



the
MANOR

Gardenia

01

Introduction
to Orilite
Lifespaces
01-02

02

Overview
of Gardenia
03

Entry Gate Stamp Logo
04

Entry Gate Picture
05-06

Themed Gardens
07-08

03

Property
Description
09-10

04

Elevations
11-18

05

Layout &
Floor plan
19-20

Ground floor
21

First floor
22

Tarrace plan
23

06

Specifications
24

07

Township
Highlights
25-26

Gardenia
27-28

08

Site map
& Contact us
29

QR & Contact Info
30

Orilite Lifespaces

Crafting Your Dream Lifestyle:

Introduction

Orilite Lifespaces, a leading real estate developer in Kota since 2014, is known for outstanding quality and ground-breaking innovation. With a commitment to excellence, we have successfully completed over 27 projects, totaling 2.5 million square feet. Each project reinforces our dedication to excellence, innovation, and the pursuit of perfection, shaping a bright future in Kota's real estate market.

Explore our distinguished projects like Modern School, Riddhi Siddhi Residency, Benchmark City, Landmark Paradise, Resonance, and more as Orilite lifespaces invites you to discover extraordinary possibilities as your trusted development partner. We at Orilite Lifespaces bring to you our newest project- 'Gardenia Villas'. A harmonious blend of life, nature and luxurious lifestyle that seamlessly blends into an environment curated to foster a connection with both nature and one's inner self.

WELCOME TO

Gardenia Plots & Villas

Our vision for Gardenia was clear: to craft a space where individuals could unwind, reconnect with nature, and rediscover inner peace. Guided by this vision, our team of experts meticulously designed residences with luxurious finishes, well-lit paths and state-of-the-art features, pampering your senses for an unparalleled living experience.

Life at Gardenia extends beyond residence walls, offering vibrant experiences to cater to every taste. Immerse yourself in the sanctuary of serenity and rejuvenation at these 5 Themed Gardens at Gardenia Villas, and let it become your haven of tranquility and joy:



EMBRACE LIVING
Gardenia
PLOTS & VILLAS

3+

Medical Hospitals
within a 7km radius

2+

Shopping malls
within a 4km radius.

5

5 Themed Gardens at
Gardenia Villas,

20+

Coaching centres
within a 9km radius.



RIGHT IN THE HEART OF KOTA

the
MANOR

- Earthquake resistant
- 24 X 7 Security
- Fire safety

GARDEN *of* WELLNESS

Embark on a holistic journey and immerse yourself in the energy of jogging tracks, an outdoor gym, and a serene yoga yurt. This is your spot to recharge, revitalize, and reinvent.

GARDEN *of* RECREATION

Engage in recreational activities on the multi-purpose court and stage. Enveloped by the scenic contour of earth mounds that allow the parents to sit and cheer for their kids while they indulge in a competitive game of tennis or basketball.

GARDEN *of* MEDITATION

Step into the Garden of Meditation, a serene space where tranquility and mindfulness converge. Let the gentle fragrance of incense guide you on a path of meditation, yoga and inner peace, fostering profound personal growth.



GARDEN *of* MEMORIES

In its plush landscape, laughter echoes on the specially design kids swing area and tiny hands sculpt stories in the sandpit, faces aglow with the magic of creation. In the heart, a central square beckon gathering and connection, and the Shrub Garden offers a tranquil retreat.

GARDEN *of* ENTERTAINMENT

At the Garden of entertainment, contoured earth mounds rise as audience to the captivating performances. The amphitheater is the heart, where the power of art exceeds words, creating shared experiences that resonate long after the last note fades.





**Images shown here are for representation purpose only*

Planned Perfection: Explore the Manor Villas

Welcome to The Manor, where opulence intertwines seamlessly with comfort to offer an exquisite living experience. As you step through the delicate arches gracing the exterior, the charm of this luxurious abode envelops you. The villa entrances are adorned with beautiful flower beds, adding a touch of natural elegance that sets the tone for the indulgent experience awaiting within.

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the MANOR

Its expansive layout boasts four bedrooms, including a luxurious master suite with a private balcony and walk-in closet. Arise to sunlit mornings in your tranquil sanctuary. Reflect in the designated worship space, then unleash culinary creativity in the open kitchen, perfect for both cooking and socializing. An additional OTS space enhances efficiency. Unwind in the private lawn, a verdant oasis, or entertain on the spacious terrace. Your private parking space adds convenience, offering a complete picture of comfort and style.



Where opulence *intertwines*
seamlessly with comfort
to offer an *exquisite*
living experience.



