

LIVE AT TOMORROW'S BHUBANESWAR TODAY



D.N. Homes Private Limited

Corporate Office

DN Group, VIP - 15, VIP Area, Nayapalli, Bhubaneswar - 751015, Odisha

Registered Office

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Site Office

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Chairman's Message

Dear Patron,

Let me be the first one to congratulate you for being a part of Tomorrow's Bhubaneswar by DN Fairytale. This is our envisioned township project that combines the conveniences and facilities needed to live the perfect life with an unmatched locational advantage.

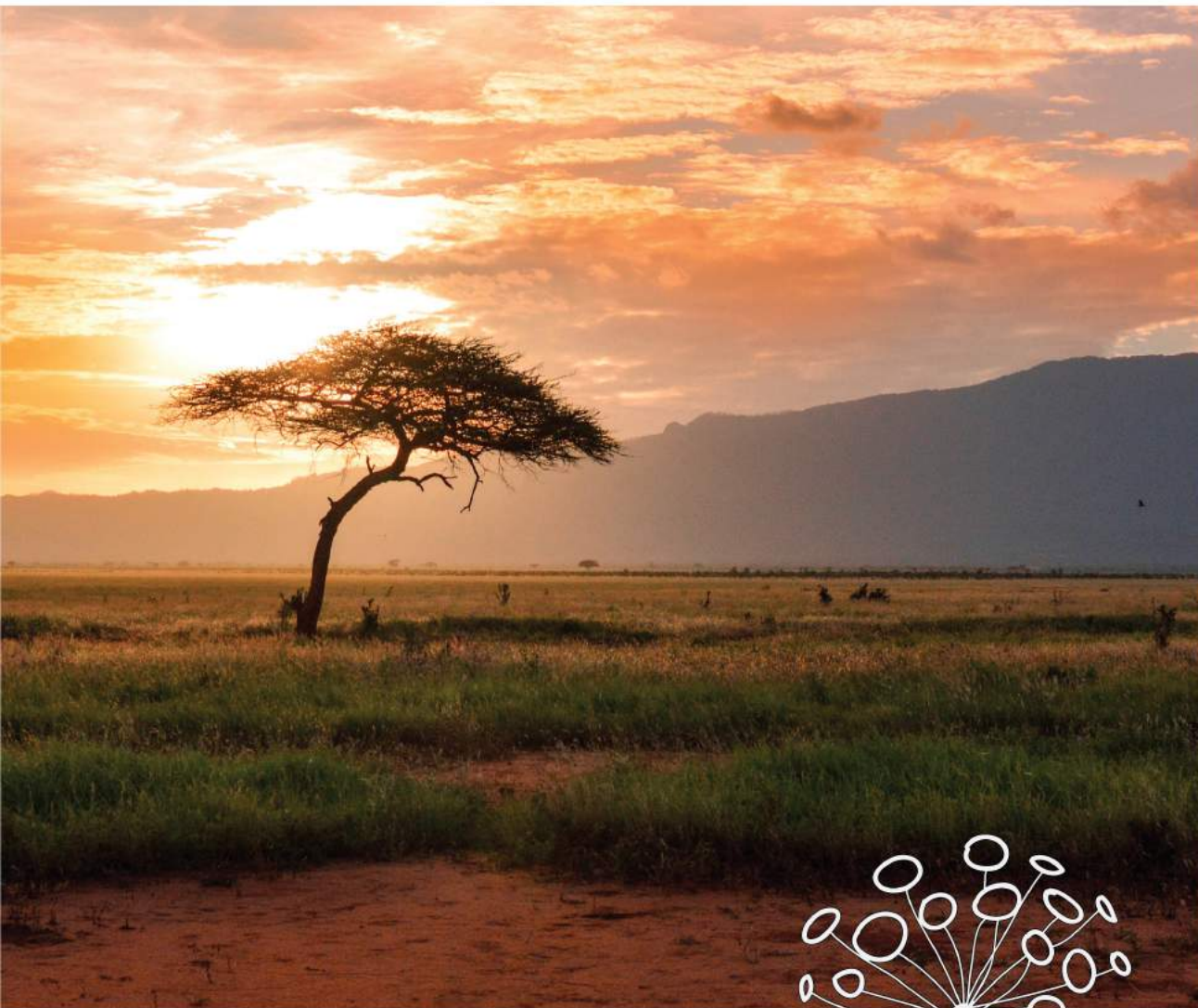
We are not just presenting you with a plush apartment with modern amenities, we are gifting you a unique lifestyle that never ceases to awe. This is where Life Awaits! We sincerely hope that you enjoy this lifestyle that we have crafted exclusively for you. Your happily ever after starts here.

