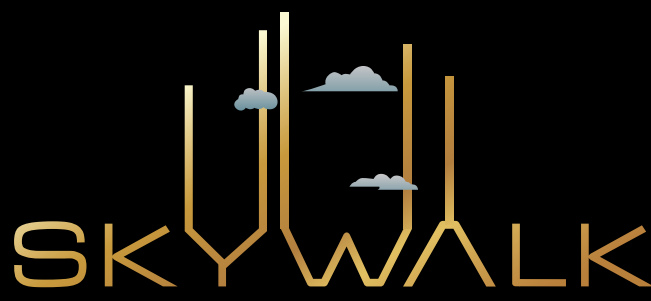




D I O N ' S



S K Y W A L K

H E A V E N L Y L I V I N G





Vayu Mandal



Jal Tarang



Agni Mantra



Akash Vani



Prithvi Loka

Where every element of joy beautifies each moment

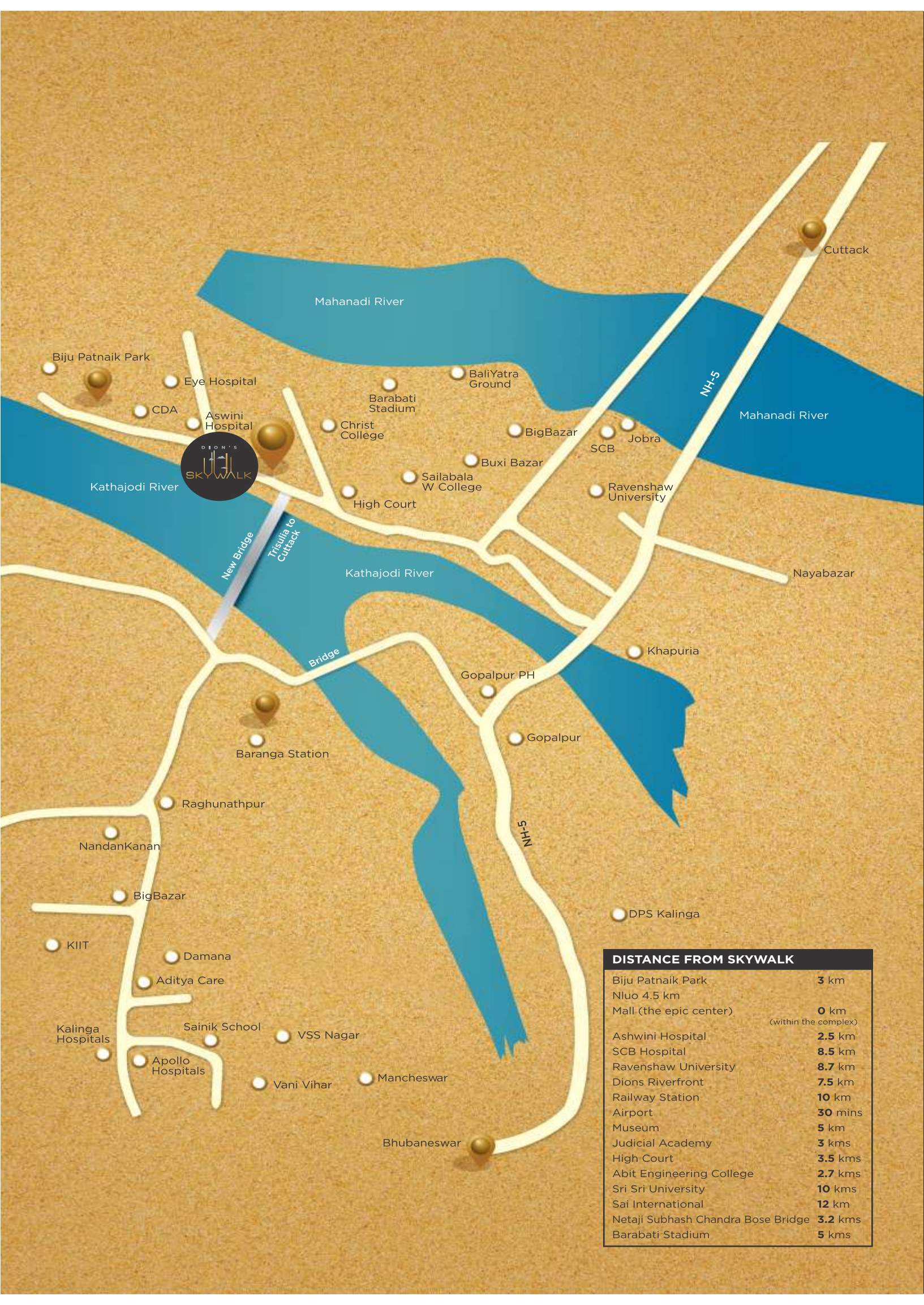
This very universe and every form of life in it congregate the essence of the five basic elements. The Panch Tatva combines the influences of *Air, Water, Fire, Earth,* and *Sky* for bestowing harmony in life and adding motion to existence.

