



+ 91 8895149605 | info@dnpallaciya.net | www.dnpallaciya.net

Corporate Office: D.N.Group, Plot No-15, VIP Colony, Nayapally, Bhubaneswar, Odisha, PIN-751015

Site Address: Plot no. 192, 193, 194 & others, Mouza - Sundarpur, Dist. Khurda, Bhubaneswar, PIN-754005

RERA Registration No.: MP/19/2021/00567 | www.rera.odisha.gov.in

Disclaimer:

All site plans, specifications, dimensions, designs, measurements, and locations are indicative and are subject to change as may be decided by the Company or Competent Authority. Revision, alteration, modification, addition, deletion, substitution or recast if any may be necessary during construction. The information on this brochure is presented as general information and no representation or warranty is expressly or impliedly given as to its accuracy, completeness, or correctness. Accessories in the brochure shown as furniture, electrical appliances, cabinets, etc are purely indicative and are not a part of sale offers. This brochure does not constitute an offer and/or contract of any type between the Developer/Owner and the recipient.

Alchemist/Clay

THE BEST OF BOTH WORLDS

K  HINOOR @  DN
PALLACIYA

LUXURY of a hotel. **WARMTH** of a home.

Kohinoor at DN Pallaciya is a residential destination for those who desire to experience the luxury of a hotel, every day. It redefines fine living, making a statement even in the most elementary services.

With hospitality partners - Spectra leading the path for elite residential services, indulgence becomes a way of life at Kohinoor. It features carefully curated spaces infused with delectable amenities, making it truly a one of a kind living experience.

Welcome to the **DIAMOND LIFE**



As part of the celebrated DN Pallaciya residential project, Kohinoor is another example of cutting-edge design. Among the plethora of lifestyle comforts, it includes:

- Serviced Residences
- State-of-the-art Amenities
- Separate Entry & Exit Gate
- Located at the epicenter of Twin city - Bhubaneswar & Cuttack

Homes that are defined by
SERVICE & EXPERTISE



Where else can you expect professional hospitality services in your own home? Teaming up with Spectra allows DN Homes to offer residents of Kohinoor an otherworldly experience of care and service. It entitles them to command indulgence, to seek more from life, and to always exist in a state of pampered bliss.

PRIVATE when wanted
SERVICE when needed



Luxury hospitality services at Kohinoor are designed to facilitate, but never intrude. In finding that perfect balance, the intuitive excellence of our service shines through. Whether it's a minor query or a major request, a casual reminder or an urgent behest, Spectra will be ready to serve all your needs.

Building a
WHOLESOME LIFE



- CONVENIENT SHOPPING
- RECEPTION
- OUTDOOR SEATING
- WAITING LOUNGE

- BUSINESS CENTRE
- GYMNASIUM
- SEATING AREA
- PAVED PLAZA

- SPA
- YOGA MEDITATION AREA
- FINE DINING RESTAURANT
- GARDEN

A blend of
WORK AND LIFE



Kohinoor is slated to be a standard bearer of the style and luxury that DN Pallaciya has come to define. It brings with it a new collection of exclusive privileges, which further adds prestige to this landmark residential destination. This, along with the best of modern living, means Kohinoor will continue to set the standards in luxury for years to come.

