

SERENITY AWAITS

the
Villanova



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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 premium lifestyle that seamlessly blends into an environment curated to foster a connection with both nature and one's inner self.

A SPACE WHERE
INDIVIDUALS
COULD UNWIND

V

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 premium finishes, well-lit paths and state-of-the-art features, pampering your senses for an unparalleled living experience.



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
Villanova

- 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.





Planned Perfection: Explore The Villanova



LIG :Villanova Villas in Gradenia Villas offer a luxurious living experience with spacious bedrooms, a modern kitchen, and a private outdoor space. Residents can enjoy the tranquility of the surroundings and the meticulous design of the villas.

EWS: Private porch leads to spacious living, meticulously designed kitchen, and serene bedrooms. Master suite boasts a balcony. Private terrace with planter space offers outdoor relaxation and greenery. Prime location for convenient living.

Villanova Villas in Gradenia Villas offer a luxurious living experience for LIG clients. Each villa boasts spacious bedrooms, a master suite with a dressing area and private balcony, and a Pooja Niche filled with natural light. Residents can relax on their private terrace or cook in the gourmet kitchen.



**Images shown here are for representation purpose only*

Villanova Villas for LIG client



The Villanova Villas represent the epitome of luxury living for the LIG clientele. From the pristine modern façade to the thoughtful design elements woven throughout, every aspect of this premium residential villa has been crafted with the utmost care. Here, amidst the natural beauty of Villanova, residents are invited to embark on a journey of two different sizes of LIG Villas refined with different constructed areas, such as:

- A. Grandeur Villas
- B. Cozy Retreat Villas:

Grandeur Villas



If you love having plenty of space, our Grandeur Villas are perfect for you. They offer ample room for lavish entertaining and luxurious living.



GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE PLAN

SIZE= 12'X40' (480 SQFT.)
 CONSTRUCTED AREA
 = 1664.7 SQFT.

