



SHUKRAANA

Civil Township

The charming locality of Rourkela,
And a greatly desirable, high end address.

This effortlessly merges,
The charisma of the modern lifestyle
The peaceful surroundings clubbed with instant access to
Modern amenities make Civil Township
The residence of your dreams.

So, we present before you, a living space that is
Rare and priceless of the exquisiteness of eternal classics
Developed exclusively for you, in western Odisha,
Unveiling, *Shukraana*.....



Old world charm with a
touch of mystique,
Your dream home-
Elegant and alluring....

Let us make your wish come true
And turn your *dream come true*



Amenities:

- ◆ 24 hours power backup (62.5kva Diesel Generator, Transformer installed).
- ◆ 24 hours Security.
- ◆ Apartment & Building is 100% Vastu Compliant.
- ◆ 2 car parking with each apartment.
- ◆ Flooring-
 - Premium Verified Tiles in Drawing and Dining area.
 - Premium ceramic wall tiles in washroom fitted from floor to roof.
 - Premium tiles fitted in Kitchen.
 - Wooden Flooring in Master Bedroom.
 - Verified tiles in other bedrooms.
- ◆ OTIS Gen2 Prime Lift. - The most reliable and secured and best in class Elevator.
- ◆ Fire Extinguisher fitted in every corner of the Apartment building.
- ◆ Termite chemical treated during the foundation.
- ◆ Water supply (Municipal Supply + Water boring).



Features -

- ◆ Premium bathroom fittings (Jaquar or similar range).
- ◆ Stainless steel Sink for Kitchen.
- ◆ Premium Modular fitted Kitchen with Granite slabs .
- ◆ Veka / Okotech or Similar UPVC Windows.
- ◆ Decorative Doors used in the apartment.
- ◆ Elevation of the building as in the picture with premium texture paint in walls and aluminum / MS slats fitted in the corners of the building giving a premium look with lighting affected as proposed.
- ◆ Ground Floor (Parking Area) to be decorated luxuriously with premium Granite Flooring & Lighting Effect making it a Grand Banquet for memorable Family Functions.

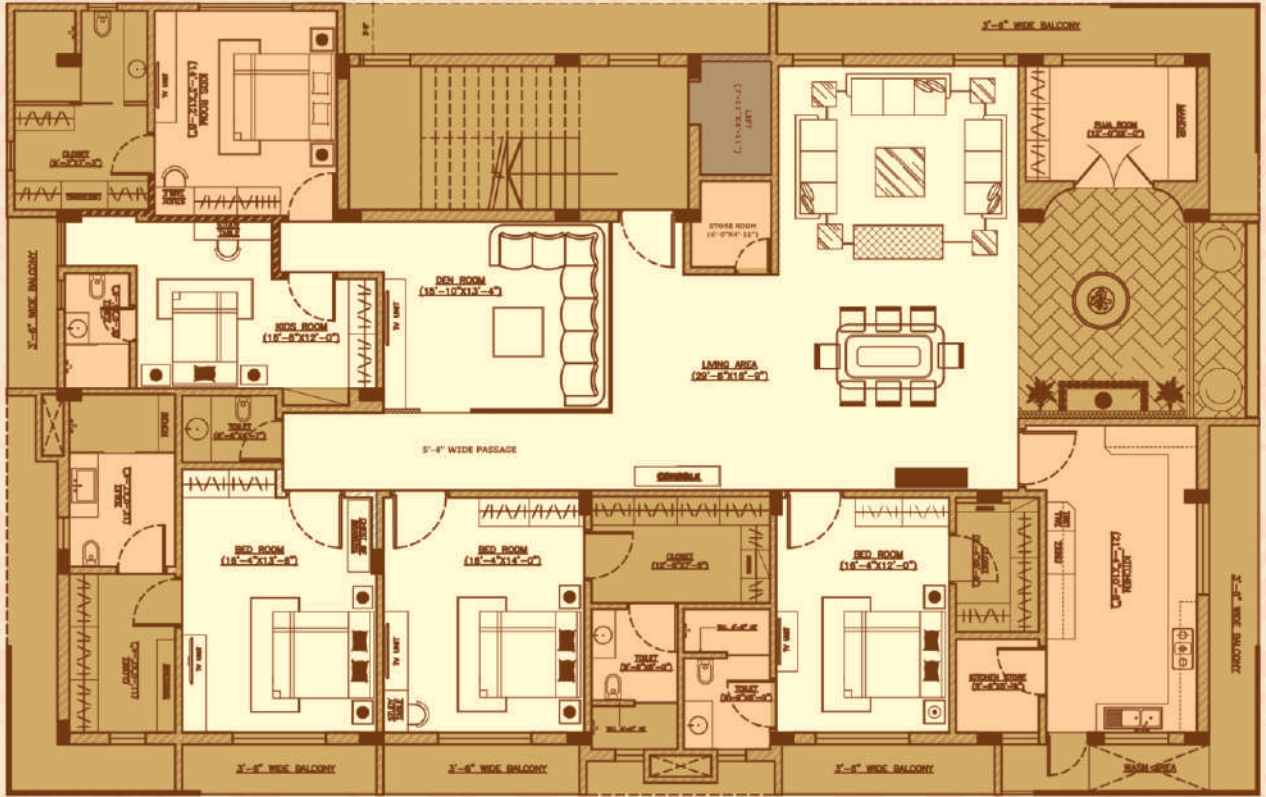
The property is free hold hence easy transfer of ownership. No complications.