Welcome yourself to the perfect, elusive life.

Sincerely yours

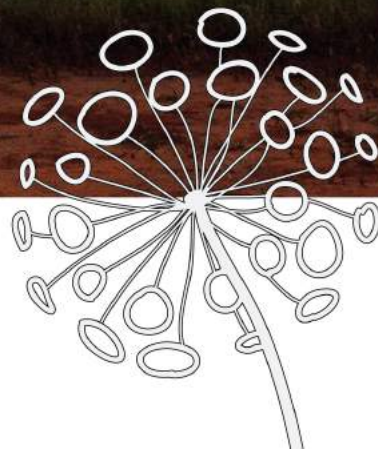
Jagadish Prasad Naik
Chairman & Managing Director
DN Group





PARADISE ON EARTH DISCOVERED

A mere 10 minute drive from the humdrum of the city centre, nestled among lush grasslands and bordered by mountains, you find a paradise, a fairytale-like setting to call your home. Coveted by many, owned by only a few, this premium landscape promises to take away your stress and fatigue every time you come back home. Explore the city's well-kept secret, experience the new face of Bhubaneswar.



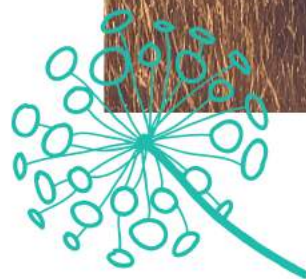
YOUR FAIRYTALE BEGINS NOW

We search for fairy tales in this sometimes, harsh world of reality. As children, we loved and believed in fairy tales because they conveyed hope, positivity, miracles and above all happily ever afters. Even as adults, we never really let go of our yearning for happily ever afters. We hold onto the glimmer of hope and the promise of a happier tomorrow.

At DN Fairytale, we strive to deliver your fairy tale to you, in the form of a home. The lush, natural setting, the lawn and banquet hall to celebrate special occasions with near and dear ones, the joy of learning at pre-school, the bonds formed and the laughter shared at the club house, swimming pool, amphitheatre, etc will transport you to a happier space of mind.

Your home will feel like a paradise on Earth as the natural sunlight and gentle breeze caress your face. You will wake up to the melodious chirping of birds. You will discover that joy comes from the something as simple as enjoying a game of table tennis or playing billiards.

Your happily ever after is calling you, don't make it wait any longer.





BLISSFUL HOMES FOR HAPPY FAMILIES

DN Fairytale is surrounded by schools, institutes, hospitals, star hotels, restaurants, super-markets and malls. Just a 10 minutes' drive from the city centre, it is located in the "growth corridor" of Bhubaneswar. In a world of 8 acres, brimming with avant-garde amenities,

DN Fairytale lays emphasis on a stress-free and magical family-oriented lifestyle.

EASE OF CONNECTIVITY

Located within the IT hub – Info Valley, this is an 'ideal' place that caters to the new generation of IT professionals, business owners, travellers and to anyone who is seeking the 'new' Bhubaneswar! The castlelike DN Fairytale is located just a short drive away from the main city, 20 minutes and 25 minutes from the airport and rail station, and can easily be reached.

Imagine living in a location as happening as Patia, but with benefits, amenities, connectivity and facilities straight from the future. Hospitals like AIIMS and AMRI Hospital are located close by in case of any medical emergencies. It's like hopping onto a time machine and living in tomorrow's Bhubaneswar, today.