Dion's Sky Walk imbibes the divine spirit of all the five dimensions of energy within its soul that will soothe every life inside its graced territory.



ayu mandal

Live with an air of pride. Connected to the 'Silver City'.



Hear the tunes of the whistling wind. Breathe in some fresh air while you are at *Dion's Sky Walk*. Live in the company of green and grandeur while staying connected to the world outside. Your new abode is right at the heart of Cuttack city where there will be no dearth of mirth and lifestyle activities. Three wide roads and an ideal mode of communication will always be at your service.



al Tarang

Live by the river. Let the days flow.



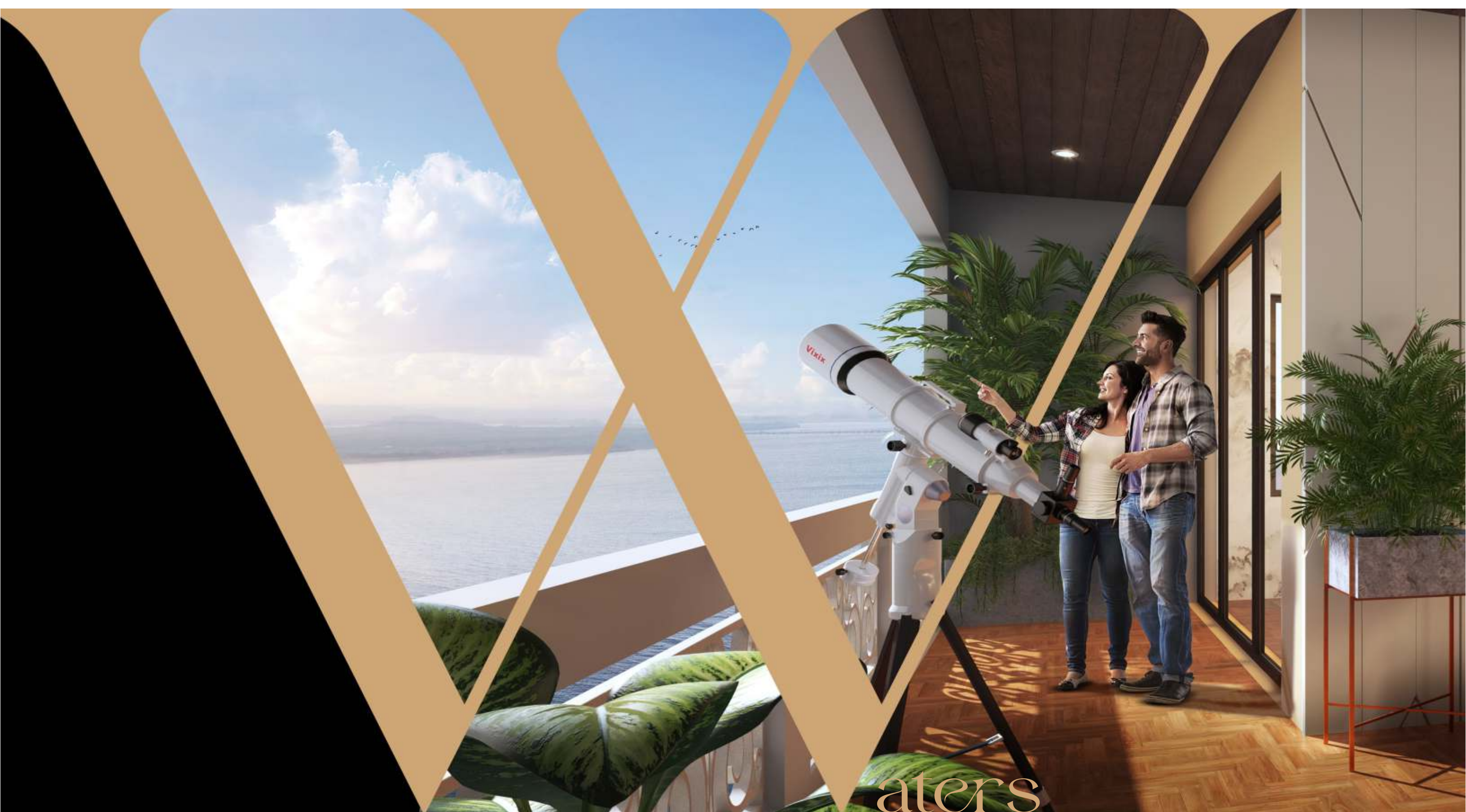
is all set to write a new saga of
tranquility by the banks of the serene
Kathajodi and Mahanadi rivers.





