

Specifications

Flooring

- Rooms - Vitrified Tiles
- Kitchen - Vitrified Tiles
- Toilet - Anti Skid Ceramic Tiles
- Common Areas - Kota Stone

Doors and Windows

- Doors - Both side laminated
- Door Frames - Sal Wood
- Windows - UPVC with safety grills
- Toilets - Waterproof fiber doors

Kitchen

- Designed to suit Modular Kitchen
- Cooking platform with granite top
- Designer tiles upto 3 feet above the platform
- Provision for Chimney and Exhaust fan
- Stainless steel sink

Toilet

- CP fittings of Kohler/American standard
- Wet and Dry toilet with Shower Panel
- Designer tiles on walls upto roof 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 points in Bedrooms & Living room
- Provision for AC in all rooms
- Provision for inverter

Security

- Multi level security system
- Separate Visitors Looby (AC) in all blocks with security guards
- Video security system

A joint venture of **Motwani Constructions Pvt. Ltd. & Jaiswal Constructions Pvt. Ltd.**



Promoter

MJ Developers

HIG - 26, Ground Floor, Jaydev Vihar,
Bhubaneswar - 13.
e-mail : mjdevelopers@gmail.com

Marketed by

Dream Services
Private Limited

2nd Floor, Ratna Plaza, Lewis Road, Bhubaneswar - 02
Ph.: +674 - 3298041, 2431344, 2431592.
e-mail : dreampawan@rediffmail.com

ad_ventures_bbsr

Luxurious homes in the lap of nature

MJ WOODS

Natwar Vatika - Absolute Solitude

Andharua



WELCOME TO THE WOODS

There's a place in your mind
that we know about.
Where silence resides and
where the birds chirp,
woods talk and sunlight streams
in through the window.

It's a place removed from the madding crowd.
A place you want to own.
This paradise will leave
the perfectionist in you overjoyed.

Here thoughts are alien & love exists.

A home of your dream.



About Woods

This exceptional project spread over 6.5 acres, in secluded fertile grounds, enjoys breathtaking views of natural surrounding & lovely woods. MJ Woods is a very special place. The place nestles the best country houses in Orissa & it will be a place where you will be proud to be an owner. Embellished with top of the line quality, this paradise will leave the perfectionist in you overjoyed. Its a neat 10 minutes drive from Khandagiri Square.

The world changes as you enter this fully sustainable development. Now where else will you find a place where you can camp at the woods & then, within minutes, choose among variety of facilities to move on to.

MJ Woods offers a great quality life. Peaceful country living, sparkling clean water, quiet evening, barbeque nights, laced with light entertainment... what have you !

Unparalleled in opulence & sophistication, the property has a modern European ambience & design reminiscent of British Affluent country living with a unique combination of premium amenities.

There's more ! lavish luxury combined with breathtaking scenic beauty.

Facilities

- Club House
- Restaurant
- Swimming Pool
- Health Club and Gymnasium
- Tennis Court, Billiards and Pool room
- Gaming Zone
- Guest room and Ladies room
- Integrated Shopping Centre
- Jogging Track & Children's play area
- Play School & Library
- Car washing bay

Basic Amenities

- 24 hours water supply
- Fully Automatic passenger lifts
- Landscaped green area
- Ample Visitors Parking
- Multi-level Security System
- Power Back-up for common area
- Underground Electric Cabling
- Sewerage Treatment Plant
- Rain water recharging pit



Master Layout

20 Blocks

Stilt + 4 Floors

360 Flats

>400 Car Parkings



- F1** - Main Entrance Gate
- F2** - Shopping Complex
- F3** - Jogging Track
- F4** - Natwar Vatika Park - I
- F5** - Natwar Vatika Park - II
- F6** - Club House
- F7** - Second Entry Gate
- F8** - Swimming Pool
- F9** - Tennis Court

