DN

YOO ODISHA

YOO
Inspired by
STARCK

ALIFE

RESERVED FOR

YOO——

DN IS WITH YOO—

6	8	15	2000+
Ongoing Projects	Upcoming Projects	Completed Projects	Happy Families

1st	1st	136	21
Mall Launched by an Odia Entrepeneur	5-Star Branded Hotel in Bhubaneswar Launched by DN Group	Keys Luxury Hotels Operation	Years of Excellence in Crafting Innovative and Quality Living Spaces

“ I have always believed that you earn yourself a chance to be successful, only by doing the right thing, the right way. At DN Homes, our best is yet to come.”

JAGADISH PRASAD NAIK

Chairman & Founder - DN Homes

DN Homes, established in 2003, has been a pioneer in redefining the real estate landscape with innovative and luxurious projects. The journey began with the completion of Avalon Residency in 2004, followed by Royale Residency in 2005 and Dreamz Villa in 2006, which marked the company’s steady growth. Collaborations like the joint venture with Vipul Group for Vipul Gardens in 2008 and the launch of DN New Town, a BDA-approved plotting project, further expanded their portfolio. The company also ventured into export with DN Sea Shells and introduced extensions to DN Fairytale. Between 2009 and 2011, DN Homes delivered significant projects like Savera Residency, Royale Garden, Northern Heights, and 6th Avenue Apartments, setting benchmarks in quality living spaces. Their landmark project, DN Oxypark, was completed in 2016, further cementing their reputation for excellence.

In 2018, DN Homes introduced Odisha’s first branded residences with DN Yoo Odisha, pioneering a new era of international living concepts. This momentum continued with the launch of DN Fairytale, a mega residential project, in 2019. By 2021, the company had expanded its operations significantly, completing Hotel Vivanta, DN Regalia, and establishing two campuses of The DN Wisdom Tree Global School. The subsequent years saw the unveiling of luxurious projects such as Marque Landmark, DN Pallaciya in 2022, and DN Kingsland in 2023. Over two decades, DN Homes has consistently set new standards in real estate, blending luxury, innovation, and functionality to deliver exceptional spaces that inspire and elevate the living experience.

DN Homes

WHO ARE YOO—



Established in 1999 by international property entrepreneur John Hitchcox and the acclaimed designer Philippe Starck, YOO has consistently grown, now boasting a diverse portfolio that includes residential developments, hotels, bespoke homes, renewable energy projects, capital management, and major mixed-use development projects.

“The principle behind YOO is to enhance lives through original design and generate communities with an emphasis on conscious living.”

JOHN HITCHCOX

Founder / Chairman - YOO Worldwide

With a presence across six continents, YOO creates exceptional spaces and adds value in every partnership. They have become the world’s largest non-hotel residential brand, with 98 completed projects globally, across 47 cities and 36 countries.

In addition to their proprietary projects, they collaborate with investors and developers worldwide, enhancing the value of their ventures through a design-centric and community-oriented approach. YOO has become the single largest residential brand offering the creative visions of world-renowned designers such as Philippe Starck, Marcel Wanders, Mark Davison, Jade Jagger, Steve Leung and Sussanne Khan. As pioneers of innovation, sophistication, sustainability, and community focus, YOO continues to set new standards in the industry.

yoo



DESIGNING FOR YOO—

“Political, ethical, subversive, ecological, fun: this is how I see my duty as a creator.”

PHILIPPE STARCK

Founder / Creative Director YOO Inspired by Starck

Despite more than 10000 creations - completed or in the making - his global fame and his tireless protean inventiveness, never forget the essential. Philippe Starck has a mission and a vision: creation, whatever shape it takes, must make life better for the largest number of people possible. Starck believes this highly poetic, political, rebellious, benevolent, pragmatic and subversive duty must be borne by all and he resumes it with the humour that has accompanied his approach since the earliest days: “No one is forced to be a genius, but everyone has to take part.”

His profound comprehension of contemporary mutations, his enthusiasm to new lifestyles, his determination to change the world, his devotion to a positive reduction, his love of ideas, his desire to defend the intelligence of usefulness - and the usefulness of intelligence - have accompanied one iconic creation after the other... From everyday products such as furniture and lemon squeezers, to revolutionary mega-yachts, hotels and restaurants that aspire to be wondrous, stimulating and intensely vibrant places, Starck never ceases to push the boundaries and criteria of contemporary design.

10.000	170
Products Designed	International Awards
48	20
Books Published	YOO Projects

