

ORION[®] HEIGHTS

SRI BALAJI VENTURES

📍 Behind Wipro, Kodathi off Sarjapur Road



COMMUTE LESS, LIVE MORE



CLOSER TO WORK, CLOSER TO JOY

At Orion Heights, your time is yours. With a prime location in Sarjapur, you can cut down on commuting and enjoy more of life's moments. Surrounded by greenery and open spaces, it's the perfect blend of comfort and convenience, making it a smart investment too.

Your future home is closer than you think!

No Common Walls

30+ World-Class Amenities

2 Mins from WIPRO & RGA Tech Park

Experience
Comfort in 2-3 BHK
Apartments



Step into Orion Heights, where modern luxury meets the serenity of nature. Located in the thriving hub of Kodathi, Sarjapur Road, this exclusive residential community is designed to offer you a lifestyle of unmatched elegance and convenience.

Our thoughtfully crafted 2 & 3 BHK apartments blend contemporary architecture with timeless comfort, creating aesthetically stunning and functionally smart homes. With Vastu-compliant & no common-walls designs that channel positive energy, and spacious layouts that ensure privacy, Orion Heights is not just a place to live in - it's a sanctuary where every day feels extraordinary.



A CHARMING NEIGHBOURHOOD
IN THE HEART OF SERENITY

**ELEVATE YOUR LIFESTYLE AND BECOME PART OF
A VIBRANT COMMUNITY WHERE LUXURY AND
CONVENIENCE BLEND EFFORTLESSLY.**

SEAMLESS CONNECTIVITY AND COMFORT

Experience the best of both worlds at Orion Heights, which is perfectly situated in the dynamic and serene locale of Kodathi, Sarjapur. Our prime location combines the tranquility of suburban life with the convenience of urban amenities. Enjoy effortless access to major IT hubs, top educational institutions, and essential healthcare facilities, all

while being nestled in a peaceful environment. With well-connected roads and proximity to key destinations, Orion Heights offers a lifestyle of seamless connectivity and comfort, making every day a little more effortless.



ECO-FRIENDLY & SUSTAINABLE SOLUTIONS

- Water Management
- Rainwater Harvesting
- Waste Management
- Sewage Treatment Plant

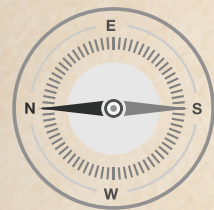
ESSENTIAL CONVENIENCES

- Power Backup

At Orion Heights, every detail is crafted to provide an elevated living experience, where luxury, convenience, and sustainability come together seamlessly.

MASTERPLAN

Welcome to Orion Heights, where thoughtful design and sophisticated living converge. Our master plan is a testament to harmonious living, blending contemporary architecture with lush green landscapes. Picture spacious apartments surrounded by vibrant gardens and state-of-the-art amenities, all meticulously planned to create a serene yet connected living experience. Every corner of Orion Heights is crafted to offer a perfect balance of luxury and functionality, making it not just a place to live, but a haven where every detail enhances your lifestyle.



- | | | | |
|------------------|----------------------|---------------------------|----------------------|
| 1 Entry/Exit | 8 Multipurpose Court | 15 Outdoor Party Area | 22 EV Charging Point |
| 2 Clubhouse | 9 Dribble Court | 16 Visitor Parking | 23 Guest room |
| 3 Terrace Garden | 10 Skating Rink | 17 Drop-off Area | |
| 4 Swimming Pool | 11 Kids' Play Area | 18 Fountain Area / Statue | |
| 5 Rock Garden | 12 Jogging Track | 19 Outdoor Yoga Lawn | |
| 6 Outdoor Gym | 13 Sitting Area | 20 Ludo | |
| 7 Outdoor Chess | 14 Cricket Pitch | 21 Hopscotch | |



Clubhouse & Amenities

- Multipurpose Hall
- Waiting Lounge
- Change Room
- Sauna / Steam Bath
- Kids Library
- Gym
- Indoor Games
- Party Deck
- Giant Chess
- Giant Ludo
- Chess Table
- Foosball
- Table Tennis
- Carrom Board



FLOOR PLANS - BLOCK A (Wing 1 & 2)