Cozy Retreat Villas

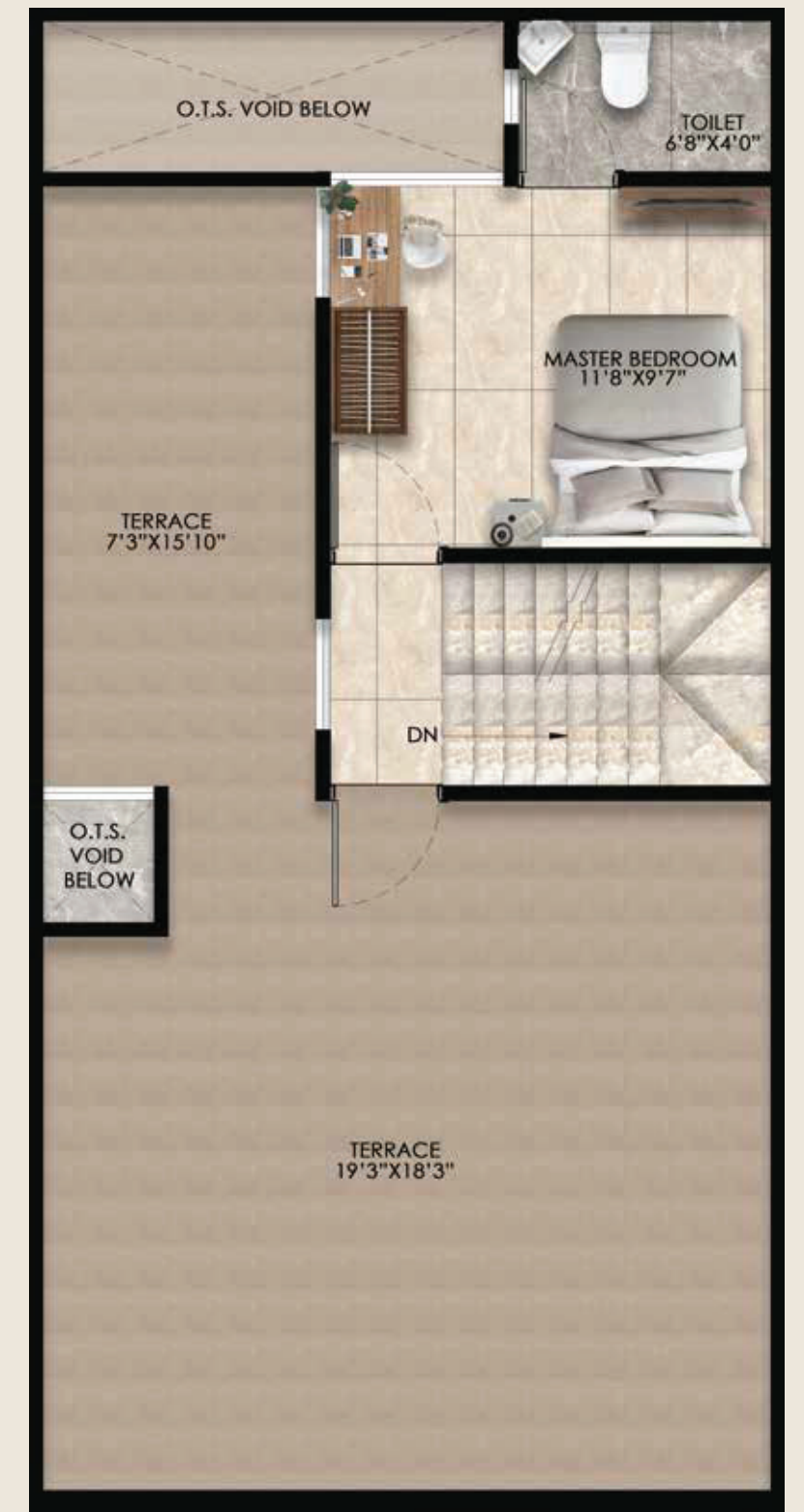


For those who prefer a more intimate setting, our Cozy Retreat Villas provide a charming sanctuary. Ideal for those seeking a cozy yet refined lifestyle

SIZE= 20'X40'
 CONSTRUCTED AREA
 = 1039 SQFT.



GROUND FLOOR PLAN



FIRST FLOOR PLAN

Villanova Villas for EWS client



EWS clients seeking a luxurious lifestyle can find their haven in "The Villanova." This meticulously designed villa offers a perfect blend of comfort and elegance. Stepping through the private porch, residents enter a spacious living room ideal for both relaxation and entertaining. The closed kitchen ensures culinary endeavors are stylish, while the defined OTS space seamlessly connects indoor and outdoor living.

Tranquility awaits within the villa's two spacious bedrooms, designed for utmost comfort and privacy. The master suite beckons with a private balcony, perfect for unwinding and enjoying the views. Beyond the villa lies a spacious private terrace, ideal for leisure or hosting intimate gatherings. This space even includes a planter area, allowing residents to cultivate their own green oasis.

The Villanova goes beyond just a residence; it's a lifestyle. The strategic location offers easy access to shopping centers, schools, and healthcare facilities, ensuring every aspect of your life is conveniently catered to.



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Intro to floor plan- The Villanova (EWS)



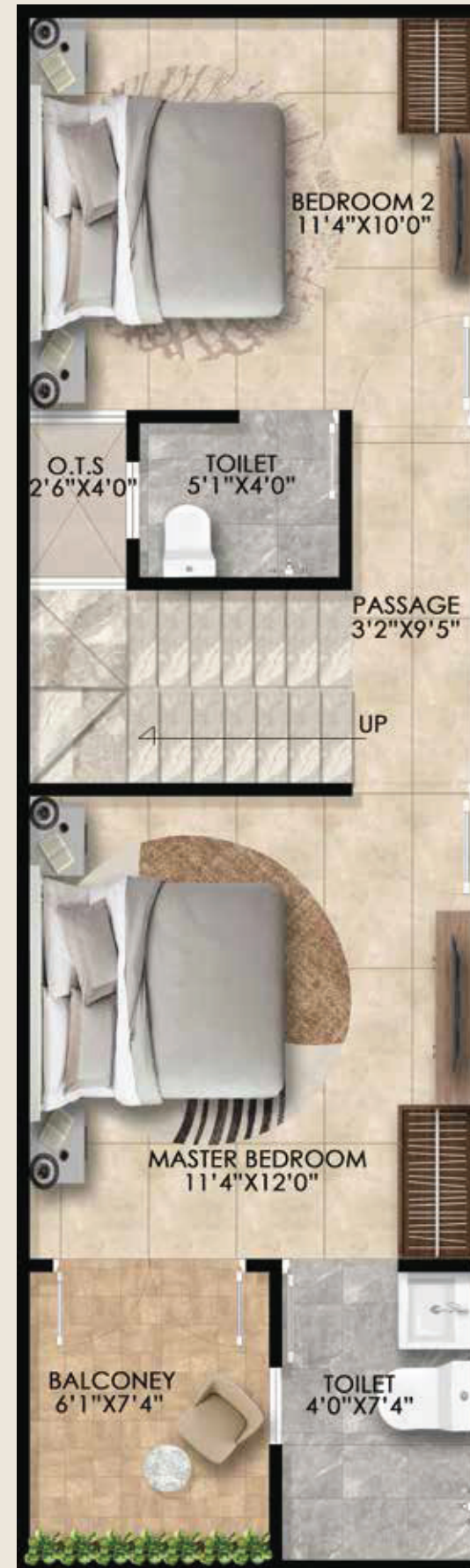
The Villanova redefines premium living for EWS clients, offering a harmonious blend of comfort, style, and functionality. From its spacious interiors to its lush outdoor spaces, every aspect of this premium residential villa is designed to elevate your everyday living experience. Welcome home to the Villanova, where Premium meets affordability, and every moment is a celebration of the finer things in life.

