

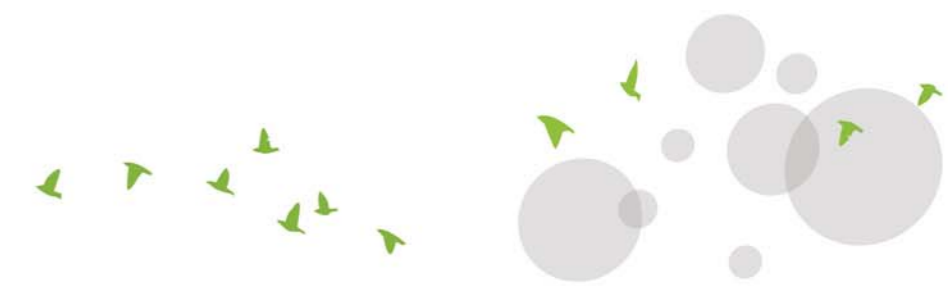


Golden Sands
ECO-VILLAS

Space to grow, play, dream, discover.



 Golden Sands



Welcome to GOLDEN SANDS *eco-villas*

Villas are nestled in a green space that surprisingly escapes the noise of the city center. What's more, the place is well connected to important conveniences that one requires to visit daily. In short, it's a home that will exceed every expectation of yours.





- 1 Gate & Security Room
- 2 Kid's Play Area
- 3 Temple
- 4 Gym & Community Centre



40 Minute
Drive From
Puri

20 Minute
Drive From
**International
Airport**

15 Minute
Drive From
**Railway
Station**

15 Minute
Drive From
**CITY
CENTRE**

Transportation Hubs

Airport:- 9.6 KM
Railway Station:- 8 KM
Nearest Bus Stop:- 0.5 KM

Educational Institutions

BJB College:- 7 KM
Gourishankar English Medium School:- 3.5 KM
BJEM School:- 7 KM

Heritage Sites

Mausima Temple:- 7 KM
Lingaraj Temple:- 6.5 KM
Dhauli Temple:- 3 KM

Health Services

Capital Hospital:- 9 KM
Sishu Bhawan:- 7 KM
Shree Hospital:- 6.5 KM

Commercial Centres

Bapuji Nagar:- 9 KM
Samantrapur Square:- 2 KM
Market Building:- 8 KM
Rabi Talkies Square:- 6.3 KM

Leisure

Dhauli Park:- 2 KM
Forest Park:- 9 KM
Bhubaneswar Club:- 9.5 KM

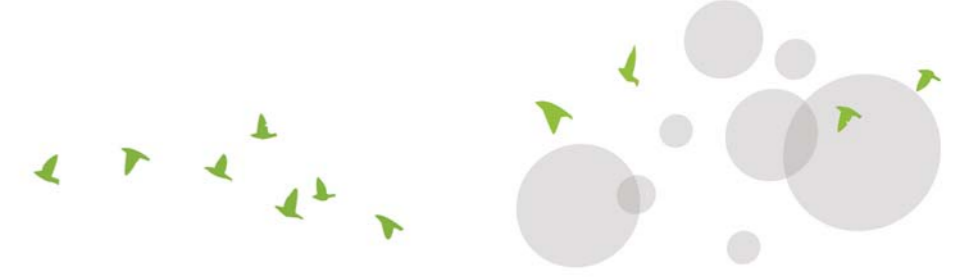
LOCATION ADVANTAGES



Just living is not enough....

one must have sunshine, freedom & a little flower.

"Hans Christian Anderson"



Golden Sands is a secured gated community of 32 well designed duplex villas for peaceful living. Built off the NH-203, adjacent to Uttara Square and only 20mins drive from Bhubaneswar airport, the layout offers villas in an ideal setting. Each villa has been designed with utmost care to provide all amenities for a healthy & peaceful living. The villas are well planned and ventilated and are designed to meet vastu requirements. The surrounding landscaping around the villas add to its ambience.

Excellent connectivity and growth towards east are some of the reasons that make **Golden Sands a wonderful investment proposition in terms of a first home or a second holiday home.** The newly constructed NH-203 makes a very pleasant and scenic drive to the holy city of Puri. The Puri sea beach is a 40mins drive from the Golden Sands and thus offers a good weekend getaway.

