

The art of **Urban Living...**



*Apple*  
**Palace**



comfortable home at O.T. ROAD, BALASORE

## Ashiyana Realcon Pvt. Ltd.

We are committed to a high standard of excellence in all activities that strive to establish a strong relationship of mutual confidence with client. On any given project, our team is committed to provide services at all times to the client's satisfaction with high standard of skills and determination. We have put all our possible endeavour to become one of the leading multi disciplinary construction companies in Odisha.

Our aim is to provide high quality construction services in a smooth, convenient and impressive manner which will automatically influence our clients to recommend services of our company to other people aspiring to a home that suits their living.

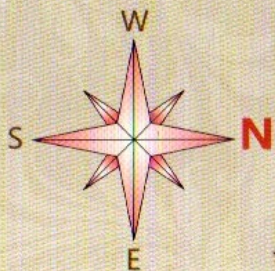
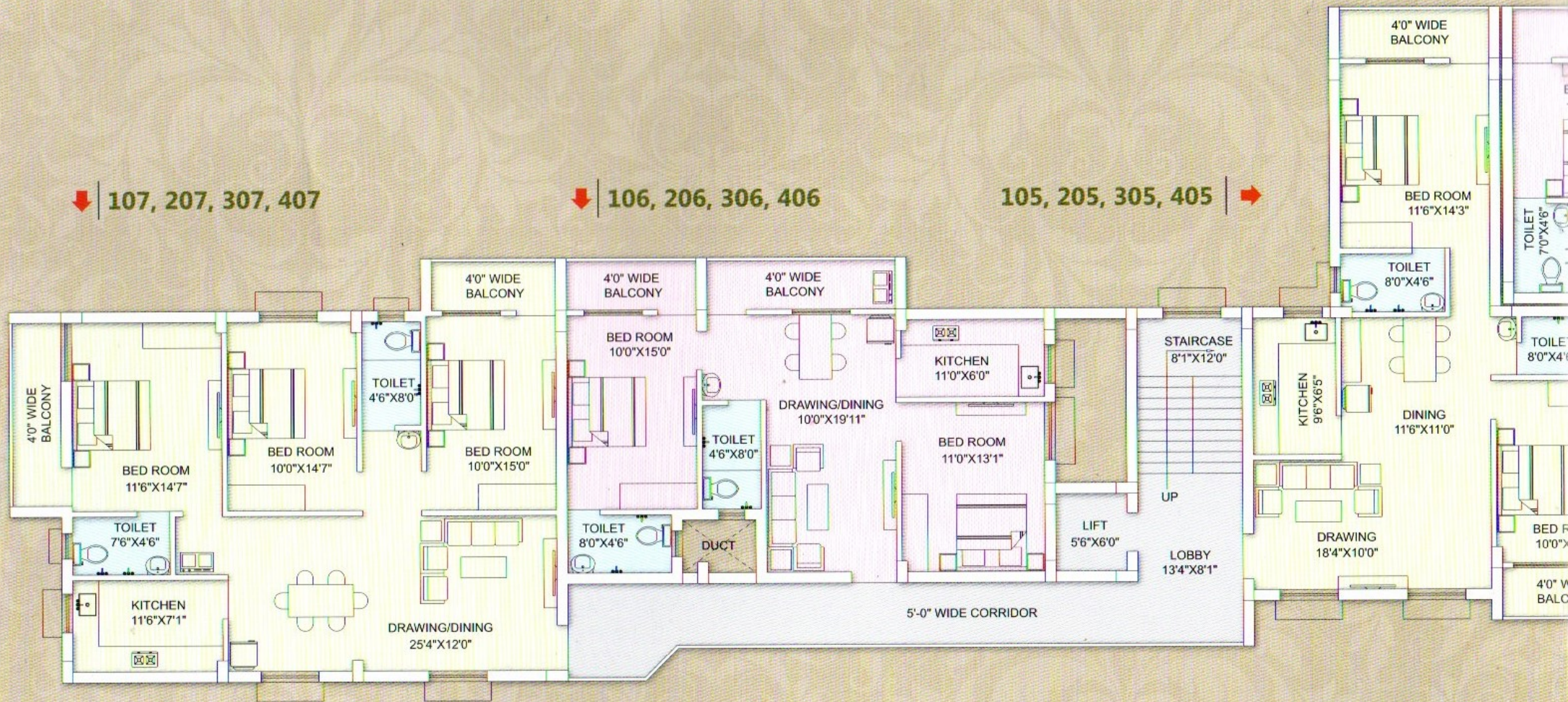
We are building on the fastest growing corridor of Balasore making your dream come true for an affordable luxury at a price that strings surprise, a place you can live as you dream.



use your **precious moments**  
to live life fully every single second  
of every single day.