Biju Patnaik Airport
20 mins



Bhubaneswar Railway Junction
25 mins



Local Market
8 mins



DN Regalia Mall
5 mins



AVAILABLE HOMES



COMFORT HOMES

Host to a medley of luxurious amenities and features, the 2 bedroom comfort homes are aesthetically designed to provide the best wind and light movement throughout the year. Relax every day in the fairytale like aura of your home.

2 Bedroom Variants - 1275 & 1315 Sqft.

LUXURY HOMES

The 3 Bedroom modules are designed keeping in mind your growing lifestyle. A spacious living room that could host many wonderful gatherings of friends and family. A luxurious master bedroom that will soothe all your stress. A lavish bathroom that will awaken your senses as you step into the Rain Shower. All of this, surrounded by lush nature, open spaces and DN Regalia shopping Mall at a mere 5-minutes' drive from your home. These homes upgrade your lifestyle while nesting you amidst the serenity of nature. It's a fairytalelike experience that will surely change the way you live.

3 Bedroom Variants - 1590, 1615 & 1710 Sqft.



OPEN SKIES AND MAGNIFICENT VIEW

Pathbreaking evolution in the real estate market of the city is spearheaded by DN Fairytale, the project which gives access to state-of-the-art, self-sustained smart homes that both awe and inspire, and is 75% open to blue skies. World-class facilities merge with convenience, giving you not just residential bliss but a lifestyle that you needed, but never knew. Be a part of this new fairytale. The envisioned futuristic living awaits you....

What are you waiting for?

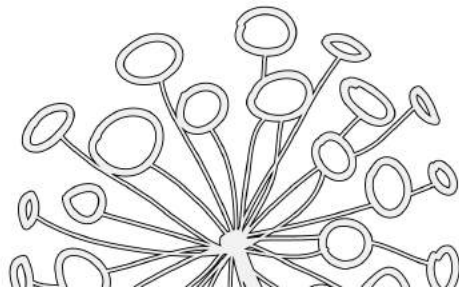


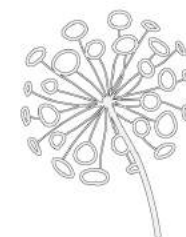
MODERN SPACES AND PRISTINE SURROUNDINGS

The blend of modernity and nature makes living balanced and healthy. The upscale and impeccable interiors are so tastefully done that you will be the envy of your peer. The luxurious apartments offer picturesque views that revitalise the senses. Premium materials have been used and extreme care has been taken to build these dream homes. Emphasis has been placed on all-natural surroundings to provide the blessings of clean and pure living. Owning an exquisite flat at DN Fairytale will set you a class apart from the others.

Live your fairy tale, while others only dream of it.

CCTV cameras and Fire Safety measures will keep your home sweet home safe at all times.





NEW AND BREATHTAKING WAY OF LIFE

As you drive through the gates of DN Fairytale, a new side of the city, a new side of life welcomes you home. Soak in the sights of Nature that seem to be straight out of a fairy tale. Experience a world of luxury and comfort that the rest of Bhubaneswar is yet to see. Lie in the lap of Nature. The new side of the city, a new way of life beckons you home, at DN Fairytale.

DELIGHTFUL EXPERIENCES AND FOND MEMORIES

At DN Fairytale, lifestyles aren't just maintained, they are upgraded.

With an exhaustive range of lifestyle amenities on-site, DN Fairytale caters to all age groups, be it toddlers or the elderly. Everything that you could possibly want is just a stone's throw away from your home at DN Fairytale.



PLANNED WALKWAYS AND RECREATION FACILITIES

We understand that the hustle and bustle of daily life can take a toll. The well planned walkways adorned with trees uplift the mind and spirit in all seasons. Take in the splendid sights of Nature while going for your morning or evening walk. Unwind at the club house with your friends and make memories. Live, laugh and love in this fairytalesque land.





STATUESQUE BUILDINGS WITH MODERN AMENITIES

Provision of premium facilities makes living at DN Fairytale more luxurious and relaxed. The lush green setting helps one to unplug from daily cares or worries and enjoy life. There are 3 elevators in each statuesque tower (2 for residents and 1 service elevator).

