

A Joint Venture Project



Corporate Address:

AADIV DEVELOPERS PVT. LTD
Regd. Office - Plot No. HIG-II - 124, Lane - 22
Sri Satyasaai Enclave, Khandagiri, Bhubaneswar
Khurda, Odisha - 751030

EDGEMARK (SBMPPL)
Corporate Office - Plot No. - 1064/1681
Behind State Bank of India, Nayapalli Branch
Nilakantha Nagar, Bhubaneswar, Odisha - 751012

Site Address:

Ghangapatna, P.O. - Kantabada, P.S. - Chandaka
Bhubaneswar, Khurda - 752054

Enquiry No.: 1800 890 0428

Rera Registration No.
RP/19/2026/01420 | www.rera.odisha.gov.in

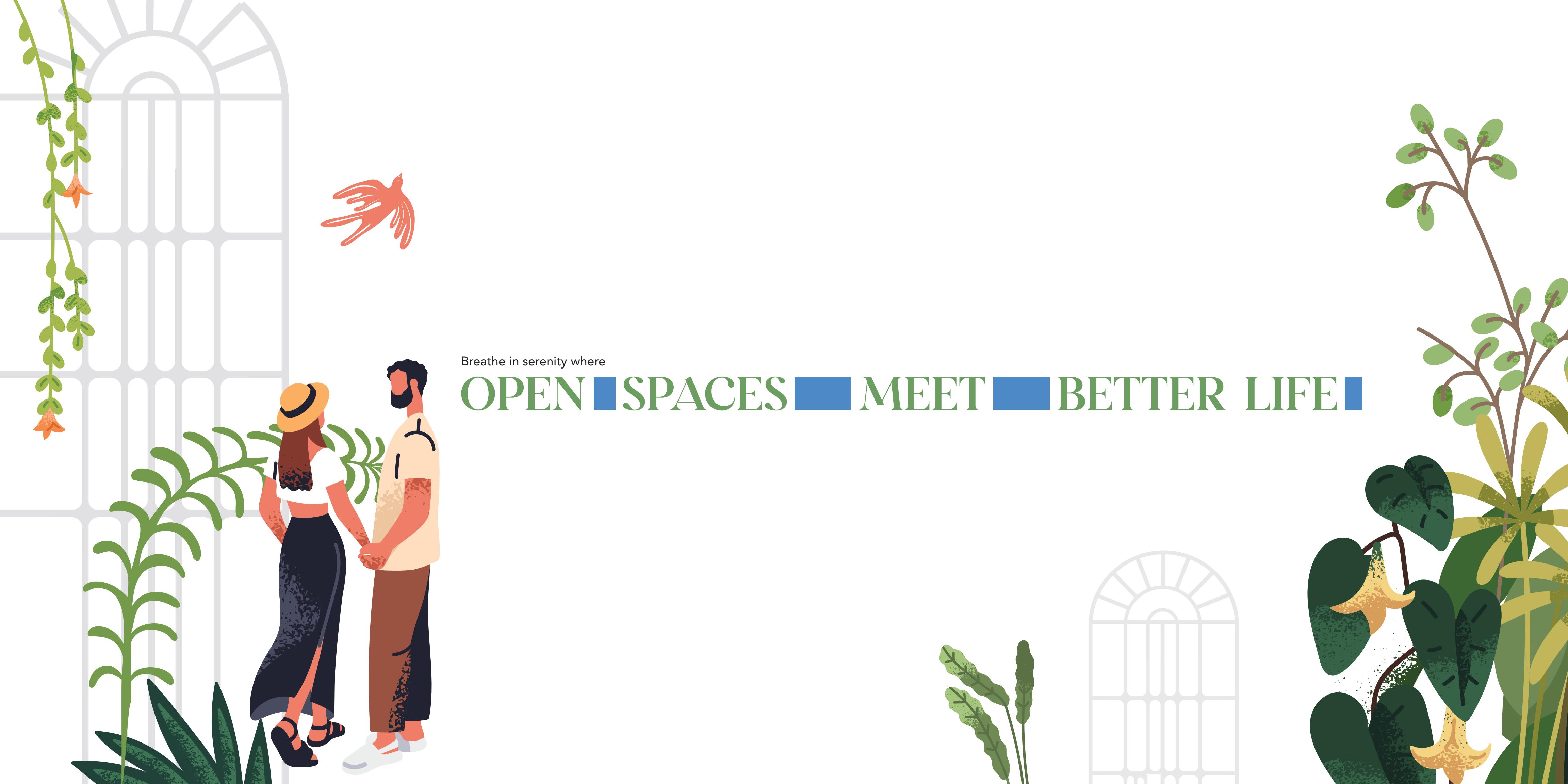
DISCLAIMER: This brochure is merely conceptual and is not a legal document. The Developer reserves the right to change, amend and modify the contents of this brochure from time to time. The master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities etc. depicted in this brochure are conceptual and subject to variations, additions, deletions, substitutions and modifications as may be recommended by the Developer's architect and/or the relevant approving Authorities. All photographs of buildings, interiors, surroundings, location and amenities are indicative and for representational purposes, which may differ from actual. No claims shall be entertained by the Developer depending on this material. While enough care has been taken by the Developer to ensure that the information on the brochure is up to date and accurate, the users are advised to inspect and appraise themselves of all plans, designs, specifications, facilities and approvals and other relevant information prior to making any purchase decisions and nothing in this brochure is intended to substitute the actual plans and approvals obtained from time to time. The relationship between the Developer and the Allottee will be governed strictly by the agreements to be executed from time to time and not on the terms of this brochure.

