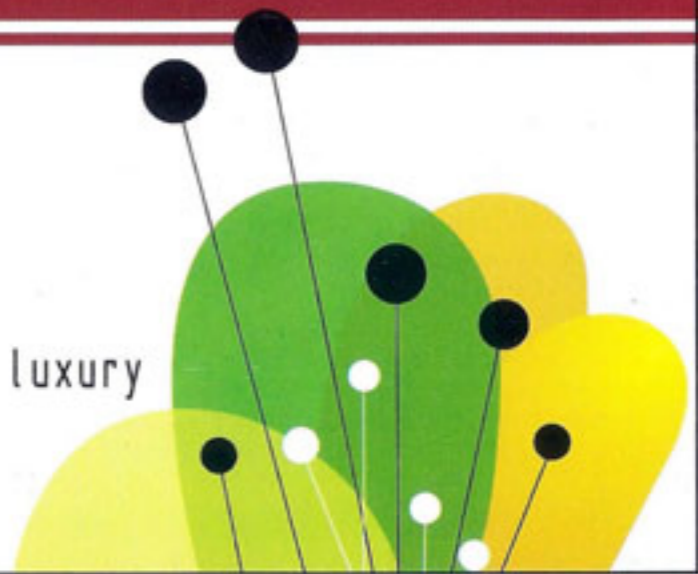




# Lordsway

Siula, Bhubaneswar

Redefining affordable luxury





**M**otwani Constructions Pvt. Ltd., started its voyage in the year 2008, under the advisory of Mr. Dilip Motwani, the Owner of Laxmi builder & developers pvt ltd. with an experience of 15 years in real estate. The major share of success of the company will be attributed to the Owners & advisors of the company as well as the team of dedicated professionals who work relentlessly for serving the clients. It won't take long for our company to be recognized as the renowned property realtor in bhubaneswar. Our company is guided by the "core values" of : Professionalism, Integrity, Hard work, Fair play, Dedication By targeting the clients psyche, and rendering the best real estate services, we want to gain a strong foothold in the real estate domain and garner a long list of satisfied clientele.

## Ongoing Projects



MJ Woods At Andharua



Kanika Devi Cottages at Ranga Bazaar

**Lordsway**  
Sula, Bhubaneswar

Homes are designed  
to be Smart,  
Functional  
& Good  
Value for Money.

Welcome to **Lordsway**. A project which falls on the road to the Lord Jagannath.

The project is well organized with ample space for every basic amenity. We call it affordable luxury, as it features all luxury in a valuable way our aim is to pass on the best value be it in your home or outside facilities as our customer can be compliance delivery schedule.

Comprising of 3 phases out of which 2 phase will be built now. It is a combination of S+4 & S+6 units with 2BHK & 3BHK only with ample size, not breathlessly small or wastefully big.

If you are buying your first home, **Lordsway** is your first choice.

Phase 3

Common Club &  
Swimming Pool  
Phase 3

Phase 2

Phase 1





Phase 3

Phase 1

Phase 2

Commercial Block







Phase 1





Phase 2



Phase I  
Block A & B (S+4)

Phase I : 3BHK  
SBA : 1360 Sft.

102 to 402 | ▼

103 to 403 | ▼



101 to 401 | ▲

104 to 404 | ▲

Phase I  
Block C & D (S+6)

Phase I : 2BHK  
SBA : 1090 Sft.

