

Unmatched Elegance

Vipul Greens

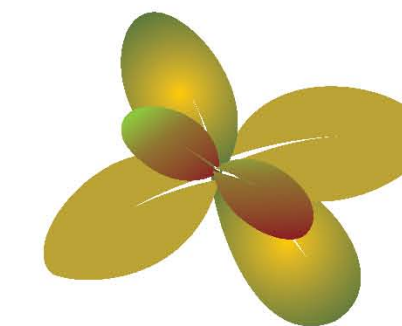
PREMIUM APARTMENTS

BHUBANESWAR



Welcome to :

Unmatched Elegance



Vipul Greens

It doesn't take bricks & mortar alone
to build an architectural marvel. It doesn't even take the world's
best planners, architects and skilled draftsmen.

What it takes is
heart and soul.

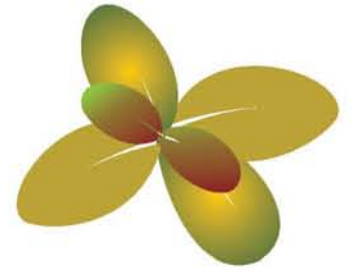
A Public Private Partnership project with Orissa State Housing Board



It is often said that
"true elegance cannot be defined in words".

It can neither be adjudged nor measured. It is an unforgettable experience to be felt by the senses and enjoyed by the mind, body and soul. Here is one such experience, unmatched by any other.

Presenting



Vipul Greens

The latest offering by Vipul Group, Vipul Greens is an epitome of unmatched elegance exclusively designed for a discerning few. Vipul Greens is a meticulously planned integrated complex spread across approx. 4.65 acres. The premium residential complex is strategically located off National Highway 5 at Ranasinghpur and also has the provision of office and retail spaces. Vipul Greens is a **Public Private Partnership project with Orissa State Housing Board** and has the State Police Academy and the proposed AIIMS medical campus as its neighbours.

Overlooking a vast expanse of cashew plantations, Vipul Greens offers lush green landscaping, excellent amenities and is well connected to almost every important place in the temple city of India.



Indulgence : Leisure : Tranquility :

It is certain that lifestyle at Vipul Greens will spoil you to the hilt with its ultra modern and luxurious amenities. Ample thought has been given to foresee your needs and offer you a home you will cherish lifelong.

Be in the Arms of Nature

- Beautifully Landscaped Areas
- Party Lawns
- Walkways
- Celebration Courtyard with Barbeque Pit
- Covered Pavilions

Pamper Yourself

- Steam & Jacuzzi
- Swimming Pool
- Billiards Room
- Pool Deck with Pergola
- Changing Rooms

Keep Fit

- Health Club with Gym
- Half Basketball Court
- Badminton Courts
- Skating Rink
- Table Tennis Room
- Cricket Pitch with Nets

Environment & You

- Sewage Treatment Plant
- Rainwater Harvesting
- Recycled Water
- Energy Efficient Lights
- Approx. 80% Open Spaces

Stay Connected

- Video Conferencing
- Wi-Fi Enabled Complex
- FTTH (Fiber To The Home)

Kids' Zone

- Kids' Pool
- Exclusive Play Areas for Tiny Tots
- Sand Pit with Playing Equipment

Feel Secure

- Gated Community
- 24x7 Manual Security
- CCTV Surveillance
- Video Door Phones
- ARD Enabled Elevators
- Sprinkler Systems
- Fire Fighting Systems
- Access Controlled Main Lobbies

Live Relaxed

- 100% Power Back-up
- 24x7 Water Supply
- Ample Parking Space
- Traffic Free Play Zones
- Professional Property Management
- Handicap Friendly Landscaped Areas



Absolute Delight :

Starting right from the convenience of a full-fledged shopping facility in close proximity to a splendid array of recreational activities including swimming pools, health club, gymnasium, billiards room and so much more, life at Vipul Greens will be an invigorating experience.



