



Lifestyle villas for Luxury Living





**kokila**  
**Dream Home**



A scintillating experience of wholesome luxury awaits you and your family at Kokila Dream Home. Introducing the ultra-luxurious villas at Pradhansahi, Bhubaneswar. A state of great comfort, luxury and bliss in an independent universe that's tailor-made for you and your family.

The next generation of intelligent homes that redefine smart living to make your life comfortable. Stunning 32 villas on a 2.5-acre expanse with over 10 carefully integrated lifestyle amenities & features, all set to make every day exciting.

**BUNGALOWS**  
THAT REFLECT YOUR STYLE

Sub. Plot No.	Plot Area	Sub. Plot No.	Plot Area
1.	1644 Sq.ft.	17.	1600 Sq.ft.
2.	1719 Sq.ft.	18.	1600 Sq.ft.
3.	1719 Sq.ft.	19.	1600 Sq.ft.
4.	1719 Sq.ft.	20.	1600 Sq.ft.
5.	1719 Sq.ft.	21.	1600 Sq.ft.
6.	1770 Sq.ft.	22.	1600 Sq.ft.
7.	1546 Sq.ft.	23.	1600 Sq.ft.
8.	1600 Sq.ft.	24.	1600 Sq.ft.
9.	1600 Sq.ft.	25.	1600 Sq.ft.
10.	1600 Sq.ft.	26.	1817 Sq.ft.
11.	1600 Sq.ft.	27.	1949 Sq.ft.
12.	1600 Sq.ft.	28.	1621 Sq.ft.
13.	1600 Sq.ft.	29.	1631 Sq.ft.
14.	1600 Sq.ft.	30.	1641 Sq.ft.
15.	1600 Sq.ft.	31.	1651 Sq.ft.
16.	1600 Sq.ft.	32.	1662 Sq.ft.



# Location Map

## Proximity

### Health Care

AIIMS, Sum Hospital, AMRI  
Kanungo Institute of Diabetes  
Bagchi Cancer Hospital

### Entertainment

Khandagiri & Udaygiri, Dhauli  
Jaydev Vatika

### School

Central School, Pokhariput  
Pokhariput DAV, Redcliff School,  
Aditya Birla Public School

### College

CV Raman Engineering College  
NIIS Business School,  
GITA, ITER, Aryan College  
Engineering,  
Ekamra College  
Satya Sai Womens  
College, Xavier University,  
Odisha Engineering College.



NOT TO SCALE



Google Location Map link Scan



A Home for your Dreams at the new side to the City



## Payment Schedule

- ▶ On Allotment & Agreement 10%
- ▶ On completion of Foundation 15%
- ▶ On completion of brick work & Slab casting of Ground floor 20%
- ▶ On completion of brick work & Slab casting of 1st Floor 20%
- ▶ On completion of external & Internal plastering 15%
- ▶ On completion of Flooring & Fitting 15%
- ▶ On completion of possession or occupancy 5%

All the payment to be paid either by Cheque/DD in favour of "S.B. Realcon Pvt. Ltd. : Kokila Dream Home" payable at Bhubaneswar

### NORTH FACING DUPLEX AREA STATEMENT

PLOT AREA	: 1600 SFT.
GROUND FLOOR	: 1153 SFT.
FIRST FLOOR	: 1153SFT.
HEAD ROOM	: 151 SFT.
<b>TOTAL</b>	<b>: 2457 SFT.</b>



**GROUND FLOOR PLAN**



**FIRST FLOOR PLAN**



**SOUTH FACING DUPLEX**







PLOT AREA	: 1600 SFT.
GROUND FLOOR	: 1153 SFT.
FIRST FLOOR	: 1153 SFT.
HEAD ROOM	: 151 SFT.
<b>TOTAL</b>	<b>: 2457 SFT.</b>



## Amenities

- ▶ 30' Internal Road
- ▶ 24 hrs Security
- ▶ Individual Boundary wall
- ▶ Community Hall
- ▶ Childrens Park
- ▶ Provision for Power Back up
- ▶ All round Plantation
- ▶ Septic tank & Soakpit



## Specification

Structure	:	RCC framed structure. Fly Ash masonry work for walls.
Flooring finishes	:	Vitrified floor tiles in living, dining, kitchen, puja and bedrooms. Granite/Kota/marble finish to the staircase. Antiskid floor tiles in the toilets and balconies.
Kitchen	:	Granite based kitchen top with stainless steel sink. 2' height ceramic tiles above cooking platform with modular points, Provision for exhaust fan.
Doors	:	Main door : Bothside veneered flush door. All other doors are of Company made flush door.
Windows	:	UPVC framed glass shutters with MS grill protection.
Electrical	:	Premium quality copper wire with modular switches and fitting. Provision for Telephone, Inverter, Internet Cable, A.C. and Geyser point.
Sanitary	:	Wash basin in Dining area. Jaquar/ Hindware / Equivalent closets, wash basins and health faucet will be provided in toilets with Jaquar/Hindware/ Equivalent CP fittings and wall mixture.
Wall finish	:	Internal walls : finished with two coat putty.
External walls	:	Finished with exterior weather coat paints. Asian/Berger/Equivalent
Toilet walls	:	Finished ceramic glazed tiles up to 7' height.
Staircase	:	Fitted with stainless steel railing.

Developer :



## **S.B. Realcon Pvt. Ltd.**

Kokila Residency, Plot No. 190/702

Ananta Vihar, Pokhariput, Bhubaneswar-751020

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**ORERA Regd. No. RP/19/2024/01138**  
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Project Consultant :



AAKAR ARCHITECTS

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