

Orbit

BY ISTA HOMES

EXCLUSIVE HOMES FOR A SELECT FEW – KONDAPUR

ISTA HOMES

RERA NO.: PO2400008650

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THE ESSENCE OF ART IN A HOME

ART'S TIMELESS LEGACY, A HOME ADORNED,
BEAUTY ENDURES, STORIES RETOLD,
BRIDGING PAST, PRESENT ENTWINED,
CULTURAL RICHNESS, IN SPACES DEFINED.
UNIQUE ELEMENTS, DESIGN UNFOLDS,
INSPIRES FUTURE MINDS, HEARTS BEHOLD.
NOT JUST AMENITIES, BUT SELECT FEW,
ART-FILLED HOMES, PRIDE RENEW.
HERITAGE CELEBRATED, JOURNEY UNFOLDS,
WHERE LESS IS MORE, IN STORIES TOLD.



LIVE

TIMELESS ART WEAVES THROUGH

IN

PARIS, WITH EIFFEL TOWER RISING

LIVING

SENTINEL OF CREATIVITY

ART

NOW, IT'S HYDERABAD'S TURN WITH ORBIT BY ISTA HOMES
@ KONDAPUR



ART IS PURE; IT RESONATES WITH A DISCERNING AUDIENCE.

ARTISTIC INSPIRATIONS AND CURATED ARCHITECTURE CREATE ELEGANT LANDSCAPES AND SIGNATURE FACADES. SPACIOUS UNIT DESIGNS ENSURE COMFORT FOR A SELECT FEW, OFFERING AN EXCEPTIONAL LIFESTYLE. HERE, LIFE IS ELEVATED THROUGH ARTISTRY, EMBODYING THE SPIRIT OF GREAT MASTERS.

WELCOME TO A VIBRANT ARTIST COMMUNITY—LET'S CREATE A GRAND MURAL OF CREATIVITY TOGETHER.

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ARTFUL LUXURY ALL AROUND

IMMERSE YOURSELF IN WELL-DESIGNED COMMON SPACES THAT REFLECT A CONNOISSEUR'S LIFESTYLE. EACH EXTRAORDINARY AREA INSPIRES PRIDE, TRANSFORMING EVERYDAY MOMENTS INTO ELEVATED EXPERIENCES. THESE SPACES ARE NOT JUST COMMON; THEY ELEVATE YOUR LIVING ENVIRONMENT. HERE, LUXURY IS WOVEN INTO THE FABRIC OF COMMUNITY LIFE.

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ART WITHOUT LIMITS FOR A PRIVILEGED FEW

LIMITED COLLECTION:
60 RESIDENCES IN A GATED COMMUNITY
MONO TOWER CONFIGURATION:
2 BASEMENTS, STILT, PLUS **12** FLOORS
3 BHK UNITS -1900+/-Sft.'s
GHMC APPROVED PROJECT

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Safety & Security

24/7 Security Services
Surveillance cameras
Smart Entry & **Exist** system

OPULENT FEATURES

Grand Atrium
Double-Height Reception
& Lift Lobby
Running Balcony
Shower cubicle in the MB toilet
False ceiling with lights*
Centralised Gas Supply
Covered Car Parking
EV Charging Station
Kids play area
Skating Rink
Walking track
Outdoor seating Decks
Elders' Seating Zones
Signature **Landscape**
Vaastu Complaint Units
Accessible Ramps at All Entrances
100% Power Backup for All Apartments
Smart Lock for Main Door
STP for Landscaping and Flushing

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LIVE IN LUXURY

EXPERIENCE THE PINNACLE OF LEISURE AND LUXURY,

WHERE ELEGANT SPACES AND TOP-TIER AMENITIES

CREATE A SANCTUARY OF COMFORT.
LIVE IN A COMMUNITY DESIGNED
FOR ULTIMATE RELAXATION AND REFINED LIVING







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LIFE IS PLAYFULL

ENJOY VIBRANT OUTDOOR SPACES WITH SIGNATURE

— WITH SECURE PLAY AREAS WHERE KIDS CAN EXPLORE,

HAVE FUN, AND CONNECT WITH NATURE.

