



ORBIS

by *Swaran*
RAGA

A New Orbit of Luxury





Swaran Raga brings to life the dream of owning a luxurious home to those who aspire for a high standard of living! We invite you for a joyful and memorable experience with us...

DEVELOPING HOMES,
BUILDING LIFESTYLES.

ORBIS

Bespoke villas in the sky, rising 19 storeys near 75 Mtr. Ring Road, Bhayli-Sevasi TP24. This landmark redefines urban living as a sanctuary of peace, prestige, and panoramic views.



Mansion
Living,
Elevated.



Designed to Inspire

A MASTERPIECE BY **ARK REZA KABUL ARCHITECTS**

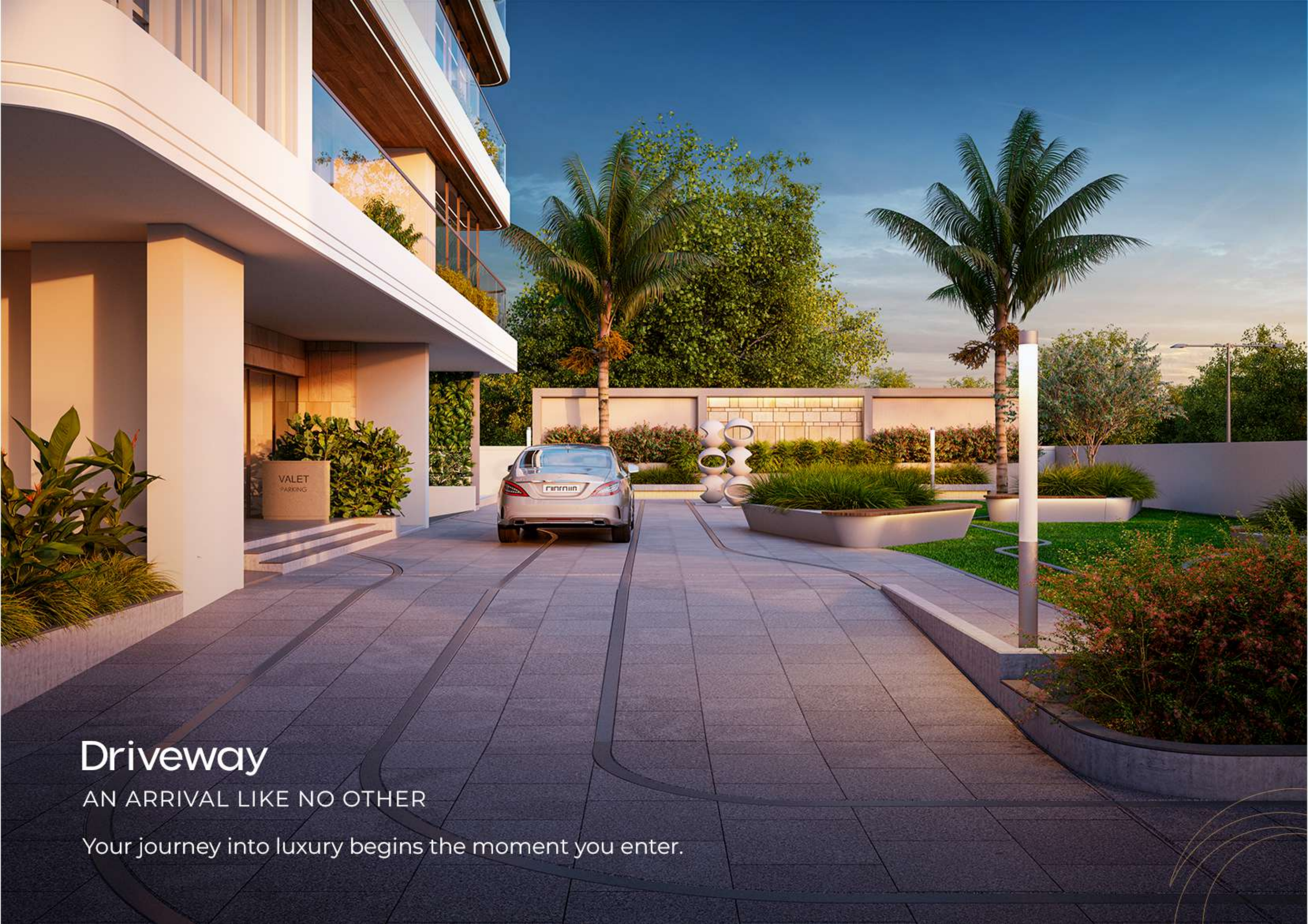
Visionary architect Reza Kabul brings ORBIS to life a supreme living sculpture that blends aesthetic brilliance with functional elegance, making it both a home and a hallmark.





Thoughtfully Designed, Beautifully Elevated.

Each curve whispers elevated living, framing your new horizon. A bold statement of refined taste, gracing the Vadodara skyline.



