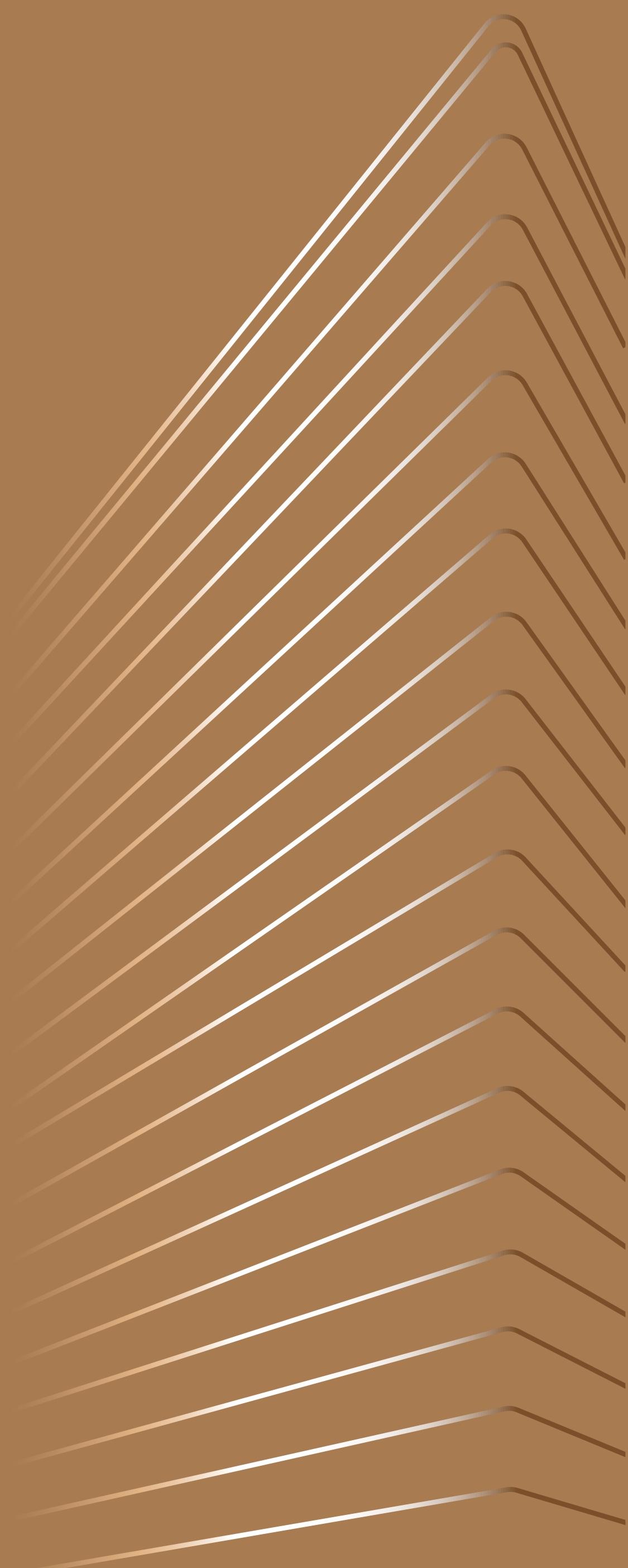
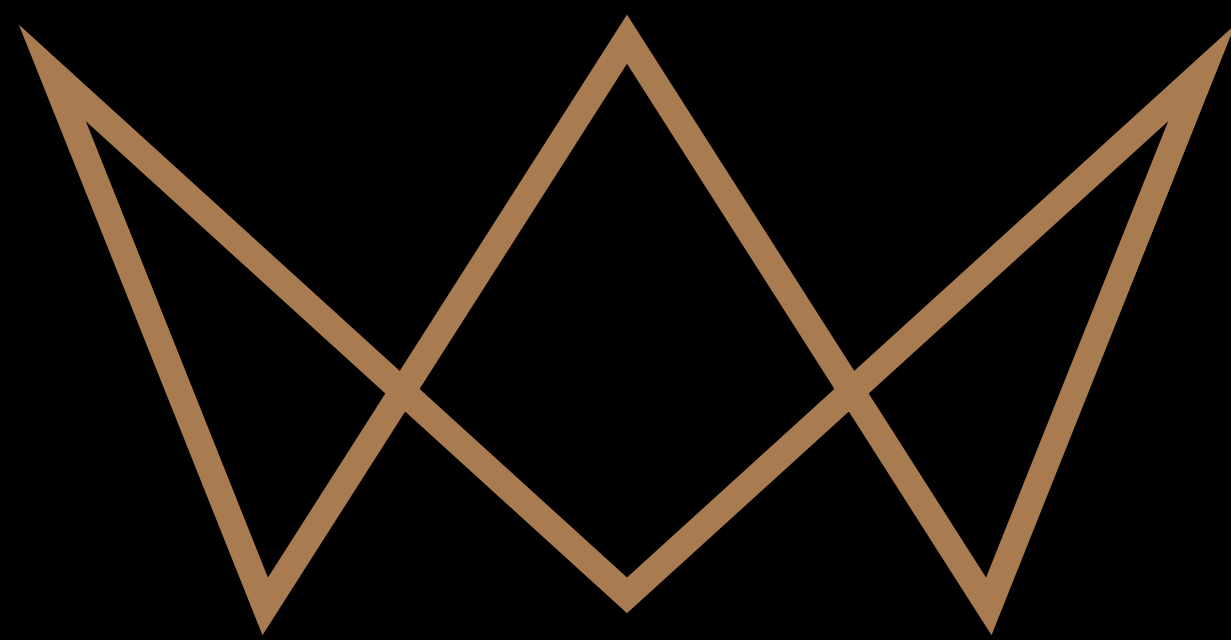


