

Living with nature, in spacious surroundings  
*with smooth connectivity*



VERSA  
SATTVA







## Attaining Serenity in the *Most Exquisite Ambiance*

Versa Sattva is envisioned as a living experience where calmness, design, and functionality blend seamlessly. Every element of the project reflects a commitment to quality, comfort, and thoughtful planning. Located in a prime and developing neighborhood, the project creates a peaceful retreat while keeping you connected to the city's vibrant life.





## In order to discover *Tranquility*

Life at Versa Sattva is inspired by harmony and well-being. The environment is carefully crafted with open spaces, greenery, and modern infrastructure to create a perfect balance between nature and urban comfort. Residents can experience a lifestyle that encourages relaxation, wellness, and meaningful moments every day.





Discover the Art of  
*Peaceful Living*



Serenity in the most,  
*Exquisite Ambiance*







Thoughtfully Designed for  
*Everyday Comfort*

*80*  
No. of Flats

*2*  
Levels of  
parking

*20+*  
Lifestyle  
Amenities





## In order to offer *Health*

The beautifully designed landscaped gardens and serene green zones create an atmosphere of relaxation and rejuvenation. From peaceful meditation corners to comfortable seating areas for senior citizens, every space is crafted to encourage calm moments and a connection with nature within the community.





Green Spaces. Calm Minds.  
*Happy Living.*



Well Developed  
Plantation



Landscape  
Garden



Senior Citizen  
Sitting



Meditation  
Space

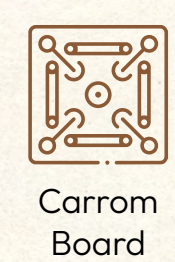


Swimming  
Pool





Active Living for  
*Every Generation*







## In order to convey *Affection*

Versa Sattva is more than a residential project— it is a community where relationships grow and memories are created. Carefully designed common spaces allow residents to connect, relax, and celebrate together, fostering a warm and welcoming neighborhood environment.





Your Everyday Escape,  
*Just a Floor Away*





## In order to foster *Unity*

The project promotes a sense of unity through shared spaces and thoughtful design that encourages interaction among residents. Whether it's relaxing in landscaped areas or enjoying community facilities, every element contributes to creating a strong and vibrant residential community.





## Thus bringing *Fullness*

1. Main Entry/Exit
2. Drive Way
3. Drop off Zone
4. Pool Area Entry
5. Swimming Pool
6. Kid's Pool
7. Over Flow Water Feature
8. Pool Deck
9. Jacuzzi
10. Change Room
11. Feature Wall
12. Pool Cabana
13. Step Seating
14. Play Lawn
15. Badminton & Practies Basket Ball Court
16. Path Way
17. Seat
18. Planter
19. Peripheral Green
20. Social Deck
21. Step lawn
22. Garden seating
23. ICT room
24. Open parking for Physically challenged



Podium Floor

Flat No. 107  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT.  
Private open terrace area 504.83 SFT.

Flat No. 106  
Type 3 BHK  
B.U.A 1337 SFT.  
C.A 1093 SFT.  
B.A 134 SFT.  
S.B.A 2149 SFT.  
Private open terrace area 452.52 SFT.

Flat No. 103  
Type 3 BHK  
B.U.A 1337SFT.  
C.A 1093 SFT.  
B.A 134 SFT.  
S.B.A 2149 SFT.  
Private open terrace area 452.52 SFT.

Flat No. 102  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT  
Private open terrace area 631.85 SFT.



Flat No. 108  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT  
Private open terrace area 438.09 SFT.

Flat No. 101  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT.  
Private open terrace area 560.27 SFT.