102 to 602 | ▼

103 to 603 | ▼

104 to 604 | ▼



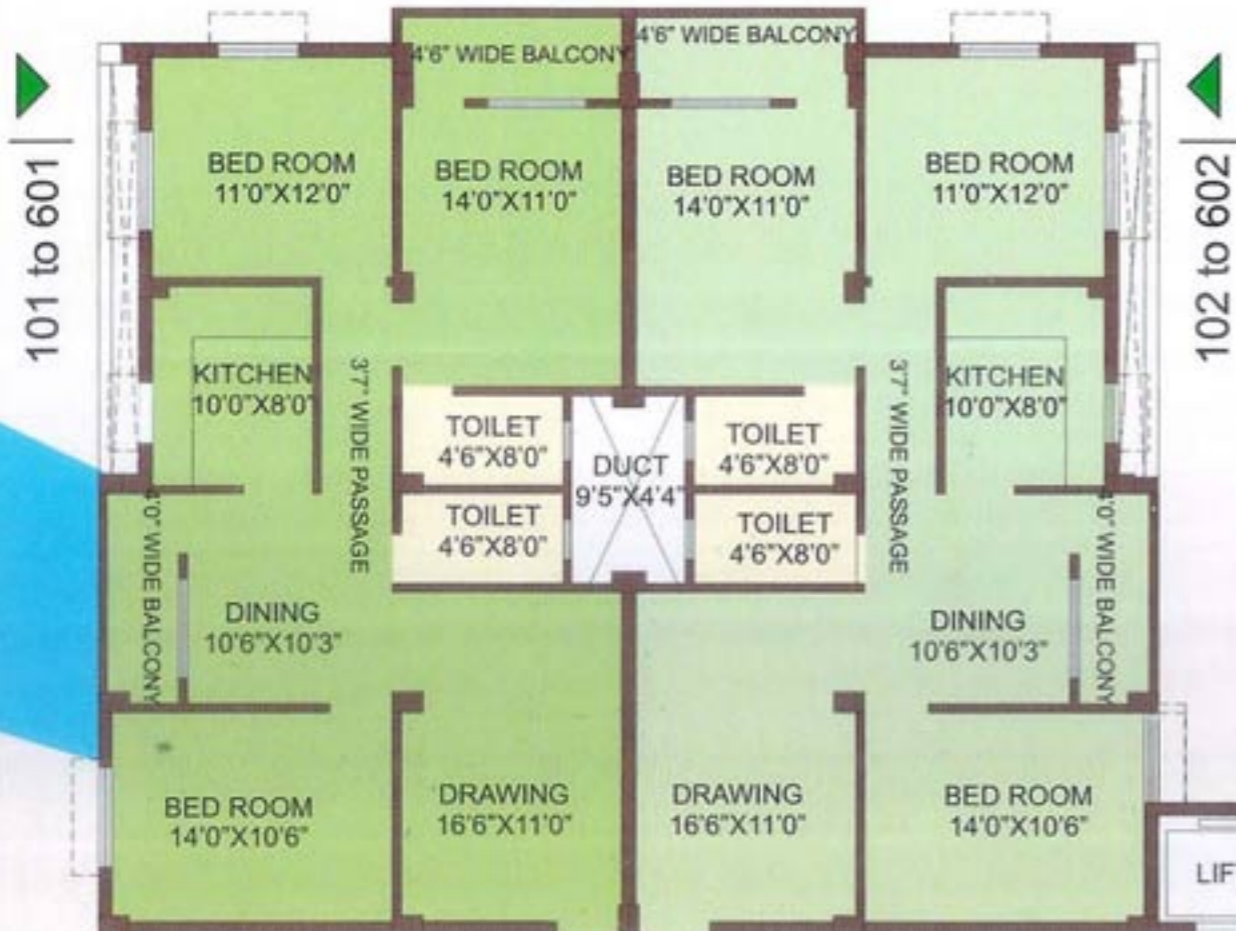
101 to 601 | ▲

106 to 606 | ▲

105 to 605 | ▲

Phase II  
Block A (S+6)

Block B (S+6)



ST. CASE  
8'0" X 12'3"

