



ORCHIDI
Calisto

2 & 3 BHK Luxurious Apartments

A LIFE FULL OF HAPPINESS!

Orchid Calisto brings forth an elegant, lifestyle project at a prime, convenient and a lush green location.

One look at the layout of the campus & you know the homes are spacious inside out. With just 3 towers, an overall sense of open space is a welcome change from the otherwise congested planning seen elsewhere.

Planned such that it offers an ideal living space to its residents, the well planned and airy 2 & 3 BHK Apartments with a premium look and feel are a class apart.





A PRIME LOCATION
ELEGANT ELEVATION
PREMIUM FINISH & FIXTURES
SPACIOUS INSIDE-OUT

Located off **Sama Savli Road**, it offers a pure residential campus thus offering exclusivity to the residents. This project is an offering from the **Orchid Group** who are a well experienced and committed team of real estate developers with numerous successful projects in this part of Vadodara. You are assured of a home with a good quality finish, premium branded fittings and fixtures, spacious interiors, and timely completion.

Orchid Calisto shall offer a rich lifestyle for you and your family today & forever !



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VALUE ADDITIONS

Each apartment complex comes with facilities like an elegant entrance lobby with waiting lounge, allotted car parking & much more. There is landscaping and beautification features all around the campus.

A perfect setting that shall transform the lives of its residents and provide a refreshing change to your lifestyle!



VALUE ADDED AMENITIES INCLUDE:

- Allotted Car parking
- CCTV camera in common areas
- Intercom Facility
- Exclusive decorative waiting lounge for each tower
- R.O. System for each flat
- Decorative entrance gate & compound wall
- Automatic standard elevators
- Power back-up for common areas utility
- Underground cabling for wire free campus
- 24 hours water supply with U.G. tank and O.H. tank with sensor
- Anti-termite treatment
- Heat and water proofing treatment on the terrace
- Individual name plates at ground floor
- Round the clock security





THE COMPREHENSIVE LEISURE AMENITIES INCLUDE:

PREMIUM AMENITIES



Landscaped Garden / Party Lawn



AC Indoor Games Hall



Terrace Open Air Lounge



AC Fitness Studio / Gym



AC Banquet Hall / Multipurpose Hall / A.V. Room



Children's Play Area

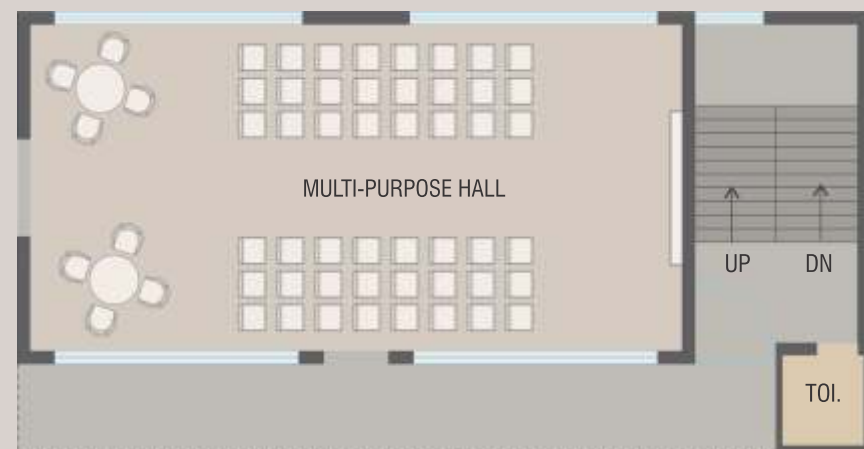


Covered Seating (Gazebo)