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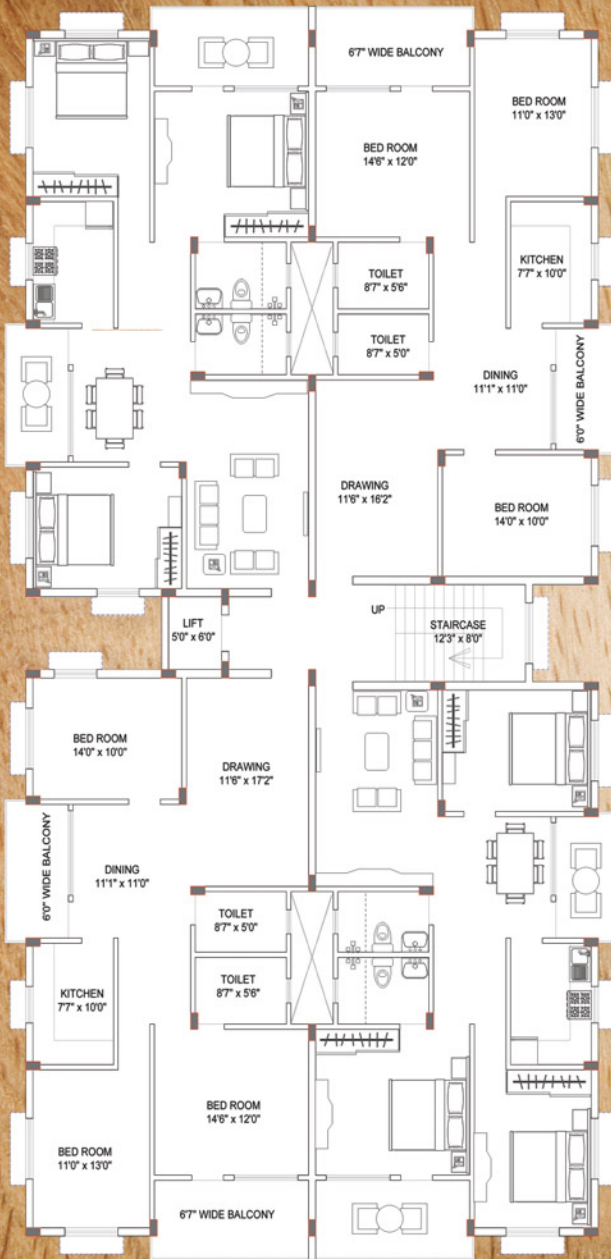


**BLOCK -
B1, B3 & B5 - 3BHK**

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1258	1525
102, 202, 302 & 402	1286	1558
103, 203, 303 & 403	1286	1558
104, 204, 304 & 404	1258	1525

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**BLOCK -
B2, B4 & B10 - 3BHK**

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1258	1525
102, 202, 302 & 402	1286	1558
103, 203, 303 & 403	1286	1558
104, 204, 304 & 404	1258	1525

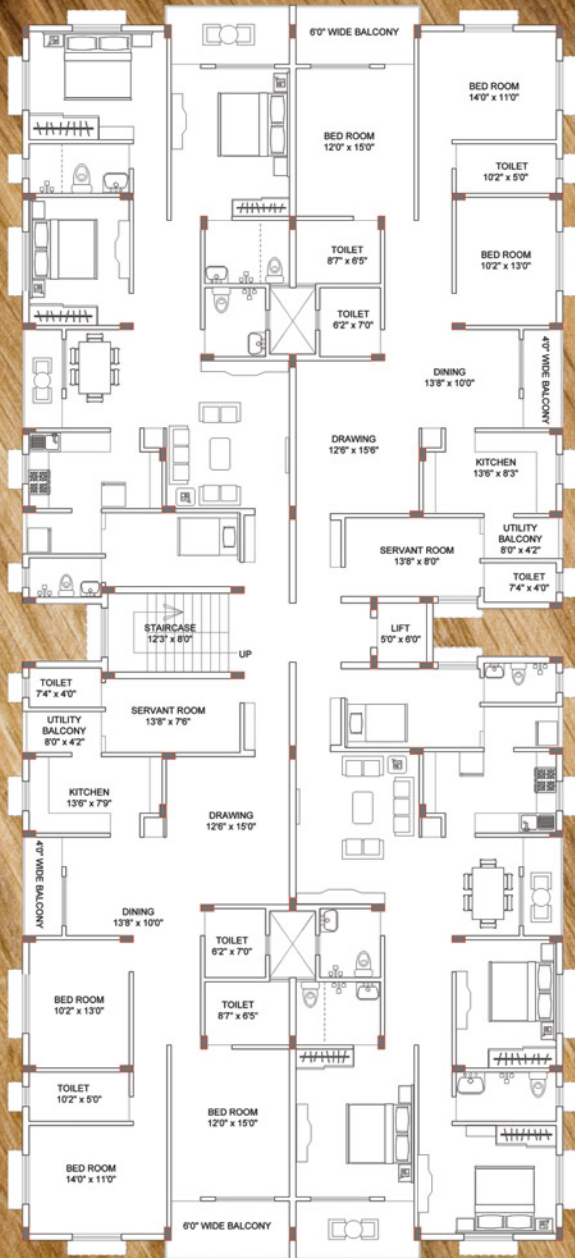


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BLOCK - B6 - 3 BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1601	1888
102, 202, 302 & 402	1624	1914
103, 203, 303 & 403	1624	1914
104, 204, 304 & 404	1601	1888

