



KAARYA REALCON PVT LTD

# A Thoughtfully ELEVATED LIFE

Luxury Residences Crafted for Quiet Distinction



KAARYA  
SHIVALIK







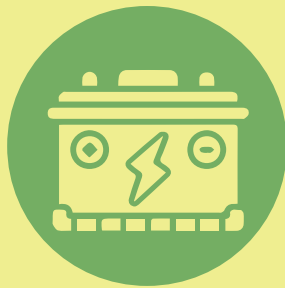
# AMENITIES DESIGNED TO ELEVATE LIFESTYLE

At **'Kaarya Shivalik'**, an expansive 2,500 sq. ft. terrace garden becomes a defining asset—offering residents a rare blend of open green living and urban sophistication. This thoughtfully curated outdoor space enhances everyday living while strengthening the project's long-term desirability and investment appeal.

Set away from the city's constant pace, the development delivers a sense of privacy, calm and enduring quality. Supported by 100% power backup, **'Kaarya Shivalik'** ensures uninterrupted comfort and operational reliability—key elements that protect both lifestyle excellence and asset value.



**LANDSCAPED  
GARDEN**



**100% POWER  
BACKUP**



**24/7  
SECURITY  
SERVICES**



**CHILDREN'S  
PLAY AREA**



**GYMNASIUM**



**RAINWATER  
HARVESTING**



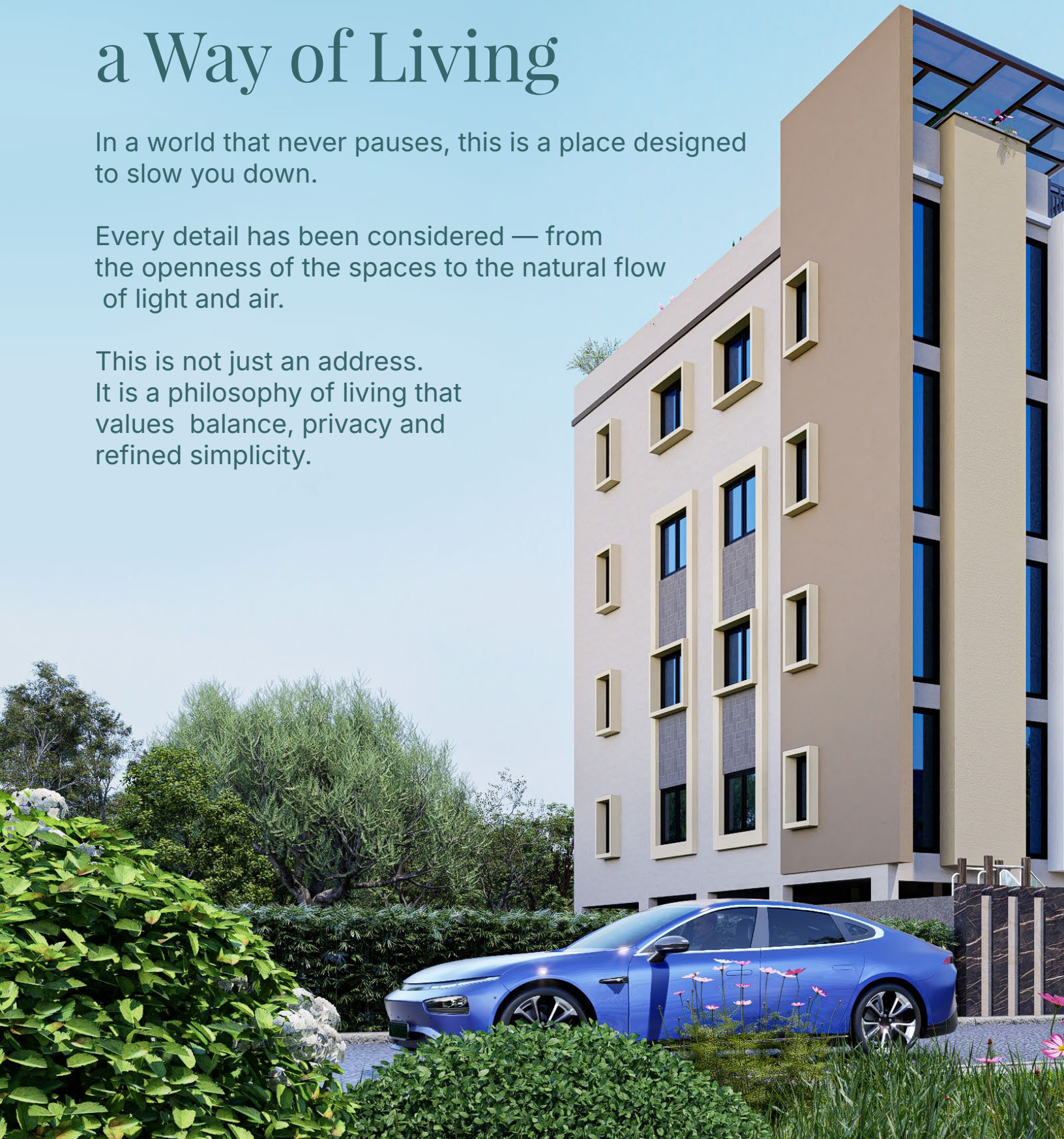
**PRIVATE  
PARKING**

# Where Calm Becomes a Way of Living

In a world that never pauses, this is a place designed to slow you down.

Every detail has been considered — from the openness of the spaces to the natural flow of light and air.

This is not just an address.  