Driveway

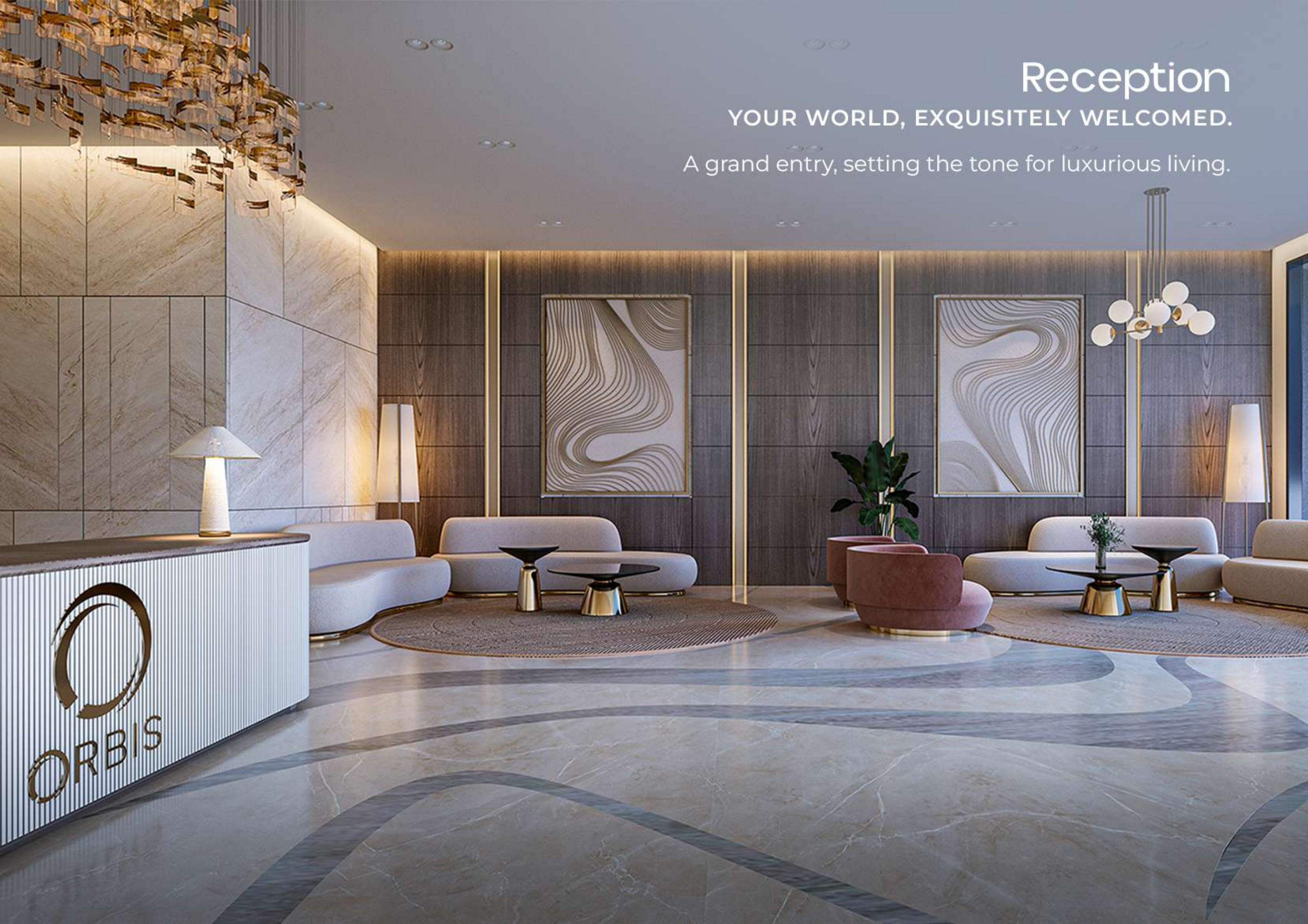
AN ARRIVAL LIKE NO OTHER

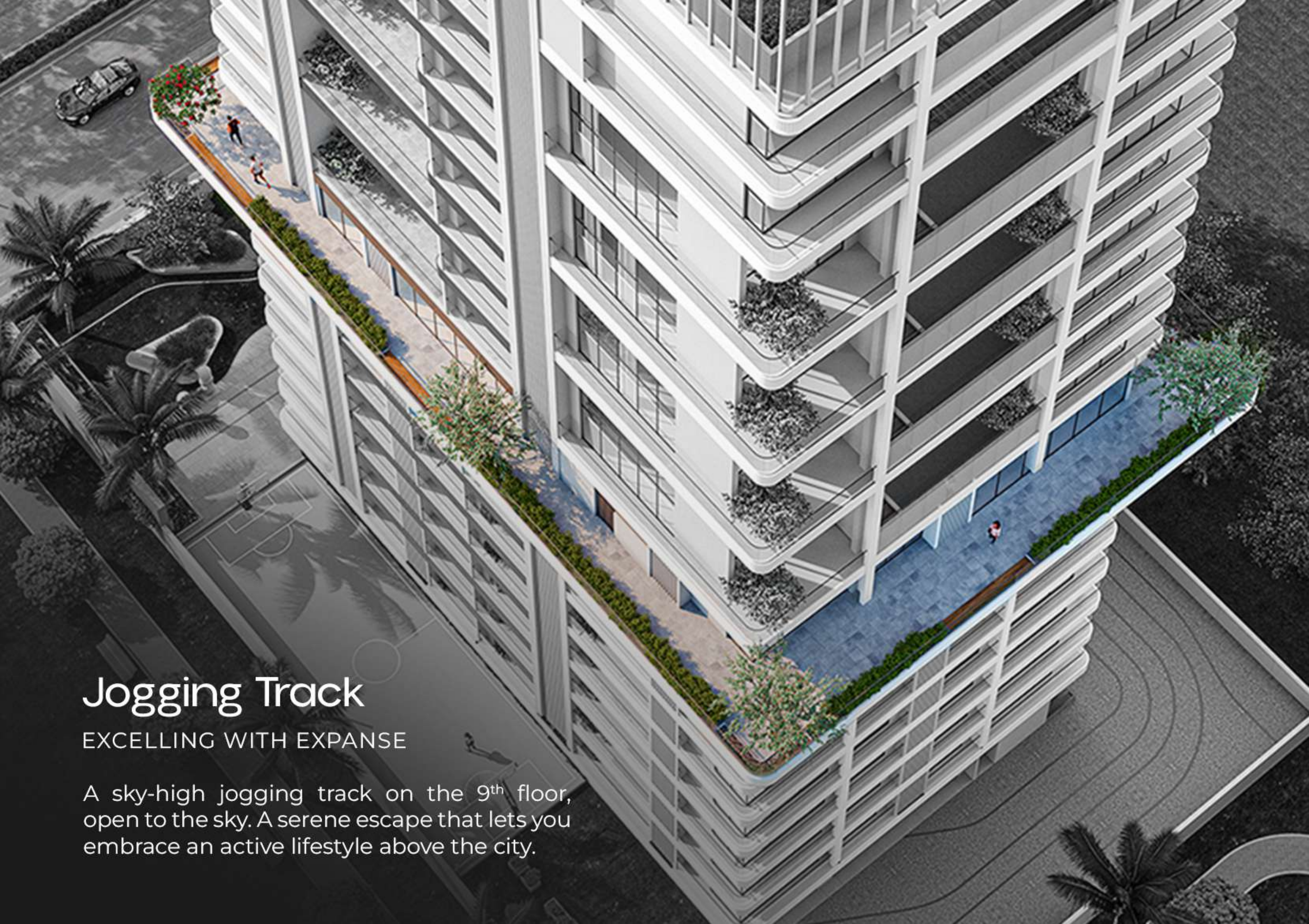
Your journey into luxury begins the moment you enter.

