



Welcome to the
World of Tranquility

BLU SERENE



MAHODADHI ESTATE INDIA PVT. LTD



BLU SERENE

'Serenity' is a word that carries a sense of joyful coincidence, a feeling that you've stumbled upon a hidden treasure, a wonder moment wrapped in chance.

BLU Serene is a landmark where we designed the aesthetic view of serenity pool, gazebo to relax and pebbles to feels the tranquillity of roof top garden.



Explore the strategic location of **BLU SERENE** from above. Situated at main road of Rangabazar, our residential complex offers convenient access and prime connectivity. Experience the expansive layout and surrounding neighborhood, highlighting the spaciousness and accessibility of your future residence.



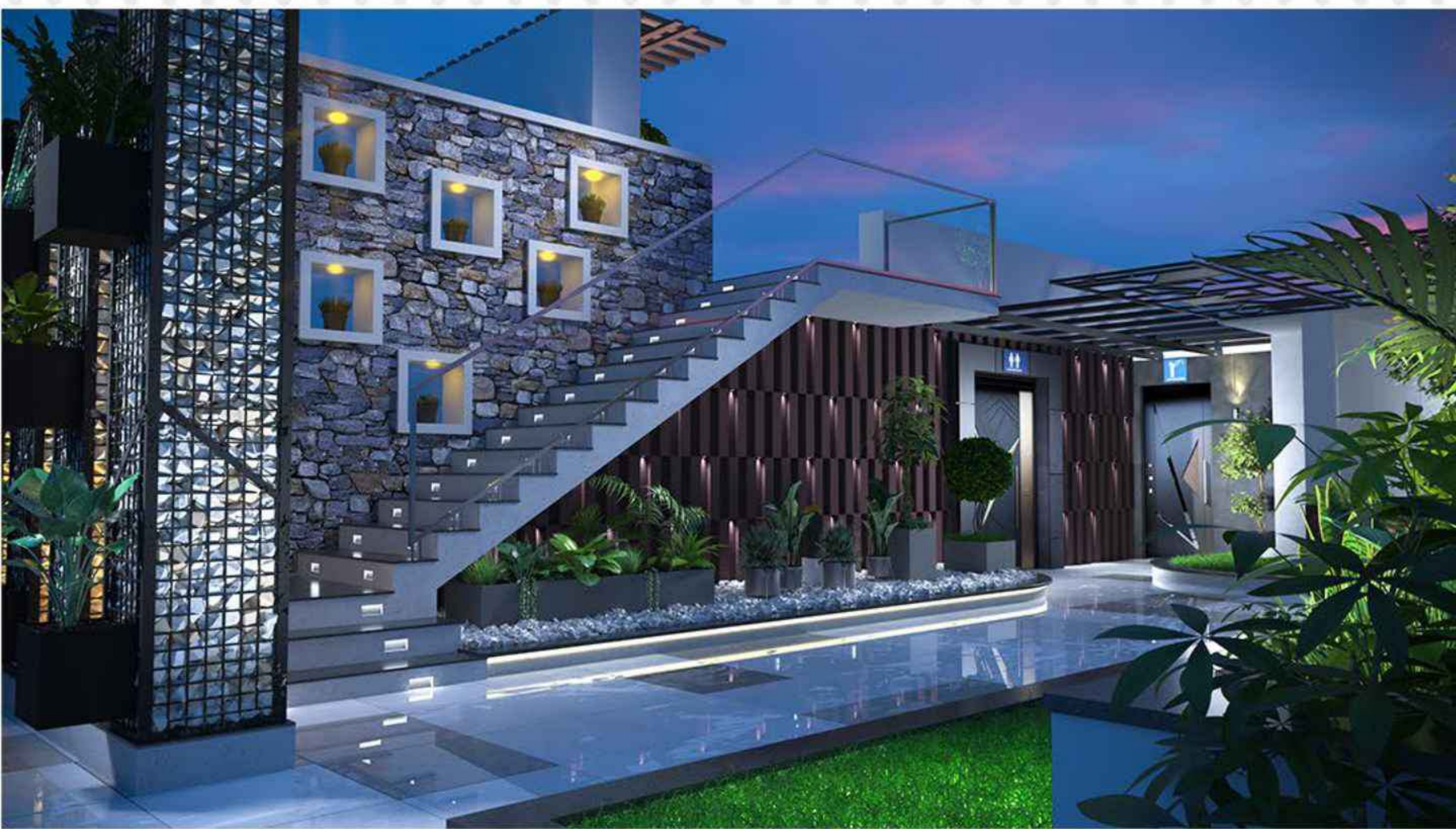
FIND TRANQUILITY IN EVERY DETAIL.

As you ascend to our rooftop pool, discover a seamless blend of natural elements and modern design.



EXPERIENCE THE BEAUTY OF VERTICAL LIVING.

FROM STONE-CLAD STEPS TO VERDANT LAWNS, OUR ROOFTOP OASIS INVITES YOU TO ESCAPE THE ORDINARY.





SERENITY POOL

IMMERSE YOURSELF IN TRANQUILITY AT
OUR SERENITY POOL, WHERE ENDLESS
CALM MEETS LUXURIOUS COMFORT





Our serene yoga space offers a tranquil sanctuary where you can discover inner peace and enhance physical vitality.