*4 swanky G+24 towers Tallest in
Cuttack Housing around 440 flats
Expansive commercial floor*

Countless settlements flourished around some great rivers in the history of mankind, dowsed in the bliss of spirituality and reward of prosperity. A treasury of premium residential towers along with a sprawling commercial floor is poised to become the most happening spot of the city.



aters

of the flowing stream bless you with peace



gni Mantra

Ask for anything under the sun. You'll get it here.

The beautiful view of
the sun, that ignites
the hidden poet in you.
Embrace.

Once you are at *Dion's Sky Walk*, celebrate life every moment. Start every day with a Surya Namaskar to ignite the fire of a new zeal. There is a wide spectrum of activities, spread across the all-encompassing 'Amenity Level' within the 4 towers, keeping you and your family charged up with positive energy.



equator
the club

Keep your mind and body healthy as you go for a swim or a badminton match with fellow neighbours. Rejuvenate yourself during the Yoga sessions in a peaceful setting. *Dion's Sky Walk* is a fairyland for your little ones too where they can have a great time at the kids' play zone. It's all here, right here.

ife is

as bountiful inside
as beautiful it is from outside



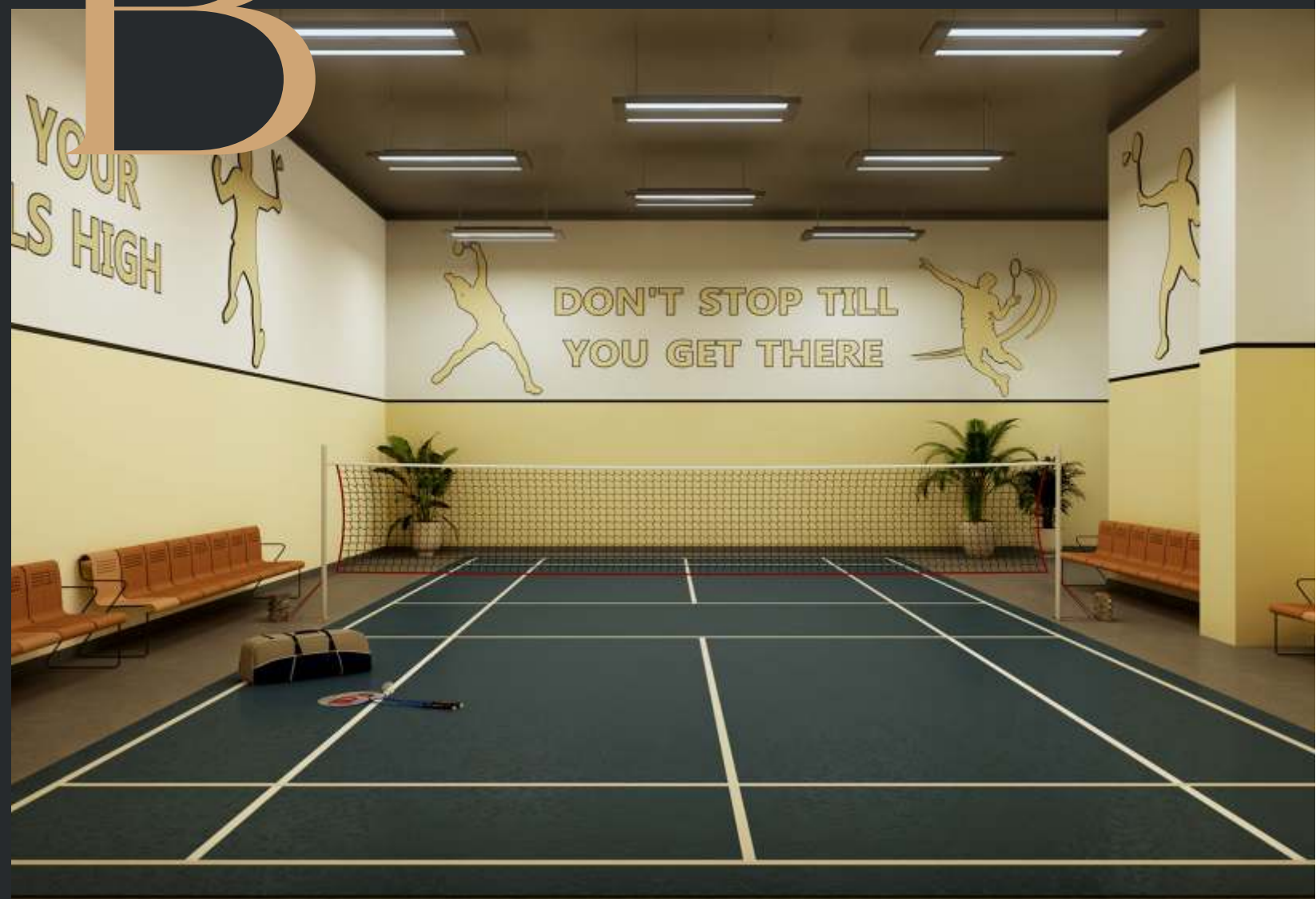
Banquet Hall

A grand celebration of a special day needs a grand banquet hall. Here's the banquet hall designed exquisitely for all your special events.



Ready to reminisce the memories of those childhood vacations when you used to play badminton with your friends? Let's step into the badminton court again to make those memories alive.

Badminton Court





Swimming Pool Kids Pool & Spa

Swimming Pool

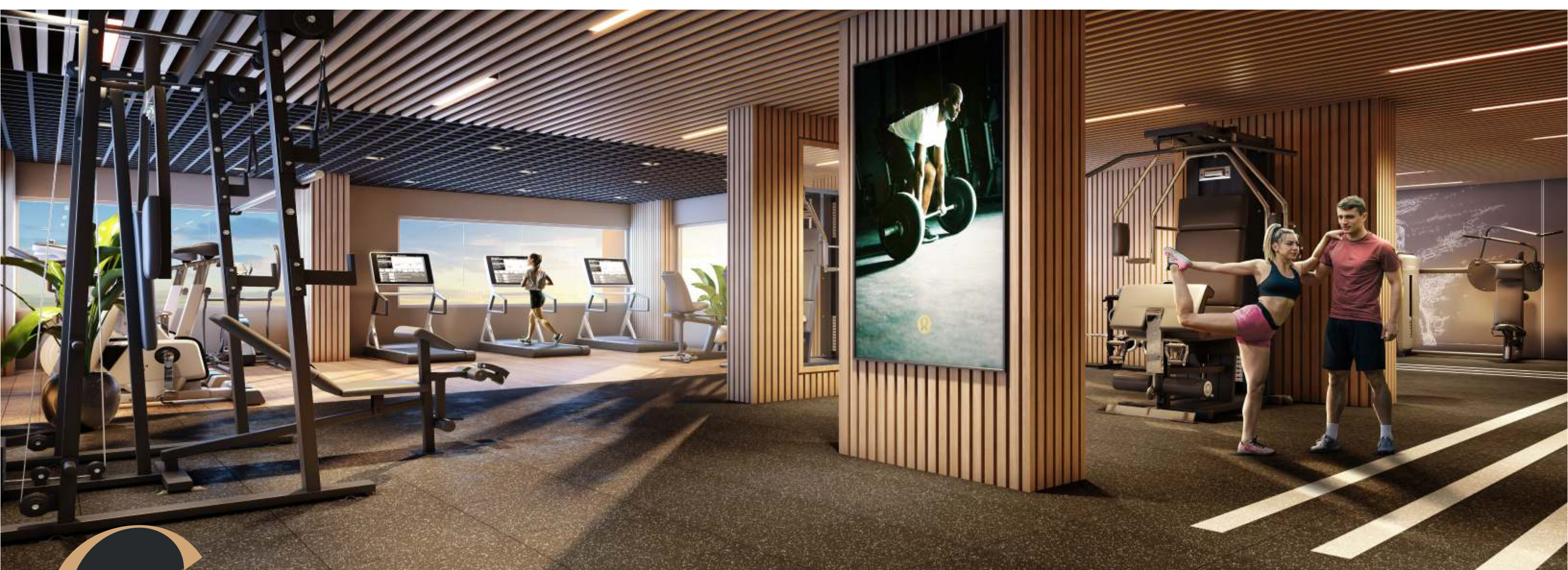
Dip into the pool after a busy day to keep your stress at bay.

