

Orion  
AT SOUTH





# Orion

## AT SOUTH

Like Orion, the guardian of the night sky, there is a new landmark that stands tall in the suburban sky of Gurgaon.

Introducing Orion at Spire South, premium, low-rise apartments which create a life of opulence and comfort for a select few.

Just like the constellation, Orion at South draws its flavour and variety from seven different pillars of vision mainstream green, sustainability, planning, expertise, detailing, luxury and aesthetics. This makes it transform dreams into spaces that empower your thoughts, rejuvenate your spirit and realize your aspiration.

EXPERIENCE

THE SEVEN ELEMENTS OF OPULENT LIFE  
WELCOME TO ORION AT SOUTH







# SEVEN EMOTIONS OF BELONGING

*At Orion, every home is embellished with details which complement your unique self and echo your taste for the extraordinary.*

*Exclusive gated community*

*Only two apartments per floor*

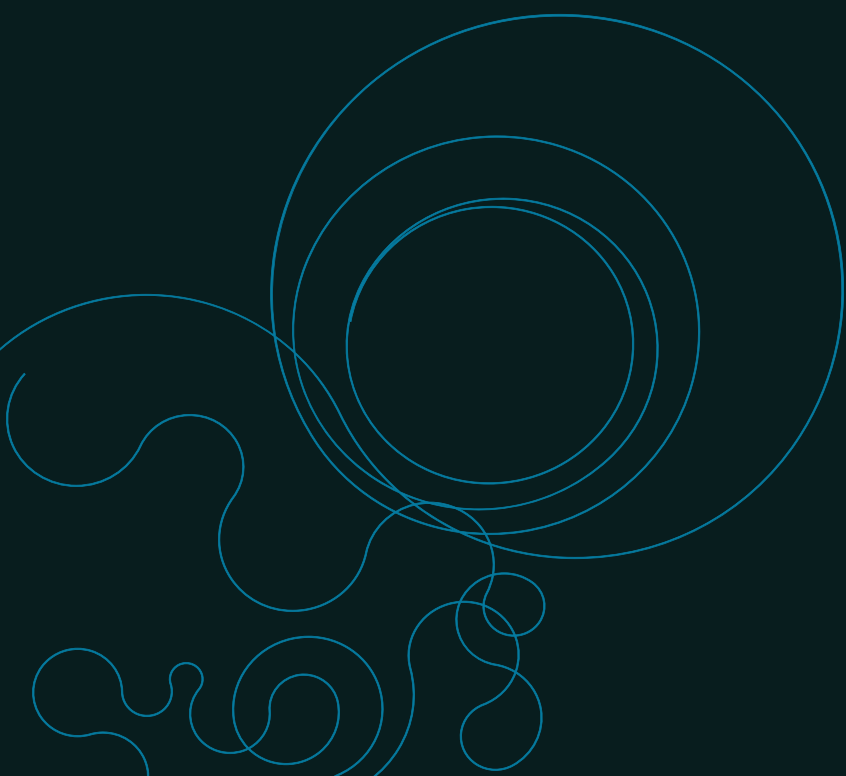
*Your personal garden amidst wide sit-out balconies*

*Spacious apartments with comfortable large rooms*

*Wide frontage in every room to allow more natural light*

*Integrated interaction zones within the complex*

*Play areas for kids and spaces for the elderly, segregated from vehicular traffic*







- *Roof top party place*
- *Private open air bar\**
- *Barbeque pits*
- *Valet parking*
- *Amphitheatre*
- *Convenient shopping facilities*
- *Green thread with jogging and cycling track*

# SEVEN MOODS OF THE SPIRIT

*With every home at Orion, you get endless possibilities to invite your close world, connect and celebrate the being of togetherness.*



# SEVEN REASONS TO BE RELAXED

*Find peace of mind with security features that make the best use of technology and human intelligence to provide you reliable homes at Orion.*

- Card access elevators* -----
- CCTV monitoring at entry and common areas* ---
- All homes linked to central security system* ---
- Advanced fire-fighting and life safety system* ---
- Seismic Zone IV compliance* ---
- Provision for RO water supply* -----
- Daily need store and day care centre* -----





A woman with dark hair is looking out of a window covered in rain droplets. She is holding a light blue mug with both hands. The background outside the window is blurred, showing greenery and a building. The overall mood is cozy and contemplative.

