DN

YOO ODISHA

YOO
Inspired by
STARCK

ALIFE

RESERVED FOR

YOO——


ARCHITECTURAL RENDITION

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

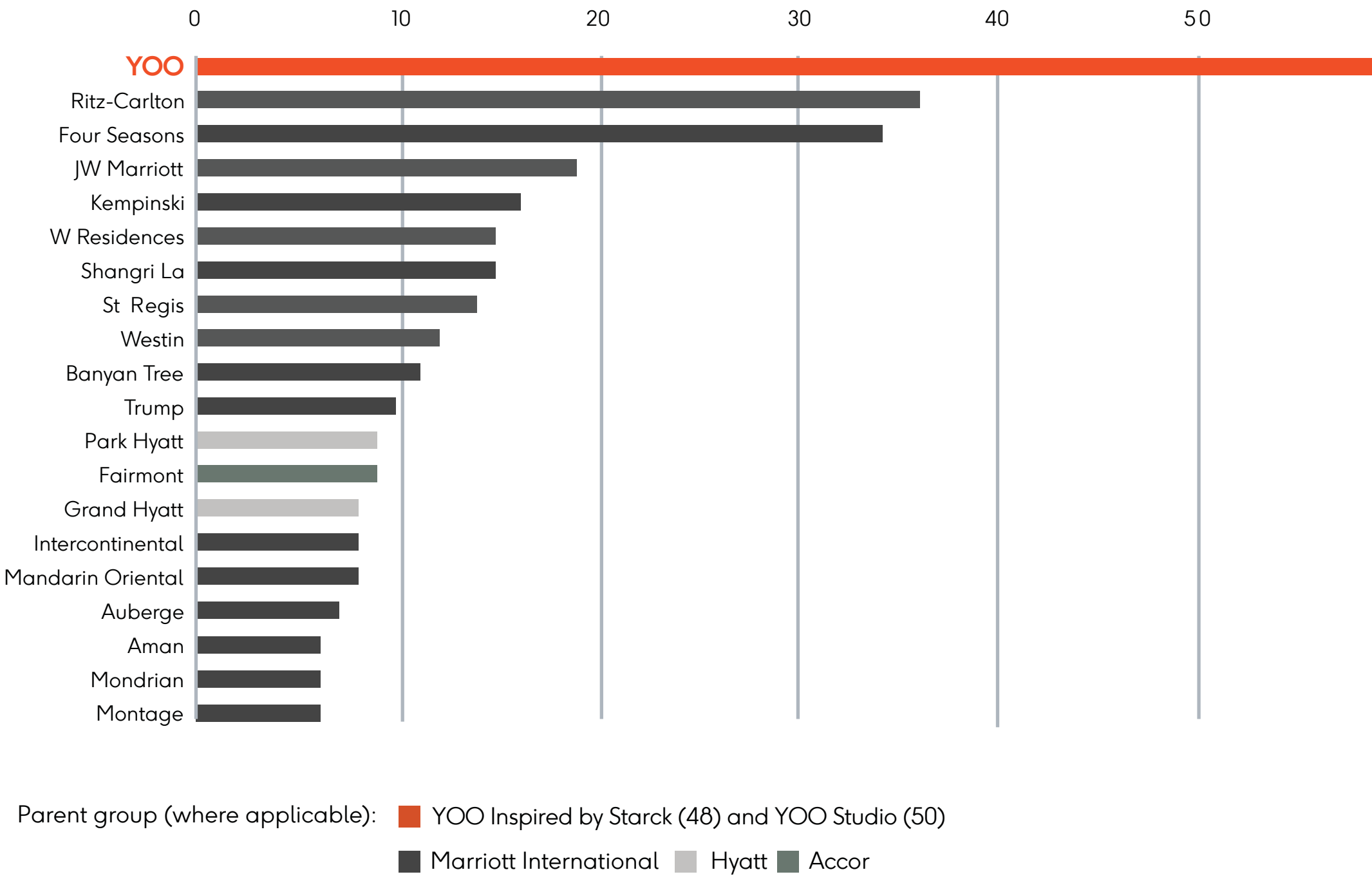
YOO Inspired by STARCK

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

The Wall Street Journal

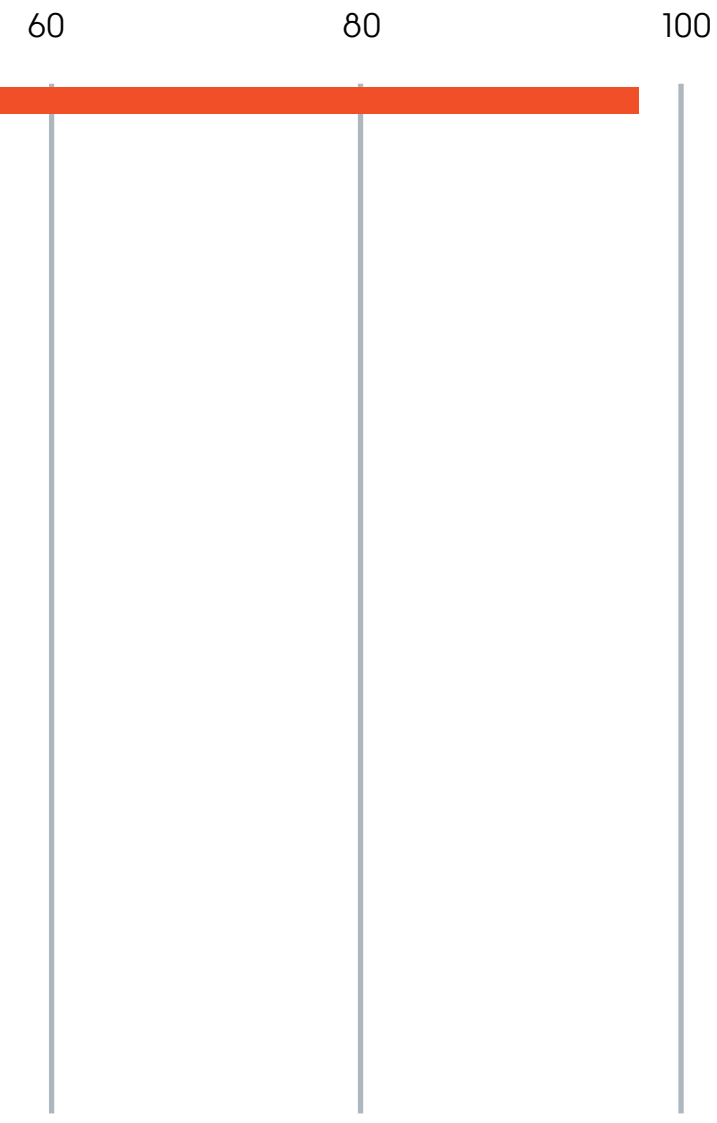
Top 20 Individual Brands Total Number of Schemes

