

AMIDST
THE SPLENDOR OF

LIFE'S BEAUTY, AVENUE

IT'S TIME TO FIND YOUR



5
RESIDENTIAL
BLOCKS OF
LB+UB+G+14

288
APARTMENTS
AN AVENUE FOR MULTIPLE
SPACES TO CALL YOUR HOME

2, 3, 3.5 & 4 BHK
SPACIOUS 3-SIDE
OPEN APARTMENTS
AN AVENUE WITH OPTIONS TO
CHOOSE FOR YOUR NEED

62% OPEN AREA
INCLUDING DRIVEWAY
AN AVENUE TO
CONNECT TO
MOTHER NATURE

3 BALCONIES
IN EACH HOME
AN AVENUE TO A COOLER
BREEZE THAT SWAYS YOUR
CURTAINS GENTLY

INTEGRATED
CLUBHOUSE
AN AVENUE TO SOCIALISE,
RELAX AND ENJOY



GREEN AMENITIES

Landscaped Setback Area
Seating Area
Gazebo

CLUB AMENITIES

Banquet Hall | Society Hall
Indoor Games
Indoor Kids' Play Area
Ladies Meeting Room
Gym | Yoga & Aerobics

ACTIVITY AMENITIES

Badminton
Yoga Zone
Kids' Play Area
Jogging Track



Artist's Impression

Kids' Play Area



Artist's Impression

Badminton Court



Artist's Impression

Gymnasium



Artist's Impression

Indoor Games



Artist's Impression

Banquet Hall



Artist's Impression

Society Hall



Artist's Impression

Kids' Indoor Games



Artist's Impression

Aerobics

WHERE

LIFE DISCOVERS ITS FINEST AVENUES



SPECIFICATIONS

STRUCTURE

Seismic Resistant RCC Framed Structure & Reinforced Confirming to BSI Specifications Designed by Highly Experienced Structural Engineers & Vetted by IIT Guwahati

KITCHEN

Wall Tiles upto 2ft above Granite Counter Slab, Stainless Steel Sink

DOORS

Veneer Main Door & Laminated Door Inside Flat

WALL

Internal Walls Finished with Emulsion Paints and Exterior with Weather Coat Paint

WINDOW

Aluminium / Equivalent Sliding Windows with Mosquito Net

FLOORING

Vitrified Tiles in Apartment & Common Area

TOILET

Ceramic Wall Tile upto 7'0" Height with Matching Floor Tiles

TOILET FITTING

Sanitaryware & CP Fittings of Kohler / Equivalent Make

ELECTRIC

Concealed Copper Wiring with MCB, DB & Modular Switches of Reputed Make. A.C Power Point & TV Point in all Bed Rooms & Living Room. Geyser Provision in all Bath Room & Kitchen

FIRE SAFETY

Modern Fire Fighting System Equipped as per Govt. Guidelines

SECURITY

CCTV Camera at all Entry/Exit Points & on all Floors Lobby along with Intercom Facility to all Apartments

LIFTS

Automatic Passenger and Service Lift of Kone / Equivalent Make

FACILITIES

Basement Parking for Residents

Open Parking for Visitors

24 Hr Surveillance | 24 Hr Security

Sewage Treatment Plant | Rain Water Harvesting

EV Charging | Waste Management

High-speed Lifts | Air -conditioned Lobby

DG Backup

MASTER PLAN



LEGEND

1. Entry/Exit Gate
2. Driveway
3. Gazebo
4. Open Yoga Zone
5. Landscaped Setback Area
6. Kids' Play Area
7. Badminton Court
8. Vehicle Free Zone
9. Landscaped Zone
10. Basement Entry
11. Basement Exit
12. Peripheral Greens