Awaken your
TASTE BUDS



The joy of
HEALTHY LIFESTYLE



Experience a
KOHINOOR LIFESTYLE



Live the
HIGH LIFE

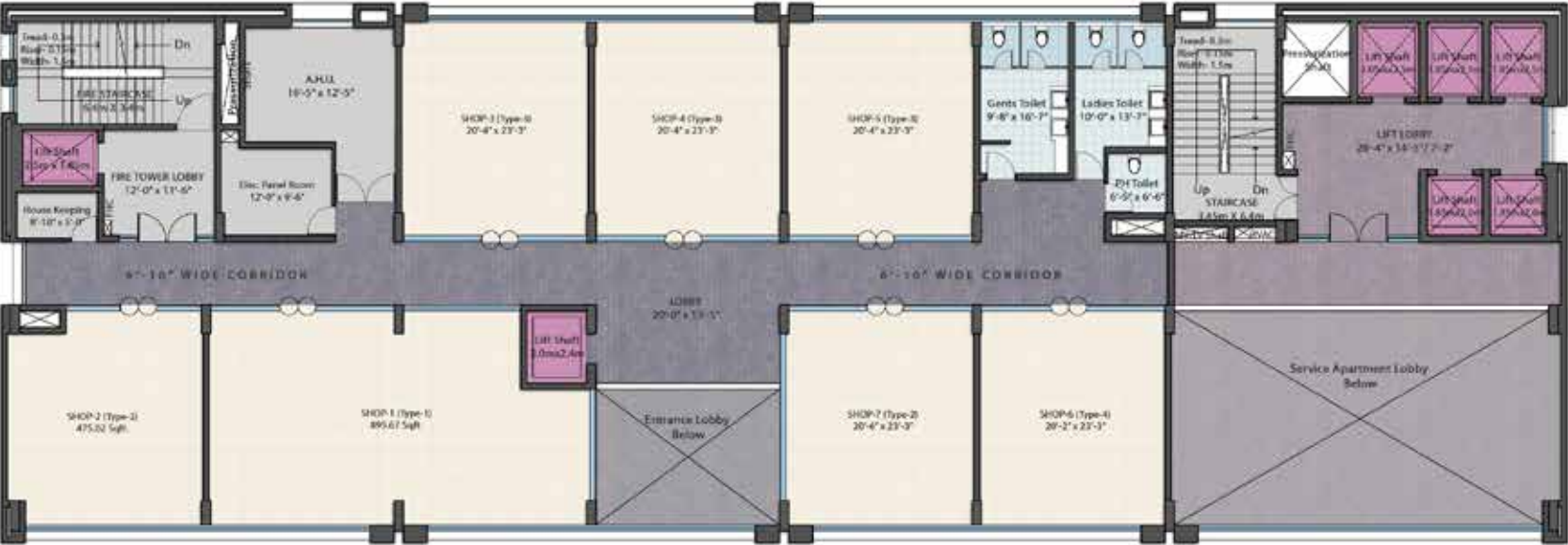


GROUND FLOOR



RETAIL, KOHINOOR LOBBY & RECEPTION

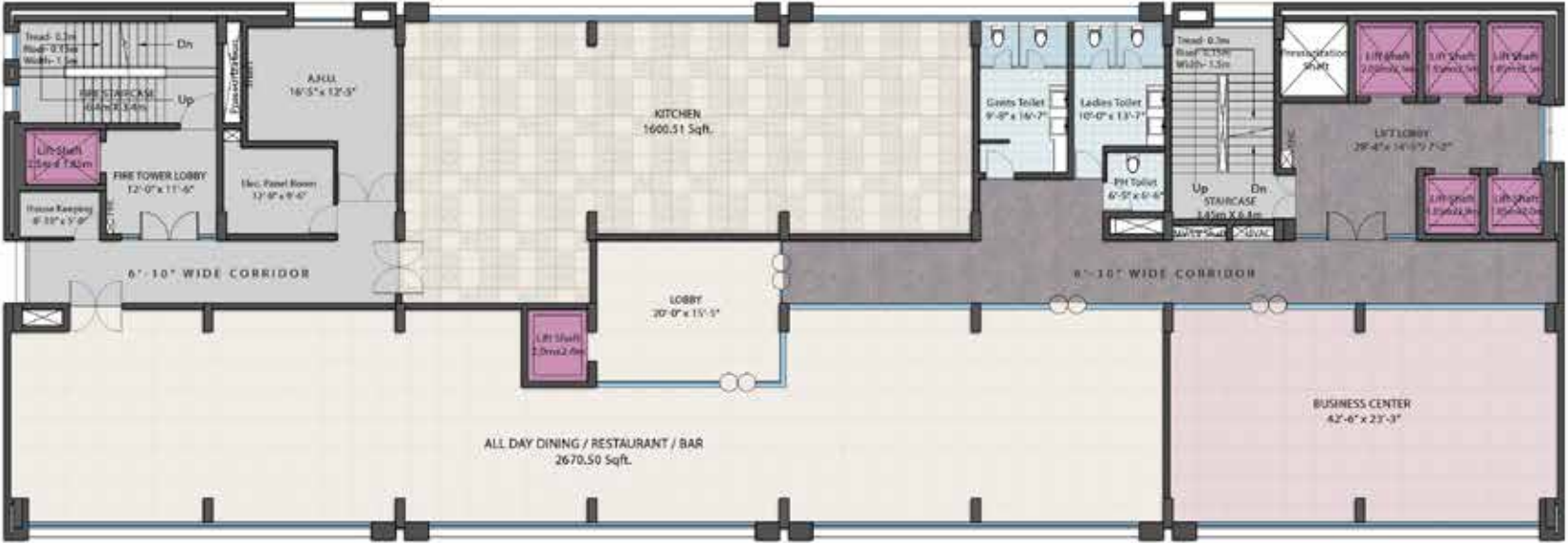
1ST FLOOR PLAN



RETAIL



2ND FLOOR PLAN



DINING & BUSINESS CENTRE



TYPICAL FLOOR PLAN (4TH - 15TH & 17TH - 19TH)



UNIT PLAN



SALEABLE AREA		CARPET AREA		BALCONY AREA	
In Square Feet	In Square Meter	In Square Feet	In Square Meter	In Square Feet	In Square Meter
995	92.47	402.26	37.38	47.04	4.37

1 Sq.Mt= 10.764 Sq.Ft.

RESIDENCE VIEW



16TH FLOOR PLAN



1 Sq.Mt= 10.764 Sq.Ft.



20TH FLOOR PLAN



POOL, SPA & GYMNASIUM

1 Sq.Mt= 10.764 Sq.Ft.



LOCATION MAP



Map for reference only



CLOSE TO THE CITY HUB

- DLF CYBER CITY
- INFOCITY
- PATIA SQUARE
- KIIT SQUARE