Kids Pool

Be it a weekend or not, let the little ones enjoy a cool splash in the pool.

Spa

Relax, refresh and rejuvenate with sauna bath in weekends.



Gym I & II

When you are right beside a world-class gym, it becomes easier to follow your fitness regime. Pump up your muscles and go for a regular work out.

Table Tennis

Recollect the memories of those college days when you used to hang out with your friends. Revive those days at the cafeteria within your sky abode.





L

iving Room

Expansive, airy and majestic. The grandeur of your living room will epitomize a plush lifestyle.

I

ndoor Games Room

Cards

It's time to have some fun with card games. Bid adieu to your monotony.

Billiards

Excitement awaits here at the billiards room. Step into this zone and let the fun begin.

Table Tennis

Don't worry even if it rains outside. You can unwind by playing table tennis with your friends.





K

ids Play Area

A colorful corner for your kids to experience life changing events and bloom every moment.

C

ricket Net

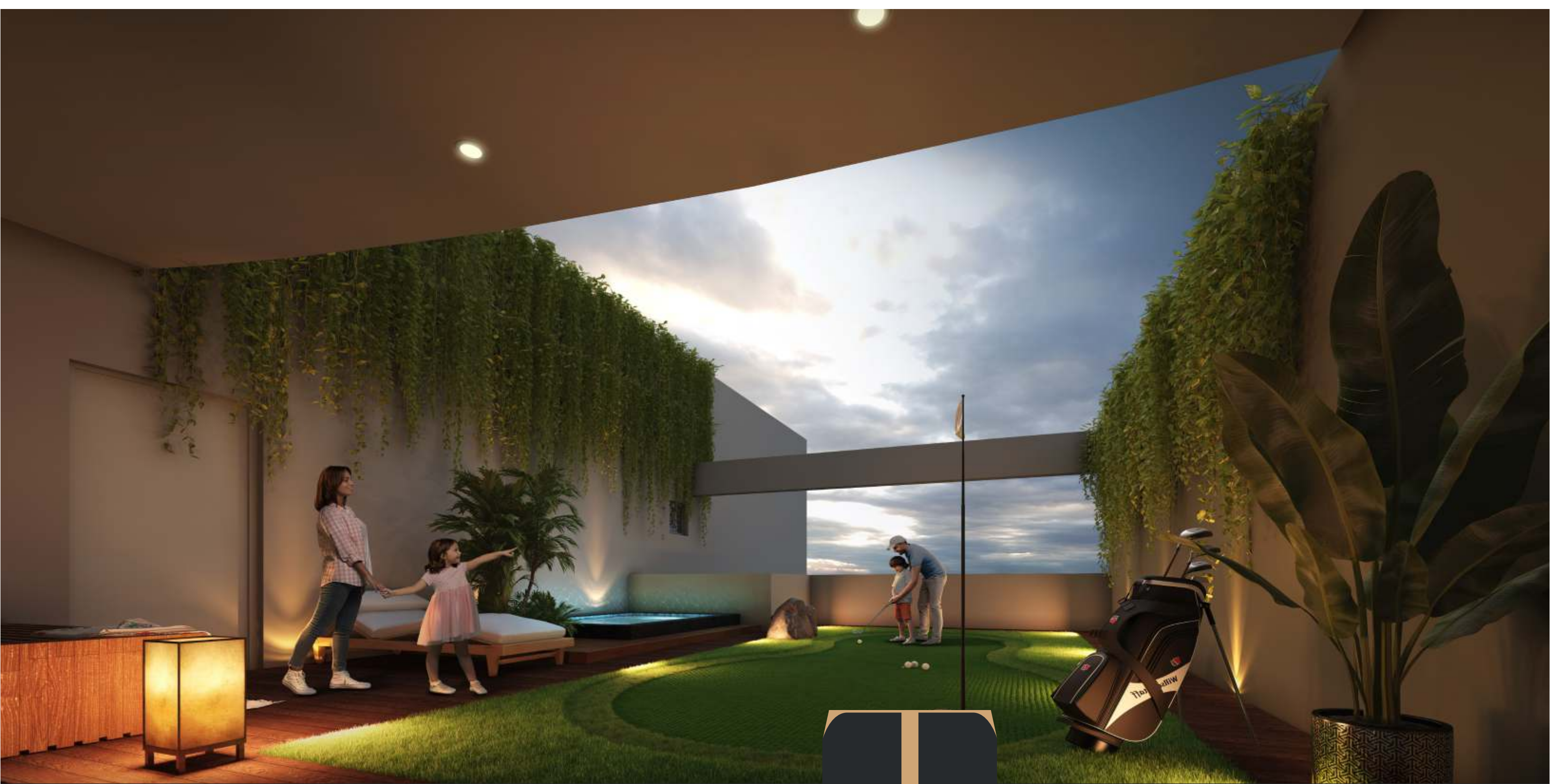
Remembering those old childhood times, while making up teams and hitting the wicket in the Cricket Net.





