

Symphony of Luxury, Opulence and Elegance

Outdoor Amenities

- Cricket Practice Nets
- Outdoor Gym
- Swimming Pool (Toddler & Adult)
- Kids Activity Area
- Sandpit for kids
- Multiple Seating Areas
- Skating Rink
- Party Lawn
- Rain Water Harvesting
- Walking / Jogging Area
- Grand Landscaping
- Solar Fencing
- CCTV Monitoring
- Multipurpose Courts
- Half Basketball Court



- G+5 Floors
- 17 Flats for Each
- 12000 Sqft Clubhouse
- 100% Vasthu
- East & West Facing Flats



Welcome to Merlion Orchids, where exceptional living meets timeless elegance. Our carefully curated selection of properties ensures that you find the perfect home to suit your unique lifestyle. Discover a world of comfort, luxury, and convenience as you explore our unparalleled real estate offerings.

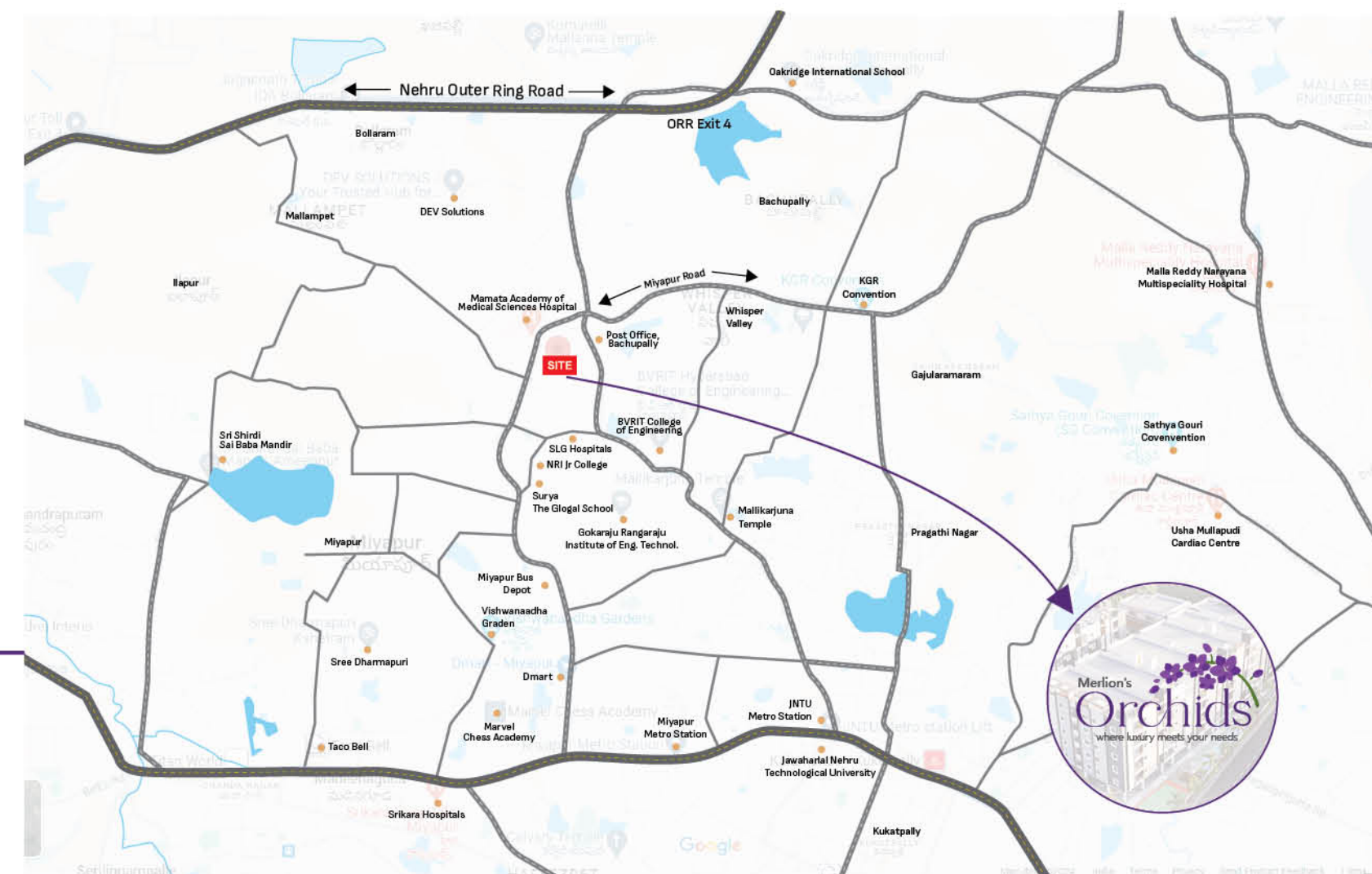


Fusion of Splendor, Decadence and Magnificence

The central and main feature of Merlion Orchids is its expansive club house with every amenity that you could possibly think of to fulfill your every whim. From mini theaters to gyms to guest rooms, you dream it, we have it.

Club Amenities

- Banquet Hall
- Reception & Waiting Lounge
- Indoor Gaming Area
- Gym
- Yoga/ Aerobics Deck
- Mini Theater
- Super market
- Guest Rooms



Location Map



Scan QR Code for Location

Proximity

- | | | | |
|---|---------|---|----------|
| Post Office | - 3min | Nehru Outer Ring Road Exit-4A | - 12min |
| SLG Hospitals | - 5min | Vishwanaadha Graden | - 13min |
| Mamata Academy of Medical Sciences Hospital | - 5min | Miyapur Metro Station | - 14 min |
| BVRRIT College of Engineering | - 6min | Oakridge International School | - 15min |
| NRI Jr College | - 8min | Marvel Chess Academy | - 16min |