GANGA

# ORRION

Kalyani Nagar





# BUILD AN ECLECTIC EMPIRE

Welcome to a realm of refined sophistication and unmatched grandeur, where business meets extravagance in perfect harmony. Nestled in the prestigious neighbourhood of Kalyani Nagar, Pune, we present an unparalleled commercial citadel that redefines luxury. Plunge into the empire where opulence knows no bounds and coddle in the pinnacle of professional indulgence.

Kalyani Nagar  
IT Hub

Metro  
Station

Kalyani  
Nagar

Joggers  
Park

Nagar  
Highway



A BIRD'S-EYE OASIS AMIDST  
A TAPESTRY OF ICONIC LANDMARKS  
AND VIBRANT CITY LIFE

# A MELANGE OF SPLENDOR AND INNOVATION

At Ganga Orrion, we redefine the concept of luxury in commercial real estate. Prepare to be enthralled by our spacious and magnificent chic office spaces, meticulously crafted to surpass all expectations. Indulge in a world where innovation meets opulence, inspiring productivity and creativity.



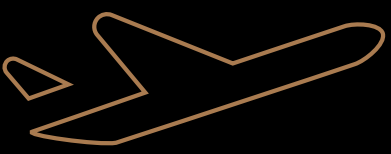


# A Nexus of Connectivity

Located at the vibrant crossroads of commerce, Ganga Orrion ensures seamless connectivity to major commercial and entertainment hubs and the pulse of the city. Embrace the convenience of being at the epicentre of commercial activity while revelling in the tranquillity and serenity of our exclusive haven. Additionally, excellent transport links ensure effortless connectivity to the city's major hubs, making your commute a breeze.



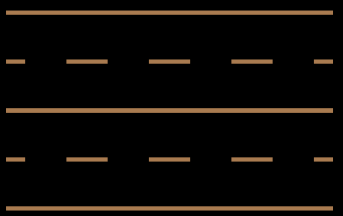
Phoenix Marketcity  
3 Kms (7 Min)



Airport  
3 Kms (5 Min)