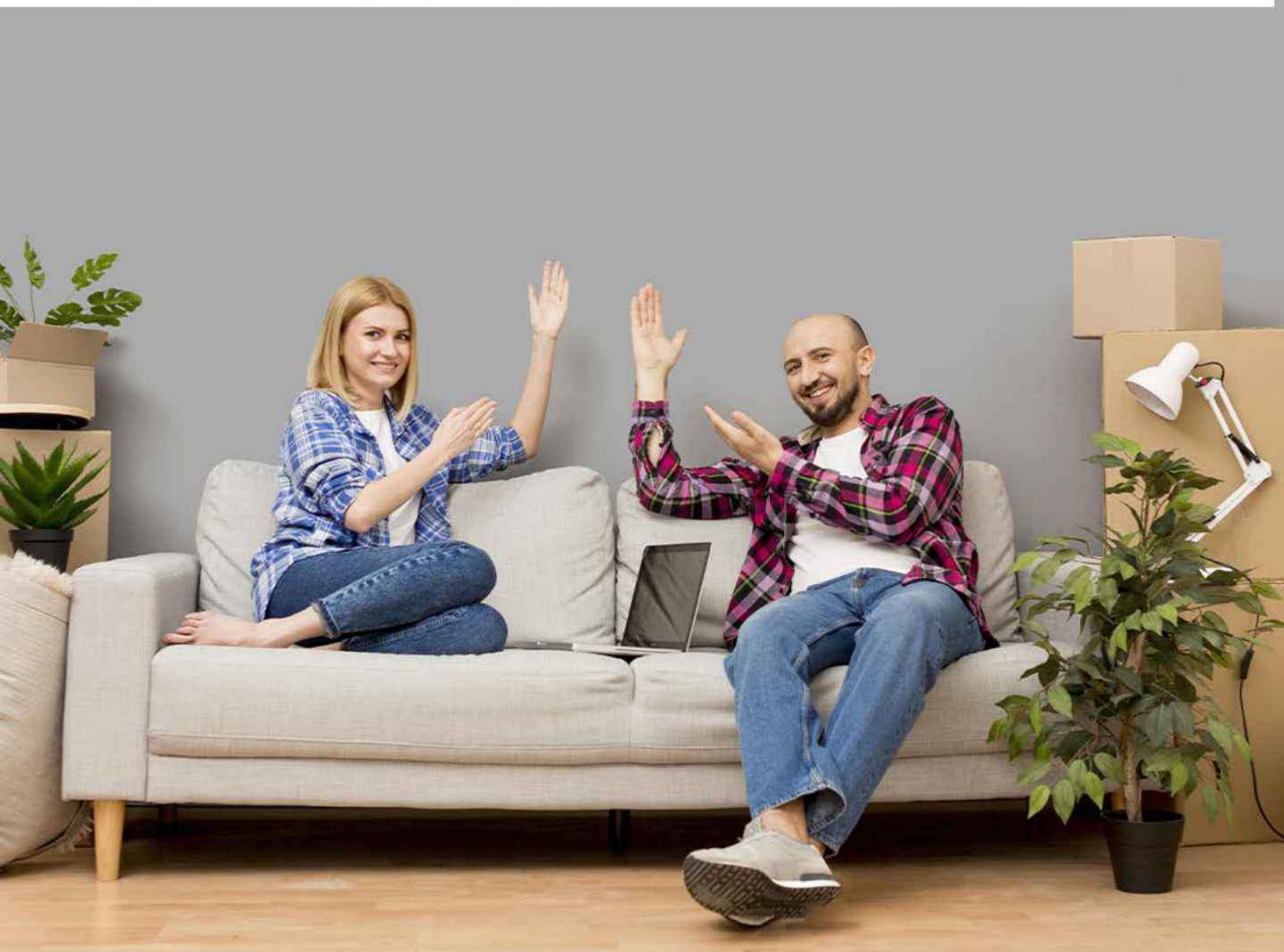




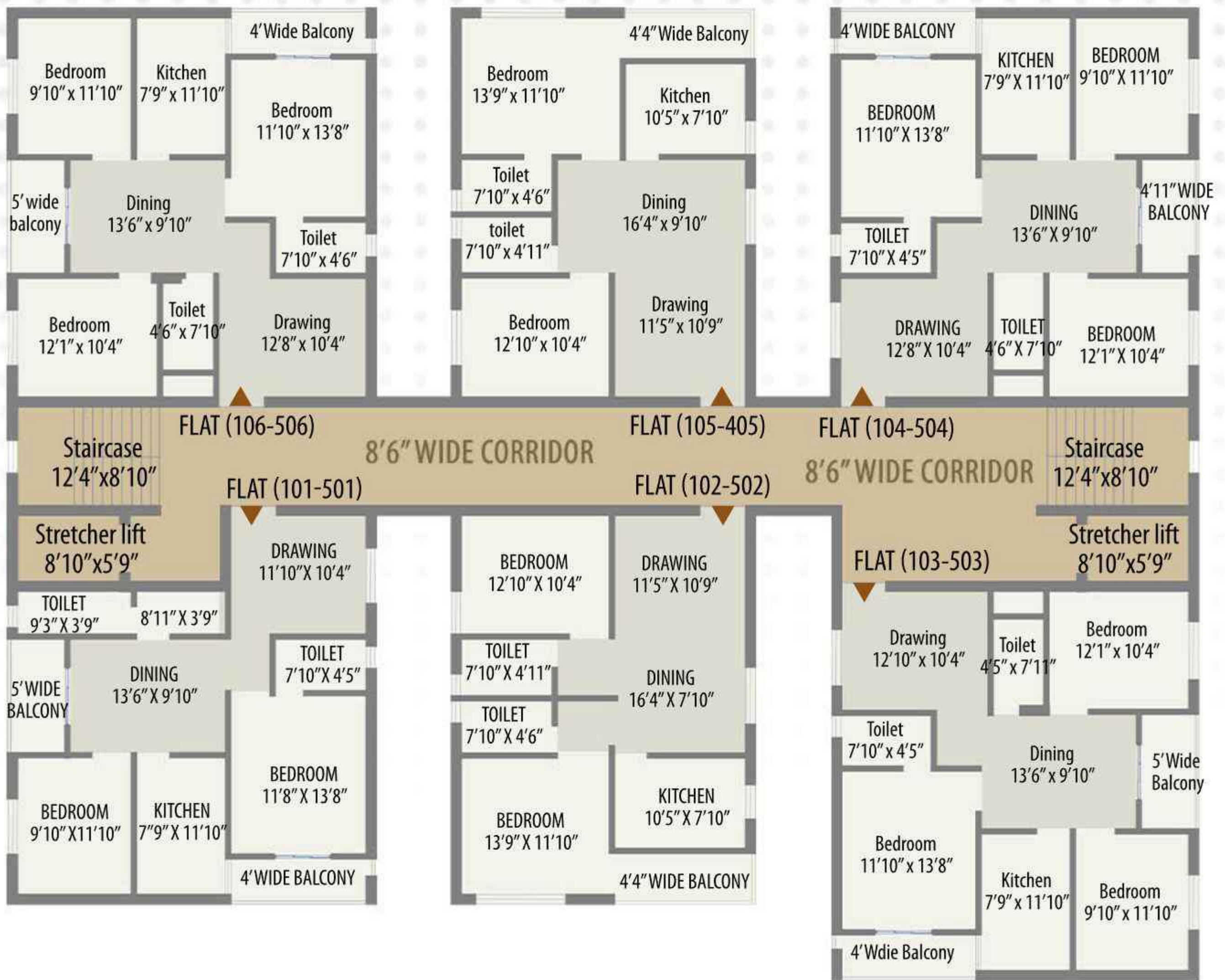
With a focus on cleanliness, sustainability, and safety, the services offer a range of essential features designed to meet diverse needs. From efficient washing facilities ensuring cleanliness and hygiene to EV charging stations promoting eco-friendly transportation options, they cater to both practical and environmentally conscious individuals. Moreover, the presence of CCTV surveillance underscores a commitment to security, providing round-the-clock monitoring for peace of mind.

Unmatched LUXURY & FEATURES

- Gated community with 24 hours security.
- 24/7 water supply
- CCTV Surveillance.
- DG Facility for common Area
- Intercom facility
- EV charging plug points to each parking area
- Lift facilities
- Rain water harvesting
- STP
- Car Wash
- Swimming Pool
- Yoga Area
- Roof top garden
- Solar system backup for common areas