403
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 101

BLOCK - B7 - 3BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1614	1908
102, 202, 302 & 402	1614	1908
103, 203, 303 & 403	1614	1908
104, 204, 304 & 404	1614	1908



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BLOCK - B8 - 3BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1614	1908
102, 202, 302 & 402	1614	1908
103, 203, 303 & 403	1614	1908
104, 204, 304 & 404	1614	1908

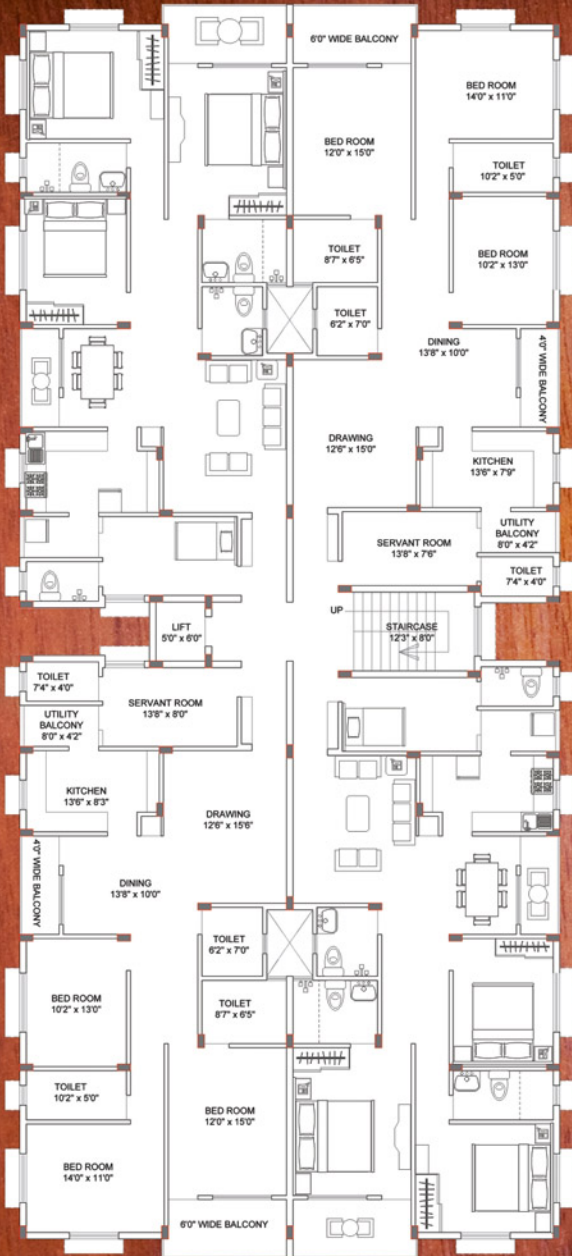


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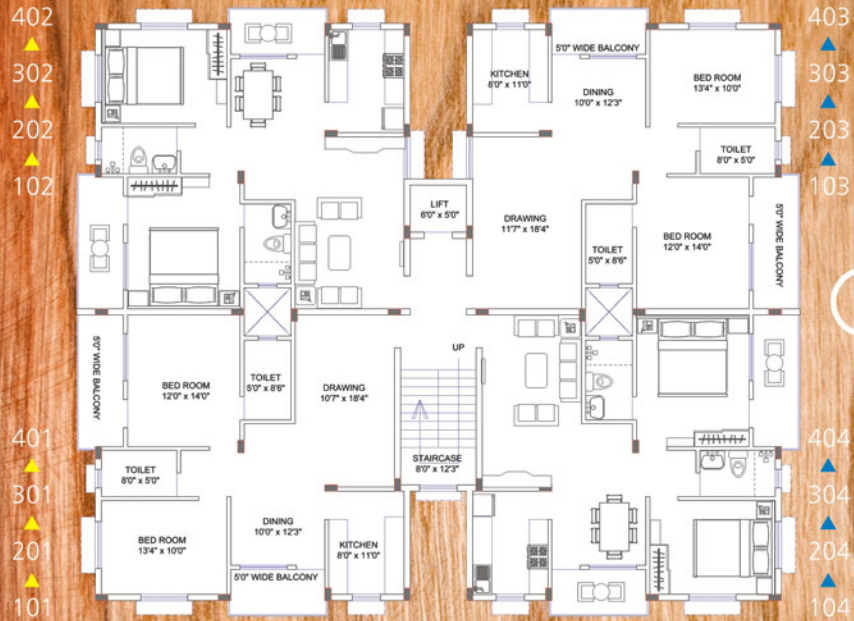
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BLOCK - B9 - 3BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1601	1888
102, 202, 302 & 402	1624	1914
103, 203, 303 & 403	1624	1914
104, 204, 304 & 404	1601	1888

