



The Pagedeak

ville



LUXE STEPS



A FINE BLEND OF
LUXURY AND NATURE

*An exquisite sanctum
defining the richness
through its premium
language of materials
and nature embeded
elements.*

A vibrant Japanese garden scene featuring a pond, rocks, and lush greenery. The text is overlaid on a semi-transparent white box in the center.

GREENS FEEDING
YOUR SENSES

EXPERIENCE GARDENS
AT EVERY STEP OF YOURS,
PEACE TREAT YOUR
SENSES WITH
EVERY BREATHE.

A dark, abstract image with a complex, branching pattern resembling roots or a dense network of thin lines. The text is overlaid in the bottom right corner.

ZEN
EXPERIENCE

WITH



LUXURY



COMMUNITY



HEALTH

— WE PRESENT YOU —



SAGEOAK

ville'



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VIETNAMESE ARCHITECTURE

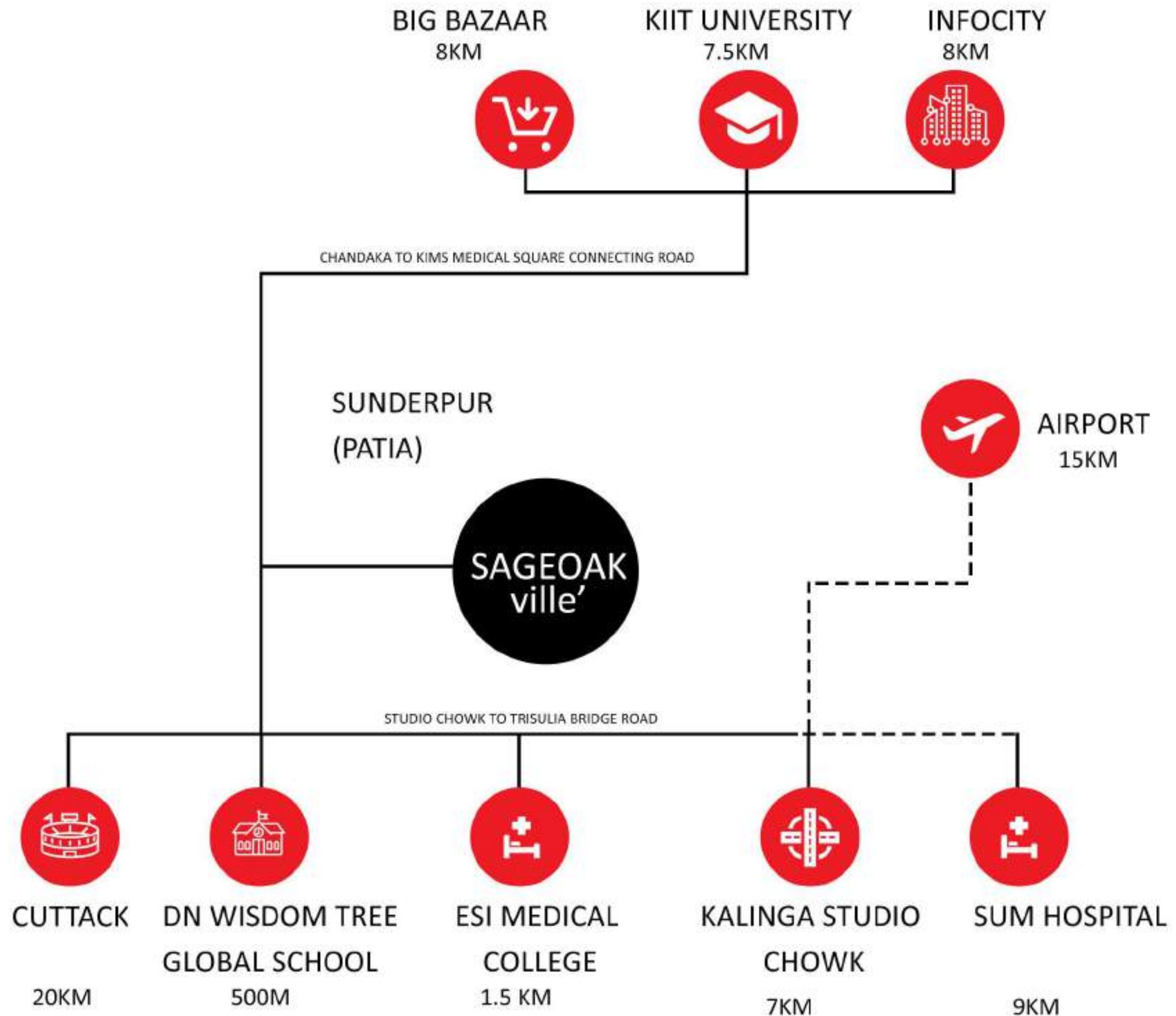
A concept of community living
based on the principles of
vietnamese architecture
which includes nature embeded
spaces.