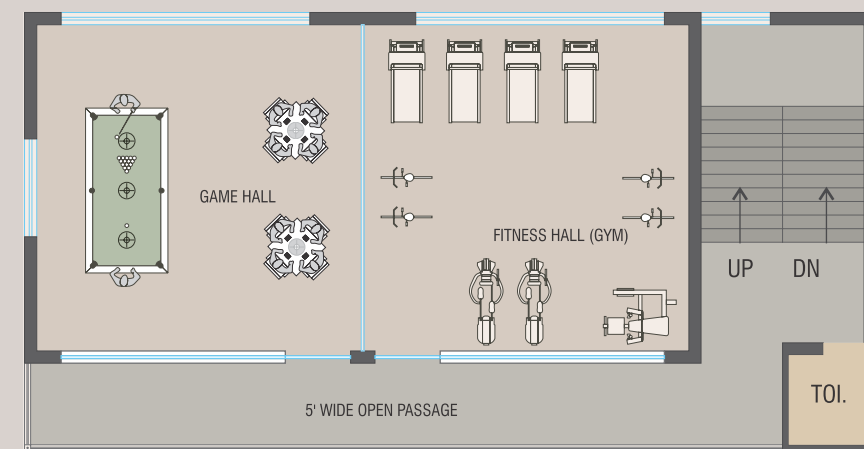


Outdoor Seating

CLUB HOUSE PLAN



Ground Floor

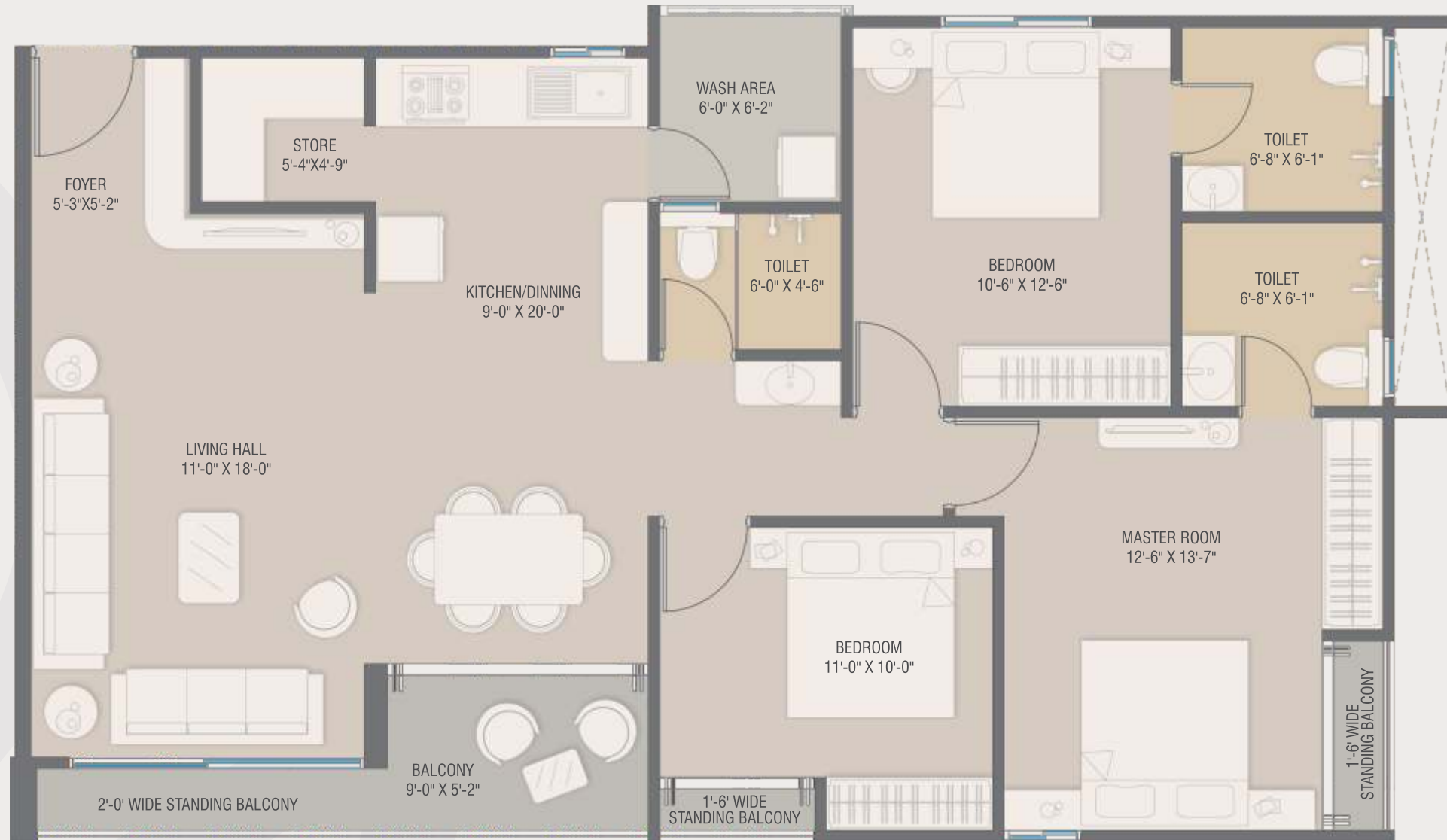
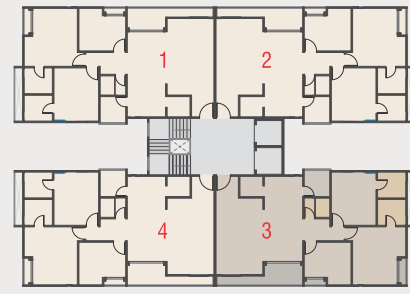