UP

8'-0" WIDE CORRIDOR  
BLOCK-A

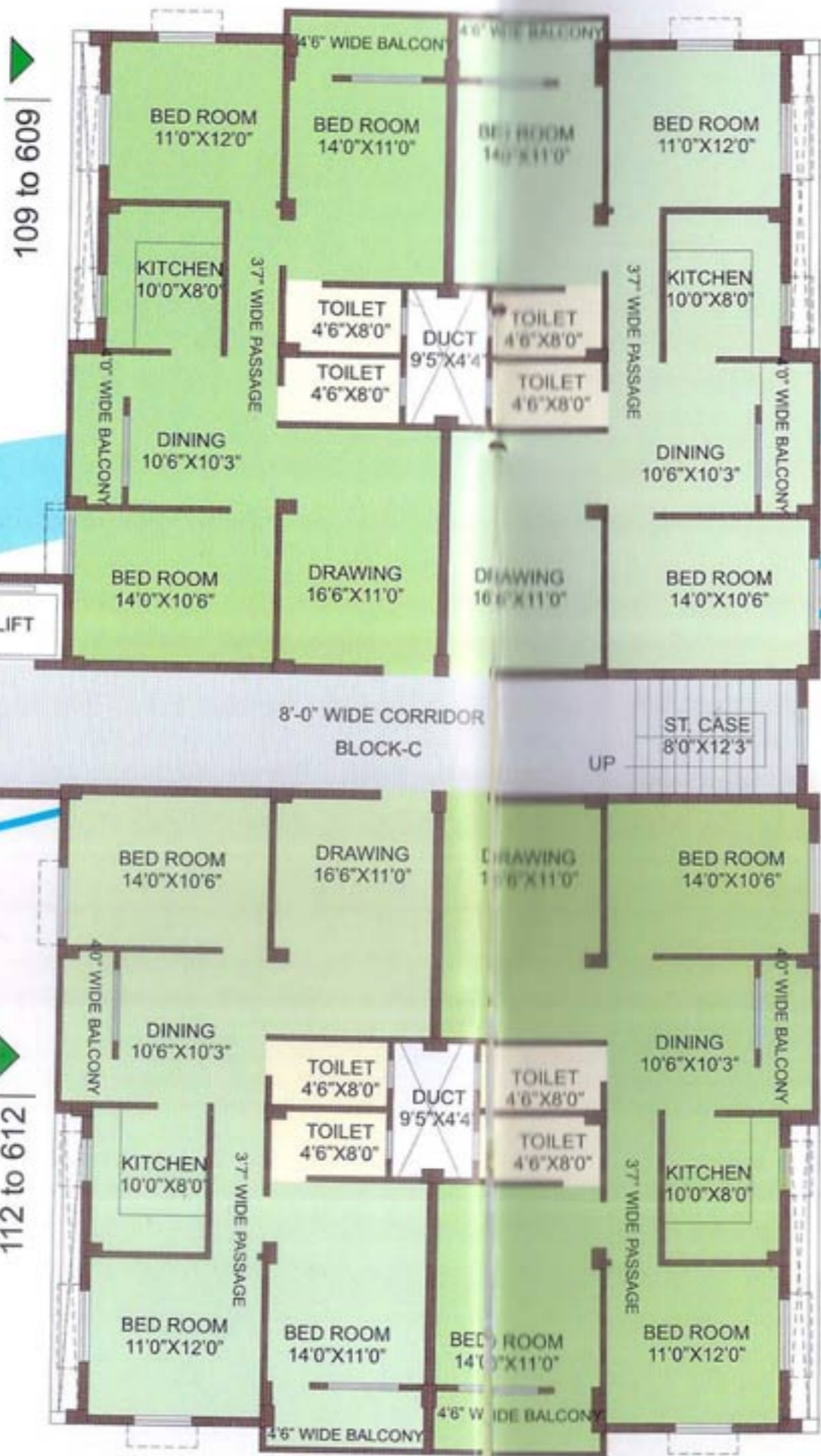
8'-0" WIDE CORRIDOR  
BLOCK-A



SBA : 1360 Sft.

SBA : 1360 Sft.