| D-Mart Nizampet | - 8min | Srikara Hospitals | - 17min |
| Surya The Global School | - 8min | JNTU Metro Station | - 17min |
| Malikarjuna Temple | - 9min | Sathya Gouri Covenvention | - 20min |
| Gokaraju Rangaraju Institute of Eng. Technol. | - 10min | Jawaharlal Nehru Technological University | - 20min |
| Miyapur Bus Depot | - 10min | Usha Mulpudi Cardiac Centre | - 21min |
| D-Mart Miyapur | - 11min | Malla Reddy Narayana Multispeciality Hospital | - 24min |



A project by
Corporate Office: Plot No: 201First Floor, Gachibowli - Miyapur Rd, Indra Reddy Allwyn Colony, Hyderabad, Telangana 500049

Site Address: Sy No: 407, Merlion Orchids, Renuka Yellamma Colony, Opposite To Renuka Yellamma Temple, Bachupally, Hyderabad, T.S. - 500 090.

sales@merlion.com | merlionbuilders.com

Contact: **+91 9100003997,**
+91 8121809185.

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to make changes in the elevation, plans and specifications as deemed fit.



Congruence of sophistication Elegance and Distinction



Blend of Grandeur Affluence and Indulgence

More than just a home, Merlion Orchids is a sound investment opportunity. Its strategic location, combined with its exceptional design, positions it as a property with promising returns. Whether you're seeking a forever home or a smart investment, Merlion Orchids caters to both aspirations.



2 & 3 BHK Luxury Apartments
@Bachupally,Hyderabad.

kreadz 491 9999 11 99 00

Integration of Gracefulness, Tastefulness and Finesse Living

Elevate your living with Merlon Orchids, a pioneer in creating residential homes which surpass your every dream. We aim to create a house straight out of your fantasy, one which makes you smile every single day.