SITE



- We are in possession of land parcel admeasuring approx. 3.15 acres , located at a prime location Sundarpur area, Bhubaneswar.
- This land is close to KIIT University with excellent frontage on the main road.
- This land is close to KIIT University and Nandankanan Road
- It is very close to new developments like DLF Cyber City, Infocity-1. TCS and many more
- It is connected via the 200ft road connectivity

SITE CONNECTIVITY



INDEX

1. GATE
2. COFFEE KIOSK, RETAIL AND SPA.
3. VILLAS
4. CLUB HOUSE
5. SENSORY GARDEN
6. ZEN GARDEN
7. PRAYING SPACE

MASTERPLAN



AMENITIES

PROVIDED



GATE FLOW

An elemental approach to show all 5 elements of nature, in which the unifying earth is trying to reach the sky, the water is trying to cope them both too, and the cool atmosphere felt by the user due to the falling life.



Entrance deck acts as a portico to the whole community habitat, including a coffee house, a retail store and a spa. The space is made out of recycling containers to encourage people towards sustainable living.

ENTRANCE DECK



PRAYING SPACE

*A peaceful space for your festive days
and community gathering with lush greens
hugging your feet.*



*Soothing environment for a fresh start
to your mornings purifying the inner
engineering through chakra activation
in this souled greenery of zen garden.*

MEDITATION SPACE



LUXE FILLED CLUBHOUSE

*The club house includes
banquet space, gym, indoor games
guest rooms, meeting pods,
conference room,
sky deck pool facility.*



CLUB BASED AMENITIES



BANQUET



BADMINTON COURT



MEETING PODS

— CLUB BASED AMENITIES —

THE

VILLAS



SAGEOAK
ville'



SAGEOAK
ville'



INDEX

1. PARKING - 27' 4" X 20' 5"
2. PORTICO - 17' 6" X 7' 5"
3. ENTRANCE DECK - 7' 8" X 9' 4"
4. GARDEN SEATOUT - 9' 1" X 9' 4"
5. OFFICE/ GUEST ROOM - 15' 1" X 12' 2"
6. ATTACHED TOILET - 6' 9" X 4'
7. SERVICE TOILET - 5' 6" X 4' 9"
8. SERVANT ROOM - 12' 3" X 7'
9. UTILITY - 22' 3" X 3' 11"
10. ATTACHED TOILET - 7' 6" X 5'
11. STORE ROOM - 7' 2" X 5'

BUILT UP - 1365.1327 SFT
SUPER BUILT UP - 1774.6725 SFT



— LOWER GROUND —



INDEX

1. SECONDARY PORTICO - 28' 7" X 11' 7"
2. LIVING ROOM - 12' 8" X 14' 8"
3. FISH SPA- 10' 8" X 6' 3"
4. INTERNAL STAIRCASE - 14' 8" X 13' 3"
5. DINE AREA - 17' 5" X 16' 2"
6. KITCHEN - 10' X 8' 4"
7. UTILITY - 12' 6" X 3' 8"
8. SKY LAWN - 9' 9" X 10'
9. COMMON TOILET - 6' 9" X 4'

BUILT UP - 1175.4980 SFT

SUPER BUILT UP - 1,528.14 SFT



UPPER GROUND



INDEX

1. WOODEN ALLEY - 4' WIDE
2. MASTER BEDROOM - 19' 6" X 12' 2"
3. INTERNAL PRIVATE STUDY - 5' 10" X 5' 9"
4. WALK IN CLOSET - 5' 10" X 6' 5"
5. ATTACHED TOILET - 9' 10" X 6'
6. BEDROOM 1 - 9' 5" X 14' 9"
7. WALK IN CLOSET - 5' X 5'
8. ATACHED TOILET - 9' 10" X 5' 4"
9. PUJA ROOM - 5' 7" X 4' 2"
10. FAMILY LOUNGE - 15' 3" X 11' 2"
11. BEDROOM 2 - 10' 5" X 10' 4"
12. COMON TOILET - 8' 3" X 4' 7"

