

Luxury Living **Redefined**



Sidhivinayak Residency

Developed by

**Sidhivinayak**  
Infrastructure & Developers Pvt. Ltd.



## About Sidhivianayk Infrastructure & Developer Pvt. Ltd

SIDHIVINAYAK Infrastructure & Developers Pvt. Ltd. Is emerging as one of the finest and trusted builders in bhubaneswar, Our motto "Quality First" has helped us to become one of the preferred builders today. Numbers of satisfactory customers are witness to our growth and reputation as we believe in quality customer service.

We are inspired by modern designs and provide luxurious homes to our customers. We take care of customer requirement by studying the need of customers in micro level and implement it to perfection.

We have a perfect team who with the help of expert architect implement the project with perfection and delivers in time.



## Shivam Green

Completed and handover this beautifully designed Luxury Villas before time had made us Highly trusted and known for the quality. What made this villa special for the owners is 2465 sft of luxurious space with modular kitchen, premium quality fittings.

## Golden Sands

Golden Sands is a secured gated community of 32 well designed duplex villas for peaceful living. Built off the NH-203, just before Dhauli Square and only 20 mins drive from Bhubaneswar airport, the layout offers villas in an ideal setting. Each villa has been designed with utmost care to provide all amenities for a healthy & peaceful living.



*A home with scent of Luxury. Sidhivinayak Residency provides an Exceptional Experience in Luxury living. Every residence is meticulously Planned to optimize space and is an airy, sunlit, and blissfully private haven. A spacious living room leads to a balcony where you can enjoy the surroundings. The premium Fittings add a stylish touch, will make every day Worth living.*



SBA-1212 Sft



FLOOR PLAN



## SALIENT FEATURE

- ❖ Covered Parking in Stilt Floor.
- ❖ Power Back Up in Common Areas
- ❖ Landscape terrace for recreational Purpose.
- ❖ Gated community with 24 hour security.
- ❖ Sewerage treatment Plant.
- ❖ Rainwater Harvesting.
- ❖ Anti heat Tiles on Roof Top.



## SPECIFICATION

### STRUCTURE :

RCC framed structure to sustain wind and seismic loads.

### PAINTING:

External – Weather proof emulsion from Asian/ICI

Dulux/Nerolac/Burger or equivalent.

Internal – Acrylic emulsion paint in pleasing shades from Asian/ICI

Dulux/Nerolac/Burger or equivalent.

### TOILETS :

Wall-Ceramic wall tiles up to 4' & 7' high and remaining area finished with putty and acrylic paint.

Sanitary Fittings-Branded sanitary fittings of Hindware/Cera/Parryware or equivalent

CP Fittings-Branded CP fittings of Jaquar/Marc/Parryware or equivalent.

### KITCHEN :

Wall-Ceramic tiles up to 2' above counter slab and remaining area finished with putty with 2 coats of acrylic paint.

Cooking Platform provided with polished Granite or equivalent and stainless sink.

### FLOORING :

Living/Dining/Kitchen/Bedrooms-Vitrified Tiles

Terraces and balconies-Ceramic Tiles

Staircase-Granite/Tiles

### DOORS :

Entrance Door-Flush door with polished veneer or teak finished veneer or equivalent.

Other Doors-Flush door with both side mica or equivalent.

### WINDOWS :

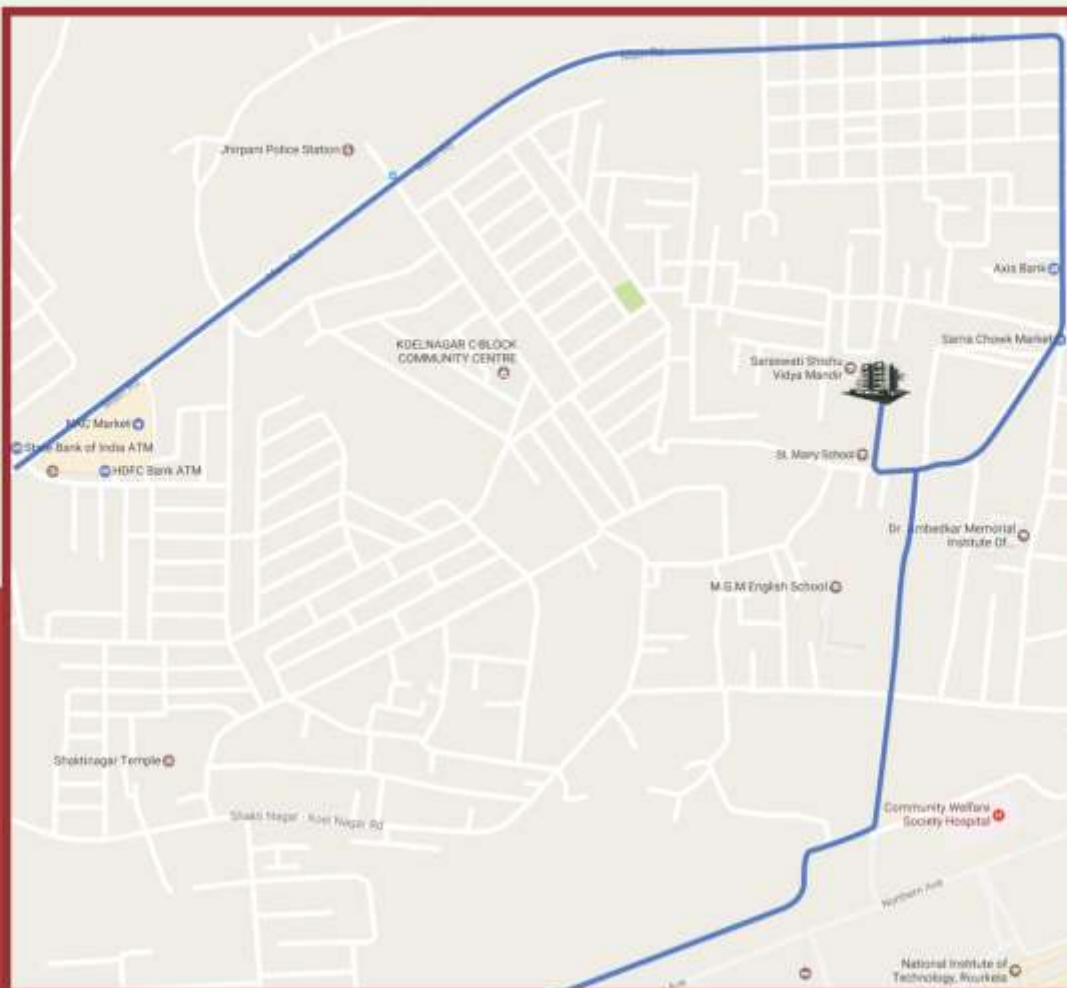
Anodised Aluminium /UPVC Windows.

### ELECTRICAL :

Modular switches from Anchor/Havells or equivalent. Wires from anchor/Finolex/ or Equivalent.with provision for inverter.

### PLUMBING :

Concealed CPVC pipes for water lines, PVC pipes for drainage/ sewerage lines and all CP fittings of reputed make.



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PROJECT  
APPROVED



State Bank of India



AXIS BANK

DEVELOPER

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