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




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



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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.

yoo
Inspired by
STARCK

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DN
YOO ODISHA

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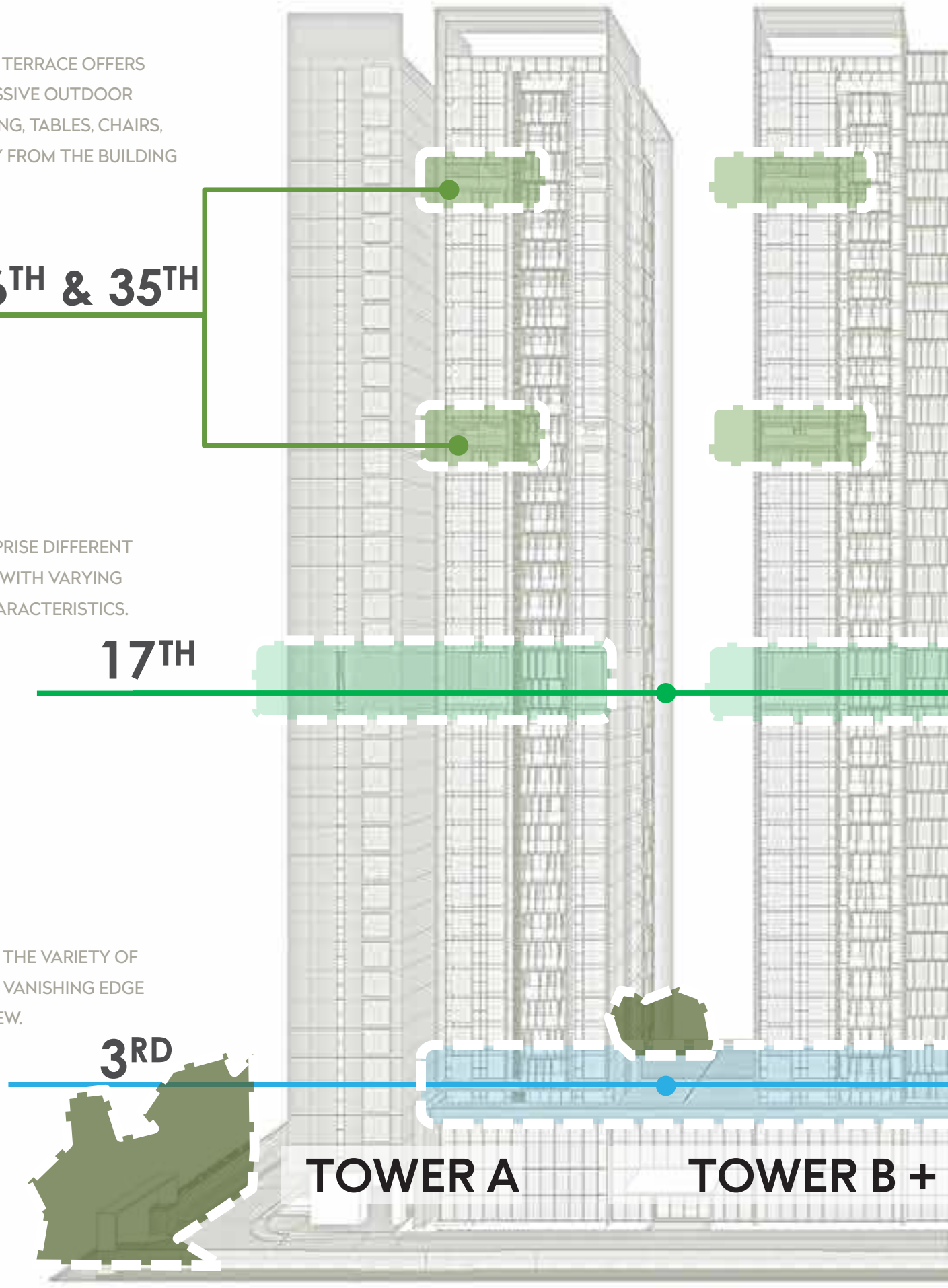
SKY TERRACE THE DECK TERRACE OFFERS OPPORTUNITIES FOR PASSIVE OUTDOOR ACTIVITY. BUILT-IN SEATING, TABLES, CHAIRS, AND SPILL OUT ACTIVITY FROM THE BUILDING PROGRAMS.

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.



Legend

1. Entry / Exit
2. Drop Off
3. Arrival Lobby
4. Co-Working Area
5. Projection Room
6. Changing Room
7. Restaurant
8. Space For Retail
9. Kids Creche
10. Multipurpose Room Lobby
11. Multifunctional Sports Room
12. Space For Office/Store/Activity
13. Visitor's Parking
14. Parking For Differently Abled
15. Deck
16. Kids Playground
17. Sculptural Slide
18. Interactive Water Feature
19. Edible Garden
20. Cabana
21. Outdoor Shower
22. Toddler's Pool
23. Kids Pool
24. Swimming Pool
25. Upper Pool Deck
26. Lower Pool Deck
27. Ramp To Basement
28. Space For Transformer & Dg Yard
29. Services / Public Washroom

SITE & GROUND FLOOR PLAN


19
18
17
16
9
12
12
11
27
1
3
8
8
10
15
8
8
8
8
2
14
13
28
29
N



Legend

1. Lounge & Games Area
2. Music Room
3. Art Room
4. Wellness Area
5. Toilet
6. Massage Room
7. Changing Room
8. Gym
9. Multipurpose Hall
10. Prefunction Room
11. Lift Lobby
12. Storage
13. Prep Kitchen

FIRST FLOOR PLAN


7
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12
13
5
5
N



TOWER A

THIRD FLOOR PLAN

TOWER B

TOWER C

N

DESIGNED TO ELEVATE YOO—

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ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