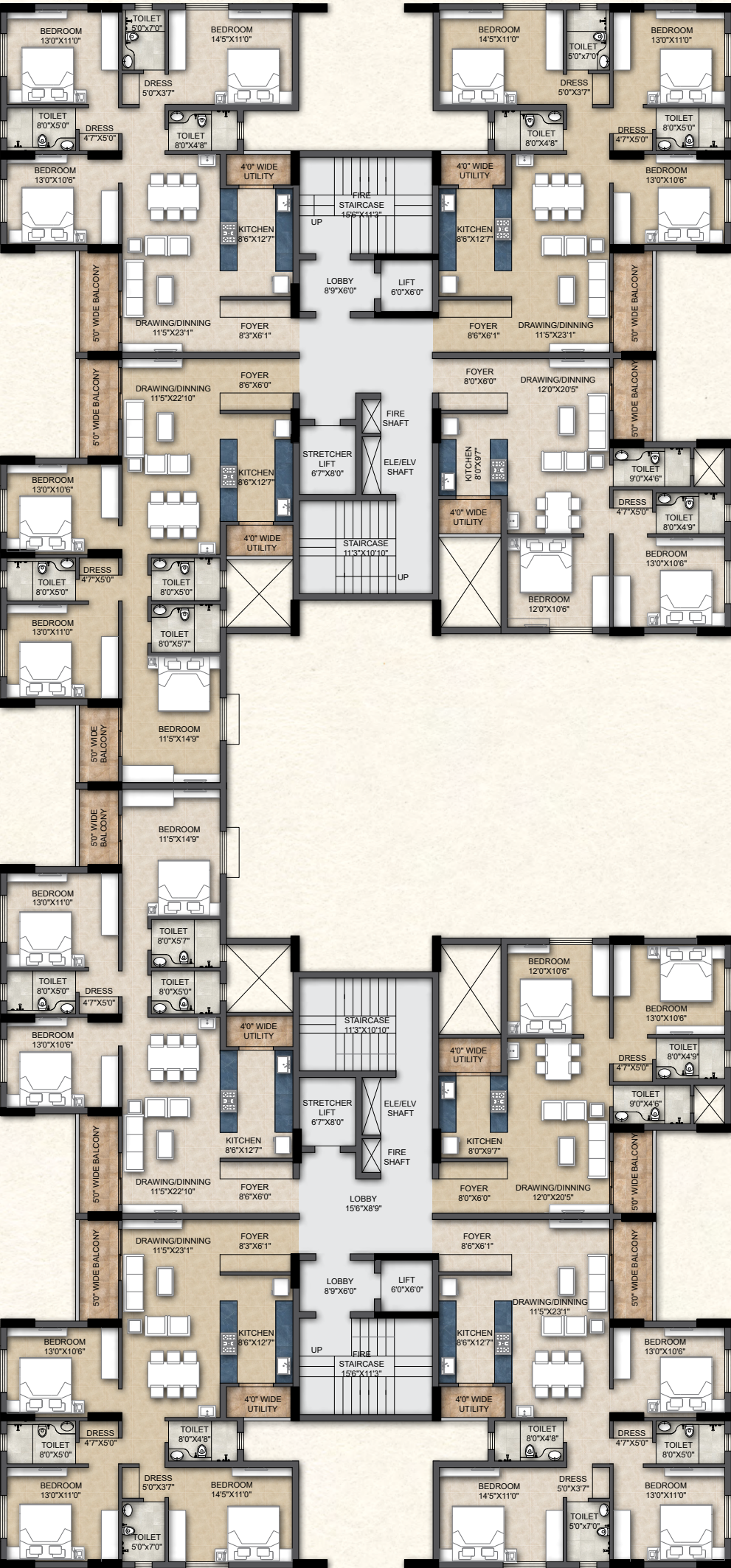
Typical Floor  
Plan (2<sup>nd</sup> to 10<sup>th</sup>)

Flat No. 207-1007  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT

Flat No. 206-1006  
Type 3 BHK  
B.U.A 1337 SFT.  
C.A 1093 SFT.  
B.A 134 SFT.  
S.B.A 2149 SFT

Flat No. 203-1003  
Type 3 BHK  
B.U.A 1337 SFT.  
C.A 1093 SFT.  
B.A 134 SFT.  
S.B.A 2149 SFT.