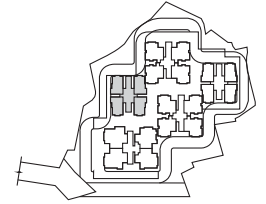
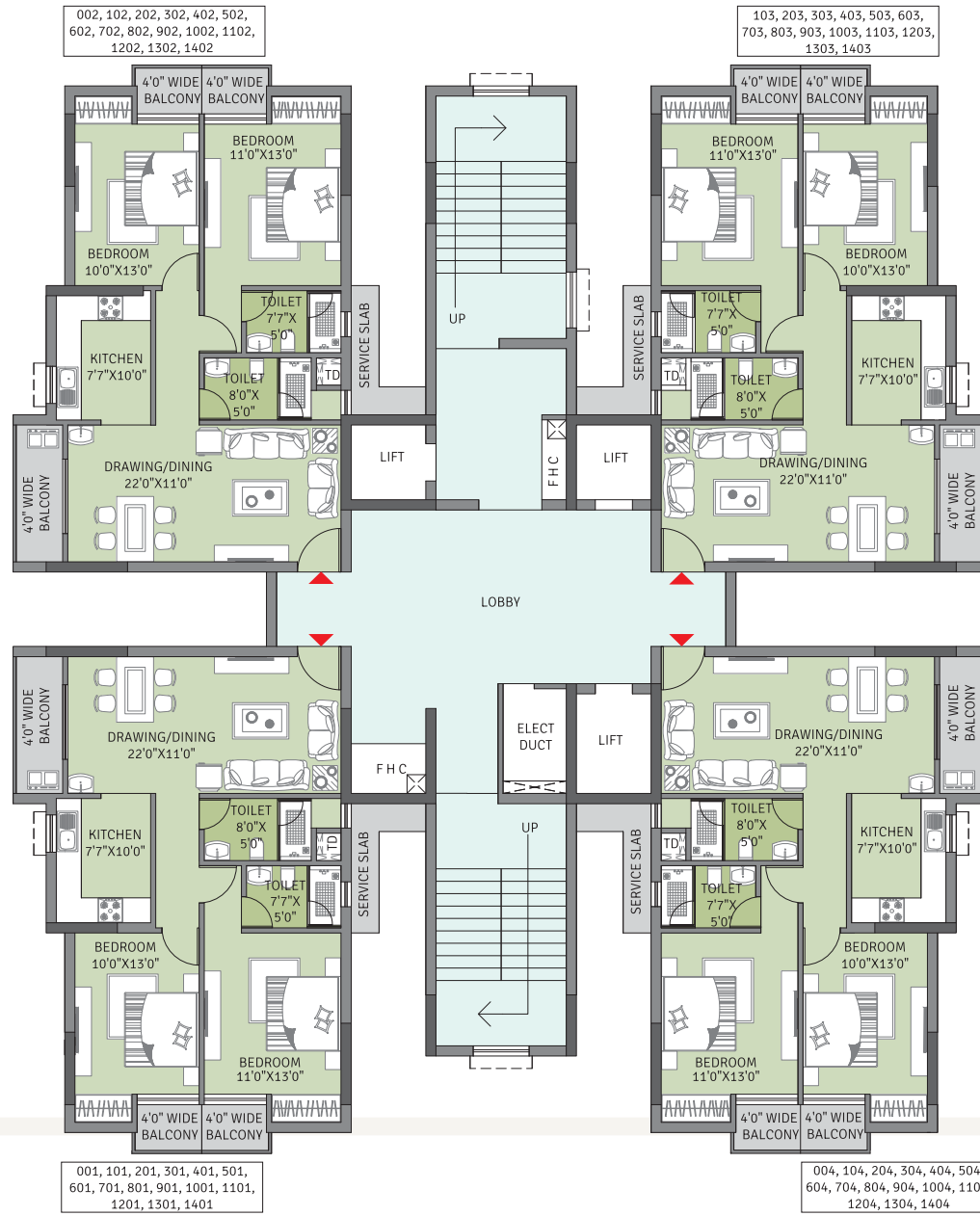
BLOCK-A



| Block | BHK | Flat No. | RERA Carpet Area (Sq.ft) | Balcony Area (Sq.ft) |
|---------|---------|----------|--------------------------|----------------------|
| Block-A | 3.5 BHK | 201-1401 | 1540 | 220 |
| Block-A | 4 BHK | 202-1402 | 1698 | 184 |
| Block-A | 3.5 BHK | 203-1403 | 1423 | 220 |
| Block-A | 3.5 BHK | 204-1404 | 1423 | 220 |