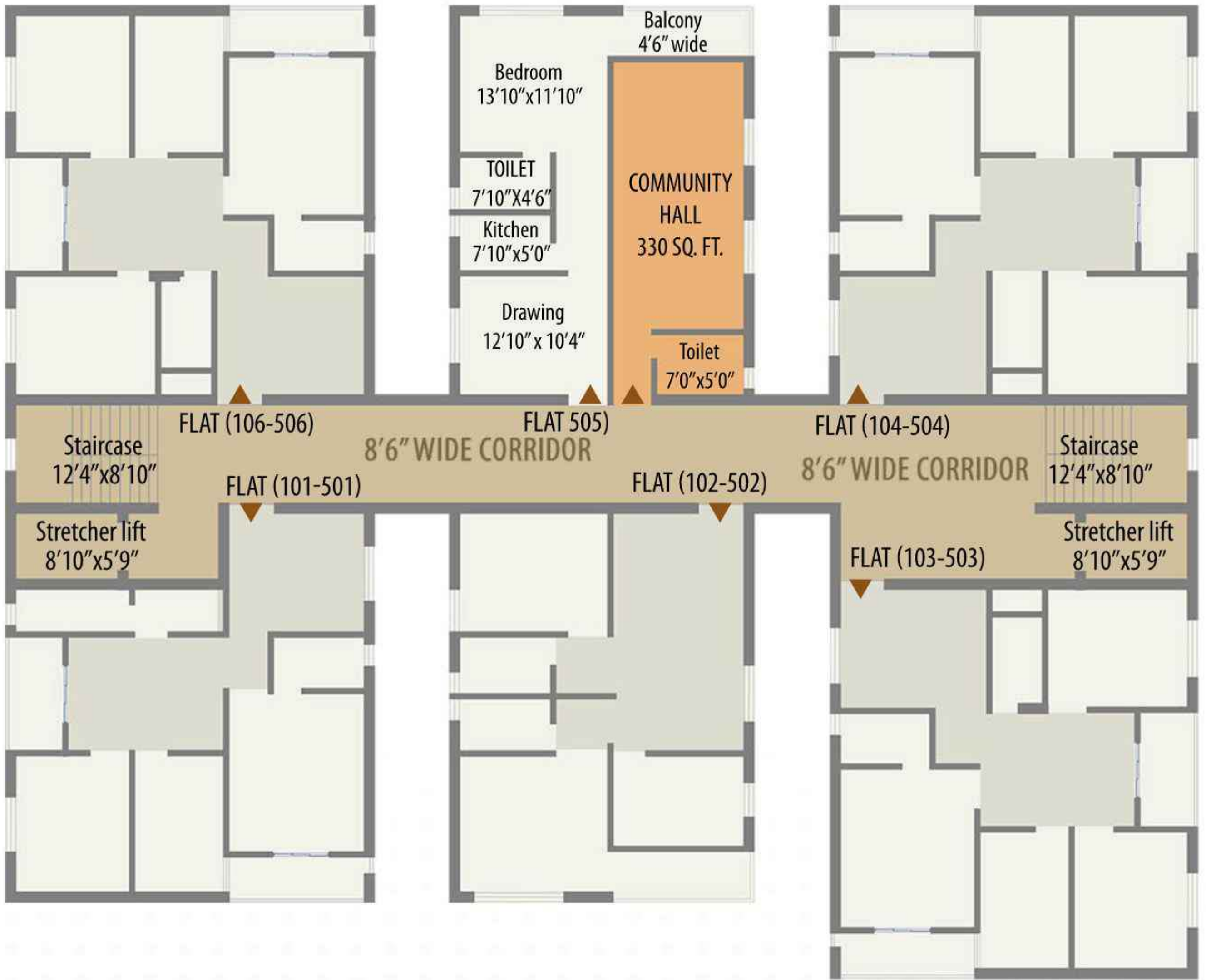


Your Dream LEAVING SPACE



TYPICAL FLOOR PLAN
1ST, 2ND & 3RD & 4TH FLOOR





5TH FLOOR PLAN

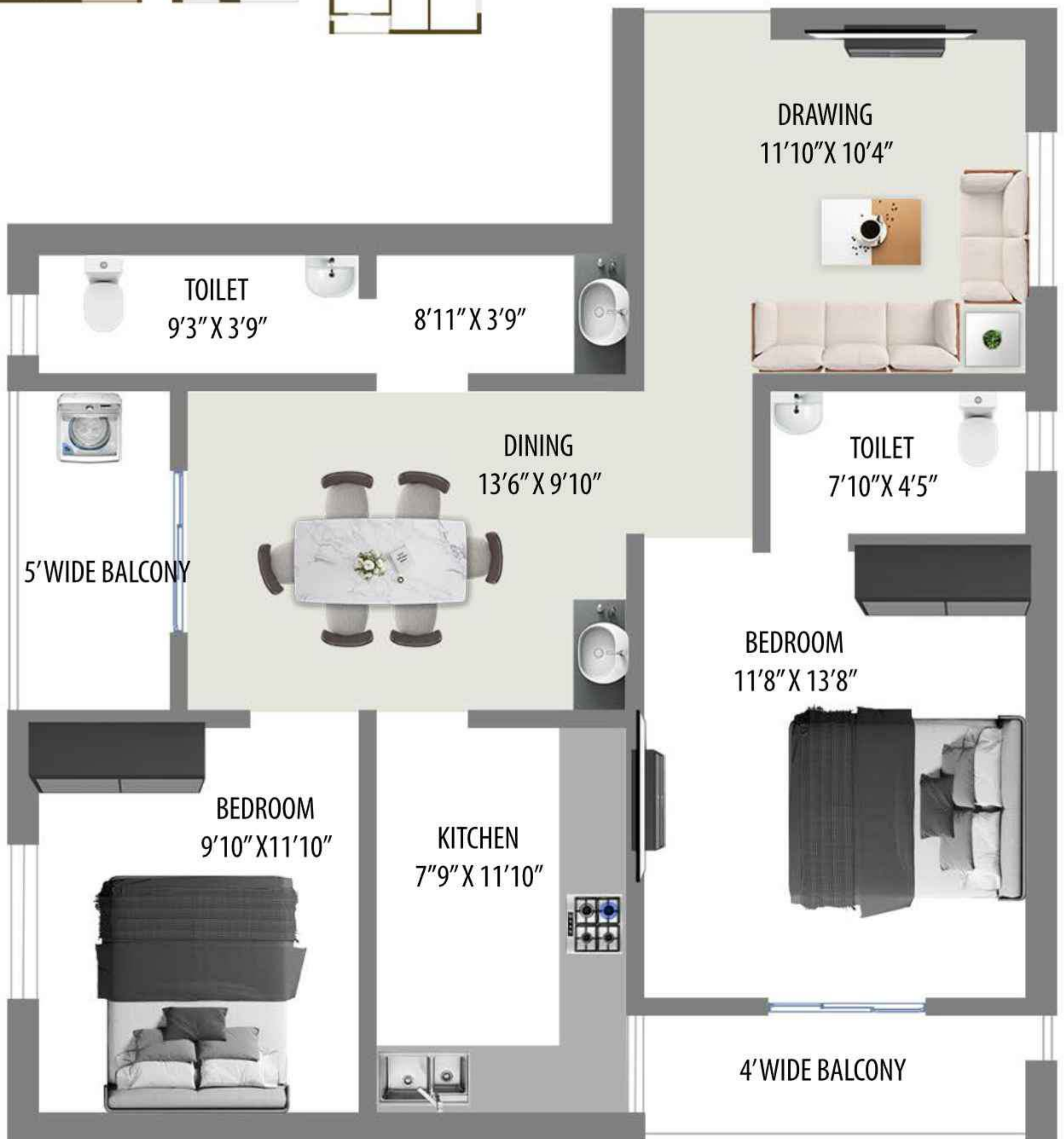
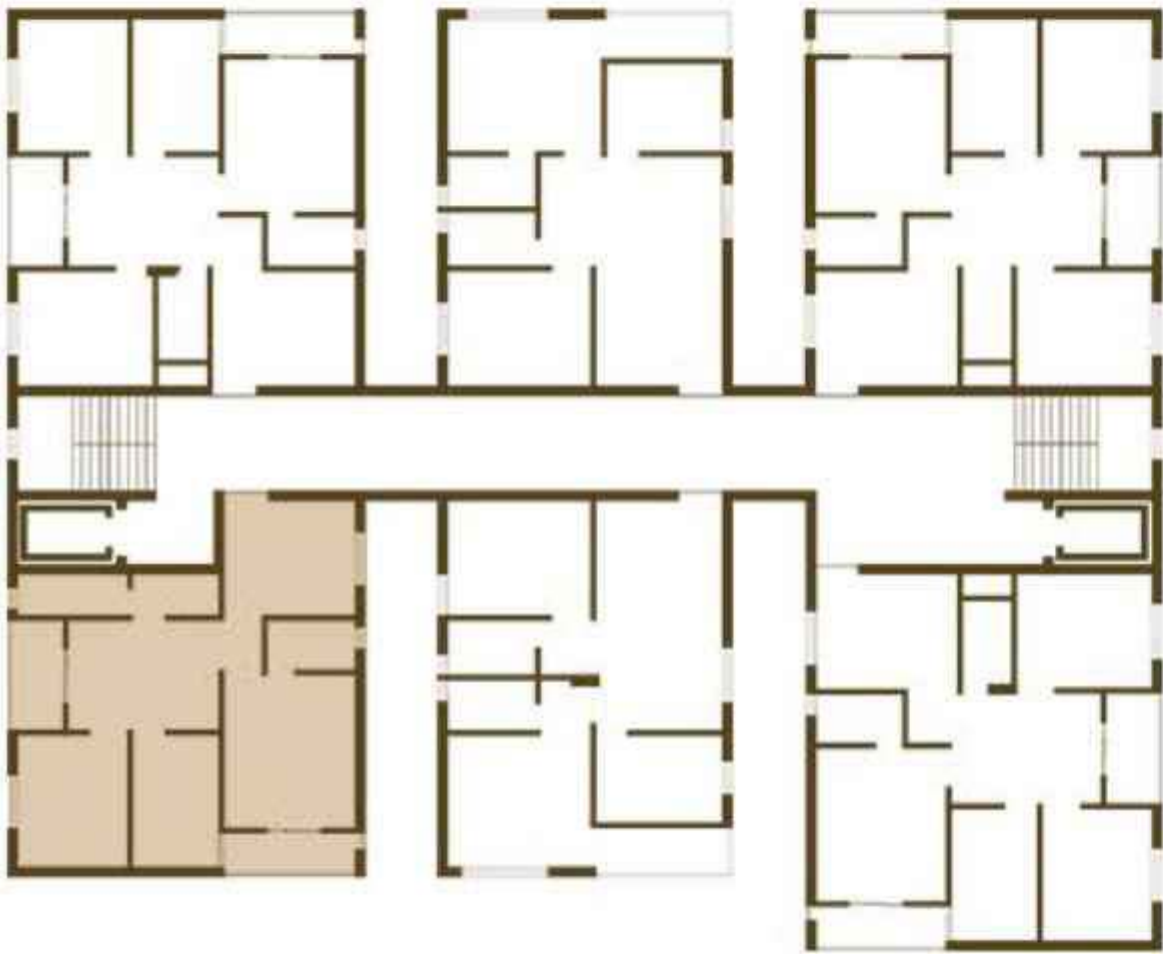