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WHERE YOO— MEET NATURE

ARCHITECTURAL RENDITION



ARCHITECTURAL RENDITION



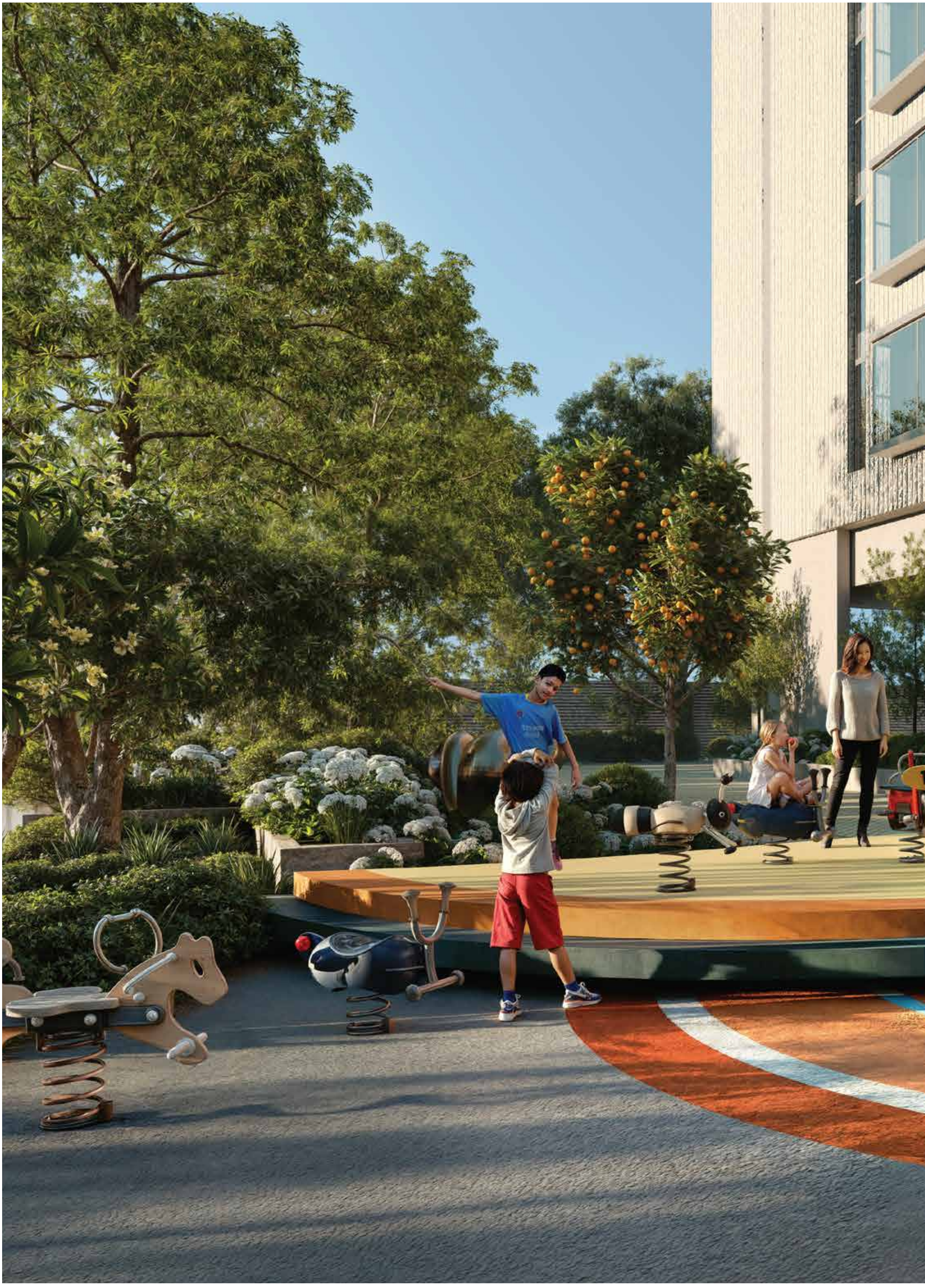


ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION





ARCHITECTURAL RENDITION



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

20°18′N

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85°49E

56.8′N

4.2.8″E

WHAT ARE

YOO

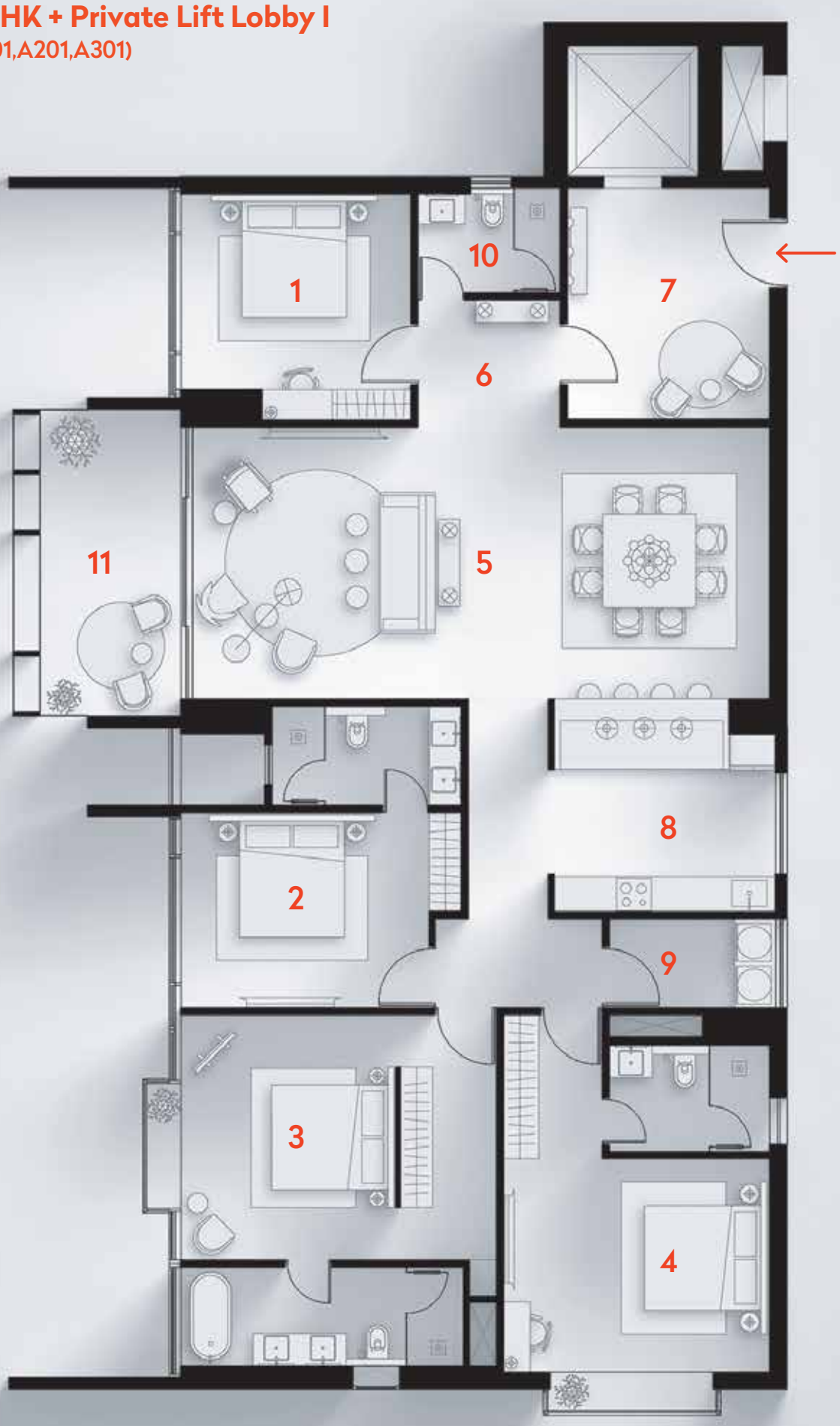
LOOKING FOR?