Flat No. 202-1002  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT



Flat No. 208-1008  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT.

Flat No. 205-1005  
Type 2 BHK  
B.U.A 930 SFT.  
C.A 761 SFT.  
B.A 80 SFT.  
S.B.A 1495 SFT.

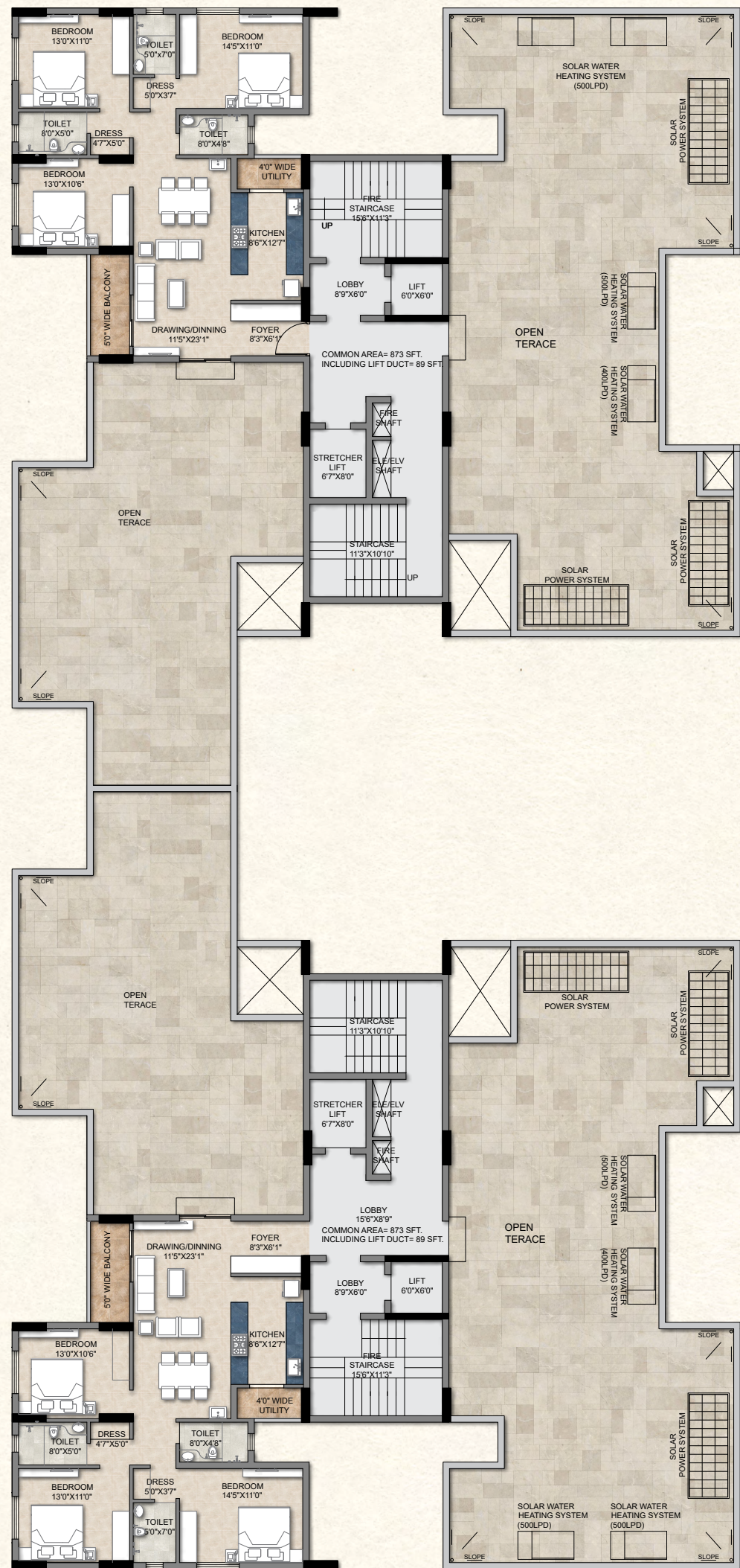
Flat No. 204-1004  
Type 2 BHK  
B.U.A 930 SFT.  
C.A 761 SFT.  
B.A 80 SFT.  
S.B.A 1495 SFT.