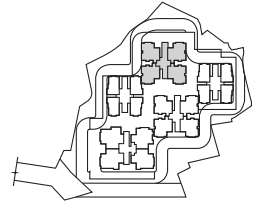
BLOCK-B



| Block | BHK | Flat No. | RERA Carpet Area (Sq.ft) | Balcony Area (Sq.ft) |
|---------|-------|----------|--------------------------|----------------------|
| Block-B | 2 BHK | 001-1401 | 801 | 86 |
| Block-B | 2 BHK | 002-1402 | 801 | 86 |
| Block-B | 2 BHK | 103-1403 | 801 | 86 |
| Block-B | 2 BHK | 004-1404 | 801 | 86 |



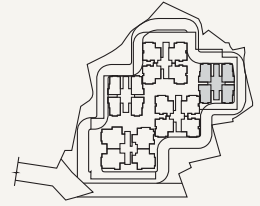
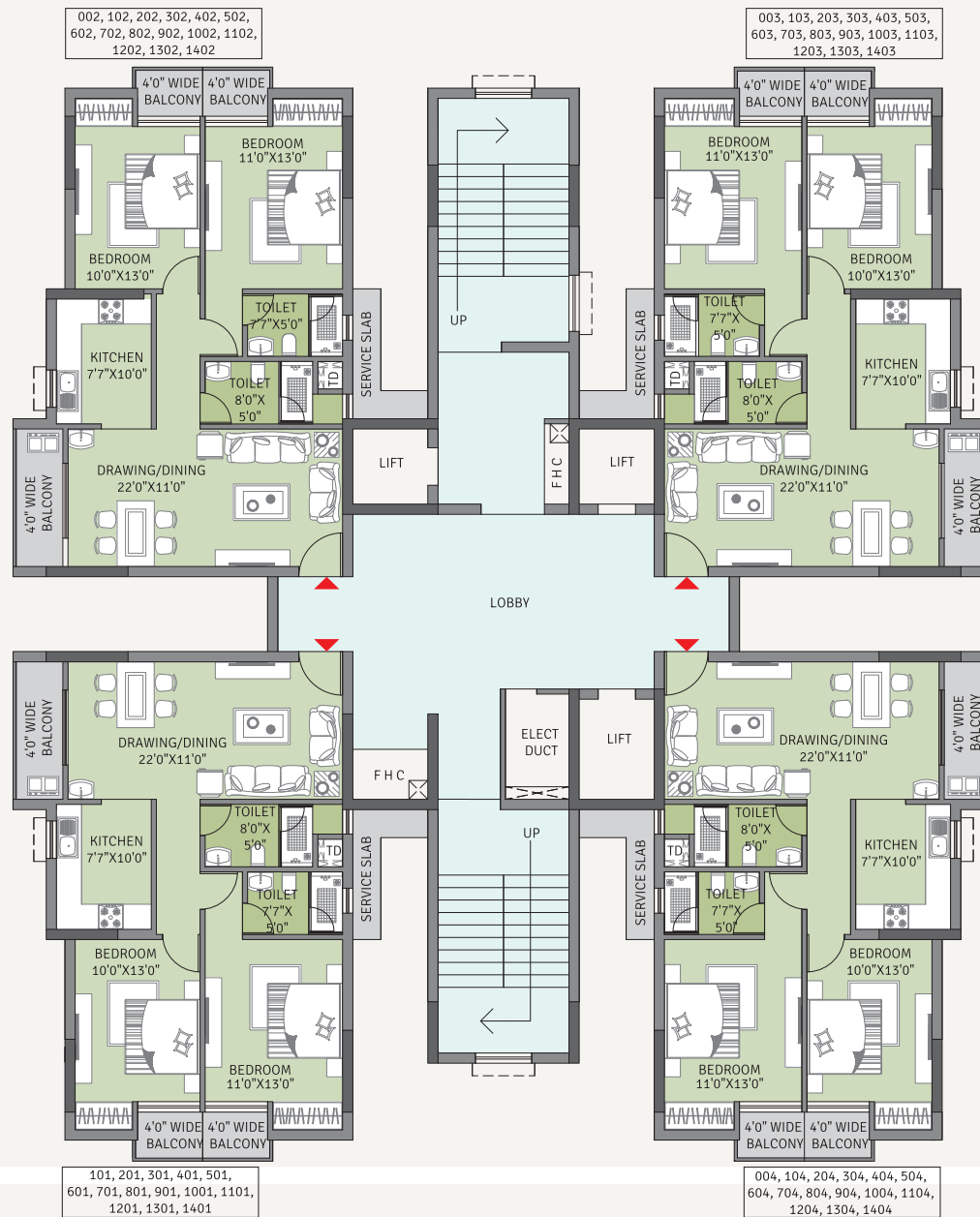
BLOCK-C