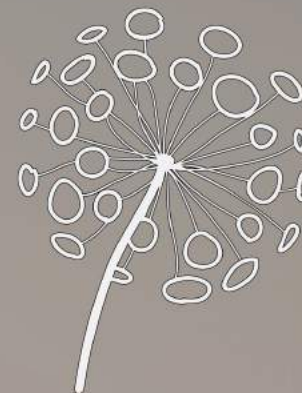
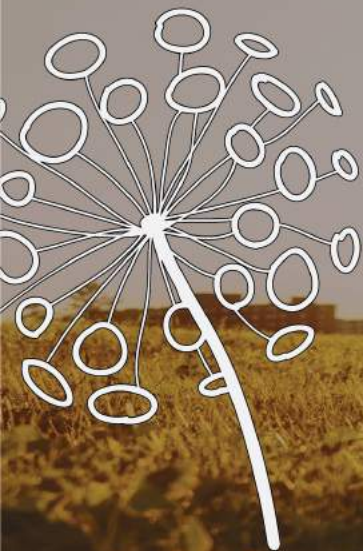
Plush apartments will make you feel like royalty while the beauty of nature will fascinate you.



STUNNING AND LUXURIOUS AMBIENCE

Living at DN Fairytale will elevate your lifestyle. It is an island of magnificent modernity in the midst of pristine surroundings. Luxurious apartments, roomy living spaces, lavish amenities combined with elegance and comfort will make your home, your pride. The high rise buildings with well-ventilated apartments offer natural daylight and fresh air to breathe. At DN Fairytale dreams are lived with loved ones.

Come and make this residential marvel yours!



At DN Fairytale your child will experience a childhood filled with the warmth of their grandparents' love and care. Gift your child the opportunity to forge an unbreakable bond with their grandparents. Your children will love their grandma's warm hugs and the aroma of delicious snacks made lovingly by her. They will discover a fairytale world of glee when their grandpa reads them their favourite bedtime story or teaches them how to ride their first cycle. Watch your child beam with pride as grandpa drops him to the Pre-School and picks him up as well.

Your mother's joy will know no bounds when she takes your little one, dressed in her cute tutu, for classes at the Dance Practice Centre. This is the perfect opportunity for your parents to relive their childhood as they accompany their grandkids to the Kids Play Area. Keeping your parents and children happy at the same time will translate to a happier, merrier fairytale.



