

Project By
M POONAM
Group

www.mpoonamgroup.com



ORION VILLA
TITHAL

WE DELIVER DREAMS



INTRODUCTION : M.Poonam Group, nearly two decade old professionally managed leading real estate group incepted in the year 1995 with their foundation in Surat- Gujarat. The Group has embarked many glorified residential and commercial complexes of 14.5 lac Sq.ft. approx. in many Cities - Vapi, Valsad, Surat and Vadodara. We are stepping forward to a new city for the first time and offering an absolutely unique project "Orion villa" at Tithal (Valsad-Gujarat).



VALUES : We value our agenda of providing transparent services and solutions to our customers. This is to attain complete faith of customers and assure all safety measures to them.



VISION : We The Poonam Group an Envisioned To be known for our quality marked Projects in terms of all aspects including nature and keeping eco-friendly view while establishing evry masterpiece by our efforts. for us, it's important to maintain international standards of construction to match that lifestyle and offer you the same.



MISSION : Our straightforward and definite aim is to set quality goals in delivering best residential and commercial constructions and attain them without compromising performance. We assure our principal and belief to deliver the best possible results to our customers.



ORION VILLA TITHAL

AN EXCLUSIVE WAY TO DREAM OF LIFE

An elite community of Exclusive 4 BHK Villas and 3 BHK Opulent Villas, Featuring a state of the art clubhouse, a rejuvenating swimming pool and ample open spaces. Welcome to a life designed to pamper you and help you unwind.



Entrance Gate



ORION VILLA
WANTS EVERYTHING
GOOD ABOUT
ORION VILLA
TITHAL

- Ample security
- Great Views
- Modern amenities for children and elders
- Ample Parking Facilities For Guest
- Domestic help at your Fingertips
- Modern aesthetics

Street View

**AND FUN IS JUST
AROUND THE CORNER**

Having somewhere to go is a house, having someone there who you love is a home, and a dream home is a place where every member of the family has amenities for our children will ensure that a home becomes a legacy and one which transcends time itself.



Bird View



Club House


ORION
CLUB

MINDFUL PLANNING FOR
EVERY MEMBER OF THE FAMILY

ORION VILLA

THE SCIENCE OF WELL BEING

With wellness at its core, the state-of-the art club offers you the best in fitness and rejuvenation. keep your body, mind and spirits in balance all day. immerse in clear, pristine beauty and float in the meditation centre. Our outdoor and indoor activities give you an engaging environment where the mind and body can unravel life's mysteries.

Club House



Banquet Hall



We Believe in ENJOYING the LIFE to the fullest
 Here is a club house, designed to reflect the many aspirations of
 the privileged few. where you could rejuvenate your mind, body
 and soul where you can enjoy and explore the never ending
 moments of joy and bliss.



Reception Area

WELCOME TO PERFECT



A Wide Range Of Supreme Amenities For You

ORION VILLA
 TITHAL



ORION VILLA WITHAL

- A Type
- B Type
- C Type
- D Type





Kids Play Area



Indoor Game Zone



Gym Area

ORION VILLA
TITHAL

Give your children the space to interact in the children's play area. Club House one brings all the premium sporting, clubbing leisure facilities and world class amenities well within the reach of a select few.



Follow your fitness regime, savour exotic meals at the restaurant, relax at the swimming pool and enjoy a party or ceremony at a banquet hall. Loaded with superlative amenities, Orion villa gives you the opportunity to "Live Your Life, Your Way".



ORION VILLA
TITHAL

CLUB HOUSE
GROUND FLOOR PLAN

LEGENDS

- 1) CLUB HOUSE RECEPTION
- 2) WAITING LOUNGE
- 3) RECEPTION FOR STEAM & JACUZZI
- 4) SERVER / PANEL ROOM
- 5) BANQUET HALL
- 6) OPEN KITCHEN
- 7) SWIMMING POOL
- 8) KIDS SWIMMING POOL
- 9) DECK
- 10) LADIES REST ROOM / CHANGE / SHOWER
- 11) GENTS REST ROOM / CHANGE / SHOWER
- 12) JACUZZI
- 13) STEAM ROOM
- 14) S.T.P AREA
- 15) GARDEN / SITTING AREA / GAZEBO