THE Gardenia



GHANGAPATNA, BHUBANESWAR





Breathe in serenity where

OPEN ■ SPACES ■ MEET ■ BETTER LIFE ■



■ INDULGE IN THE ■ ■ LIFESTYLE WELLNESS ■ ■ QUOTIENT

Balance of Nature * Luxury * Modern Living



Inhale the fragrance of fresh beginnings,
exhale into spaces that reflect you.

INTRODUCING A PHILOSOPHY OF LIFE



The LWQ philosophy blends wellness and lifestyle in perfect harmony for you and your family. It's about breathing easier, living healthier, and experiencing luxury without compromise.



SCIENCE OF LWQ AT THE GARDENIA



60.87% open greens
A pollution-free,
breathable life



Spacious typologies
up to **5BHK** penthouses



Panoramic **hill views**,
one-of-its-kind
in the region



Balanced pricing,
luxury living at accessible value



27,000 sq. ft clubhouse with
30+ wellness & lifestyle amenities



Superior **craftsmanship**
& customization options



Best-in-class **connectivity**
Easy access to every convenience





Introducing

THE Gardenia

Discover a lifestyle designed
for those who appreciate space, tranquillity,
and modern elegance.

2 ICONIC RESIDENTIAL TOWERS

252 THOUGHTFULLY DESIGNED HOMES

2 / 2.5 / 3 / 3.5 & 4 BHK

5 BHK PENTHOUSES



DEVELOPER SPEAKS THE INCEPTION OF LWQ

With a vision of presenting a project coupled with nature's freshness and modern luxury, we introduce The Gardenia at such a location of Bhubaneswar where your lifestyle quotient will go high. No matter what your age.

With this project, we bring in the experience of providing vast spaces around lush green amenities that make your life brimming with opportunities.

Built with only the finest materials, it features expansive apartments, unfiltered balcony views, and multilevel parking, addressing every need of urban living.

Gardenia isn't just a home for your family, it's a treasure box for life, for generations.

~ Team Gardenia



THE ■ CONNECTED
■ SIDE ■ OF
■ WELLNESS

THE
Gardenia

At Ghangapatna

Strategically located in the heart
of Bhubaneswar

Well-connected through
major highways

A LIFE OF EASE,
WITH EVERYTHING JUST
MOMENTS AWAY



Healthcare

Sparsh Hospital	04 min
SUM Hospital	05 min
SUM Ultimate Medicare Hospital	05 min
IGKC Hospital, Kalinga Nagar	05 min
Manipal Hospital, Khandagiri	15 min

Schools

Loyola (CBSE) School	02 min
TSG Gurukul School	05 min
Kendriya Vidyalaya, Kalinga Nagar	08 min
DAV Public School, Kalinga Nagar	08 min
Apeejay School, Ghatikia	10 min

Colleges & Higher Education

Ganesh Institute of Excellent Technocrats, Gothapatna	04 min
IIIT, Bhubaneswar	04 min
Birla Global University	04 min
International Management Institute	04 min
ASBM university	10 min

Green & Culture

Baga Park, Kalinga Nagar	10 min
Anand Vana, Kalinga Nagar	12 min
Deras Dam, Kantabada	15 min
Jayadev Vatika, Khandagiri	15 min
Khandagiri & Udaygiri Caves, Khandagiri	22 min

Transport

Baba Saheb Ambedkar Bus Terminal, Baramunda	20 min
Biju Patnaik International Airport	30 min
Railway Station, Bhubaneswar	30 min

■ THE PANORAMIC
VIEWS ■ OF ■
HILL-SIDE ■ ■ ■
■ WELLNESS ■ ■ ■





ARCHITECT SPEAKS THE ETHOS OF LWQ

Our design ethos at The Gardenia is simple:
We don't just build homes, we shape
experiences that enhance your Lifestyle
Wellness Quotient.