Reception

YOUR WORLD, EXQUISITELY WELCOMED.

A grand entry, setting the tone for luxurious living.



An aerial, isometric architectural rendering of a modern high-rise building. The building features a prominent sky-high jogging track on its 9th floor, which is open to the sky. The track is a light-colored path with a low railing, winding around the building's perimeter. Several people are shown jogging on the track. The building has a white facade with large windows and balconies. Some balconies have small plants or trees. The surrounding area includes a parking lot with a car, a basketball court, and some palm trees. The overall scene is bright and clear, suggesting a sunny day.

Jogging Track

EXCELLING WITH EXPANSE

A sky-high jogging track on the 9th floor, open to the sky. A serene escape that lets you embrace an active lifestyle above the city.

Amenities

EVERY DESIRE,
METICULOUSLY MET.

A world of indulgence on the
9th floor. Curated for your
ultimate comfort and leisure.



Golf Simulator



Toddler Zone



Cards Room



Cafe



Theatre



Sauna



Yoga Room



Spa



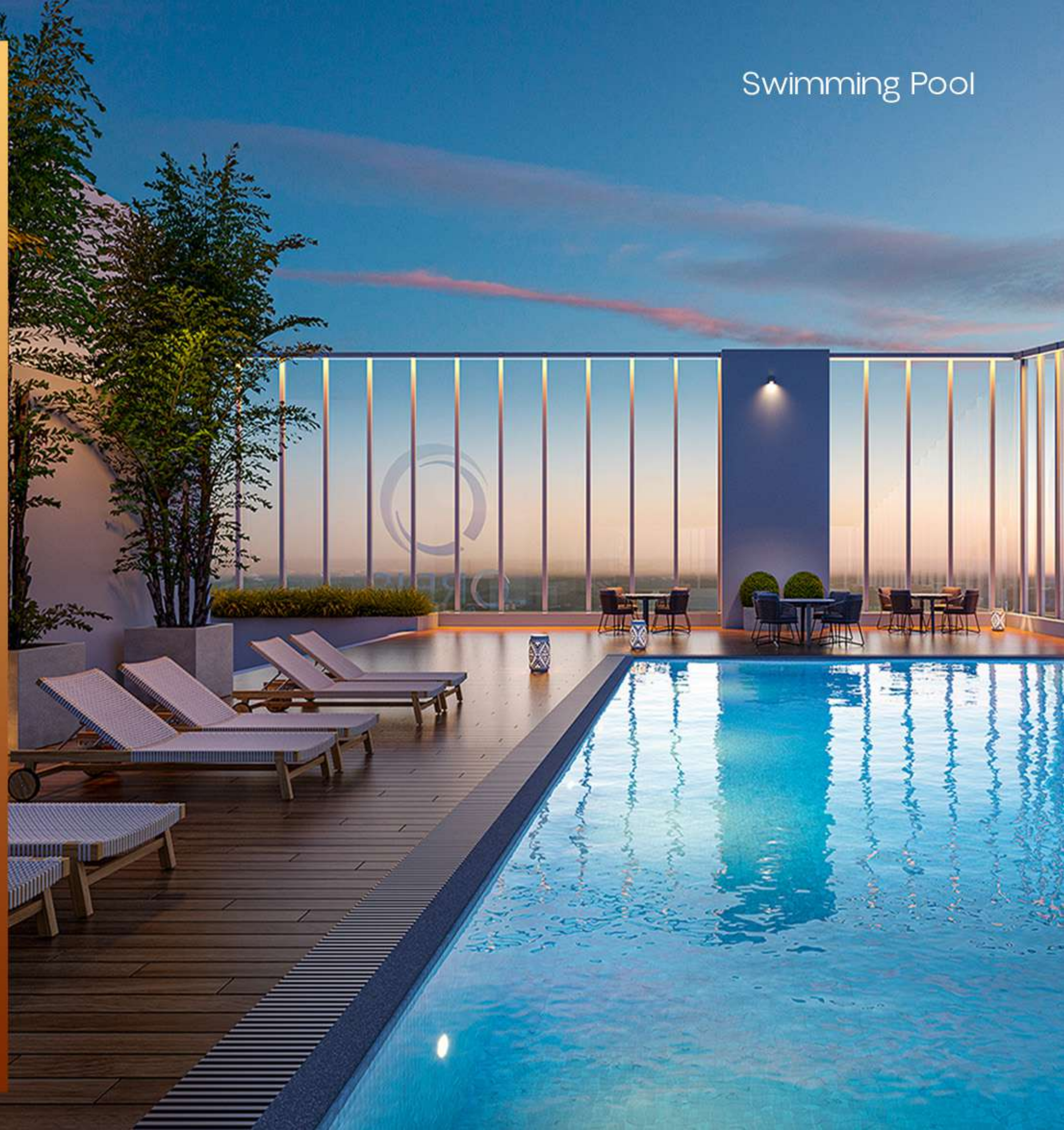
Steam



Swimming Pool

Skyline Pool

An escape above it all.
Our skyline pool on the 20th floor is
the perfect place for a serene dip
and breathtaking views.