Location



Immaculate Planning:



Distances from Vipul Greens

- NM Engineering College 1 Km
- Baramunda Bus Stand 5 Kms
- DAV Kalinga Nagar 5 Kms
- TECHNO School 1.4 Km
- NH-5 – 1.4 Km
- Airport – 8 Kms
- AIIMS – 0 Km

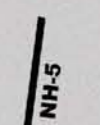


A place where nature & serenity dwell

Once you will step inside the gated complex of Vipul Greens; you will find yourself in a different world. Overlooking acres of cashew plantation and cut off from the hustle and bustle of a crowded city, Vipul Greens is an ideal setting for nature lovers. The compound is embellished with picture-perfect landscaping, carefully manicured lawns and walkways bordered by refreshing foliage.

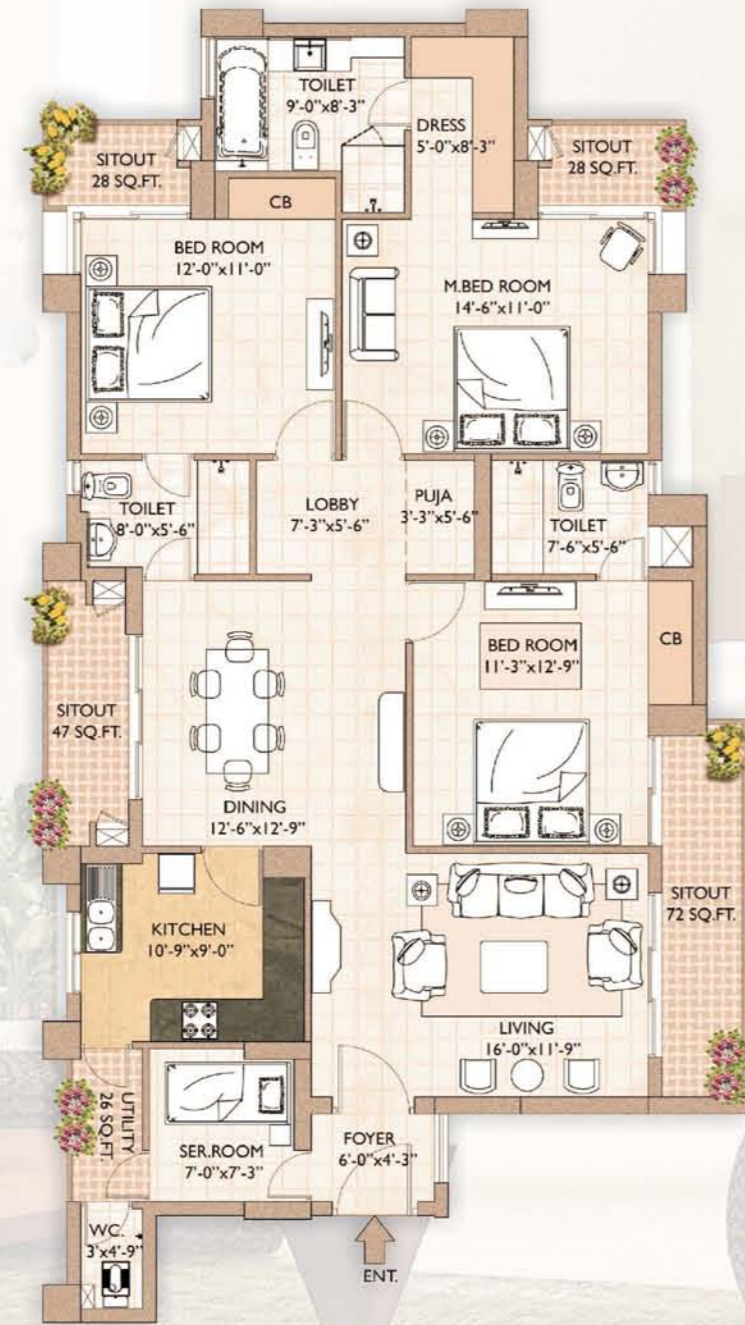
The ground + 18 storeys residential towers at Vipul Greens are planned in a manner that every home receives ample obstruction-free sunlight and air. There are only three apartments on each floor. The building structure divides the rear lawns into large open courtyards and provides sufficient play areas for children and plenty of meeting spaces for grown-ups to assemble and socialize.

