

#OwnTheAddress



ORANJE
CASTLE

www.oranje.co.in



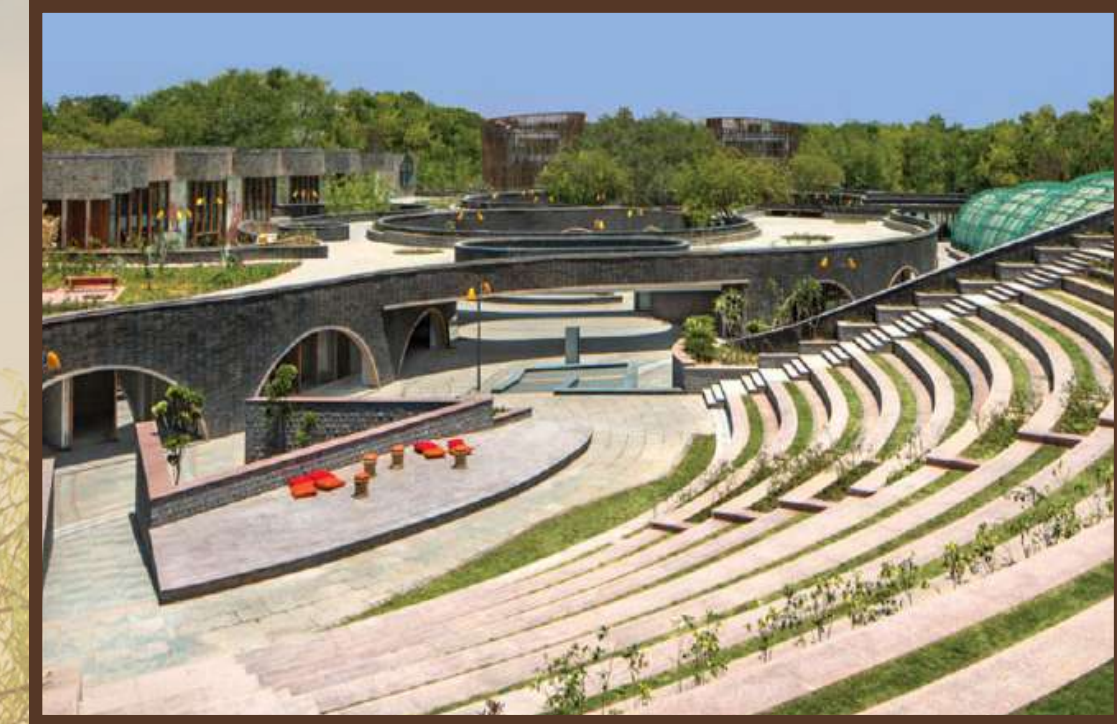
OWN THE ADDRESS

Oranje Castle is an ultra-luxury residential project offering European lifestyle experience in the city of Nawabs, Lucknow. Oranje is the outcome of three years of extensive lifestyle study across Europe, in order to successfully animate the tropical castle overlooking the Gomti River.

Timely construction of Oranje Castle with quality control is exercised by team of qualified (Degree & Diploma) engineers working at site. Day to day quality is checked and testing is done at site lab and is approved by the same.

Oranje Castle is being developed by Suraj Infraventures Pvt. Ltd., a Lucknow based real estate development company, guided by few visionary & eminent businessmen of Uttar Pradesh.

THE TEAM BEHIND ORANJE CASTLE



MVRDV

CONCEPT ARCHITECTS

MVRDV are expressive architect from Holland showcasing jaw-dropping yet awe-inspiring life spaces across 26 countries, 3 times winner of esteemed Red Dot Awards. Oranje Castle concept & layout has been designed by MVRDV keeping in mind the tropical weather of India yet maintaining the Luxurious European Designer Living

TOPOTEK 1

LANDSCAPING ARCHITECTS

Topotek 1 are hybrid urban landscape architects from Germany & Gold Medal winners of architecture awarded by the International Olympic Committee. Entire landscaping of Oranje castle open areas is being done by this world-class company giving you the greenest & most amazing view outside your apartment.

ARCHOHM

DESIGN STUDIO

Archohm are renowned Noida based design studio with perfect hand in architecture and landscaping. They are also the winner of Elle Decors, International Design Awards. This India's prestigious architecture company is working along with MVRDV, Holland & Topotek 1, Germany materializing the coming up architectural marvel called Oranje Castle.

EMAAR

TOWNSHIP

Emaar Properties, one of the biggest real estate developer in Asia has developed many architectural wonders round the world, including the world's tallest building, Burj Khalifa. Oranje Castle is situated in Gomti Nagar Extension, inside Emaar Gomti Greens, a 226 acres township developed by Emaar India.