The construction of homes is mushrooming on account of better connectivity provided by express ways to Puri and Cuttack and therefore mega housing projects are coming up along the road to cater to the growing demands. An affordable villa in the **Golden Sands will definitely yield multi fold appreciation in the near future.**





Golden Sands
Villas

53

TYPICAL UNIT PLAN

TYPE: S
3 Bedrooms, 3 Toilets

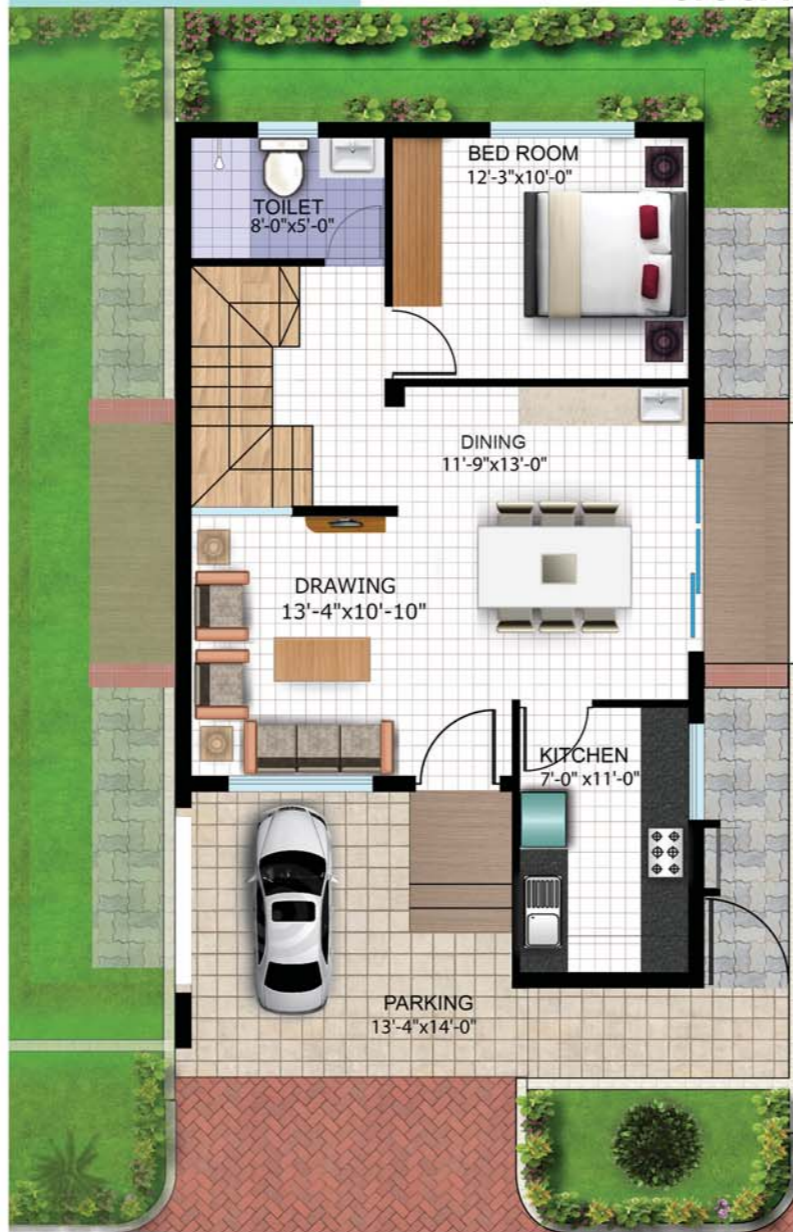


Typical land area (For exclusive use) : 1300 sft.
Total area of Villa : 1812 sft.