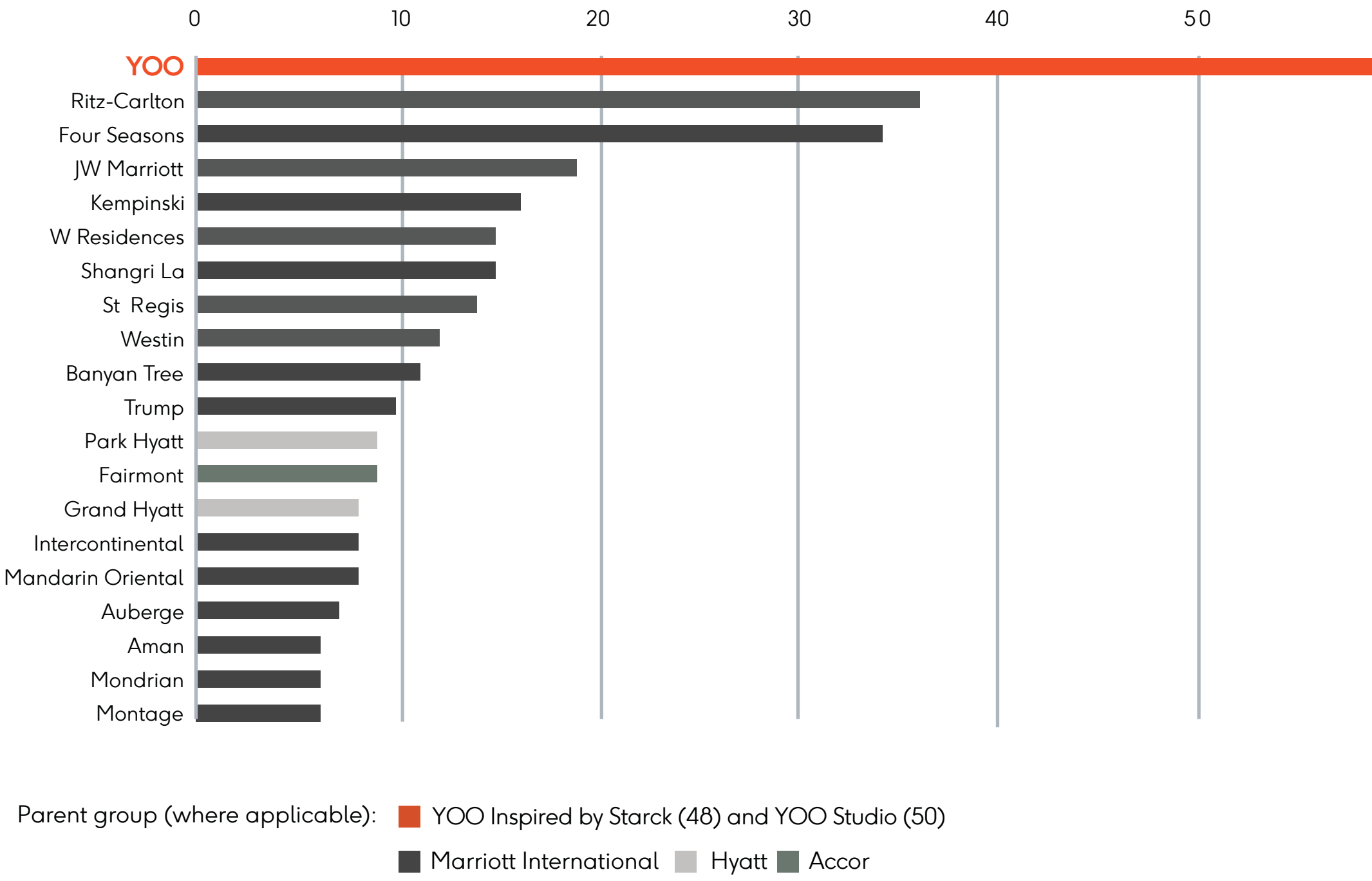
YOO Inspired by STARCK

“It’s a completely new approach to modern living.”

The Wall Street Journal

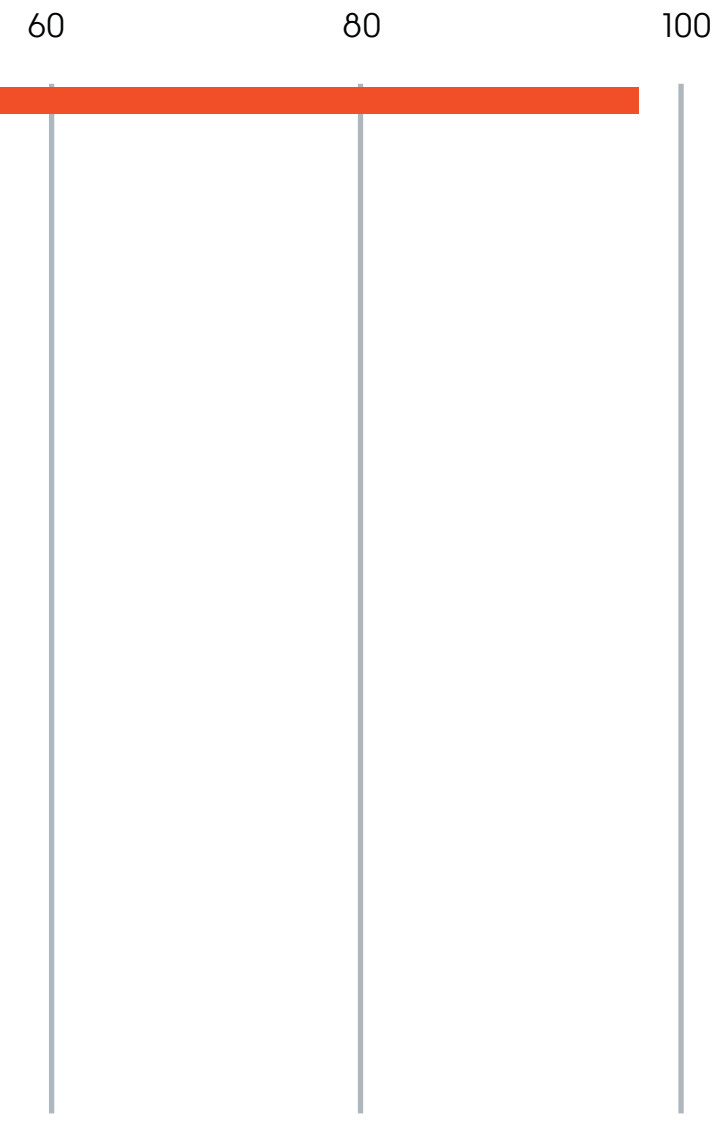
Top 20 Individual Brands Total Number of Schemes

Number of completed and operating projects across the world.



“Hitchcox is the Miuccia Prada of the property industry, he knows how we want to live before we do.”

Independent on Sunday



“YOO is the largest brand and global leader in the branded residences sector.”

Source: Savills World Research

A GLOBAL NETWORK OF YOO RESIDENTS




ST PETERSBURG
MOSCOW
HAMBURG
BERLIN
VIENNA
WOLLERAU
ISTANBUL
TEL AVIV
DUBAI
NEW DELHI
MUMBAI
PUNE
BHUBANESWAR
SHENZHEN
HONG KONG
MACAU
BANGKOK
MANILA
BORACAY
PHUKET
KOH SAMUI
KUALA LUMPUR
SINGAPORE
BALI
NISEKO
SYDNEY
MELBOURNE

YOO—

DESERVE THE BEST



ARCHITECTURAL RENDITION

*Architectural rendition

DN
YOO ODISHA

Embark on a luxurious lifestyle journey, where urban sophistication meets serene landscapes. Unveiling three iconic towers that seamlesly blend modern living with lush gardens, inviting pools, and captivating skyline views, this residential masterpiece redefines the art of living.

Invigorating weekdays meet soul-soothing weekend experiences in an international 'resort-like' clubhouse. Over 40,000 sq.ft. of fitness, wellness, rejuvenation and entertainment come together in a lavish two-level clubhouse with a double-height glass and retail frontage.

Grand well-lit lobbies welcome you into the Ground floor with modern business and co-working space leading to a gourmet restaurant and bar with beautiful greenery and poolside views. Further, a minitheater, kids play zone, squash courts, changing rooms make for a vibrant weekend bustle while more exciting experiences await you on the next level.

Discover the perfect harmony of city chic and natural tranquility in every corner, designed to match global standards of luxury.