SIMPLEX APARTMENTS
3 & 4 BHK

Two/Three Apartments on One Floor
Area Range: 1857 SQFT - 3108 SQFT



DUPLEX APARTMENTS
3, 4 & 5 BHK

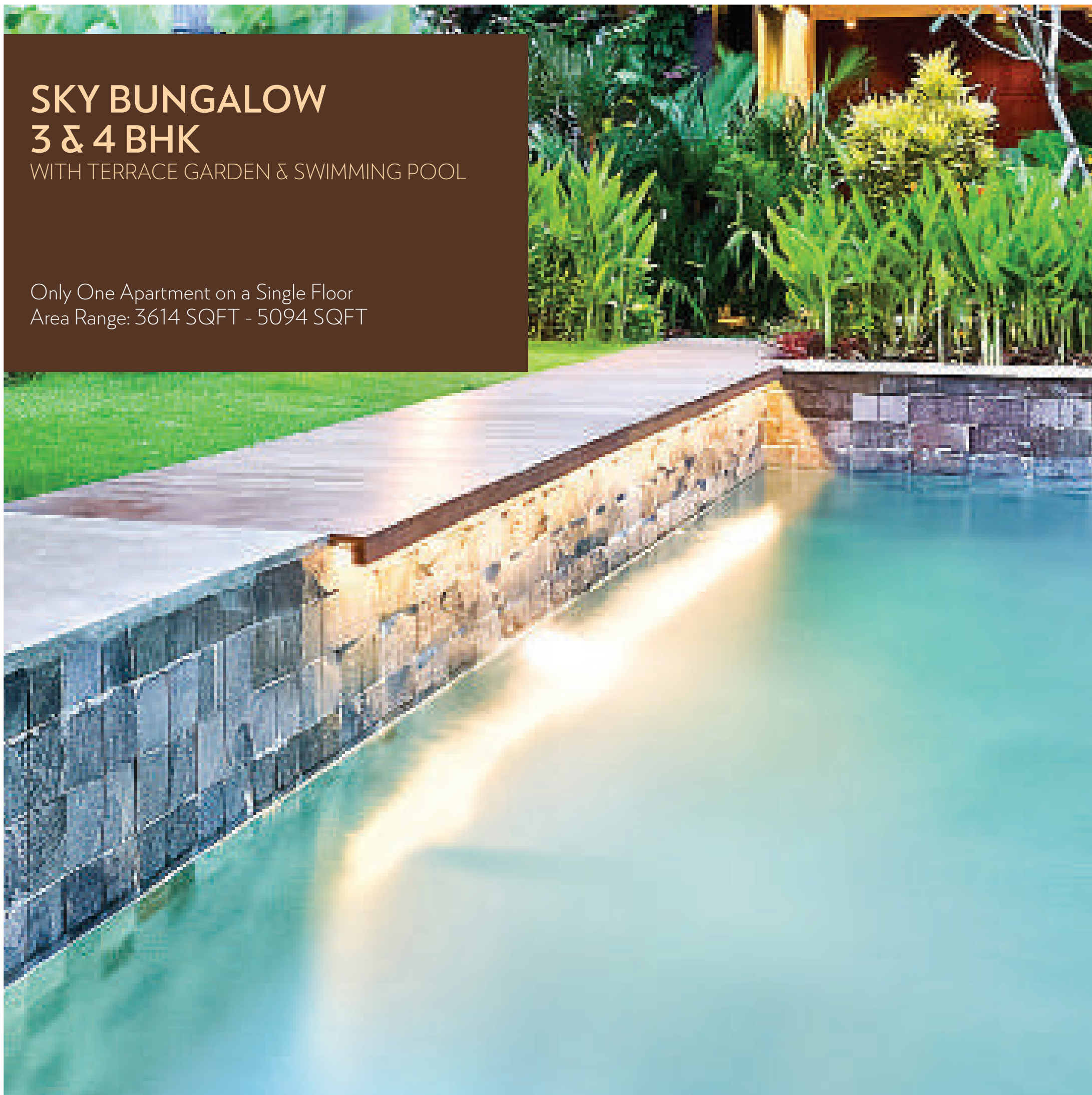
Two Apartments on One Floor
Area Range: 2446 SQFT - 4115 SQFT



SKY BUNGALOW 3 & 4 BHK

WITH TERRACE GARDEN & SWIMMING POOL

Only One Apartment on a Single Floor
Area Range: 3614 SQFT - 5094 SQFT



PENTHOUSE 5 BHK

Unique Apartments, One on a Single Floor
Area Range: 6351 SQFT - 6632 SQFT





AMENITIES

- European Style Castle Structure
- Large Bird Home in Central Park
- Sky Lounge
- External Facade of Machine Moulded Bricks
- Double External Wall with Cavity for Heat & Sound Insulation
- Earthquake Resistant RCC Framework
- Central Park Area Equivalent to Two Football Grounds
- Beautiful Landscaping with Water Bodies
- LED Lights in Landscape and Common Area
- Automatic Elevators With High Ceiling by Schindler/ OTIS/ ThyssenKrupp/ KONE
- Provision for Business Lounge
- 24 Hours Water Supply
- Temperature controlled Indoor Swimming Pool
- WiFi Enabled Campus
- 100% Power Backup
- Car Free Central Park
- Kids Creche Area
- Intercom Facilities in Each FLat Connected with Guard Room

SECURITY

- 24*7 Manned Security
- Intercom & Camera in Lifts Connected with Guard Room
- CCTV Surveillance
- Boom Barriers for Restricted Entry at main gate