GROUND FLOOR

878 SFT



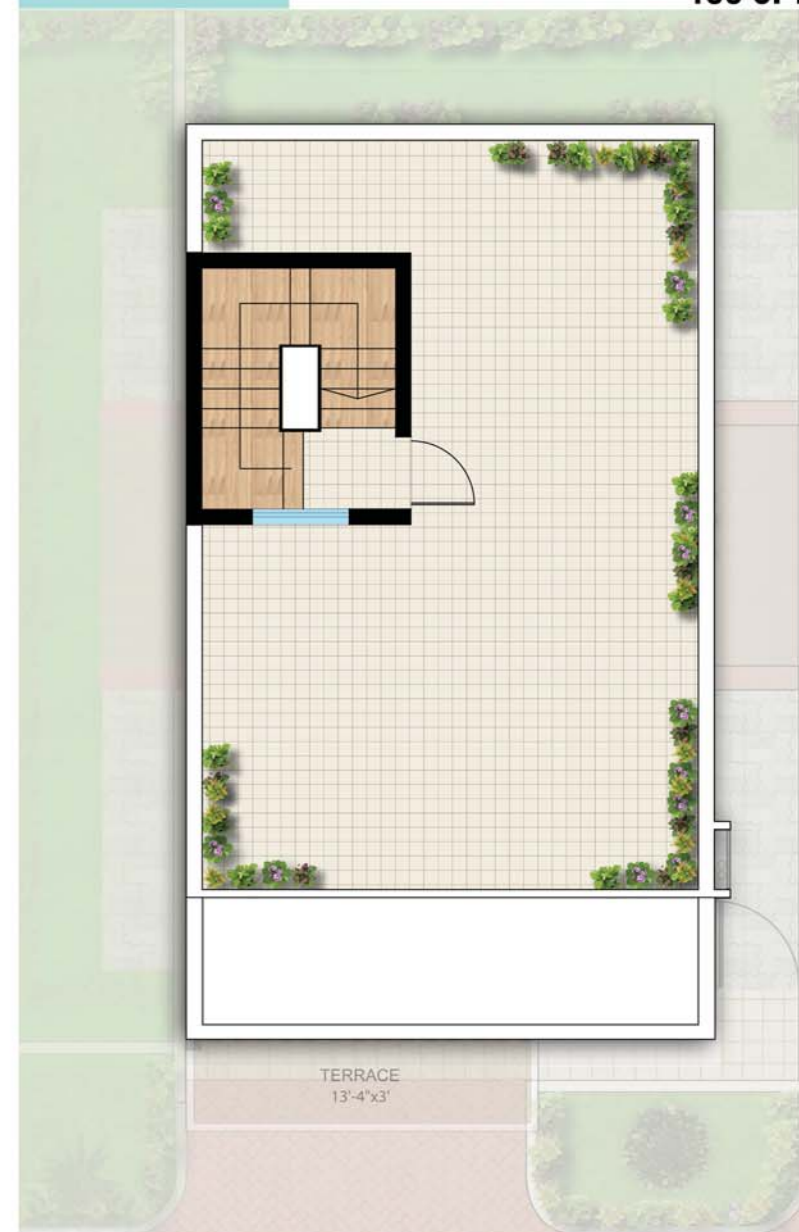
FIRST FLOOR

828 SFT



TOP FLOOR

106 SFT



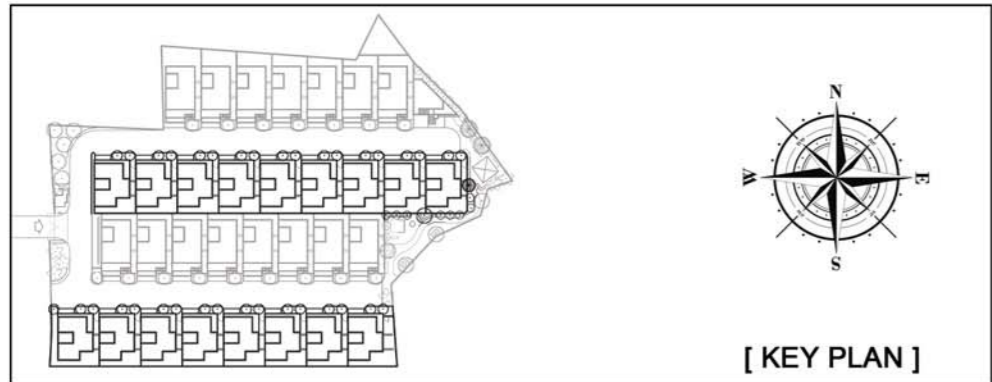


TYPICAL UNIT PLAN

TYPE: N
3 Bedrooms, 3 Toilets



Typical land area (For exclusive use) : 1300 sft.
Total area of Villa : 1847 sft.



