



ORBIS
by Swaran
RAGA

A New Orbit of Luxury



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.

Swaran
RAGA

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.



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

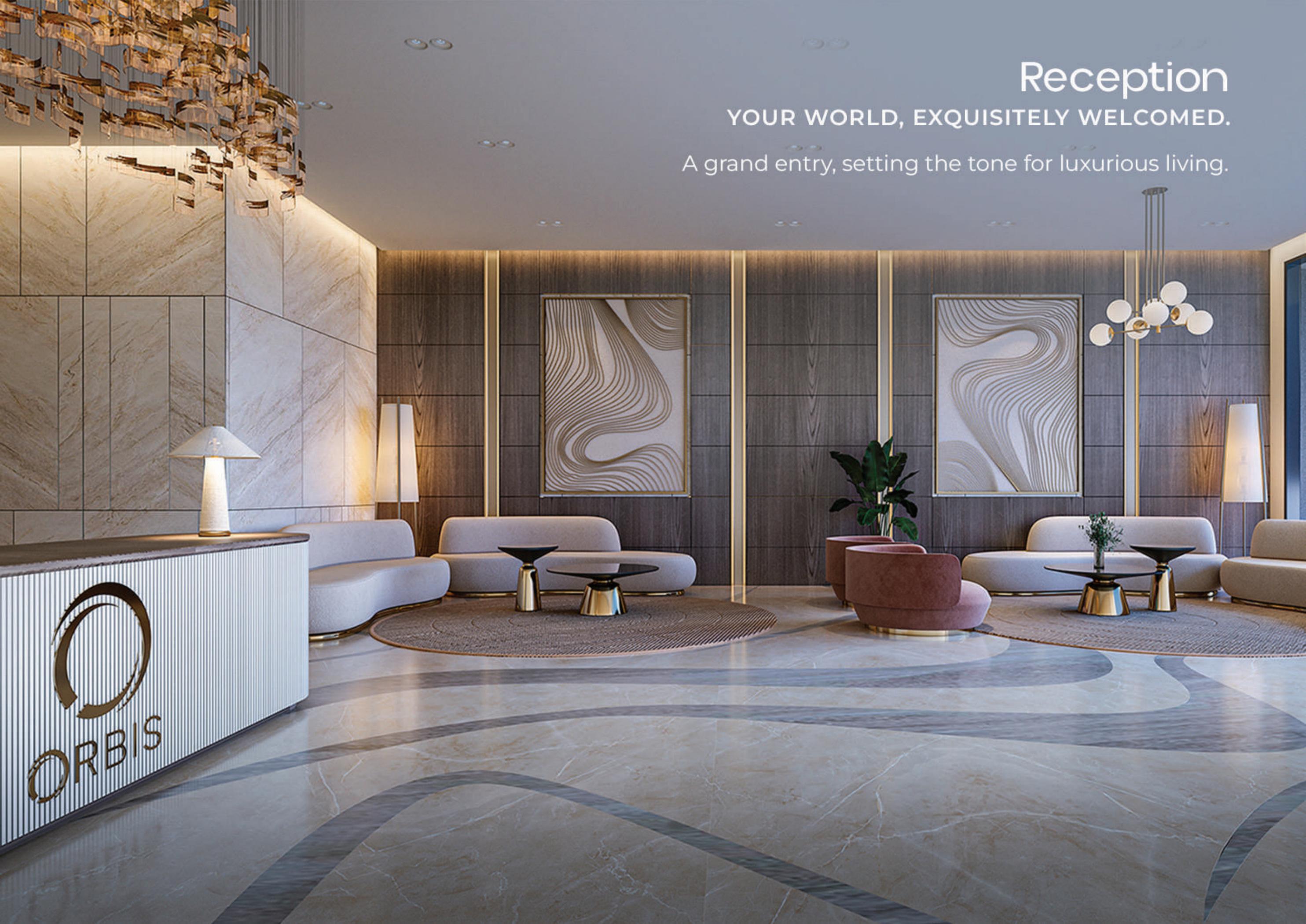
AN ARRIVAL LIKE NO OTHER

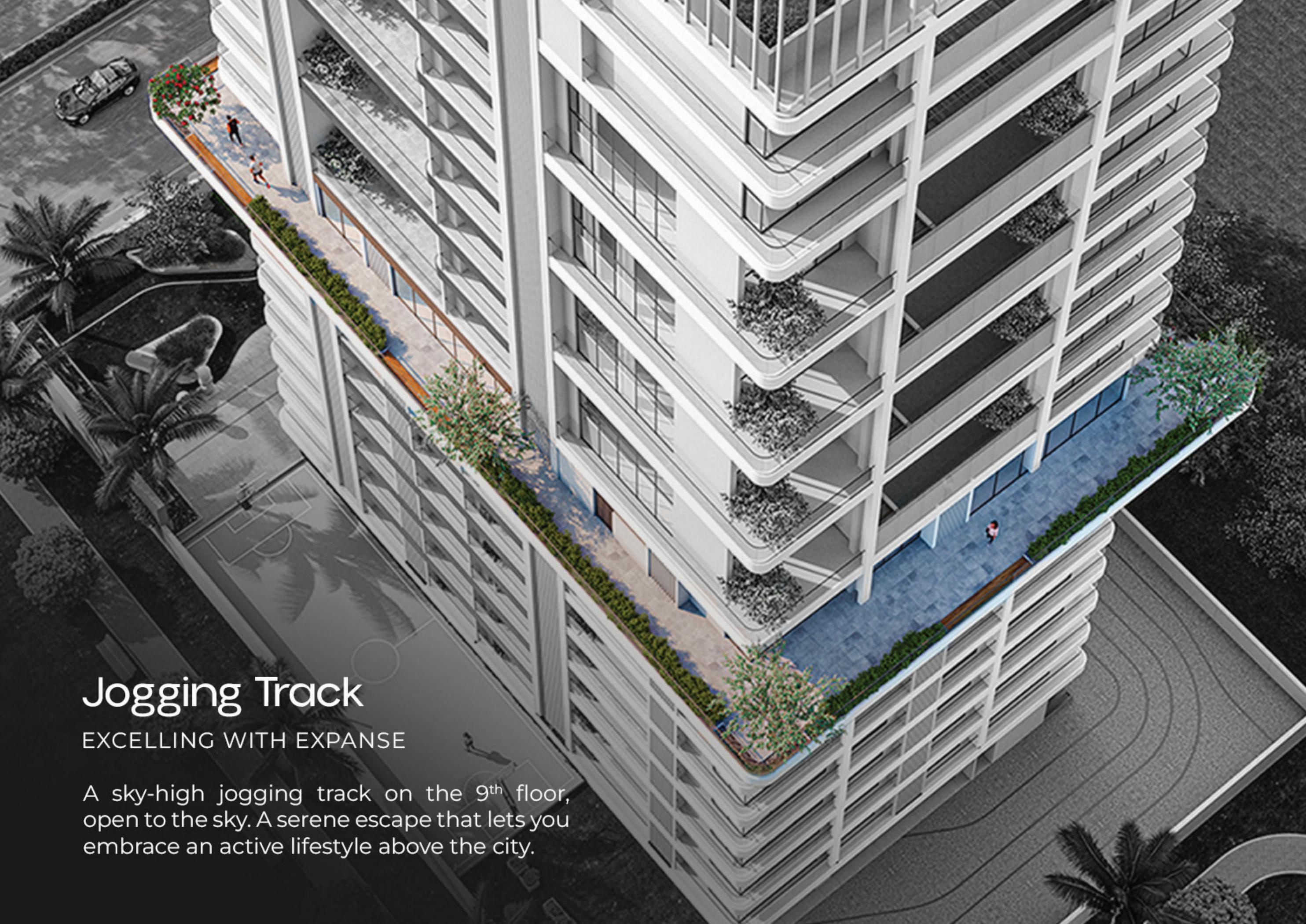
Your journey into luxury begins the moment you enter.

Reception

YOUR WORLD, EXQUISITELY WELCOMED.

A grand entry, setting the tone for luxurious living.