Welcome to an international living concept where elegance knows no bounds.

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ARCHITECTURAL RENDITION



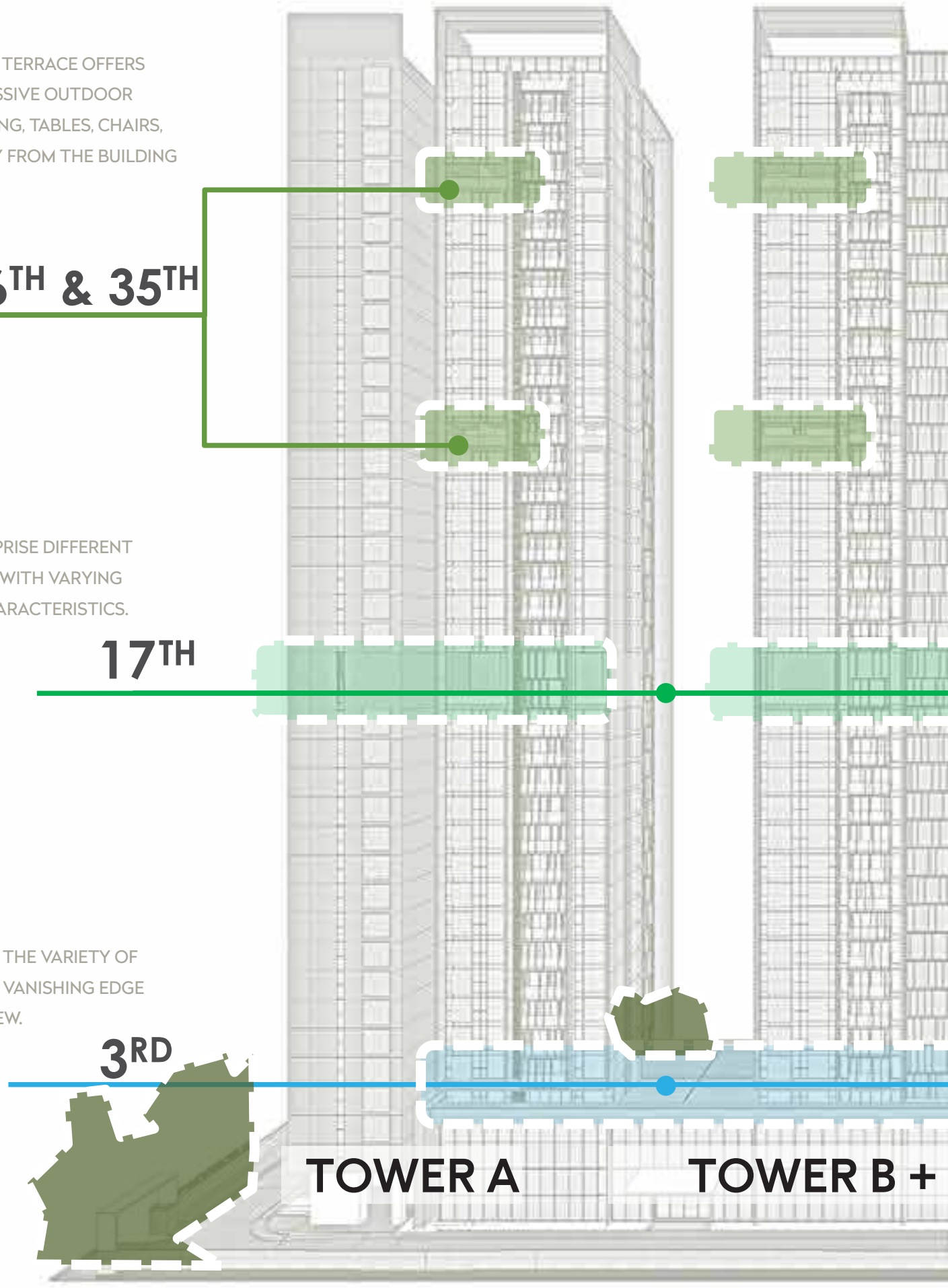
DN
YOO ODISHA

ARCHITECTURAL RENDITION

SKY TERRACE THE DECK TERRACE OFFERS OPPORTUNITIES FOR PASSIVE OUTDOOR ACTIVITY. BUILT-IN SEATING, TABLES, CHAIRS, AND SPILL OUT ACTIVITY FROM THE BUILDING PROGRAMS.

SKY GARDENS COMPRISE DIFFERENT LANDSCAPE SPACES WITH VARYING FUNCTIONS AND CHARACTERISTICS.

SKY WELLNESS FEATURES THE VARIETY OF SWIMMING POOL AND ITS VANISHING EDGE WITH THE PANORAMIC VIEW.



ENTRY COURTS ENHANCE THE DRIVEWAY DROP-OFF EXPERIENCES, A SOLUTION FOR LIMITED LONG AND NARROW SITE.



GROUNDFLOOR

THE WOODS RETREAT GROUND FLOOR

LANDSCAPE IS STRATEGICALLY DESIGNED AS AN URBAN SANCTUARY FOR THE RESIDENTS TO BREATH THE FRESH AIR, WANDER AROUND THE GREENERY AND MOTIVATES THEIR SENSORY IN A PLACE NESTLED BY THE RICHNESS OF GREENERY. ROOTED IN CULTURES, HIERARCHY OF SPACE FORMED BY THE HARDSCAPE COMPOSITIONS.

THE ARRANGEMENT OF PLANT AND THE LEVEL CHANGES METICULOUSLY CREATES A SEQUENCE OF EXPERIENCE, THE VISUAL HARMONY AS WELL AS THE PROPER FUNCTIONALITY IN THE GARDEN.