- NALCO SQUARE



PROXIMITY TO EDUCATIONAL INSTITUTIONS

- THE DN WISDOM TREE GLOBAL SCHOOL
- KIIT UNIVERSITY
- SAI INTERNATIONAL SCHOOL
- INSTITUTE OF MATHEMATICS & APPLICATIONS
- ODM INTERNATIONAL SCHOOL



EASE OF RAIL & AIR CONNECTIVITY

- BIJU PATTNAIK INTERNATIONAL AIRPORT
- BHUBANESWAR RAILWAY STATION
- JATNI RAILWAY STATION
- NEW NANDANKANAN RAILWAY STATION



SHOPPING MALLS & ENTERTAINMENT

- DN REGALIA
- RELIANCE TRENDS PATIA
- MAX FASHION PATIA
- PANTALOONS PATIA



CONVENIENT HEALTHCARE ACCESS

- KIIMS
- L V PRASAD EYE INSTITUTE
- SUM ULTIMATE HOSPITAL
- AMRI HOSPITAL
- AIIMS HOSPITAL



ROAD COMMUTES MADE EASY

- KHANDAGIRI NH-16 HIGHWAY
- KIIT SQUARE
- PATIA SQUARE
- CHANDAKA SQUARE (NEW RING ROAD)
- CUTTACK (NEW RING ROAD 6 LANE ROAD)
- NAYAPALLY/FIRESTATION/CRP SQUARE

Landmarks
DELIVERED



Landmarks
ON-GOING