Sky Lounge

Designed to Delight

A DESIGN STATEMENT BY USINE STUDIO

Renowned interior consultants **Yatin and Jiten** of Usine Studio shaped ORBIS interiors into timeless spaces, where elegance meets everyday living, and luxury feels like home.



A LIFE OF EFFORTLESS ELEGANCE

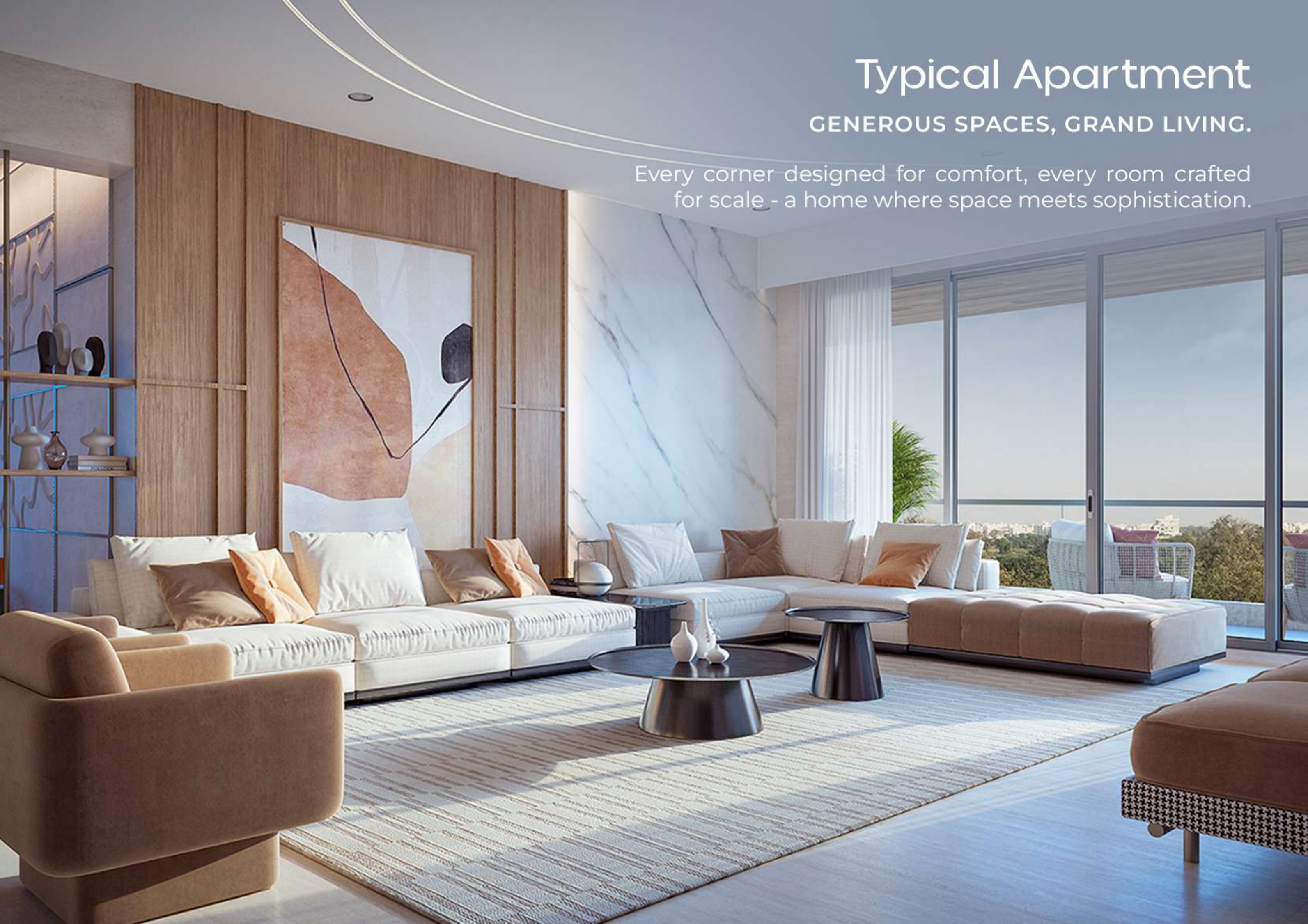
A home where every breath feels like a homecoming. These are spaces flowing with natural light and effortless elegance. Curated for life's finest moments.



Typical Apartment

GENEROUS SPACES, GRAND LIVING.

Every corner designed for comfort, every room crafted for scale - a home where space meets sophistication.



Sky Villa

PRIVATE POOL, DOUBLE-HEIGHT
LIVING, TWO LEVELS OF GRANDEUR.

Enjoy family time, intimate dinner parties, or large soirees - your living room doesn't end, it just flows into expansive outdoor spaces.

Sky Mansion

ONE LEVEL, SKY-HIGH SERENITY.