### Block C (S+6)

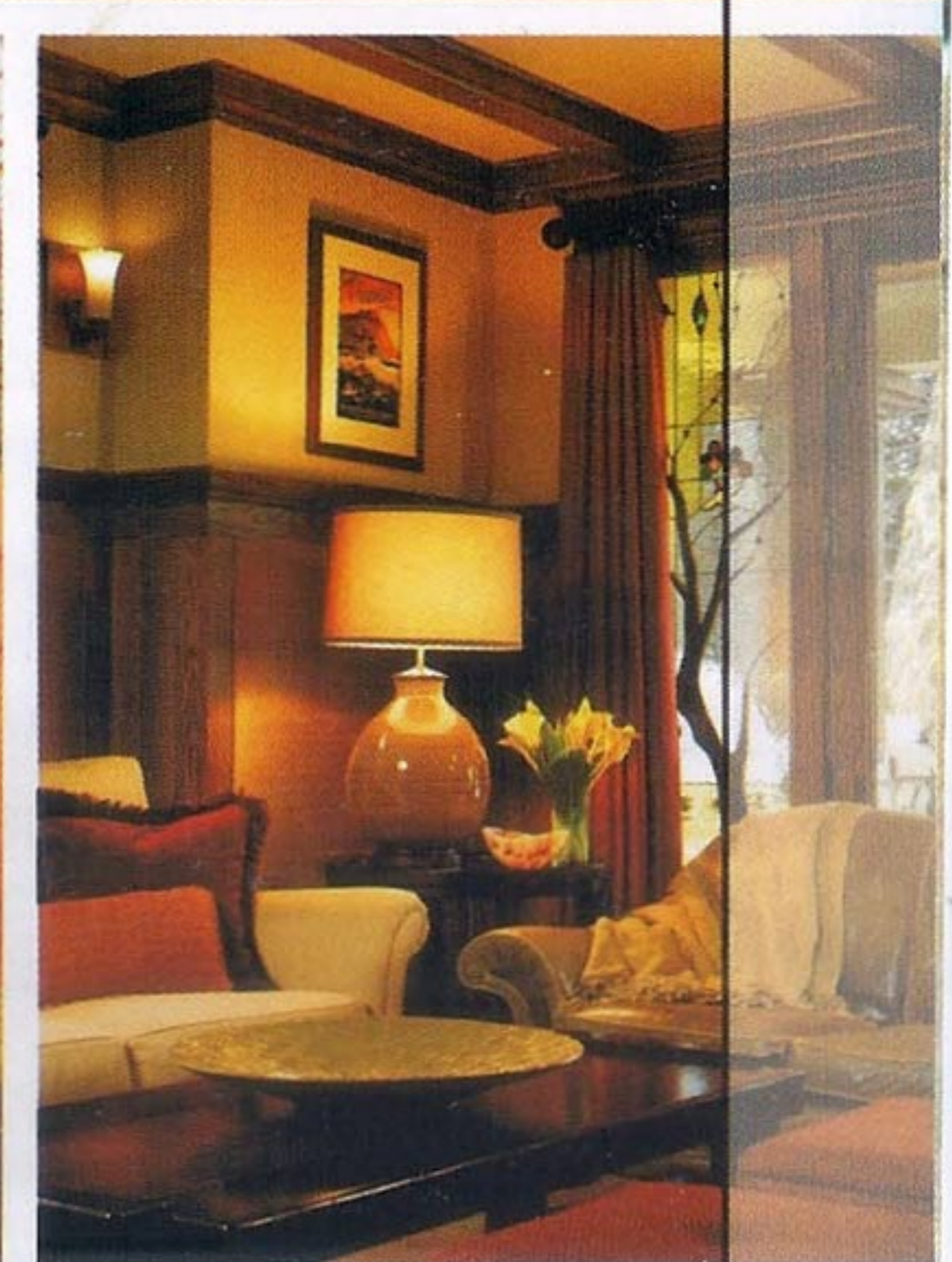
