

A PROJECT BY **GVT BUILDERS**



ORVIS GRAND

SKYBUNGALOWS IN ZIRAKPUR



GVT BUILDERS AND DEVELOPERS

Old Kalka Ambala Road, Opp. Delhi Public School
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Live the grand life

THE PROJECT

*Finally a home
as big as your heart.*

Space is essential to live life to the fullest, which is why Orvis Grand provides you a life in wide open premises that breaks free from congestion of cramped structures creeping over each other. Modern amenities which are bound to provide you a grand living your rightfully deserve.

Orvis Grand in Zirakpur is esthetically designed and conceived to provide peaceful living. These hi-end 5 BHK residences will have Spacious Living Room, Inviting Bar, Modular Kitchen, Designer Bathrooms with an ample space to invite friends and families to enjoy the reunion.



- 5 BHK Grand Residences
- 10 Floors
- Secured gated Community
- Near to 200 ft. Airport Road (Pr7)
- Active Club & Outdoor Amenities
- 24 hrs. Security & Surveillance

LIVING AND DINING

Sprawl across your chesterfield, watch the kids roll on the floor or Comfortably seat friends and family at a table for 8, if not more. The living & dining area at Orvis Grand, have large expanses of wall, with no obstructive features ample seating and floating space. Perfect for big family re-unions.



BATH

The super large bathrooms at Orvis Grand, all come pre-fitted with premium sanitary ware. Clad in warm rustic tiles, with simple and clean lines, these contemporary spaces are geared to become your personal spa treatments.



Site Layout Plan



Layout Plan - 5 BHK

Super Area: 2630 sq.ft. (Approx)



5 Bedrooms + 5 Bath + Drawing & Dining+ Kitchen + Store + Puja Room + Balconies

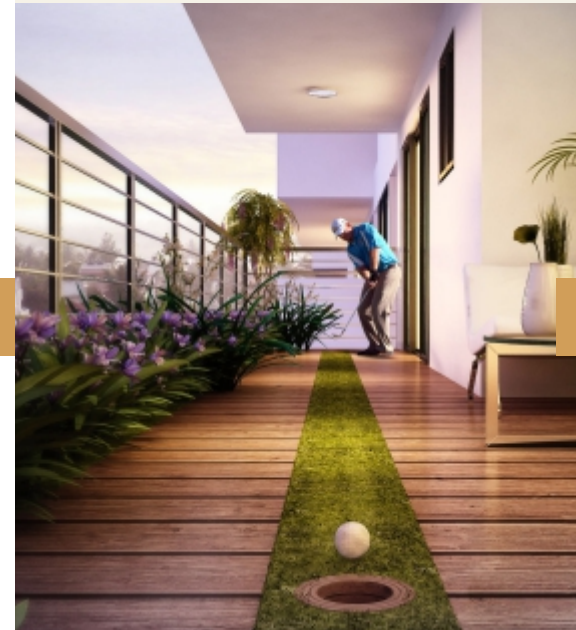
MASTER BEDROOM

The ultimate retreat. At Orvis Grand, we deeply understand this. Bedrooms are designed for maximum space efficiency for storage, sleeping and seating. Relax and kick your shoes off. It's the only way to enjoy the warmth of laminated wooden flooring.



BALCONIES AND VIEWS

In the evening, sit out, watch the stars, mountain views swirl your Riedel and sniff your Shiraz. In the morning, sit out, watch the sun rise, sip on your cappuccino and discuss world affairs. Time is yours. Spend it the way you like.



Technical Specification

BEDROOMS

Floors Laminated wooden flooring in master bedroom Vitrified tiles in other bedrooms
 Cupboards Complete wardrobe woodwork
 Walls Acrylic emulsion paint with good quality putty on walls
 Acrylic emulsion paint with texture paint on feature wall of master bedroom.
 Oil bound distemper with putty on ceiling
 Ceiling P.O.P work in designated areas

LIVING / DINNING

Floors Vitrified tiles
 Walls Acrylic emulsion paint with good quality putty on walls
 Texture paint on a wall
 Ceiling Oil bound distemper with putty on ceiling

KITCHEN

Floors Vitrified tiles
 Cupboards Modular woodwork with relevant accessories
 Walls and ceiling Selected Ceramic tiles up to 600mm (2 ft.) height above the counter and acrylic emulsion paint in balance area and oil bound distemper with putty on ceiling
 Counter Granite stone
 Sink Stainless steel sink, Kitchen sink mixer

COMMON CORRIDORS, LIFT AND STAIRS

Floors Stone / Vitrified tiles
 Railing Painted SS railing

BATHROOMS

Floors Anti skid tiles
 Walls and ceiling Selected ceramic tiles up to ceiling and oil bound distemper with putty in balance area.
 Fittings Luxury Sanitary Fixture (JAQUAR or equivalent)
 CP Fittings (GROHE or Equivalent)
 Looking Mirror, Provision For Geyser

BALCONIES

Floors Anti skid tiles
 Railing Painted SS railing

DOORS & WINDOWS

External UPVC doors & windows
 Internal Finished seasoned hardwood frames
 Flush / wooden doors and window shutters

ELECTRICALS

Modular Switches, Copper Electrical Wiring, Concealed PVC Conduits, MCBs, Provision for TV in Living / Dining / Bedrooms etc, Provision of DTH, Telephone Outlets in Living/Dining/ Bedrooms etc, Provision of High speed internet/ Wi Fi connection.
 Enabling work for Provision for ACs for bedrooms/living/dining

PLUMBING

SWR, PPR, PVC, UPVC, GI pipes of reputed makes.

EXTERIOR

Good quality weather resistant exterior paint or texture paint

Note: The builder is bound to execute work and provide material according to specification mentioned in annexure D of apartment buyer's agreement only. In case of unforeseen situations, there may be minor variation in the same.

KITCHEN

The exclusive Orvis Grand german made kitchens fully suitable for indian cooking, can turn any evening of family cooking into one of love and bonding. The kitchen becomes the homing ground and the cooking-a labour of love. It comes equipped with a sink, hob and chimney.



THE CLUB

Orvis Grand is self-contained for your rest and recreation needs. The fully-fitted gym comes along with spa facilities, swimming pool, indoor games and outdoor sports. On evening when you can, bring your friends to the barbeque pit or celebrate events at the banquet facility.

