



ADD  WN REALTY

— Connecting You To Your Perfect Property —

The **new era** *of* **LUXURY**



IVORY *Orchards*

In the midst of the urban rush, the craving for serenity grows stronger. Ivory Orchards stands as your exclusive urban sanctuary, a haven amidst the city's pulse. Delicately designed leisure areas serve as calming canvases, granting you the space to detach from the commotion and rejuvenate your every sense. Embrace the profound peace that Ivory Orchards presents, and watch your concerns dissolve into the background.

A photograph of a modern building's courtyard. In the foreground, there is a circular concrete structure with a stone-paved interior. To the left, there are lush green plants, including a large banana leaf and a palm tree. In the background, a multi-story building with a light-colored facade and dark accents is visible. A dark metal pergola structure is positioned over the courtyard area.

20+
AMENITIES

3

EXCLUSIVE
HUBS

6

EXCLUSIVE
TOWERS







A community that

ivo
IvoryOrchards is more than an address, it's a community of like-minded individuals who appreciate the finer aspects of life. Engage in cultural events, build friendships in communal spaces, or find serenity in the lush community gardens. Here, connections are nurtured, and memories are woven.









A lifestyle
elevated
that is

At Ivory Orchards, we redefine living. Prepare to indulge in a lifestyle that soars above the ordinary. We present three distinct experiences meticulously crafted to nurture a balanced and holistic way of life.



