



..... for those who seek a calm & quiet life.



GIPL is committed to build and nurture world class properties for residential, commercial & hospitality use. Over the last 5 years we have come to be known not only for the properties we offer, but also for our timely delivery & affordable pricing to own it. This has become our hallmark. Based at Berhampur & Bhubaneswar, we stay focused on delivering quality lifestyle at an affordable price.

GIPL is famous for its affordable homes. We are happy to bring to Bhubaneswar, the most affordable high rise housing, Green Warrior Villa at Kateni.





a unique high rise residential apartments are best suited to those who seek a calm & quiet life at an affordable price. The 3 towers of Green Warrior Villa have 2 bhk & 3bhk units in each floor with more number of parking than the apartments. Each apartment comes with 100% privacy.

Green Warrior villa takes smallest & most significant details into consideration. So when you coming down or going up in the elevators, the 100% power back up to common areas & facilities will ensures nothing comes between you & your safety reach at home.



# Approach

Drive through the side avenue, sketched with fruit bearing trees & a jogging track, to receive a hearty welcome to warrior villa. A sense of space & calmness begins even before you enter your home.



# Garden

The Landscaped garden at Warrior Villa covers 55% of the 5 acres property. Garden pool, a small playground with all kind of playing instruments, park chairs, Jogging track in the inside periphery of the property make it useable to all age group.



## Living

Stretch your leg on an ottoman or watch your children running. The living room at Warrior Villa, have large expanses of wall, with no obstructive features, ample seating & floating space. Perfect for intimate family conversation, even better for big family get together.



# Porch

Time is yours, spend it like you want it. In the evening, enjoy the cool breeze flowing through your home, count the stars, look below to see your loving one coming home or playing. In the morning, see the sun rising, do yoga, make your second sleep over there, discuss the country matters and also donot forget to dry clothes.



# Dinning

why go for dinner to a cozy restaurant, if it is available at Home. Flowing from living room is the space exquisitely designed for dining. The adjoining kitchen makes the service simple & effective and the open sitout makes the dinning, a wonderful experience. As we believe, a family that eats together, stays together.



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# Kitchen

Mom's paradise !!! The kitchen at green warrior villa is very exclusive. It is spacious, airy, so whoever spend time in the kitchen shouldnot be sweat. Provision for all modern kitchen appliances along equipped with granite top kitchen platform fitted with stainless Steel sink, makes it a place to experiment & experience.



# Bedroom

The rejuvenating booth at your home, it's your bedroom. Kick your shoes on to relax. It is Exclusively designed for maximum space efficiency for storage, sleeping & seating. It comes equipped with attached Toilet\*, Balcony\*, A/C Point, Telephone & Cable TV Points.

\* In masterbedroom of some flats only



## Bathroom

The spacious bathrooms comes pre fitted with all sanitaryware of premium quality at Green Warrior Villa. Antiskid tiles on floor makes your bathing experience a safe one also the designer wall tiles fitted upto 7ft height will keep the bathroom dry & clean. A geyser point is provided for hot & cold water to run through your tap.