BUILT UP - 1287.5449 SFT

SUPER BUILT UP - 1673.8083 SFT



FIRST FLOOR





INDEX

1. AMENITY DECK - 14' 9" X 17' 10"
2. TERRACE - 14' 3" X 32' 8"
3. FAMILY LAWN - 11' 3" X 17' 4"
4. TOILET AND ZACUZZI - 9' 1" X 6'
5. LIGHT WELL

BUILT UP - 392.9036 SFT

SUPER BUILT UP - 510.774 SFT

TOTAL BUILT UP AREA- 4221.0793 SFT

TOTAL SUPER BUILT UP AREA- 5487.403 SFT



TERRACE FLOOR

ENTRANCE



SPACES IN VILLA

ENTRANCE



SPACES IN VILLA

ENTANCE



SPACES IN VILLA

DINING, LIFT AND STAIRRCASE



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA

DINING, LIFT AND STAIRRCASE



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA

DINING + KITCHEN AREA



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA

DINING AREA



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA

MASTER BED ROOM



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA



*IMAGE SHOWS ONE OF THE POSSIBLE FURNITURE AND ACCESORY ARRANGEMENTS IN THE SPACE PROVIDED

SPACES IN VILLA

CENTRALISED AC



CENTRAL GAS BANK



VACUUM LIFT

SERVICES IN VILLA

THE

ZEN GARDEN

COVERED STAGE AREA FOR MEDITATION

ROCK GARDEN

CHILDREN PLAY AREA

TURF

SEAT OUT

OAT WITH FIRE PIT

BADMINTON COURT

BIRD BATH



ZEN GARDEN



MEDITATION CENTRE



PATH BY PLAY AREA



VIEW FROM MEDITATION PAD



VIEW BY THE PATH

ZEN GARDEN



ZEN GARDEN

SPECIFICATION

LOCATIONS	FLOORING	PAINT on walls	PAINT on ceiling
BEDROOM	Anti skid Premium vitrified tiles	ROYAL PAINT ON WALLS	Acrylic emulsion paint on false ceiling.
KITCHEN	Anti skid Premium vitrified tiles	Ceramic Tiles height up 2' above working counter, balance area acrylic emulsion paint.	Acrylic emulsion paint on false ceiling.
TOILET	Anti skid Premium vitrified tiles, Granite counter	Ceramic Tiles height up to height 8' ALL AROUND and rest area OBD.	FALSE CEILING
BALCONY	Anti skid Premium vitrified tiles or sunken slab with filling for lawn.	WEATHER PROOF PAINT OR TEXTURE PAINT	OBD
SERVANT ROOM	Anti skid vitrified tiles	OBD	OBD
STAIRCASE	Granite	OBD	OBD

LOCATIONS	DOORS AND WINDIWS
MAIN DOOR	Designer teak finish polished folding and sliding door with smart locking system.
Internal Door	Polished hardwood frames, Polished finished teak flush door shutter.
Toilet Door	Hard wood door frames, One side Teak Finish flush door shutter.
External door and window	UPVC SYSTEM WITH GLASS

LOCATIONS	FITTINGS AND FIXTURES
KITCHEN	Provision for Premium Modular Kitchen with banded chimney,Hob and Garbage crusher, Double bowl stainlesssteel sink
BEDROOM	Premium quality wardrobe
Toilet	Branded sanitary/ chinaware/ CP fixture, Heat Pump. Cubical showeronly in master toilet.
Electrical	Modular Switches Copper Wiring, VRV to all rooms,

LOCATIONS	RAILINGS
Balcony	Glass railing with alumiumor ss grab bar
Staircase	Glass railing with alumiumor ss grab bar

LOCATIONS	EXTERIOR FINISH
EXTERNAL WALL	GRANITE CLADDING, ACP CLADDING, TEXTURE PAINT AND WEATHER COAT AS PER ARCHITECT'S SPECIFICATIONS

SERVICES	SPECS
LIFT	VACCUUM GLASS LIFT OF 4 PEOPLE OCCUPANCY
GAS FOR COOKING	CENTRALISED GAS BANK
HVAC	VRV RUNNING THROUGHOUT FOR CENTRALISED AIR CONDITIONING



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THANK YOU