Rooted in Scandinavian principles of
functionality and clarity, and inspired by the
rhythms of modern Indian life, our spaces
are designed to nurture balance, invite light,
and encourage meaningful connection.

At The Gardenia, beauty serves purpose and
purpose supports well-being.

~ Team NRG Designs

THE MASTER PLAN FOR A LIFE OF WELLNESS

LEGEND

- 01. ENTRANCE PLAZA
- 02. ENTRY/EXIT
- 03. SCULPTURE
- 04. HANGOUT PLAZA
- 05. SITOUT
- 06. SECURITY ROOM
- 07. WATER CASCADE
- 08. WATER CASCADE/
FOUNTAIN
- 09. GAZEBO
- 10. VISITOR'S PARKING
- 11. CHILDRENS' PLAY AREA
- 12. PERFORMING STAGE
- 13. MULTI-PURPOSE COURT
- 14. STEPPED SEATING
- 15. OUTDOOR GYM
- 16. CRICKET PITCH
- 17. DG & TRANSFORMER





AN ENTRANCE THAT WELCOMES YOU INTO CALM

The Gardenia

A WATER CASCADE WHERE WELLNESS FLOWS NATURALLY



A DRIVEWAY DESIGNED FOR SEAMLESS ARRIVALS

Artist's Impression



A RECEPTION LOBBY WHERE WARMTH GREETS YOU QUIETLY



THE OPEN GREENS CURATED WELLNESS



A rare blend of nature, comfort, and modern living - crafted for those who value peace, space, and a superior lifestyle.

The modern family home.

60.87% Open Space || Beautifully Landscaped Areas || Senior Citizen Hangout Spaces
Open Amphitheatre || Gazebo || Bird Bath || Water Body



AN OPEN AMPHITHEATRE THAT TURNS OPEN SKIES INTO SHARED EXPERIENCES



AT THE GAZEBO, EVERY CONVERSATION FINDS ITS RHYTHM

Artist's Impression



A BIRD BATH THAT BRINGS GENTLE LIFE TO THE LANDSCAPE



A WATER BODY THAT LETS SERENITY SETTLE IN

THE LUXURIOUS TERRACE LIFESTYLE



Elevated living comes to life with terraces that offer leisure, views, and vibrant community moments.



Terrace Lounge || Private Skywalk || Hangout Space || Kids' Outdoor Games
Wellness Lounge (Garden with Cabana) || Fitness Court || Binocular Points || Moon Deck





A TERRACE VIEW DESIGNED FOR MOMENTS ABOVE THE ORDINARY

Artist's Impression



A PRIVATE SKYWALK, FOR UNINTERRUPTED CALM



THE HANGOUT SPACE, WHERE MOMENTS LINGER A LITTLE LONGER



THE LIFESTYLE OF LEISURE



27,000 SQ.FT CLUBHOUSE

Setting a benchmark of vastness, the clubhouse redefines luxury & leisure.
The heart of the community, designed for fitness, relaxation & social living.

CLUBHOUSE ■ AMENITIES



BANQUET HALL WITH ALL FACILITIES	MINI THEATRE	YOGA & MEDITATION HALL	SWIMMING POOL
KID'S POOL	BUSINESS LOUNGE / CAFETERIA	WELLNESS LOUNGE	TERRACE GARDEN WITH CABANA
WELLNESS SPA & SALON	CRICKET PRACTICE COURT	TABLE TENNIS	STEAM BATH & LAUNDRY
INDOOR GAMES	CO-WORKING SPACE	GUEST ROOMS	VIDEO GAME ZONE
POOL DECK	TERRACE LOUNGE	AIR-CONDITIONED GYMNASIUM	FITNESS COURT
KIDS' PLAY AREA	CABANA	ISOLATION ROOM	CRÈCHE ROOM
CARROM	JACUZZI	DOCTORS' CHAMBER	DORMITORIES





THE SWIMMING POOL, WHERE EVERY SWIM RESTORES BALANCE

THE
FUTURE
STARTS
TODAY

play

A PLAYROOM DESIGNED FOR GROWING MINDS AND HAPPY HEARTS

Artist's Impression



A GYM WHERE WELLNESS BEGINS WITH MOVEMENT

Artist's Impression



A PARTY HALL THAT CARRIES THE SPIRIT OF EVERY CELEBRATION

Artist's Impression



A ZUMBA ROOM ALIVE WITH ENERGY AND EXPRESSION

FACILITIES

THE SAFE ■■■
AND SECURE ■■■
■■■ LIFESTYLE



- EV Charging Stations
- Fire Lift
- Sprinklers in Flats
- Fire Detectors in Common Areas
- Hydrant System
- Fire Extinguishers at Strategic Places
- Boom Barrier
- 24 Hours CCTV Surveillance
- EPABX
- Wi-Fi
- Solar Powered Streetlights
- D.G. Backup for Common Areas
- ARD Enabled Elevators up to Terrace
- Power Back-up for Common Services & Each Flat
- Sewage Treatment Plant -200 KLD
- Rainwater Harvesting

SPECIFICATION



Architecture

Modern Architecture

Structure

Earthquake Resistant R.C.C.
Frame Structure

Super structure

R.C.C framed super structure (Steel: FE-500) M30 Grade Concrete with 1st quality AAC Block masonry (As per structural engineers' specification).

