



Sterling Homes

Your desire is our commitment

Sterling Orchids - II

Welcome to a life lived with nature
at **Mallampet**

RERA No.: P02200007229

STERLING Orchids - II

Sterling Orchids gated community apartments, with all amenities and facilities. SHPL quality are visible at every step.

The three blocks of **Sterling Orchids** is a home to 270 families together. In which Blocks A & B consisting of 140 homes has been completed and Block C consisting of 130 homes. The space planning is top notch where interiors are airy, sun-drenched and blends with designer outdoors.

The views of outdoors through large windows and balconies ensure never a dull moment.

The proportionately laid out spaces are not only aesthetic but functional to the core in a congenial location.



HMDA & RERA APPROVED PROJECT

TOTAL AREA
3.5 Acres

BLOCKS
3

BASEMENT PARKING + GROUND
+ 5 FLOORS CONSTRUCTION

TOTAL UNITS
orchids-I **140**
orchids-II **130**

OPEN SPACE
60% OF AREA

UNITS AVAILABLE
990 SFT. TO **1965** SFT.
EAST, NORTH, WEST FACING

PREMIUM CLUBHOUSE
WITH **25+** AMENITIES

100% VASTU
COMPLIANT UNITS

2, 2.5 & 3 BHK
PREMIUM RESIDENCES

**WIDE
BALCONIES**

GRAND ENTRANCE
ARCH WITH LANDSCAPE

COMMON AREAS SUPPORTED
WITH **DG**

FORMAL & INFORMAL
SEATING SPACES

BASEMENT LEVEL
CAR PARKING

PROVISION FOR
VISITING CAR PARKING

ACCESS RAMPS
AT ALL THE ENTRANCE
FOR DIFFERENTLY ABLE

**100% POWER
BACKUP** FOR
ALL COMMON AREAS

STP TREATED WATER
PROVIDED FOR LANDSCAPING
PURPOSE



**24/7 SECURITY
SERVICES**

CCTV SURVEILLANCE
SOLAR FENCE

ENTRY & EXIT
SECURITY POSTS
@ MAIN ENTRANCE & EXIT SYSTEM



SITE PLAN

LEGEND:

- ENTRANCE
- EXIT
- VISITORS VEHICLE PARKING
- WATER FOUNTAIN
- ENTRY/EXIT RAMPS
- CYCLING & JOGGING TRACK
- AMPHITHEATRE
- APARTMENT BLOCK - A
- APARTMENT BLOCK - B
- APARTMENT BLOCK - C

- KIDS PLAY AREA
- PARTY LAWN
- SHUTTLE COURT
- MULTIPURPOSE COURT
- GATHERING SPACE
- LANDSCAPE
- CLUB HOUSE
- SWIMMING POOL
- ACTIVITY LAWN

**STERLING
Orchids - II**



ORR Service Road

ORR Service Road

FLOOR PLAN



STERLING Orchids - II

SPECIFICATIONS

STRUCTURE	R.C.C framed structure to withstand wind & seismic loads
SUPER STRUCTURE	6" Thick solid / AAC block work for external walls 4" thick solid / AAC block work for internal walls.
WALL FINISHES	
INTERNAL WALL	Smooth plastered surface treated with putty and painted with emulsion.
EXTERNAL WALL	Sponge finish sand faced cement plaster and painted with exterior paint
DOORS	
MAIN DOOR	Engineered wood / Teak wood frame & Teak veneered shutter aesthetically designed and finished with melamine polish fixed with reputed make hardware of the best brand.
INTERNAL DOOR	Engineered wood / Sal wood frame & flush shutter / UPVC frame & shutter with reputed make hardware of the best brand
FRENCH DOORS	UPVC / High density Aluminum door frames with glass paneled sliding shutters with provision for mosquito mesh track.
WINDOWS	UPVC / High density Aluminum window system with glass with provision for mosquito mesh track
FLOORING	
Living, Dining	600 x 600mm, Bedrooms & Kitchen: 600 x 600/800 x 800mm size Vitrified/PGVT tiles
ALL BALCONIES	Anti skid ceramic tiles
BATHROOMS	Vitrified tiles
CORRIDORS	Granite / Vitrified tiles
STAIRCASE	Natural stone / Tile Icon / Simero tiles or equivalent.
TILE CLADDING	
Dado in kitchen	Ceramic tiles dado up to 2'0" height above kitchen platform
BATHROOMS	Glazed / Matt finish / Vitrified tiles dado up to 7'0" height
Utility Area	Ceramic tile dado to sill height Icon/ Simero tiles or equivalent
KITCHEN	Adequate kitchen space designed to enable easily fit in modular kitchen available in the market. Provision for fixing of RO system, exhaust fan & Chimney Drainage point for sink shall be provided
UTILITY / WASH AREA	Provision for washing machine & wet area for washing utensils etc
BATHROOMS	- Good quality ceramic wash basins - Good quality single lever C.P. fittings
ELECTRICAL	- Concealed copper wiring of reputed make - Power outlets for air conditioners in living and bedrooms - Power plug for cooking range chimney, refrigerator, microwave ovens, mixer / grinders in kitchen, washing machine / dish washer in Utility area - Miniature circuit breakers (MCB) for each distribution board of reputed make - Modular switches of reputed make '3- phase' power supply in each unit at Cost
INTERNET	Internet points in living room area
LIFTS	High speed automatic elevators with V3F for energy efficiency with granite / marble / tile cladding
EXTERNAL WALL	Sponge finish sand faced cement plaster and painted with exterior paint
WTP & STP	- Separate pipe line for drinking water - non drinking water - Sewage treatment plant of adequate capacity
SECURITY	Surveillance cameras for all common areas in ground floor & cellar Security outpost at the entrance
SOLAR FENCING	Solar fencing on the outer compound wall
GENERATOR	DG Backup with Acoustic enclosure for common areas
CAR PARKING	Car parking slots in Cellar
CLUBHOUSE & AMENITIES	- Grand entrance lounge, - Provision for supermarket, - multipurpose hall, - Table Tennis, - shuttle court, - swimming pool on terrace
OUTDOOR ACTIVITIES	- Children play zone - Jogging / walking track, - Tennis court - multipurpose court, and - cycle track, - Amphitheatre



LOCATION MAP



Sterling Homes Pvt. Ltd.,

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Site Address:

Survey No.: 237/P, 238/P & 243/P
Beside ORR service road
Opp. Narayana Girls campus
Hyderabad, Telangana - 500090

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