GROUND FLOOR PLAN

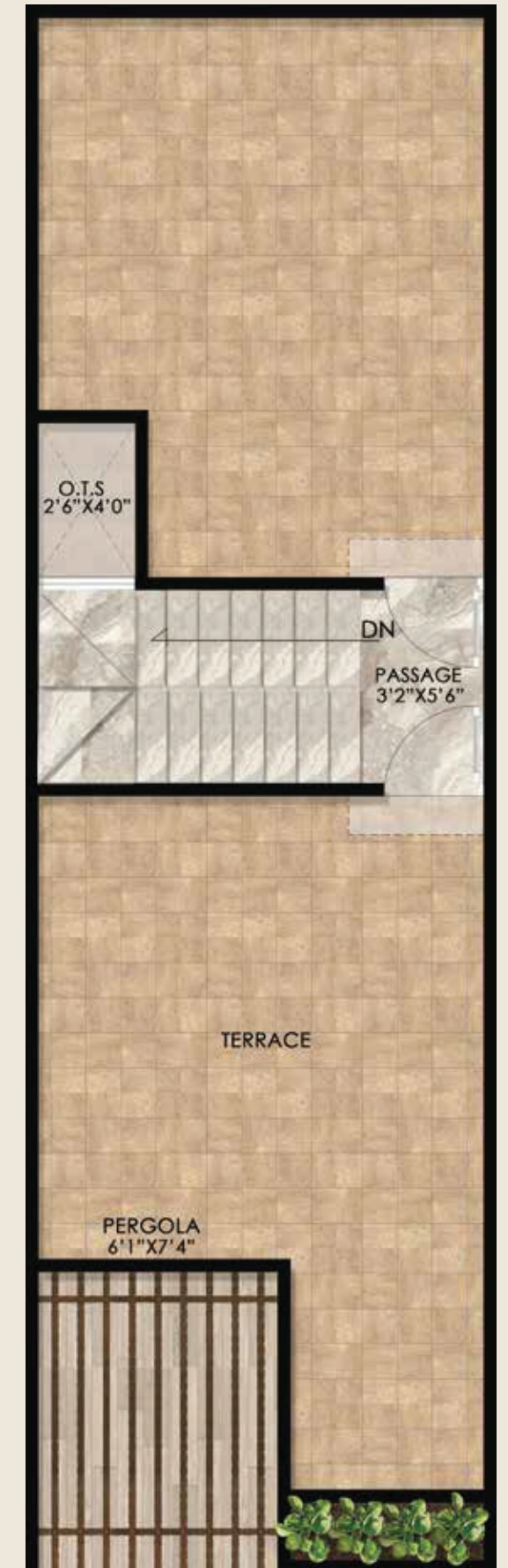


SIZE= 12'X40' (480 SQFT.)
CONSTRUCTED AREA
= 1047.088 SQFT.

FIRST FLOOR PLAN



TERRACE PLAN





STRUCTURE:

RCC Frame Structure - M-25 concrete grade - Brick Masonry cement plaster with waterproofing admixture. - Waterproofing in Bathroom, Balcony & Terrace.

WALL & CEILING FINISH:

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

FLOORING:

Living/Dining: High-Quality Vitrified tile Flooring. - Bedrooms & Kitchen: High quality vitrified tile flooring - Balcony & Utility: Anti-Skid tile flooring. -Toilets: Anti-skid ceramic tile flooring and glazed ceramic tile dado up to Optidoor 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 Jaguer or equivalent. - Fixture & Fitting: Single lever diverter for bath and shower Jaguer or equivalent. - All CPVC and PVC pipes in Astral or equivalent.

DOORS & WINDOWS:

Main Door: Laminated Flush Door (30 MM) with SS/Brass hardware. - Internal Door: Laminated Flush Door (30 MM) 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 in master Bedroom - Separate inverter wiring for Backup.

Oasis, the exclusive clubhouse at Gardenia Villas, transcends beyond being a mere recreational space. It is a sanctuary where **Premium, 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**.



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



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.

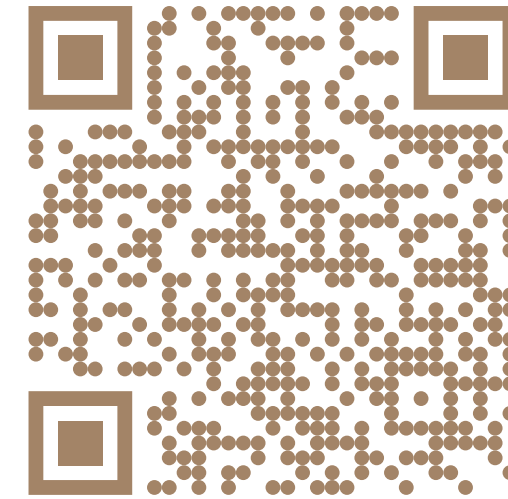
**IMMERSE YOURSELF
IN THE SANCTUARY
OF SERENITY AND
REJUVENATION**
Gardenia Plots & Villas





Contact us

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



(+91) 823 915 5555

Orilite Lifespaces
 info@orilite.com

Gardenia plots & villas
 Address: 60 Ft. Balita Canal Road Kunhari Kota

the
Villanova

BY

EMBRACE LIVING

Gardenia

PLOTS & VILLAS