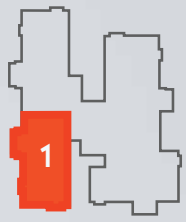
Tower A Floor Plan





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







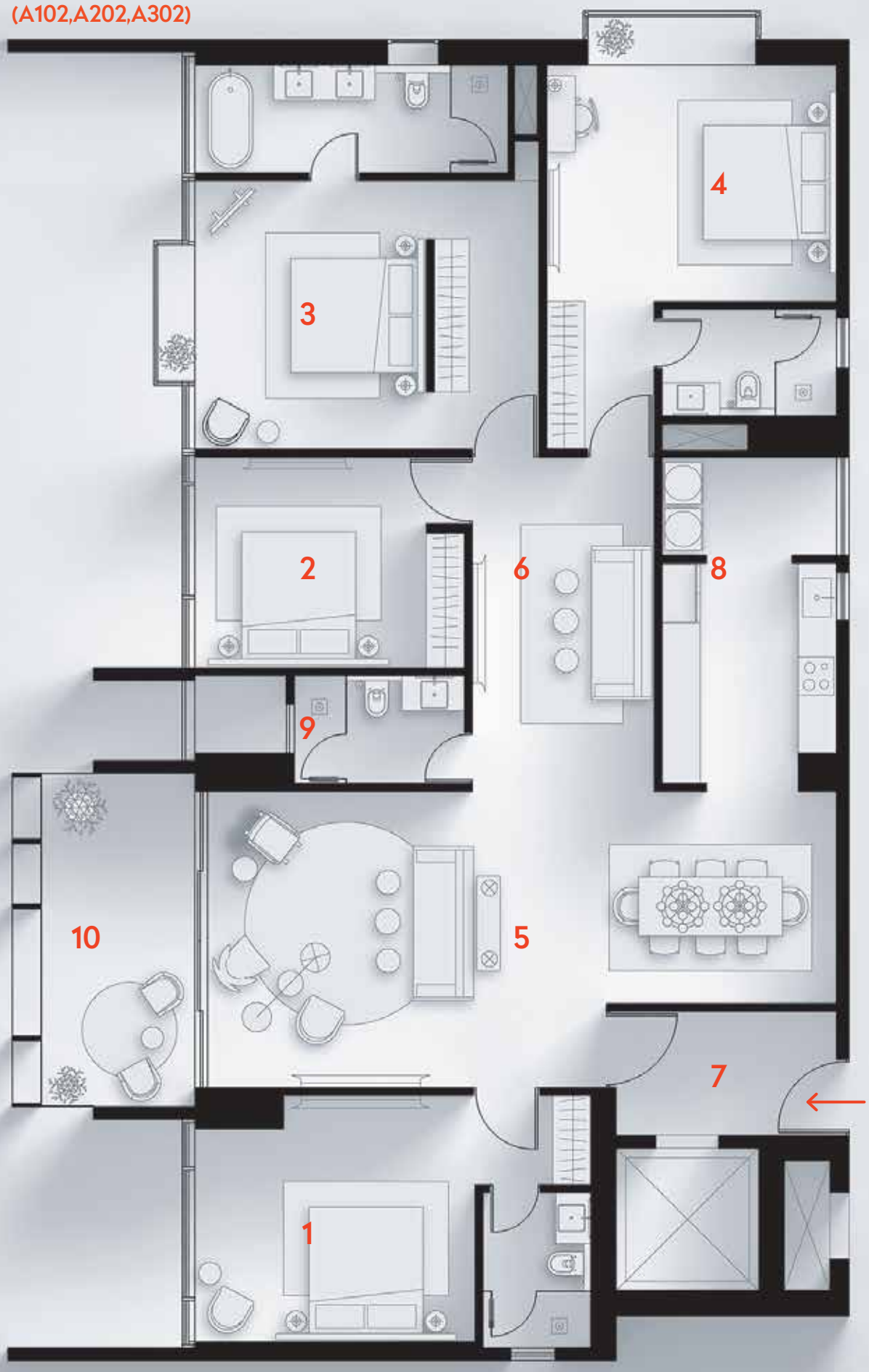
1. Bedroom 01	:13'-0" x 12'-8"
2. Bedroom 02	:13'-9" x 11'-0"
• Toilet	:10'-6" x 5'-0"
3. Bedroom 03	:17'-9" x 14'-0"
• Toilet	:16'-0" x 5'-6"
4. Bedroom 04	:15'-0" x 12'-6"
• Dress	:5'-6" x 8'-0"
• Toilet	:9'-0" x 5'-6"
5. Family Living /Dining	: 32'-10" x 15'-6"
6. Foyer	: 8'-0" x 6'-9"
7. Formal Living/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

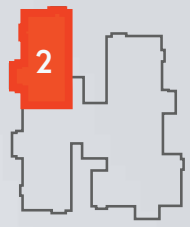
Carpet Area — 2114 SFT

Balcony Area — 132 SFT

Super Built-Up Area — 3660 SFT

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







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

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'-6"
2. Bedroom 02	: 15'-0" x 12'-6"
• Dress	: 6'-4" x 6'-0"
• Toilet	: 6'-0" x 8'-6"
3. Bedroom 03	: 16'-0" x 13'-0"
• Toilet	: 14'-0" x 5'-6"
4. Bedroom 04	: 16'-0" x 12'-0"
• Toilet	: 11'-0" x 5'-0"
5. Living and Dining	: 37'-4" x 14'-8" /11'-4"
6. Family Lounge	: 10'-0" x 16'-0"
7. Kitchen/ Utility	: 16'-6" x 10'-0" /8'-8"
8. Toilet	: 5'-6" x 8'-8"
9. Balcony	: 8'-6" x 15'-4"