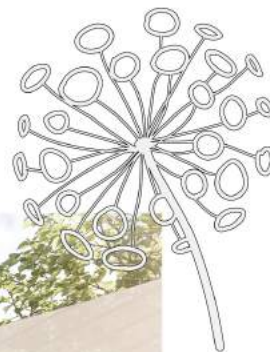
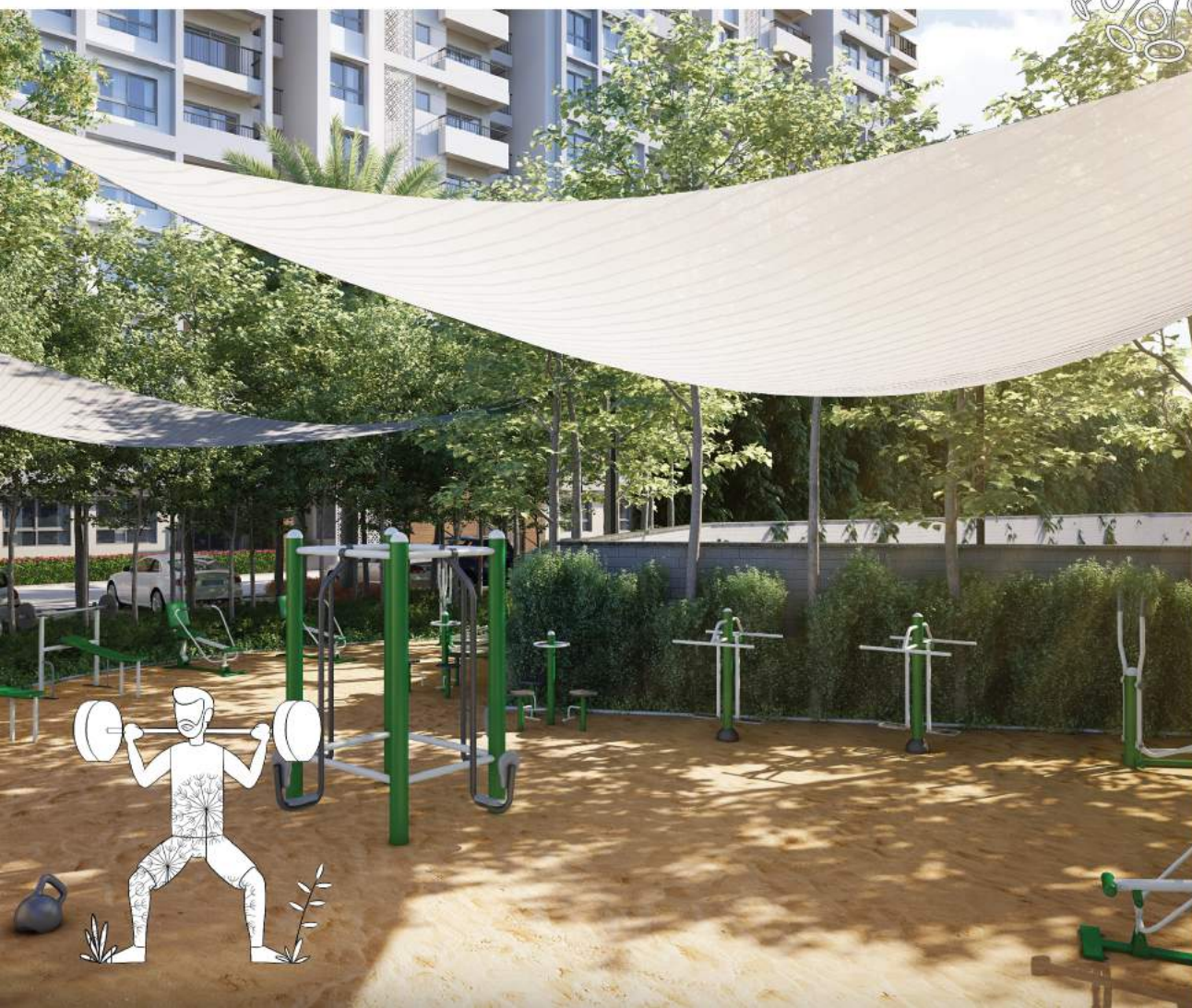


FITTER BODIES AND HEALTHIER MINDS

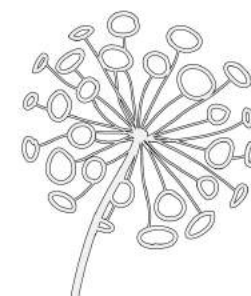
A healthy body creates a healthy mind. At DN Fairytale, we believe that fitness is essential to longevity and better overall health. Gymnasium with world class equipment and Certified Trainers to help transform you to your fittest self. As with a healthy body comes the bonus of having healthy mind. Grab the opportunity for a fairy tale like transformation.



HOLISTIC WELLNESS AND INNER ZEN



At DN Fairytale, the mantra of a good life is staying healthy and special emphasis is put on healthy living. This is truly a fairy tale come true for health enthusiasts. Work out at the air-conditioned gymnasium or under open skies at the outdoor gym. Attain inner peace while you stay fit at the Yoga Area or jog at the property's very own jogging track. At DN Fairytale health is regarded as indispensable wealth.





LIVELY PERFORMANCES AND GATHERINGS

The exquisite outdoor amphitheatre plays a vital role in providing much needed entertainment. Make new friends and catch up on some leisure time in the amphitheatre where cultural fests are held. Let your little ones explore the nuances of performing arts, extempore or elocution. Watch as they bloom and develop into a wholesome individual, ready to take on the world stage. Let them write their own fairy tale.