It is a philosophy of living that values balance, privacy and refined simplicity.





# DESIGNED FOR EIGHT.

## Crafted Without Compromise

A rare residential offering that prioritises space over numbers  
and quality over scale.

Each of the eight residences is a generously planned 4 BHK  
home, enhanced by an expansive private terrace garden of  
approximately 2500 sq ft.

This is boutique living in its truest sense.

### Key Highlights

- Single standalone building
- Only 8 exclusive residences
- 4 BHK luxury apartments
- 2500 sq ft private terrace garden per home
- Low-density, private living
- A community designed for privacy and comfort







# An Address That Stands Apart

The architecture is clean, timeless and understated — designed to remain relevant for decades.

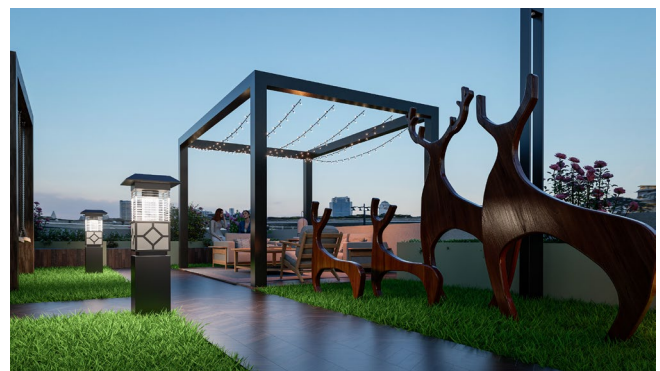
With controlled height, balanced proportions and a refined façade, the building reflects quiet confidence rather than overt grandeur.

It is designed to be admired, yet never imposing.



# YOUR OWN GARDEN IN THE SKY

A private outdoor sanctuary,  
exclusively yours.





Designed for flexibility, the terrace allows you to create:

- Outdoor lounges and dining spaces
- Personal gardens or green retreats
- Entertainment areas for intimate gatherings
- Quiet corners for reflection and relaxation