A rare single-level residence with soaring 14-foot ceiling and a private pool - redefining grandeur in Vadodara.



Master Bedroom

YOUR CORNER FOR BESPOKE BLISS

A modern home office interior. On the left is a tall wooden shelving unit with various decorative items. The back wall is covered in vertical wood slats and features a framed abstract painting and a small vase of flowers. In the center is a white desk with a computer monitor and two modern chairs. To the right is a large glass wall that looks out onto another room with blue armchairs. The floor is made of large, polished tiles.

Home Office

A SPACE TO STRATEGIZE & THRIVE



Signature Kitchen

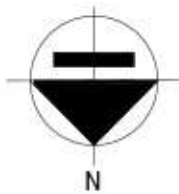
AN EPITOME OF EASE & CONVENIENCE

FLOOR PLANS

GROUND FLOOR



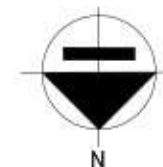
NORTH



TYPICAL APARTMENT (FLOOR 1 TO 8)

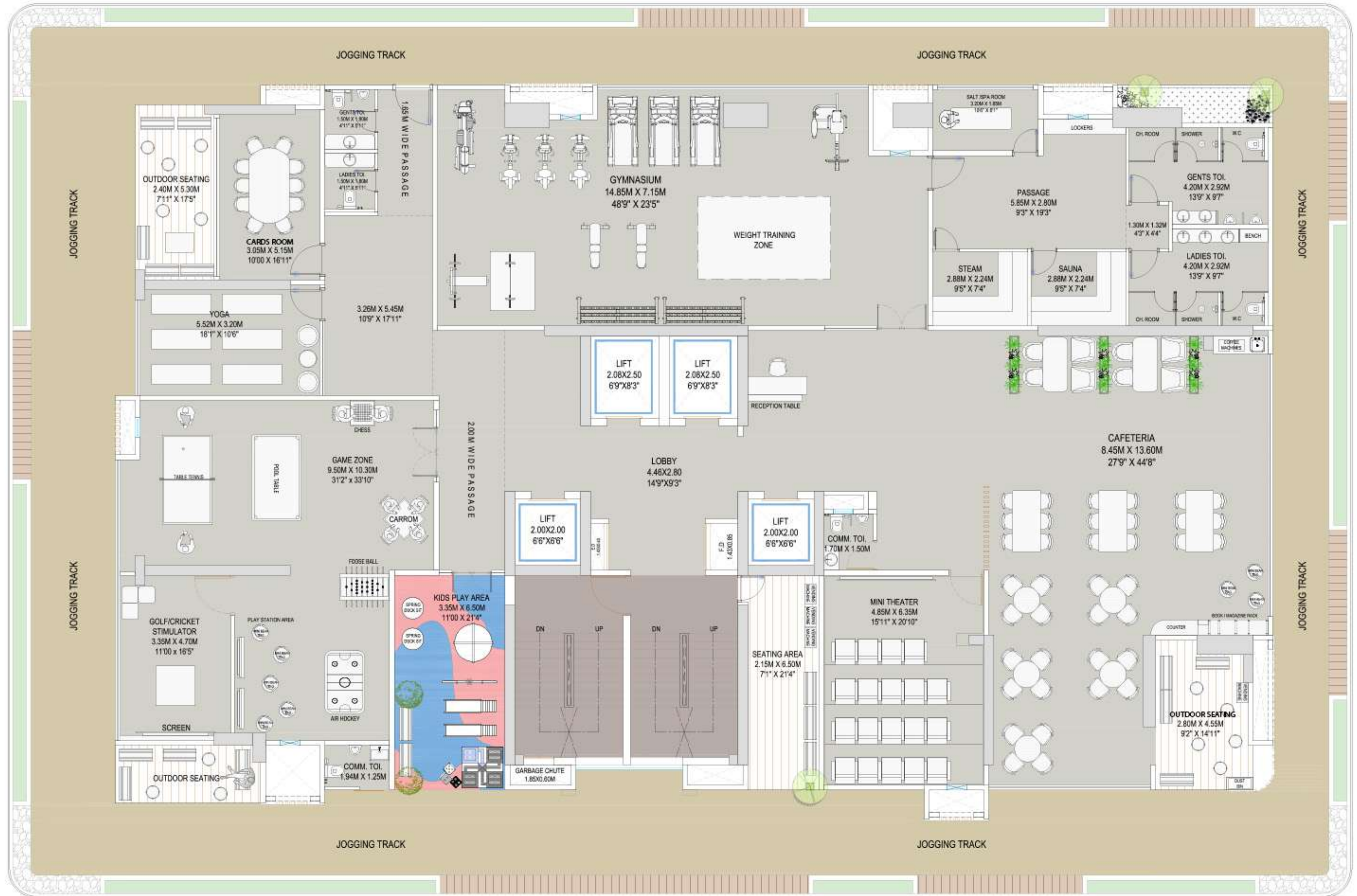


Rera Carpet Area : 2802 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 501 sq ft
 Total Area : 3303 sq ft
 SBA : 6175 sq ft

