

DEVELOPER :



ADI INFRA

Plot No. 404, Sahid Nagar, Bhubaneswar-751007

Tel. : +91 674 2548577, 3557081

E-mail : adiinfra2022@gmail.com

Architects :



**SAURASTRA DAS
CONSULTANTS**

300, Kharavel Nagar
Bhubaneswar - 751 001
Tel. : 0674 - 2392681

Designed & Printed at :



IDCO Plot No. : M-29, Near OTV
New IT Zone, Chandaka Industrial Estate
Patia, Bhubaneswar - 751 024
Mob. : +91 7538002825
E-mail : artech.bbsr@gmail.com

Disclaimer : The Sizes / Shapes / Positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Area mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative.

All plans, specification, artistic rendering and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the towers. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company.

Nothing contained herein intends to constitute a legal offering on the Company's part. Information herein may contain technical inaccuracies or typographical errors. All images (other than actual images) are merely artistic conceptualization and should not be relied upon as definitive reference. A1 Lagoon is registered with the Odisha Real Estate Regulatory Authority vide Project Registration Number MP/26/2024/01210 dt. 19/07/2024





Health is a complete state of physical, mental and spiritual well being. A1-Lagoon coming up at Malatipatpur, Puri, Odisha, comes close to giving you and family this divine feeling.

It will be home for some, a home away from home for some and a spiritual retreat for some others.

Yes, A1-lagoon offers a unique blend of luxury and comfort for mind and spirit, even a smart investment choice.

With commercial facilities in hand and its location in the world famous beach district of Puri, Jagannathdham, A1-Lagoon will offer all the comfort that the body and soul may need.

HAPPY LIVING!





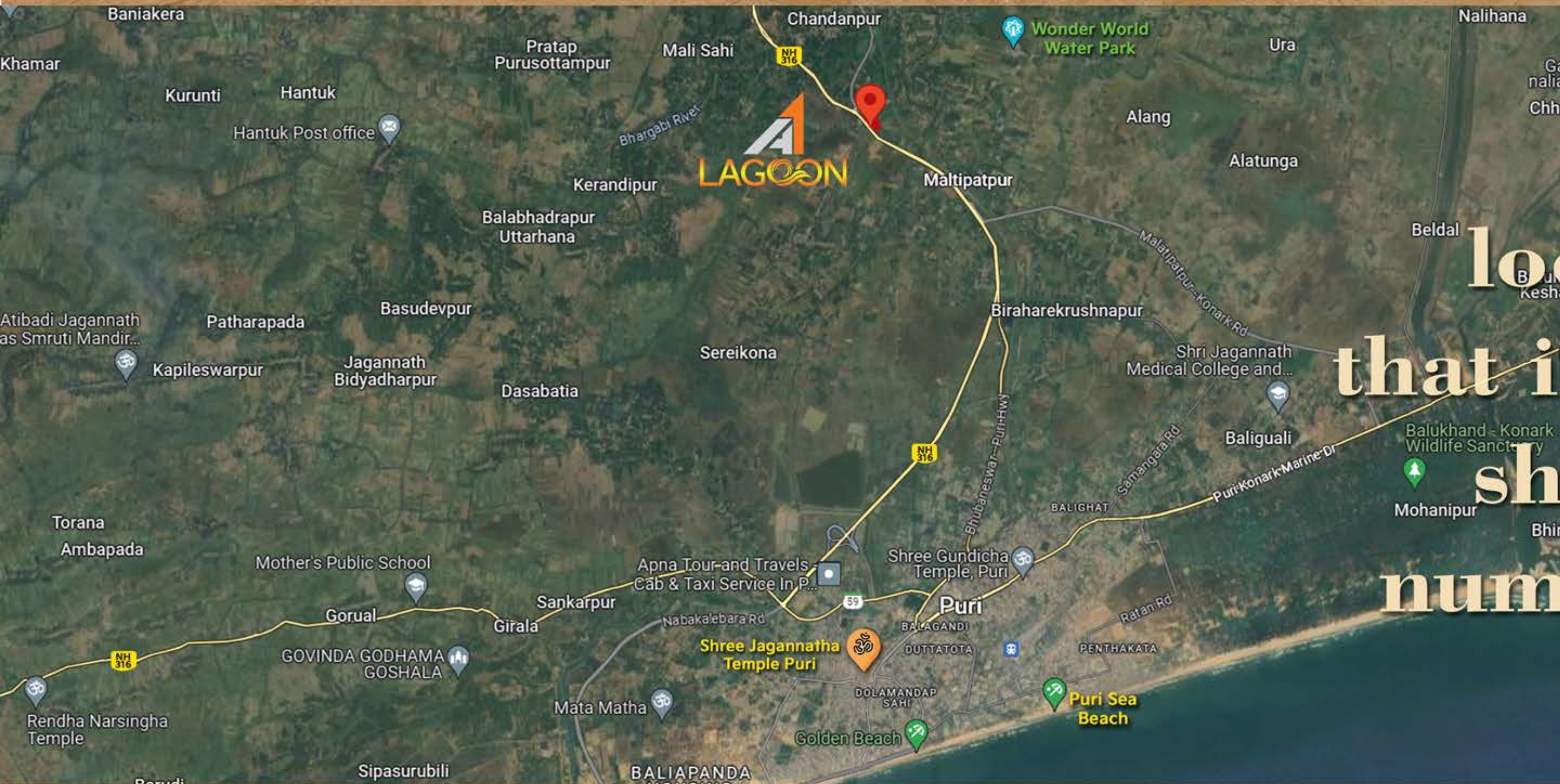
About us :