Kitchen

Granite platform with steel sink AND drainpad. Glazed tiles up to 2' height over platform.

Flooring

4' x 2' Vitrified Tile of premium quality

Toilet

Ceramic- GROHE/JAQUAR/ROCA/
CERA or equivalent

Doors/windows/Locks

Main Door
Flush door with FRONT side veneer type laminates, WPC Door frame with Main Door Panel.
(LOCKS: GODREJ / DORSET/ QUBA/equivalent)

Other Doors

Flush door with both side Lamination+ WPC door frame with enamel paint

Bathroom Door

Flush with Lamination Matte Finish, Anti-termite and waterproof, WPC door frame with enamel paint (LOCKS: GODREJ / DORSET/ QUBA/equivalent)

Windows

Aluminium anodized /System Windows

C.P Fittings

Jaquar/Cera/Roca/Grohe or Equivalent

Walls

9" Exterior and 5" interior

Electrical

Concealed wiring network with A/C points in each flat, modular switches of Legrand, HPL, Havells or equivalent with adequate numbers of light, fan and plug points.

Wire

Finolex/RR Cables/KEI or Equivalent

Putty

Asian/Birla or equivalent

Paints

Asian paint/Birla Opus/ Berger



THE BUILDERS OF LWQ



AADIV Developers Pvt. Ltd

AADIV Developers Pvt Ltd is a private limited company incorporated on the 7th day of January 2022. As a startup that was designed by three young and innovative individuals after studying the present scenario in the real estate business in Bhubaneswar or Cuttack areas, they all decided to venture into the construction, housing & real estate sectors and to be a leader in the real estate industry by providing enhanced services, relationships and profitability. The company plans to provide quality services that expect to build long-term relationships of the esteemed customers.

EDGEMARK

Where Vision Finds Its Edge
(A unit of SBMPL)

EdgeMark

EdgeMark with over a decade of experience, is a trusted real estate developer known for quality construction, safe investments, and commitment to integrity. With 4.32 lakh sq. ft of residential and 84k sq. ft of commercial space built, it has served over 300 families in Bhubaneswar. The company is expanding with plans for multistory apartments and commercial buildings featuring unique designs and quality finishes. Dedicated to customer satisfaction, they upholds the highest industry standards, prioritizing client needs in every transaction.

THE TEAM BEHIND LWQ



ARCHITECT **NRG DESIGN**

Established in 2011 under architect Nihar Ranjan Gartia, with over 100 projects completed across Bhubaneswar ranging from residential to commercial.



CONTRACTOR **SPD CONSTRUCTION LIMITED**

SPD has been providing its clients with reliable and responsive solutions to their construction challenges since 2010, and today SPD is proud to be recognized as an industry leader in Odisha. Our expertise encompasses the full gamut of construction services from designing and piling to complete finishing, services and handover catering to residential, office spaces, shopping malls, hotels, academic buildings, warehouses, factories, sports complexes etc. We strive to complete your project on schedule, on budget and with a responsive, client-centred approach.



STRUCTURAL CONSULTANT **YATEEKS CONSTRUCTION PVT LTD**

Founded by Mr. Ajay Kumar Sahoo we have been delivering top-tier construction services, architectural design, and expert consultancy for a wide range of residential, commercial, and industrial projects.

Our experienced team of builders, architects, and consultants work collaboratively to bring your project to life.



BRAND CONSULTANT **BE THE BEE**

Bibhor Singhania and Banibrata Goswami have been working with real estate pioneers across the country, serving over 200+ clients and delivering 350+ real estate projects across Assam, Bihar, West Bengal, Odisha, Chhattisgarh, Maharashtra, Karnataka, and several other regions of India.

Be the Bee is one of India's most promising advertising agencies, powered by innovative ideators and strategic thinkers. The agency delivers creative yet effective branding solutions across all marketing verticals, helping real estate projects build a distinct market presence through strong strategic thinking and refined aesthetic sensibilities.

WHERE
LIFESTYLE MEETS
WELLNESS.

LWQ



SCAN FOR WALKTHROUGH