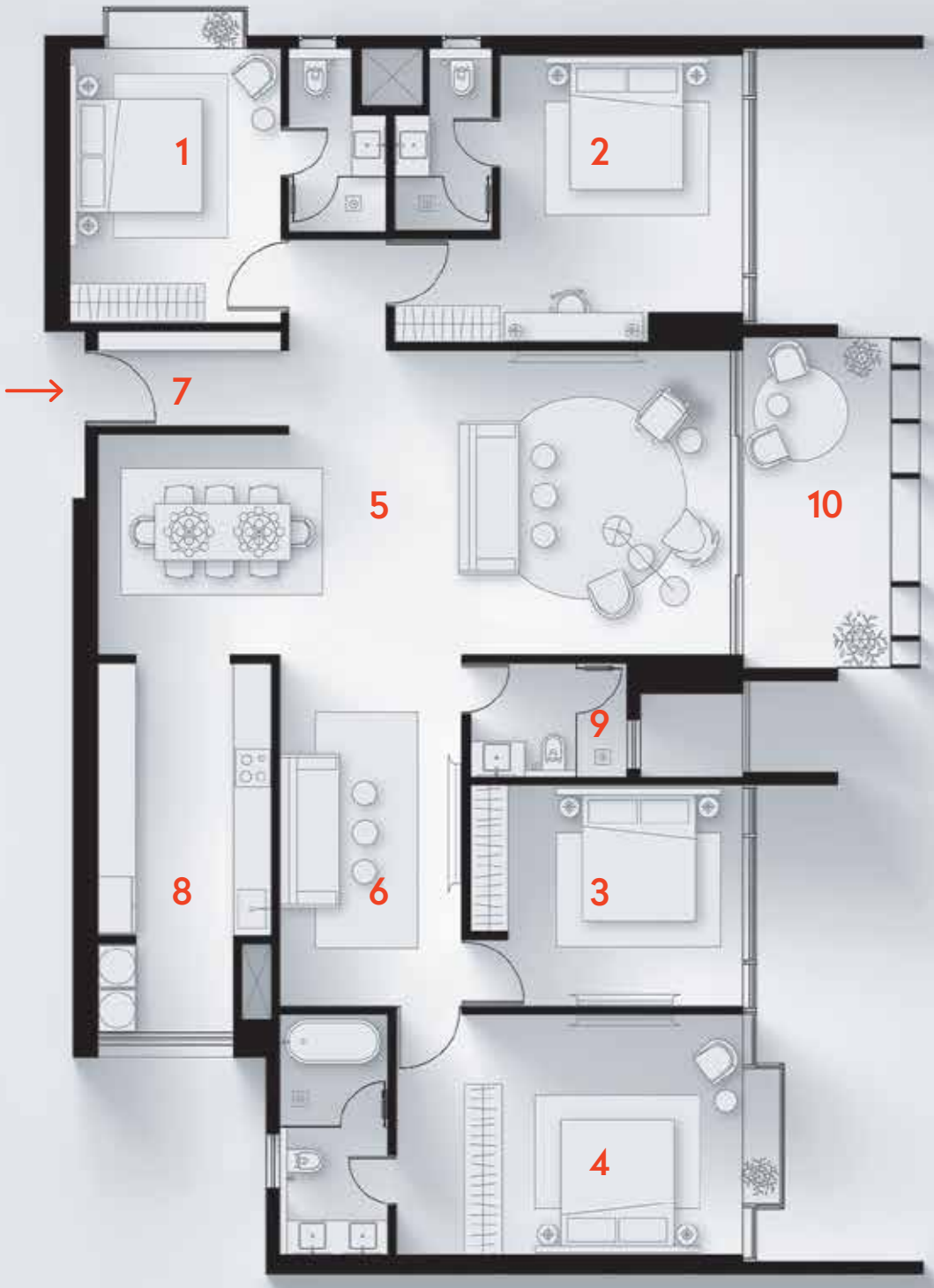
Carpet Area — 1911 SFT

Balcony Area — 132 SFT

Super Built-Up Area — 3315 SFT

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





N

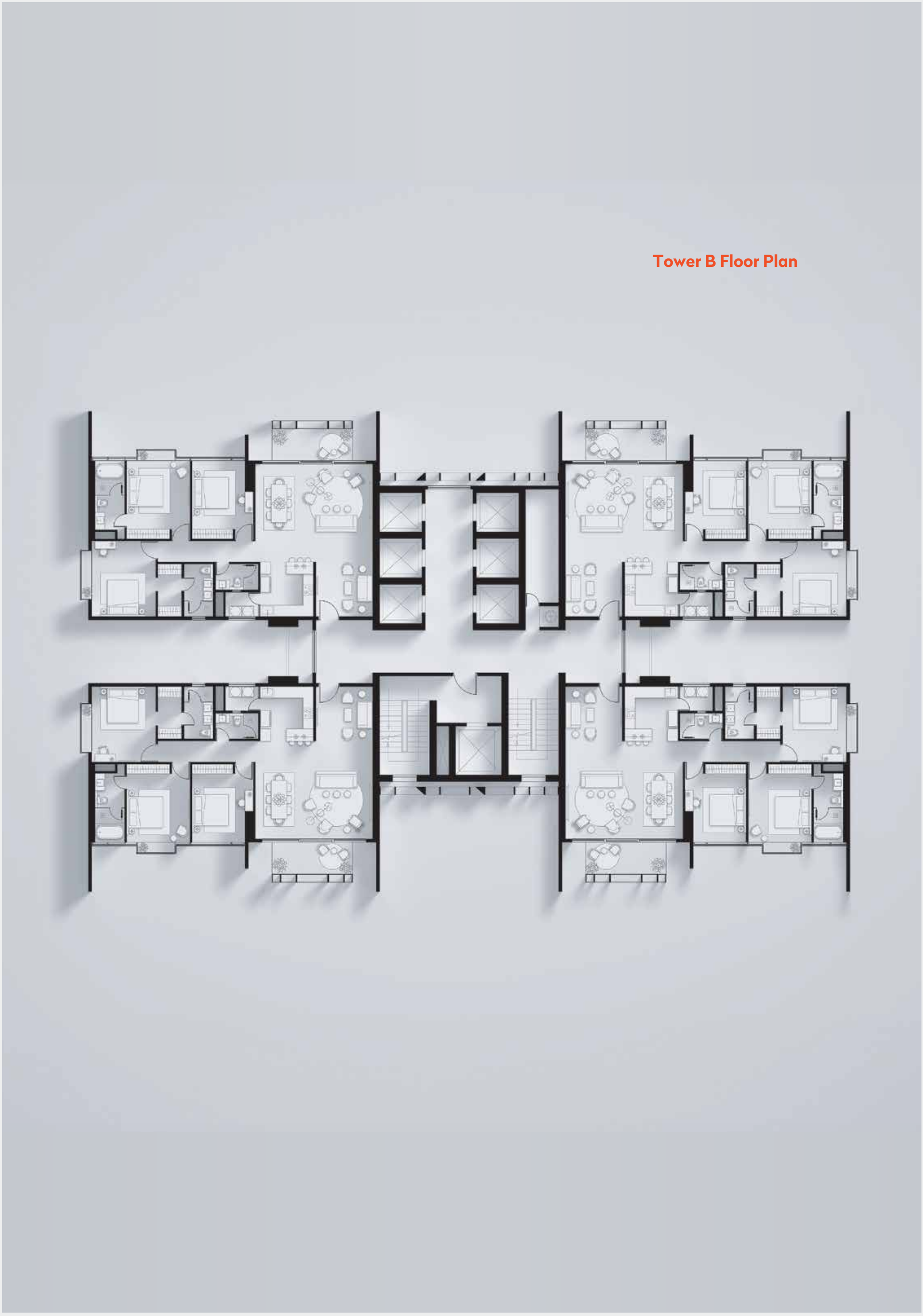
1. Bedroom 01	: 14'-0" x 11'-0"
• Toilet	: 9'-6" x 5'-0"
2. Bedroom 02	: 15'-0" x 12'-6"
• Toilet	: 9'-6" x 5'-0"
3. Bedroom 03	: 11'-6" x 13'-9"
4. Bedroom 04	: 12'-6" x 18'-0"
• Toilet	: 12'-6" x 5'-5"
5. Living and Dining	: 15'-10" /11'-6" x 32'-11"
6. Family Lounge	: 18'-3" x 9'-9"
7. Formal Living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