ADI INFRA [Promoter of A1-Lagoon, Malatipatapur, Puri, Odisha] is a real estate firm registered with the Office of the Inspector General Of Registration-cum-Registrar Of Firms, Odisha, Cuttack with registration number 1820202301422 of 2023 with registered office at Plot 404, Sahid Nagar, Bhubaneswar - 751 007, Odisha. Managing partner Sri Anil Kumar Mohanty has 25 years experience in the real estate world and has done various real estate residential projects totaling more than 2 lakhs Sqft. under his company banner M/s Ganapati Multicomplex Pvt Ltd. Dr. Aditya Nath Tripathy, the other Managing Partner, a health care professional brings with him a large experience of the hospital industry and healthy living. The aim of the current project [A1-Lagoon] is to provide affordable and serene residential living spaces as well as the availability of commercial areas for the day to day needs and comfort of the residents as well as the people and visitors of the ever busy tourist destination of Puri, Odisha.





"A1 Lagoon" located at Maltipatpur, Puri adjacent to NH-316 & well connected to all the major landmarks having wide road access and very comfortable communication route.



location
that is nothing
short of
number one

Google Map link
Scan it



- Close to Malatipatpur Bus Stand & Railway Station
- 15 min drive from Shree Jagannath Temple
- 20 mins drive from Sea Beach
- 5 mins drive from Wonder Water Park
- 10 to 20 mins drive from Malls, School, Hospital
- 60 mins drive from Bhubaneswar International Airport
- 30 mins drive from Konark (Sun Temple)
- 60 mins drive from Satapada Chilika Lake