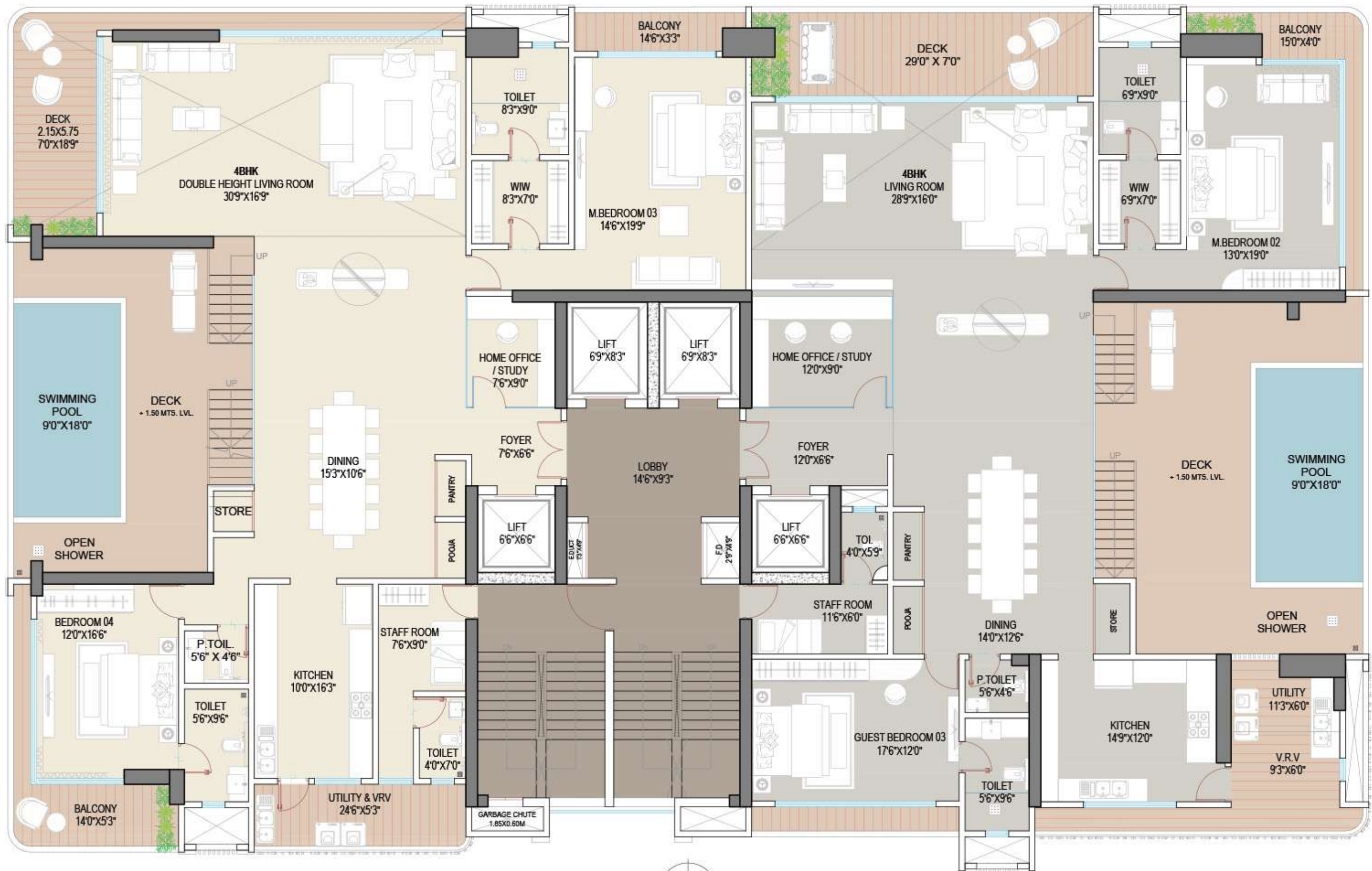


Rera Carpet Area : 2809 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 636 sq ft
 Total Area : 3445 sq ft
 SBA : 6450 sq ft

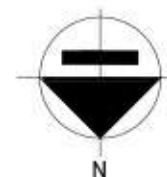
9TH FLOOR - AMENITIES



SKY VILLA LOWER FLOOR (FLOOR 10 -17)

