




A NEW LIFESTYLE BENCHMARK IN BHUBANESWAR

BROUGHT TO YOU
BY THE CREATORS
OF

ROYAL
LAGOON



ROYAL
ARCADE

 Nandan Vihar

Get Ready For
LUXURIOUS GREEN LIVING

**BHUBANESWAR'S FIRST LUXURY LOW-RISE
GREEN LIVING CONDOMINIUMS**



After the grand success of Ashiana Royal Lagoon, Royal Arcade and Ashiana Regal, Ashiana along with AGM Group proudly presents Ashiana Elegance. Located at Nandan Vihar, Ashiana Elegance introduces the concept of Luxury Low-Rise Green Living Condominiums with 180 apartments spread across 3 acres. Ashiana Elegance is poised to be a haven for its residents who will enjoy high-end amenities such as a clubhouse with gymnasium, swimming pool, party hall, children's play area and much more.





IDEAL LOCATION.
CONTEMPORARY LIFESTYLE.
LUXURIOUS AMENITIES.

Ashiana Elegance is the first luxury low-rise condominium in the city to offer a beautifully crafted elevated podium garden, bringing greenery right into the lives of its residents at Nandan Vihar.

It is in the vicinity of some of the most renowned residential societies of Bhubaneswar, such as Royal Lagoon, Z One, Mani Tribhuvan, Nageswar Residency and DN Homes - Northern Heights.

It is located in the proximity of upcoming shopping plaza Ashiana Royal Arcade and bustling markets of Patia and KIIT campus.



Prime Location	Kilometers
Ashiana Royal Lagoon	2.1
Ashiana Royal Arcade	2.1
Mani Tribhuvan	1.8
Cuttack	17.3
Patia Station	3.2
KIIT	2.3
KIMS	2.5
Infocity	5.2
Sai International	4.2
TCS	5
DAV Saileshree Vihar	6.1
Reliance Fresh	2.4
Reliance Smart/Trends	2.4
Kalinga Hospital	6.5
Nalco Bhavan	7.4
Apollo Hospital	8.6
Airport	15
Master Canteen Railway Station	14
XIMB	7.2

LIVE GREEN. LIVE LUXURIOUS.

Haven for
only
180 families

Stilt +
5 floors

Designer
entrance
lobby for
each block

Elevated
podium
garden

High-end
specifications

Clubhouse
with
party hall

Swimming
pool &
gymnasium

Children's
play area

In-house
maintenance

24x7
security



SEE YOUR CHILDREN BLOSSOM, LEARN AND GROW

- Indoor games room with table tennis, pool and carrom
- Kids activity room – art, music and dance
- Outdoor kids play area with swing and slides
- Toddler's play zone



Ashiana | AGM
ELEGANCE
LUXURIOUS GREEN LIVING

A LUXURIOUS LIFE FOR YOUR LOVED ONES

- Elevated podium garden
- Designer entrance lobby
- Clubhouse with gymnasium & swimming pool
- Party hall

GREEN LIVING

Approved by
the Ministry of
Environment,
Forest &
Climate
Change

More than
28% green
cover

Conservation
of rain water

Treatment
of sewage

Solid waste
management

Use of
eco-sensitive
material

Provision of
solar power

Usage of
LED for
energy
conservation



FOCUS ON LIVING. LEAVE MAINTENANCE ON US

- Plumber and electrician on call
- Maintenance of common area
- Door-to-door garbage collection
- App-based maintenance system



YOUR SAFETY AND CONVENIENCE IS OUR PRIORITY

- 3-tier security with CCTV and intercom facility
- Lift with automatic rescue device
- Large size lifts in each block
- Wheelchair-friendly access
- Fire prevention system

LUXURY. COMFORT. CELEBRATION.

A clubhouse like no other, **Club Superia** is a perfect place to unwind, relax and bond. Offering one of the finest experiences, it comes with an unmatched bouquet of amenities such as:

- Party hall to celebrate joyful family moments
- Games room with billiards, pool table, carrom, chess, etc. to make new friends
- Lounge to just hang around and chat with friends or catch a game of cricket or soccer together
- Gymnasium to keep you healthy



BOOK A GREEN AND LUXURIOUS TOMORROW, TODAY!

Pay only
Rs. 5 lacs to
register your
*EOI

Allotments
based on
Registration
Serial Number

Allotment
shall be on the
basis of first come,
first served

* EOI means Expression of Interest

ORERA Registration No: RP/19/2022/00820

*T&C Apply

Disclaimers

The Project named “Ashiana Elegance” located at, Plot No: 300/6796, 300/6395 Khata No: 725 /5699,725/5698 Mouza-Kalarahanga, Nandan Vihar, District- Khurda, Bhubaneswar, Odisha- 751024 is being developed by Ashiana Realty LLP. The Building Plans were approved by Bhubaneswar Municipal Corporation via letter No. ANB/4873/2022 dated 06/10/2022. The total number of Apartments in the Project is 180 Nos.