| Block | BHK | Flat No. | RERA Carpet Area (Sq.ft) | Balcony Area (Sq.ft) |
|---------|-------|----------|--------------------------|----------------------|
| Block-C | 3 BHK | 001-1401 | 1147 | 189 |
| Block-C | 3 BHK | 102-1402 | 1147 | 189 |
| Block-C | 3 BHK | 003-1403 | 1147 | 189 |
| Block-C | 3 BHK | 004-1404 | 1147 | 189 |



BLOCK-D



| Block | BHK | Flat No. | RERA Carpet Area (Sq.ft) | Balcony Area (Sq.ft) |
|---------|-------|----------|--------------------------|----------------------|
| Block-D | 2 BHK | 101-1401 | 801 | 86 |
| Block-D | 2 BHK | 002-1402 | 801 | 86 |
| Block-D | 2 BHK | 003-1403 | 801 | 86 |
| Block-D | 2 BHK | 004-1404 | 801 | 86 |



BLOCK-E

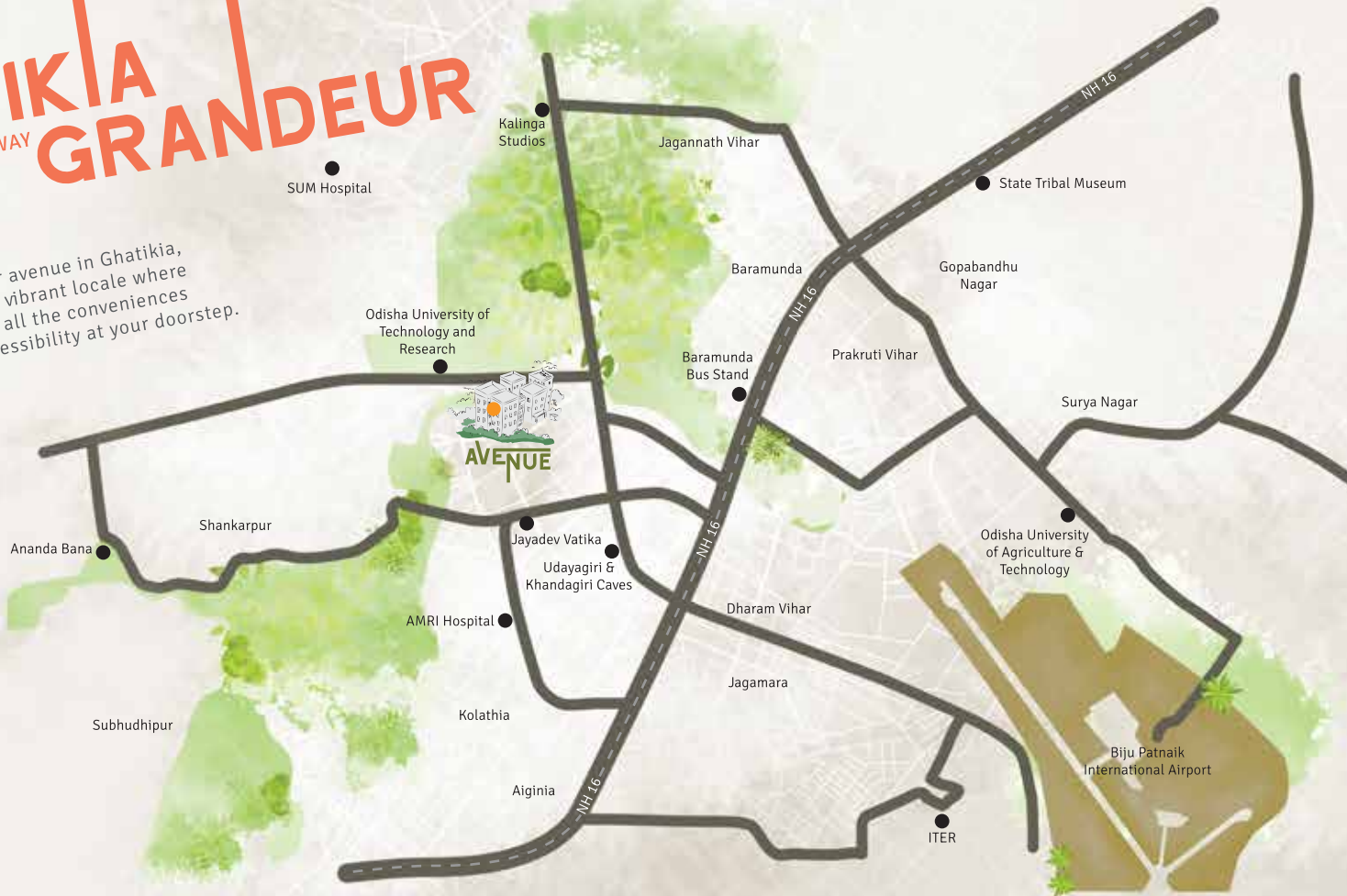


| Blocke | BHK | Flat No. | RERA Carpet Area (Sq.ft) | Balcony Area (Sq.ft) |
|---------|-------|----------|--------------------------|----------------------|
| Block-E | 3 BHK | 101-1401 | 1147 | 189 |
| Block-E | 3 BHK | 002-1402 | 1147 | 189 |