GROUND FLOOR TYPICAL PLAN



1ST FLOOR TYPICAL PLAN



2ND FLOOR TYPICAL PLAN



3RD FLOOR TYPICAL PLAN



4TH FLOOR TYPICAL PLAN



ISOMETRIC VIEW

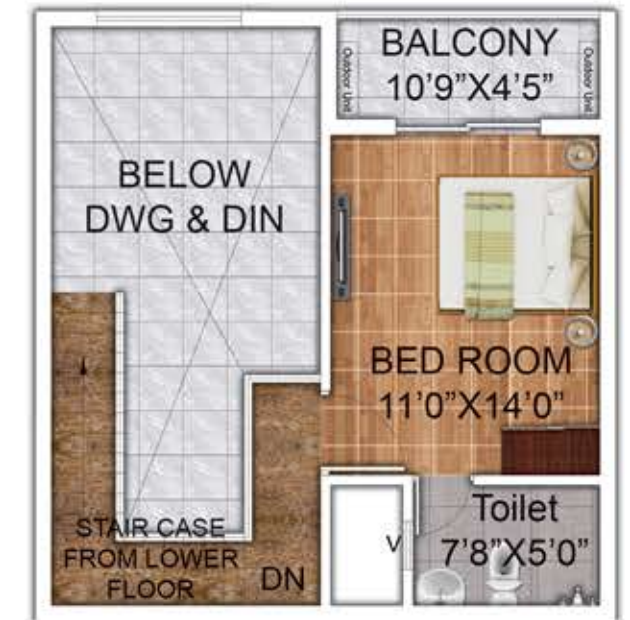


1 BHK FLOOR PLAN

AREA STATEMENT				
TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	BUILTUP AREA (SQ.FT)	SB AREA (SQ.FT)
1 BHK	465.21	47.57	560.90	785



DUPLEX (UPPER FLOOR)



DUPLEX (LOWER FLOOR)

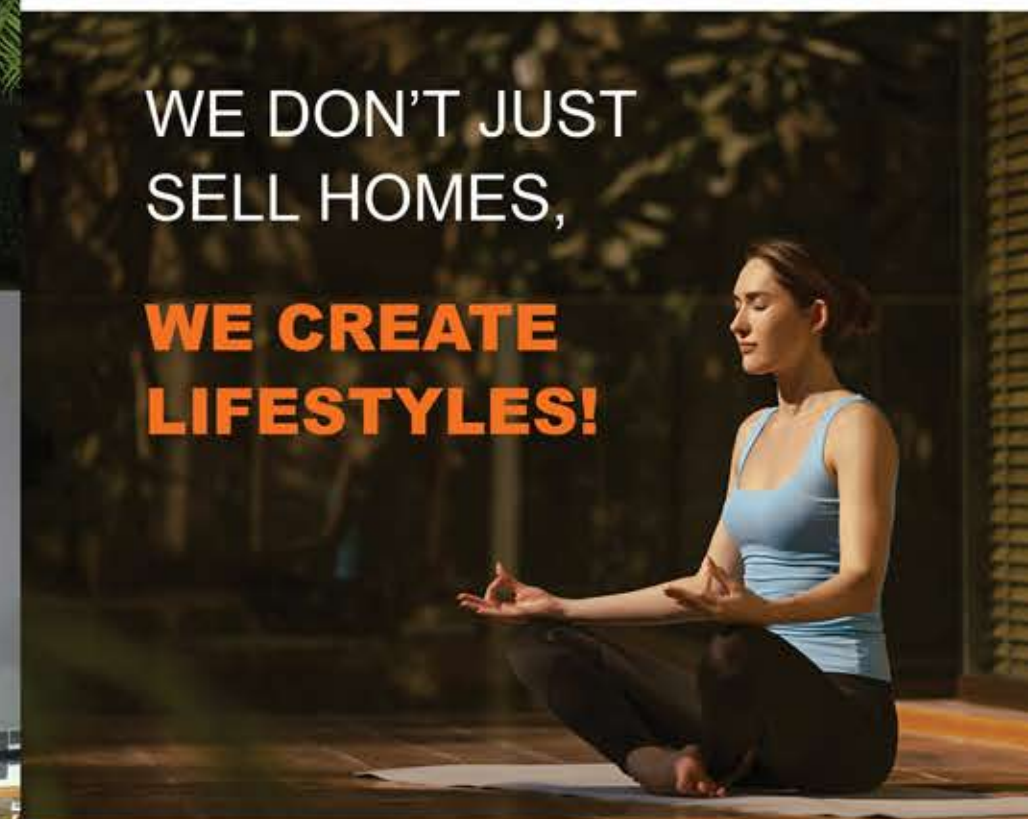
AREA STATEMENT				
TYPE	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	BUILTUP AREA (SQ.FT)	SB AREA (SQ.FT)
DUPLEX	796.52	47.57	943.56	1321