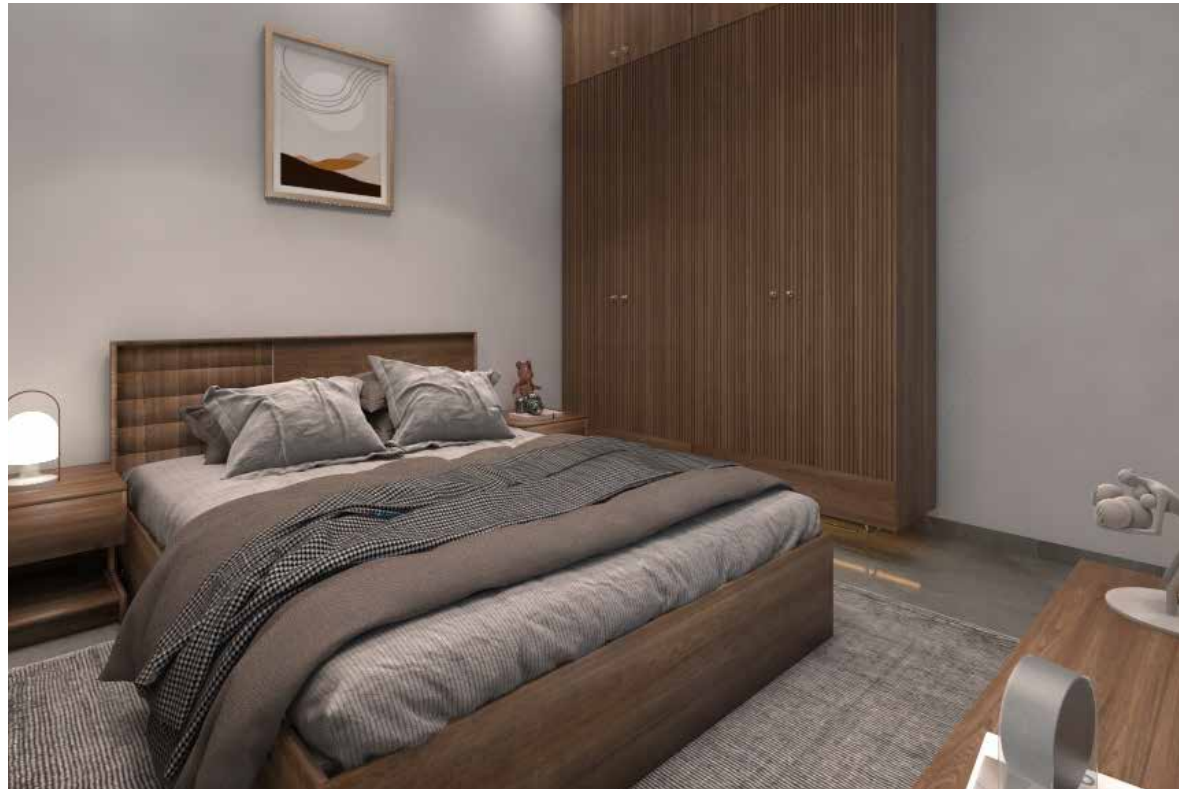
Inside, the exemplary living room and dining room exude sophistication, with every detail meticulously curated to elevate your living experience. From plush furnishings to elegant décor, every element speaks to the impeccable craftsmanship and attention to detail that define The Manor.



- Living & Dining room
- Powder room
- Kitchen



**Images shown here are for representation purpose only*



- Kids Bedroom
- Master Walk in closet
- Master Bedroom



- Parents Bedroom
- Guest Bedroom



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Adorned with a storage area and beautiful pergola seating, the terrace becomes the perfect setting for all fresco dining or evening soirees under the starlit sky. Whether hosting guests or enjoying quiet moments alone, this elevated outdoor space offers unparalleled comfort and style.



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MANOR

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**MANOR: A comprehensive overview
of layout & Floor Plan**

In every corner of The Manor, luxury and comfort intertwine to create a living experience unlike any other. From tranquil bedrooms to the expansive terrace, every space is designed to inspire and delight, offering a lifestyle of unparalleled elegance and refinement. Welcome home to The Manor, where every moment is an indulgence in the art of living beautifully.