180' - 0" WIDE ROAD



VILLAGE - SUANGO

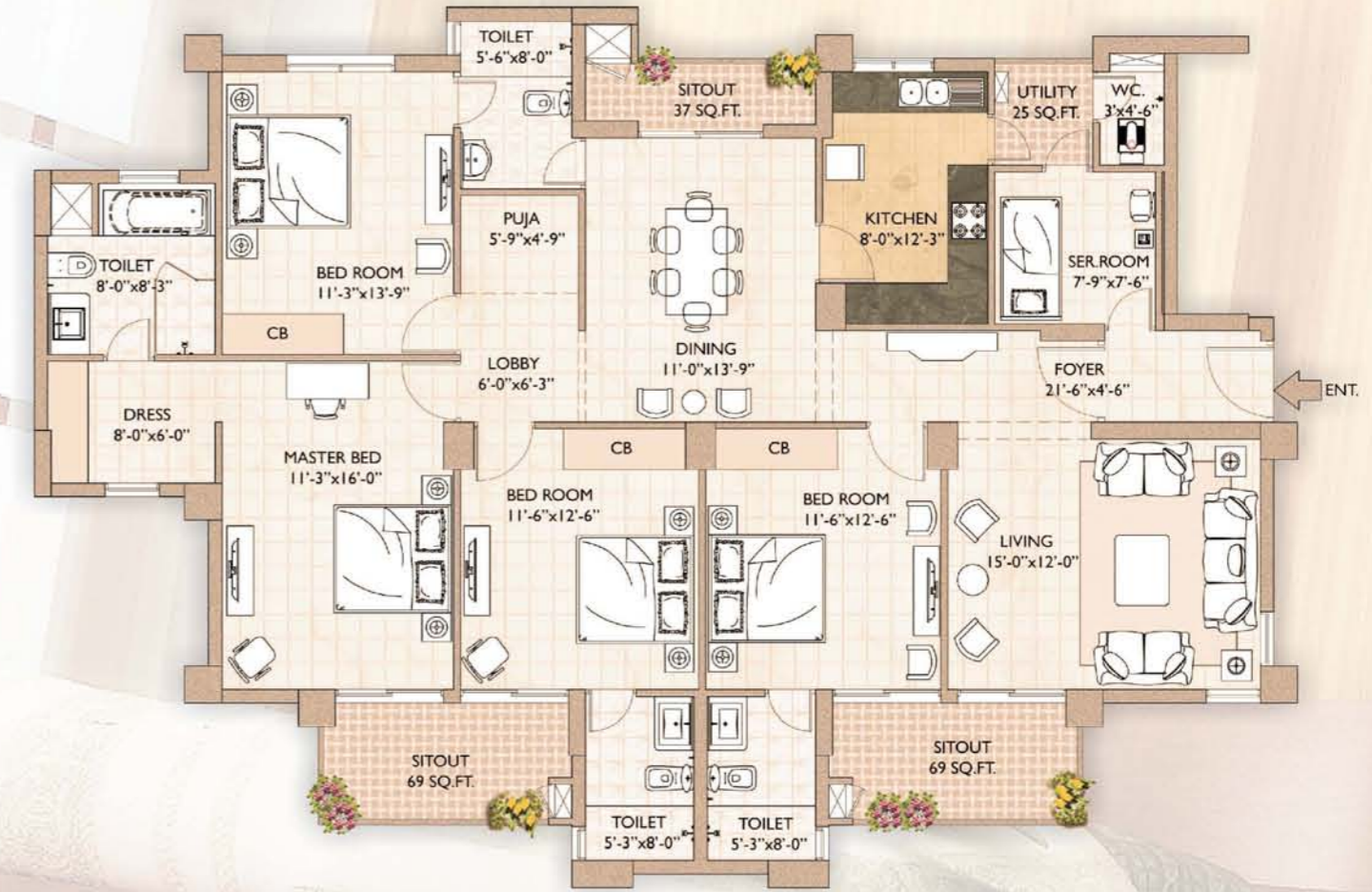
THREE BEDROOM + SERVANT



Unit Area 2185 Sq. Ft. (202.991 Sq. Mt.)
 Carpet Area 1307 Sq. Ft. (121.457 Sq. Mt.)
 Sitout/Utility Area 201 Sq. Ft. (18.655 Sq. Mt.)

A perfect blend of form and functionality complemented with optimum use of spaces comprise the essence of Three and Four bedroom dwelling units.

FOUR BEDROOM + SERVANT



Unit Area 2625 Sq. Ft. (243.868 Sq. Mt.)