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

SKYTRAK

HISTORY NUMERIC OPTIMIZER SETTINGS EDIT

WIND 8 MPH

REPLAY DELETE

TOTAL DISTANCE
312
YARDS

CARRY 289 AVG TOTAL 300

PRACTICE AREA
SHOT 36 of 36
SETTINGS

13	16°	1923	2160-2640	32°	36°-40°
BALL SPEED	LAUNCH ANGLE	TOTAL SPIN	OPTIMAL RANGE	DESCENT ANGLE	OPTIMAL RANGE
160	9	1	10	3.3	3.1
AVG 136 MPH	AVG 9	AVG 1	AVG 10.5 DEG	AVG 3.3 DEG	AVG 3.1 DEG

Toddler Zone



Cards Room



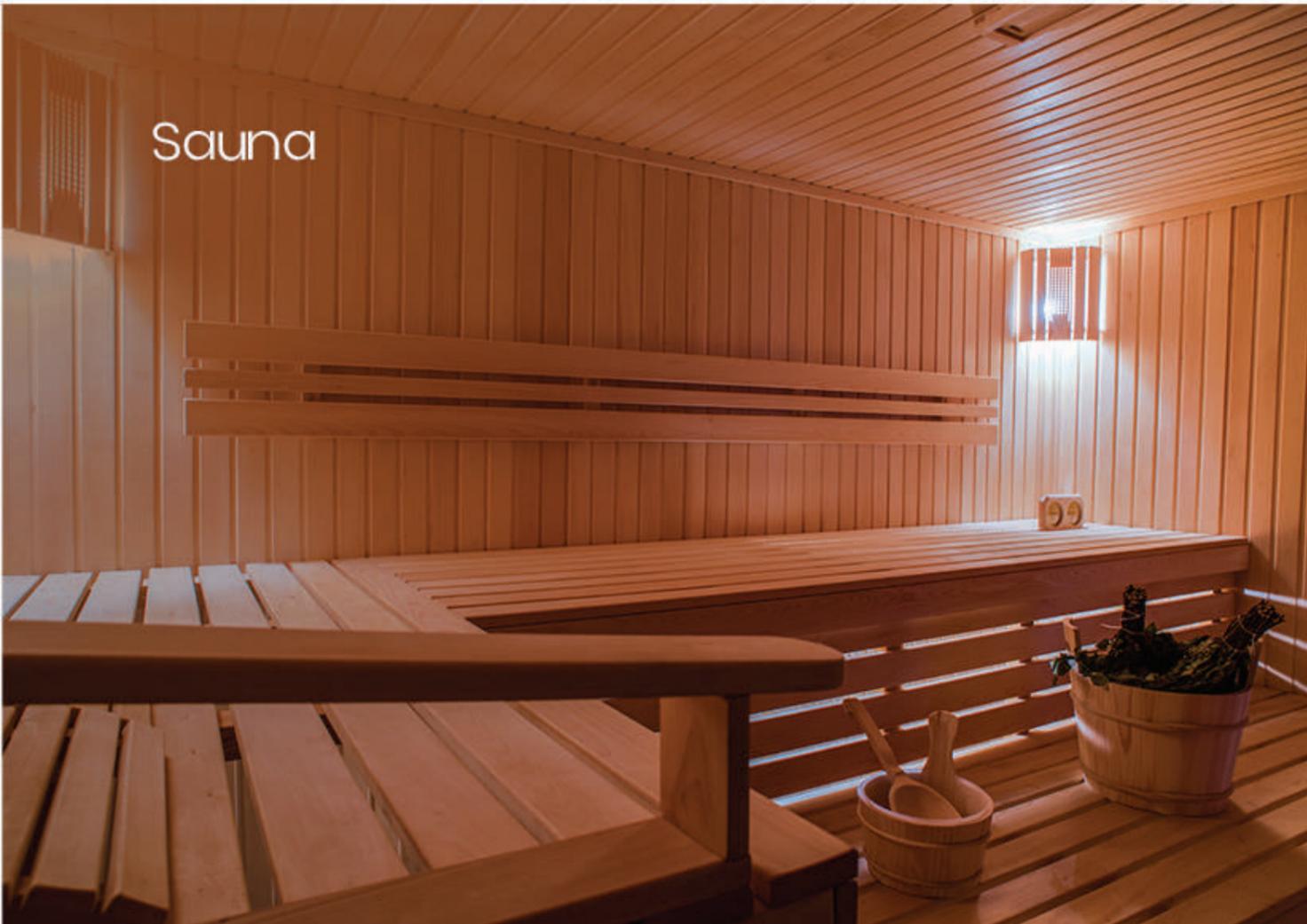
Cafe



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

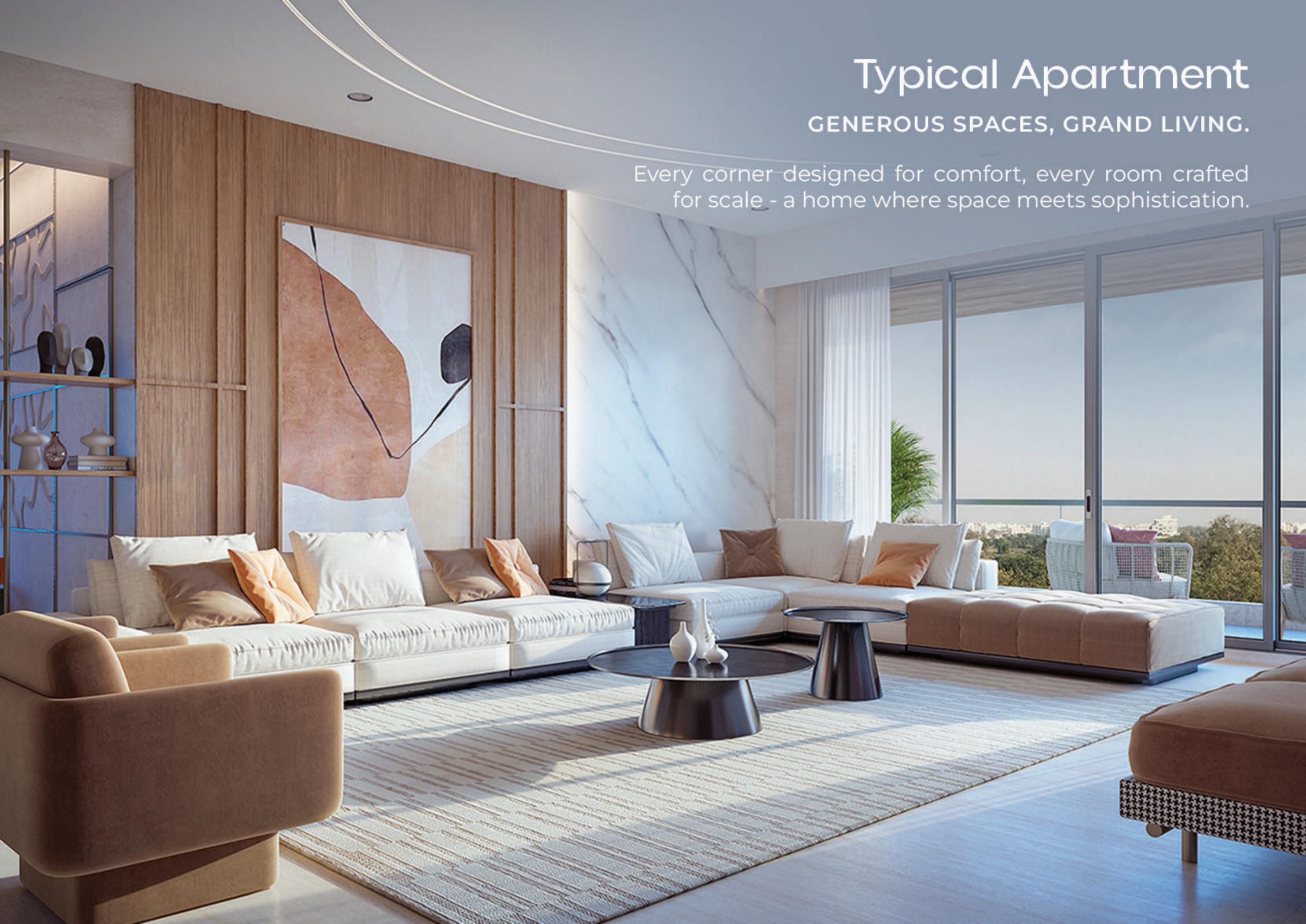
A home where every breath feels like a homecoming. These are spaces flowing with natural light and effortless elegance. Curated for life's finest moments.



