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Utkal
VILLAS

COME HOME
TO PRECIOUS MOMENTS

NOT JUST A HOME, A DESIRE DWELL

Utkal Villas is an unique gated duplex project which is a portrayal of your personality. A home where every nook and corner speaks of you, where surroundings pamper and the ambience simply showers bliss. Each of the living space is a celebration of life. Its called, a treasure living. Worthy of experience. Welcome.

DIFFERENTIAL LIVING KEEPING
MODERN DAY REQUIREMENTS IN MIND

KEEPING IN MIND THE ASPIRATIONS
THAT TOMORROW WILL BRING ABOUT

60% OPEN SPACE

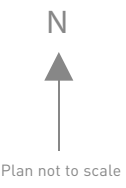
8 DUPLEXES AND 24 APARTMENTS

IT'S JUST AROUND THE CORNER

Keeping the modern day pressures in mind, **the location of Utkal Villas has played a pivotal role.** Easy accessibility makes this project an enviable choice for most. Save that time for the loved ones.

UTKAL VILLAS IS LOCATED AT MADHUSUAN NAGAR, CLOSE TO JAYDEV VIHAR CROSSING

RIGHT OPPOSITE KALINGA STADIUM & BEHIND KALYAN MANDAP



Plan not to scale

THE MAGIC CALLED FINE LIVING

UTKAL VILLAS IS HERE WITH THE FINEST LIVING STANDARDS THAT YOU ALWAYS DESIRED



-  SWIMMING POOL WITH CHANGING ROOMS
-  GATED COMPLEX
-  CENTRAL GARDEN
-  ALL UNITS FACE THE CENTRAL GARDEN
-  DECORATED PAVED DRIVEWAY
-  AMPLE COVERED BASEMENT PARKING
-  DUPLEX WITH DOUBLE HEIGHT LIVING ROOM AND PRIVATE TERRACES
-  GLASS ELEVATORS
-  SOCIETY ROOM
-  DECORATED GROUND FLOOR ENTRANCE LOBBY WITH ITALIAN MARBLE FLOORING
-  24/7 SECURITY
-  CCTV SURVEILLANCE
-  POWER BACK UP FOR COMMON AREAS AND ELEVATORS
-  SET IN POLLUTION FREE ENVIRONMENT
-  INTERCOM FACILITY FOR ENTIRE COMPLEX
-  VASTU COMPLIANT

ARCHITECTS OF JOY

The year 1988 witnessed the humble rise of a group which believed in excellence and distinction. Hence came Utkal. Their vision of building homes and not just houses was brought to life with years of experience and expertise. The last 22 years have seen the group build over 3 million sq.ft. of spaces while another astonishing 2.5 million sq.ft. is in the pipeline.

Some of their milestone projects being -

Utkal Heights

Utkal Vatika

Utkal Royal Residency

Utkal Signature

Utkal Corporate Park

City Mart

Pantaloons Store

Sri Khetra Bhakta Nivas, Puri





SPECIFICATIONS

SUPER STRUCTURE

- RCC framed structure for earthquake resistance

WALL FINISH

- Internal - Birla white putty or equivalent make
- External - Textured paint and weather coat acrylic emulsion paint

FLOORING

- Living/Dinning - Porcelain vitrified tile
- Bedrooms - Laminated wooden flooring/premium quality vitrified tiles
- Staircase - Granite
- External drive way - Heavy duty tiles and at basement vaccum de-water flooring (VDF)
- Servants room - Vitrified tiles

KITCHEN

- Complete modular kitchen with German hard wares like Hettich, granite counter, CP fitting of Kohler or equivalent
- Flooring - Vitrified tiles
- Wall finish - Ceramic tiles upto 4' above working platform, rest of the wall in white putty

TOILET

- Walls - Premium ceramic digital tiles up to ceiling level
- Flooring - Premium quality ceramic tiles
- Fittings - Sanitary fittings and CP fittings of international make (Kohler, Duravit or equivalent)

BALCONY

- Premium quality anti-skid tiles with glass railing

WINDOWS

- German make Domal anodized aluminum glazing window or Fenesta UPVC Windows or equivalent

DOORS

- Internal door - Flush doors
- External door - Veneer finish flush door

ELECTRICAL

- Copper electrical wiring in concealed conduit with provision for light points, AC, TV, telephone and premium modular switches of Legrand or equivalent

INTERNAL STAIR CASE

- Granite

MAIN LIFT LOBBY

- Elegantly decorated entrance lobby with flooring in mirror finish Italian marble and decorated false ceiling, lift wall cladding in granite and designer stone. Premium vitrified tile on typical floor lobby

ELEVATORS

- Capsule elevators





FLOOR PLANS