Side Open Homes

Let there be light. Our 3 side open apartments let's you soak in the warmth of happiness and the breeze of bounty.



Terrace Golf Area (for Duplex)

Spend your evenings at the terrace, looking at the wide view and playing golf.



Lovely Life Here

It's an out of the world experience once you step inside the rooms of your new home. They are all spacious with ample entry-points for fresh air and sunlight. Your ideal comfort zone to relax and unwind yourself after a hard day's work. There are countless offerings to lead a lovely life here.



Puja Room

Enlighten your day by beginning it with a soothing morning prayer.



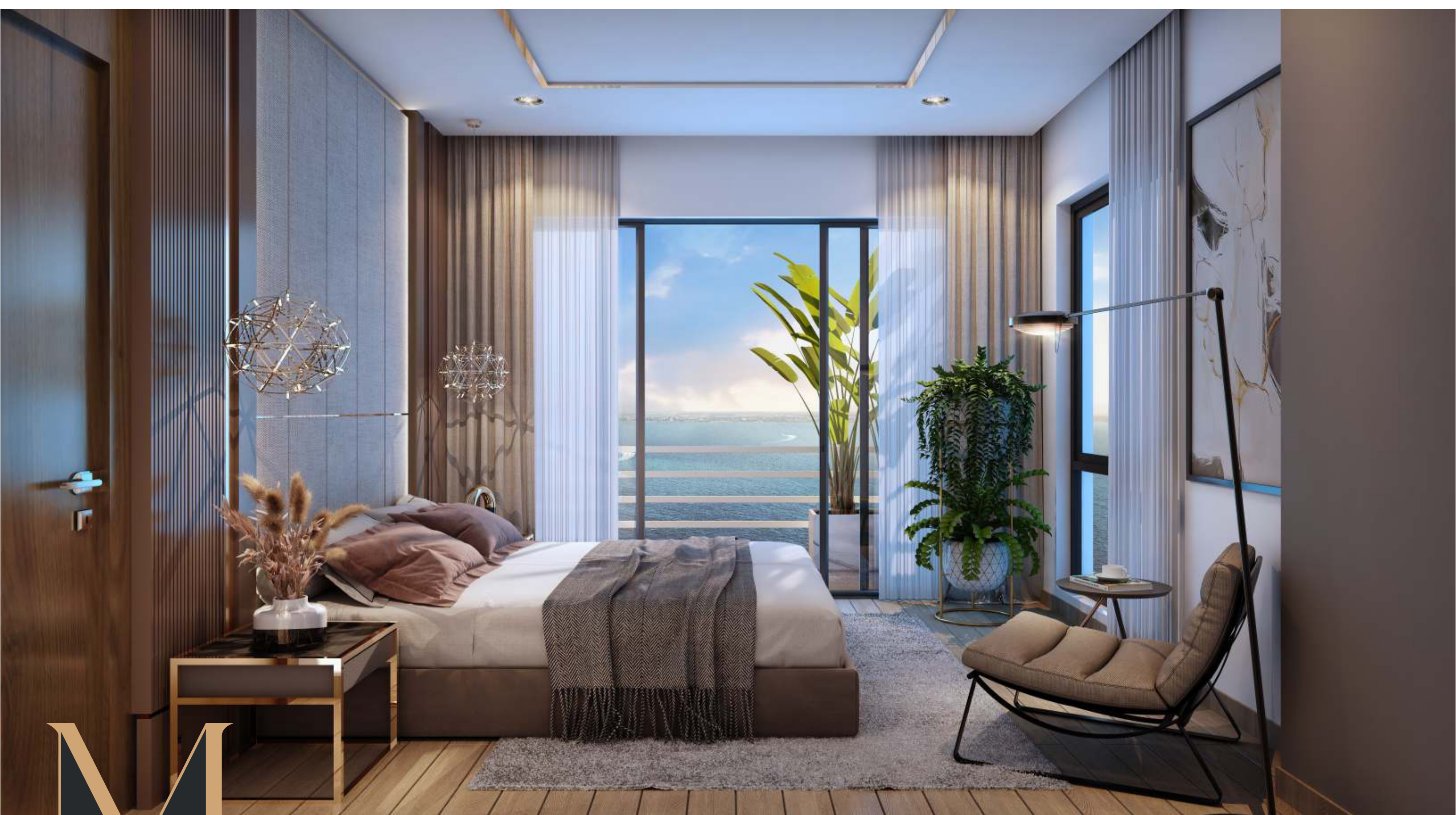
Lobby

Enter into the opulent land through an elegant lobby.

Balcony

A perfect place inside your dream abode where you find serenity at its best.





M

aster Bedroom

Ask Alexa to play romantic numbers and let your mind immerse in the realm of romance and fantasy.



T oilet

Crafted with premium faucets and accessories, it's the zone to freshen yourself up and get prepared for a great start.

K itchen

Designed to meet your modern lifestyle, the kitchen is ready to welcome you for a gastronomical adventure.





kash
Vaani

Take a skywalk. Talk to the sky.

Take a walk along a
740 ft. SkyWalk. Reach the
Seventh Heaven



Even the clouds are not far once you attain greater heights. *Dion's Sky Walk* will gift you an aerial view to see life in a new light from the top, as you take a walk along a 740 ft. skywalk joining its 4 towers. Reach the seventh heaven while keeping an eye on the river flowing beneath. Own the skywalk zone with provisions of some plush 'Sky Villas'. Own your home close to the sky.



Yoga under the sun



Music sessions under the moon



Kitty party under the stars

Take a Skywalk Talk to the Sky