 Carpet Area 1680 Sq. Ft. (149.413 Sq. Ft.)
 Sitout/Utility Area 200 Sq. Ft. (234.868 Sq. Mt.)

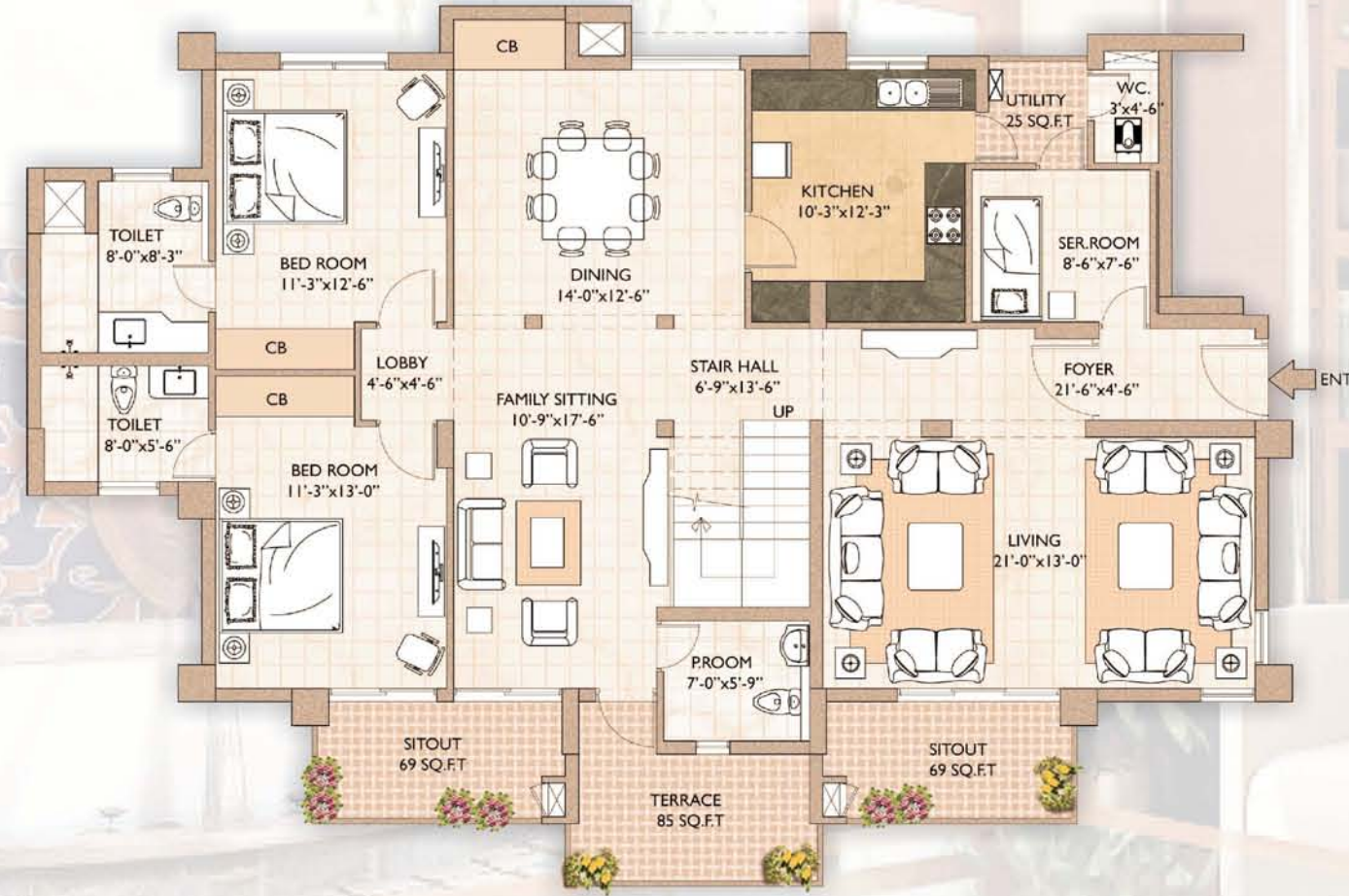
- Separate **Living & Dining**
- Dedicated Space for **Pooja**
- **Sitouts** with Each Room
- **Zero Wastage** of Areas Inside the Units
- Ample **Light** and **Cross Ventilation**
- Exclusive **Utility Balconies** with Kitchen and Servant
- Large **Dress Area** with Master Toilet