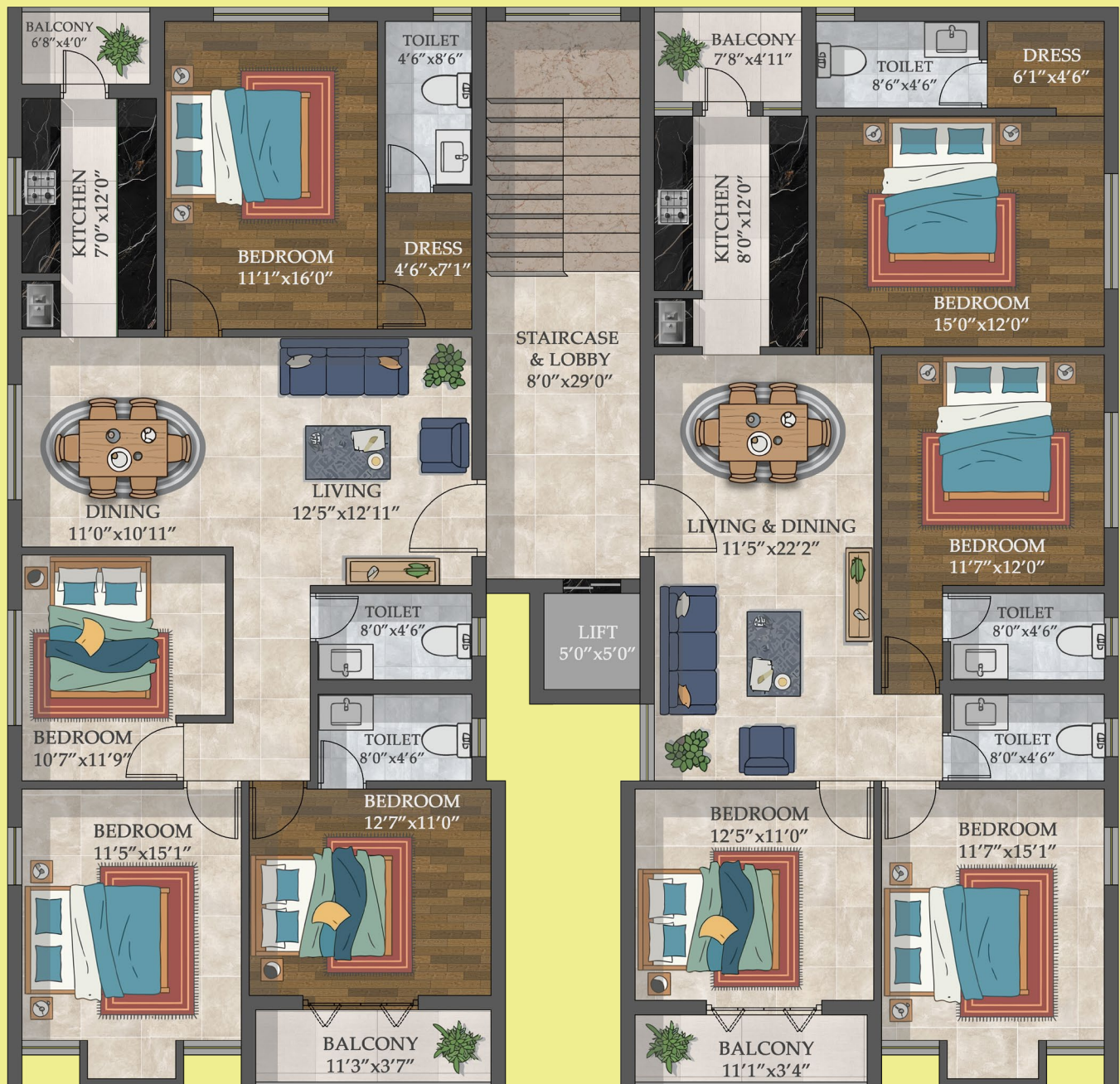
A luxury rarely found — and never shared

# 2500 SQ FT OF PERSONAL OPEN SPACE

EACH RESIDENCE OPENS INTO A VAST  
PRIVATE TERRACE GARDEN — AN  
EXTENSION OF YOUR LIVING SPACE  
UNDER OPEN SKIES.







# HOMES PLANNED AROUND REAL LIVING

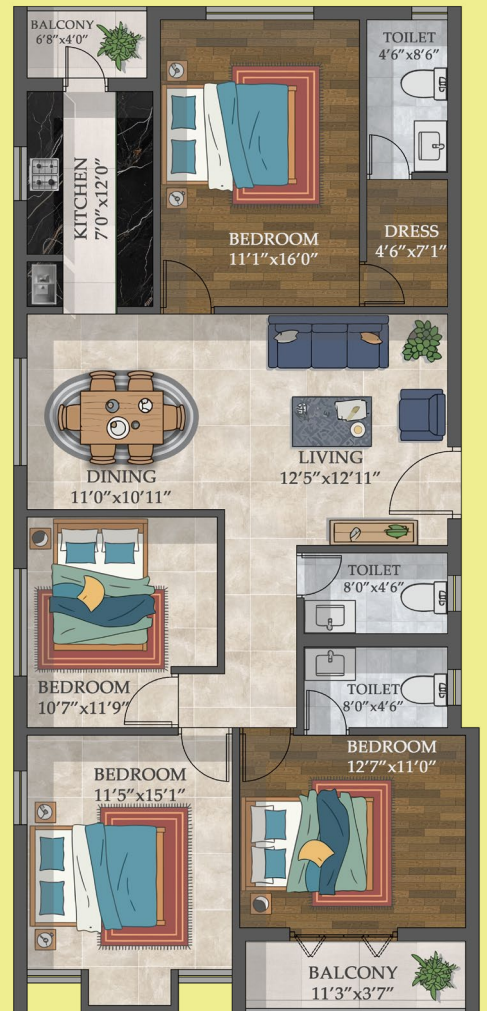
The 4 BHK layouts are designed to balance openness with privacy. Public spaces flow seamlessly for social living, while private bedrooms remain calm and secluded.

Large openings, intelligent zoning, and generous proportions ensure that every square foot is both usable and elegant.