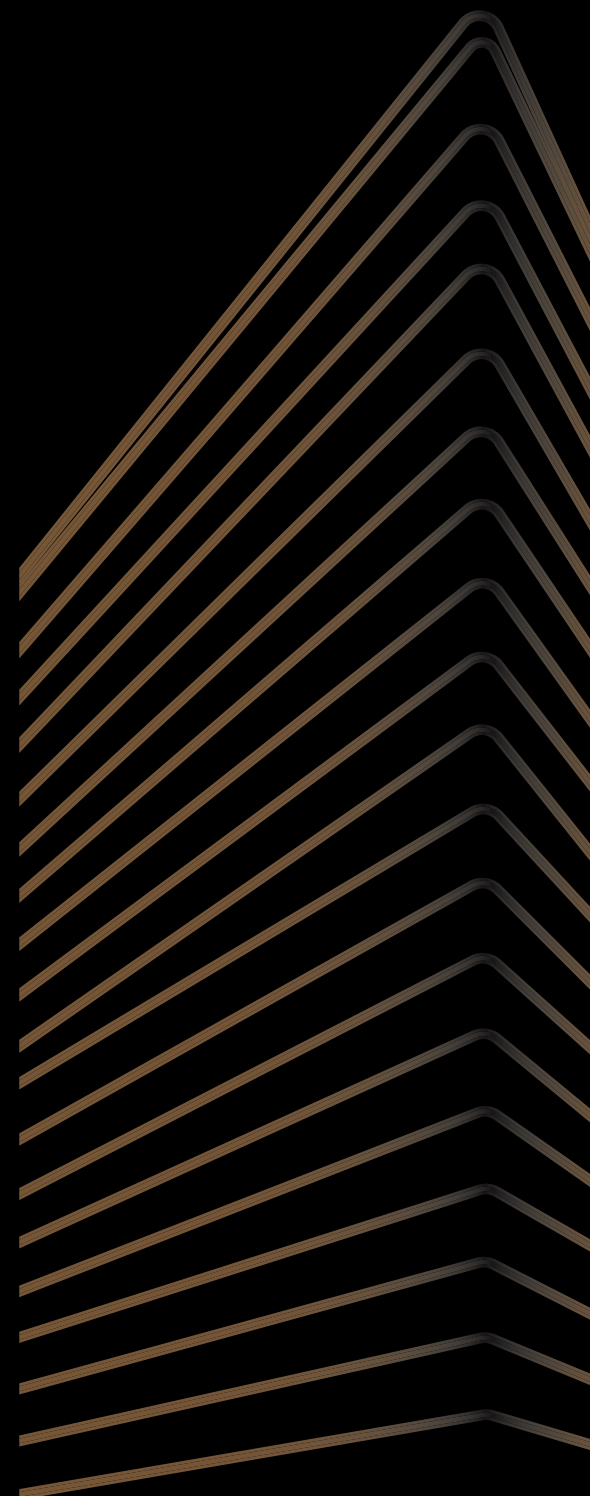
The Ritz-Carlton  
The Westin  
Conrad  
Hyatt Regency  
2 - 4 Kms (5 - 10 Min)



Nagar Highway  
0.3 Kms (2 Min)



Metro Station  
0.2 Kms (2 Min)



# SPACES TO SATIATE YOUR HUNGER FOR SUCCESS

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Behold, an ethereal tapestry of eloquence weaves its beguiling threads into the realms of accomplishment, beckoning forth the seeker of triumph with resplendent allure. In this symphony of magnificence, an elusive commercial space dares to manifest the grandest of visions, bestowing upon its discerning denizens the ultimate sanctuary of empyreal conquest. Spanning the vast expanse of an entire floor, these colossal office spaces transcend the boundaries of opulence, proffering an immersive and personalized odyssey to quench the insatiable yearning for prosperity. A palatial harmony resonates within, as each ethereal realm imparts an atmosphere of exclusivity, meticulously crafted to satiate the most formidable of ambitions.

- 
- 4.1 Mts Floor to Floor Height
  - Column free Office Spaces
  - High-Quality Performance Façade
  - 4 Passenger High-Speed Elevators
  - 1 Service Elevator