AESTHETIC LANDSCAPES AND SOULFUL REFLECTIONS

The beautifully designed sculptured gardens invigorate body and soul. The perfect blend of Nature and Art makes for a fairy tale like surrounding. Meticulous craftsmanship has been put in to create the aesthetic gardens which make them a sight to behold.



TEAM SPIRIT AND VICTORIOUS CELEBRATIONS

The basketball and cricket grounds are where one learns to be a good sportsman. This important life skill teaches one to handle various life situations and also to be a team player. It is here that lifelong friendships are also formed and the spirit of the game is developed. Give your child the opportunity to realise his dream of maybe, being the next Sachin or Michael Jordan.





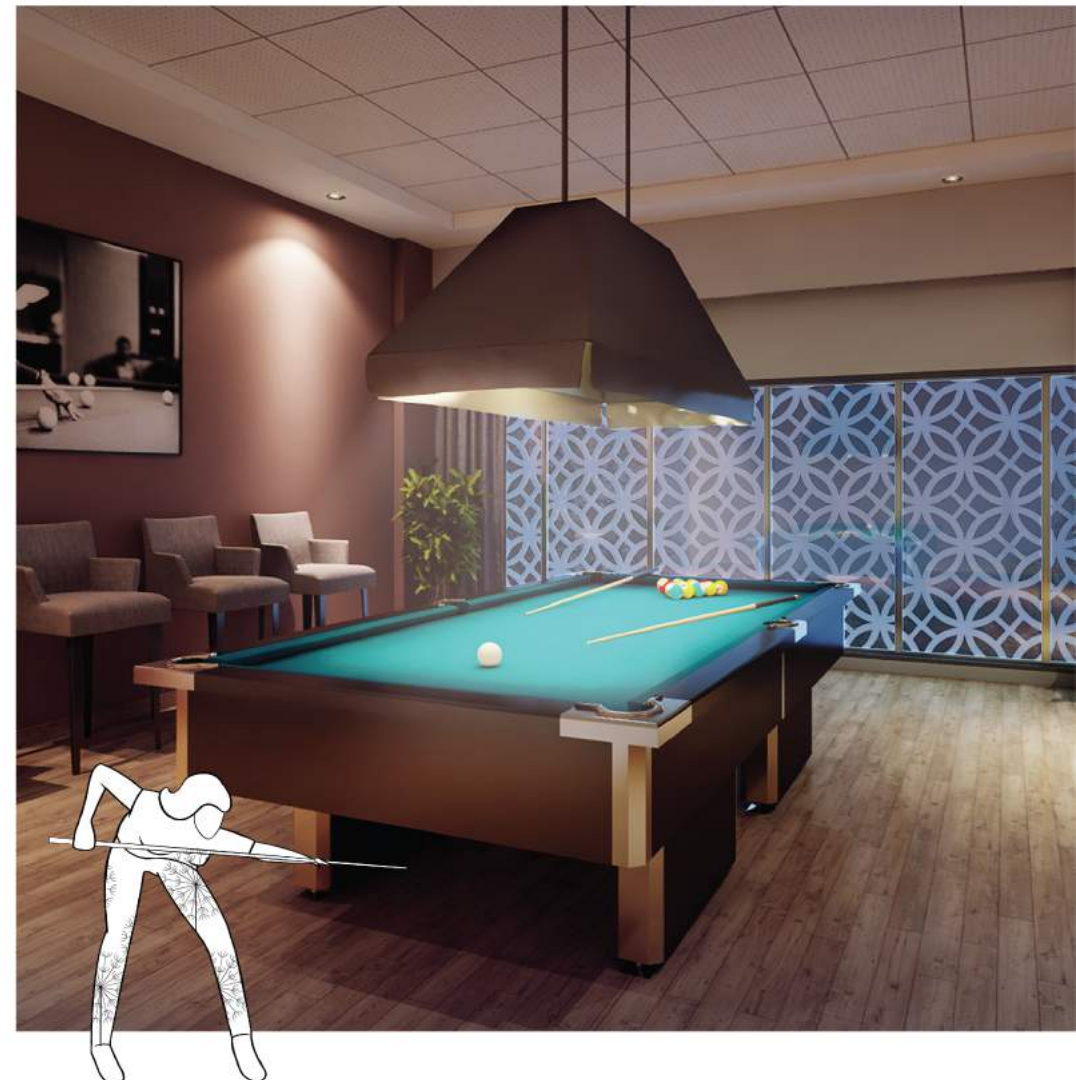
DEFY BOREDOM AND UNWIND

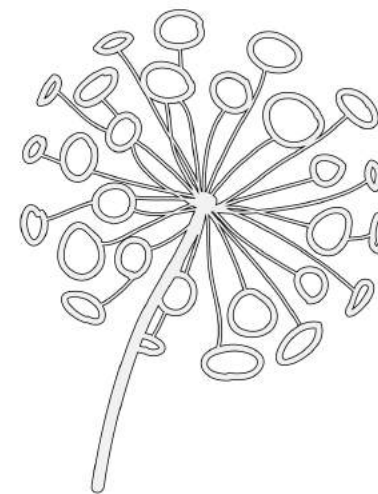
Start your day with a rejuvenating lap in the pool or de-stress after a hard day's work by dipping your feet into the cool water of the stunning azure swimming pool. Swimming is the perfect combination of fun and exercise. Getting fitter while you splash around never sounded better!

ENDLESS FUN AND GAMES



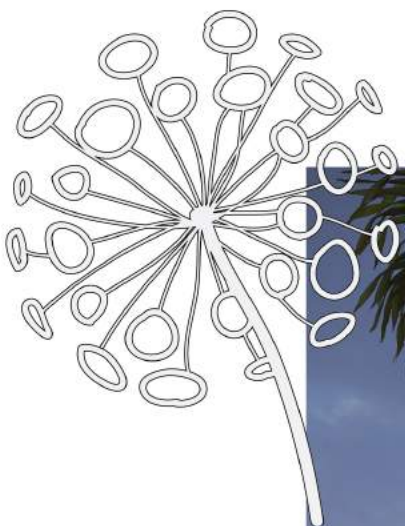
Enjoy some much needed and well-deserved leisure time with your loved ones, over a game of tennis or billiards. The game of table tennis evokes a sense of competition and will go a long way in helping your little ones with their hand-eye co-ordination development. Maybe someday they will enjoy their fairy tale moment of winning at Wimbledon of Table Tennis. The outdoor play areas for the kids help them improve their motor skills.