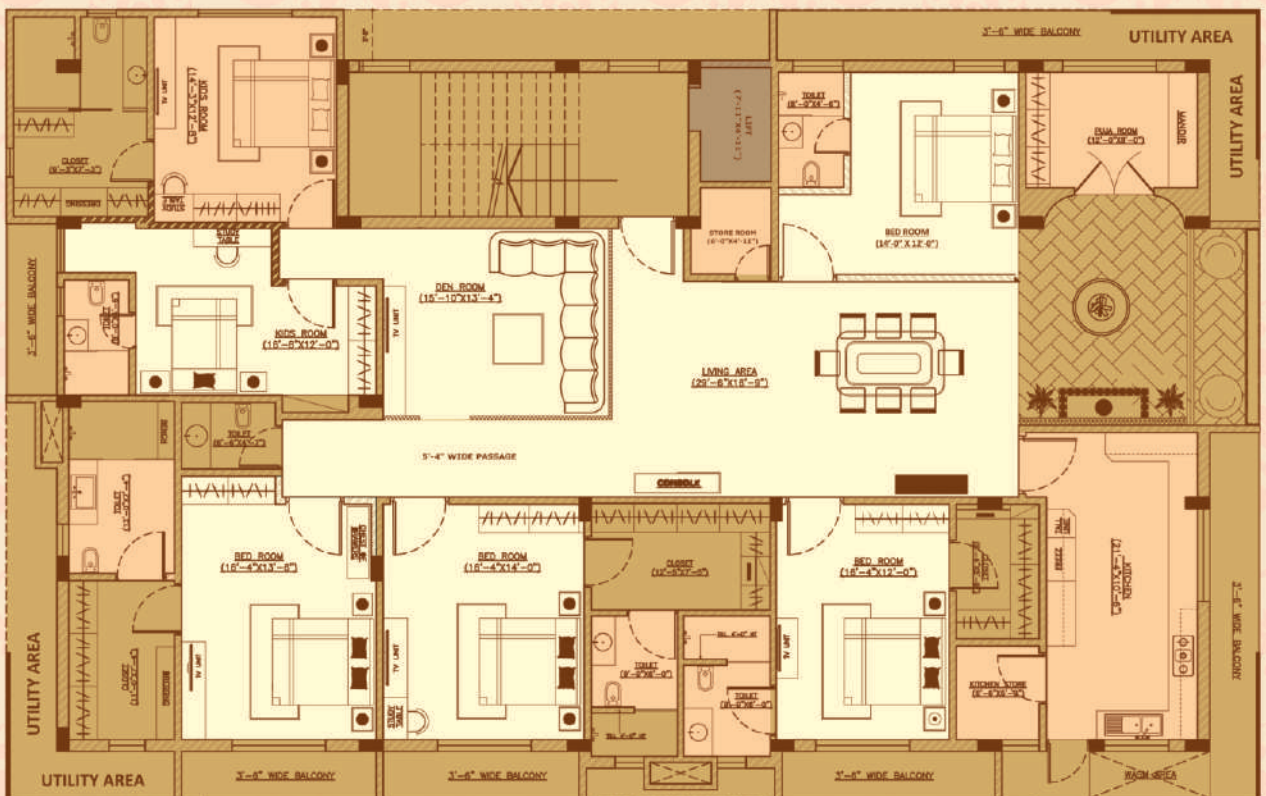




1st FLOOR PROPOSED LAYOUT



2nd & 3rd FLOOR PROPOSED LAYOUT





4th FLOOR PROPOSED LAYOUT





LOCATION MAP



Satguru
VENTURE

Plot no.: BBB 9/10, Civil Township, Hanuman Vatika Road, Rourkela

Phone : +91 6372055725 / 7008405206

Email : satgurumetals@gmail.com

Architect

VISTA ART DESIGNS