



The Infosys Global Education Centre at Mysore constructed by Sobha Developers Ltd.



With over 35 years of building monarchical palaces, stunning villas and hotels in the Middle-East, Mr. P.N.C. Menon embarked on his entrepreneurial journey in India in the year 1994. In an era when the construction industry was in a nascent stage, Mr. Menon revolutionised the industry by introducing world-class quality construction at truly affordable prices on each time. Mr. Menon helped shape the future of the real estate sector with a great eye for details. His toil and his perseverance for top quality left an indelible mark on the skyline of the cities he touched.

The year 2014 marks the completion of 20 years of Mr. Menon's steadfast commitment to excellence. What began as a small enterprise in Bangalore two decades ago is now an industry trendsetter revolutionising the realty sector itself by raising the bar several notches up, every year. We are proud to say that the valueset of Mr. Menon – the builder extraordinaire, is already textured into our Group's DNA and is for all to witness and experience in the work we do and the way we conduct ourselves.

Headquartered in Bangalore, Sobha is primarily focused on residential and contractual projects. The Company's residential projects include presidential apartments, villas, row houses, luxury and super luxury apartments, and plotted development along with amenities such as clubhouse, swimming pool and shopping complex. As of December 31st 2013, Sobha has completed 90 real estate projects and 242 contractual projects covering about 61.73 million square feet for a formidable list of clients that includes include Infosys, Taj Group, Dell, HP, Timken, Biocon, Institute of Public Enterprises (IPE), Bosch, Hotel Leela Ventures and others.

Multiple laurels have also been showered on the founder and Chairman Emeritus, Mr. P.N.C. Menon which include 'Pravasi Bharatiya Samman Puraskar' conferred by the Government of India and 'Lifetime Achievement Award for Real Estate' by NDTV.

Sobha is an organisation where quality meets excellence, technology meets aesthetics and passion meets perfection.



"We, at Sobha persevere to achieve the highest level of quality and workmanship in all our products. We imbibe the best principles of equity, honesty and integrity in all that we do, which works as our moral compass – our guiding force. We continuously strive to nurture our philosophy of 'Passion at Work' to become one of the most admired companies."

Mr. P.N.C. Menon, Chairman Emeritus, Sobha Developers

Awards & Accolades

Sobha has been honoured with over 100 prestigious awards by various institutions of repute.

'Builder of the Year'

CNBC Awaaz Real Estate awards 2013



'Top Indian Real Estate Company'

Dun & Bradstreet Corporate Awards 2013 in June, 2013



'Excellent Developer of the Year'

CMSB Awards 2013



'Asia's Best Investor Relations Company
(Property Category) – second place'

Institutional Investor Magazine



'Lifetime Achievement Award' to the Chairman Emeritus,
Mr. P.N.C. Menon

NDTV Property Awards 2013



'Businessman of the Year' to the Chairman Emeritus,
Mr. P.N.C. Menon

State Forum of Banker's Clubs, Kerala



'Pathfinders Award for Most Enterprising CXO' to the Chairman,
Mr. Ravi Menon

Realty Plus Excellence Awards 2013



Honour of being Asia's Best CEO (Property Category)
to the Vice-Chairman & Managing Director, Mr. J. C. Sharma

Institutional Investor Magazine



'Certificate of Excellence'

Rotary Binani Zinc CSR Awards, 2013



'Best Ultra Luxury Residential Project, Bangalore
(100% Complete)' to Sobha Lifestyle

CNBC Awaaz Real Estate Awards 2013



'Most Reliable Real Estate Developer'

CNBC Awaaz Real Estate Awards 2012



'Muthiah Kasi Award for Best Value Engineering Organisation
(Construction & Infrastructure Segment)' – INVEST



Marketing Office:

Sobha Developers Ltd.,
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Boat Club Road, Pune - 411001
Tel: 020-66251111

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Kondhwa, Pune - 411048
Call: 9975650000/9975640000
E mail: punemarketing@sobha.com
Website: www.sobha.com

Disclaimer: The views shown are artist's impression only, Sobha Developers reserve the right to change these specifications and amenities without prior notice in the interest of quality and timely delivery. We assure that any such changes made will not, in any way, be detrimental to the quality of the building.