Flat No. 201-1001  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT.



Terrace Floor  
Plan (11<sup>th</sup>)

Flat No. 1107  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT



Flat No. 1102  
Type 3 BHK  
B.U.A 1291 SFT.  
C.A 1088 SFT.  
B.A 89 SFT.  
S.B.A 2075 SFT

Individual Plan  
3BHK



| Flat     |       | Built Up Area | Carpet Area | Super Built up Area |
|----------|-------|---------------|-------------|---------------------|
| Flat No  | Type  | Sqft.         | Sqft.       | Sqft                |
| 107-1107 | 3 BHK | 1291          | 1088        | 2075                |

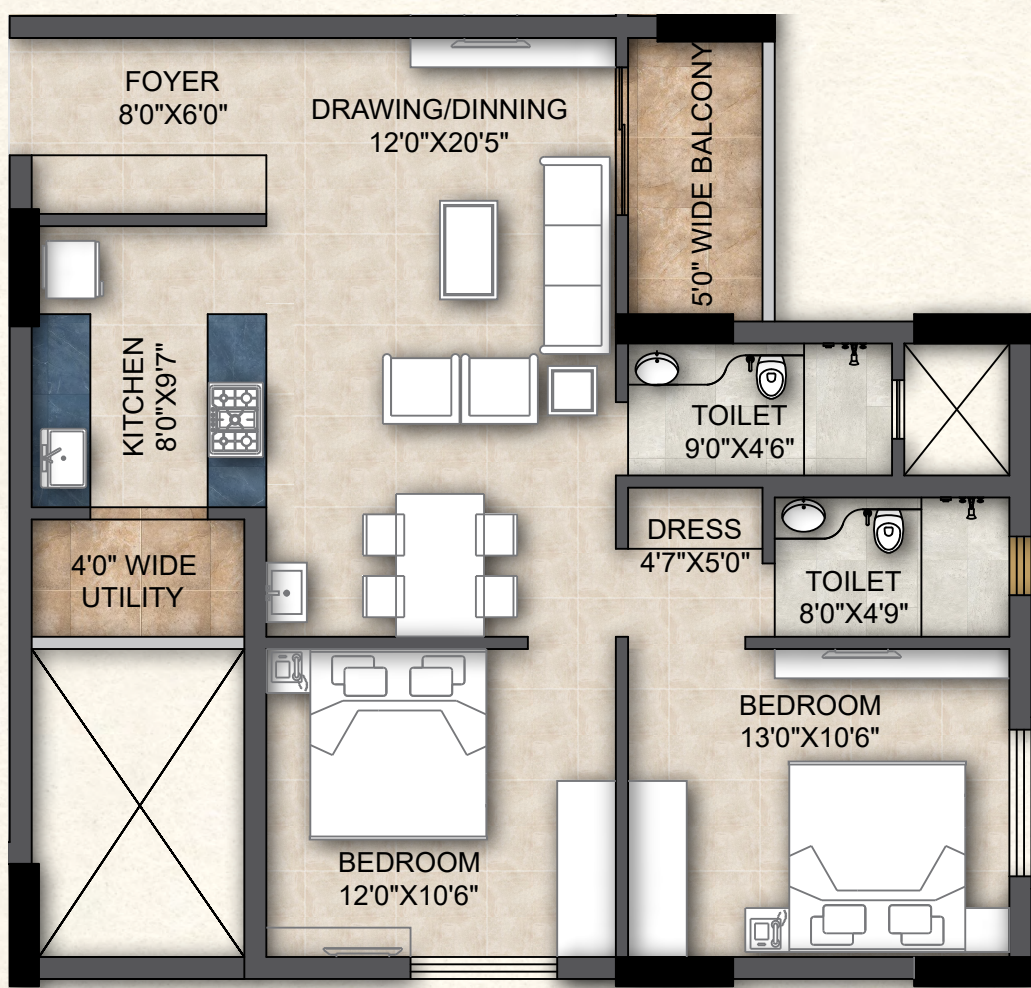
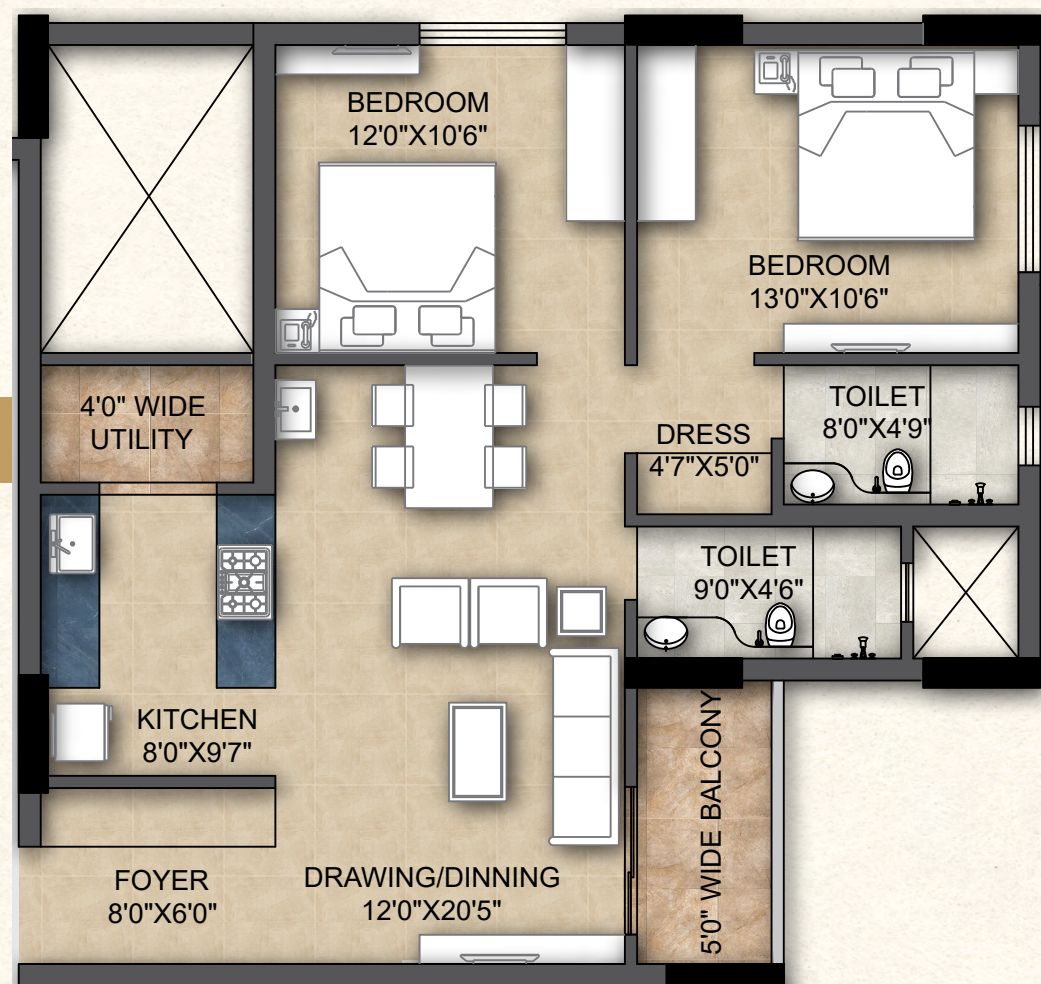
\*1sqm=10.764 sqft