Carpet Area — 1911 SFT

Balcony Area — 132 SFT

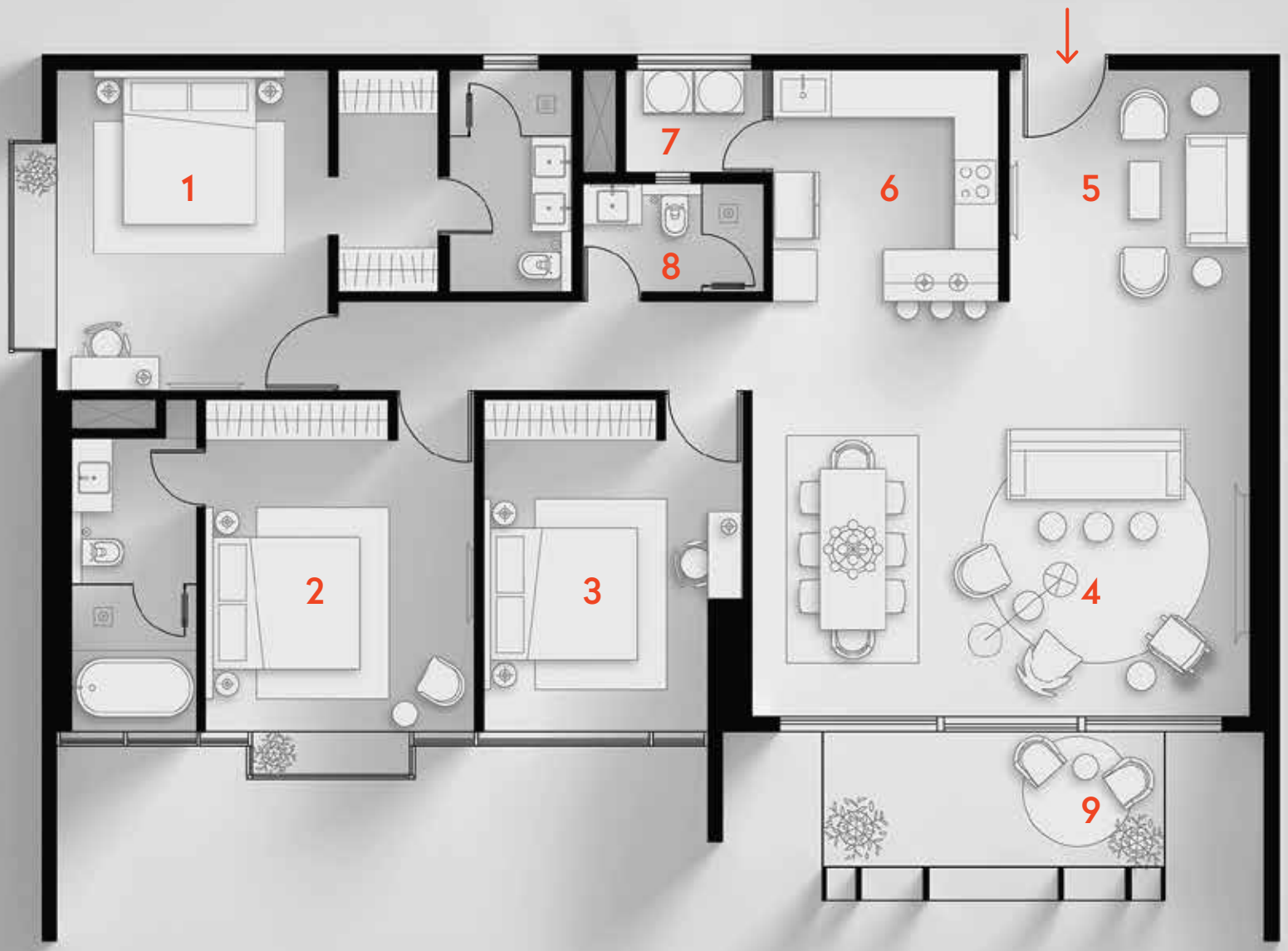
Super Built-Up Area — 3310 SFT

Tower B Floor Plan



3BHK + Home Office I
(B101,B201,B301)





N

1. Bedroom 01		: 12'-5" x 14'-4"
• Dress		: 4'-6" x 10'-0"
• Toilet		: 5'-5" x 10'-0"
2. Bedroom 02		: 12'-0" x 14'-5"
• Toilet		: 5'-6" x 12'-5"
3. Bedroom 03		: 11'-10" x 14'-5"
4. Family Living/Dining		: 22'-2" x 18'-6"
5. Home Office/ Formal Living		: 11'-0" x 11'-6"
6. Kitchen		: 10'-0" x 10'-4"
7. Utility		: 6'-3" x 4'-6"
8. Toilet		: 8'-0" x 5'-0"
9. Balcony		: 15'-4" x 6'-0"

Carpet Area — 1526 SFT

Balcony Area — 92 SFT

Super Built-Up Area — 2605 SFT

3BHK + Home Office II
(B102,B202,B302)