HEALTH

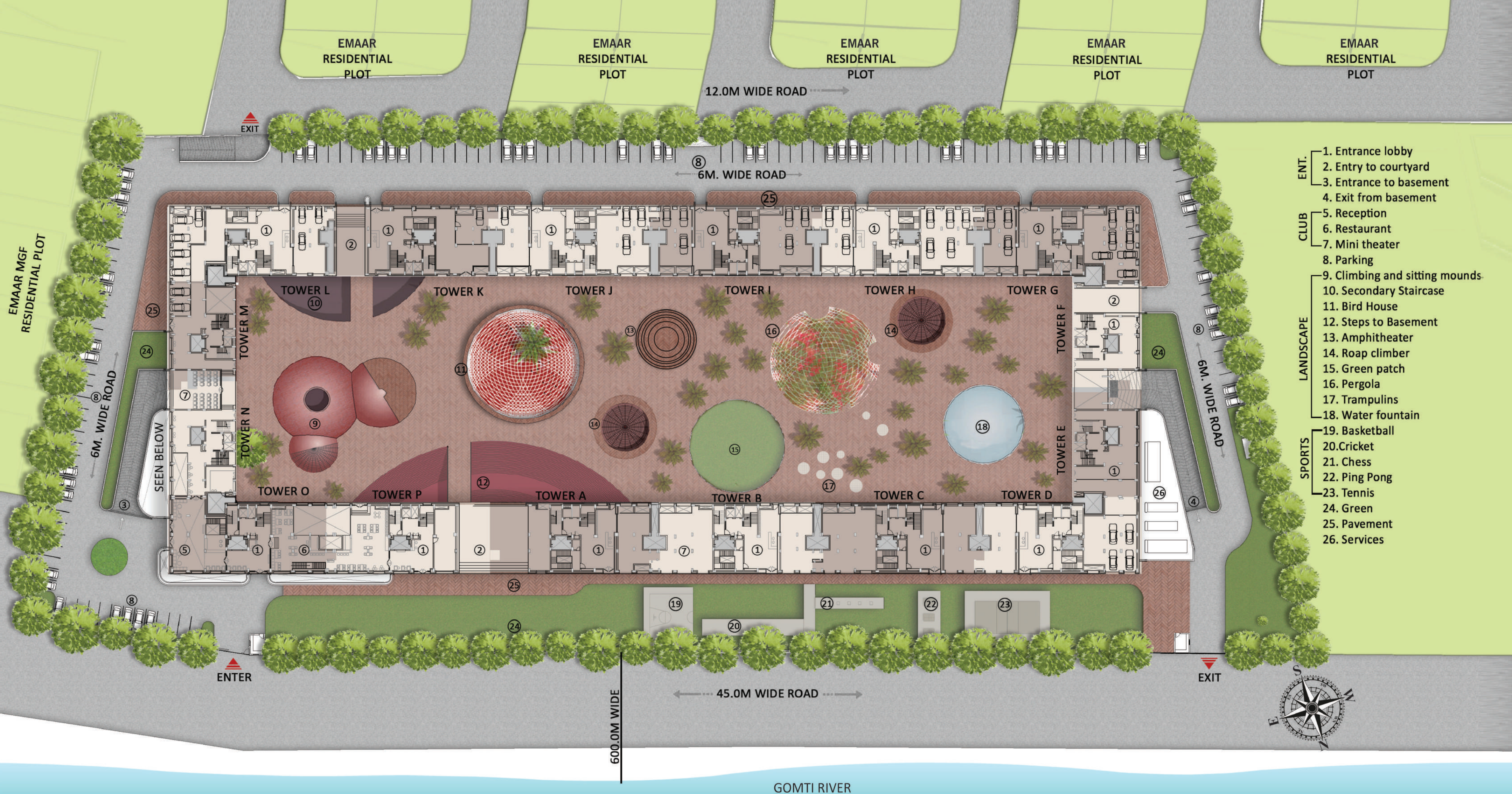
- Steam & Sauna Room with Massage Room
- Spa & Salon
- Gymnasium with Modern Equipments
- Jogging Track
- Children Play Area
- Climbing Mounds for Children

SPORTS

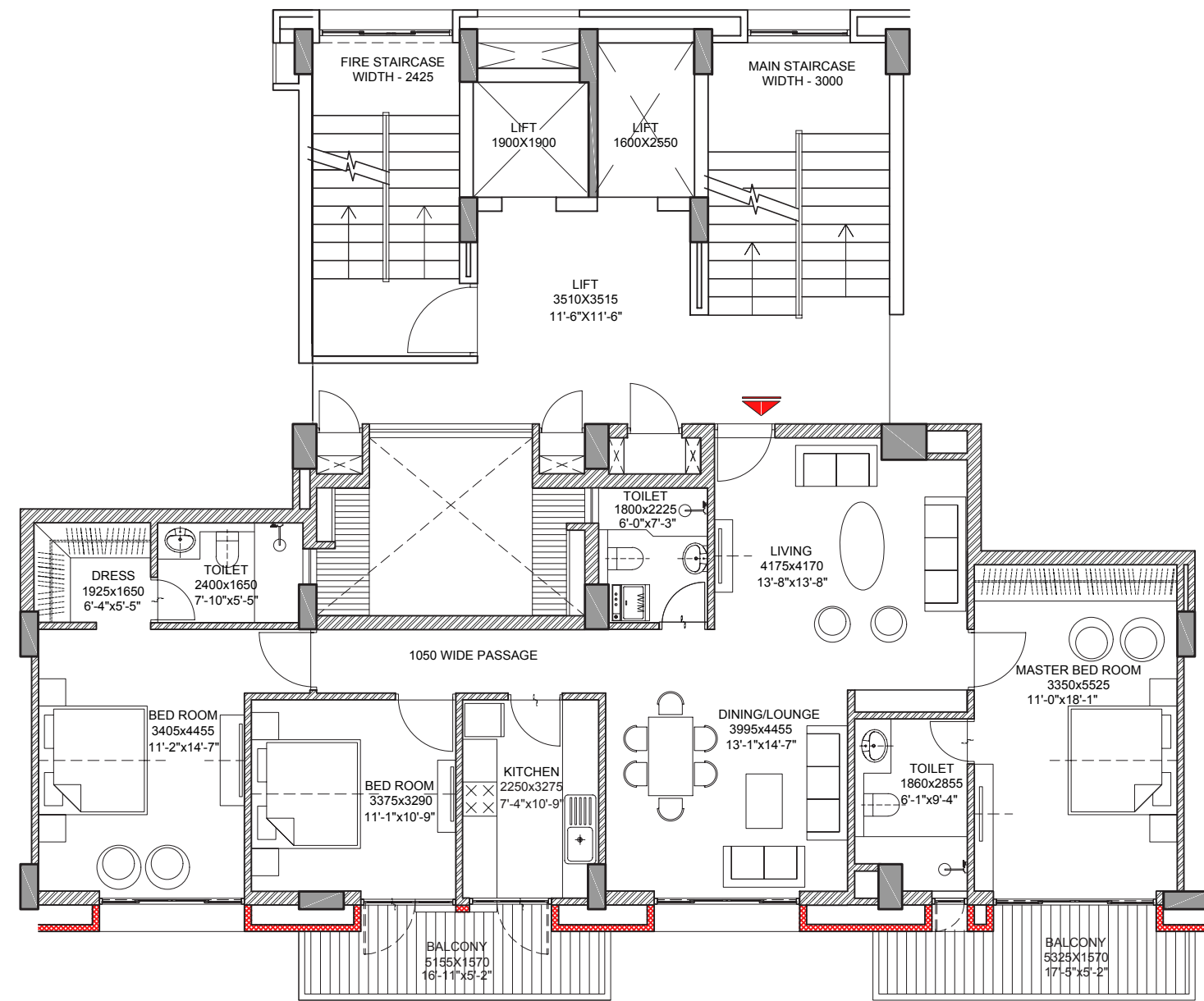
- Cricket Cage
- Basketball Court
- Tennis Court
- Chess Board Area
- Squash Court
- Badminton Court
- Table Tennis
- Card Room
- Billiards/Snooker Room