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



Home Office

A SPACE TO STRATEGIZE & THRIVE



Signature Kitchen

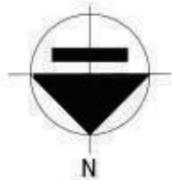
AN EPITOME OF EASE & CONVENIENCE

FLOOR PLANS

GROUND FLOOR



NORTH



TYPICAL APARTMENT (FLOOR 1 TO 8)

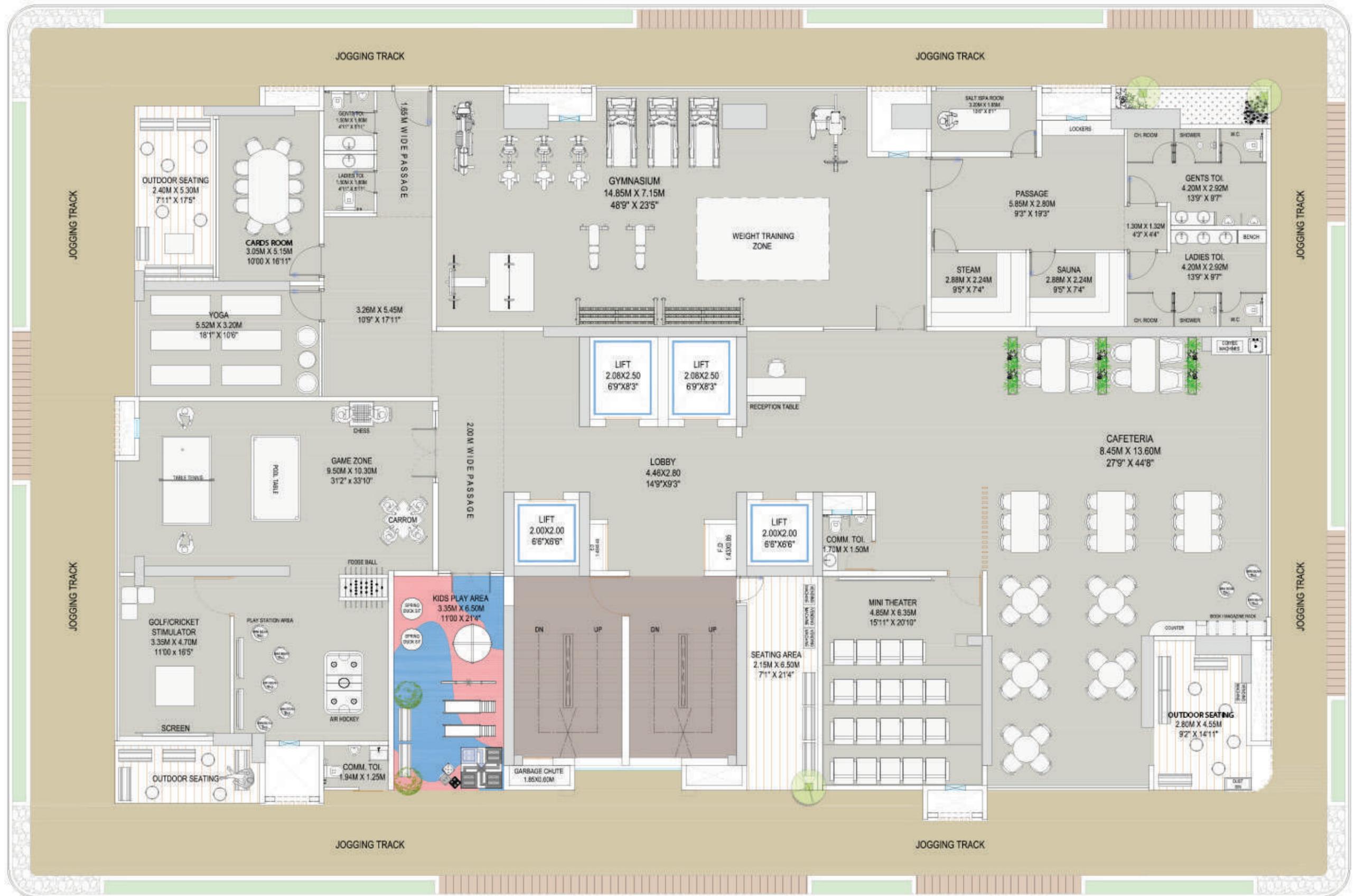


Rera Carpet Area : 2646 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 715 sq ft
 Total Area : 3361 sq ft
 SBA : 6225 sq ft