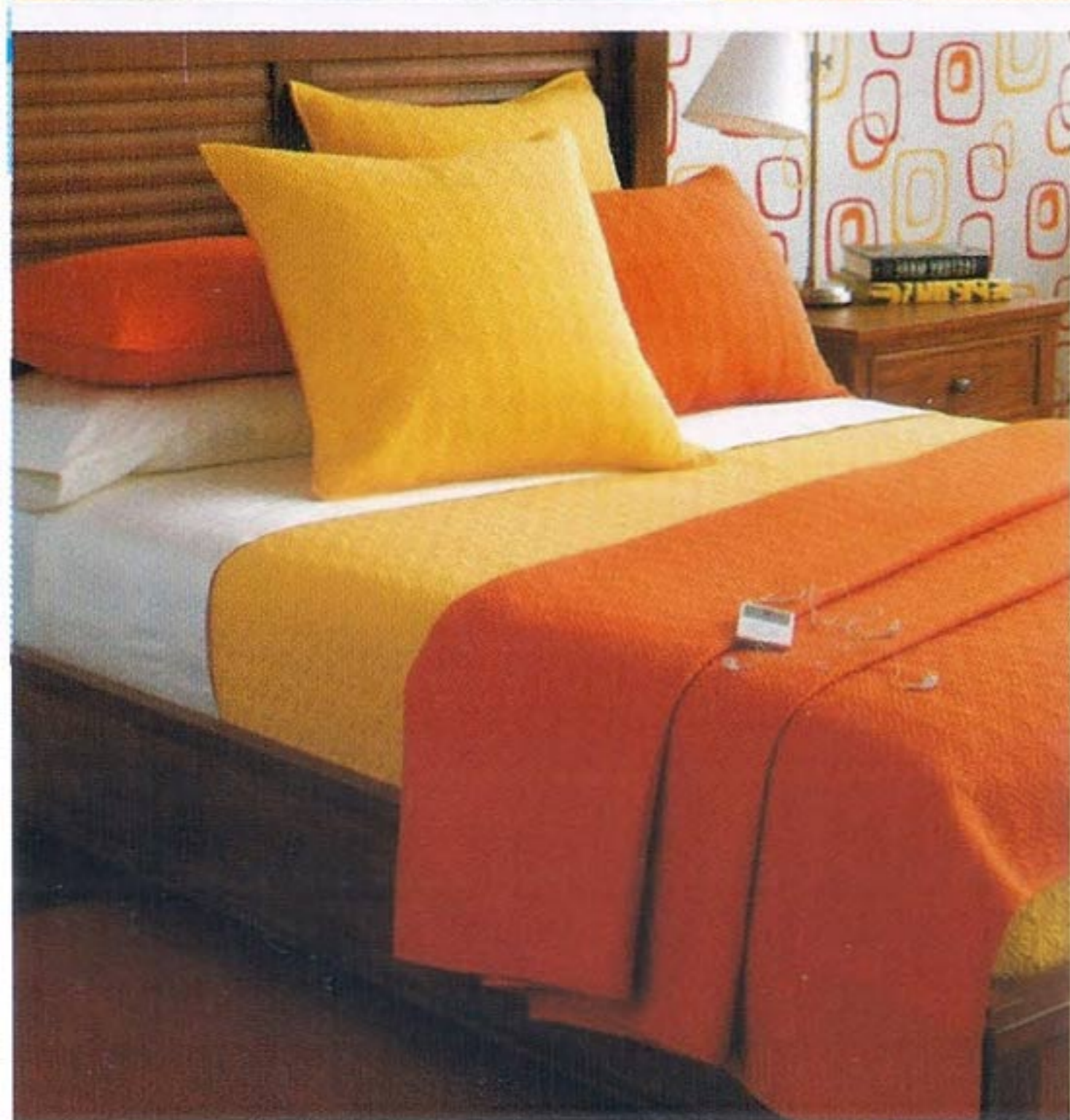
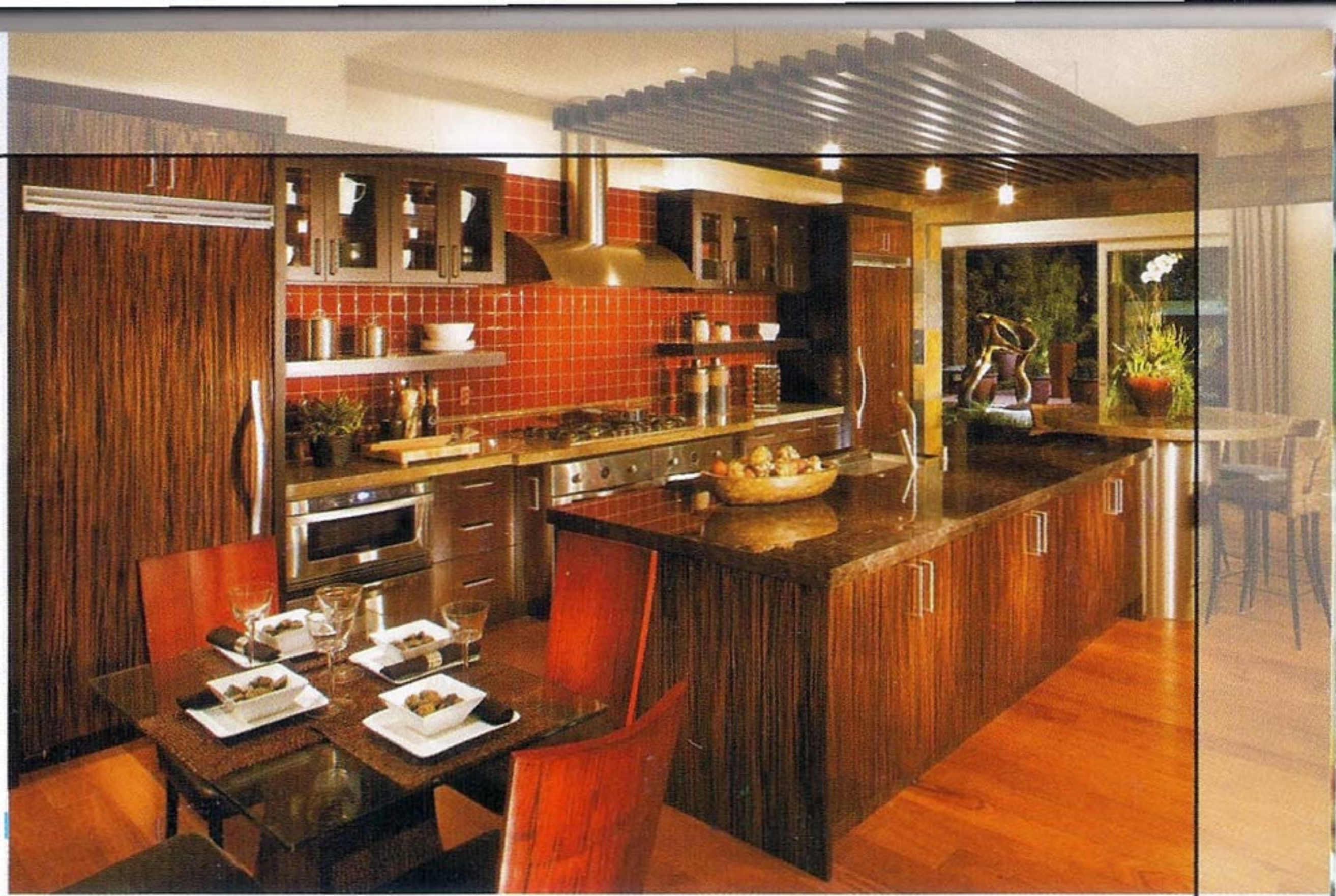