SITE & GROUND FLOOR PLAN


N



FIRST FLOOR PLAN


N



TOWER A

THIRD FLOOR PLAN


TOWER B
TOWER C
N

DESIGNED TO ELEVATE YOO—

ARCHITECTURAL RENDITION

*Architectural Rendition



ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION

WHERE YOO— MEET NATURE

ARCHITECTURAL RENDITION



*Architect

ural Rendition

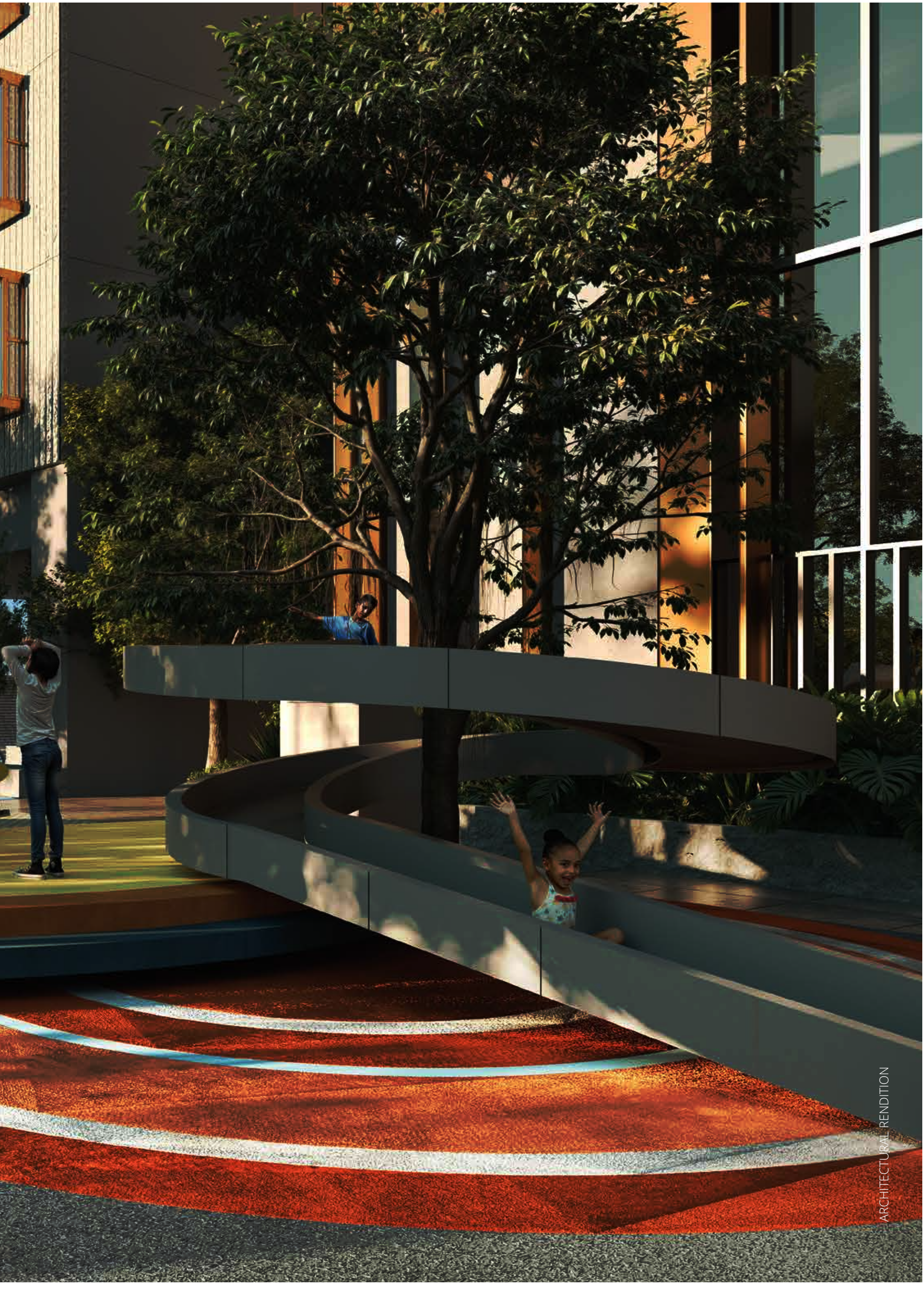
ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION


N
Forest Zone 1
Kalinga Institute Of Medical Sciences (KIMS)
Kalinga Institute Of Industrial Technology
Patia
DLF Cyber City
Top Notch
SAI International School
Infosys Bhubaneswar Stp
Bhubaneswar International School
Mcdonald's
Nandankanan Road
Gadakana
Pipul Padmaja Premium Hotel And Convention
Eastcoast Railway Stadium
Utkal Hospital
Care Hospital
Khandagiri Chandaka Road
NBCC Imperia Office Block
Kalinga Hospital
BBSR One Mall
Lemon Tree Premier
Fortune Towers
Forest Zone 2
Gajapati Nagar
Sachivalaya Marg
Xavier Institute Of Management (XIMB)
Swosti Premium
Apollo Hospital
Trident Hotel
Mayfair Lagoon
Pal Heights Mall
OCAC Tower
The Crown
accenture
cognizant
The Living Room
Kalinga Stadium
Bidyut Marg
Bhagyashri Road
State Tribal Museum
Bhouma Nagar
Disclaimer: The map is for representational purposes only. SQUAREA isn't liable for position inaccuracies, subsequent updates, errors or omissions of data. However, suggestions for improvement or error notifications are welcome.



KEY

- Kalinga Institute of Industrial Technology
- Kalinga Institute of Medical Sciences (KIMS)
- SAI International School
- Bhubaneswar International School
- Xavier Institute of management (XIMB)
- Sainik School
- World skill Centre
- Utkal University

- Utkal Hospital
- Care Hospital
- Kalinga Hospital
- Apollo Hospital
- Blue Wheel Hospital
- Hi-Tech Medical College & Hospital
- AMRI Hospital

- DLF Cyber City
- Infosys Bhubaneswar Stp
- NBCC Imperia Office Block
- FortuneTowers
- Ion Digital Zone IDZ Mancheshwar
- OCAC Tower

- Pipul Padmaja Premium Hotel & Convention
- Lemon Tree Premier
- Swosti Premium
- Trident Hotel
- Mayfair Lagoon
- The Crown

- Eastcoast Railway Stadium
- Kalinga Stadium
- State Tribal Museum

- BBSR One Mall
- Pal Heights Mall
- Nexus Esplande Mall

- Top Notch
- Mcdonald's
- The Living Room

PARTNERING

YOO

YOO
Inspired by STARCK

LONDON

Brand & Design Partner

YOO is the world's largest non-hotel residential brand, with 98 projects across 36 countries. They focus on design-driven, community-centric ventures, collaborating with global investors and developers. Renowned designers like Philippe Starck, Marcel Wanders, and Jade Jagger shape YOO's vision. YOO pioneers innovation, sophistication, and sustainability in the design world. Starck's poetic, subversive approach aims to improve life and push design boundaries.