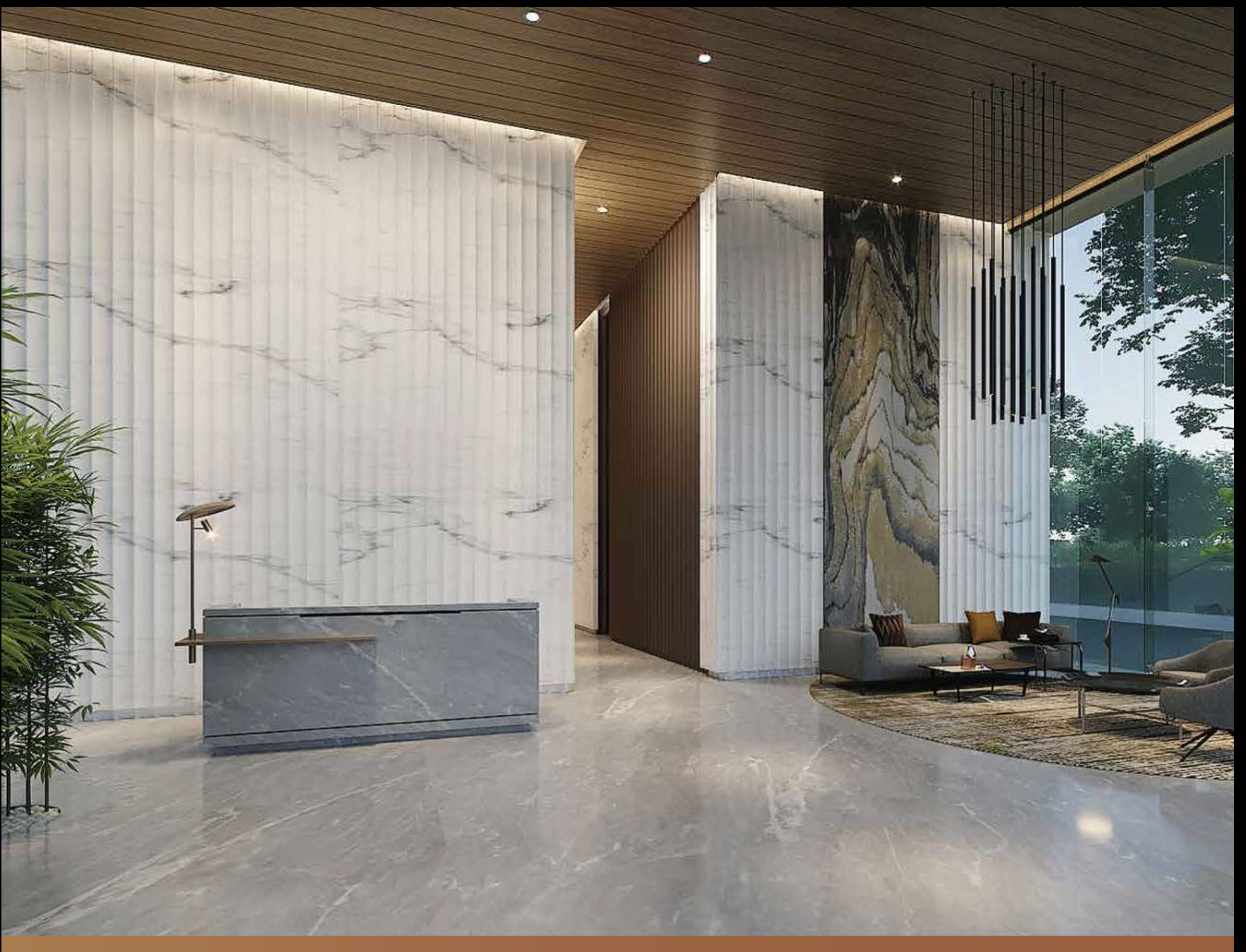
# AN ENTRANCE THAT REDEFINES OPULENCE

Welcome to an extraordinary experience of luxury and opulence as you step into our majestic grand entrance. A symphony of elegance and grandeur awaits, captivating your senses and leaving an indelible impression on your soul. The grand entrance is a testament to timeless architectural brilliance, adorned with exquisite detailing and fine craftsmanship. A soaring ceiling, bathed in soft, ethereal light, guides your gaze towards the magnificent focal point, a breathtaking chandelier that shimmers like a cascading waterfall. Every step you take within this enchanting space evokes a sense of privilege and prestige.



# ALLURING LOBBY

Step into a sanctuary of elegance, meticulously designed to transport you into a realm of refined indulgence. Bathed in natural light that cascades through floor-to-ceiling windows, the lobby is adorned with tastefully curated artwork and lush botanical accents that infuse a touch of nature into the space. Luxurious seating arrangements beckon you to relax and unwind, while the harmonious blend of soothing colors and premium materials creates an ambience that soothes the soul.



# A CULINARY EXTRAVAGANZA: AN ELYSIUM OF FLAVORS

Ascend to the pinnacle of gastronomic delight at our exquisite rooftop restaurant, where culinary craftsmanship meets breathtaking panoramic views. Delight your palate with an array of meticulously curated flavours, expertly prepared by world-class chefs. Immerse yourself in an ambience that transcends the ordinary, as you savour each morsel amidst a backdrop of breathtaking cityscapes and starlit skies.



# EXPERIENCE THE MAJESTIC MASTERY

With our elusive commercial spaces, you're not just leasing a work or retail space; you're investing in your success. Elevate your brand image and leave a lasting impression on clients and partners with an address that speaks volume about your commitment to excellence. Boost productivity and foster innovation within an environment that encourages collaboration and growth.