JOYOUS CELEBRATIONS AND MORE

Every day is a celebration here at DN Fairytale. Be it birthday parties, marriage ceremonies, anniversaries, festivals, this is where your dreams are turned into reality. The multipurpose hall at the Garden of Eden or the banquet lawn, add the required pomp and grandeur to all your special occasions.



LAUGHTER AND LEARNING DANCE AND GROWTH

Our pre-school helps your little princes and princesses gain knowledge while ensuring laughter and smiles in their lives. Besides academics our dance practice centre will help your child master different dance styles, under the guidance of a trained instructor. Prestigious educational institutions like DAV Public School, Doon International School, TSG Gurukul, Swami Vivekananda School of Engineering and Technology, GIET, GEC, AIIMS and many others are located nearby for when your children are ready to step into school or college.





EVERLASTING SMILES AND PLAY

This place is special for your little champs as this is their kingdom of fun. After school or on holidays, the Fun Zone or sand pit, would be where your child will have a blast. This helps them develop social skills like problem solving, sharing and communicating.

RETAIL THERAPY AND HEARTY MEALS

Feel like a queen as you indulge in some retail therapy at the shopping centre, sit down to a lavish gourmet meal at the restaurant or grab a quick bite at the cafeteria. Enjoy a date night or treat your family to a delectable meal celebrating a promotion. At DN Fairytale, moments celebrated with loved ones will always be treasured.





