



Unmatched Elegance

Vipul Greens

PREMIUM APARTMENTS

BHUBANESWAR

Vipul Greens

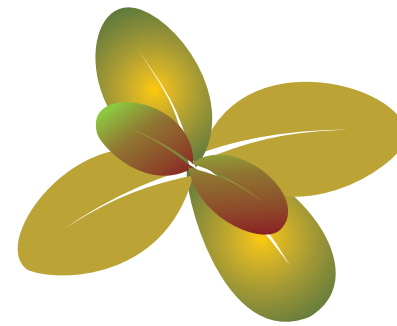
V
Vipul





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 craftsmen.

What it takes is

heart and soul.

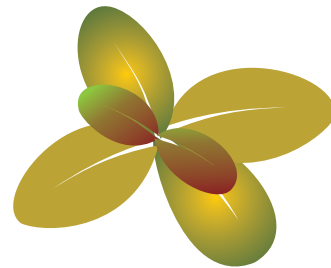
A Public Private Partnership project with Orissa State Housing Board



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

Stay Connected

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

Pamper Yourself

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

Kids' Zone

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

Keep Fit

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

Feel Secure

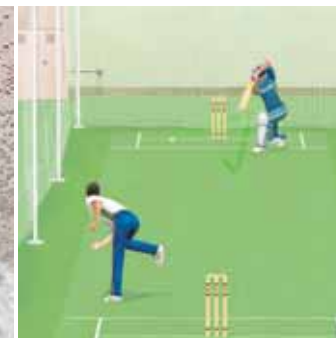
- Gated Community
- 24x7 Manual Security
- CCTV Surveillance
- Video Door Phones
- ARD Enabled Elevators
- Sprinkler Systems
- Fire Fighting Systems
- Access Controlled Main Lobbies

Environment & You

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

Live Relaxed

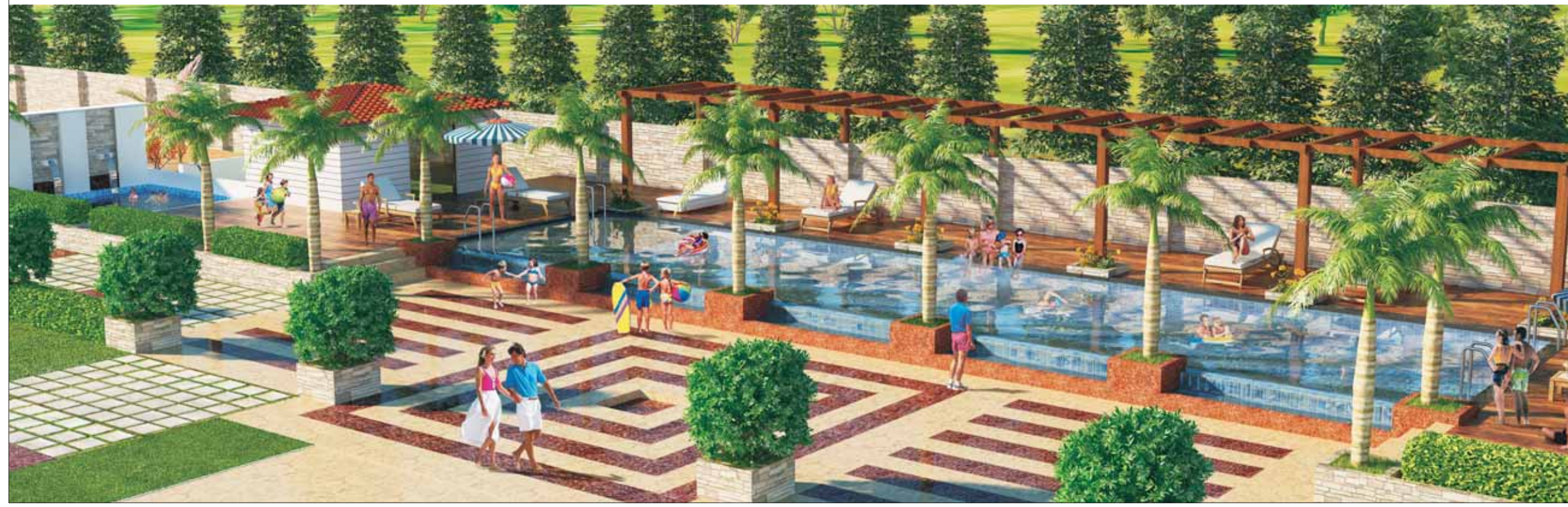
- 100% Power Back-up
- 24x7 Water Supply
- Ample Parking Space
- Traffic Free Play Zones
- Professional Property Management
- Handicap Friendly Landscaped Areas





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



Vipul Greens



RANASINGHPUR

AIIMS

SIJUA

CASHEW RESEARCH STATION

BAPUJA CRICKET CLUB

POLICE ACADEMY

UDAYGIRI VIHAR

TANU VIHAR

DUMDUMA HB COLONY

GOVT. PROPERTY

SUBASH NAGAR

DUMDUMA HB COLONY PHASE-I

ARCHANA VIHAR

AININIA CHOWK

TEMPLE AIGINIA

TO KHURDA

NH-5



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



Immaculate *Planning* :