SBA : 1360 Sft.

### Phase II : 3BHK Block D (S+4)



SBA : 1360 Sft.



# The Detail Specification

## Structure

- RCC Framed structure

## Flooring

- Rooms : Vitrified Tiles
- Kitchen : Vitrified Tiles
- Toilet : Anti Skid Ceramic Tiles
- Common Area : Granite/ Vitrified Tiles

## Doors & windows

- Main door : Both Side Laminated
- Doors : one Side Laminated
- Door Frames : Sal wood
- Windows : Anodised Aluminium
- Toilets : Waterproof fiber doors

## Kitchen

- Cooking platform with granite top
- Designer tiles up to 3 feet above the platform
- Provision for Exhaust fan
- Stainless steel sink

## Toilet

- CP fittings of standard/jaguar / Parry ware make
- Glazed tiles on walls up to 7'ft. height
- Provision for Exhaust Fan and Geyser

## Wall

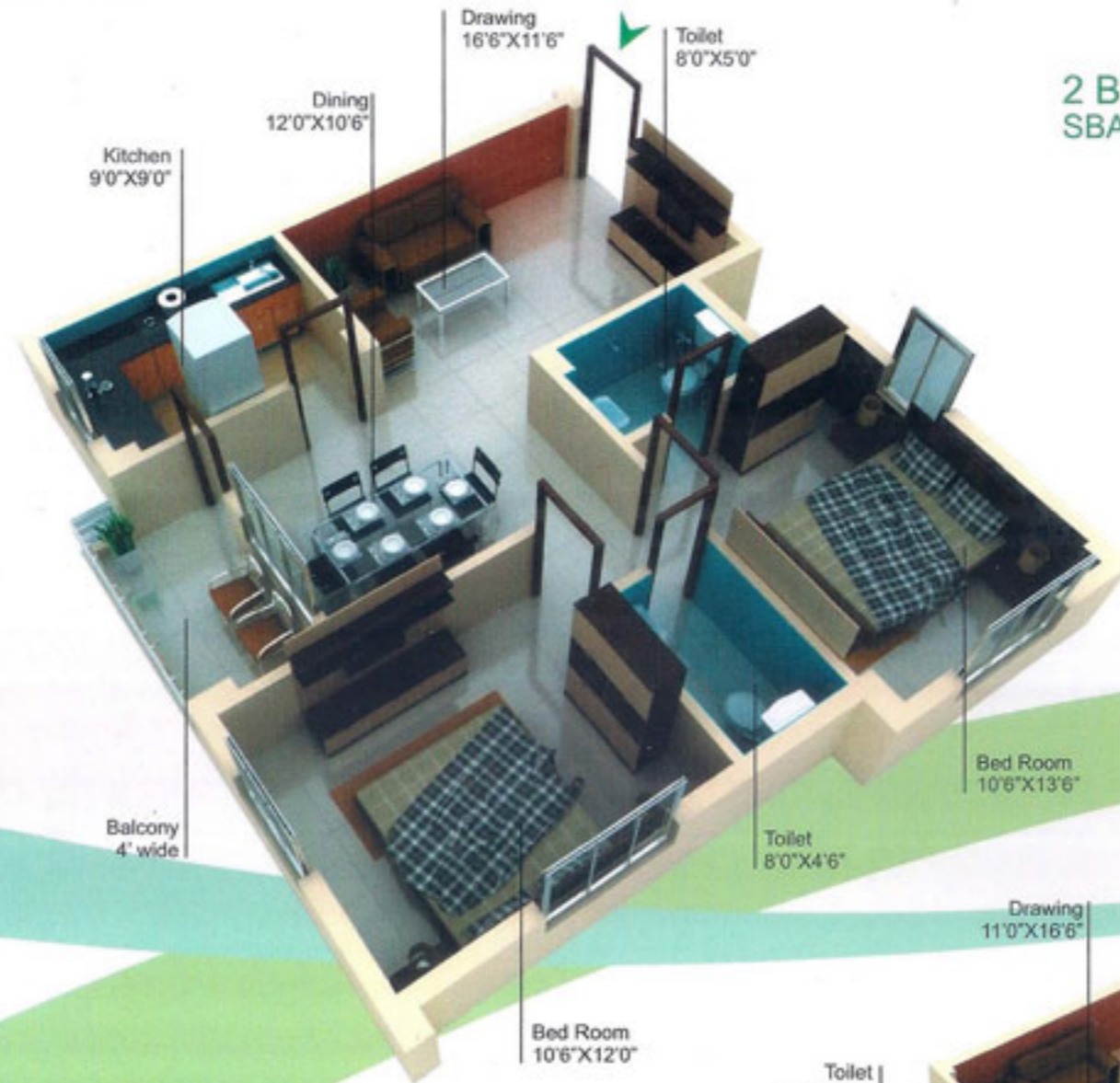
- Internal : Wall putty with one coat of white primer
- External : Combination of texture & weather resistant paints