ENTERTAINMENT

- Multi-Purpose Party Hall
- State-of-the-Art Club
- Amphitheatre
- Mini Theatre
- Restaurant/ Cafeteria
- Kids Gaming Zone



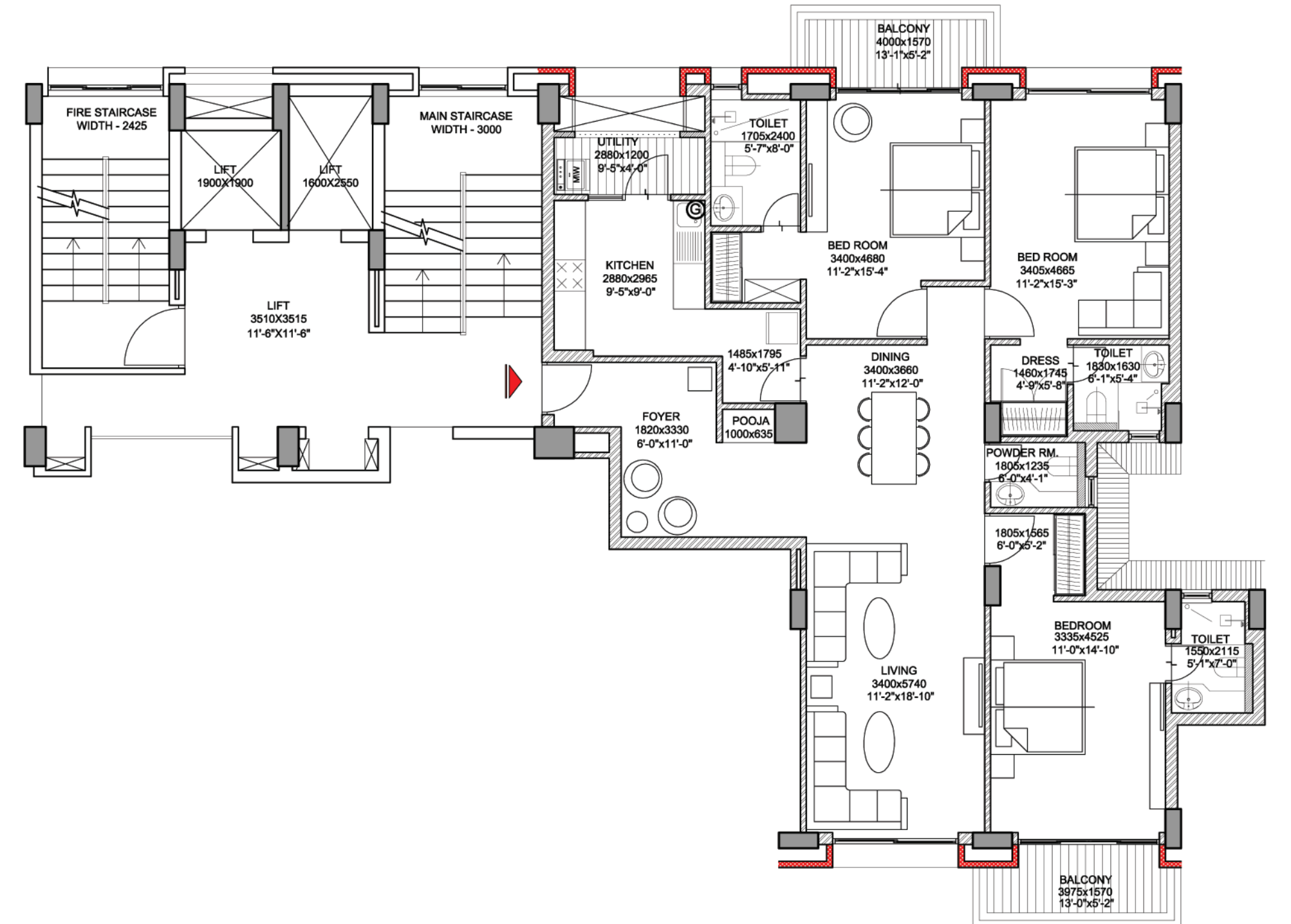
- ENT.
 - 1. Entrance lobby
 - 2. Entry to courtyard
 - 3. Entrance to basement
 - 4. Exit from basement
- CLUB
 - 5. Reception
 - 6. Restaurant
 - 7. Mini theater
 - 8. Parking
- LANDSCAPE
 - 9. Climbing and sitting mounds
 - 10. Secondary Staircase
 - 11. Bird House
 - 12. Steps to Basement
 - 13. Amphitheater
 - 14. Roap climber
 - 15. Green patch
 - 16. Pergola
 - 17. Trampulins
 - 18. Water fountain
- SPORTS
 - 19. Basketball
 - 20. Cricket
 - 21. Chess
 - 22. Ping Pong
 - 23. Tennis
 - 24. Green
 - 25. Pavement
 - 26. Services