ECO-FRIENDLY APPROACH

The use of solar powered lights taps into renewable energy while efficiently lighting up the campus. This energy efficient approach will go a long way in ensuring that our future generations still enjoy the fairytale like beauty of our planet.

MASTER LAYOUT

Luxurious living spaces with premium amenities
in the midst of greenery.

LEGEND

- ① Residential Entry
- ② Commercial Entry
- ③ Driveway
- ④ Surface Parking
- ⑤ Open Air Theatre
- ⑥ Party Lawn
- ⑦ Pre-School & Creche | Multi-Purpose Hall | Kids play Area | Dance & Hobby Class
- ⑧ Garden Swing
- ⑨ Cricket Practice Net
- ⑩ Half Basketball Court
- ⑪ Open Gym
- ⑫ Swimming Pool
- ⑬ Kids Pool
- ⑭ Pool Deck & Changing Room
- ⑮ Sculpture Court
- ⑯ Childrens Play Area
- ⑰ DG & Transformer
- ⑱ Garden of Eden - The Club





COMPANY PROFILE

Launched in 2003, D.N. Homes Private Limited is one of the fastest growing real estate brands in the state of Odisha. A reputed developer of luxury real estate properties, D.N. Homes has already delivered a number of residential projects and has many more upcoming projects in both the residential and commercial sector.

Highly committed to developing Bhubaneswar, D.N. Homes has successfully delivered premium quality projects at affordable prices. A trusted real estate developer, D.N. Homes has the ability to maximize limited resources to offer the best solutions to its customers and this can be attributed to its pioneering ways. Huge investments in innovation and hiring of only the very best professionals have helped it earn an edge over its competitors. The company places an emphasis on constantly upgrading its technical know-how and enlarging its professional network.

The stunning DN Regalia is more than just a mall and it hosts major national and international brands. Vivanta by Taj, from the world-renowned chain of luxury hotels complements the mall. This is yet another jewel in D.N. Homes' crown and a loving contribution to the city of Bhubaneswar. D.N. Homes is an eco-friendly and responsible real estate developer. The ever-helpful staff and management have consistently won the praise of customers – both old and new. Gated community living and a 24x7, 3-tier security system ensures peace of mind to the residents. The fact that all flats sell out within the shortest span of time, reflects its high demand. With the provision of state-of-the-art facilities at all properties, D.N. Homes has earned an excellent reputation that is rock-solid. With immediate plans of expansion beyond Odisha and South East India, the group is confident that every state in India will boast of a D.N. Homes property in the near future.

COMPLETED PROJECTS

- AVALON RESIDENCY
- ROYALE RESIDENCY
- DREAMZ VILLA
- AADEET RESIDENCY
- ROYALE- GARDEN
- SAVERA RESIDENCY
- 6TH AVENUE
- VIPUL GARDENS- BHUBANESWAR
- NORTHERN HEIGHTS
- DN OXYPARK
- DN NEWTOWN



UPCOMING PROJECT

- AN ULTRA- PREMIUM ABODE AT SUNDARPUR

APARTMENT FEATURES

FLOORING

Design tiles in all bedrooms, with wooden finish tiles in master bedroom

KITCHEN

Design floor tiles. Single –bowl sink with drain-board and tap.
Granite counter with 2'- 0" ceramic tiles on the wall

TOILET

Anti-skid ceramic tiles on floor, Sanitary / Chinaware and chrome-plated fixtures of top brand, ceramic wall tiles on walls as per design

WINDOWS

Superior quality UPVC / aluminium windows

DOORS

Both side laminated Flush door with high quality painted wooden door frames

INTERIOR FINISH

Smooth finish putty on walls, and high quality paint



PRINCIPAL ARCHITECT

New Urban Concepts Pvt. Ltd.

PRINCIPAL STRUCTURAL DESIGNER

S.P.A Consultants

PRINCIPAL CONTRACTOR

Dasarathi Naik and Engineers Pvt. Ltd. (DNEPL)

MEP & FIREFIGHTING CONSULTANTS

ABL Hospitech Pvt. Ltd.

CREATIVE & COMMUNICATION PARTNER

Myndroot