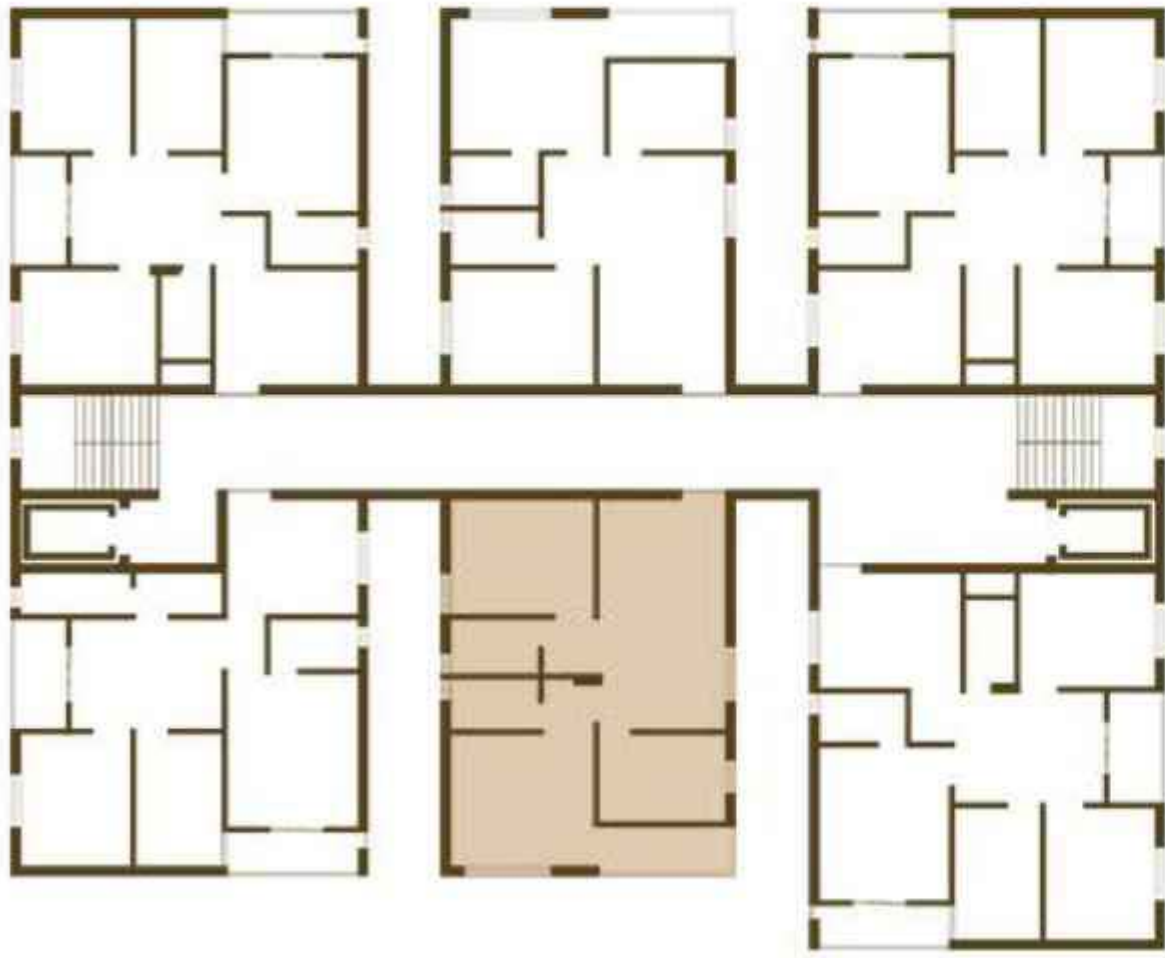
Explore your **DREAM SPACE**

TYPICAL FLOOR PLAN

101-501 (2 BHK)

BUILT UP AREA 976 SQ. FT.
CARPET AREA
(Including Balcony) 877 SQ. FT.
SUPER BUILT UP AREA 1641 SQ. FT.

