

GRANDAWAAS

Home is where the *story* begins

PROJECT OWNED BY



SITE ADDRESS

Phulnakhara, Bhubaneswar-Cuttack Road,
Odisha 754001

PROJECT EXECUTED BY



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*While others stop at luxury.
Our journey starts there.*

THE *Resitail* LIVING

LUXURY RESIDENCES & RETAIL EXPERIENCE

A SKY VILLA

Maximum spaces between apartments as per Vaastu for max ventilation & privacy

1

AUTOMATED HOMES

Fully Automated Homes with Alexa & App-controlled Main Door, TVs, ACs, Fans, Lights and Geysers

2

5,00,000 sq.ft
SHOPPING MALL

3

400+ SHOPS

4

A STAR HOTEL

with 40+ Rooms

5

CINEMA &
FOOD COURT

6



Artist's Impression

the
Concierge





5BHK
3980 SQFT



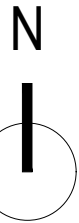
TYPICAL FLOOR PLAN



3BHK TYPE 1
1530 SQFT



3BHK TYPE 2
1530 SQFT





FOR THE *chosen* FEW

GRANDclub



Feature Water Fountain

Futsal Court

Garden Side Club
25000 sqft

Jogging / Walking Track

Lawn Tennis Court

Open Cafe

Deck

Basket Ball Court

Yoga Deck

Children Play Area

Pool Side Club
22000 sqft

Temple

Badminton Court

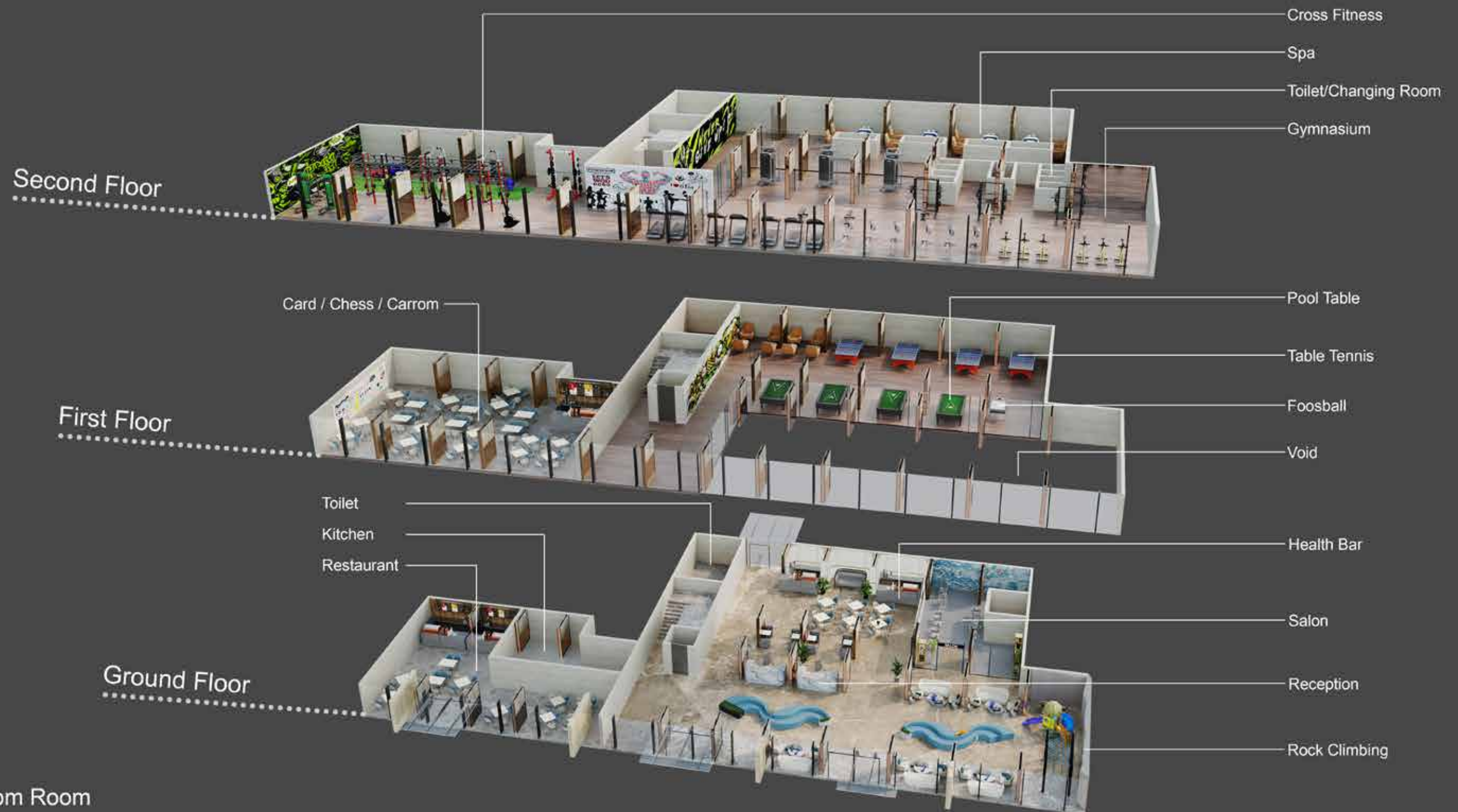
Swimming
Pool

Kids
Pool

AMENITIES

- 01 JOGGING /WALKING TRACK
- 02 SWIMMING POOL
- 03 KIDS POOL
- 04 PARTY DECK
- 05 TEMPLE
- 06 CHILDREN PLAY AREA
- 07 LAWN TENNIS COURT
- 08 YOGA DECK
- 09 BASKET BALL COURT
- 10 CRICKET PITCH
- 11 SKATE PARK
- 12 PARTY LAWN
- 13 NANA NANI PARK
- 14 MINI FOREST
- 15 FLOWER GARDEN
- 16 AMPHI THEATRE
- 17 FEATURE POOL
- 18 POOL SIDE CLUB HOUSE - 25000 SQFT
- 19 GARDEN SIDE CLUB HOUSE - 22000 SQFT
- 20 OPEN CAFE
- 21 BADMINTON COURT
- 22 FUTSAL COURT
- 23 FEATURE WATER FOUNTAIN

P O O L S I D E C L U B



POOL SIDE CLUB

Lobby
 Rock Climbing
 Salon
 Health Bar
 Restaurant
 Card / Chess / Carrom Room
 Table Tennis
 Foosball
 Pool Table
 Cross Fitness
 Gymnasium
 Spa



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G A R D E N S I D E C L U B

Second Floor

First Floor

Ground Floor

GARDEN SIDE CLUB

Lobby
Society Office
Conference room
Party Hall
Squash Court
Badminton Court
Day Care