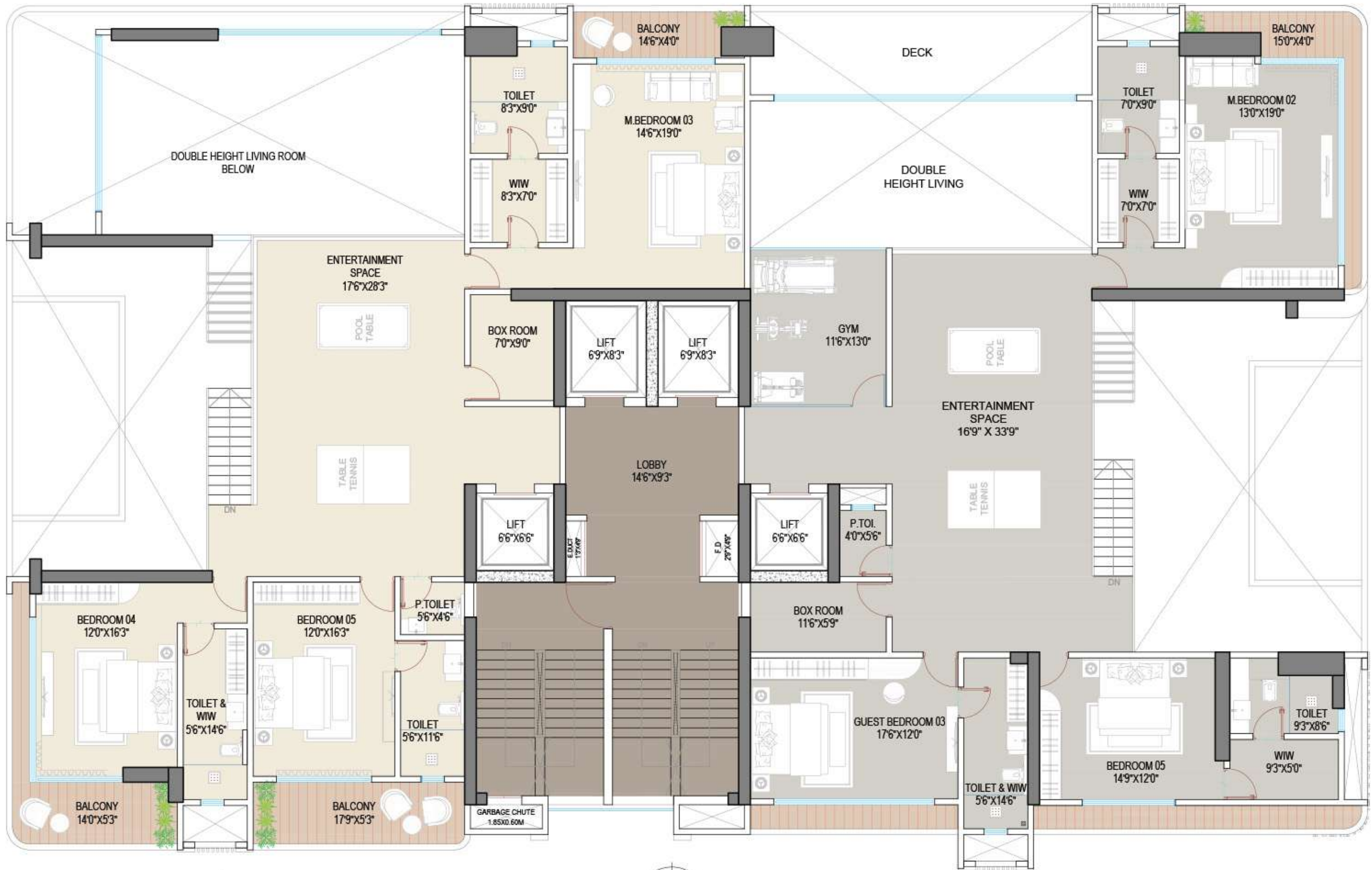


Rera Carpet Area : 4050 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1296 sq ft
 Total Area : 5346 sq ft
 SBA : 10050 sq ft

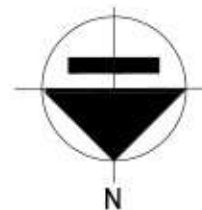


Rera Carpet Area : 4165 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1495 sq ft
 Total Area : 5660 sq ft
 SBA : 10600 sq ft

SKY VILLA UPPER FLOOR (FLOOR 10 -17)

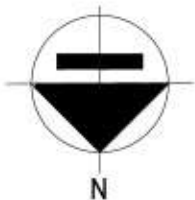


Rera Carpet Area : 4050 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1296 sq ft
 Total Area : 5346 sq ft
 SBA : 10050 sq ft



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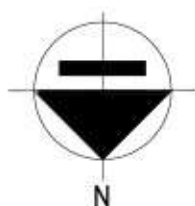
SKY MANSION (FLOOR 18-19)



Rera Carpet Area : 5345 sq ft
Balconies / Private Foyer / Architectural Projections / etc. 1443 sq ft

Total Area : 6788 sq ft
SBA : 12700 sq ft

20TH FLOOR - SKY LOUNGE



SPECIFICATIONS

General

- Earthquake Resistant RCC Framed Structure
- Light Concrete block construction
- 2 private passenger Elevators that opens into apartment with multi-layered security
- 2 Shared Service Elevators
- Double Basement Parking
- Battery Charging points for electric vehicles in basement
- Garbage Chute on each floor for garbage disposal
- Central Water Softening Plan
- Rain Water Harvesting

Technology

- Centralized TV and internet distribution with a reputed service provider
- Common Area Wi-Fi connectivity
- All monthly contracts at client's cost
- Video Door Phones

External Security

- 24-hour manned security
- CCTV at strategic points for surveillance – Reception, lobby ramp, basements and building perimeter
- Visitor management with access control at gate and lobby levels

Generator Backup

- 100% power back-up for all common areas and services

Fire Safety

- Fire sprinkler system in all apartments and common areas
- Smoke detectors in all apartments and common areas
- Fire hydrant system in common areas
- Manual call points with hooters near staircase landing on all floors

Common Area and Facade

- Natural premium stone flooring in service lift & lobby
- Cobble paved / stone paved internal vehicular road
- Weatherproof textured paint on all external surfaces
- Internal 2.4 m flush doors provided
- High quality powder coated aluminium sliding windows with toughened glass and mosquito mesh provision

Apartment General

- Foyer, Living, Family, Dining flooring in Premium Marble
- Master Bedroom in Laminated Wood flooring
- Other areas in vitrified tiles

Apartment Finishes

- Internal walls finished with Putty / Primer finish

Kitchen and Utility

- Natural / Artificial Premium Marble platform with Quartz sink
- Designer ceramic tiles above the kitchen platform up to 2 ft.

Bathrooms

- Toto or equivalent made sanitary fixtures.
- Grohe or equivalent make chrome plated fittings.
- Concealed flush tanks
- Designer Ceramic Tiles in all washrooms
- Natural / Artificial Stone Counter for basins

AC and Electricals

- Refrigerant piping for high wall VRV/VRF AC
- Modular switches – Norasys/Schneider or equivalent
- Fire resistant electrical wiring – Apar/RR Kabel/Finolex/equivalent
- Ample power outlets with concealed wiring and PVC insulated copper wires
- TV points in Living Room
- Strategic internet point in living area for Wi-Fi connectivity

The Center of Your World

Enjoy a life of unparalleled convenience,
with everything you need just minutes away.