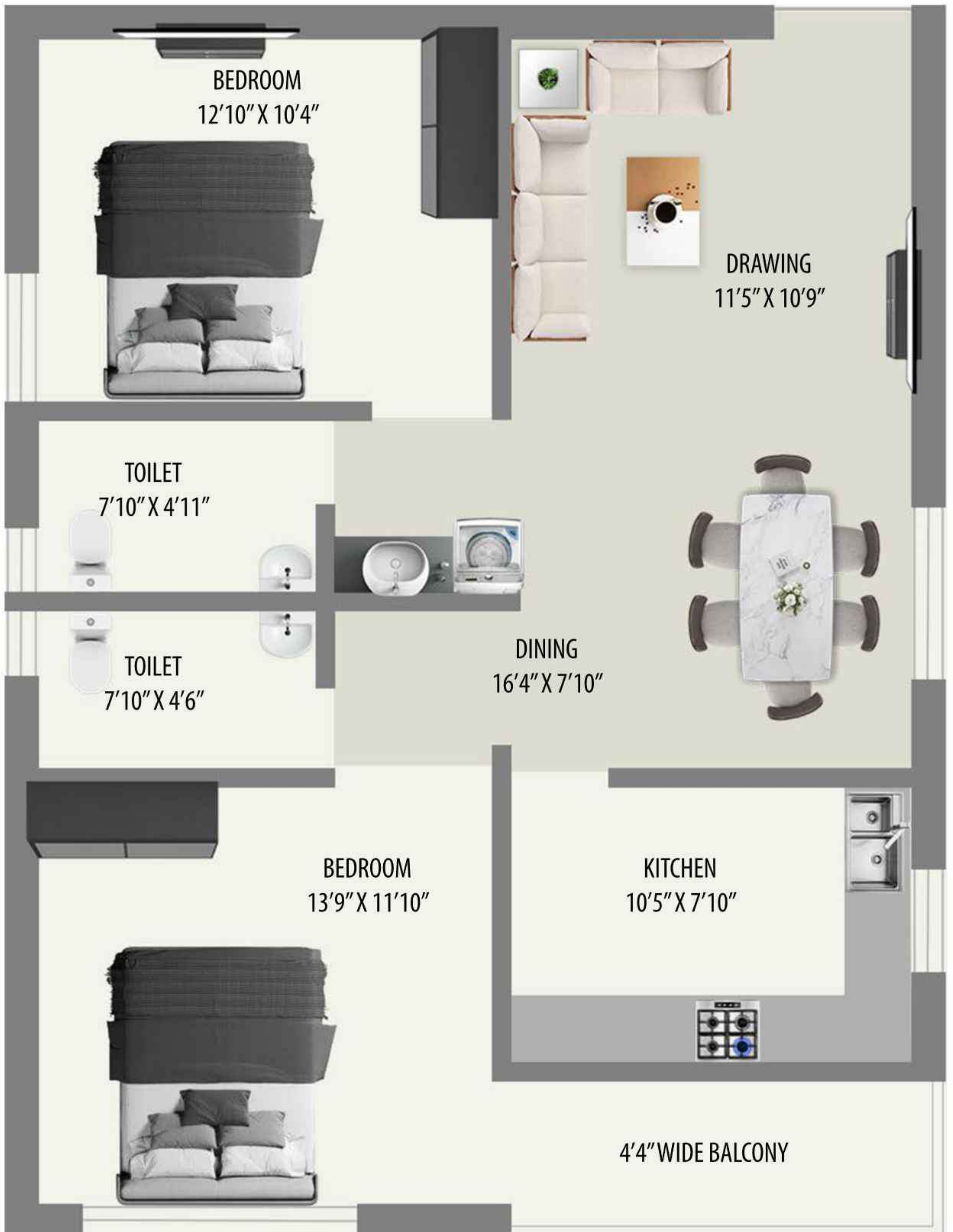


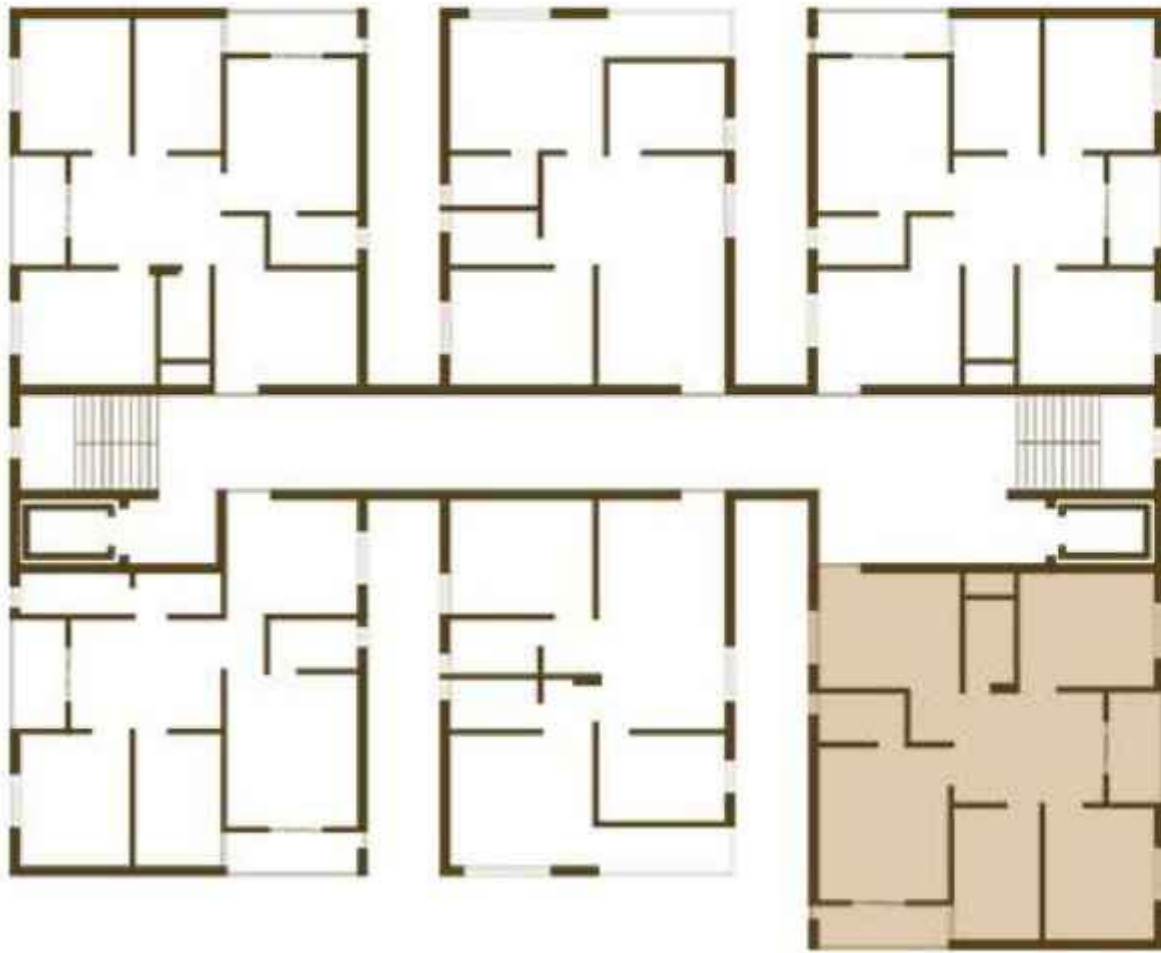


TYPICAL FLOOR PLAN

102-502 (2 BHK)

BUILT UP AREA	904 SQ. FT.
CARPET AREA (Including Balcony)	814 SQ. FT.
SUPER BUILT UP AREA	1520 SQ. FT.