# Typical Floor Plan

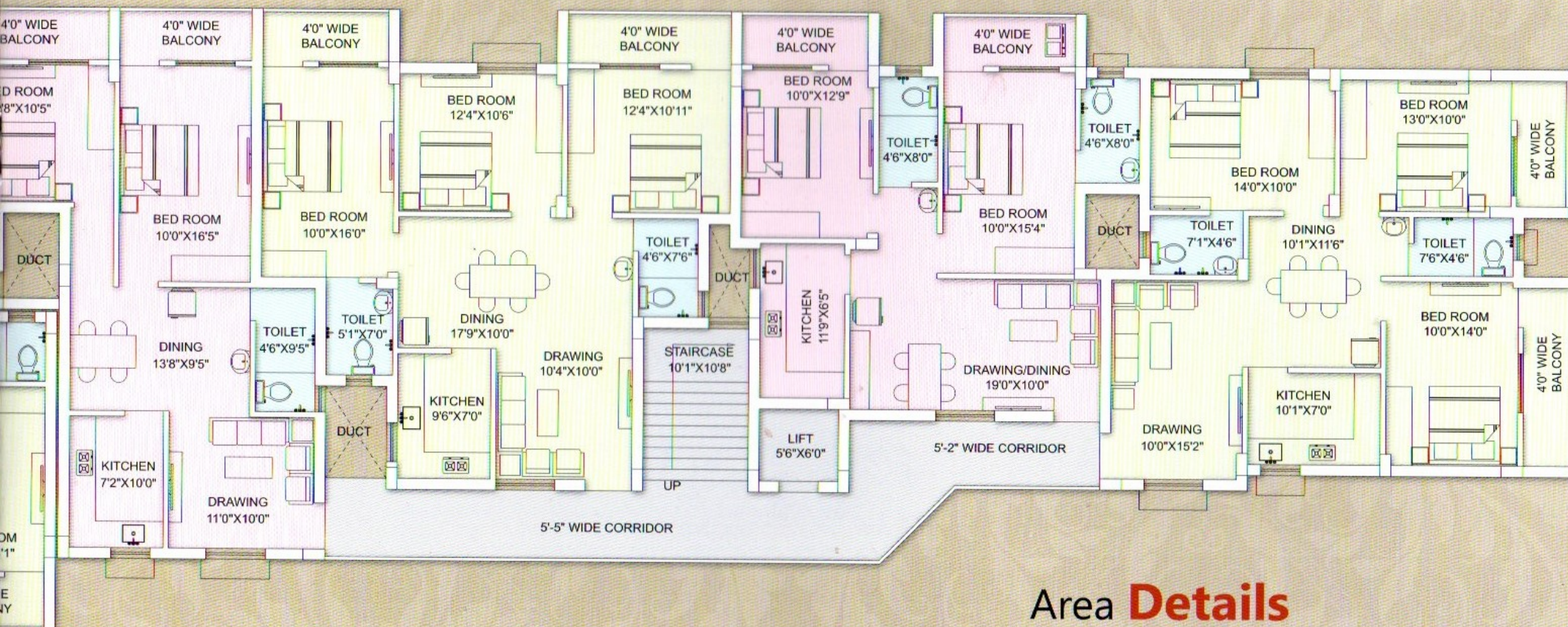


↓ 104, 204, 304, 404

↓ 103, 203, 303, 403

↓ 102, 202, 302, 402

↓ 101, 201, 301, 401



## Area Details

Flat No	Type	SBA (Sft)
101, 201, 301, 401	3BHK	1320
102, 202, 302, 402	2BHK	1062
103, 203, 303, 403	3BHK	1323
104, 204, 304, 404	2BHK	1177
105, 205, 305, 405	2BHK	1265
106, 206, 306, 406	2BHK	1102
107, 207, 307, 407	3BHK	1516