WOW

SINGAPORE

Architecture & Landscape

WOW is an international consultancy specializing in architecture, interior, landscape design, and masterplanning. The award-winning firm has extensive experience across Asia, the Middle East, and North Africa. Core competencies include hospitality, residential, and commercial design with lifestyle-driven concepts. Founded in 2000 by Wong Chiu Man and Maria Warner Wong, WOW has evolved into a dynamic design group. Their process-driven approach results in unique, diverse creations tailored to each project.

Methanoia®

BUENOS AIRES

Product Visualization

Methanoia Studio is a creative design agency focused on exploring and communicating the essence of architectural spaces. Their multidisciplinary team of architects, filmmakers, and graphic designers blends technical and artistic perspectives. The studio views architectural visualization as a tool to convey emotional and social impacts of design. Their empathetic approach fosters connections between people and spaces. Methanoia Studio earned recognition with Architizer's A+Awards in 2017 and 2020.

NEW URBAN CONCEPTS

MUMBAI
BHUBANESWAR

Associate Architect

New Urban Concepts, led by Ar. Ashish Kumar and associate Ar. Dibyajyoti, reshapes urban landscapes with innovative and sustainable designs. Driven by a commitment to harmonizing modern living with environmental responsibility, their projects combine cutting-edge technology with thoughtful urban planning. The firm's work fosters community, connection, and well-being, crafting spaces that resonate with those who live in them. Their diverse portfolio spans revitalized city centers to eco-friendly residential complexes, embodying a forward-thinking approach to urban living.

whitby wood pritamdasani

LONDON
MUMBAI

Structural Design

Whitby Wood Pritamdasani (WWP) is an international structural & civil engineering practice with offices in Mumbai, London, Dubai, Singapore and others. WWP is led by Mark Whitby, Sebastian Wood and Mukesh Pritamdasani who have worked together for over a decade since meeting at the groundbreaking engineering consultancy Whitby Bird & Partners.

SQUAREA™

DUBAI
PUNE
BHUBANESWAR

Sales & Marketing Partner

Time and again, SQUAREA has successfully planned, built, and delivered winning real estate portfolios for our HNI clientele in 24 cities worldwide. Whether for designer homes, branded residences,vacation properties or address homes in global cities we cater to a variety of requirements from start to finish. We also assist with Grade-A corporate offices, retail portfolios, and boutique assets for sophisticated real estate strategies.

20°18′N

yoo Inspired by STARCK

85°49E

56.8′N

4.2.8″E

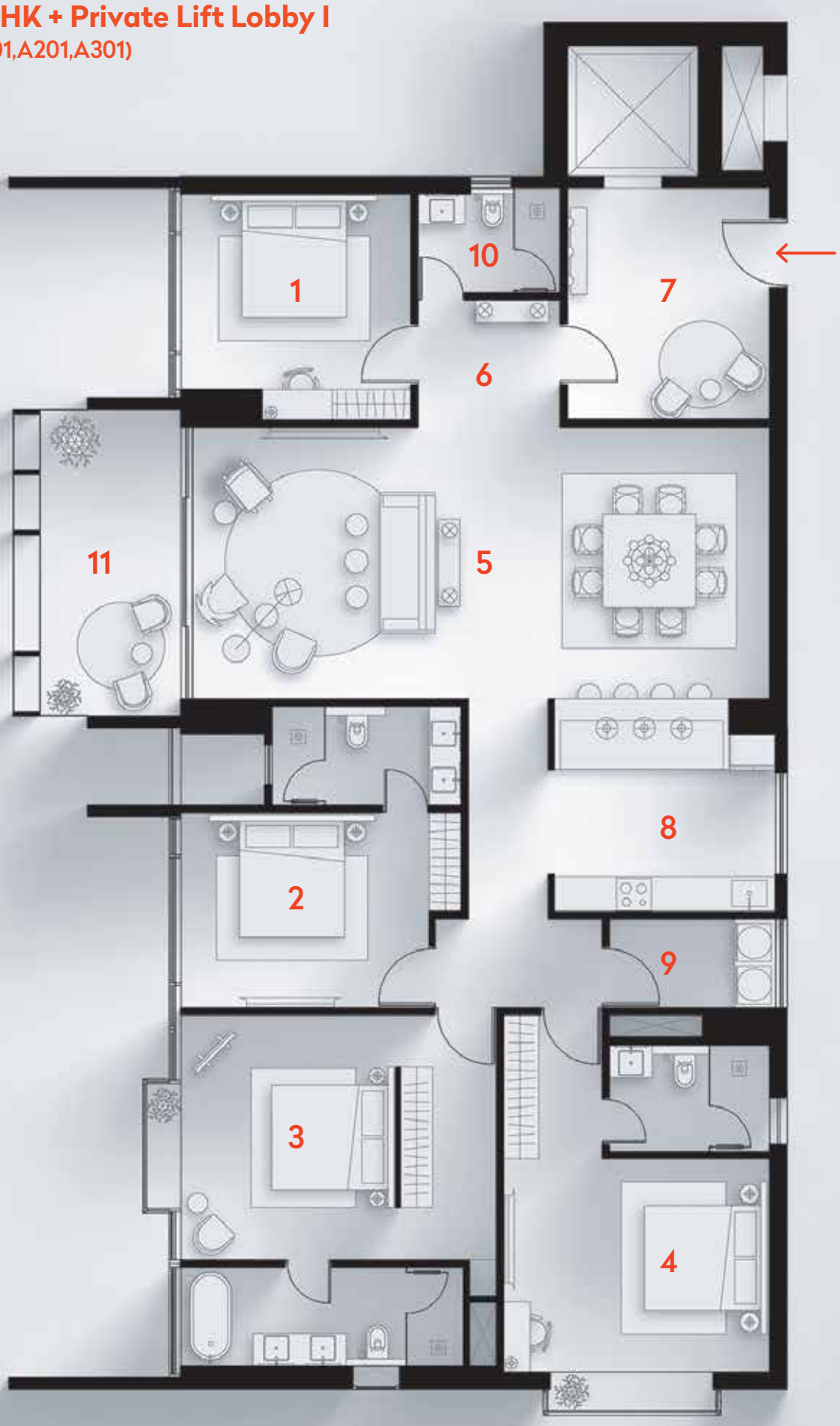
WHAT ARE YOO— LOOKING FOR?