INDOOR Amenities

Relax, Rejuvenate & Breathe

- Well decorated Reception & lobby.
- Dedicated society office room.
- Commercial Space
- Swimming Pool with Kids pool.
- Pool deck & Changing room.
- Gymnasium with locker and changing room.
- Meditation & Yoga
- Chess, Card & Carom Board Room.
- Pool Table, Air Hokey & Foos Ball Room.
- Society Hall
- Basement Parking Facility



WE DON'T JUST
SELL HOMES,

**WE CREATE
LIFESTYLES!**



OUTDOOR Amenities

- Kid's Play Area
- Senior Citizen's sit-out
- Walking Track
- Lush green landscaping
- Open Party Area

Blending Relaxation with Sophistication



LAGOON
"Your gateway to a richer Life"





A1 LAGOON - Iconic Living

Owning one's home has always seemed a mystical joy that's been hiding away, carefully tucked in the back of our minds. It's time to pluck that dream and bring it to life with A1 Lagoon.

Quality and style are the two vital parameters that distinguish A1 Lagoon from others. The construction is aesthetic, modern and one of a kind. The spacious & affordable apartments and homes are crafted especially for folks who want to realize their lifelong dream of owning a home.

ELITE Features

- Round the clock security
- 24*7 water supply
- Power backup for common areas with Limited backup to each flat
- Green-belt & avenue plantation.
- 24*7 security surveillance through CCTV.
- Dedicated parking space for physically challenged persons, and visitors.
- Intercom system.
- Sewerage Treatment Plant
- Roof-top Solar energy system
- Rain water harvesting System
- EV Charging Electric Point

A LAGOON PROJECT Specification

FOUNDATION

- RCC Framed Earthquake Resistant Structure.

SUPER STRUCTURE

- RCC Structure of Column Beams, Lintel and Slabs with as per Grade Concrete.

WALLS

- All Brick work shall be AAC block / Fly ash bricks with plastering both outside and inside 1:6 proportions.

DOORS

- Door Frame (Choukath) – WPC.
- Main Door - Factory made premium product with hardware fittings.
- Internal Doors - Factory made flush Doors with paint with hardware fittings.

WINDOWS

- UPVC / Power coated aluminum sliding windows.

PAINTING

- Internal walls finished with wall putty with primer.
- External walls finished with weather coat paint of 2 coats, over one coat of primer.

FLOORING

- Drawing & Dining Room - Vitrified Tiles of Premium make.
- Bedroom & Kitchen Room - Vitrified tiles of Premium make.
- Toilets - Anti - skid ceramic floor tiles. Ceramic Wall tiles.
- Balcony - Anti - skid Vitrified floor tiles.

KITCHEN

- Granite stone cooking platform with ceramic tiles with a dado up to 2.5ft height above the counter. Stainless steel kitchen sink with drain board.

TOILETS

- Branded CP & Sanitary fixtures of ISI mark.
- Provision for exhaust fan & geyser in all toilets.
- Wall mounted WCs in all toilets.

BALCONY

- Decorative & safety M.S railing.

STAIRCASE & CORRIDOR

- Staircase and Corridor with Vitrified Tiles and SS railing.

ELECTRICAL

- Concealed wiring with DB/ MCB of reputed brand
- Provision for AC, TV and telephone points.
- Modular electrical switches of reputed brand.

PARKING

- Parking area will be VDF Flooring.

LIFT

- 8 passengers automated lifts and Stretcher lifts of reputed brand.