# SPECIFICATIONS

Office Offered : Bare Shell

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Column Grid : 8.5 Mtrs X 11.5 Mtrs

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Floor to Floor Height : 4.1 Mtrs

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Electrical Load : 10-12kva/1000 Sq Ft

---

DG Back Up : 100% Backup With 60% Diversity

---

AC ODU Space : Designated Space Per Office Benefits : 40% Reduction In Copper Pipe Length Increased HVAC Efficiency (Lower Tonnage) Easy Maintenance

---

Water Use Control : Sensory Taps (For Reduced Water Wastage). Toto/ duravit (Or Equivalent) Cp & Sanitary Fixtures)

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Facade : High Performance Structural Glazing With Saint Gobain Make Glass. Designer Cladding With Aluminum Panels Coherently Placed On The Facades

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Elevators : 4 Passenger (20 Pax) Elevators +1 Service Elevator

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Ground Floor Lobby and Reception : Access Controlled Systems Provided To Ensure Security

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Lobby And Reception Flooring : Designer Granite/marble Floor And Cladding

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Toilets : Fully Furnished Wash Rooms On Each Floor With International Standard Fittings

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Vastu Complaint : To Ensure Positive And Serene Work Environment Along With Efficiency And Success

---

Solar : Solar PV Panels For Common Area Load Reduction

# CONNECTIVITY

- Airport : 3 Km (5 Min)
- Metro Station : 0.2 Km (2 Min)
- Pune Railway Station : 4.5 Km (15 Min)
- Bus Stop : 300 Mits (2 min)
  
- Gold Adlabs : 200 Mtr (2 min)
- Phoenix Market city : 3 Km (7 min)
- Koregaon Park : 1.5 Km (5 min)
- Kharadi IT Hub : 6 Km (15 min)
  
- The Westin : 1 Km (3 min)
- Hotel Novotel : 2 Km (5 min)
- Hyatt Regency : 2 Km (5 min)
- Hotel Conrad : 3.5 Km (10 min)



GOOGLE MAP

# 40 Years of Building Homes

83+

Completed Projects

45+

Million Sq.Ft Delivered

1.5L+

Happy Families

ISO  
9001-2000








































First ISO Certified Real Estate Company



# GOEL GANGA DEVELOPMENTS

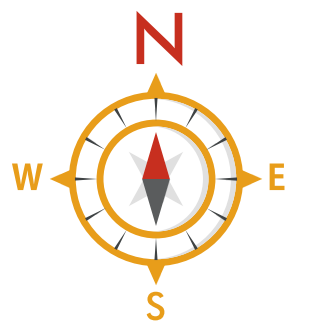
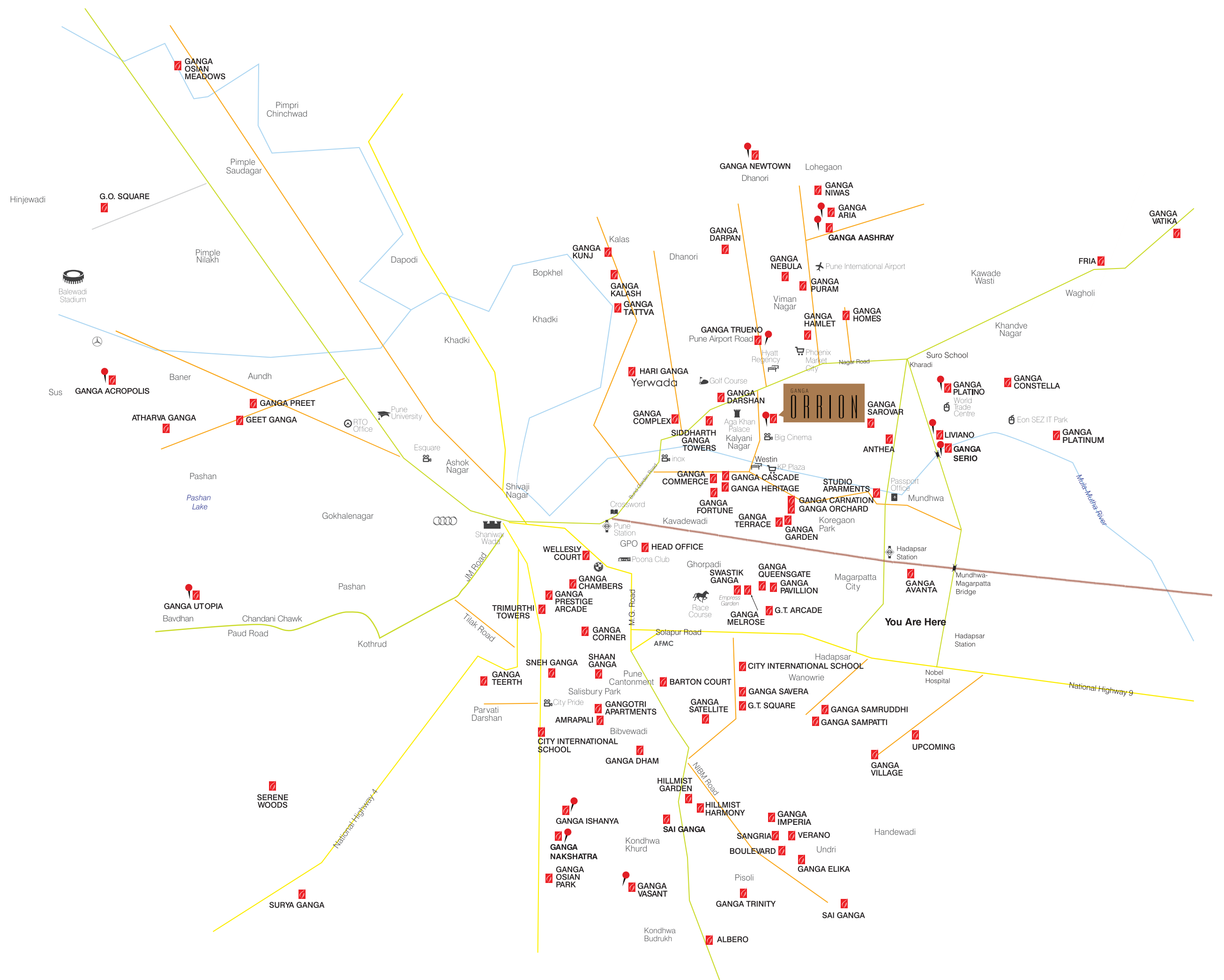
Goel Ganga Developments is one of the most trusted and sought after real estate brands in Pune. Since its inception four decades ago, we have made our mark in innovation and reliability. We have exceeded the expectations of our clientele by delivering value par excellence. Customer first approach is the foundation of our business operations. Goel Ganga Developments has a staunch commitment to details in all its endeavours and is on time punctual delivery. With several residential, commercial and business complexes, we've contributed immensely in raising the skyline of Pune.