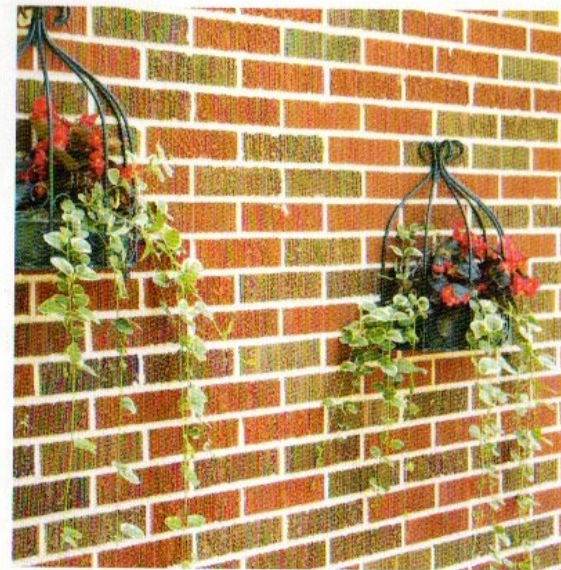
## Classic and contemporary **luxury living**

- Project approved by Balasore Regional Improvement Trust.
- Specification with high quality construction.
- Excellent location
- Car parking facilities.
- Power backup (DG).
- Bore well for 24 hrs water supply.
- Overhead water reservoirs.
- Lift facility.
- Provision for cable TV.
- Road & electrification for entire Project.
- Boundary wall in and around the Project.
- Main Gate with guard house.
- Provision for firefighting.



# Creating a Calming Ambience

- Structure** : RCC framed structure.
- Plastering** : All inside & outside wall shall be plastered in (1:6) prop.  
All ceiling area shall be plastered (1:4) prop.
- Brickwork** : All brickwork shall be with Fly ash bricks, 8" external wall & 5" internal wall.
- Doors** : Door frame : Sal wood frame.  
Main door : Solid teak door.  
Inner door : Flush door of commercial make with enamel paint.  
Toilet door : PVC door.
- Windows** : Anodized Aluminum frames with glazed sliding shutters and MS grills.
- Wall finish** : All interior wall surfaces are painted with Oil bound distemper and all outside wall with Exterior weather proof paint.
- Flooring** : All internal areas : Vitrified tiles.  
Toilets : Antiskid tiles.  
Staircase : Granite  
Lift & Lobby area: Granite & tiles combination.
- Toilets** : Glazed tile on wall cladding up to a height of 7'-0".  
European W/C in all toilets with cistern. Wash basins, Face mirror, Soap case, Towel rail etc. in all toilets & dining hall, one Geyser point in each toilet. All fitting shall be reputed brand.
- Kitchen** : Ceramic wall tiles up to 2'-0" height in kitchen, green marble slab for working top in kitchen with stainless kitchen sink.
- Electrical** : All electrical wiring with premium brand fire resistant insulated copper wire/ cable in concealed conduits. Switches & sockets of modular range AC points in all bed room.
- Sanitary** : Hindware or equivalent. Hot & cold water provision in all bath room. C.P. fittings of reputed make.



# Mode of Payment

Initial Booking Amount	10%
At the time of agreement	15%
On completion of foundation	15%
On completion of roof slab of respective floor	20%
On completion of brick work of respective floor	10%
On completion of plastering of flat	15%
On completion of flooring of flat	10%
On completion or possession	5%

## Location Map



## Proximity

- Railway Station : 2.5 Km.
- Bus Stand : 4.0 Km.
- Hospital : 4.5 Km.
- School : 1.0 Km.
- Market : 1.5 Km.

### Promoter



### ASHIYANA REALCON PVT. LTD.

(your sweet home, Our responsibility...)  
An ISO 9001 : 2008 Certified Company

#### Bhubaneswar Off. :

Plot no - 4, Snow Drop, Besides Jyote Service Station, Near Fly over, Cuttack Road

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### Architect



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