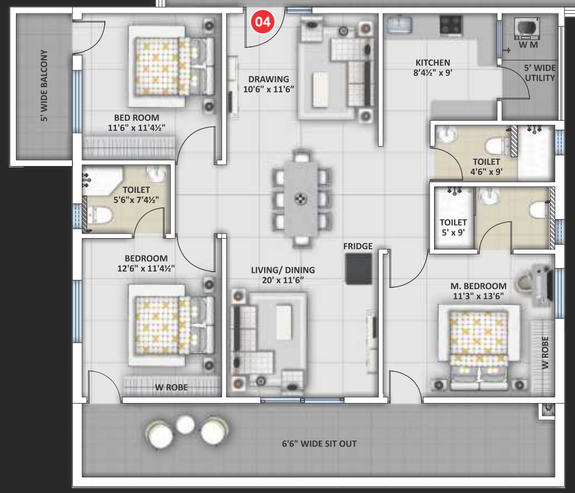
3BHK | **West** Facing | **1961**SFT.



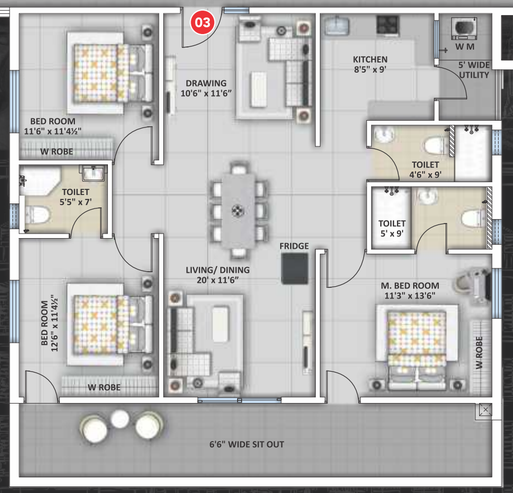


3BHK | **West** Facing | **1939**SFT.





3BHK | **East** Facing | **1948** SFT.



3BHK | **East** Facing | **1870** SFT.



3BHK | **East** Facing | **1929** SFT.

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TYPICAL FLOOR PLAN



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SPECIFICATIONS

Structure
- RCC Framed Structure.

Superstructure
- AAC blocks/cement Solid blocks/Clay brick.

Internal
- Double coat cement Plastering of 18mm thick finished with putty.

JOINERY WORKS:-

Main Door
- Having Teak wood frame with shutter or Engineered / Designer door (with standard hardware).

Internal Doors
- Flush Door/Engineered Door.

Windows
- UPVC sliding windows with mosquito mesh.

PAINTING

Internal
- Two coats of Premium quality plastic emulsion paint.

External
- Premium quality plastic emulsion painting.

Parking Area
- Oil bound distemper.

FLOORING

Dining & Living
- Double charged vitrified tiles /Glazed vitrified tiles.

Master bedroom
- Double charged vitrified tiles /Glazed vitrified tiles.

Kitchen
- Double charged vitrified tiles /Glazed vitrified tiles.

Toilets
- Best quality Anti-skid tiles.

Parking
- Cement based Designer tile Flooring / VDF.

Staircase
- 18 mm thick Granite Flooring as per design.

CLADDING & DADOING:-

Internal walls

Toilets
- Glazed vitrified tiles.

Kitchen
- Ceramic tiles dado as per design above kitchen platform upto 2 ft.

Utility /Wash
- Glazed ceramic tiles dado upto parapet wall.

KITCHEN PLATFORM
- Granite platform with stainless steel sink with bore & municipal water connection.

TOILET
- Wall mount water closets with flush tank .
  Hot and Cold water mixer with shower.

ELECTRICAL
- Power outlets for A/C in halls, drawing, living& Bedrooms along with copper piping.
- Power outlets for geysers in all bathrooms.
- Power plug for cooking range chimney, refrigerator, micro oven, mixer grinders in kitchen.
- 3 Phase supply for each unit and individual meter boards Miniature Circuit breakers.
- (MCB) for each distribution board.
- WIRING:-Finolex/ Havells/ RR.
- SWITCHES:- Legrand switches.