Unit 1 - 10



FLOOR PLANS - BLOCK A (Wing 3)

Unit 11 - 16



FLOOR PLANS - BLOCK B (Wing 4)

Unit 17 - 24



ASSOCIATED PARTNERS



WALLS

6" thick cement solid blocks for exterior walls
4" thick cement solid blocks for interior walls

FLOORING

Premium quality vitrified tiles for flooring
Anti-skid tiles for balcony and utility areas

COMMON AREA

Granite flooring for the common areas

KITCHEN

Granite platform with stainless steel sink

Main Door:

Frame: Beechwood frame with PU Polish (Ferodoor)

Shutter: 35 mm Flush door with both side veneer finish & PU Polish

Internal Doors:

Frame: 45mm Laminate Wrapped LVL Frame
Shutter: 35 mm Fero Laminated Flush Door

Toilet Door:

Frame: 45 Laminate Wrapped LVL Frame
Shutter: 35 MM Fero Laminated Flush Door

INTERCOM

Intercom facility in all flats, connected to security

WINDOWS/SLIDING DOORS

Three-track and two-track UPVC windows with safety grills

TOILETS

Ceramic tile flooring
Glazed tiles dado up to 7 feet height

T.V. & TELEPHONE

TV and telephone points in the living room and master bedroom

CAR PARKING

Exclusive covered car parking

LIFT

8-passenger automatic lift (Schindler)

SANITARY

Kohler/Equivalent CP fittings
Kohler/Equivalent sanitary ware

PAINTING

Internal walls: Smoothly plastered, with primer lime rendering and finished with emulsion paint

External walls: Finished with primer and ACE paint

WATER SUPPLY

Water supply from borewell

POWER BACKUP

Generator for common areas, lifts, and lighting points 1KW power backup for each flat



A LOCATION THAT'S REMARKABLE IN EVERY SENSE

HOSPITALS

- Belenus Champion Hospital - 7 mins
- Manipal Hospital - 17 mins
- Global Indian School - 19 mins
- Cloudnine Hospital - 20 mins
- Sakra World Hospital - 24 mins

SCHOOLS

- Harvest International School - 2 mins
- Oakridge International - 14 mins
- Inventure Academy - 15 mins
- Global Indian School - 19 mins
- MotherhoodHospital - 19 mins
- Greenwood High - 19 mins
- New Horizon College - 20 min

TECH PARKS

- WIPRO SEZ - 5 mins
- RGA Techpark - 9 mins
- RMZ Eco World - 23 mins
- Cessna Business Park - 24 mins
- Prestige Tech Park - 25 mins

SHOPPING

- West side - 10 mins
- Centro Mall - 20 mins
- D Mart - 20 mins
- Decathlon - 23 mins
- Star Bazaar - 25 mins



- School/College/Institute
- Hospital
- Malls & Retail
- Railway Station
- Tech Parks
- Hotels
- Restaurants & Pubs

Map not to scale. Source: Google maps.



Sri Balaji White Woods



DC Capitol



United Meadows



Sri Balaji Rose Woods

ORION[®]
HEIGHTS
 SRI BALAJI VENTURES

**BUILDING
 DREAMS,
 CREATING
 LEGACIES**

15+
 YEARS OF
 EXPERIENCE

25L+
 SQ.FT
 DELIVERED

20+
 PROJECTS
 COMPLETED

3000+
 HAPPY
 CUSTOMERS

Our journey is one of perseverance and dedication, built on the belief that real estate should do more than just create buildings – it should foster lasting communities. Our vision goes beyond construction, focusing on empathy, integrity, and sustainability to enrich lives and create a positive impact on society.

At Sri Balaji Builders, we specialize in both residential and commercial projects that blend architectural brilliance with eco-friendly design. Each development reflects our commitment to crafting spaces that not only meet modern needs but also promote environmental stewardship and social responsibility.



**ORION[®]
HEIGHTS**
SRI BALAJI VENTURES

RERA No. PRM/KA/RERA/1251/446/PR/180424/006803

Exclusive
Marketing Partner
ceyone[®]

Agent RERA No.:
PRM/KA/RERA/1251/309/AG/180727/001045

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Project Approved
and Financed by
SBI



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