# SEVEN SIGNS OF INDIVIDUALITY

*Experience a way of life that is designed completely around you, offering you facilities and services that make your life easy, pleasurable and worthwhile.*

## KEY FEATURES

- *Landscaped entrance forecourt*
- *Multi-level landscaping*
- *Cycling, walking and jogging track*
- *Barbeque pits*
- *Day care, shopping and community centre*
- *24X7 power and water back-up*
- *Arboretum*

## CLUB HOUSE AND SPORTS FACILITIES

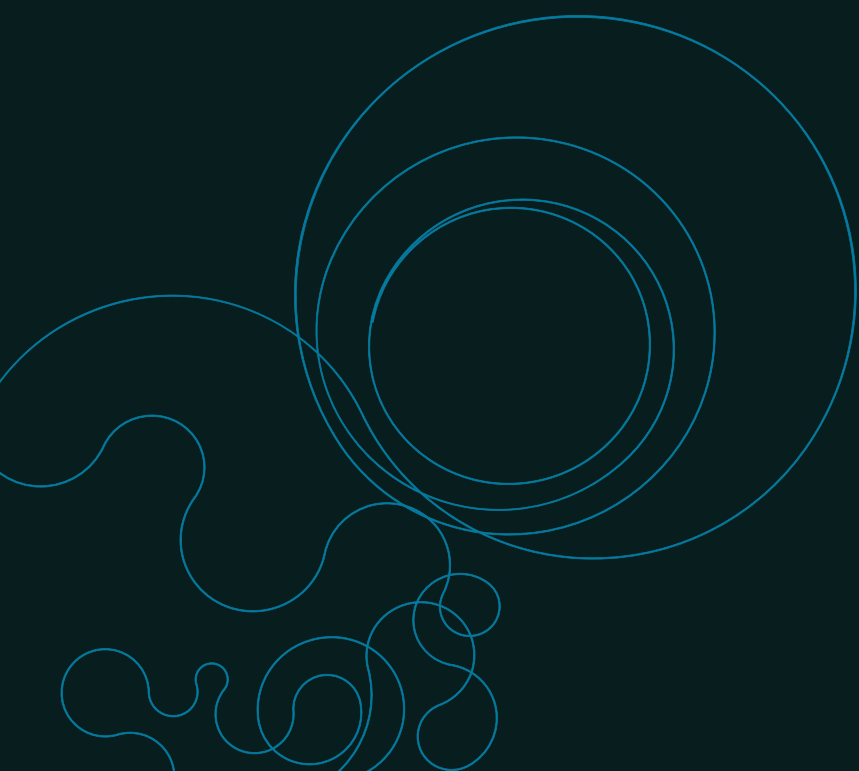
- Swimming pool and splash pool for kids*
- Steam and sauna*
- Billiards room*
- Gymnasium*
- Organic café*
- Party lawn*
- Dedicated area for aerobics and yoga*



# SEVEN SHADES OF GREEN

*Your home at Orion is surrounded by nature and built with optimised material and resources that lower the energy costs and make for overall wellness.*

- Over 75% of green and open areas*
- Insulated rooftops and walls to cut down cooling requirement*
- Scientifically designed-wind and light passages*
- Shading devices to allow light but restrict heat*
- Provision for solar-lighting and water-heaters*
- Hybrid irrigation system for common areas*
- Rainwater harvesting*







# SEVEN POINTS OF ACCESSIBILITY

*With your home at Orion strategically placed at crossroads of expressways and arterial roads, now there will be no stopping for you moving inside the city or out of it.*