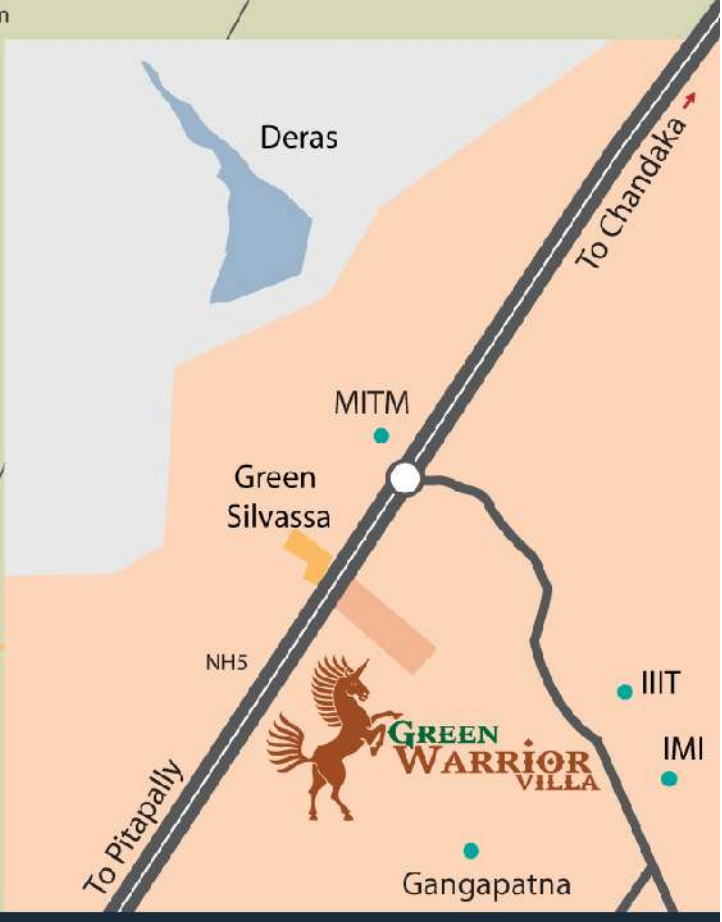


## Club House

Green Warrior Villa is self contained for your rest & recreational need. A fully fitted gym with state-of-the-art facilities; and sports facilities- swimming pool, indoor sports, tennis & badminton courts. On evening when you want some shopping, bring your family to the integrated market complex or celebrate you sons birthday at the banquet facility.



# Location Map




# Master Plan

1. Entry gate
2. 20' drive way
3. Community center
4. Garden
5. Jogging track
6. Health Club
7. Swimming pool
8. Children Play area
9. Tennis Court
10. Badminton Court
11. Block C
12. Block B
13. Block A
14. Visitor Parking



# Specification



STRUCTURE	: RCC framed structure. KB Brick masonry work for walls.
FLOORING FINISHES	: Vetrified floor tiles in living, dining, kitchen, puja and bedrooms. Granite / marble finish to the staircase. Anti skid floor tiles to the toilets and balconies.
KITCHEN	: Granite based kitchen top with stainless steel sink. 3' height ceramic tiles above granite top with modular points.
DOORS	: Main door : seasoned teak wood door with melamine finish. Bedroom and toilet doors are of 30 mm thick water proof flush doors with enamel paint finish.
WINDOWS	: Aluminum framed glass shutters with MS grills protection.
ELECTRICAL	: Premium quality copper wire with Modular switches and fitting. A.C. point in any two bed rooms, Geyser point in one bath room and provision for Cable T.V. and Telephone.
SANITATION	: Granite top wash basin in living area. Parryware/ hindware european closets, wash basins and Health Faucet will be provided in toilets Jaquar/ Marc CP fittings and wall mixture.
WALL FINISH	: <b>Internal walls</b> : finish with Asian/Berger Paints distemper on one coat putty. <b>External walls</b> : finished with exterior acrylic emulsion paints. <b>Toilet walls</b> : finished ceramic glazed tiles up to 7' height.
STAIR CASE	: Provided with stainless steel railing.

◀ NORTH Block A

B - 105 to 1005

B - 104 to 1004

B - 106 to 1006

B - 103 to 1003

B - 101 to 1001

B - 105 to 1005

A - 102 to 1002

A - 104 to 1004

A - 106 to 1006

A - 103 to 1003

A - 101 to 1001

A - 102 to 1002

◀ NORTH Block A



Bed Room  
10'X12'

DRAWING/ DINNING ROOM  
18'10"X10'

Common Toilet  
4'10"X7'

Attach Toilet  
4'10"X7'

Master Bed  
12'9"X11'

Kitchen  
8'4"X6'

Balcony  
4'6"X6'6"



**Typical  
2BED  
Unit**

**SBA  
910sft**



C - 116 to 1016



C - 101 to 1001

C - 115 to 1015



C - 102 to 1002

C - 114 to 1014



C - 103 to 1003

C - 113 to 1013



C - 104 to 1004

C - 112 to 1012



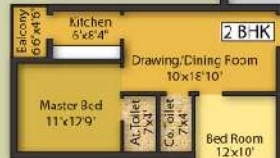
C - 105 to 1005

C - 111 to 1011



C - 106 to 1006

C - 110 to 1010



C - 107 to 1007

C - 109 to 1009



C - 108 to 1008

**Typical  
3BED  
Unit**

**SBA  
1210sft**