## Electrical

- Modular electrical Switches
- TV and Telephone point in Bed rooms & Living room
- Provision for AC in all rooms
- Provision for inverter

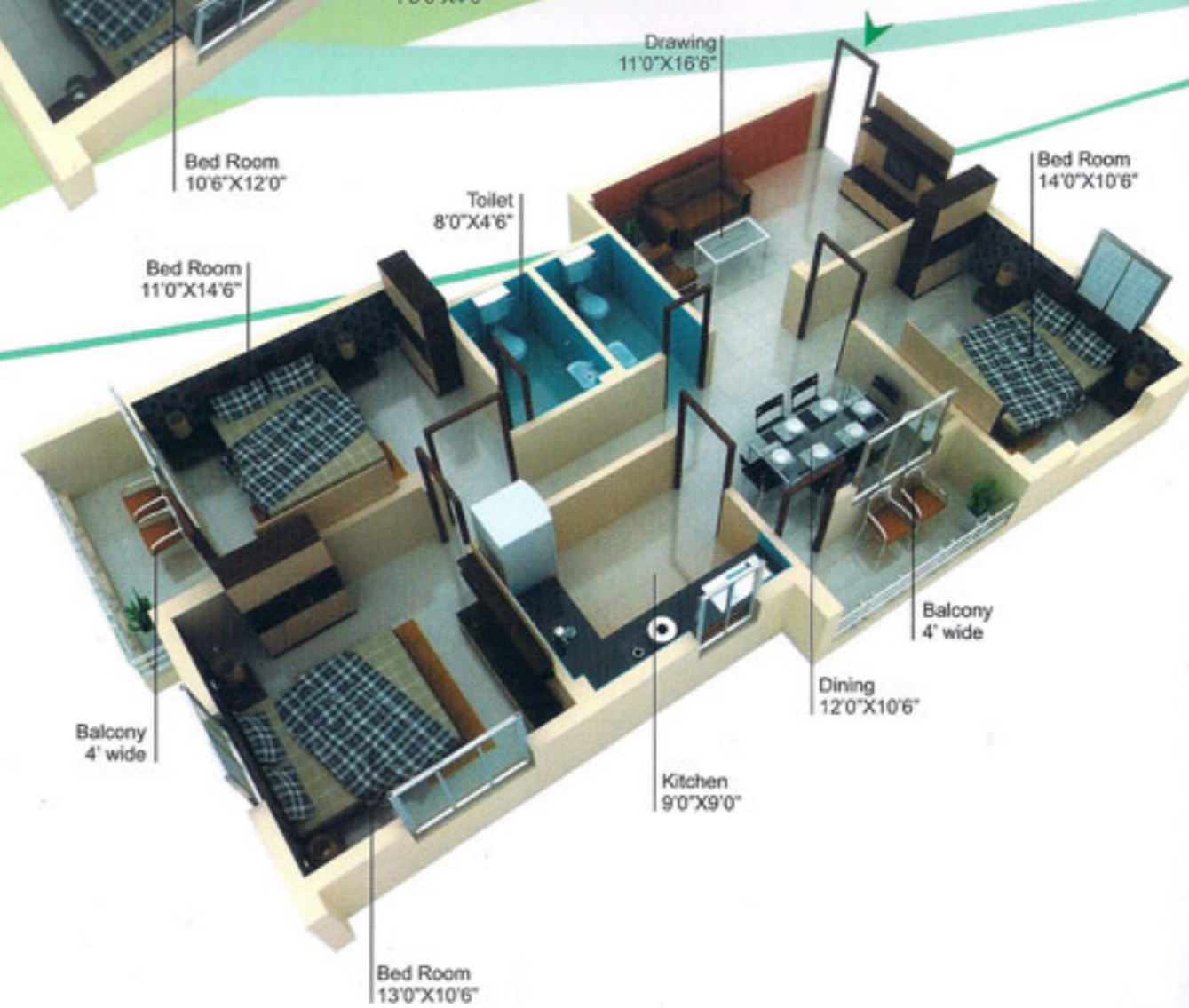
## Security

- Gated security system
- Intercom facility



2 BHK  
SBA : 1090 Sft. ▼

3 BHK  
SBA : 1360 Sft. ▼





**Accesibility**

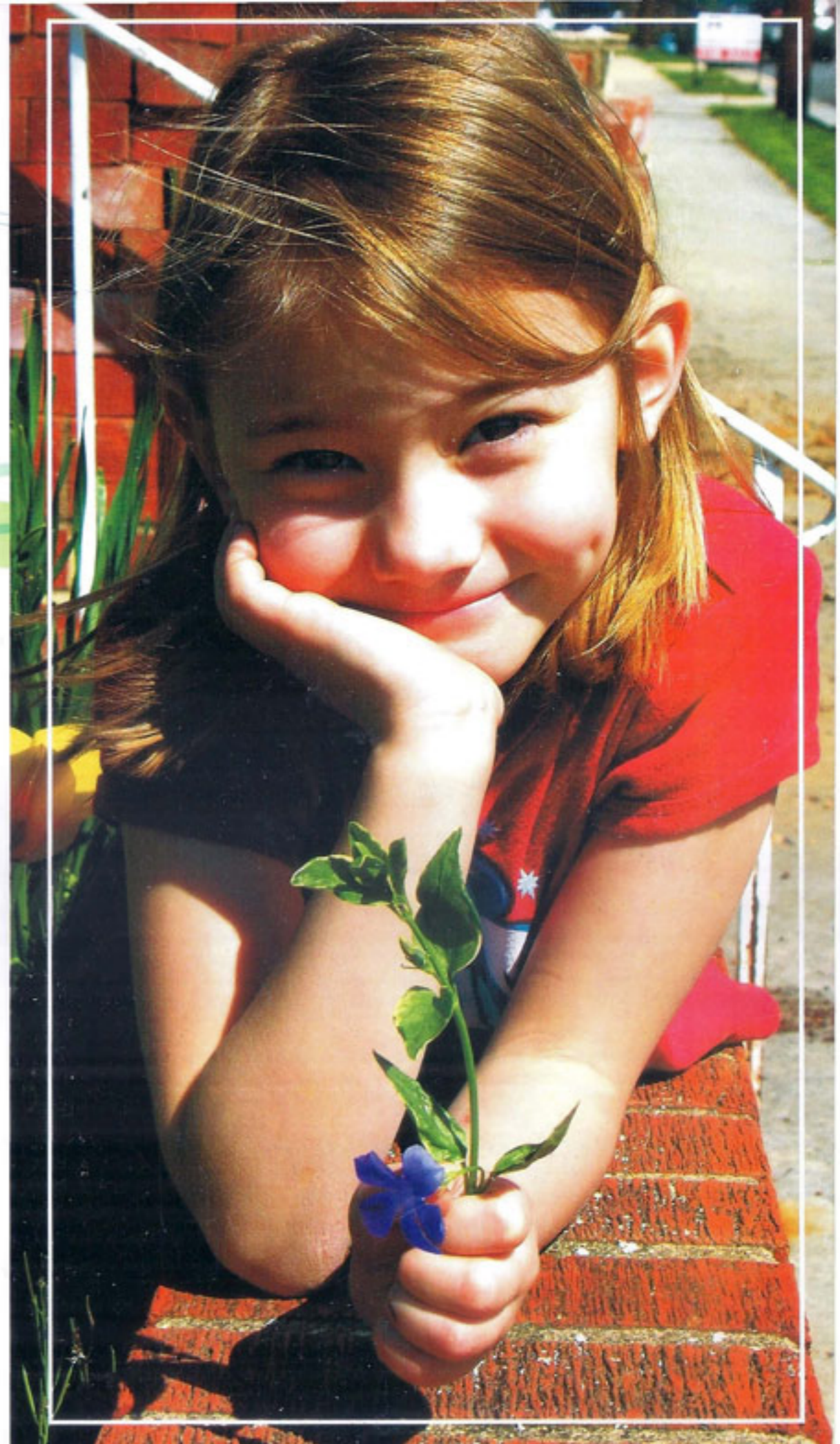
- Bus stand : 03 km
- Airport : 14 km
- Railway station : 14 km

**Health care**

- Sri Borda Hospital : 05 km
- Capital hospital : 14 km
- Neelachal Hospital : 15 km

**Education**

- Engineering college (KEC) : 02 km
- School (St. Xavier's) : 10 km
- College (BJB college) : 12 km







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