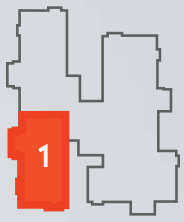
Tower A Floor Plan





4 BHK + Private Lift Lobby I
(A101,A201,A301)







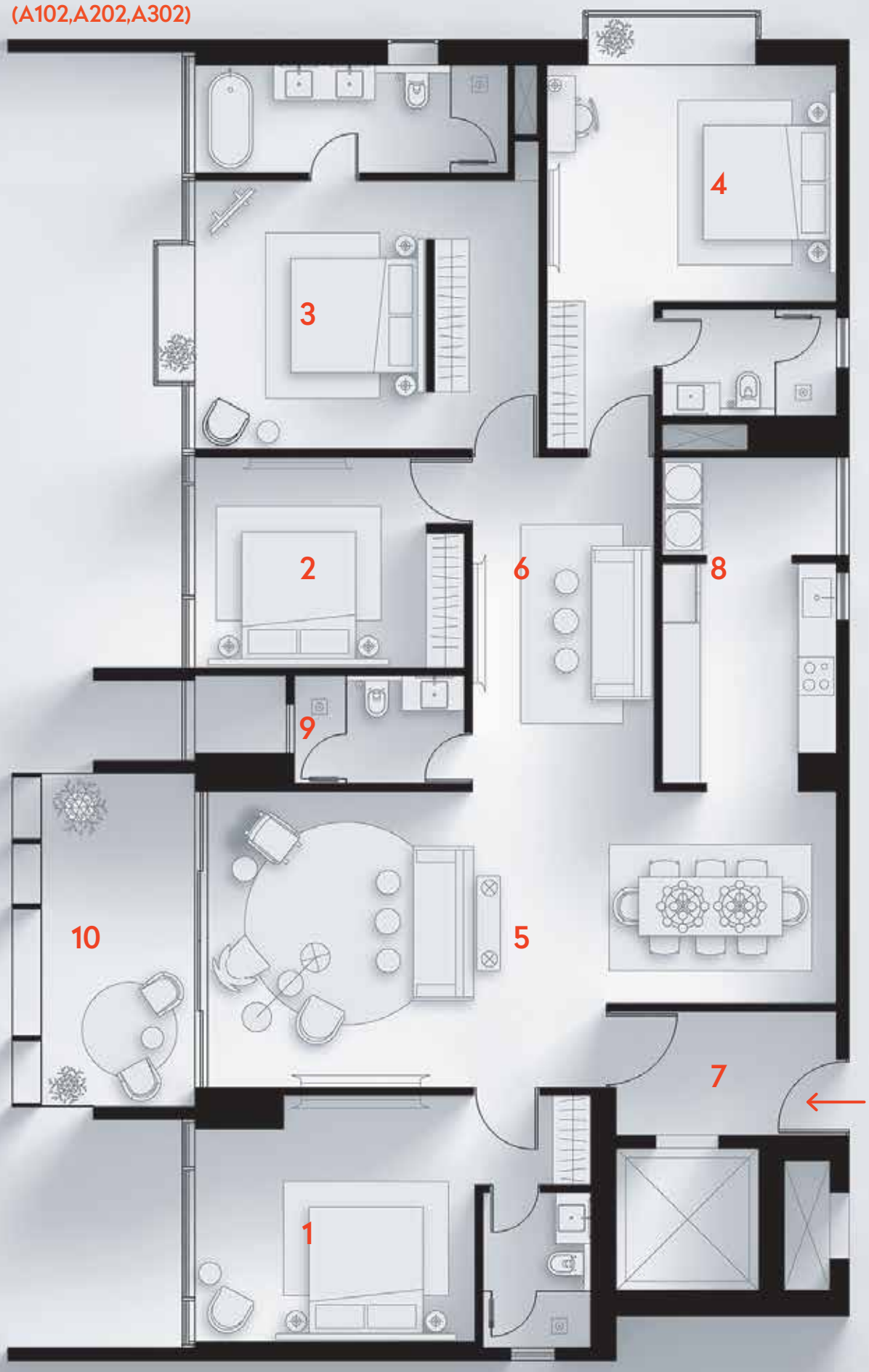
1. Bedroom 01	:13'-0" X 12'-9"
2. Bedroom 02	:14'-0" X 11'-0"
• Toilet	:10'-8"X 5'-7"
3. Bedroom 03	:17'-9" X 13'-10"
• Toilet	:16'-0"X 5'-7"
4. Bedroom 04	:15'-0" X 12'-0"
• Dress	:5'-7"X 8'-2"
• Toilet	:9'-0" X 6'-0"
5. Family Living /Dining	: 32'-10" X 15'-4"
6. Foyer	: 8'-0" X 7'-0"
7. Formal Living/ Lobby	:11'-6" X 13'-0"
8. Kitchen	:12'-6" X 12'-0"
9. Utility	:9'-0" X 5'-0"
10. Toilet	:8'-3" X 6'-0"
11. Balcony	:7'-8" X 17'-3"

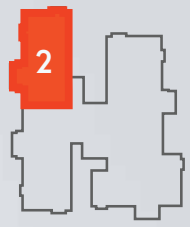
Carpet Area — 2114 SFT

Balcony Area — 132 SFT

Super Built-Up Area — 3660 SFT

4 BHK + Private Lift Lobby II
(A102,A202,A302)







1. Bedroom 01	: 14'-6" x 12'-9"
• Toilet	: 5'-6" x 8'-0"
• Dress	
2. Bedroom 02	: 13'-6" x 11'-0"
3. Bedroom 03	: 17'-9" x 13'-10"
• Toilet	: 16'-0"X 5'-7"
4. Bedroom 04	: 15'-0" x 12'-3"
• Toilet	: 9'-0" x 5'-6"
• Dress	: 5'-6" x 7'-7"
5. Living and Dining	: 32'-10" x 11'-0" /15'-4"
6. Family Lounge	: 9'-6" x 17'-0"
7. Formal Living	: 11'-5" x 6'-5"
8. Kitchen/ Utility	: 9'-0" x 11'-5"/ 9'-0" x 5'-0"
9. Toilet	: 8'-6" x 5'-6"
10. Balcony	: 7'-8 " x 17'-3"

Carpet Area — 1976 SFT

Balcony Area — 132 SFT

Super Built-Up Area — 3455 SFT

4 BHK + Family Lounge I
(A103,A203,A303)



N



1. Bedroom 01	: 11'-0" X 12'-0"
2. Bedroom 02	: 15'-0" X 12'-4"
• Dress	: 5'-10"X 6'-0"
• Toilet	: 5'-10"X 8'-2"
3. Bedroom 03	: 16'-0" X 12'-10"
• Toilet	: 14'-4"X 5'-6"
4. Bedroom 04	: 16'-0" X 12'-0"
• Toilet	: 11'-0" X 5'-8"
5. Living and Dining	: 37'-4" X 14'-8" /11'-2"
6. Family Lounge	: 9'-9" x 16'-6"
7. Kitchen/ Utility	: 16'-3" X 9'-6"
8. Toilet	: 5'-2"X 8'-8"
9. Balcony	: 8'-7" X 15'-5"