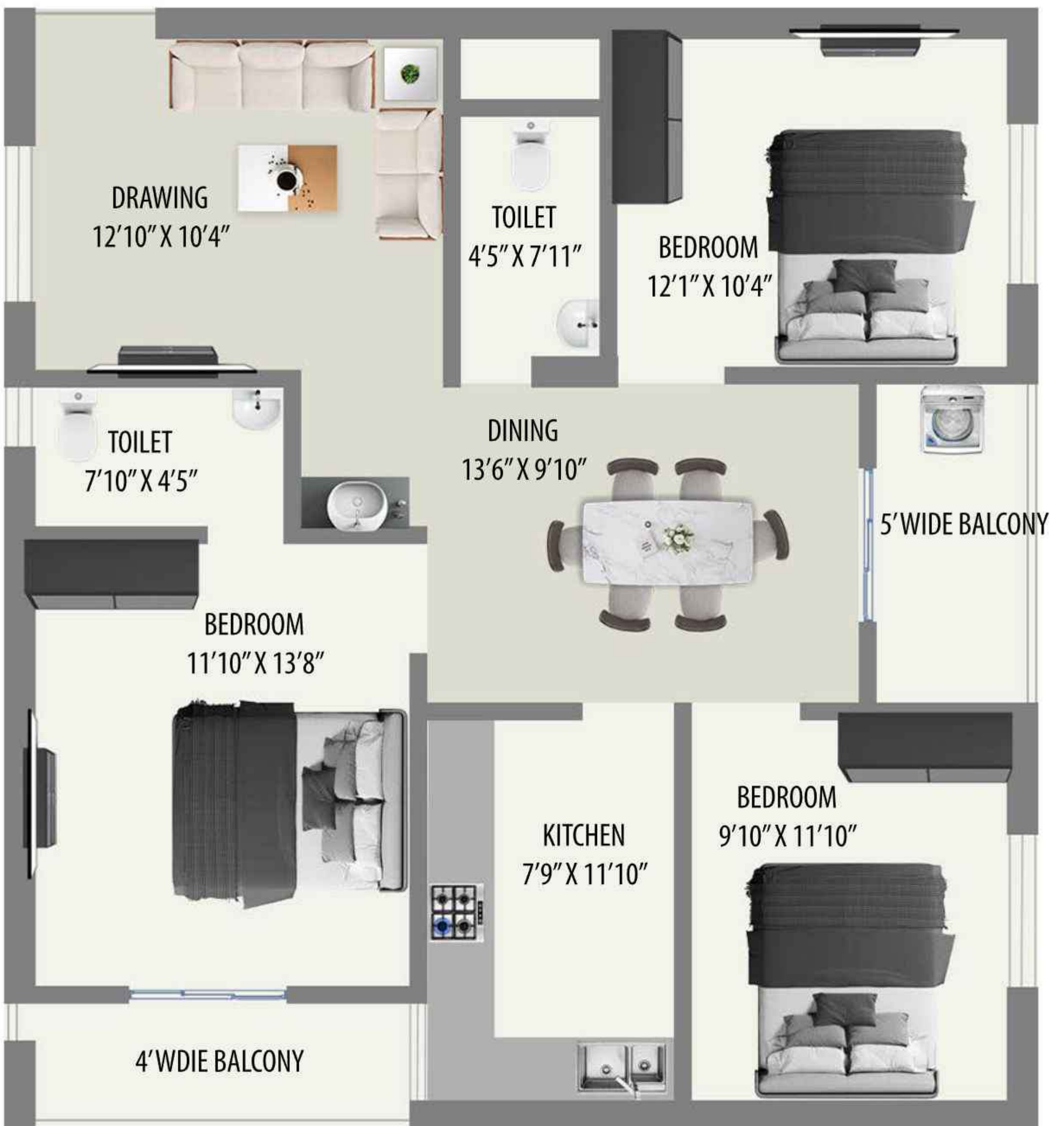


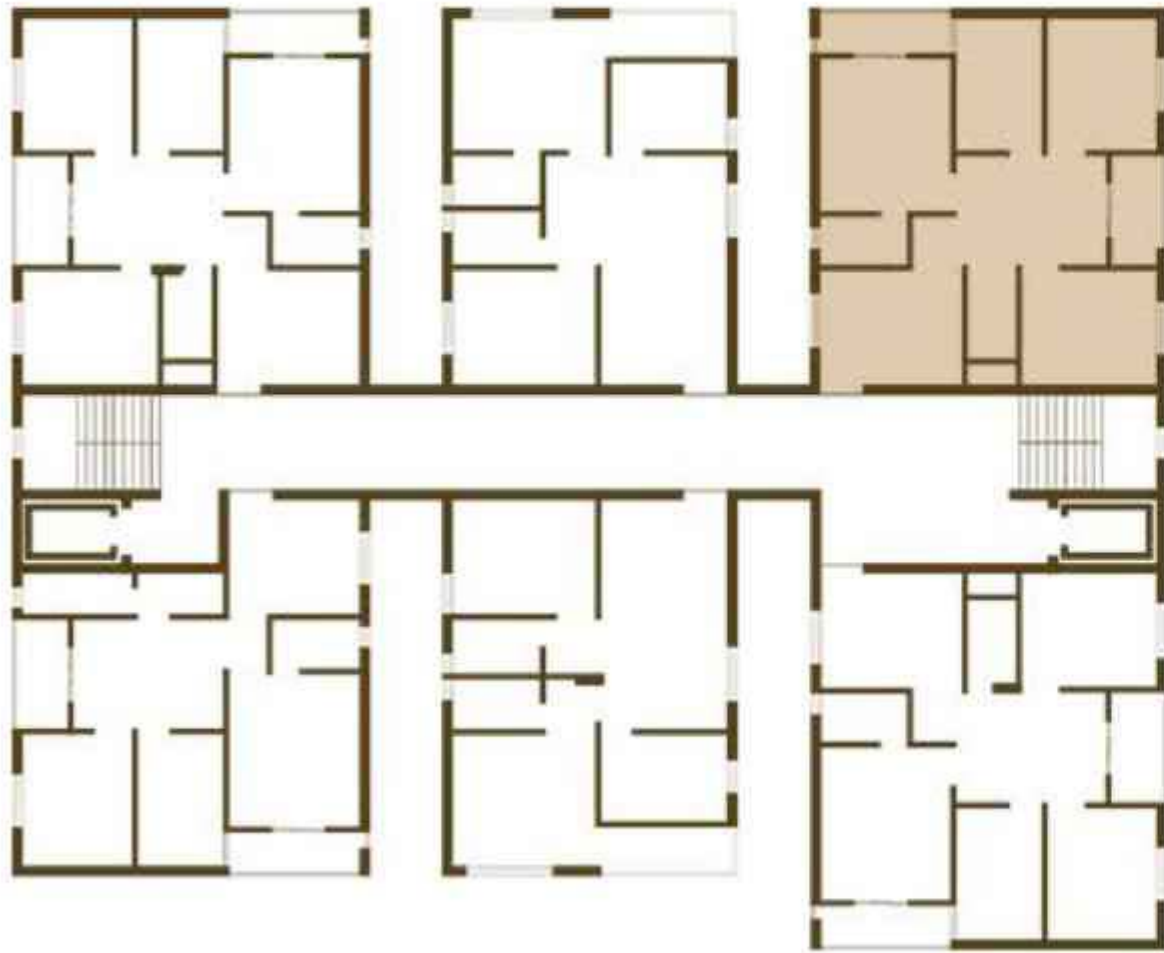


TYPICAL FLOOR PLAN

103-503 (3 BHK)

BUILT UP AREA	1096 SQ. FT.
CARPET AREA (Including Balcony)	998 SQ. FT.
SUPER BUILT UP AREA	1844 SQ. FT.



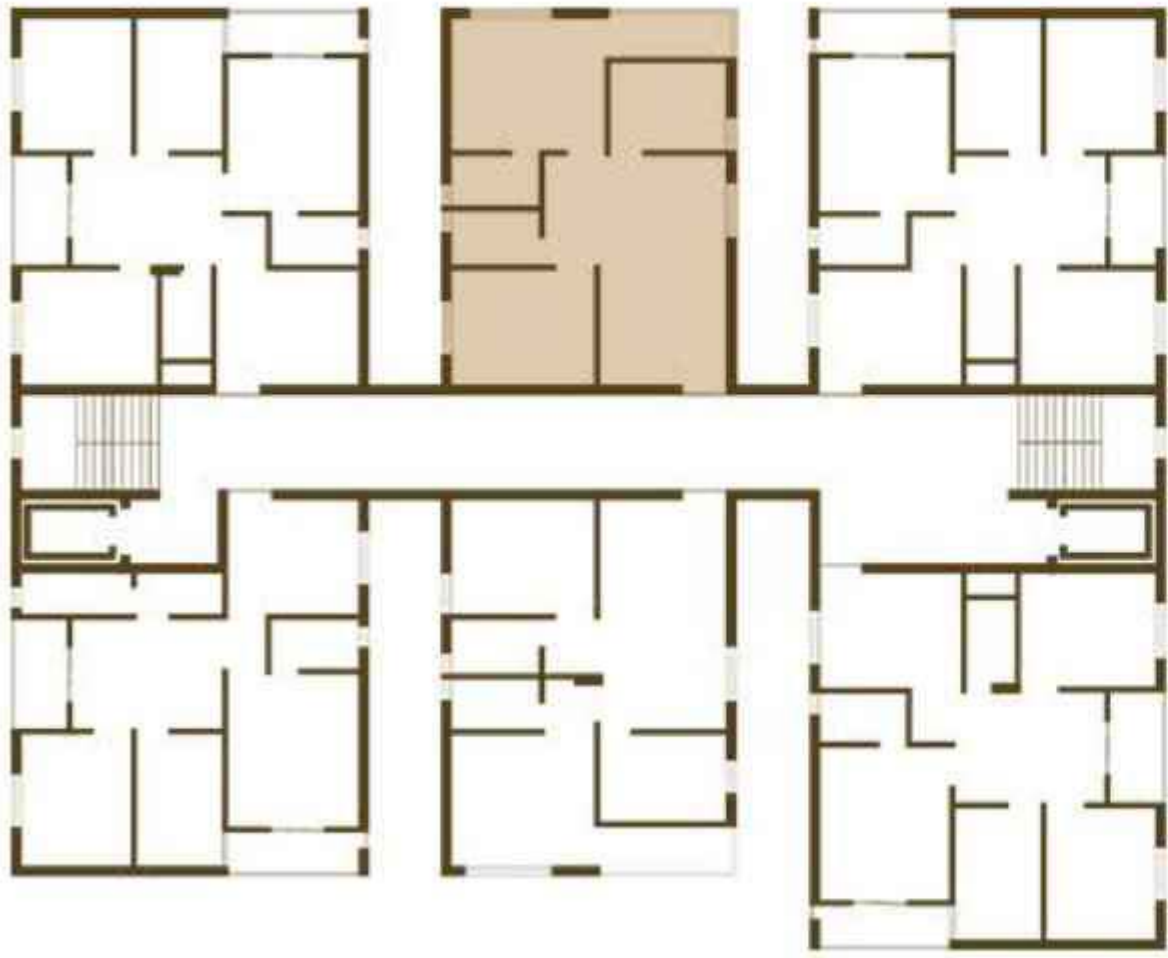


TYPICAL FLOOR PLAN

104-504 (3 BHK)

BUILT UP AREA	1096 SQ. FT.
CARPET AREA (Including Balcony)	998 SQ. FT.
SUPER BUILT UP AREA	1844 SQ. FT.