Individual Plan  
2BHK

204-1004



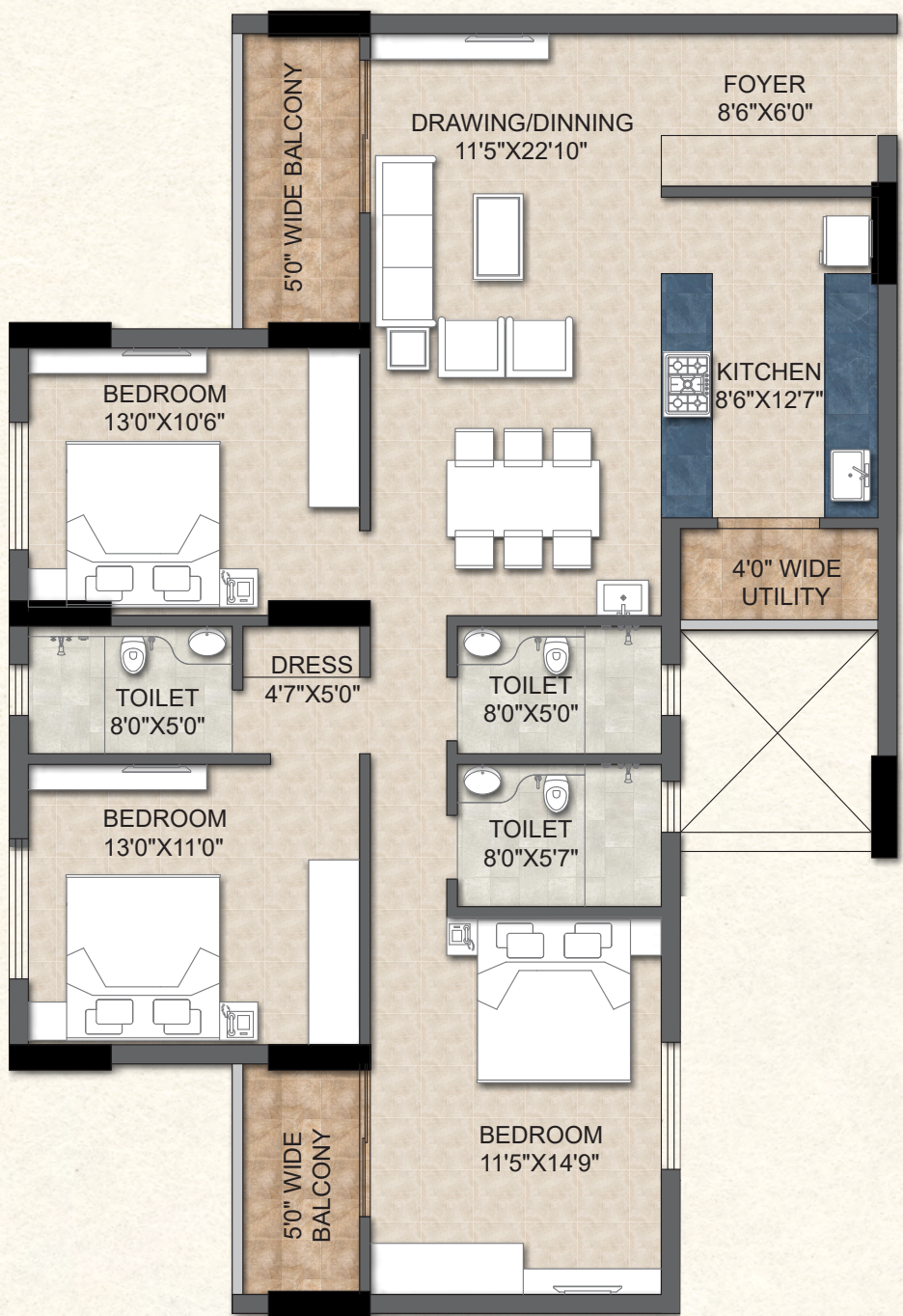
205-1005

| Flat                 |       | Built Up Area | Carpet Area | Super Built up Area |
|----------------------|-------|---------------|-------------|---------------------|
| Flat No              | Type  | Sqft.         | Sqft.       | Sqft                |
| 204-1004<br>205-1005 | 2 BHK | 930           | 761         | 1495                |