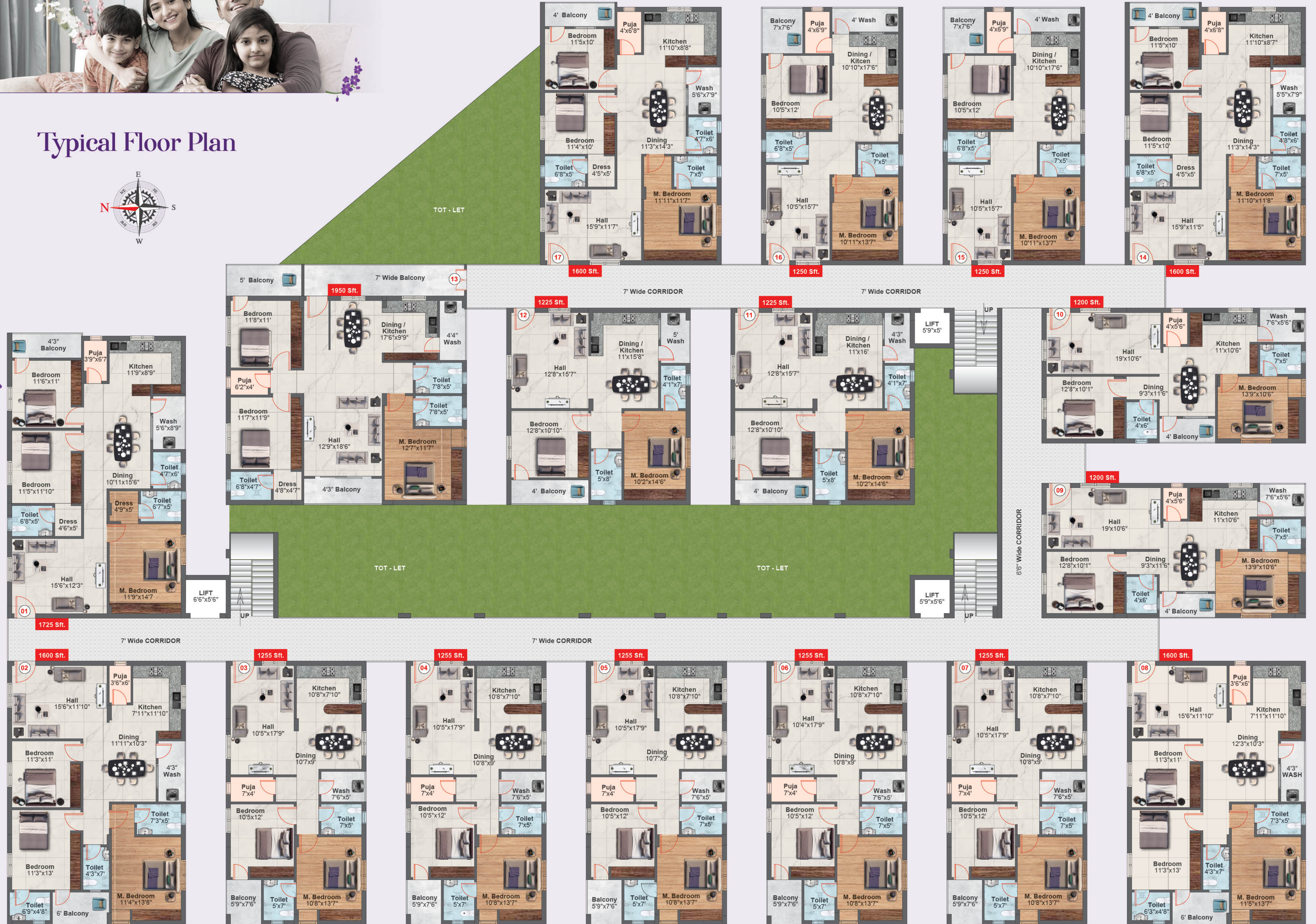
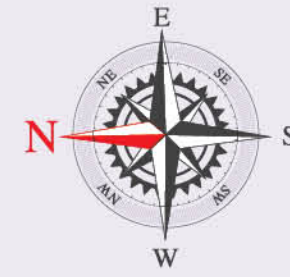
Area Statement