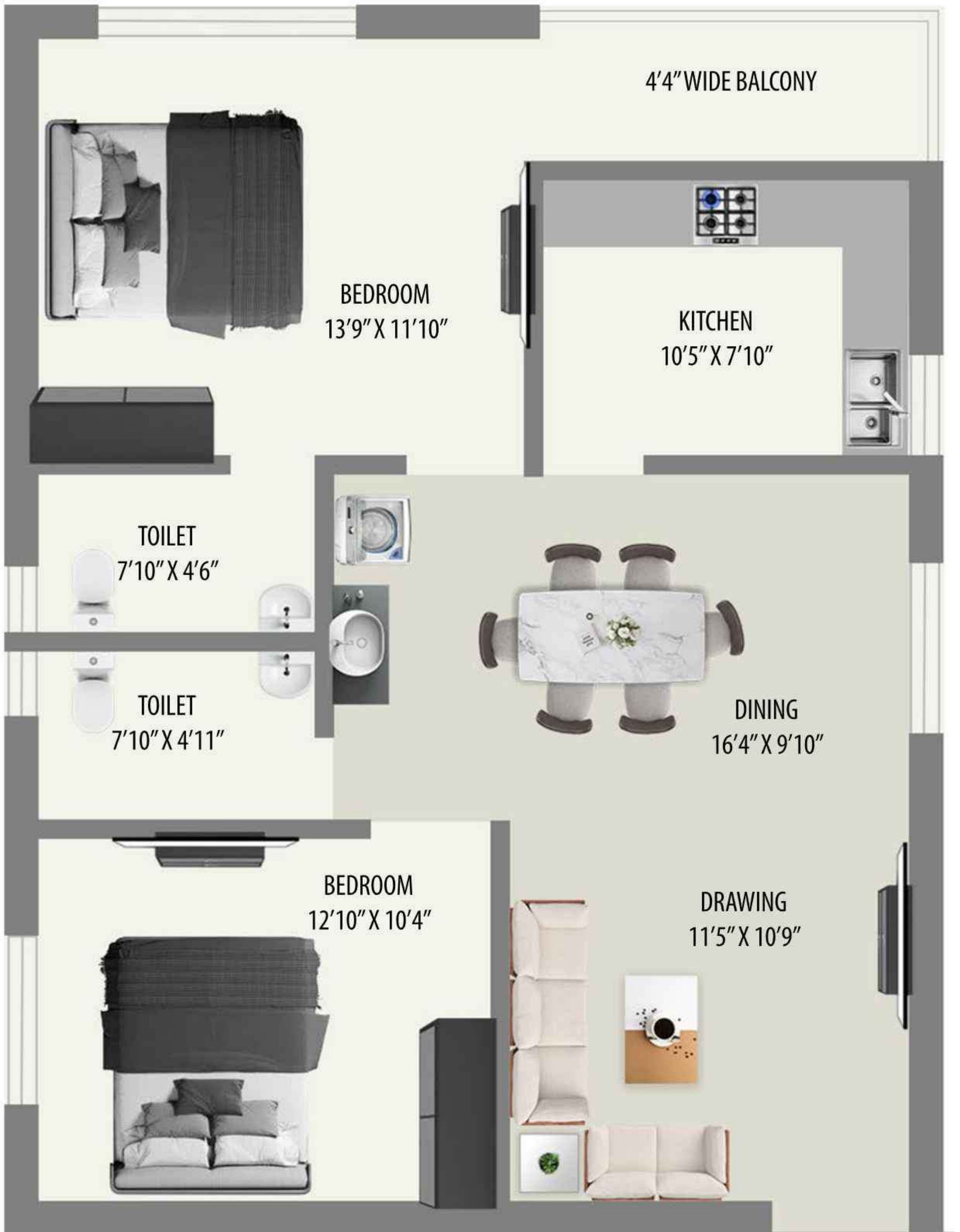


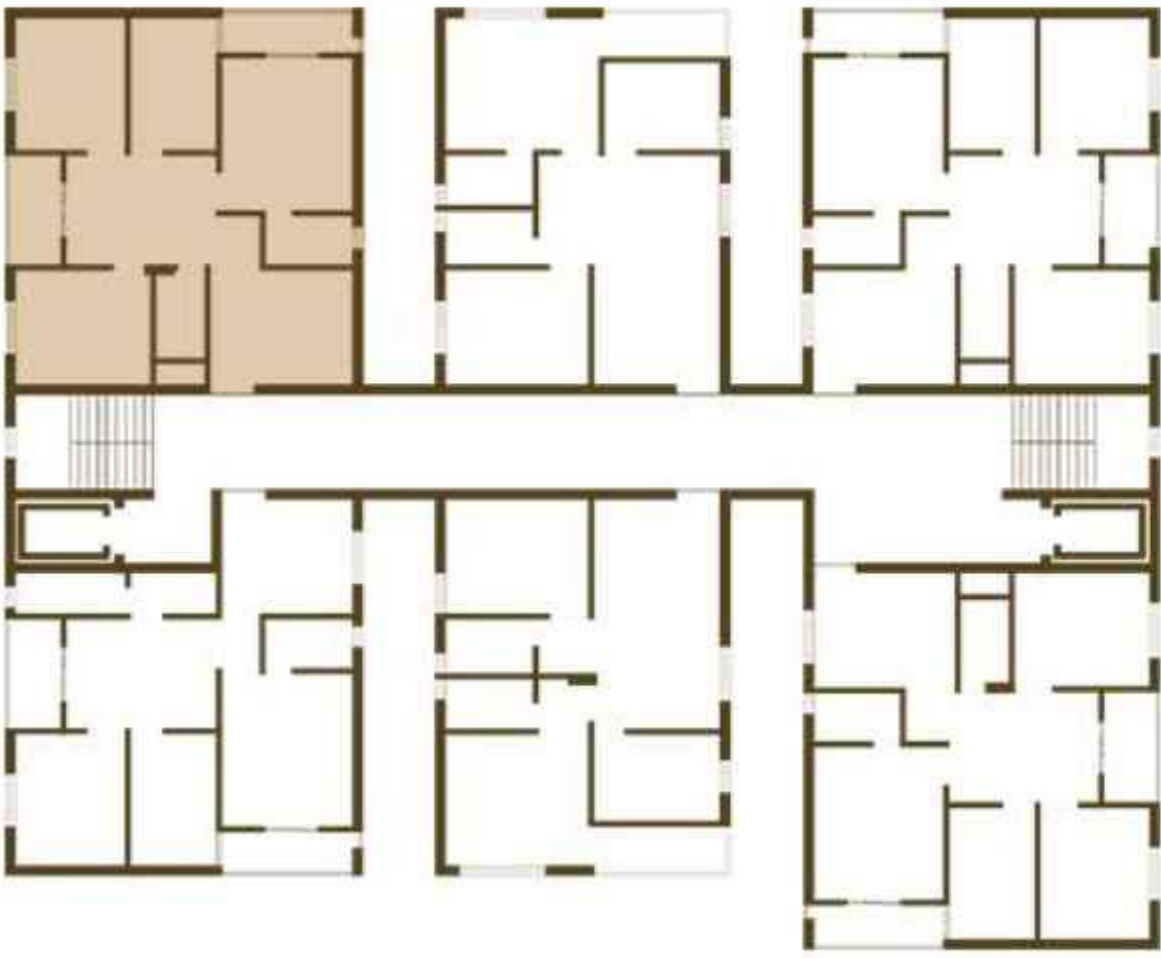


TYPICAL FLOOR PLAN

105-405 (2 BHK)

BUILT UP AREA	904 SQ. FT.
CARPET AREA (Including Balcony)	814 SQ. FT.
SUPER BUILT UP AREA	1520 SQ. FT.





TYPICAL FLOOR PLAN

106-506 (3 BHK)

BUILT UP AREA	1096 SQ. FT.
CARPET AREA (Including Balcony)	998 SQ. FT.
SUPER BUILT UP AREA	1844 SQ. FT.



SPECIFICATIONS

FOUNDATION

Earthquake resistance R.C.C frame structure

All PCC works in 1:4:8 proportion using HG metal.

STRUCTURE / SUPER STRUCTURE

RCC Structure of Columns, Beams, Lintel and Slabs etc in sub structure shall be with M20 grade of concrete.

WALLS

All bricks work shall be with flyash bricks and all outside & inside wall shall be plastered in (1:6) proportion. All ceiling area shall be plastered with (1:4) proportion.

PAINTING

Exterior with weather proof paint and interior with Emulsion paint on putty finished.



TOILET

Antiskid vitrified tiles flooring, wall cladding up to 7ft height, with matching wall tiles. PVC doors & door frames in toilet of each apartment.