ORION VILLA
TITHAL

CLUB HOUSE
FIRST FLOOR PLAN

LEGENDS

- 1) GYM
- 2) CHANGING ROOM
- 3) WAITING AREA
- 4) KIDS GAME ZONE
- 5) INDOOR GAME ZONE
- 6) LADIES REST ROOM
- 7) GENTS REST ROOM



TYPE **A**

4 BHK Villa Plot Size : 34'9" X 48'9"

GROUND FLOOR



FIRST FLOOR





TYPE **B**

4 BHK Villa Plot Size : 32'0" X 48'9"

GROUND FLOOR



FIRST FLOOR





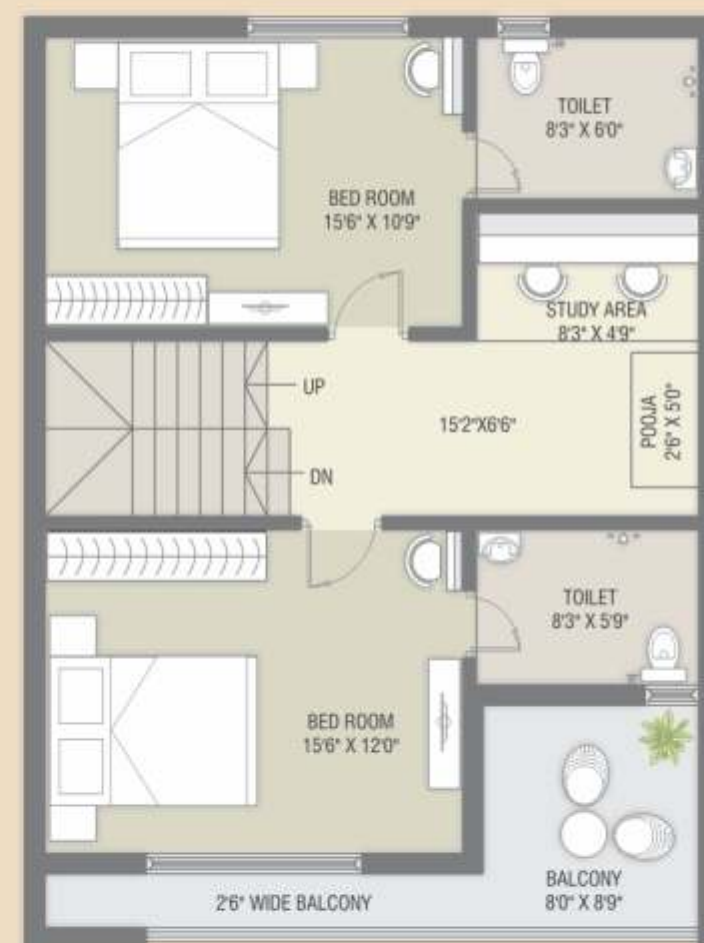
TYPE C

3 BHK Villa Plot Size : 25'0" X 43'6"

GROUND FLOOR



FIRST FLOOR





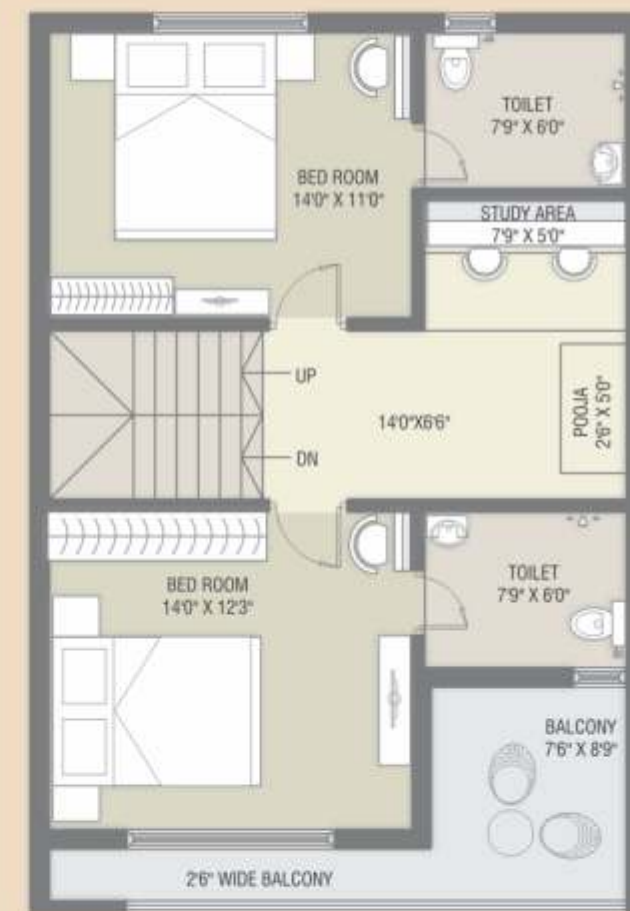
TYPE **D**

3 BHK Villa Plot Size : 23'0" X 49'0"

GROUND FLOOR



FIRST FLOOR





COMPLETED PROJECTS

At ORION VILLA, our customers come first and our ultimate goal is to gift every customer a lifestyle beyond comfort and luxury. We believe when we tell a customer that "A dream home is waiting for you", we literally mean it to every word. And we are happy to see so many happy customers living in close to 132 row houses.



Naroli Char Rasta, Silvassa. Dadra & Nagar Haveli

ON GOING PROJECTS















ORION IMPERIA emergence as one of the leading real estate venture and the most trusted realty brand in Naroli is not something unexpected.

We love building and the act of creation. We take charge of our projects with utmost passion and execute them with unparalleled dedication. So far, we have developed over 10,50,000 sqft of residential property which has a world class clubhouse with skating rink, theatre, Olympic swimming pool and other amenities. With a customer base of over 100 satisfied happy families, we feel we have just begun with 632 units of residential flats.



Professionals in Luxury

SPECIFICATIONS

-  Decorative Entrance Gate with Boundary & Security Office
-  Senior citizen seating
-  Paver Block Road with Street Light
-  24 hr Camera Security
-  Generator facilities for common amenities.
-  R.C.C. framed structure with earthquake proof design as per BIS.
-  FLOORING : Premium quality vitrified flooring 2'x2' in all area
-  WINDOW : Powder coating or Anodized, sliding window with granite sill all around, with mosquito net in one shutter.
-  Concealed Toilet Fittings & Sanitary ware from reputed brand.