The ORERA registration number of the Project is RP/19/2022/00820 dated 25/11/2022. All the Approvals can be checked at the Regional Office of the Promoter situated at Bhubaneswar. The rights of Buyers, in the common areas, facilities and amenities, will be limited to usage rights as per declaration deed to be filed in the due course of time as per Apartment Act and as per Agreement for Sale. The external infrastructure facilities such as Trunk Roads, Electricity Supply, Drinking Water, Trunk Storm Water Drainage are to be developed by various Government agencies/ departments. If there is any delay or inconvenience due to non-availability of external infrastructure, the Promoter shall not be held liable the same. Changes may happen in the layout of amenities/ common area services if instructed by Competent Authorities such as BDA/BMC, Ministry of Environment, Forest & Climate Change, State Pollution Control Board, Central Ground Water Authority, Electricity Supply Agency, Fire Department etc and the same shall be intimated to the buyers as and when necessary. The information and contents provided herein are subject to change within the provisions of Real Estate (Regulation & Development) Act 2016 and other Applicable Acts, Rules and norms of the state government. The Promoter is retaining its right to additional FAR subject to the prevailing government norms.

Images of people, animals, trees, plants and art & artifact as shown herein are for indicative purpose only and are not a part of the offering. Please refer to the specifications and amenities statement in the Agreement for Sale for details before investing. The Computer generated rendering/ images of apartments, buildings, amenities are as per architectural design and intent. However, there can be variation in colour and texture of the actual material used. Please read and pursue the terms and conditions of the Application Form, Draft Agreement for Sale, Building Sanction Plans, All approvals before tendering your booking.

PODIUM LEVEL SITE PLAN

- 21. PODIUM LAWN
- 22. KIDS PLAY AREA
- 23. WATER BODY
- 24. PAVILION

- 1625 (3BHK+3TOILETS)
- 1640 (3BHK+3TOILETS)



DISCLAIMER:
 1. LAYOUT PLAN IS SUBJECT TO CHANGE AS PER RULES & REGULATIONS.
 2. THIS PLAN IS ONLY INDICATIVE. PLEASE REFER TO FLAT BUYER AGREEMENT FOR DETAILS.
 3. PLEASE REFER TO THE FLAT BUYER AGREEMENT FOR DETAILS OF PROJECT PHASING.
 4. THE LANDSCAPE (HARDSCAPE & SOFTSCAPE) IS SHOWN HERE IS TO INDICATE THE INTENT OF THE ARCHITECT.
 THE ACTUAL LOCATION, SIZE, COLOR AND SELECTION OF TREES & PLANTS MAY OR MAY NOT VARY.
 5. ACTUAL LANDSCAPE SHALL BE AS PER LANDSCAPE DEVELOPMENT PROPOSED BY LANDSCAPE CONSULTANT.



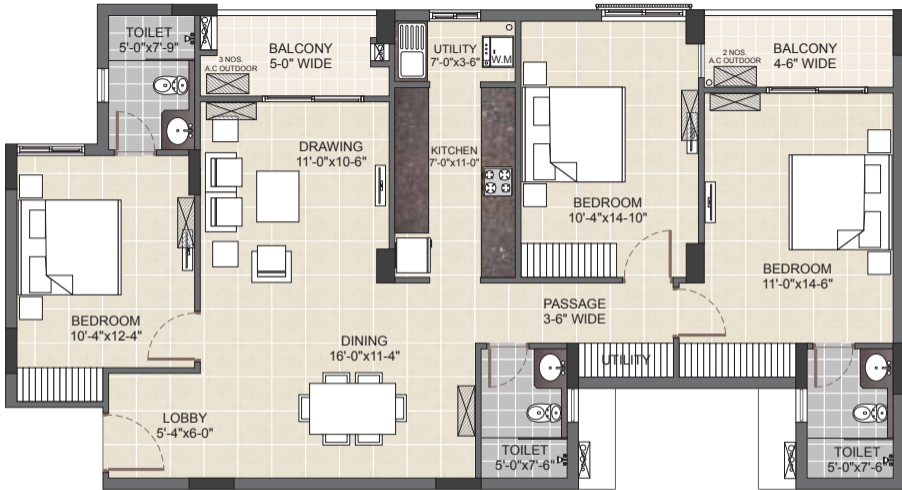
STILT / GROUND PLAN



01. GUARD ROOM
02. ENTRY / EXIT GATE
03. PUBLIC TOILET
04. SPACE FOR AMBULANCE
05. PARKING FOR FIRE TENDER
06. I.C.T ROOM
07. ESS
08. SPACE FOR 2 WHEELER PARKING
09. CLUB
10. CHILDREN POOL
11. SWIMMING POOL
12. INTERNAL DRIVE WAY
13. STILT PARKING
14. L.T. PANEL ROOM
15. PHYSICALLY CHALLENGED TOILET
16. TOWER ENTRY LOBBY
17. OPEN GYM
18. UGT BELOW GROUND LEVEL
19. STP BELOW GROUND LEVEL
20. ELECTRICAL INTAKE POINT

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- The internal dimensions shown are from wall to wall excluding plaster thickness as per architectural & structural construction drawings.
- The carpet area calculation is as per RERA definition and after deduction of area under plaster & skirting of external walls.
- Built-up area/sale area includes RERA carpet area, area of external walls of the apartment, balcony, area of shafts & lofts and proportionate share of common areas.
- The balcony dimensions shown are from external face of wall to external face of balcony wall.
- All furniture & wardrobe/utility shown in the drawing is only for indicative purpose.
- Plumbing pipes shown in the shafts and balcony is indicative only and may or may not change.
- Location of refrigerator, hob etc. in the kitchen, TV in rooms & washing machine in service balcony is for indicative purpose only. Refer to the specification for details.
- AC indoor & outdoor units are not a part of specification it is shown here for location marking only.



Description	Area in Sq. M	Area in Sq. Ft.
RERA Carpet Area	100.88	1086
External Wall Area	10.66	115
Balcony Area	9.12	98
Common Area	30.30	326
Built-up / Sale Area	150.96	1625



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