**The
Social Hub**

**The
Fitness Hub**

**The
Kids Hub**

The Social Hub

Elevate your social quotient in style



Φ SWIMMING POOL

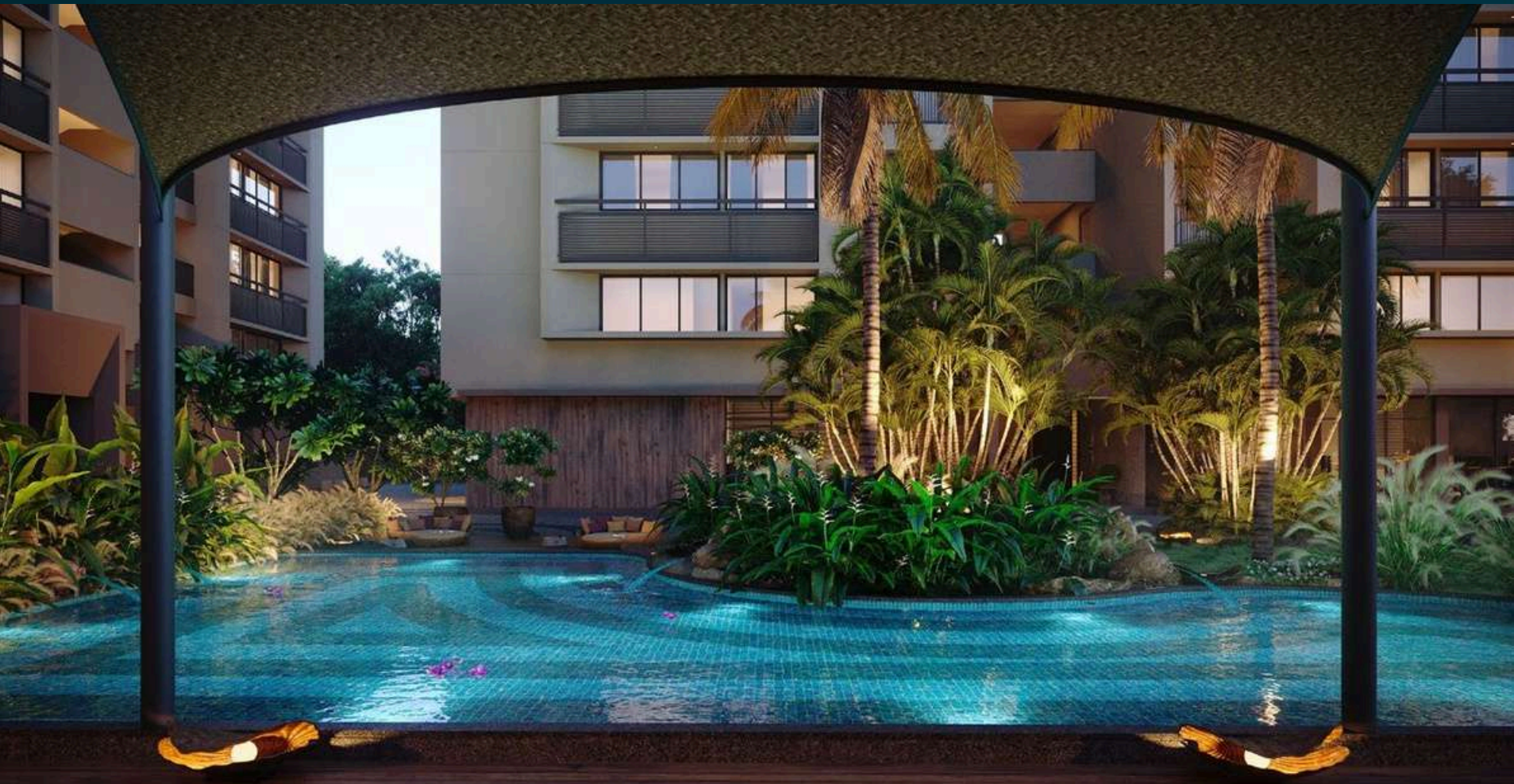
Φ PARTY LOUNGE

Φ TERRACE LOUNGE

Φ GREEN LAWNS

Φ SENIOR CITIZEN SITOUTS

Φ FULLY EQUIPPED LIBRARY





The Fitness Hub

Make fitn yo lif tyle



Φ GYMNASIUM

Φ YOGA STUDIO

Φ BOX CRICKET

Φ SPORTS ZONE





The Kids Hub

eat, mem, i, atwi, ttalifetime



Φ NO VEHICLE PLAY ZONE

Φ TODDLERS POOL

Φ INDOOR GAME ZONE







A space that is *reflection of you*

Step into a realm where your essence finds expression. Ivory Orchards. Each corner, each detail is a canvas to portray your individuality. From elegant interiors to serene surroundings, this space mirrors your taste, aspirations, and lifestyle.



FLOOR *plans*

GROUND FLOOR PLAN

12 MTS. ROAD

36 MTS. ROAD



- 1 Entry/Exit Security Cabin
- 2 Basement Ramp 4.5 M Wide One
- 3 Way Drive Way Two Wheeler
- 4 Parking Electric Substation
- 5 Foyer Lift/Staircase Lobby Meter
- 6 Rooms Gymnasium Indoor
- 7 Games Library Banquet/Multi
- 8 Purpose Hall Society Office
- 9 Visitor's Parking Gents
- 10 Toilet(Retail) Ladies Toilet(Retail)
- 11 Lawns Splash Pool Gazebo
- 12 Sunken Sitting Kids Play Area
- 13 Plaza Multi Purpose Court Deck
- 14 Tensile Structure Changing
- 15 Room/Steam/Toilet Gents
- 16
- 17
- 18
- 19
- 20
- 21
- 22
- 23
- 24
- 25
- 26
- 27
- 28 Changing Room/Steam/Toilet Ladies