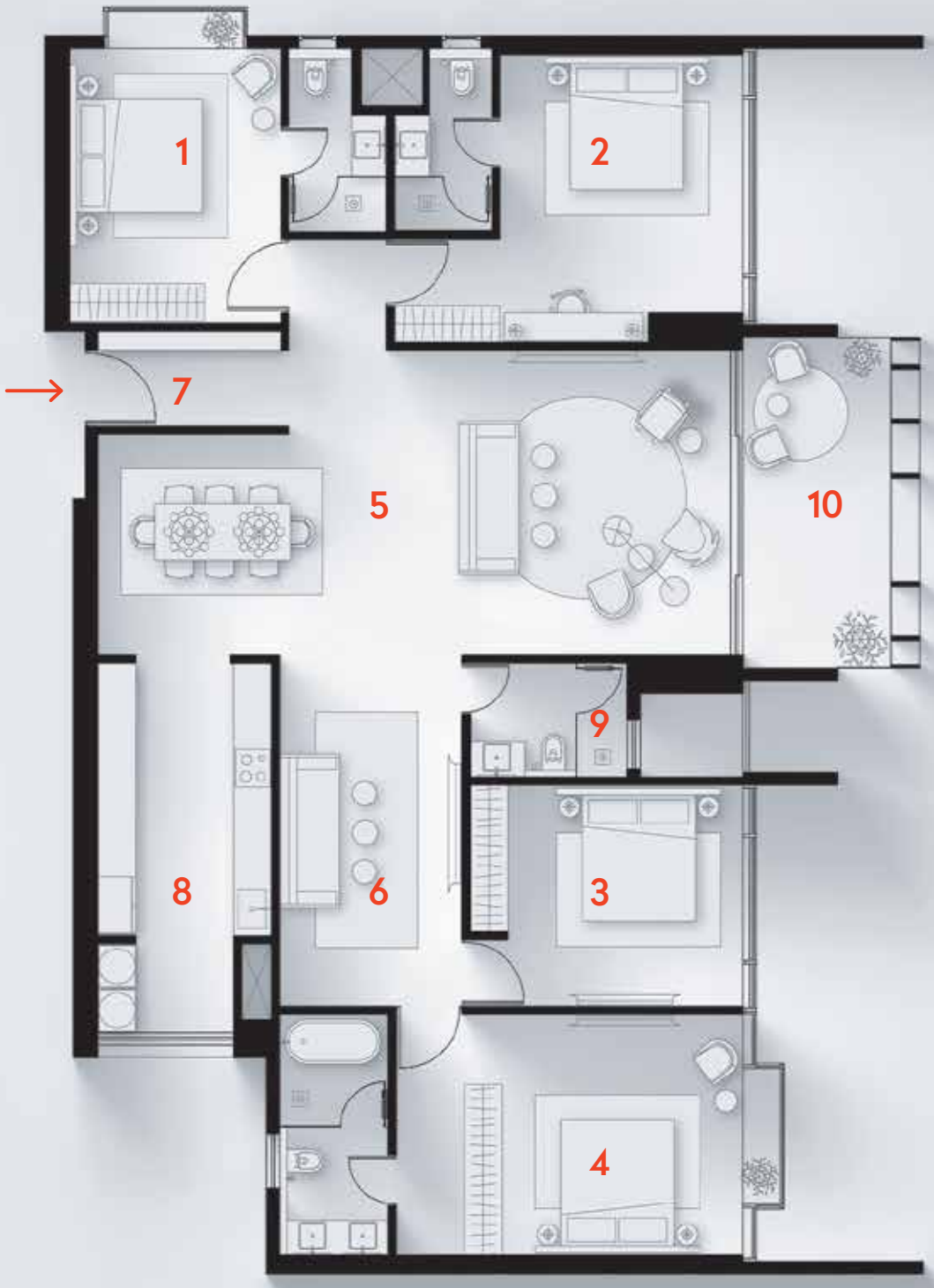
Carpet Area — 1911 SFT

Balcony Area — 132 SFT

Super Built-Up Area — 3315 SFT

4BHK + Family Lounge II
(A104,A204,A304)





N

1. Bedroom 01	: 14'-3" x 11'-0"
• Toilet	: 9'-5" X 5'-1"
2. Bedroom 02	: 15'-0" x 12'-4"
• Toilet	: 9'-5" X 5'-1"
3. Bedroom 03	: 11'-6" x 13'-10"
4. Bedroom 04	: 12'-6" x 17'-9"
• Toilet	: 12'-6"X 5'-7"
5. Living and Dining	: 15'-10" /11'-6" X 32'-10"
6. Family Lounge	: 18'-2" x 9'-6"
7. Formal Living	: 5'-0" x 9'-6"
8. Kitchen /Utility	: 19'-0" x 9'-0"
9. Toilet	: 5'-10" x 8'-2"
10. Balcony	: 17'- 3 " x 7'- 8 "