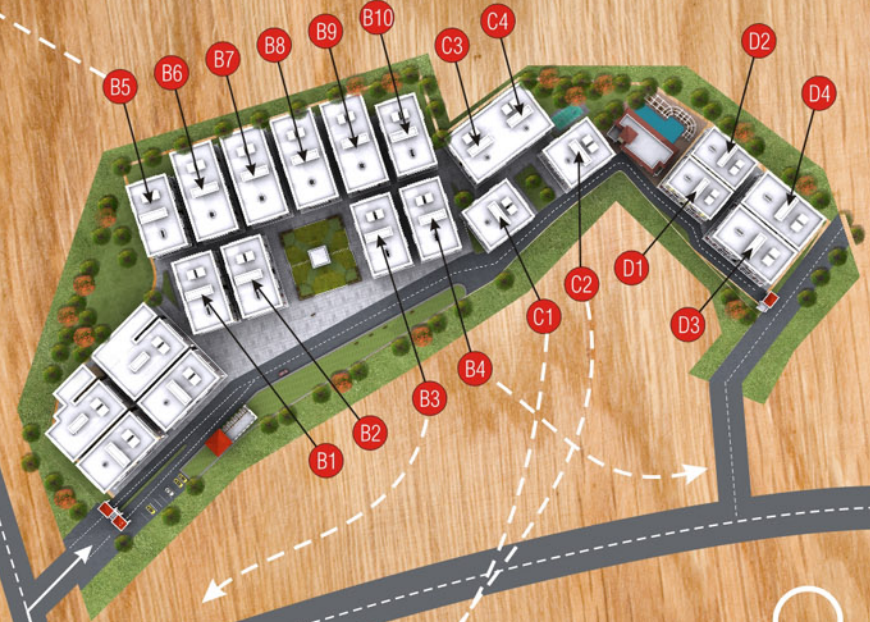


BLOCK - C1 & C2 - 2BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1048	1297
102, 202, 302 & 402	1066	1319
103, 203, 303 & 403	1066	1319
104, 204, 304 & 404	1048	1297



Location Map Andharua





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BLOCK - C3 - 2BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1071	1337
102, 202, 302 & 402	1067	1332
103, 203, 303 & 403	1067	1332
104, 204, 304 & 404	1071	1337

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BLOCK - C4 - 2BHK

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1071	1337
102, 202, 302 & 402	1067	1332
103, 203, 303 & 403	1067	1332
104, 204, 304 & 404	1071	1337



D3

D4

**BLOCK -
D3 & D4
2BHK**

101
to
401

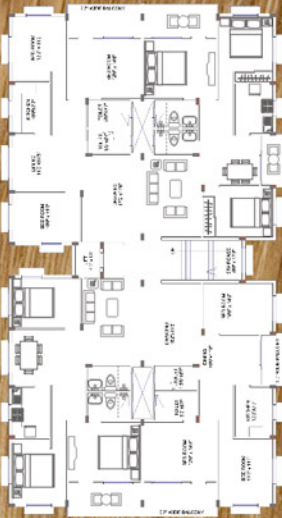
102 103
to to
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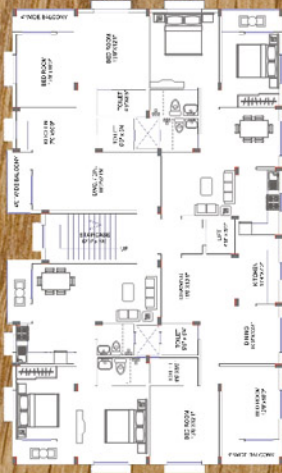
104
to
404

103 102
to to
403 402

101
to
401



Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	1260	1580
101, 201, 301 & 401	1264	1585
101, 201, 301 & 401	1264	1585
101, 201, 301 & 401	1260	1580



**BLOCK -
D1 & D2
2BHK**

101
to
401

102 103
to to
402 403

104
to
404

104
to
404

103 102
to to
403 402

101
to
401

Flat No	BUA (SFT)	SBA (SFT)
101, 201, 301 & 401	859	1083
101, 201, 301 & 401	850	1072
101, 201, 301 & 401	850	1072
101, 201, 301 & 401	859	1083

D1

D2