TYPICAL
FLOOR PLAN



12 MTS. ROAD



36 MTS. ROAD

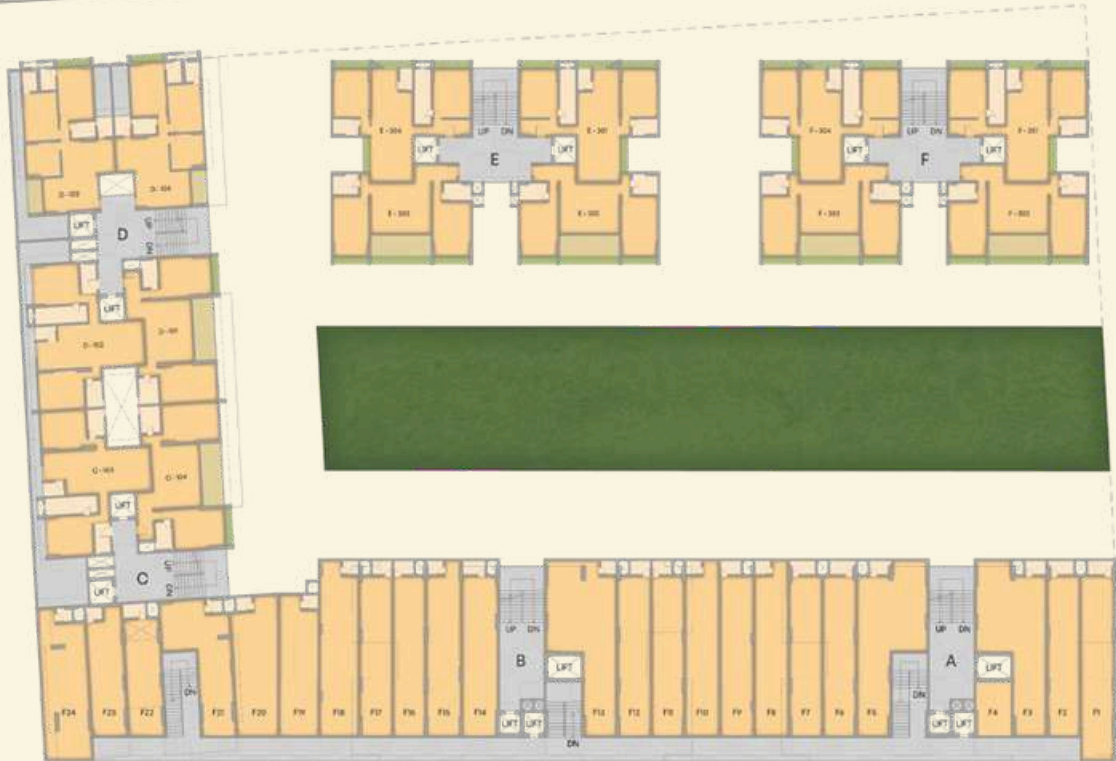
12 MTS. ROAD

36 MTS. ROAD

FIRST FLOOR TERRACE PLAN

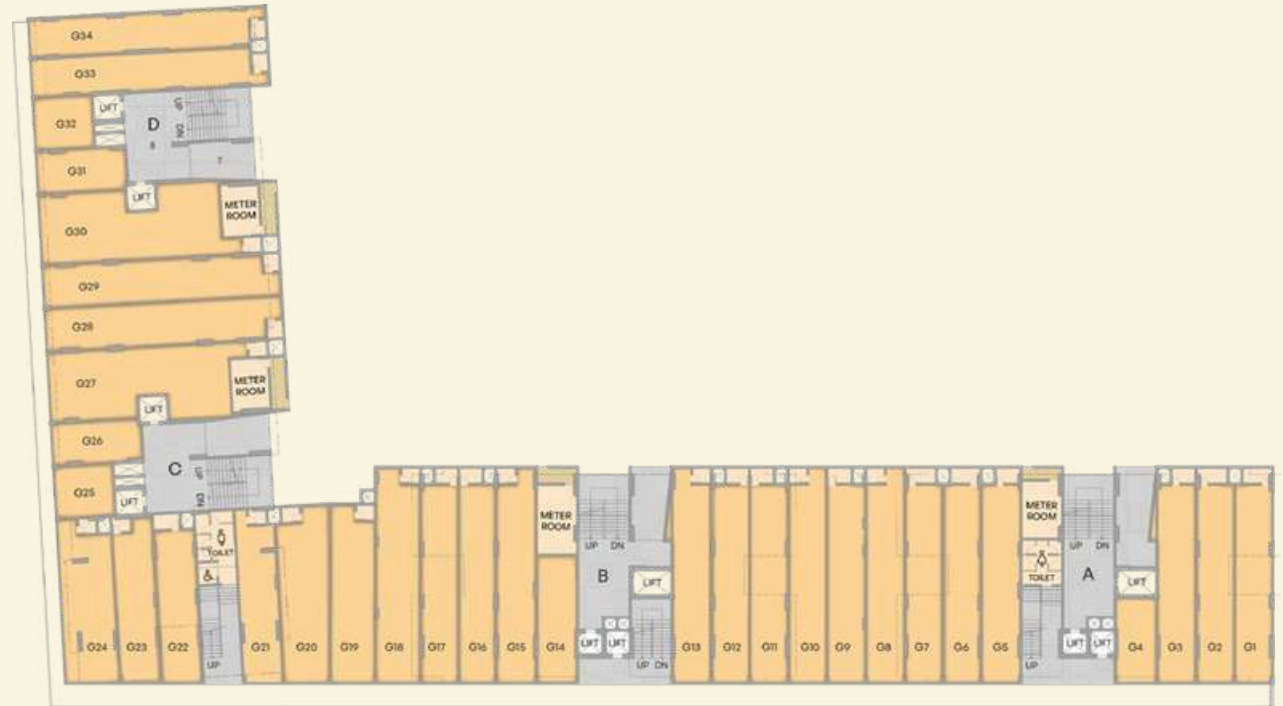
Floor No	Carpet area (Sq. ft.)
C 103	315
D 102	206
D 103	289
D 104	64