Start a blissful morning with meditation under the sky or enjoy an evening by playing a musical instrument at the Skywalk, or celebrate a kitty party in a starry night. It's all about an experience of living at Cuttack's tallest riverfront skyscraper where the Skywalk offers you a trip to the land of fairy tale.



I t's Barbeque Time (for Duplex)

Enjoy endless time with your friends and family at the rooftop barbeque spot. Relish every moment with joy and flavours of life.



rithvi Loka

A world with high footfall. A land of commercial activities.



Multiple delux
Commercial compartments



the **epi** Centre

Have command over some luxurious worldly possessions and comfort. Your new home at *Dion's Sky Walk* is a land where the world would love land up at. The largest homescape with the longest skywalk is going to be the 'newest destination' housing a swanky commercial zone with provisions for 40 outlets. It's time to stay at the 'Epicentre' of a busy earth with endless possibilities. Welcome to your new address in a beautiful world.

ommercial zone

amenities

Amenities

- Exclusive Club House
- Swimming Pool (for adults & kids)
- Sauna
- Yoga Room
- Gymnasium
- Landscaped Central Greens with Water Body and Viewing Deck
- 65% Open Space Appx.
- Reading Room
- Cafeteria
- Pantry
- Changing Room (for ladies & gents)
- Janitor's Room
- Common Toilets (for ladies & Gents)
- Maintenance Room

Games Zone

- Billiards Room
- Card Room
- Squash Count
- Cricket Nets
- Carrom Room
- Table Tennis Room

- Badminton Court
- Kids Play Area

Other Amenities-

- Earthquake Resistant Structure with Water Recycling System
- Mall
- ATM
- Pharmacy
- Café
- Salon
- 4-tier High-end Security
- 24-hour Power Backup for common area
- Water Treatment plant
- STP
- Organic Waste Composter
- Solar Lights for Common Areas
- EV charging solution