\*1sqm=10.764 sqft



Individual Plan  
3BHK



| Flat     |       | Built Up Area | Carpet Area | Super Built up Area |
|----------|-------|---------------|-------------|---------------------|
| Flat No  | Type  | Sqft.         | Sqft.       | Sqft                |
| 106-1006 | 3 BHK | 1337          | 1093        | 2149                |

\*1sqm=10.764 sqft







Your home  
*at a glance*

Structure & Exterior

|             |                                                                                             |
|-------------|---------------------------------------------------------------------------------------------|
| Structure   | Duly vetted Structural plan for foundation and RCC frame structure with fly ash bricks wall |
| Walls       | Internal: Acrylic putty with oil bound distemper,<br>External: Weather coat paint           |
| Windows     | Powder coated Aluminum / UPVC frame with glass Panel                                        |
| Main door   | WPC door frame with Flush door of veneer finishes                                           |
| Other doors | WPC door frame with painted Flush door                                                      |

Interior & Flooring

|                    |                                                                                                  |
|--------------------|--------------------------------------------------------------------------------------------------|
| Flooring           | Vitrified design tiles in all rooms. Anti skid tiles in bathrooms. Tiles in common areas.        |
| Staircase / Lobby  | Combination of Granite and vitrified Tile & MS handrail for staircase                            |
| Kitchen            | Vitrified tile flooring & Vitrified / ceramic tile upto 2 ft from top of the cooking platform    |
| Kitchen (Platform) | Vitrified / Granite cooking platform, SS Sink & Provision of Exhaust fan                         |
| Toilet             | Glazed vitrified / ceramic tile up to 7 ft height and Matt finished vitrified tile for flooring. |
| Toilet fittings    | CP fittings & Porcelain sanitary ware which of reputed make. Provision of Exhaust fan & Geyser   |

Amenities & Utilities

|              |                                                                                     |
|--------------|-------------------------------------------------------------------------------------|
| Security     | CCTV camera entry/exit points and on all floors lobby along with intercom facility. |
| Lifts        | Automatic passenger lift of reputed brand.                                          |
| Water Supply | 24 Hours Water supply through UGR & OHT of adequate capacity from deep bore well    |





# Everything Within Reach

A Location Blessed with Kuakhai River front, Puri Bypass Connectivity and the Iconic Nabagunjara View.



### Educational Institute

|                                 |         |
|---------------------------------|---------|
| Narayana E-Techno               | 0.02 km |
| Hi-Tech Public School           | 1.0 km  |
| St. Xavier International School | 1.5 km  |
| Kidzee                          | 3.0 km  |



### Hospital

|                  |        |
|------------------|--------|
| Hi-Tech Hospital | 1.0 km |
| SUM-II           | 6.8 km |
| Blue Wheel       | 4.3 km |
| Sparsh           | 4.5 km |



### Transportation

|                  |         |
|------------------|---------|
| BSABT, Baramunda | 11.0 km |
| Airport          | 12.0 km |
| Railway Station  | 8.0 km  |



### Shopping & Entertainment

|                |        |
|----------------|--------|
| Symphony Mall  | 2.5 km |
| V2             | 2.7 km |
| Esplanade Mall | 4.0 km |



Scan for Location



**Developer**



**SS Versatech Consummators Pvt. Ltd.**

CIN: - U72200OR1999PTC005887

Registered Address: Flat No. 101, Parvati Villa, Nageswar Tangi, Lewis Road, PO. Old Town,  
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**Consulting Architect**



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