GROUND FLOOR

913 SFT



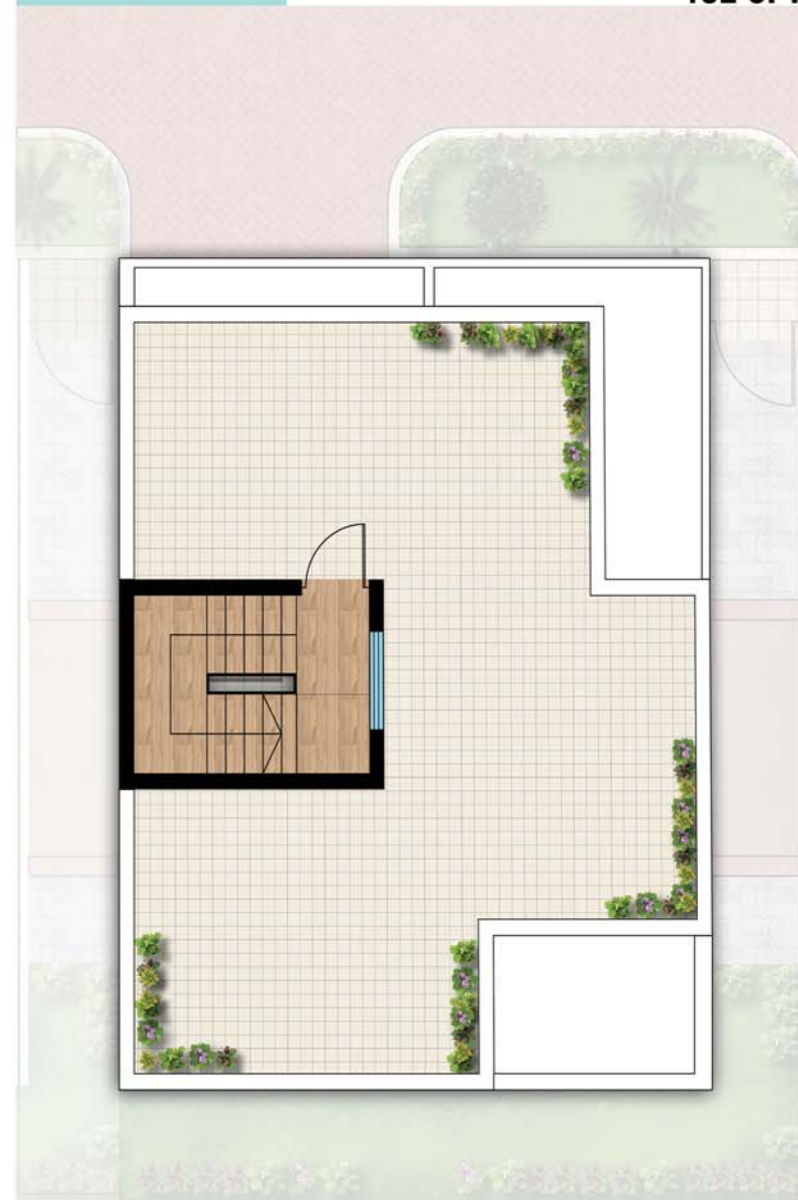
FIRST FLOOR

832 SFT



TOP FLOOR

102 SFT





Children need the freedom and time to play.
Play is not a luxury. Play is a necessity.