# SPACES THAT FEEL INSTINCTIVELY RIGHT

Type-A



Natural light, cross ventilation, and carefully selected materials come together to create interiors that feel warm and welcoming.

The design does not seek attention — it earns appreciation through comfort, flow, and quiet sophistication.





**Type-B**



	Type-A	Type-B
<b>Carpet Area</b>	<b>1203.33 Sq. Ft.</b>	<b>1203.33 Sq. Ft.</b>
<b>Build-Up Area</b>	<b>1415.40 Sq. Ft.</b>	<b>1415.40 Sq. Ft.</b>
<b>Super Build-Up Area</b>	<b>1942.41 Sq. Ft.</b>	<b>1942.41 Sq. Ft.</b>
<b>Balconies Area</b>	<b>104.1 Sq. Ft.</b>	<b>113.07 Sq. Ft.</b>

Type A- Flat No- 102, 202, 302, 402

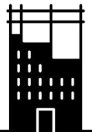
Type B- Flat No- 101, 201, 301, 401



# REFINED. TIMELESS. THOUGHTFUL.

EVERY MATERIAL HAS BEEN CHOSEN FOR LONGEVITY AND ELEGANCE.  
FROM FLOORING TO FIXTURES, FINISHES REFLECT A PREFERENCE FOR  
SUBTLE TEXTURES AND ENDURING QUALITY RATHER THAN PASSING TRENDS.

LUXURY HERE IS FELT — NOT ANNOUNCED.



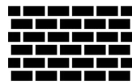
## STRUCTURE

- RCC framed structure
- Solid concrete block of 200mm for outer wall and 100mm for internal partition wall
- Floor to floor height will be maintained at 2.9m



## FLOORING

- Foyer, living, dining, kitchen and bedrooms will have 600 x 600mm vitrified tile flooring
- Bathrooms, utility and balcony will have 300 x 300mm matte finish ceramic tiles
- Terrace floor will have screed finish with threaded grooves
- Common areas and staircase will have granite / tile flooring



## WALL FINISH

- Internal wall in the living, dining, bedrooms, kitchen and lobby will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Ceiling will be finished with 2 coats of putty, 1 coat of primer and 2 coats of OBD
- Exterior faces of the building will be finished with 1 coat of primer and 2 coats of emulsion paint
- Utility and toilets will be finished with 1 coat of primer and 2 coats of OBD
- Toilet walls will be finished with glazed ceramic tiles up to 7 feet height
- Utility walls will be finished with glazed ceramic tiles up to 4 feet height



## KITCHEN

- Platform will be done with granite slab 600mm wide at a height of 800mm from the floor level and will be provided with stainless steel sink with drain board (Nirali or equivalent)
- Dado tiles up to 600mm from granite slab
- Provision for exhaust and water purifier point
- CP fittings will be Jaquar / Roca or equivalent



## ENTRANCE DOOR

- Main door will be flush door of 7 feet height with polish finish with Godrej or equivalent locks, tower bolts, door viewer, safety latch, door stopper, etc.





## BATHROOM

- Polished granite slab with counter top wash basin Jaquar / Roca or equivalent in master bathroom
- Wall mounted basin Jaquar / Roca or equivalent in all remaining toilets
- Floor mounted w/c with health faucet Jaquar / Roca or equivalent in all bathrooms
- CP and sanitary fittings will be Jaquar / Roca or equivalent
- Wall mixer Jaquar / Roca or equivalent will be provided
- Provision for geysers will be provided in all bathrooms



## BEDROOM DOORS

- Skin moulded shutter doors of 7 feet height with Godrej or equivalent locks, thumb turn with keys, door stopper, etc.



## BATHROOM DOORS

- uPVC waterproof door of 7 feet height with uPVC frame



## WINDOWS

- Windows will be UPVC sliding panel with see-through plain glass with MS grills wherever applicable
- Balconies with UPVC framed French doors and toughened glass will be provided without grills
- For ventilators, UPVC frame with suitable louvered glass panes



## ELECTRICAL FITTING

- Cables and wiring will be from Finolex or equivalent
- Switches and sockets will be from Anchor Roma / Schneider or equivalent
- Split air conditioner points will be provided in master bedroom and provision in other rooms
- Modular plate switches, MCB and ELCB (Earth Leakage Circuit Breaker) system
- Telephone and TV (DTH) points will be provided in living and master bedroom
- USB charging port in living / dining and master bedroom
- Master electrical control switch near main entrance to control all major electrical points



## EXTERNAL FEATURES

- Sewage Treatment Plant
- Rainwater harvesting
- 24x7 Security service
- 8-passenger automatic lift will be provided
- 3-phase power supply will be provided for all flats
- Suitable landscaping will be done at required areas