Located at the heart of suburban business district of Gurgaon

Easy accessibility through Golf Course extension road

Easy and quick connectivity to CBD Gurgaon, NH8, Faridabad

Walking distance from upcoming metro station

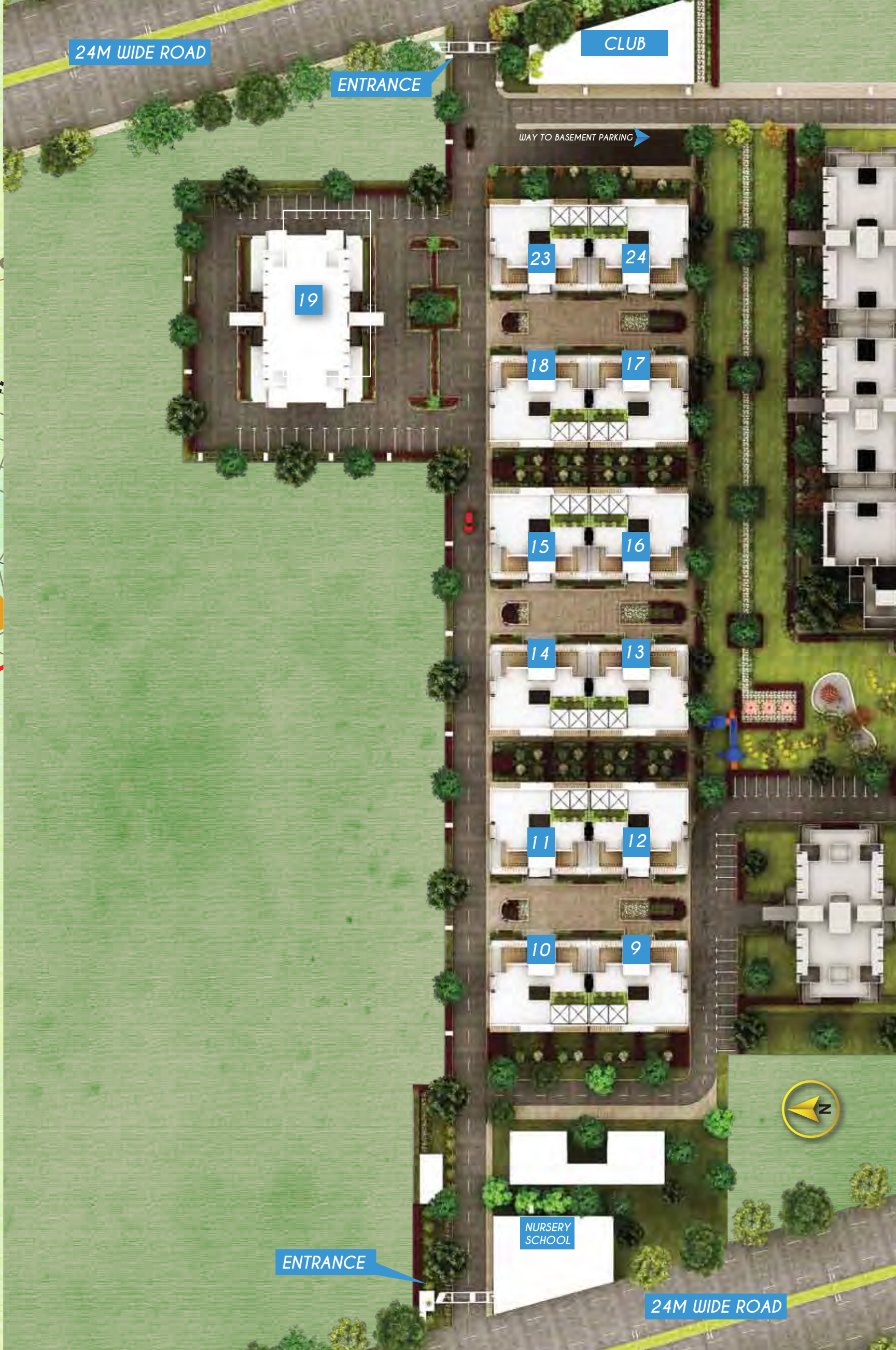
30-minutes drive from New Delhi international airport