Carpet Area — 1911 SFT

Balcony Area — 132 SFT

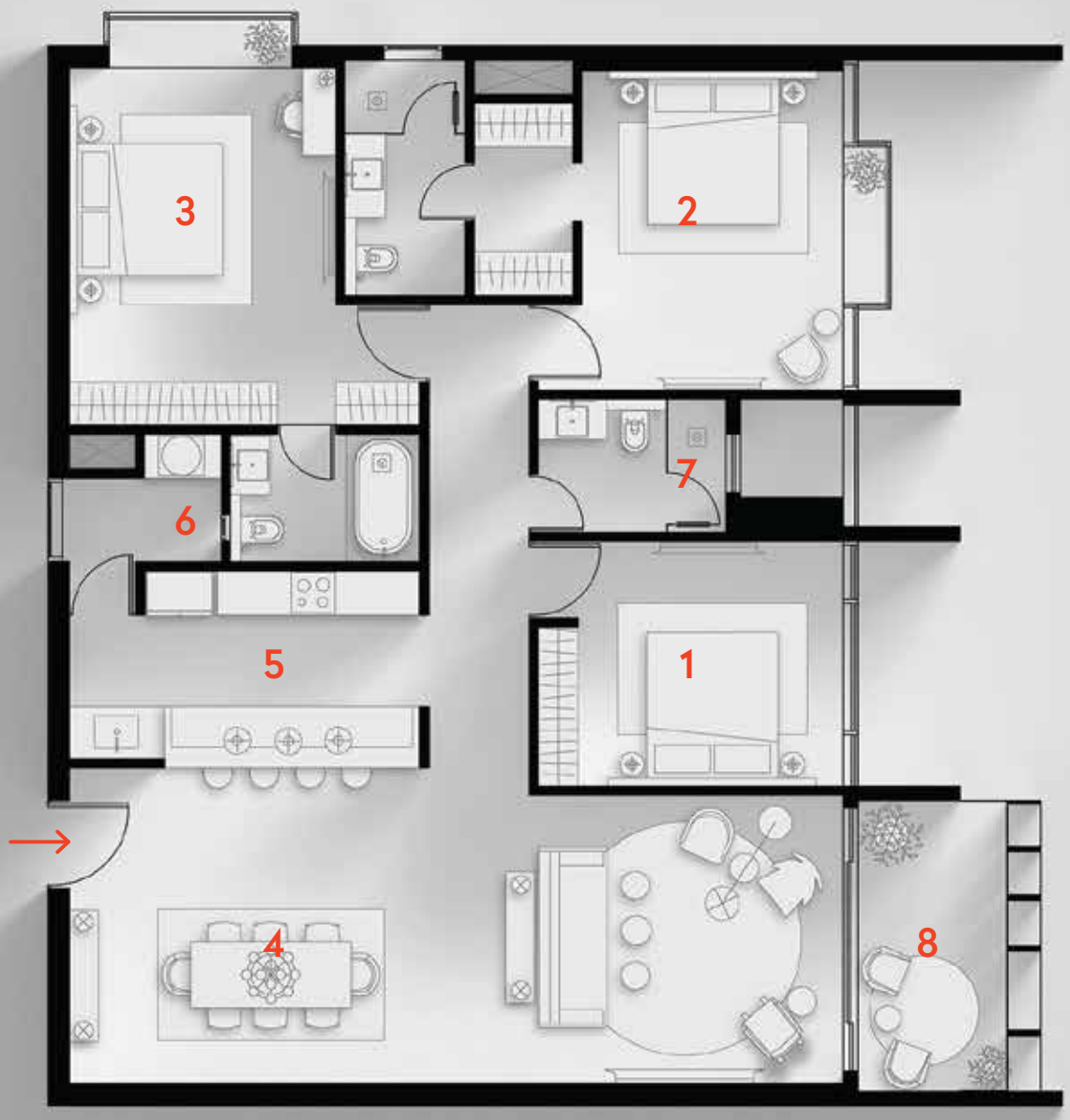
Super Built-Up Area — 3310 SFT

Tower C Floor Plan



3BHK I
(C101,C201,C301)







1. Bedroom 01	: 13'-9" X 11'-0"
2. Bedroom 02	: 11'-9" X 14'-4"
• Dress	: 4'-5" X 8'-8"
• Toilet	: 5'-5" X 10'-7"
3. Bedroom 03	: 12'-0" X 16'-0"
• Toilet	: 8'-6" X 5'-9"
4. Living and Dining	: 34'-6" X 13'-0" /14'-2"
5. Kitchen	: 15'-9" X 8'-10"
6. Utility	: 7'-0" X 5'-9"
7. Toilet	: 8'-6" X 6'-0"
8. Balcony	: 7'-1" X 13'-0"

Carpet Area — 1526 SFT

Balcony Area — 92 SFT

Super Built-Up Area — 2665 SFT

4BHK + Family Lounge III
(C102,C202,C302)







1. Bedroom 01	: 12'-4" X 14'-4"
• Toilet	: 5'-0" X 9'-0"
2. Bedroom 02	: 15'-0" X 13'-4"
• Dress	: 5'-10"X 8'-8"
• Toilet	: 5'-6"X 8'-8"
3. Bedroom 03	: 14'-8" X 12'-0"
• Toilet	: 5'-5"X 8'-9"
4. Bedroom 04	: 12'-6" X 13'-4"
5. Family Living/Dining	: 13'-11"/14'-3" X 34'-6"
6. Formal Living	: 12'-10"X 13'-5"
7. Kitchen	: 10'-0" X 15'-3"
8. Utility	: 5'-0" X 6'-0"
9. Toilet	: 8'-10" X 5'-10"
10. Balcony	: 13'-4" X 7'-9"

Carpet Area — 1990 SFT

Balcony Area — 103 SFT

Super Built-Up Area — 3435 SFT

3BHK II
(C103,C203,C303)





1. Bedroom 01		: 13'-9" X 11'-0"
2. Bedroom 02		: 11'-9" X 14'-4"
	• Dress	: 4'-5" X 8'-8"
	• Toilet	: 5'-5" X 10'-7"
3. Bedroom 03		: 12'-0" X 14'-0"
	• Toilet	: 9'-0" X 7'-0"
4. Living and Dining		: 34'-6" X 13'-0" /15'-0"
5. Kitchen		: 15'-9" X 8'-10"
6. Utility		: 6'-4" X 5'-1"
7. Toilet		: 8'-6" X 6'-0"
8. Balcony		: 7'-1" X 13'-0"

Carpet Area — 1526 SFT

Balcony Area — 92 SFT

Super Built-Up Area — 2665 SFT

4BHK
(C104,C204,C304)







1. Bedroom 01	: 11'-9" X 14'-4"
• Dress	: 4'-5" X 8'-8"
• Toilet	: 5'-5" X 10'-7"
2. Bedroom 02	: 12'-0" X 14'-0"
• Toilet	: 9'-0" X 7'-0"
3. Bedroom 03	: 13'-9" X 11'-0"
4. Bedroom 04	: 18'-10" X 12'-0"
• Toilet	: 6'-0" X 13'-0"
5. Living and Dining	: 34'-6" X 13'-0" /15'-0"
6. Kitchen	: 15'-9" X 8'-10"
7. Utility	: 6'-4" X 5'-1"
8. Toilet	: 8'-6" X 6'-0"
9. Balcony	: 7'-8" X 13'-5"

Carpet Area — 1860 SFT

Balcony Area — 103 SFT

Super Built-Up Area — 3185 SFT

THANK YOO—

DN Homes Pvt. Ltd.

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