-  KITCHEN : Granite finished platform with S.S. sink, designer glazed tiles up to lintel level.
-  WALL : External 9" wall & internal 6" wall, inside putty on wall & external double coated sand faced plaster & branded quality of external paint.
-  China Mosaic water proofing on terrace
-  ELECTRIFICATION : Concealed wiring with ISI grade wire and switches with ISI grade Switches or cable point in drawing hall and A.C. & T.V. points in all master rooms.
-  24 hours water supply

(A) Important Notes :

- 1) Stamp duty, registration charges, GST, Gas Connection, Legal Charges, Electrical Charges & Society Maintenance Charges, etc. shall be borne by the purchaser.
- 2) Any new taxes announced by government/ any other authority will be borne by the purchaser during the project.
- 3) Purchaser are strictly not permitted to make changes / alteration on any including elevation, external color scheme or any other change affecting the overall design concept & outlook of the building.
- 4) Continuous default & irregular payment may lead to cancellation of booking.
- 5) Possession will be given after one month of settlement of all accounts.

(B) Disclaimer :

- This brochure is intended only for the easy display & information on the scheme & does not form part of the any legal document.
- The developer reserves all rights to make any changes in the scheme including technical specification, design, layout plan & all the purchasers shall abide by such change.



ORION VILLA TITHAL

Site Add.: ORION VILLA, TITHAL, VALSAD - 396 001

DEVELOPER
M POONAM CONSTRUCTION
 402, Amarchamber, Halar Cross Road, Opp. Lal school, Valsad - 396001

Booking Contact : +91 91047 49149 +91 96627 53654	Architect & Designers : Rajesh Anklshwaria Valsad.	M. E. P Consultant : Malwawala Engineering Thane-Mumbai
Structure Engineer : RIDHDI SAGAR, KEDAR 204/205 Amar Chambers, Station Road, Valsad	Legal Advisor : Dharmin Shah Pardi.	Interior Designer : UE URBAN EMINENTS ARCHITECTS & ASSOCIATES Naroli, (D&NH)

CONNECTIVITY

RAILWAY STATION	3 Km
TITHAL BACH	1 Km
NH 48	9 Km
DAMAN	20 Km
VAPI	30 Km
SILVASSA	50 Km
MUMBAI	190 Km
SURAT	90 Km