Party Hall
Lobby

Void
Day Care
Toilet
Viewing Gallery

Badminton Court

Toilet

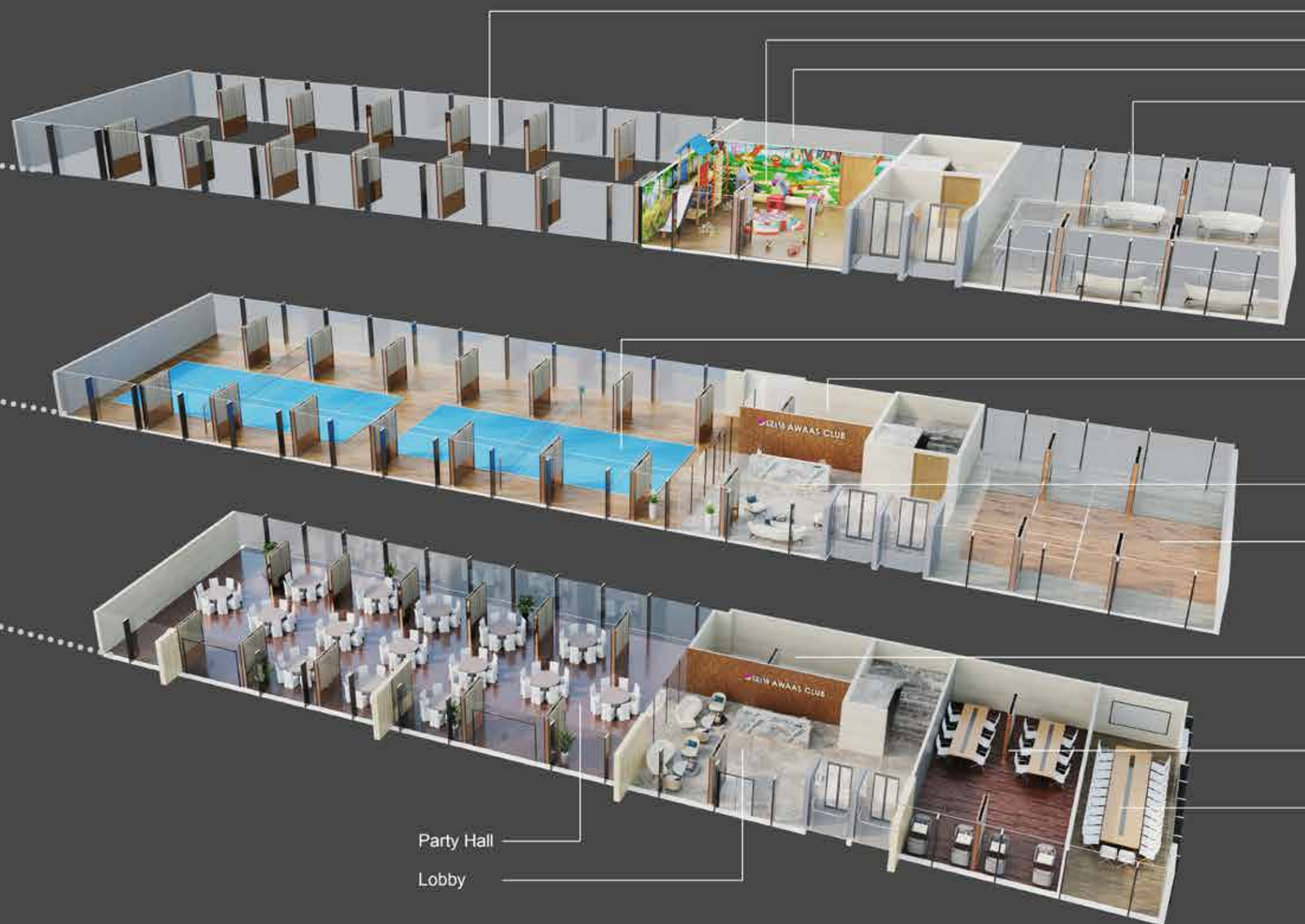
Lobby

Squash Court

Toilet

Society Office

Conference Room





UPGRADE YOUR DREAM HOME!

Group G brings you the Finest Homes of the city with bespoke interior design and elegant finish.

G Luxe by Group G, provides tailor-made interior designs to all 'GROUP G Family' customers who have invested in our project across Odisha and bring those designs to life through professional execution by collaborating with renowned architects, designers, consultants, and amenity operators. An End-to-End Service, our in-house team oversee every aspect, from conception to completion, devoting the time, energy, and resources needed to deliver the finest products and services.

Pay a nominal
amount
of ₹150/sqft only

Can be topped
up in your
existing
Home Loan

Benefits of Bulk
Purchase
passed to our
Customers





 Standard Residence	 Luxe Residence	 Luxe+ Residence	 Luxe++ Residence
TILES(*SOMANY OR SIMPOLO OR EQUIVALENT)			
2'X2' Standard Vitrified Floor Tiles*	4'X2' Designer Floor Tiles*	4'X2' Designer Floor Tiles*	4'X2' Designer Floor Tiles*
None	Windows Frames made of tiles for better weather protection	Windows Frames made of tiles for better weather protection	Windows Frames made of tiles for better weather protection
Kitchen Platform : Granite	Kitchen Platform : Designer Engineered Tiles`	Kitchen Platform : Designer Engineered Tiles	Kitchen Platform : Designer Engineered Tiles
Kitchen /Bathroom Dado : Standard Tiles by Simpolo or Somany or equivalent	Kitchen /Bathroom Dado: Walls upto 7 ½ft height in specially made Designer tiles	Kitchen /Bathroom Dado: Walls upto 7 ½ft height in specially made Designer tiles	Kitchen /Bathroom Dado: Walls upto 7 ½ft height in specially made Designer tiles