1. Bedroom 01 : 12'-5" x 14'-4"
   - Dress : 4'-6" x 10'-0"
   - Toilet : 5'-5" x 10'-0"
2. Bedroom 02 : 12'-0" x 14'-5"
   - Toilet : 5'-6" x 12'-5"
3. Bedroom 03 : 11'-10" x 14'-5"
4. Family Living/Dining : 22'-2" x 18'-6"
5. Home Office/ Formal Living : 11'-0" x 11'-6"
6. Kitchen : 10'-0" x 10'-4"
7. Utility : 6'-3" x 4'-6"
8. Toilet : 8'-0" x 5'-0"
9. Balcony : 15'-4" x 6'-0"

Carpet Area — 1526 SFT

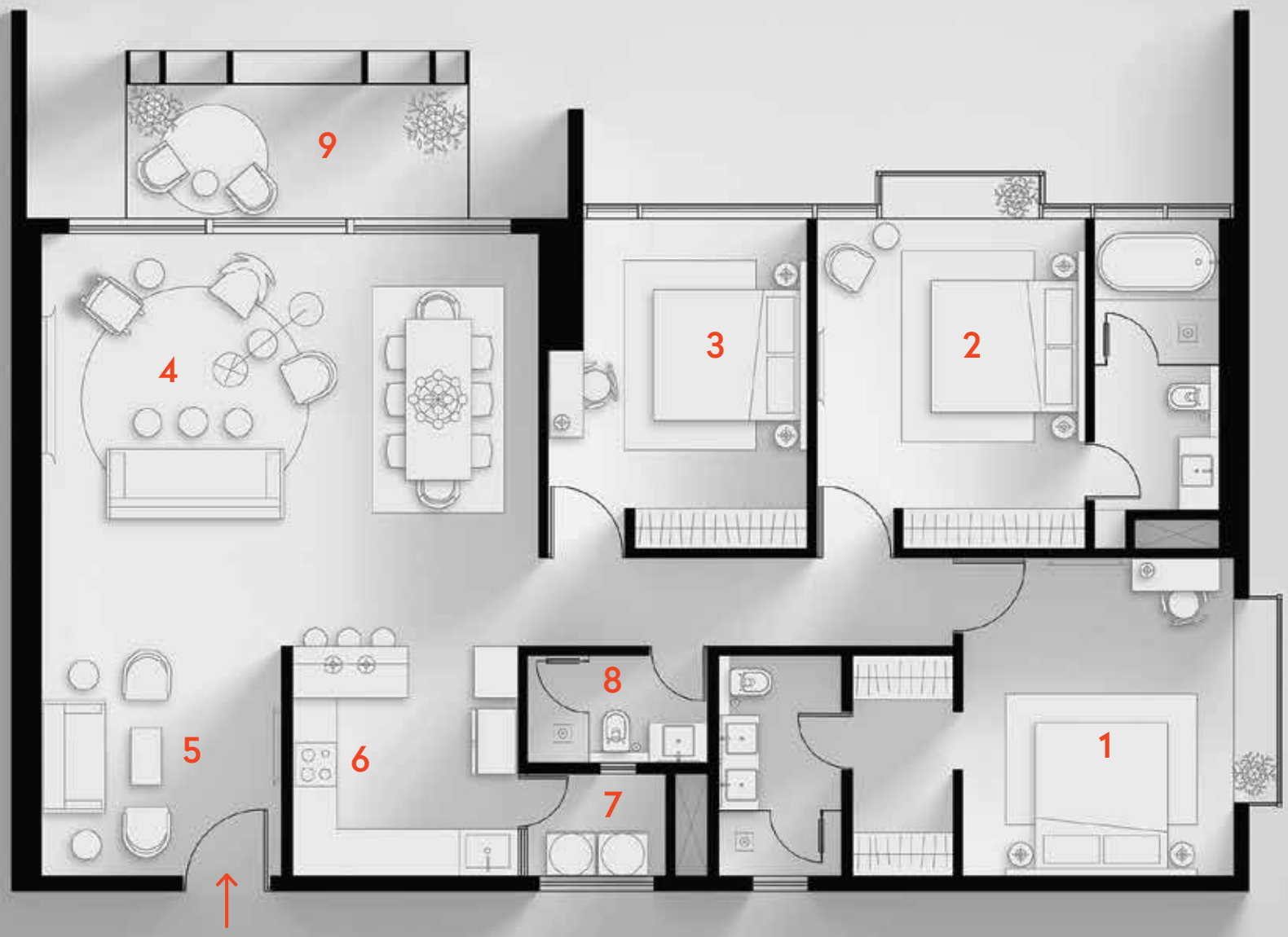
Balcony Area — 92 SFT

Super Built-Up Area — 2605 SFT



3BHK + Home Office III
(B103,B203,B303)







1. Bedroom 01	: 12'-5" x 14'-4"
• Dress	: 4'-6" x 10'-0"
• Toilet	: 5'-5" x 10'-0"
2. Bedroom 02	: 12'-0" x 14'-5"
• Toilet	: 5'-6" x 12'-5"
3. Bedroom 03	: 11'-10" x 14'-5"
4. Family Living/Dining	: 22'-2" x 18'-6"
5. Home Office/ Formal Living	: 11'-0" x 11'-6"
6. Kitchen	: 10'-0" x 10'-4"
7. Utility	: 6'-3" x 4'-6"
8. Toilet	: 8'-0" x 5'-0"
9. Balcony	: 15'-4" x 6'-0"

Carpet Area — 1526 SFT

Balcony Area — 92 SFT

Super Built-Up Area — 2605 SFT

3BHK + Home Office IV
(B104,B204,B304)





1. Bedroom 01 : 12'-5" x 14'-4"
   - Dress : 4'-6" x 10'-0"
   - Toilet : 5'-5" x 10'-0"
2. Bedroom 02 : 12'-0" x 14'-5"
   - Toilet : 5'-6" x 12'-5"
3. Bedroom 03 : 11'-10" x 14'-5"
4. Family Living/Dining : 22'-2" x 18'-6"
5. Home Office/ Formal Living : 11'-0" x 11'-6"
6. Kitchen : 10'-0" x 10'-4"
7. Utility : 6'-3" x 4'-6"
8. Toilet : 5'-5" x 10'-0"
9. Balcony : 15'-4" x 6'-0"

Carpet Area — 1526 SFT

Balcony Area — 92 SFT

Super Build-Up Area — 2605 SFT



Tower C Floor Plan



3BHK I
(C101,C201,C301)







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

Carpet Area — 1860 SFT

Balcony Area — 103 SFT

Super Built-Up Area — 3185 SFT

YOO—



WILL HAVE IT ALL

LIVING/DINING/FOYER/ FAMILY LOUNGE

Flooring	Italian Marble
Wall Finish	Smooth Finish With Acrylic Emulsion Paint
Ceiling	False Ceiling With Acrylic Emulsion Paint
AC	VRF / VRV Cooling