| Block-E | 3 BHK | 003-1403 | 1147 | 189 |
| Block-E | 3 BHK | 004-1404 | 1147 | 189 |



TURN TOWARDS
GHATIKIA
 THE GATEWAY
 TO LIFE'S
GRANDEUR

Find your avenue in Ghatikia, amidst a vibrant locale where you find all the conveniences and accessibility at your doorstep.



ONE MARVEL AND A HUNDRED MILESTONES

TRANSPORT

Baramunda Bus Stop- 2.5 km, 7 min
 Biju Patnaik International Airport- 8.1 km, 18 min
 Bhubaneswar Railway Station - 10.7 km, 24 min

ATTRACTIONS

Ananda Bana - 2.8 km, 6 min
 Jayadev Vatika -2.9 km, 7 min
 Udayagiri and Khandagiri Caves- 3 km, 8 min
 Ekamra Kanan Botanical Gardens- 7 km, 16 min
 Wonderla Water Park - 21.5 km, 28 min

HOSPITALS

IGKC Multispecialty Hospital- 2.4 km, 5 min
 AMRI Hospitals - 2.5 km, 6 min
 SUM Hospital - 3.6 km, 8 min
 AIIMS, Bhubaneswar- 7.5 km, 16 min

SCHOOLS

OUTR - 300 mtr, 1 min
 Apeejay School - 1.4 km, 4 min
 SOA University - 2.3 km, 7 min
 DAV Public School - 2.5 km, 6 min



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