SANITARY			
Living room basin and faucets : Standard range of Kohler	Living room basin and faucets : Most Premium range of Kohler	Living room basin and faucets : Most Premium range of Kohler	Living room basin and faucets : Most Premium range of Kohler
WALL PAINT			
Wall Putty finish by Asian Paints or equivalent	Wall Putty + Apex Ultima paint by Asian Paints or equivalent	Wall Putty + Apex Ultima paint by Asian Paints or equivalent	Wall Putty + Apex Ultima paint by Asian Paints or equivalent
WINDOWS			
Aluminium Series as used in Grand Bazaar	Aluminium Domal Series	Aluminium Domal Series	Aluminium Domal Series
SECURITY			
Standard Lock by Dorset or Godrej	Digital lock by Dorset	Digital lock by Dorset	Digital lock by Dorset
CURTAIN PELMETS			
NA	Curtain Pelmet for concealing AC conduits and curtain fixtures	Curtain Pelmet for concealing AC conduits and curtain fixtures	Curtain Pelmet for concealing AC conduits and curtain fixtures
ELECTRICAL SWITCHES & BOARDS			
Standard Switches & Boards by Honeywell	Premium Switches & Boards : Matt Black Series by Schneider	Premium Switches & Boards : Matt Black Series by Schneider	Premium Switches & Boards : Matt Black Series by Schneider
HOME AUTOMATION			
NA	NA	Fully Automated with 	Fully Automated with 
MODULAR KITCHEN			
NA	NA	NA	Solid Ply with premium Acrylic claddings by Greenlam+ Hardware by European brands
FALSE CEILING			
NA	NA	NA	Saint Gobain Gypsum with Hybec Lights

KINDLY NOTE : The product brands mentioned above or similar will be used as per the sole discretion of the Builder.