



VIHAAN REALCON
PVT. LTD.



LAXMIRA VILLAS

LUXURY FARM VILLAS

A PROPOSED PREMIUM FARM VILLA COMMUNITY
NEAR KERANDIMALA HILLS

PROJECT CONCEPT PRESENTATION PRE-REGISTRATION STAGE

THE CITY CLOSE ESCAPE



Burugaon, Mahoda, Ganjam

Visit us : www.vihaanrealcon.in

THE PROMISE

Leave the traffic and the timelines behind. The Farmstead is your sanctuary just beyond the suburbs—a place where luxury isn't about looking at nature, but living in it. Here, five stars means waking up to the sound of birds, stepping barefoot onto dew-kissed grass, and sipping your coffee while looking at nothing but open skies.

This isn't just a second home. It's your reset button.



Appr. 12 Kms away from Berhampur City



OUR VISION



Laxmira Villas is envisioned as a nature-inspired farmhouse community that brings together comfortable living, green surroundings and an organic lifestyle concept.

The vision is to create a peaceful destination where families can spend meaningful time together while enjoying the beauty of nature.

Mr. Ajit Kumar Patro
Founder
Vihaan Realcon Pvt. Ltd.

Member of **Rotary**





THE PLACE

A NATURE-INSPIRED SETTING

Set against the scenic backdrop of the Kerandimala Hills, Laxmira Villas is envisioned as a peaceful destination away from the bustle of city life

PROPOSED LIFESTYLE FEATURES



Swimming Pool



Barbeque Area



Open Gym



Children's Park



Party Lawn



Organic Garden



Club House



Jogging park



Scenic Hill View



Natural Pond



Yoga & Wellness Centre



Temple

EXPERIENCES AROUND YOU



Discover serenity amidst pristine luxury, where flawless elegance meets breathtaking mountain vistas for an unforgettable escape. The project is envisioned to offer a nature-inspired lifestyle with thoughtfully planned spaces and recreational experiences.

FARM-TO-TABLE CONCEPT

A proposed organic farming concept designed to encourage a closer connection between nature, farming and everyday living.

**Soulful meals — honest
food, rooted in place.**



WHY LAXMIRA VILLAS



A thoughtfully envisioned farmhouse community in a nature-oriented setting near Berhampur, designed around comfortable living, scenic surroundings and a peaceful lifestyle

FEW HIGHLIGHTS



Scenic Ring Road just 4 kms
away from Laxmira Villas



360° Mountains view, just 15
minutes drive from city



**Vihaan Realcon
Pvt. Ltd..**



PROPOSED 2BHK FARM VILLA



PLOT AREA: 1500 SQ.FT.

PROPOSED BUILT-UP AREA: 1027 SQ.FT.

* The plan, dimensions, specifications and areas shown are indicative and subject to revision based on statutory approvals, sanctioned plans and final architectural design.

SPECIFICATION

Structure	• RCC framed structure. Fly Ash masonry work for walls.
Flooring finishes	• Vitrified floor tiles in living, dining, kitchen, puja and bedrooms. • Granite/Kota/marble finish to the staircase. Antiskid floor tiles in the toilets and balconies.
Kitchen	• Granite based kitchen top with stainless steel sink. 2' height ceramic tiles above cooking platform with modular points, Provision for exhaust fan.
Doors	• Main door : Both side veneered flush door. All other doors are of Company made flush door.
Windows	• UPVC framed glass shutters with MS grill protection.
Electrical	• Premium quality copper wire with modular switches and fitting. Provision for Telephone, Inverter, Internet Cable, A.C. and Geyser point.
Sanitary	• Wash basin in Dining area. Jaquar/ Hindware / Equivalent closets, wash basins and health faucet will be provided in toilets with Jaquar/Hindware/ Equivalent CP fittings and wall mixture.
Wall finish	• Internal walls : finished with two coat putty.
External walls	• Finished with exterior weather coat paints. Asian/Berger/Equivalent
Toilet walls	• Finished with exterior weather coat paints. Asian/Berger/Equivalent
Staircase	• Fitted with stainless steel railing.

* Specifications shown are indicative and subject to revision based on final architectural design, sanctioned plans, statutory approvals and applicable regulations.

LET'S CONNECT

- 12 Kms From Berhampur
- 15 Kms From NH-16
- 20 Kms From Gopalpur Jn.
- 4 Kms From Ring Road
- 6 Kms From Mahuri Kalua



Developed by:



Vihaan Realcon Pvt. Ltd.

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IMPORTANT NOTICE : This is a preliminary project concept presentation. The project is currently at the pre-registration/pre-approval stage. All plans, areas, specifications, amenities and other details are indicative and subject to statutory approvals and revision. This document does not constitute an offer, allotment, agreement or guarantee. Final project details shall be subject to applicable approvals, RERA registration and sanctioned plans. **Prospective customers are advised to verify project details and approvals before making any financial commitment**