First Floor



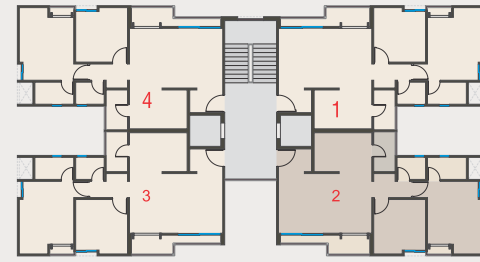


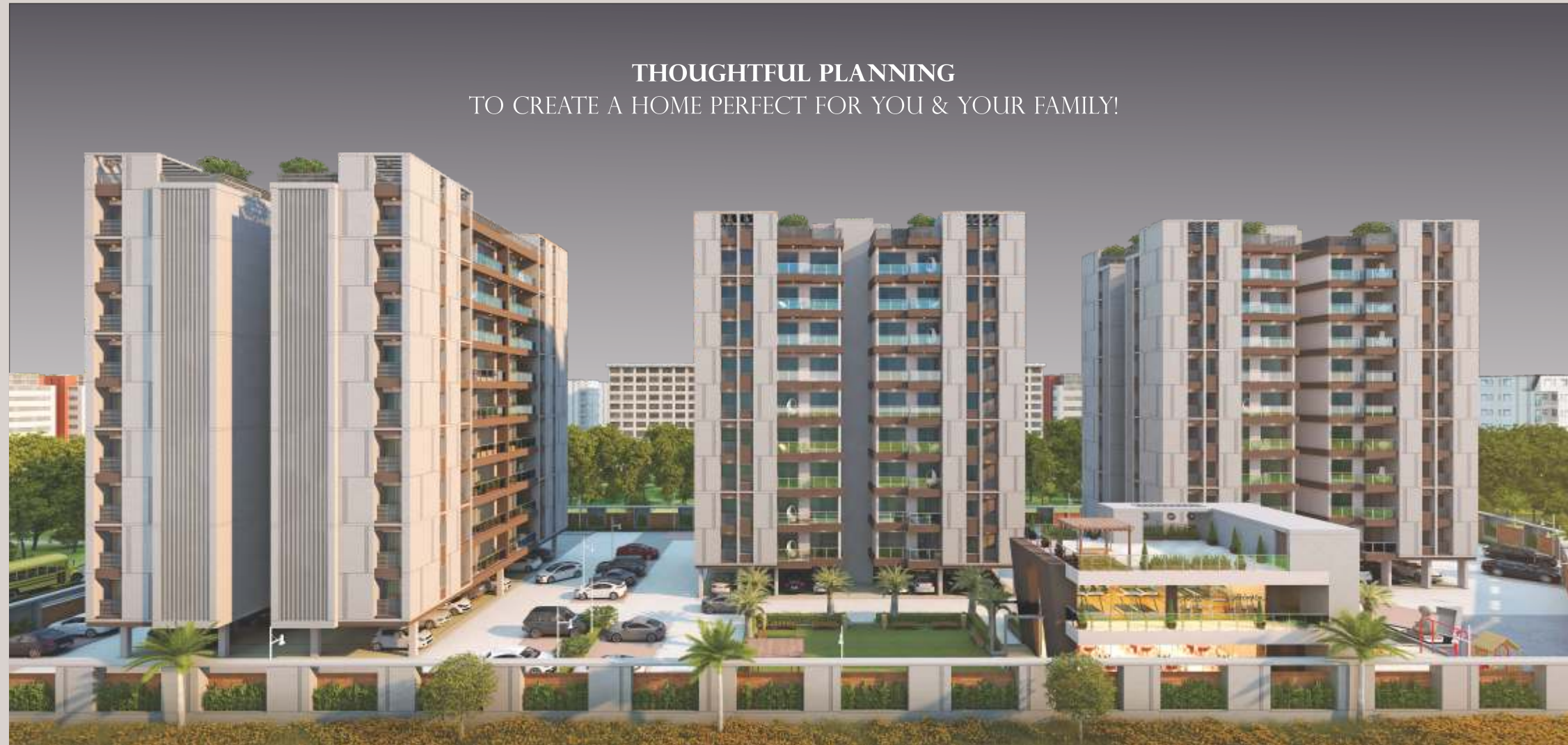
3 BHK FLOOR PLAN TOWER A





2 BHK FLOOR PLAN TOWER B & C





THOUGHTFUL PLANNING
TO CREATE A HOME PERFECT FOR YOU & YOUR FAMILY!

SPECIFICATIONS

Structure: Well designed RCC frame structure as per structural engineer's design

Flooring: Vitrified flooring in living, dining, kitchen and all bedrooms.

Kitchen: Exclusive Granite platform with SS kitchen sink and designer tiles from flooring to ceiling level. Provision for exhaust fan. Ceramic tiles dado and kotastone / anti-skid flooring for wash area.

Bathrooms: Designer wall tiles and anti-skid ceramic tiles flooring. Standard quality CP fittings & vessels. Granite counter with ceramic basin. Powder coated aluminium ventilation.

Plumbing: Systematic wall concealed CPVC/UPVC plumbing as per plumbing consultant's design

Doors: Decorative main door with standard safety lock and fittings. All other internal doors are flush doors with laminates.

Windows: Powder coated Aluminum section windows with mosquito net and safety grills

Electrification: Concealed copper ISI wiring & branded modular switches. Sufficient electrical points in all rooms. TV, telephone points in living room & master bedroom. MCB in main distribution board.

Finishing: Internal smooth finish plaster with putty & primer on internal walls, External waterproof plaster with texture paint.

KEY PLAN



Key Distances:

Airport	4 Kms.
Railway Station	7 Kms.
Bus Stand	1 Kms.
Bank	0.3 Kms.
School	0.5 Kms.
Hospital	0.5 Kms.
Restaurant	0.3 Kms.
Express Highway	1 Kms.



Payment Terms:

Booking 20% | Plinth 8% | 2nd Slab 8% | 4th Slab 8% | 6th Slab 8% | 8th Slab 8% | 10th Slab 8% | 12th Slab 8% | 13th Slab 4% | Plaster 10% | Flooring 5% | Before Possession 5%