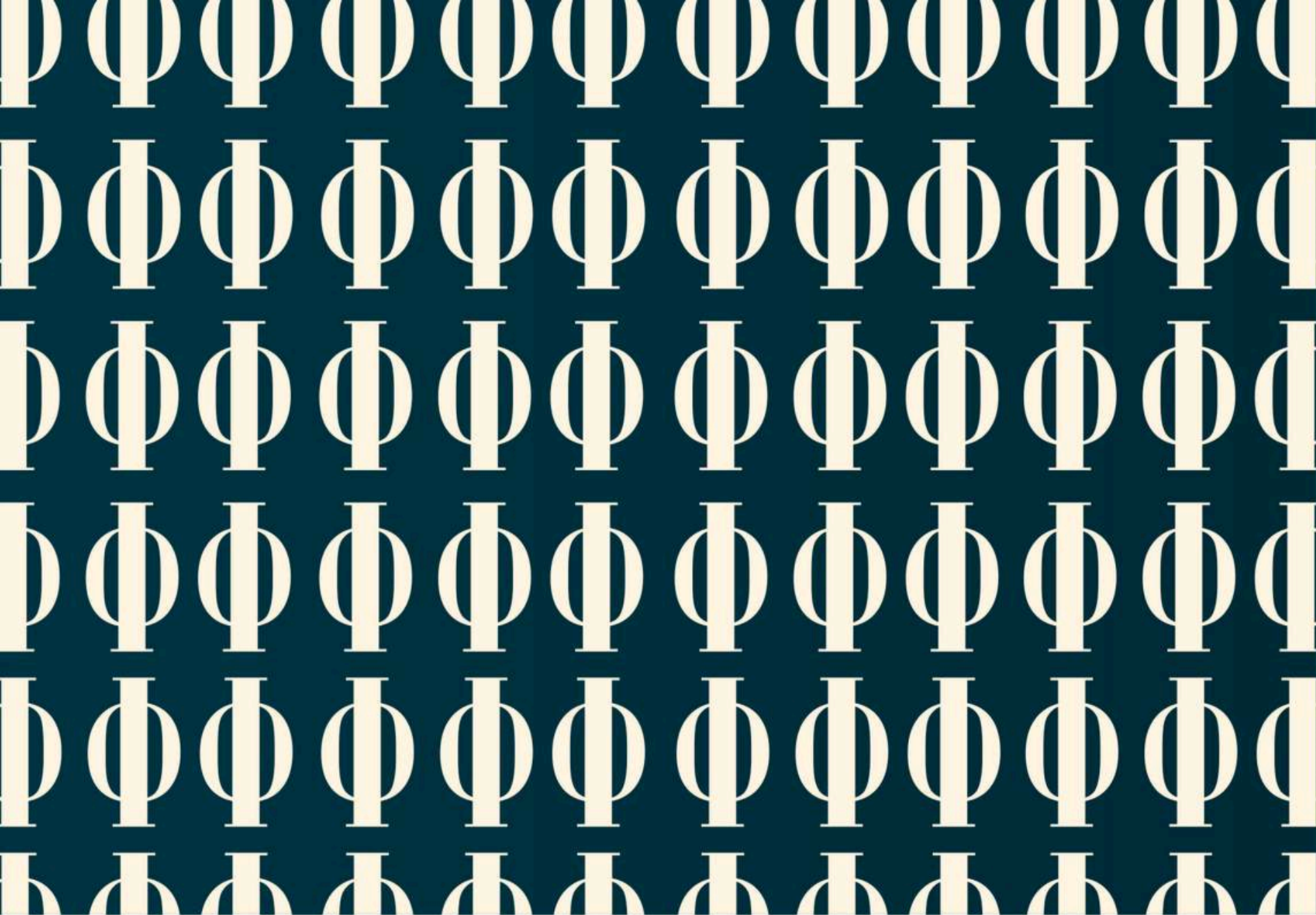
Shop No.	Size (Ft. In.)	Built-Up Area (Sq. ft.)
F	9'-7" x 56'-6"	575
1	9'-7" x 49'-7"	496
F 2	10'-0" x 49'-7"	805
F 3	10'-10" x 25'-11"	805
F 4	10'-6" x 15'-5"	170
F 5	10'-0" x 25'-11"	807
F 6	10'-10" x 25'-11"	807
F 7	9'-7" x 49'-7"	497
F 8	9'-7" x 49'-7"	496
F 9	9'-10" x 49'-7"	509
F 1	9'-10" x 49'-7"	508
0	9'-7" x 49'-7"	509
F 1	9'-7" x 49'-7"	496
1	10'-0" x 49'-7"	808
F 1	10'-10" x 25'-11"	808
F 1	10'-6" x 49'-7"	547
2	10'-0" x 49'-7"	516
F 1	9'-7" x 49'-7"	496
F 1	9'-7" x 49'-7"	496
F 1	11'-6" x 49'-7"	592
6	11'-6" x 40'-0"	476
F 1	12'-3" x 39'-3"	543
7	10'-0" x 39'-1"	563
F 1	10'-5" x 14'-4"	427
F 2	10'-8" x 38'-0"	427
8	10'-6" x 37'-4"	398
F 1	13'-11" x 43'-4"	628
0		
4		