LAYOUT

3 BHK SIMPLEX

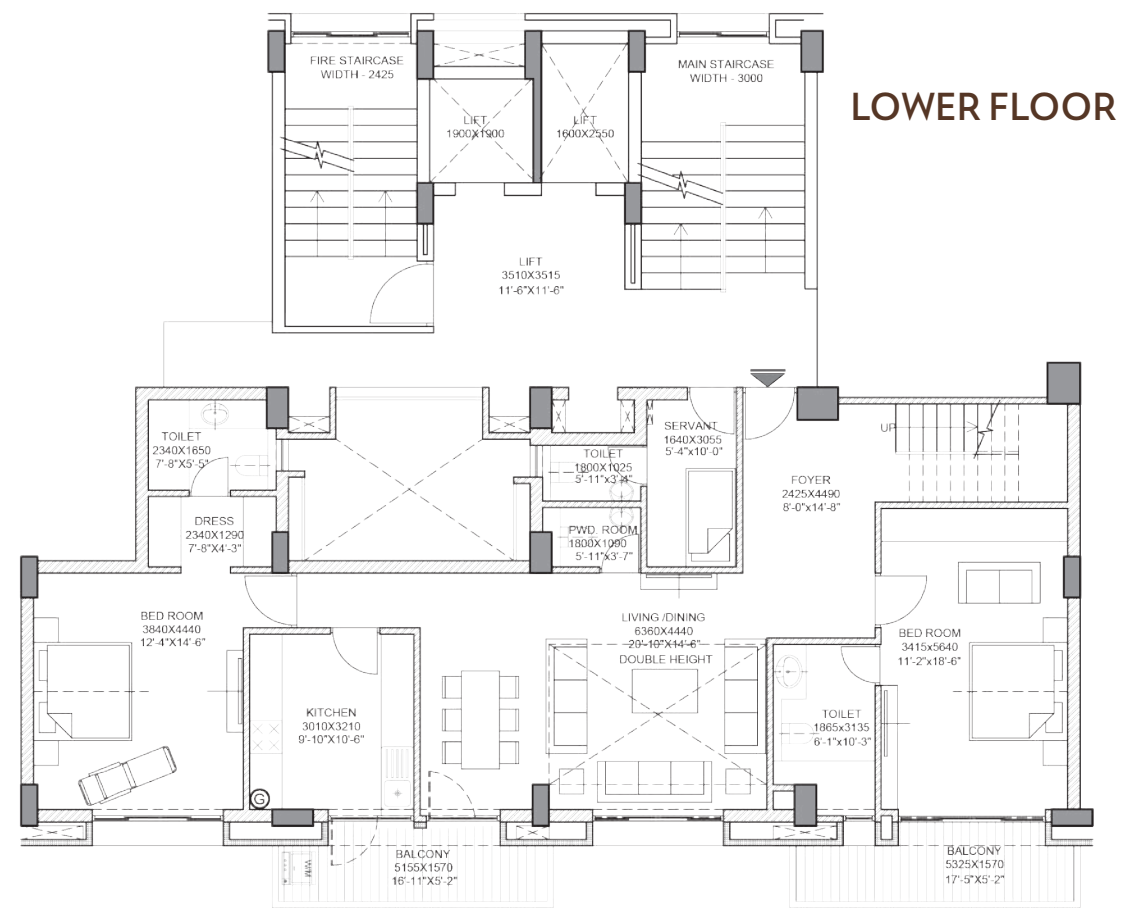
Super Area	1857 Sqft
Covered Area	1486 Sqft
Carpet Area	1158 Sqft
Balcony	169 Sqft
Carpet Area + Balcony	1327 Sqft