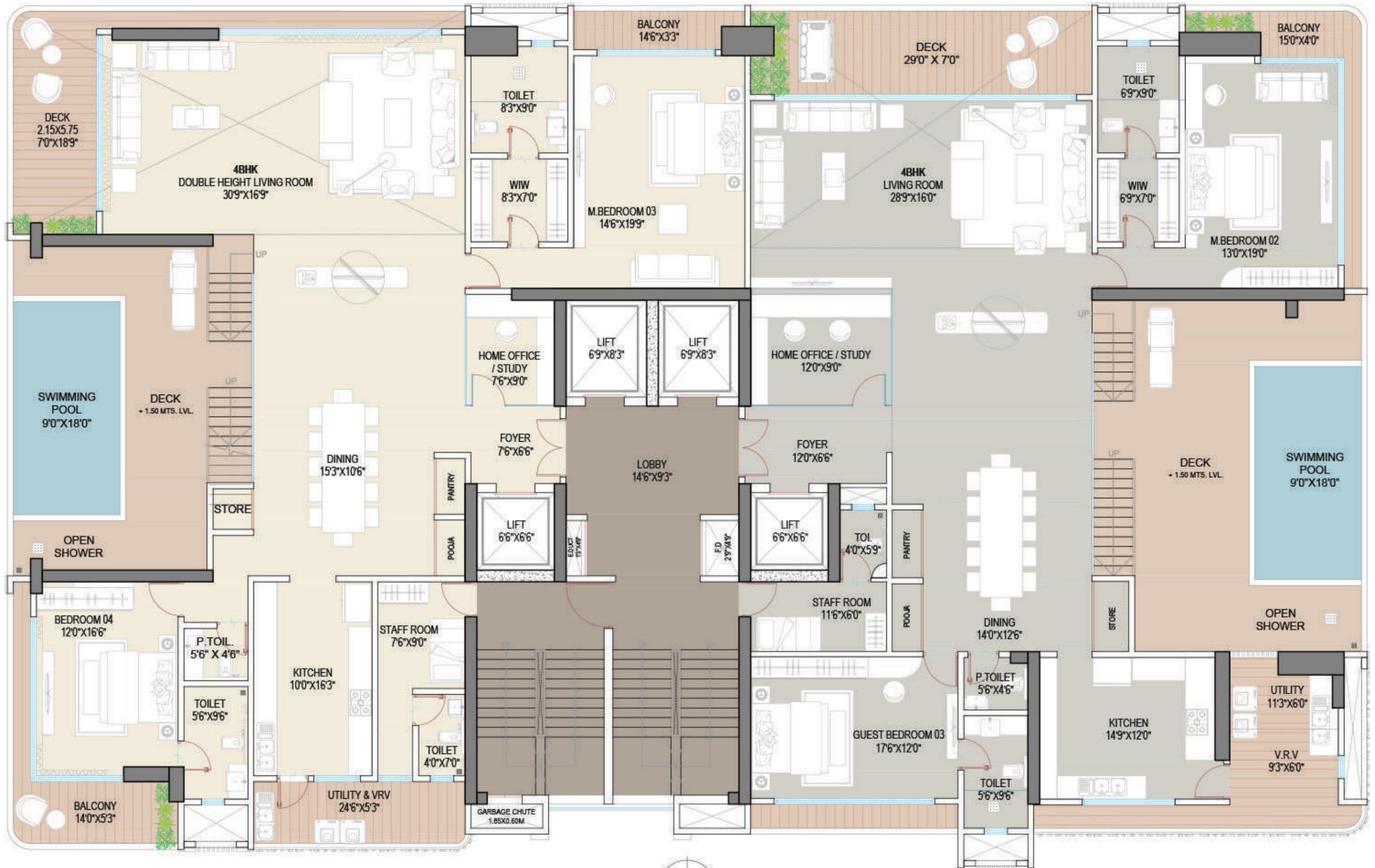


Rera Carpet Area : 2708 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 819 sq ft
 Total Area : 3527 sq ft
 SBA : 6525 sq ft

9TH FLOOR - AMENITIES



SKY VILLA LOWER FLOOR (FLOOR 10 -17)



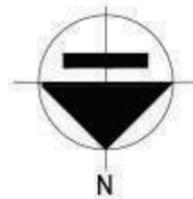
Rera Carpet Area : 4374 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1237 sq ft
 Total Area : 5611 sq ft
 SBA : 10400 sq ft

Rera Carpet Area : 4979 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1384 sq ft
 Total Area : 6363 sq ft
 SBA : 11750 sq ft

SKY VILLA UPPER FLOOR (FLOOR 10-17)