TELEPHONE
- Telephone provision in living room.
- Intercom facility to all the units connecting security.

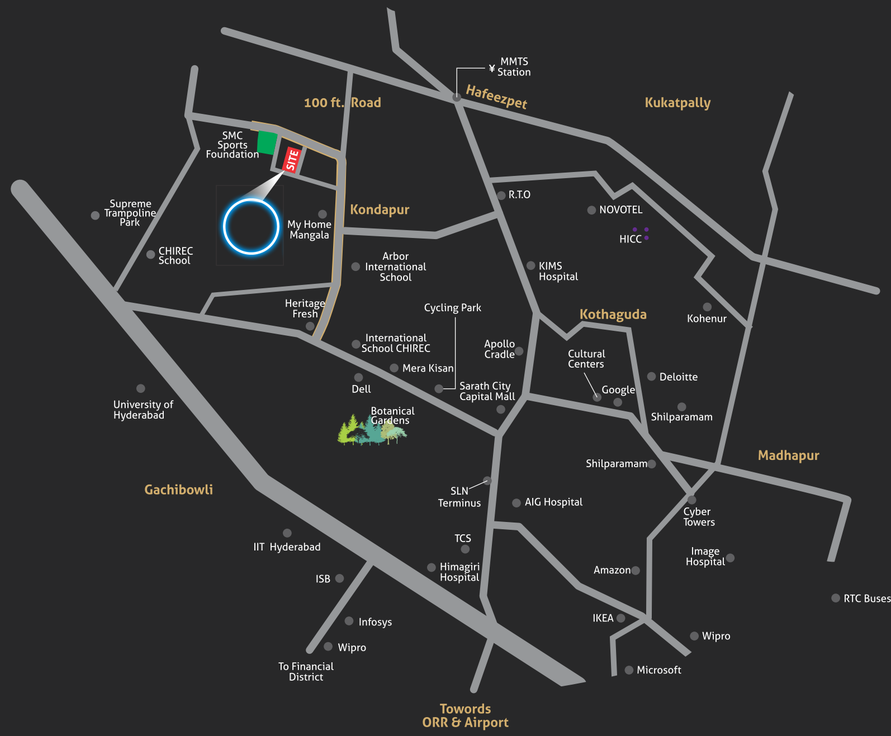
CABLE T.V
- Cable provision in all bedroom and Living room.

LIFTS
- Fully Automated, V3F technology.

GENERATOR
- 100% power backup.

PARKING
- Three level covered parking; entire parking is well designed to suit the number of car parks required, parking signages at required places to ease of driving.

LOCATION PLAN (NOT TO SCALE)



A LIFE IN SYNC:

ENJOY UNMATCHED ACCESS TO CITY ESSENTIALS!

Accessibility/ Transportation

- MMTS
- Metro
- RTC Buses
- Airport (ORR).

Education

- CHIREC School
- Arbor School
- Jain Heritage School
- Hyderabad University (UoH)
- ISB
- IIIT
- NIFT
- Sancta Maria International School

Lifestyle / Recreation

- Kohenur
- IKEA
- Shilparamam
- Cultural centers and more.
- Cycling park
- Radisson Blu Hotel
- Le Meridien Hotel
- Trident Hotel
- Sarath City Capital Mall
- Ratnadeep
- Heritage Fresh
- Botanical Gardens
- Pala Pitta

Healthcare

- Apollo Cradle
- AIG
- Pace
- Citizen
- Continental
- Century
- Rainbow,
- KIMS
- Care
- Max vision and others.

Office / Work Spaces

- Financial District
- TCS
- Microsoft
- Wipro
- Infosys
- ICICI
- Dell
- Amazon
- Deloitte
- Wells Fargo etc.

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Corporate Office

201, Plot No. 545, Road No. 11,
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Site address

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Site QR Code | Web QR Code | Brochure QR Code

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

Architecture

PR ASSOCIATES

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Project financed by mortgaged to Bajaj Housing Finance Ltd

No objection certificate / permission to Mortgage from Bajaj Housing Finance Limited will be provided for sale of flats