## PAYMENT PATTERN

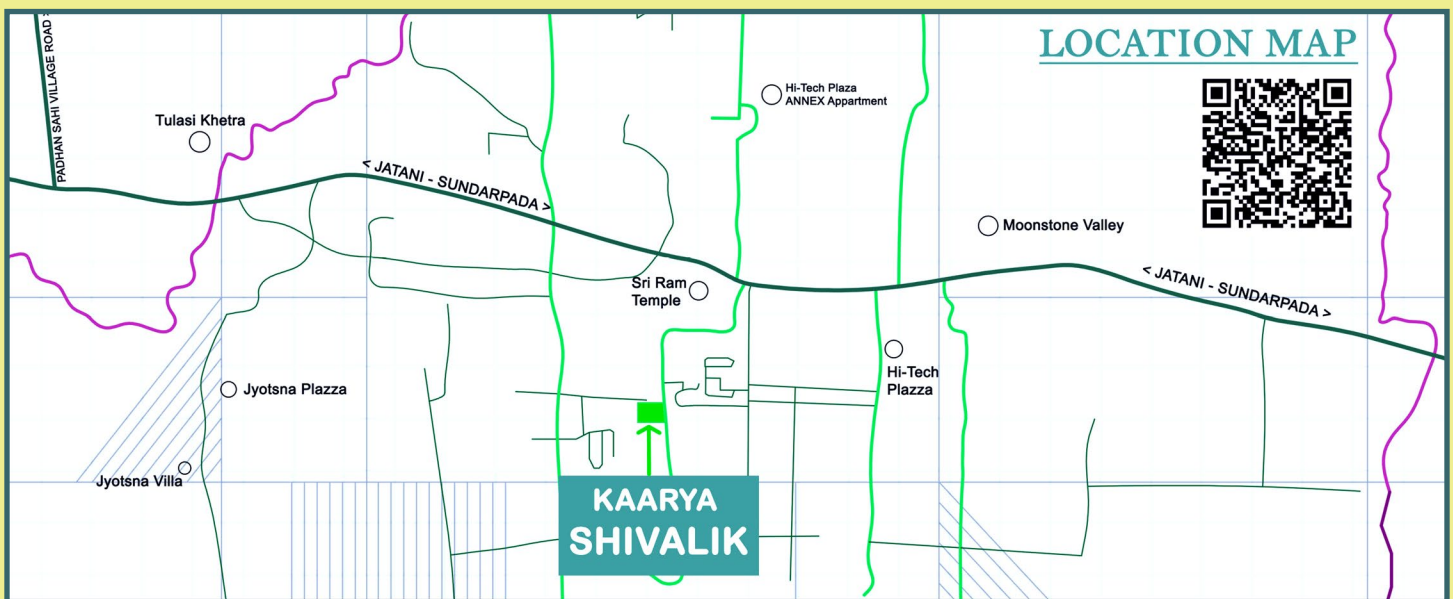
10% – Booking Advance	5% – 2nd Floor Roof
40% – Agreement Stage	5% – 3rd Floor Roof
10% – Foundation Stage	5% – 4th Floor Roof
5% – Ground Floor Roof	10% – Brick & Plastering Stage
5% – 1st Floor Roof	5% – Handing Over



# WELL CONNECTED, Beautifully Insulated

SITUATED IN A WELL-ESTABLISHED NEIGHBOURHOOD, THE ADDRESS OFFERS SEAMLESS ACCESS TO KEY CITY DESTINATIONS WHILE REMAINING PEACEFULLY REMOVED FROM CONSTANT URBAN MOVEMENT.

A LOCATION THAT OFFERS CONVENIENCE WHEN YOU NEED IT  
— AND CALM WHEN YOU DON'T.



**8.9 KM**

Biju pattnaik Airport



**10.6 KM**

BSABT Bus Stand, Baramunda



**4.6 KM**

Jagannath Temple, Labanagiri



**6.2 KM**

Madhusudan Das Park



**7.1 KM**

XIM University



**7.2 KM**

Aditya Birla Public School





## DISCLAIMER

All images, visuals, plans, and specifications are indicative and subject to change as per approvals. This brochure does not constitute an offer or contract. Please refer to the final agreement and statutory approvals for complete details.



## **DEVELOPER**



**KAARYA REALCON PVT LTD**

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**Bhubaneswar-751023**

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## **SITE LOCATION**

**kaaya Shivalik**

**Kantilo**

**Bhubaneswar-751002**