PENTHOUSE:

Meticulous and thoughtful **planning** ensures plenty of **fresh air** and **light** in each and every corner of the house thereby exuding a **congenial** and **healthy** environment for the **entire family**.

Unit Area 4645 Sq. Ft. (431.531 Sq. Mt.)
 Carpet Area 3017 Sq. Ft. (280.274 Sq. Mt.)
 Sitout/Utility/Ver. 220 Sq. Ft. (20.430 Sq. Mt.)
 Terrace Area - 315 Sq. Ft. (29.264 Sq. Mt.)

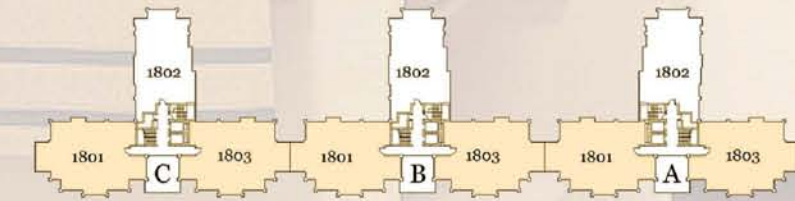
Lower Level



TYPE A

- Large **Terraces** to Enjoy the Outdoors
- Formal **Living Dining** Areas
- Private **Den**
- **Spacious** Bedrooms
- Exclusive **Powder Room** for Guests
- **Dress Areas** with All the Bedrooms
- Exclusive Space for **Pooja**
- **Study Room & Pantry**

Upper Level



PENTHOUSE:



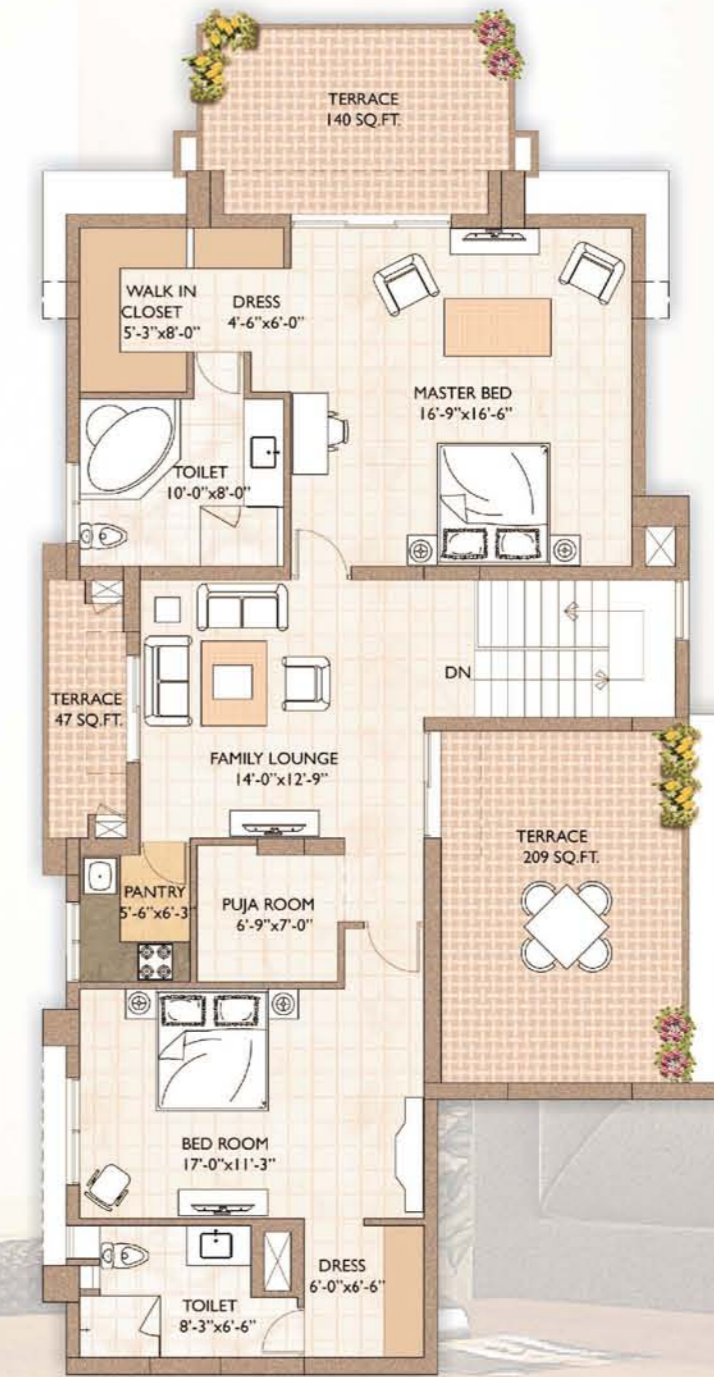
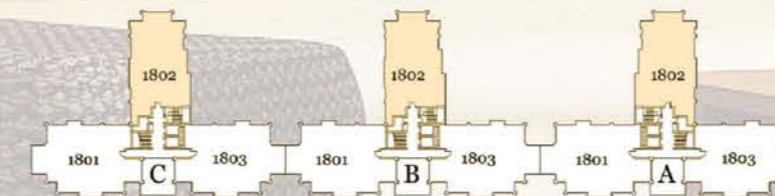
Lower Level

Every aspect of day to day living has been considered: for instance each home has **segregated living and sleeping areas** in such a way that the **privacy** of your family and guests is maintained **at all times.**

Unit Area 3475 Sq. Ft. (322.835 Sq. Mt.)
 Carpet Area 2393 Sq. Ft. (222.319 Sq. Mt.)
 Sitout Area 73 Sq. Ft. (6.781 Sq. Mt.)
 Terrace Area - 524Sq. Ft. (48.680 sq. mt.)