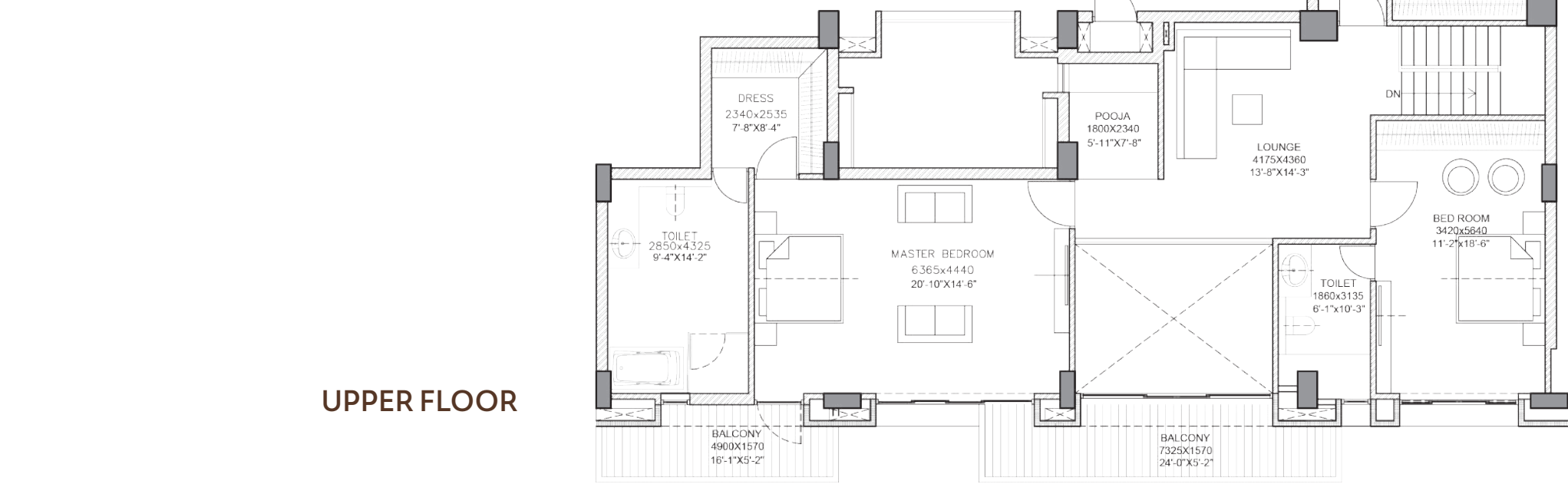
LAYOUT

3 BHK SIMPLEX WITH POOJA & POWDER ROOM

Super Area	2086 Sqft
Covered Area	1669 Sqft
Carpet Area	1315 Sqft
Balcony	129 Sqft
Carpet Area + Balcony	1444 Sqft