GROUND FLOOR SHOPS

Shop No.	Size (Ft. In.)	Built-Up Area (Sq. ft.)
G1	9'-7" x 56'-6"	574
G2	9'-7" x 56'-6"	565
G3	10'-0" x 56'-6"	590
G4	10'-6" x 22'-4"	245
G5	10'-0" x 56'-6"	595
G6	9'-7" x 56'-6"	566
G7	9'-7" x 56'-6"	565
G8	9'-10" x 56'-6"	580
G9	9'-10" x 56'-6"	579
G10	9'-10" x 56'-6"	580
G11	9'-7" x 56'-6"	565
G12	9'-7" x 56'-6"	565
G13	10'-0" x 56'-6"	596
G14	10'-6" x 33'-6"	371
G15	10'-0" x 56'-6"	591
G16	9'-7" x 56'-6"	565
G17	9'-7" x 56'-6"	565
G18	11'-6" x 56'-6"	674
G19	11'-6" x 40'-3"	557
G20	11'-11" x 46'-1"	628
G21	10'-0" x 46'-1"	485
G22	45'-10"	480
G23	10'-8" x 44'-7"	625
G24	10'-6" x 44'-0"	215
G25	13'-11" x 43'-4"	271
G26	13'-5" x 15'-7"	918
G27	11'-1" x 23'-6"	707
G28	18'-2" x 47'-5"	707
G29	11'-0" x 62'-0"	918
G30	11'-0" x 62'-0"	271
G31	11'-0" x 62'-0"	215
G32	18'-2" x 47'-5"	646
G33	11'-1" x 23'-6"	653
G34	13'-5" x 15'-7"	
G35	10'-0" x 62'-0"	
G36	10'-0" x 62'-0"	