BALCONY

Flooring	Wooden Finish Anti-Skid Tiles
Wall Finish	All Weather External Grade Paint
Railing	Toughened Laminated Glass Railings

KITCHEN

Flooring	Italian Marble
Wall Finish	Smooth Finish With Acrylic Emulsion Paint
Ceiling	False Ceiling With Acrylic Emulsion Paint
Platform Top	Premium Stone Top

UTILITY/ SERVICE AREA

Flooring	Vitrified Anti-Skid Tiles
Wall Finish	Smooth Finish With Acrylic Emulsion Paint
Others	Sink With Hot & Cold Mixer

MASTER BEDROOM

Flooring	Wooden Finish Designer Tiles
Wall Finish	Smooth Finish With Acrylic Emulsion Paint
Ceiling	False Ceiling With Acrylic Emulsion Paint
AC	VRF / VRV Cooling

ADDITIONAL BEDROOMS

Flooring	Wooden Finish Designer Tiles
Wall Finish	Smooth Finish With Acrylic Emulsion Paint
Ceiling	False Ceiling With Acrylic Emulsion Paint
AC	VRF / VRV Cooling

MASTER BATHROOM

Flooring	Dry Area - Italian Marble
	Wet Area – Italian Marble
Wall	Dry Area – Italian Marble & Acrylic Emulsion Paint
	Wet Area – Italian Marble
Ceiling	Gypsum Board False Ceiling With Acrylic Emulsion Paint
CP Fittings	Duravit Or Equivalent
Sanitaryware	Duravit Or Equivalent
Others	Vanity Counter, Wall Mirror, Shaving Mirror
	Glass Enclosed Shower Area, Bathtub

ADDITIONAL BATHROOMS

Flooring	Dry Area – Anti Kid Designer Tiles
	Wet Area – Anti Skid Designer Tiles
Wall	Dry Area – Designer Tiles & Acrylic Emulsion Paint
	Wet Area – Designer Tiles
Ceiling	Gypsum Board False Ceiling With Acrylic Emulsion Paint
CP Fittings	Duravit Or Equivalent
Sanitaryware	Duravit Or Equivalent
Others	Vanity Counter, Wall Mirror
	Glass Separated Shower Area

FITTINGS

Doors & Windows

Main Door	Designer Door With Smart Biometric Lock
Internal Door	Designer Door With Manual Lock
Windows	Aluminium System Windows

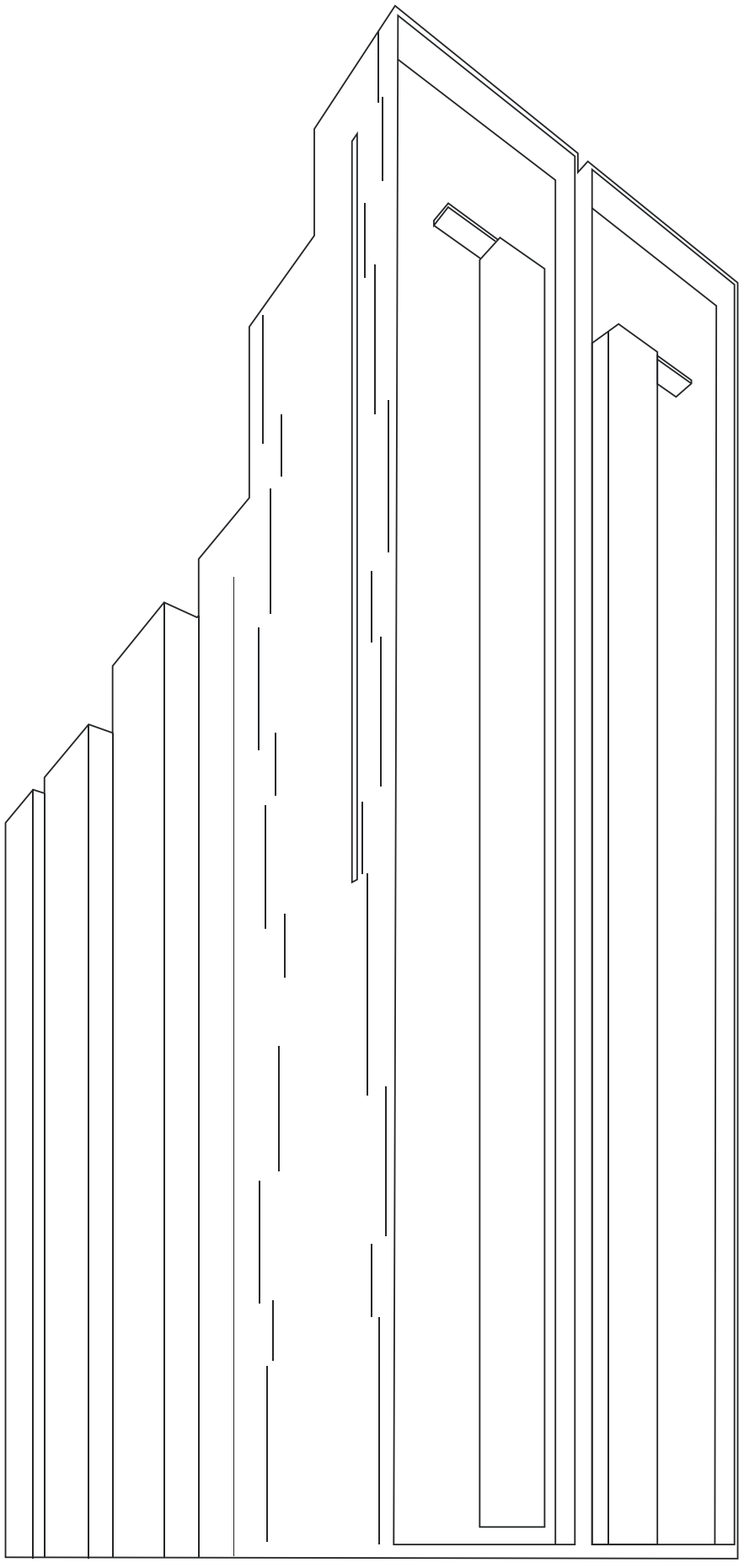
Electricals

Switch & Sockets	Schneider Electric or Equivalent
Lighting	Ceiling Mounted LED Lights

Elevators – Mitsubishi / Toshiba or Equivalent

Others

Garbage Chute
Piped Natural Gas
Solar Water Heater System For Kitchen/Utility
STP and WTP
DG Power Back-Up
Fire Safety System & Sprinklers As Per Norms



THANK YOO

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