Specifications

1	Cement	Super Grade or similar make
2	TMT Bars	TATA/ SAIL or similar make
3	Room Flooring	Premium designed double charged vitrified large size Tiles to tone with rooms
4	Kitchen Flooring	2*2 Vitrified Tiles (Double Charged) Anti-skid Tiles
5	Kitchen Wall	Designer Tiles up to roof height above platform
6	Kitchen Sink & Platform	Stainless Steel Sink & Cooking Platform of Granite
7	Kitchen Type	Designed to suit Modular Kitchen & option to upgrade with all fittings
8	Toilet Flooring	Anti-skid Ceramic Tiles
9	Toilet Door	Both Side Masonite Skin Lamination With Extra Two Coats of Polish/ WPC (Water Resistant Doors)
10	Toilet Wall	Glazed Tiles on Toilet walls up to Ceiling Wall
11	Ventilation & Lightning	Provision for Exhaust Fan with Aluminum Louvers
12	Lobby Area	Granite/ Marble
13	Balcony	Designed Vitrified Tiles
14	Main Door	Teak Door
15	Inside Doors	Both side Masonite skin lamination with extra two coats of polish/ Flush Door with both side Lamination
16	Door Frames for Room	Sal Wood
17	Door Frames for Kitchen, Toilet & Balcony	WPC
18	Windows	UPVC of premium brand designed to sustain or resist the wind pressure with mosquito net provision
19	CP fittings	Grohe/ American Standards/ Similar make
20	Internal Wall Colour	Two Coats of putty with primer and two coats of Acrylic Emulsion Paint
21	External Wall Colour	Combination of Texture, Primer & 2 coats of Weather Resistant Paint
22	Electrical Fittings	Modular Switches & fittings of premium brand
23	T.V. Points	In all rooms
24	Telephone Point	In living room
25	A.C. Inlet Point	In all bedrooms & drawing room
26	Power Back up	Provision for Inverter in individual flat, DG back up for common areas & limited KW load for individual flats
27	Internal Wiring	Polycab or similar make
28	Lift	Combination of passenger & service/stretcher speed elevator of premium brand

Floor Plan

Tower 1 - Typical Floor Plan



Tower 2 - Typical Floor Plan



Floor Plan

Tower 3 - Typical Floor Plan



Tower 4 - Typical Floor Plan



Type	Flat No.	Carpet Area	BUA	SBA	Facing
3.5 BHK	301-2201	1158.52	1343.34	1813.51	South
3 BHK	302-2202	1116.33	1318.37	1779.80	North
2 BHK	303-2203	773.71	941.80	1271.43	North
3 BHK	304-2204	1118.70	1315.50	1775.93	North
4.5 BHK	305-2205	1442.00	1761.31	2377.77	South

Type	Flat No.	Carpet Area	BUA	SBA	Facing
3.5 BHK	301-2201	1124.40	1316.00	1776.60	South
3 BHK	302-2202	1121.28	1325.50	1789.43	North
2 BHK	303-2203	768.76	923.60	1246.86	North
3 BHK	304-2204	1101.00	1295.60	1749.06	North
4.5 BHK	305-2205	1412.22	1722.02	2324.73	South

Type	Flat No.	Carpet Area	BUA	SBA	Facing
3.5 BHK	301-2201	1123.97	1317.40	1778.49	South
3 BHK	302-2202	1096.73	1293.00	1745.55	North
2 BHK	303-2203	770.37	924.60	1248.21	North
3 BHK	304-2204	1113.10	1313.80	1773.63	North
4.5 BHK	305-2205	1402.43	1722.02	2324.73	South

Type	Flat No.	Carpet Area	BUA	SBA	Facing
3.5 BHK	301-2201	1124.40	1316.20	1776.87	South
3 BHK	302-2202	1038.82	1221.50	1649.03	North
2 BHK	303-2203	768.33	927.00	1251.45	North
3 BHK	304-2204	1099.10	1329.10	1794.29	North
4.5 BHK	305-2205	1414.80	1720.00	2322.00	South

D

evelopers



Headquartered in Bhubaneswar, Dion Group is focused on residential, commercial, and a diversified range of commercial and civil projects. The passionate and dedicated workforce of this organisation has made it achieve success and fame in the industry. The residential projects include residential apartments, villas, row houses, luxury and ultra-premium apartments. Since the last few years, the company lays a strong emphasis on sustainable development which includes water harvesting, environmental management and many more.

Developers: **DION GROUP**

Ongoing Project



Upcoming Project



Mechanical Plumbing Consultant

Unite Service Consultants India, Bangalore,
Mr. Arjun Pandiyan

Electrical Consultant

Mohammad Kausar Iqbal

Structural Consultant

Sanjeev Parekh Associates (SPA)



rchitect

Architects Collective, Bhubaneswar,
Ar. Rabi Narayan Mohanty

A UNIT OF DION GROUP

D I O N ' S

SKYWALK



**RIVER FRONT
DEVELOPERS
PVT. LTD.**

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Odisha -753014, Ph: 9692141444

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