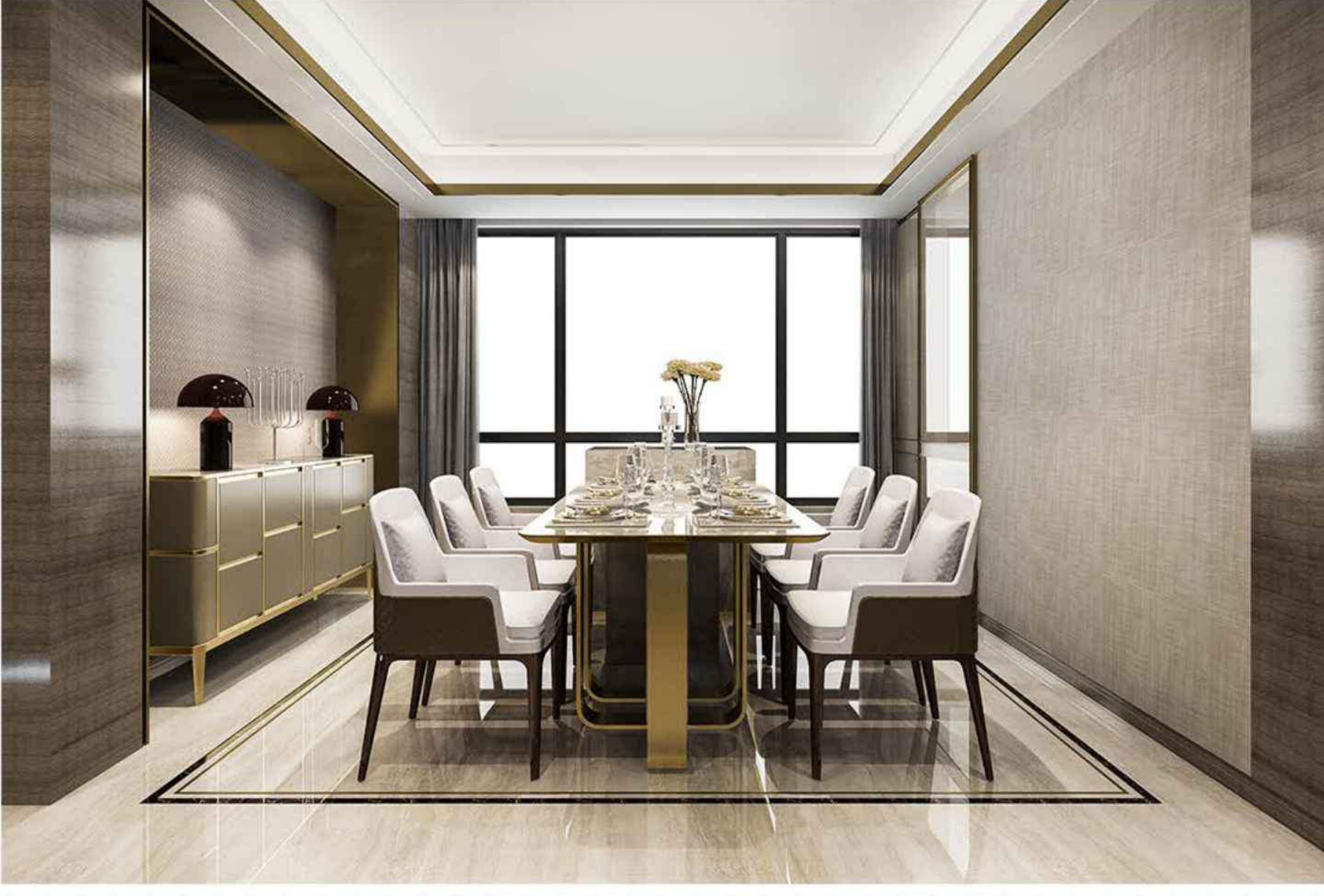
SANITARY WARES / CP FITTING

CPVC fittings for water lines and PVC pipes for soil and waste lines

Interior plumbing work with PVC/PPR pipes. European Commode in attach and common toilet with cistern, with necessary CP fitting and one geyser point in master bed room toilet. wash basins, face mirror, soap case, towel rail, etc.

ELECTRICAL

Electrical wiring, Finolex/Havels / equivalent concealed wiring with copper conductor. Provisions of lights and power plugs as well as TV, AC and Telephone outlets in each flat.



KITCHEN

Vitrified tile Flooring, Granite/Green marble cooking platform with stainless steel sink with CP fittings, glazed tiles up to 2 ft 6 inch above kitchen platform.

DOORS

Flushdoors with mica pasting paneled with eye peep and lock to Main Door. Inside doors will be readymade laminated flush door with well seasoned Sal wood frame / WPC frame.

WINDOWS

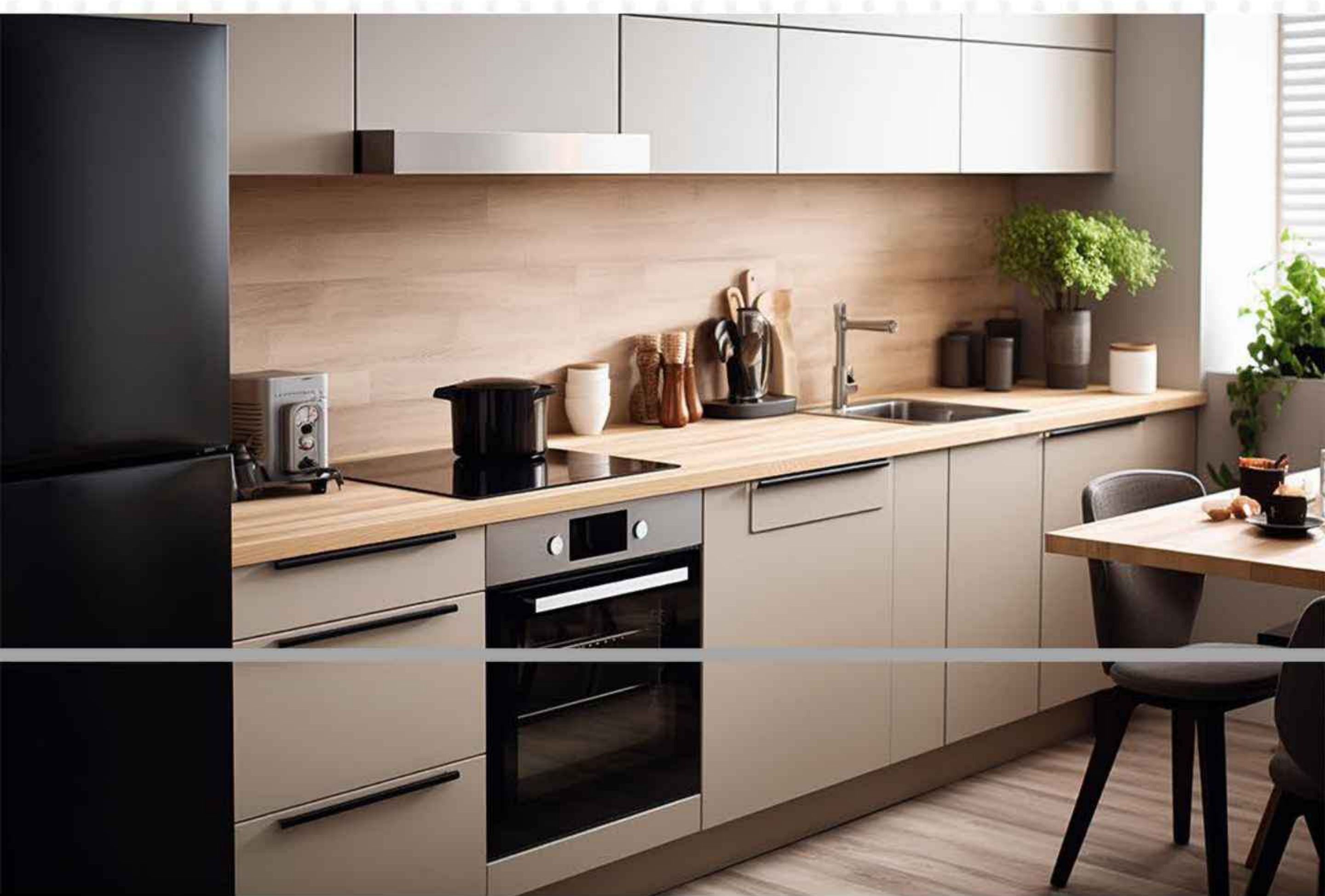
UPVC sliding windows with protective designer MS Grills.

FLOORING

Superior quality vitrified tiles flooring with 4" skirting in Drawing, Dining, Bed Rooms & Balconies, granite design flooring in common areas, lobbies and staircase.

PARKING

Heavy duty vitrified tiles 16"x16" in parking areas and paver blocks in driveways.



EASY PAYMENT OPTIONS

- Booking - 1Lakh
- Agreement including booking amount 10%
- Commencement of foundation 15%
- Completion of basement roof casting 10%
- Completion of stilt floor roof casting 15%
- Completion of 1st floor roof casting 5%
- Completion of 2nd floor roof casting 5%
- Completion of 3rd floor roof casting 5%
- Completion of 4th floor roof casting 5%
- Completion of 5th Floor roof casting 5%
- Completion of Brick work of respective flats 10%
- At the time of finishing work of respective flat 10%
- At the time of registration 5%



BLU SERENE

Plot No. 222 & 223, Rangabazar
Near BJEM-II School, Bhubaneswar

DISTANCE

- BJEM-II SCHOOL : 0.2 KM
- RANGABAZAR MARKET : 1 KM
- INDIAN OIL PETROL PUMP : 0.5 KM
- TANKAPANI ROAD, SAI TEMPLE : 4 KM
- HANSPAL SQUARE : 9 KM
- INTERNATIONAL AIRPORT : 9 KM
- BHUBANESWAR RLY STATION : 8.5 KM





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Plot No.: 332/1803/2028,
Backside of Tanisq, Chandrasekharpur,
Bhubaneswar-751016

*thank
you*

for choosing

Your

Dream Homes !