10-minutes drive from MG Road downtown of Gurgaon

Proximity to world class educational institutions, medical centres and malls









AREAS	WALLS	FLOORS	CEILING	DOORS	WINDOWS GLAZING	OTHERS
<b>LIVING ROOMS/ FAMILY LOUNGE</b>	Acrylic emulsion paint	High glazed vitrified tiles with almost 0% water absorption and protective coating in natural finish in living, lounge and lobby area	Acrylic emulsion paint	Entrance door: Timber veneered flush door	UPVC/powder coated aluminium window frames & louvers with clear/frosted/tinted glass	Split air-conditioning unit
<b>MASTER BEDROOM</b>	Acrylic emulsion paint	AC-3 Grade, 8mm thick wooden laminated flooring	Acrylic emulsion paint	Internal: flush door External: UPVC/powder coated aluminium door	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/ tinted glass	Split air-conditioning unit
<b>OTHER BEDROOMS</b>	Acrylic emulsion paint	High grade wooden laminated flooring	Acrylic emulsion paint	Internal: flush door External: UPVC/powder coated aluminium door	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/tinted glass	Split air-conditioning unit
<b>KITCHEN</b>	Combination of tiles up to 2 feet above the counter and acrylic emulsion in the balance areas	Vitrified tiles	Acrylic emulsion paint	Internal: flush door External: UPVC/powder coated aluminium door	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/ tinted glass	Modular Kitchen below the counter with chimney, hob, granite counter top, stainless steel sink with double bowl and drainage, CP fittings
<b>BALCONIES/ TERRACES</b>	M.S. railing with handrail	Anti-skid tiles	Weather-proof exterior paint	UPVC/powder coated aluminium doors	UPVC/ powder coated aluminium window frames & louvers with clear/frosted/tinted glass	
<b>MASTER TOILET</b>	Vitrified tiles/anti-skid tiles	Vitrified tiles/anti-skid tiles	Acrylic emulsion paint	Flush door shutter	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/ tinted glass	Chinaware, CP fittings, stone counter, shower cubicle
<b>OTHER TOILETS</b>	Vitrified tiles/anti-skid tiles	Vitrified tiles/anti-skid tiles	Acrylic emulsion paint	Flush door shutter	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/ tinted glass	Chinaware, CP fittings, stone counter, shower cubicle
<b>S.ROOM/ UTILITY</b>	Oil-bound distemper	Ceramic tiles	Oil-bound distemper	Flush door shutter	UPVC/ powder coated aluminium window frames & louvers with clear/ frosted/ tinted glass	
<b>FACILITIES</b>	High speed elevators, 100% power back-up, landscaped courts with sit-out spaces, party lawns and party terraces, nursery school, shopping centre, swimming pool, kids' splash pool, steam & sauna, billiards room, gymnasium, organic café and dedicated area for aerobics and yoga, gated community, adequate surface and basement parking, daily need store and day care center, RO water supply, barbeque pits, tree-lined boulevard, pedestrian zones segregated from vehicular traffic, area for elderly, play area, jogging tracks, amphitheatre, solar hot water systems for common facilities, building shading systems to cut down the heat, hybrid irrigation system for common areas, multi-level landscaping, comprehensive water harvesting and recycling					
<b>SAFETY/ SECURITY</b>	Zone IV seismic activity compliance, homes linked to central security system, advanced fire detection and life safety systems, CCTV for common areas and entry & exit to the development; communication system linked to each unit.					