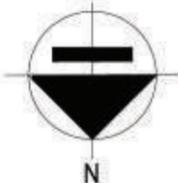


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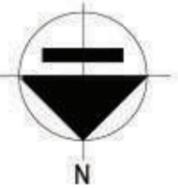
SKY MANSION (FLOOR 18-19)



Rera Carpet Area : 5286 sq ft
 Balconies / Private Foyer / Architectural Projections / etc. 1758 sq ft

Total Area : 7044 sq ft
 SBA : 13050 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

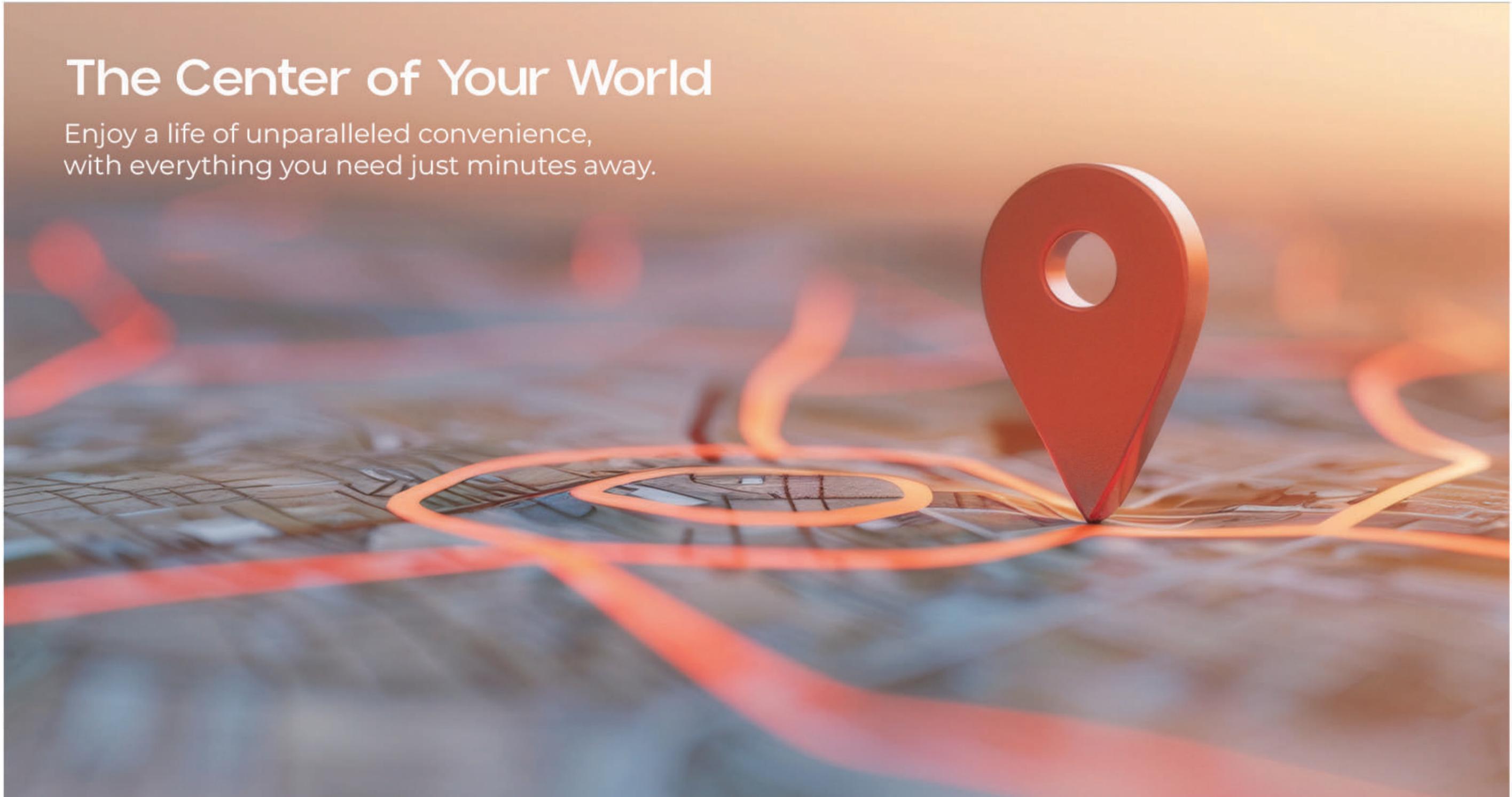
- Toto or equivalent made sanitary fixtures.
- Grohe or equivalent make chrome plated fittings.
- Concealed flush tanks
- Designer Ceramic Tiles in all washrooms
- Natural / Artificial Stone Counter for basins