UNIT *plans*

UNIT PLAN TYPE 1 TOWER A B C

1	Living Area	10'-6" × 16'-0"
2	Dining Area	10'-0" × 8'-0"
3	Kitchen/Store	10'-3" × 7'-6"
4	Wash	5'-9" × 5'-0"
5	Powder Toilet	4'-6" × 7'-0"
6	Bedroom 1	10'-0" × 10'-0"
7	Bedroom 2	13'-0" × 10'-0"
8	Attached Toilet	6'-3" × 4'-6"
9	Master Bedroom	14'-6" × 10'-3"
10	Attached Toilet	6'-3" × 4'-9"
11	Balcony	10'-6" × 4'-3"



UNIT PLAN TYPE 2 TOWER D

1	Living Area	10'-6" × 16'-0"
2	Dining Area	10'-0" × 8'-0"
3	Kitchen/Store	10'-3" × 7'-6"
4	Wash	5'-6" × 5'-0"
5	Powder Toilet	4'-6" × 7'-0"
6	Bedroom 1	10'-0" × 10'-0"
7	Bedroom 2	13'-6" × 10'-0"
8	Attached Toilet	6'-3" × 4'-6"
9	Master Bedroom	15'-0" × 10'-3"
10	Attached Toilet	6'-3" × 4'-9"
11	Balcony	10'-6" × 4'-3"



3 BHK



IVORY *Richards*

SPECIFICATIONS



DOORS

- Main door with laminate finish.
- All internal flush doors with branded hardware.

BATHROOMS

- Vitrified tiles on the floor and walls upto lintel level.
- Granite basincounters in all bathrooms.
- Modular switches.

ELECTRICAL WORK

- 3 Phase concealed copper wiring with an adequate number of points in all rooms.
- Provisions for TV cable/WIFI points in the living room.
- All internal walls and ceiling plastered with putty finish.
- Double coat plaster on external walls.
- Exterior walls will be painted with acrylic-based paint & textured.

INTERNAL AND EXTERNAL FINISHES

- Vitrified Tiles/ Granite Flooring.

BALCONY

- Ceramic tiles dedo up to the lintel level on the walls above the kitchen counter.

KITCHEN

- Vitrified Tiles Flooring
- Stainless Steel Sink
- Provision for R.O. water system.

PLUMBING WORK

- C.P.V.C water supply pipes and PVC pipes for soil, waste and drainage systems.
- Branded Sanitary & CP fittings.

WASH AREA

- Vitrified/Granite flooring in the wash area and dedo of ceramic tiles.
- Provision for washing machine.

WINDOWS

- Powder Coated aluminum sliding glass windows with stone jambs.
- Vitrified tiles flooring in living, dining and all bedrooms.

FLOORING

- China mosaic with waterproofing.

TERRACE OTHER SPECIFICATIONS

- Earthquake resistant RCC structure.
- Anti-termite treatment.



A team that *is credible*



With Ivory Orchards as our canvas, we at Kothari Realty, Addor Group, and Nirman Group have humbly united our expertise. This journey is a heartfelt collaboration, blending our individual strengths and visions into a residential masterpiece that embodies the pinnacle of luxury and elegance. As we pave the path, we're ushering in a new era of luxury, setting benchmarks and redefining opulence for generations to come.

Architect



Landscaping



Branding & Marketing

Because