LOWER FLOOR

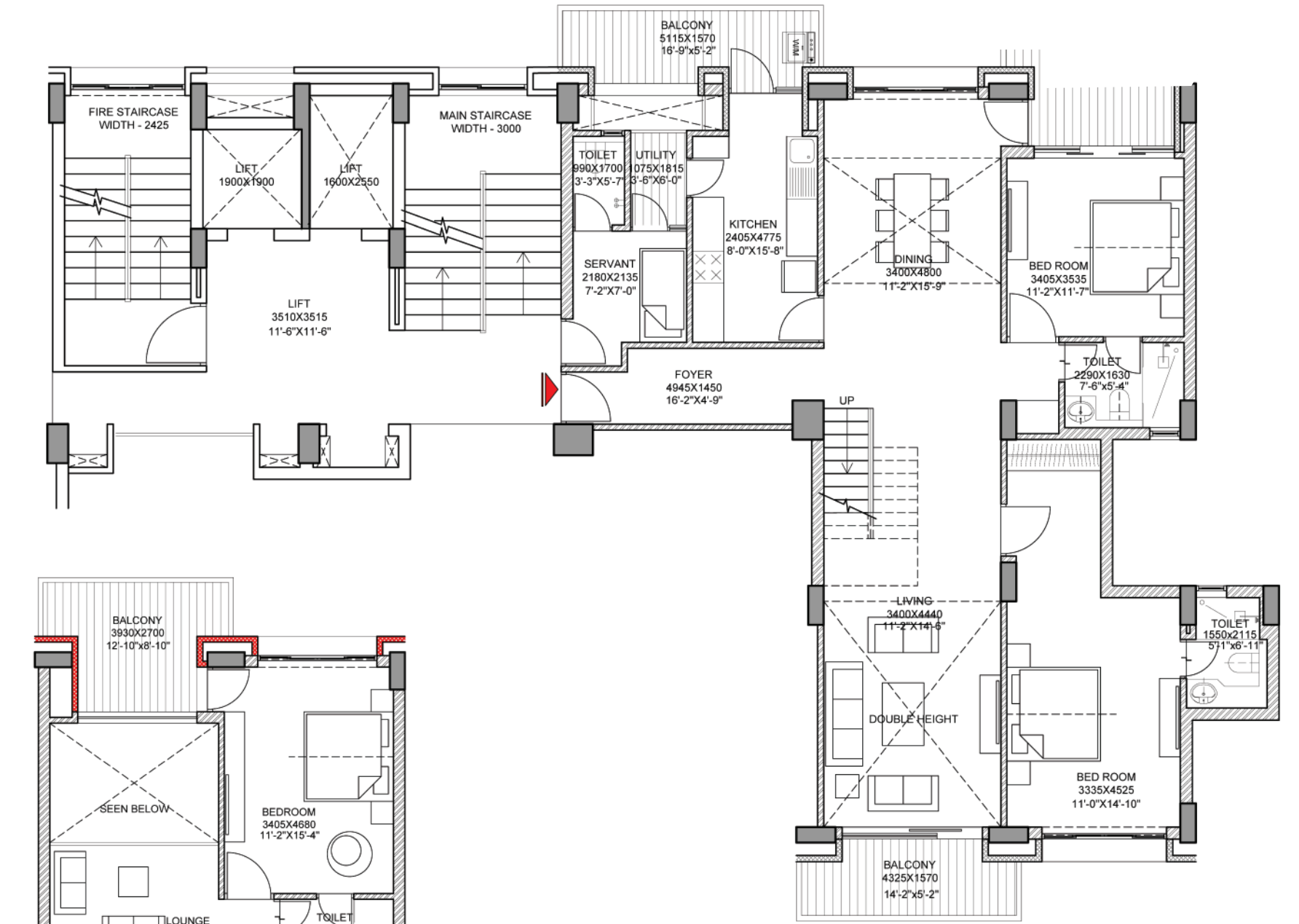


UPPER FLOOR

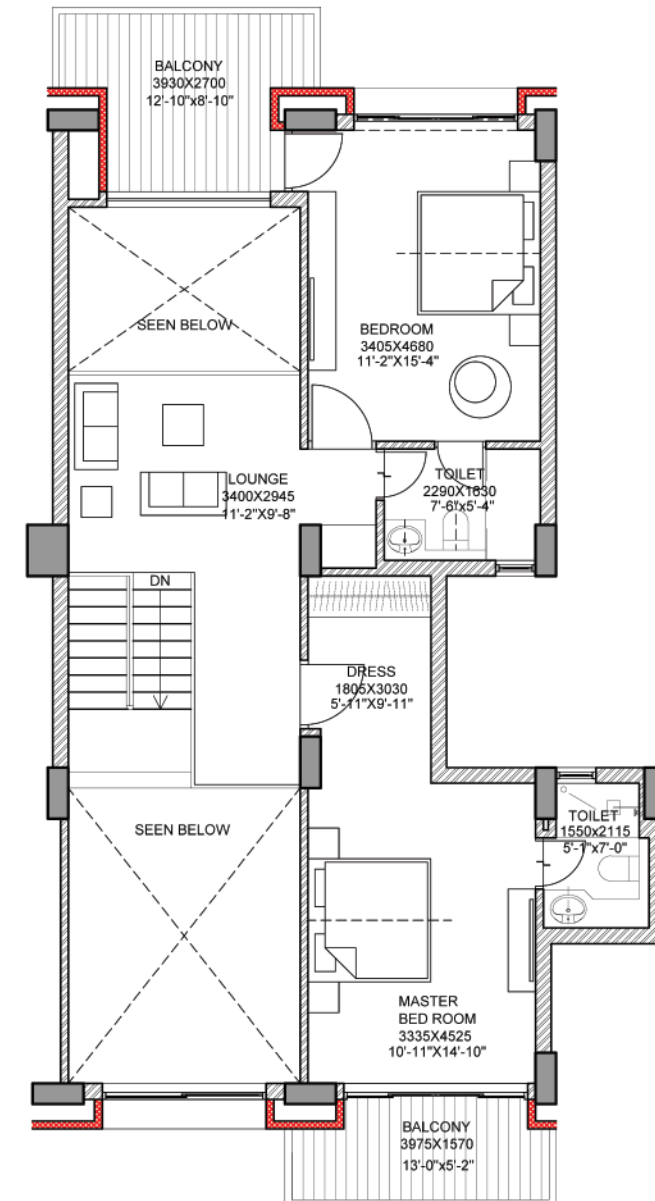
LAYOUT

5 BHK DUPLEX WITH POWDER & SERVANT ROOM

Super Area	4115 Sqft
Covered Area	3292 Sqft
Carpet Area	2622 Sqft
Balcony	362 Sqft
Carpet Area + Balcony	2984 Sqft



LOWER FLOOR



UPPER FLOOR

LAYOUT

4 BHK DUPLEX WITH SERVANT ROOM

Super Area	3266 Sqft
Covered Area	2613 Sqft
Carpet Area	1936 Sqft
Balcony	340 Sqft
Carpet Area + Balcony	2276 Sqft

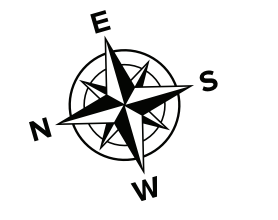
DISTANCES

Hazratganj	10 min. Drive
Gomti Nagar	7 min. Drive
International Cricket Stadium	2 min. Drive
Chaudhary Charan Singh International Airport	15 min. Drive
Charbagh Railway Station	15 min. Drive
Hotel Taj	10 min. Drive

HOUSING LOAN APPROVED BY



LOCATION MAP



TYPE		SIMPLEX
Air-Conditioning (Premium Brands)		3 No. Split A.C. of 1.5 Ton and 1 No. Split A.C. of 2 Ton
Entrance Foyer Living/Dining Room	Flooring/Skirting Wall Finishes Ceiling	Italian/Imported Marble POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint
Master Bed Room	Flooring/Skirting Wall Finishes Ceiling	Vitrified Tiles POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint
Master Toilet	Flooring Ceiling Finishes Vanity Counter Fittings/Fixtures	Anti-Skid Ceramic Tiles False Ceiling with Plastic Emulsion Paint Granite "Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geysler, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish"
	Walls	Ceramic Tiles upto ceiling height
Bed Rooms	Flooring/Skirting Wall Finishes Ceiling	Vitrified Tiles POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint
Other Toilets	Flooring Walls Fittings/Fixtures Ceiling	Anti-Skid Ceramic Tiles Ceramic Tiles upto 7'0" height "Wall hung W.C. with Concealed Cistern, Wash Basin, Provision for Hot & Cold Water, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make Mirror, Shower" False Ceiling with Plastic Emulsion Paint
Kitchen	Flooring/Skirting Platform Wall Finishes Ceiling Fittings/Fixtures	Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geysler, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make
Balconies	Flooring Railing	Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint
Doors & Windows	Main Entrance Door Internal Doors Hardware Windows and External Glazing	Teak Wood with German Hardware Flush Door Shutter with Designer Laminates UPVC / Aluminium
Electrical Wiring & Switches	Electrical Switches Point and Wiring	ISI modular fire resistant switches from standard makes and brands "ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms Suitable number of light and plug points in each bedroom / drawing / dining / lounge"
	Fittings/Fixtures	Decorative Fans and Fancy Lights
Floor Height		3.2 m Floor to Floor
Lift Lobby		Granite