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

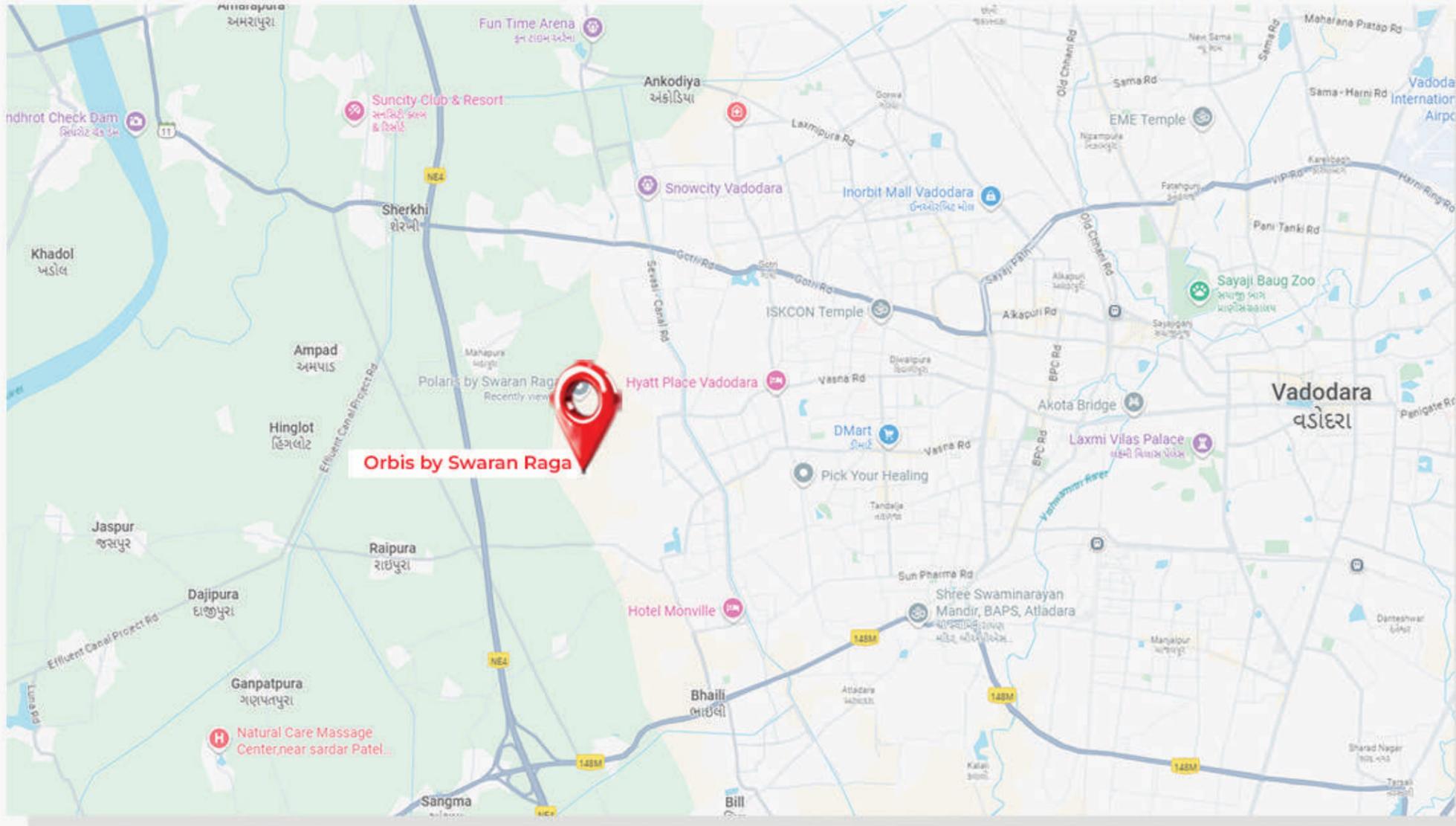
CARE

Sterling Hospitals
Sarv Multispeciality Hospital
Nand Hospital
Saai 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, Vadodara 391101

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