TYPE B

- Spacious **Family Lounge** for Special Occasions
- **Multi-utility** and Storage Spaces
- **Four Fixture** Toilet in Master Bedroom
- Exclusive **Powder Room** for Guests
- **Large Terraces and Sitouts** to Enjoy the Outdoors
- Dedicated Space for **Pooja**
- **Dress Area** with Master Bedroom



Upper Level



Living & Dining

- Walls : OBD
 Floors : High Grade Vitrified Tiles
 Doors
 - Main Entrance : Hardwood Door Frames with Polished Hardwood Teak Veneer Decorative Paneled Door
 - Internal : Hardwood Door Frames European Style Flush Panels.
 Windows/Glazing : Powder Coated Aluminium
 Ceilings : Painted OBD
 Sitouts : Anti Skid Ceramic Tiles



Bedrooms

- Walls : OBD
 Floors : Wooden laminated flooring in Master Bedroom.
 High Grade Vitrified Tiles in other Bedrooms
 Doors : Hardwood Door frames with European Style Flush Panels
 Windows/Glazing : Powder Coated Aluminium
 Ceilings : Painted OBD
 Sitouts : Anti Skid Ceramic Tiles

Deluxe Specification optional at extra cost:

Just *Perfect* :



Kitchens

- Walls : 2 ft. high Ceramic Tiles above Counter
 Floors : Anti Skid Ceramic Tiles
 Doors : Hardwood Door frames with European Style Flush Panels
 Windows/Glazing : Powder Coated Aluminium
 Ceilings : Painted OBD
 Others : Granite Counter, SS Double Bowl Sink, C.P. Fittings



Bathrooms

- Walls : Ceramic Tiles upto Ceiling
 Floors : Ceramic Tiles
 Doors : Hardwood Door frames with European Style Flush Panels
 Windows/Glazing : Powder Coated Aluminium
 Ceilings : False Ceiling
 Others : Granite/Marble Counter, Premium Brand White Colour Fixtures, Separate Bath Tub and Shower Enclosure in Master Toilet and Provision for Hot & Cold Water Supply.

Disclaimer : All floor plans, specifications, artistic renderings and images in this brochure are indicative and are subject to change as decided by the company or by any competent authority in the best interests of the development. Soft furniture and gadgets are not part of the offering.

- Cupboards in all bedrooms
- Split A/C in All Bedrooms, Living and Dining Areas
- Modular Kitchen with Chimney and Hob





Tatvam Villas, Gurgaon



To Entrust :

Vipul Limited's success emanates from its foray into the real estate sector where dreams are built on a solid foundation.

Known for our dynamic planning and strong work ethics, we combine our skill with the trust of reliability and exceptional professionalism. We have been at the forefront bringing international design to India thereby setting standards for construction quality.

A flagship company of Vipul Group, we are headquartered at Gurgaon, Haryana, with our world class offering of residential and commercial properties. We also bring to you facility management and development services at par with the best in the world. Our expertise in building modern day corporate towers along with our excellent asset services, sets benchmark for our competitors in innovation and design. Our forte has been rightly recognised with the industry acknowledging us as the fastest growing real estate company in North India.

With our vision of giving shape to future opportunities, we promise to offer many state-of-the-art developments, thus setting new standards in architectural design, efficiency and environmental quality.



Projects

TOWNSHIPS

- VipulWorld, Gurgaon
- VipulWorld, Ludhiana

PREMIUM VILLAS

- Tatvam Villas, Gurgaon

GROUPHOUSING

- Vipul Floors, Gurgaon
- Vipul Greens, Gurgaon
- Vipul Gardens, Dharuhera
- Lavanya, Gurgaon

COMMERCIAL

- Vipul Square, Gurgaon
- Vipul Agora, Gurgaon
- Vipul Plaza, Faridabad
- Vipul Gardens, Gurgaon
- Vipul Belmonte, Gurgaon
- Vipul Gardens, Bhubaneswar



Vipul Agora, Gurgaon



Vipul Greens, Gurgaon



Vipul Gardens, Gurgaon



Vipul Belmonte, Gurgaon



Vipul Lavanya, Gurgaon



Vipul Gardens, Bhubaneswar



Vipul TechSquare, Gurgaon



Vipul Plaza, Gurgaon



Vipul

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Building Happiness