GROUND FLOOR PLAN

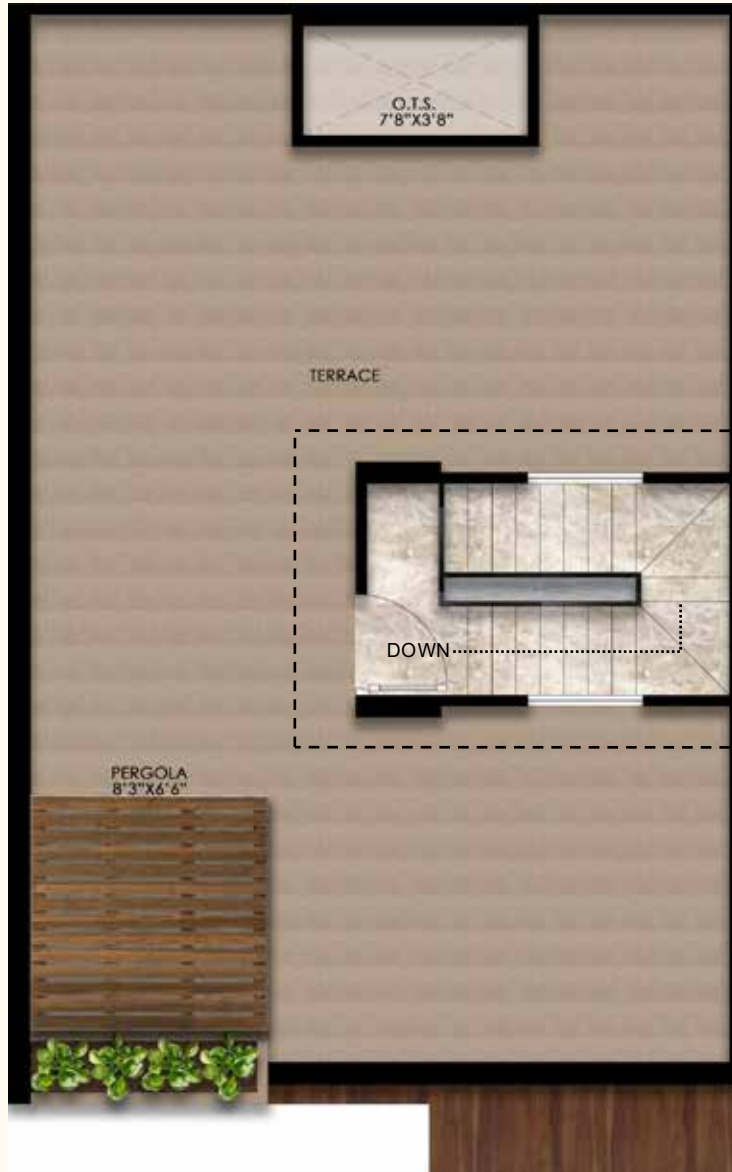


SIZE = 25'X40' (1000 SQFT.)
CONSTRUCTED AREA
= 2052.5 SQFT.

FIRST FLOOR PLAN



TERRACE PLAN



STRUCTURE:

- Pile foundation with RCC Frame Structure
- M-25 concrete grade
- Brick Masonry cement plaster with waterproofing admixture.
- Water Proofing : Bathroom, Balcony & Terrace.

WALL & CEILING FINISH:

- External : Apex Ultima Asian weatherproof paint & Lururious NCL wall Texture.
- Internal Wall & Ceiling: Plastic emulsion paint for all internal walls.

FLOORING:

- Living/Dining: High Quality Double charged Vitrified tile Flooring.
- Master Bedroom: Wooden flooring
- Bedrooms & Kitchen: High quality Double charged vitrified tile flooring
- Balcony & Utility: Anti-Skid tile flooring.
- Toilets: Anti-Skid ceramic tile flooring and glazed ceramic tile dado up to door height.

KITCHEN:

- Counter: Granite Platform
- Sink: Single Bowl SS Sink
- Dado: Glazed tile dado of 2' height above kitchen platform with Aqua guard, Chimney & Geyser point provision.

STAIRCASE:

- Granite Finish on steps.
- Handrail: SS Finish.

TOILETS:

- Sanitary Ware: Wall Hung EWC with Concealed Cistern in all toilets Kohler or equivalent.
- Fixture & Fitting: Single lever diverter for bath and shower Kohler or equivalent.
- All CPVC and PVC pipes in Astral or equivalent.

DOORS & WINDOWS:

- Main Door: Laminated Flush Door (40MM) with SS/Brass hardware.
- Internal Door: Laminated Flush Door (32MM) with SS/Brass hardware.
- Windows: UPVC Windows.

ELECTRICAL:

- Fire resistant electrical wires good quality RR Kabel or equivalent
- Elegant modular electrical switches good quality Schneider or equivalent.
- Points for water Purifier, Exhaust fan, Microwave, Mixer grinder & Refrigerator in kitchen, washing machine point in utility.
- Electrical Geyser point & Exhaust fan point in all Bathrooms.
- AC point & TV point in Drawing room/Dining & all Bedrooms.
- AC copper piping all Bedroom & Drawing Room.
- Separate inverter wiring for Back-up.

Oasis, the exclusive clubhouse at Gardenia Villas, transcends beyond being a mere recreational space. It is a sanctuary where **luxury, wellness, celebration, and community converge** seamlessly, echoing the distinctive lifestyle embraced within the Gardenia community. With memberships giving access to these **extraordinary amenities**, Oasis becomes an integral part of the refined living experience offered at **Gardenia Villas**.



The Oasis Clubhouse: Where Luxury and Leisure Meet Gardenia Plots & Villas

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Visit us today and uncover the **perfect villa**, cradled within **nature's embrace**, and sense the assurance of a **brighter future** taking root within your heart.

IMMERSE YOURSELF IN THE SANCTUARY OF SERENITY AND REJUVENATION

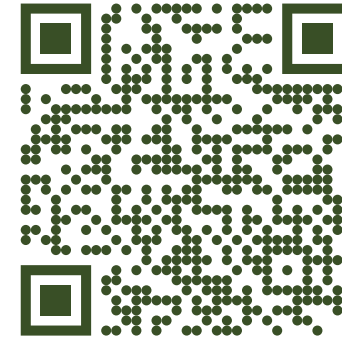
Gardenia Plots & Villas





Contact us

We specialize in building exceptional homes and properties that make your dream of a perfect home a reality.



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