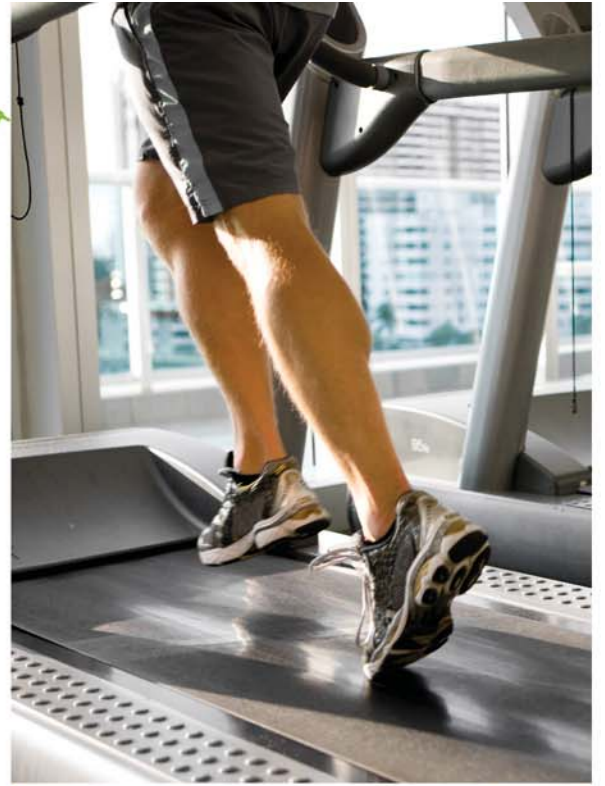
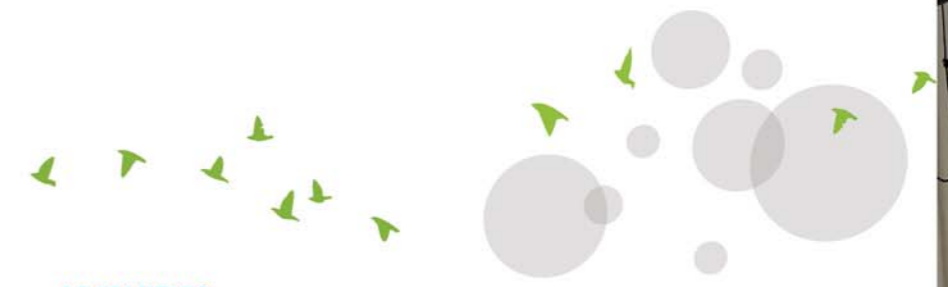
AMENITIES

- Society office
- AC Health Club
- Kid's play area
- Cctv surveillance
- landscaped garden
- Temple
- All round compound fencing
- Avenue Plantation

UTILITIES

- Centralised water distribution system
- Sewage treatment plant
- Rain water harvesting
- Garbage disposal system
- Transformer
- Street lighting with power backup
- Security room connected with intercom
- 24 hours water supply
- Servant Unit with toilet can be provided with each Villa (on the top floor) at EXTRA COST

UTILITY & AMENITIES





At the end of the day the goals are simple:
Safety and Security

STRUCTURE

Wall Earthquake Resistant RCC framed construction with infill brick wall

WALL FINISH

Internal Rooms, Staircase Acrylic paint over putty and internal primer.
Parking & External Wall Weather coat paint over external primer from Asian/ICI Dulux/Nerolac/Burger or equivalent

TOILETS

Wall Ceramic wall tiles up to 4' & 7' high and remaining area finished with putty and acrylic paint
Floor Antiskid tiles
Sanitary Fittings Branded sanitary fittings of Hindware/Cera/Parryware or equivalent
CP Fittings Branded CP fittings of Jaquar/Marc/Parryware or equivalent

KITCHEN

Wall Ceramic tiles up to 2' above counter slab and remaining area finished with putty with 2 coats of acrylic paint.
Floor Vitrified tiles
Cooking Platform provided with polished Granite and stainless sink.
Provision for exhaust fan and Aqua guard
*Provision for upgrading to designer modular kitchen at EXTRA COST

FLOORING

Living/Dining and all Bedrooms Vitrified tiles
Master Bedroom Vitrified tiles
Terraces and balconies Ceramic tiles
Staircase Granite
Parking area Cement tiles

DOORS

Entrance Door Flush door with polished veneer or teak finished veneer or equivalent
Other Doors Flush door with both side mica or equivalent

WINDOWS

Anodised Aluminum /UPVC Windows

ELECTRICAL

Modular switches from Anchor/Havells or equivalent
Wires from anchor/Finox/ or equivalent. Wiring complete with provision for inverter

PLUMBING

Concealed CPVC pipes for water lines, PVC pipes for drainage/ sewerage lines and all CP fittings of reputed make.

Project by

PRODECO
housing & beyond

JV of Kapis Realty Developers (P) Ltd. **CREDAI**
Member

Prodeco Realty (P) Ltd.

8P | 3rd Floor | BMC Panchdeep Complex | Unit-IV

Bhubaneswar-751001 | Odisha

Site Address: Golden Sands - Eco Villas | Sardeipur

Uttara Square | Bhubaneswar.

Contact for Booking:

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