Notes: • Possession will be given after one month of settlement of all accounts. • Documentation charges, stamp duty, service tax/GST, MGVCCL connection charges, & common maintenance charges will be extra. • Any new central/state government taxes, if applicable shall have to be borne by the clients. • Extra work shall be executed only after making full payment in advance. • Continues default in payment leads to cancellation. • Developers shall have the right to change the plan, elevation, specifications or any details, which shall be binding to all. • In case of delay in water supply, light connection, drainage work by authority, the developers will not be responsible. • Refund in case of cancellation will be made within 30 days from the date of booking of same unit by a new client, administrative charges of Rs. 20,000/- and the amount of extra work (if any) will be deducted from refund amount. • Terrace rights, future FSI rights will be exclusively be with the developers only. • External elevation change are strictly not allowed. • Outdoor AC Unit will be fitted as per provision provided in the designated place by the architect. • Any plans, specification or information in this brochure cannot form part of an offer, a contract or an agreement. This brochure shall not be treated as a legal document, it is only for visual depiction and information of the project.

A Project by



Developers:
CALISTO ENTERPRISE

📍 Site: Orchid Calisto,
Behind Lilleria Apartments, Opp. Lotus Aura,
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space plus
Architecture • Planning • Interiors

Structural Consultant:
Ashok Shah & Associates

:Member of:
CREDAI VADODARA
AFFILIATED TO CREDAI-GUJARAT & CREDAI INDIA