WORK

Nilamber Corporate Park
Uban 2
Nilamber Triumph
Sears Towers
Ananta Stallion
Raama Even

LEARN

Navrachana International School
Navrachana University
Nalanda International School

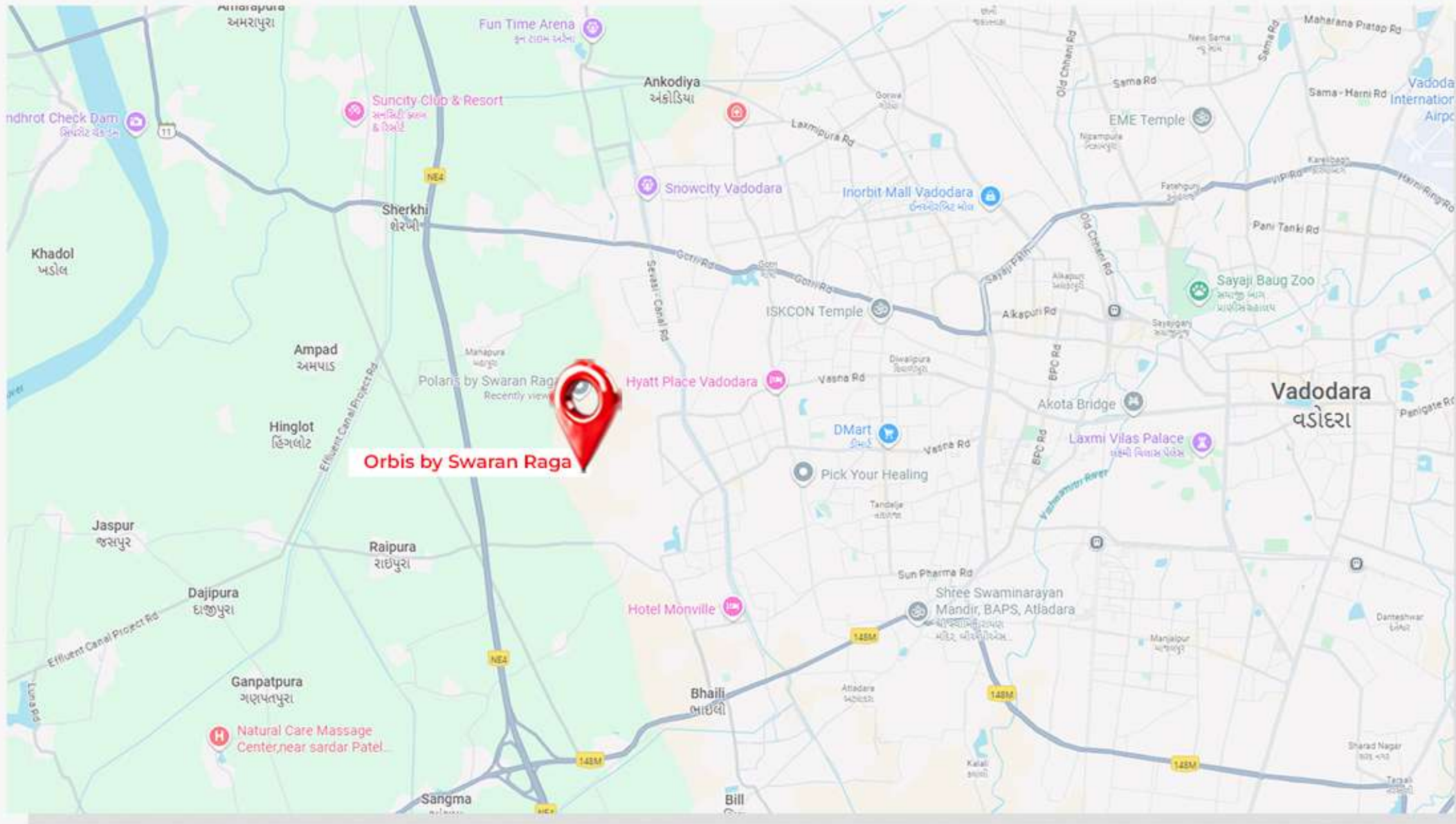
CARE

Sterling Hospitals
Sarv Multispeciality Hospital
Nand Hospital
Saa Hospital

SHOPPING & ENTERTAINMENT

Nilamber Triumph
Bansal Mall
D Mart
PVR Multiplex

MAP



Developer
Swaran Raga LLP

Architect
ARK Reza Kabul Architects

Structural Consultant
ADCE

Interior Designer
Usine Studio

Plumbing Consultant
Vraj Sanitation

Electrical Consultant
Oriental Electricals

Terms & Conditions:

1. The following shall be charged extra in advance as per Government norms (a) Stamp Duty & Registration charges, (b) GST (as actual) or any such additional Government taxes if applicable in the future, (c) Maintenance deposit, (d) Development charges and estimate for new electricity meter and connection.
2. Possession shall be given only after one month of settlement of all accounts.
3. Continuous defaults in payments leads to cancellation. 10% administrative charges will be deducted for any cancellation after one month of booking and balance amount will be refunded back only after booking of the unit by new member,
4. The developer reserve all the rights to change the plan, elevation, facade, specifications or any details and will be binding to all.
5. Changes in any structural design and changes in any external facade Will NOT be permitted under any circumstances.
6. Internal changes will only be permitted with prior written permission.
7. Outdoor AC units will be fitted as per the provision provided in the designated place by the Architect.
8. Any balance FSI at present or in future shall be availed by the developer and no member would claim any right for the same.
9. Any plans, specifications or information on this site can not form part of an offer contract or agreement and does not contain any legal Part as per RERA.

Site Address:

FP628/1, Bhayli-Sevasi TP 24,
Near 75 Mtr Ring Road, Besides
Polaris, Vadodra 391101

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