Flate No	01	02	03	04	05	06	07	08	09
Facing	West	East	East	East	East	East	East	East	East
Area in Sq. Ft	1725	1600	1255	1255	1255	1255	1600	1200	1200
Plinth area Sq. Ft	1347.6	1250	980.46	980.46	980.46	980.46	1250	937.5	937.5
Carpet area Sq. Ft	1138	1053	856	856	856	856	1053	845	845
Common area Sq. Ft	377.35	350	274.54	274.54	274.54	274.54	274.54	350	262.5
UDS Sq. Yds	67.49	62.57	49.08	49.08	49.08	49.08	62.57	46.93	46.93

Flate No	10	11	12	13	14	15	16	17
Facing	East	East	East	East	West	West	West	West
Area in Sq. Ft	1200	1225	1225	1950	1600	1250	1250	1600
Plinth area Sq. Ft	937.5	887.42	887.42	1523.43	1250	976.56	976.56	1250
Carpet area Sq. Ft	845	925	925	1825	1053	855.01	855.01	1053
Common area Sq. Ft	262.5	265	265	265	350	273.44	273.44	350
UDS Sq. Yds	46.93	47.90	47.90	76.32	62.57	48.88	48.88	62.57



Typical Floor Plan



Merlon Orchids stands as a testament to architectural brilliance, transcending the ordinary and redefining modern living. This exclusive residence is a captivating fusion of aesthetic sophistication and practical functionality, setting a new standard for the discerning homeowner.

SPECIFICATIONS

Structure:

RCC framed with earth-quake resistant loads.

Super Structure:

9" External walls x 4" Internal walls made with red bricks.

Water Proofing:

For all toilets, wash areas & terrace area.

Doors & Windows:

Teak wood frame with teak veneer shutter for main door, all frames of teakwood in bedroom. Internal door moulded flush doors, UPVC windows wherever possible.

Plumbing & Sanitary:

EWC of reputed make. Wash basins in dining area & master toilet of reputed make single lever fixtures with wall heater cum shower CPVC pipes for plumbing of premium make.

Kitchen:

Granite platform with stainless steel sink with provision for both municipal and bore water connection. With provision for fixing water purifier. Ceramic tile dado up to 2" height above kitchen platform provision for fixing exhaust fan or chimney.

Internet:

Provision for internet either with NNI network or with cable in the hall.

Electrical:

PVC insulated wires of premium make power outlets for geysers in all bathrooms, power plugs for cooking range, chimney refrigerator, microwave ovens and mixer/grinders in kitchen. Plug points for refrigerator and whatever else necessary. 3 Phase supply for each flat and individual meter boards. AC points in all bedrooms.

Flooring & Dado:

Flooring at lobbies and anti-skid vitrified tiles in common areas. 2x2 vitrified tiles in hall, dining and remaining glazed ceramic tile dado upto 6" height in all bathrooms of reputed brand.

Water Meter:

Individual water meter for each flat.

Painting:

Premium emulsion with putty finish for interior walls & ceiling of premium brand. Premium emulsion or emulsion with luppam of textured finish for exteriors, as per architectural specifications. Polish for main door & enamel paint for all other doors.

Cable TV:

Provision for cable connection in master bedroom and living room.

Solar Power Fencing:

Solar power fencing all around the compound.

Telecom:

Telephone point in living area.

Power Back-Up:

100% DG back-up for common areas and inside flats (fans and lights in all rooms) excluding ACs, geysers & 15 amp sockets.

Lift:

Automated lift of reputed make.

Note:

Registration charges, gst and any other taxes applicable as per government norms to be borne by customers only.