A place where nature & serenity dwell

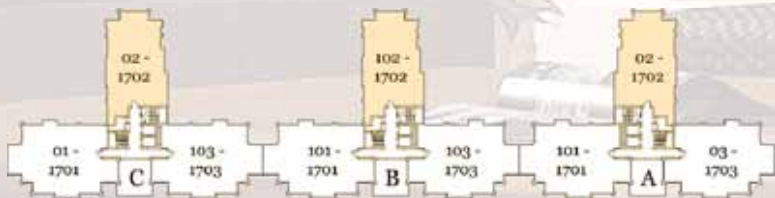
Once you will step inside the gated complex of Vipul Greens; you will find yourself in a different world. Overlooking acres of cashew plantation and cut off from the hustle and bustle of a crowded city, Vipul Greens is an ideal setting for nature lovers. The compound is embellished with picture-perfect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

THREE BEDROOM + SERVANT



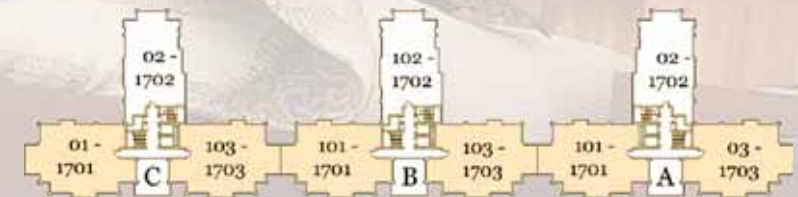
A **perfect blend** of **form** and **functionality** complemented with **optimum use** of **spaces** comprise the essence of Three and Four bedroom dwelling units.



Unit Area 2150 Sq. Ft. (199.740 Sq. Mt.)

FOUR BEDROOM + SERVANT

- 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



Unit Area 2580 Sq. Ft. (239.687 Sq. Mt.)

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**.

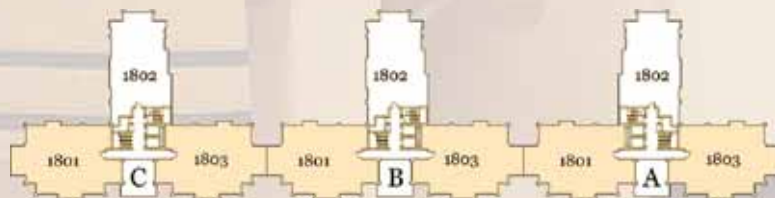


Lower Level

Unit Area 4600 Sq. Ft. (427.350 Sq. Mt.)
TERRACE AREA - 341 Sq. Ft. (31.679 Sq. Mt.)

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.**

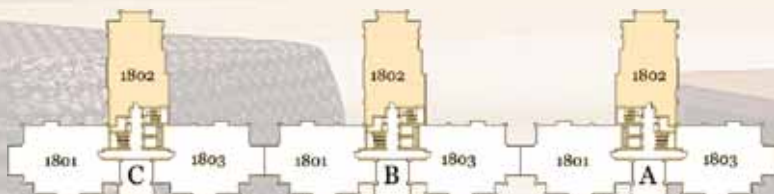
Unit Area 3440 Sq. Ft. (319.583 Sq. Mt.)
TERRACE AREA - 488 Sq. Ft. (45.336 Sq. Mt.)

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



Just *Perfect* :



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:



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 Dinning Areas • Modular Kitchen with Chimney and Hob



Vipul

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.

Tatvam Villas, Gurgaon



Vipul Greens, Gurgaon



Vipul Gardens, Gurgaon



Vipul Belmonte, Gurgaon





Projects

TOWNSHIPS

- VipulWorld, Gurgaon
- VipulWorld, Ludhiana

PREMIUM VILLAS

- Tatvam Villas, Gurgaon

GROUPHOUSING

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

COMMERCIAL

- Vipul Square, Gurgaon
- Vipul Agora, Gurgaon
- Vipul Plaza, Faridabad
- Vipul Plaza, Gurgaon
- Vipul TechSquare, Gurgaon
- Vipul Business Park, Gurgaon



Vipul Agora, Gurgaon



Vipul Lavanya, Gurgaon



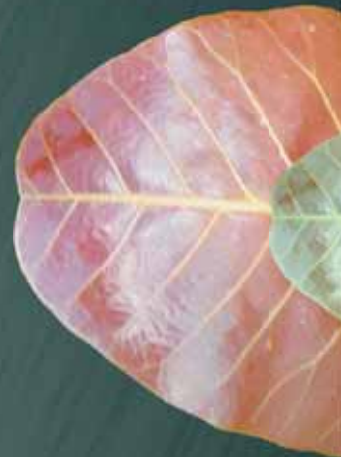
Vipul Gardens, Bhubaneswar



Vipul TechSquare, Gurgaon



Vipul Plaza, Gurgaon



sagadesigns.in



Vipul

Vipul Limited-PGL City Mart, 2nd Floor, Fire Station Square, Baramunda, Bhubaneswar-751003
Tel: +91-674-2354241/42, Fax: +91-674-2354343

Corporate Office: Vipul Limited-Vipul TechSquare, Golf Course Road, Sector 43, Gurgaon, Haryana
Tel: +91-124-406 5500, Fax: +91-124-406 1000, www.vipulgroup.in



Building Happiness