# ASSOCIATE BRANDS

# GOEL GANGA DEVELOPMENTS

## LANDMARK PROJECTS ACROSS PUNE



# Ongoing Projects

## EAST

GANGA  
PLATINO  
KHARADI

GANGA  
LIVIANO  
KHARADI

GANGA  
SERIO  
KHARADI

GANGA  
ORRION  
KALYANI NAGAR

GANGA  
AVANTA  
MUNDHWA

GANGA  
PLATINUM  
KHARADI

UPCOMING  
KHARADI

## WEST

GANGA  
ACROPOLIS  
BANER-SUS

GANGA  
UTOPIA  
BAVDHAN

UPCOMING  
WAKAD

## NORTH

GANGA  
NEWTOWN  
DHANORI

GANGA  
ARIA  
DHANORI

GANGA  
AASHRAY  
DHANORI

GANGA  
TATTVA  
DHANORI

GANGA  
TRUENO  
AIRPORT ROAD

## SOUTH

GANGA  
ISHANYA  
BIBWEWADI

GANGA  
NAKSHATRA  
BIBWEWADI

GANGA  
SANGRIA  
MOHAMMADWADI,  
NIBM ANNEXE

GANGA  
VASANT  
HADAPSAR-  
HANDEWADI RD.

CODENAME  
EMPRIA  
NIBM ANNEXE



[www.goelgangadevelopments.com](http://www.goelgangadevelopments.com)



Website

## Site:

S No 77 Part, Kalyani Nagar, Pune, Maharashtra 411014

## Corporate Office:

Goel Ganga developments, Sanmahu complex,  
5 bund garden road, Pune 411001

📞 +91 95615 50333 | (020) 26113702

✉ sales@goelgangadevelopments.com

🌐 www.goelgangadevelopments.com

## Credits:

### Architect

P.G.Patki Architect, Mumbai

### Rcc Consultant

Rajesh Mankani (Design Wirkz)

### Landscape Designer

P.G.Patki Architect, Mumbai

### Brand Consultant

Qurious Design Pvt. Ltd.



MAHARERA REG. NO. P52100018964  
<https://maharera.mahaonline.gov.in/>

## Disclaimer:

This brochure is purely conceptual and not a legal offering, nor will be a part of the agreement. Number of units and floors may be revised. Developers reserve the right to amend layouts, plans, elevation, color scheme, specifications, amenities, etc.