DUPLEX	
Centrally Air-Conditioning by VRF	
Italian/Imported Marble POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Italian POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Anti-Skid Ceramic Tiles False Ceiling with Plastic Emulsion Paint Italian/Imported Marble "Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geysler, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish"	
Ceramic Tiles upto ceiling height	
Vitrified Tiles POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling as per requirement finished with Plastic Emulsion Paint	
Anti-Skid Ceramic Tiles Ceramic Tiles upto 7'0" height Wall hung W.C. with Concealed Cistern, Wash Basin, Geysler, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower False Ceiling with Plastic Emulsion Paint	
Anti-Skid Vitrified Tiles Pre Polished Granite with Stainless Steel Sink Ceramic Tiles upto 2 feet height above kitchen top & balance painted with Plastic Emulsion Paint Punning painted with Plastic Emulsion Paint Modular Kitchen Cabinets, S.S. Finish Chimney & Hob, Geysler, RO Purifier System, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make	
Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint	
Teak Wood with German Hardware Flush Door Shutter with Designer Laminates UPVC / Aluminium	
ISI modular fire resistant switches from standard makes and brands "ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms Suitable number of light and plug points in each bedroom / drawing / dining / lounge"	
Decorative Fans and Fancy Lights	
3.45 m Floor to Floor	
Italian/ Imported Marble	

TYPE	
Air-Conditioning (Premium Brands)	
Entrance Foyer Living/Dining Room	Flooring/Skirting Wall Finishes Ceiling
Master Bed Room	Flooring/Skirting Wall Finishes Ceiling
Master Toilet	Flooring Ceiling Finishes Vanity Counter Fittings/Fixtures
	Walls
Bed Rooms	Flooring/Skirting Wall Finishes Ceiling
Other Toilets	Flooring Walls Fittings/Fixtures Ceiling
Kitchen	Flooring/Skirting Platform Wall Finishes Ceiling Fittings/Fixtures
Balconies	Flooring Railing
Doors & Windows	Main Entrance Door Internal Doors Hardware Windows and External Glazing
Electrical Wiring & Switches	Electrical Switches Point and Wiring
	Fittings/Fixtures
Floor Height	
Lift Lobby	
Pool	
Private Garden	

SKY BUNGALOW	
Centrally Air-Conditioning by VRF	
Italian/Imported Marble POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
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Anti-Skid Ceramic Tiles POP False Ceiling with Plastic Emulsion Paint Italian/Imported Marble "Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geysler, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish"	
Ceramic Tiles upto ceiling height	
Italian/ Engineered Wood POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling as per requirement finished with Plastic Emulsion Paint	
Anti-Skid Ceramic Tiles Ceramic Tiles upto 7'0" height Wall hung W.C. with Concealed Cistern, Wash Basin, Geysler, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower False Ceiling with Plastic Emulsion Paint	
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Anti-Skid Ceramic Tiles MS Railing with Synthetic Enamel Paint	
Teak Wood with German Hardware Flush Door Shutter with Designer Laminates UPVC / Aluminium	
ISI modular fire resistant switches from standard makes and brands "ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms Suitable number of light and plug points in each bedroom / drawing / dining / lounge"	
Decorative Fans and Fancy Lights	
3.45 m Floor to Floor	
Italian/ Imported Marble	
Optional	
Yes	

PENTHOUSE	
Centrally Air-Conditioning by VRF	
Italian/Imported Marble POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Italian POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling/Punning as per requirement finished with Plastic Emulsion Paint	
Anti-Skid Ceramic Tiles POP False Ceiling with Plastic Emulsion Paint Italian/Imported Marble "Wash Basin with counter, Wall hung W.C with Concealed Cistern, Geysler, Mirror, C.P Brass Fittings by Kohler/Grohe/Roca or Equivalent Make Single Lever Mixture - Towel rail/ring, Toilet Paper Holder, Soap Dish"	
Ceramic Tiles upto ceiling height	
Italian/ Engineered Wood POP punning on plastered surface painted with Plastic Emulsion Paint False Ceiling as per requirement finished with Plastic Emulsion Paint	
Anti-Skid Ceramic Tiles Ceramic Tiles upto 7'0" height Wall hung W.C. with Concealed Cistern, Wash Basin, Geysler, C.P. Brass Fittings by Kohler/Grohe/Roca or Equivalent Make, Mirror, Shower False Ceiling with Plastic Emulsion Paint	
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Teak Wood with German Hardware Flush Door Shutter with Designer Laminates UPVC / Aluminium	
ISI modular fire resistant switches from standard makes and brands "ISI copper concealed wiring, light points, fan points, 6/15 sockets A/C points in living/dining and bed rooms Suitable number of light and plug points in each bedroom / drawing / dining / lounge"	
Decorative Fans and Fancy Lights	
3.45 m Floor to Floor	
Italian/ Imported Marble	
Yes	
Yes	

STRUCTURE LIFT & LOBBY AREA	Earthquake Resistant RCC Frame Structure Exterior, RCC Frame Double Brick Wall Structure for Better Sound & Heat Insulation Air-conditioned Entrance Lobby at Ground Floor with Italian or Equivalent Stone Flooring with 4 Persons Sitting Arrangement
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SURAJ INFRAVENTURES (P) LTD



ORANJE
CASTLE

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RERA REGISTRATION NO: UPRERAPRJ6917 (PROJECT PLAN APPROVED BY LDA)