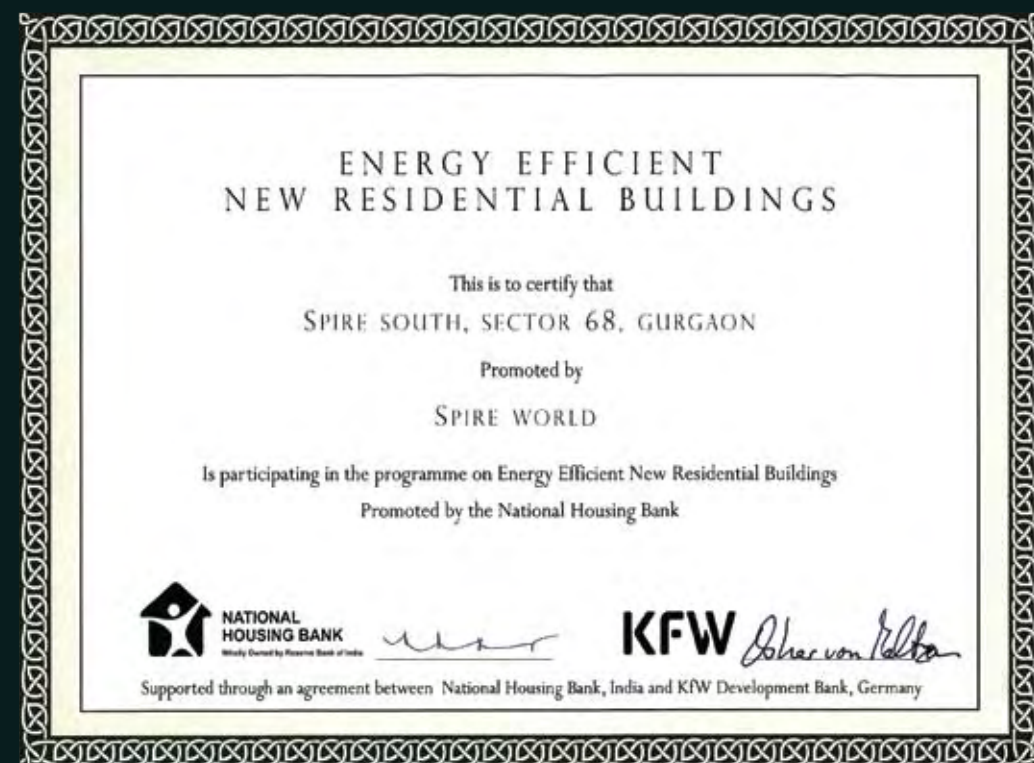
# SPECIFICATIONS

Disclaimer: This does not constitute a legal offering. All building, layouts, specifications etc, are tentative and subject to variations and modifications by the company or the competent authority sanctioning such plans till final completion of the project. Some feature may be available in select apartments only.

License No.67 Dated 31/08/2010 issued to Soni Infratech Pvt. Ltd. and others for Group Housing Colony of 12.287 acres. Building Plans approved on 12/07/2011 vide Memo No. ZP-660/ JD (BS) /2011/ 9352 dated 12/07/2011. Total 550 DUs + 99 EWS, Nursery School, Convenient Shopping and Community Building. Approvals may be checked in the office of Soni Infratech Private Limited at 21-22, Vipul Agora, MB Road, Gurgaon, Haryana, India



# CERTIFIED TO SAVE MORE THAN 30% ON ENERGY CONSUMPTIONS



*We were one of the few development houses who had participated in the promotional programme for the energy efficient new residential constructions in India. The National Housing Bank (NHB) of India and the KfW Development Bank (KfW) were the program proponents with technical support from Fraunhofer Institute (Germany) and TERI. Based on technical assessment, our project was certified more than 30% energy efficient, more efficient than similar housing projects as per Indian housing standards.*



Partnering the project is Tashee Group, a real estate development company of repute with excellent knowledge of land acquisition, property performance analysis and property development feasibility. The group is distinguished by its focused approach on development of strategically located real estate projects in various parts of North India.



## SPIRE WORLD

A development platform that is creating landmark I.T./ office spaces, residential apartments, townships and mixed-use developments across based on its mainstream green ideology. Spire World is setting benchmarks for future living and work spaces, ones that are already being recognised as amongst the best, globally.



