

DN KINGSLAND

The Epitome of Royal Life | Uber Luxury Bespoke Residences

Brochure Content — Text Extract (No Images)

Developer & Registration Details

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CIN: U45309DL2017PTC318320

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RERA Reg. No.: MP/19/2023/01042 | www.rera.odisha.gov.in

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Design Credit: Alchemist/Clay

Discover a New Era of Royalty

The Inspiration

Originally planned as an upscale residential area, Saheed Nagar is one of Bhubaneswar's poshest localities, with premier Residential Homes, Residential Floors, Commercial Shops, Showrooms and Institutions dotting the neighbourhood.

DN Homes saw an opportunity to create a definitive landmark of urban luxury here. The vision was to create a modern manifestation of age-old traditions of royal living, which would elevate Saheed Nagar as the undisputed seat of power and privilege in the region.

Stepping into the highly-specialized uber luxury category was no challenge for DN Homes, given their legacy of excellence in the hospitality industry. Those qualities were melded with world-class design processes of the Real Estate division, resulting in the rise of a bespoke world-class condominium for discerning clients, who are no less than modern royalty themselves.

This was the inspiration to create the twin towers of DN Kingsland, with a poetry implicit in its architecture, as it rises like a phoenix, reaching beyond Bhubaneswar's skyline.

The Seat of Modern Day Kings & Queens

They may no longer wear the gilded vests and decorative crowns of yore. But in modern Odisha there exists a new royalty who identify their elevated status with high luxury and opulent choices. The power and influence they wield creates an aura of excellence around them, which finds perfect expression at DN Kingsland. It's an experience that supersedes their own imaginations, as they are treated to a range of regal indulgences and a pride of place in the landscape of modern Bhubaneswar.

Along with a sense of personal aggrandizement, life at DN Kingsland affords its residents ready access to elite business and government circles by virtue of living in proximity with the movers and shakers of modern Odisha. Every resident discovers the apex of their quest for success and recognition here, where the scale of ambitions and the achievements come into full view. At DN Kingsland there's no need to announce your arrival — the world already knows.

An Ode to Modern Royalty

(Artist's Impression — exterior tower elevation at dusk)

Imperial Entrance — “Make a Royal Entry. Everyday.”

(Artist's Impression — grand entrance archway with DN Kingsland signage)

Lobby — “A Royal Treatment from the Moment You Step In”

(Artist's Impression — double-height lobby with feature lighting)

The 7 Hallmarks of Royalty

The royal experience meted out to residents of DN Kingsland is built around 7 special features of a royal life. They emphasize the abstract and aesthetic qualities that define the scope of choices and lifestyles that modern royals prefer. The combination of these 7 special features helps create a home that satisfies the royal yearning for style and luxury on multiple levels, giving residents a chance to indulge their senses and raise their conscience.

Experience the Royal 7

- Spotlight
- Rarefied
- Your Majesty
- Top of the World
- Royal Oasis
- The Big Picture
- Bespoke Abodes

Spotlight — Superior Connectivity

“Royals should not wait. Leading the way in superior connectivity.”

Nearby landmarks and approximate distances referenced on the location map:

Landmark	Distance
Upcoming 5 Star Hotel	0.5 KM
BMC Office	1 KM
Janpath Road	0.5 KM
Sri Ram Temple	1.7 KM
5 Star Hotel	0.5 KM
State Secretariat	4 KM
Master Canteen / Bhubaneswar Railway Station	2 KM
Kesharee Talkies	3 KM
Odisha State Museum	5.4 KM
Raj Bhavan	3.2 KM
Airport	5.4 KM (approx.)
Lal Bahadur Club	5.2 KM
Kalpana Square	5.4 KM
Rajmahal Square	4.8 KM
Chintamaniswar Temple	5.4 KM
Kalinga Stadium	3.1 KM

Mayfair Lagoon	5.1 KM
ISKCON Temple	7.9 KM
Apollo Hospital	4.1 KM
iON Digital Zone	4 KM
Mancheswar Industrial Estate	2.8 KM
Rasulgarh Chowk	2.8 KM
Vani Vihar	1.9 KM

Reference roads/directions noted: NH 16 towards Cuttack, Towards Puri, Towards Khandagiri. Nearby areas/landmarks also noted: INOX BMC, IMFA Park, Nexus Esplanade, Legislative Assembly, Jaydev Vihar, Utkal University. (Map and distances for reference only.)

Rarefied — Meet Your Royal Neighbours

(Stock Photograph — formal gathering in an opulent gold-accented hall)

A Touch of Royalty in Every Detail

5 Bedroom Family Lounge — (Artist's Impression: expansive living/dining space with panoramic city views)

Your Majesty — Only For You. Anything, Anytime, Anywhere.

Service managed by a world-renowned white glove service provider, covering:

- Household
- Documentation
- Skill Development
- Leisure & Entertainment
- Family Support
- Bill Payments
- Automotive Servicing
- Wealth Management
- Pets
- Mind & Body
- Travel Assistance
- Shopping Assistance

Top of the World

“Where the Eye Meets the Sky” — rooftop infinity-edge pool deck with panoramic city views. (Artist's Impression)

Clubhouse Lobby — “Discover the Height of Royal Hospitality” (Artist's Impression)

Sky Restaurant — “An Epicurean Indulgence” (Artist's Impression)

Cloud Lounge — “Savor the Flavors of the Sky” (Artist's Impression)

Sky Gymnasium — “Add Health to Your Wealth” (Artist's Impression)

Indoor Games — “Discover Your Favourite Royal Pastimes” (Stock Photograph)

Squash Court — “Hold Court Like a King” (Stock Photograph)

Infinity Pool — “Under the Blue Sky. In the Blue Waters.” (Artist's Impression)

Sky Cabanas & Barbeque Lounge — “Savor a Royal Feast While Taking in Stunning Sunsets” (Artist's Impression)

Royal Oasis

Drop Off Zone | Ground Floor — “Step into the World of Royalty” (Artist's Impression)

Lounge | Ground Floor — “The Perfect Setting for a Royal Reception” (Artist's Impression)

The Royal Square | Ground Floor — “A Royal Sanctuary for Conversation” (Artist's Impression)

Conference | Ground Floor — “At the Centre of the Power Circle” (Artist's Impression)

Mini Theatre | Ground Floor — “Where Every Seat is the Best Seat” (Artist's Impression)

Kids' Zone | Ground Floor — “Bringing Creativity to Life for Children” (Artist's Impression)

Eco Courtyard | Ground Floor — “A Royal Sanctuary for the Senses” (Artist's Impression)

Canopy Deck | 2nd Floor — “Experience the Royal Comfort” (Artist's Impression)

Multipurpose Hall | 3rd Floor — “Host a Royal Celebration” (Artist's Impression)

Her Highness Zone | 4th Floor — “Welcome to the Queendom” (Artist's Impression)

Creative Zone | 14th Floor — “Bringing Royal Ideas to Life” (Artist's Impression)

Sky Bridge | 15th Floor — “Take a Walk in the Sky” (Artist's Impression)

Sky Library | 25th Floor — “A Royal Oasis for the Intellectually Inclined” (Artist's Impression)

Sky Bridge | 26th Floor — “A Royal Bridge to Endless Views” (Artist's Impression)

The Big Picture

Private Jacuzzi — “Soak in the Great View” (Artist's Impression)

Spacious Decks — “A Royal Seat in the Clouds” (Artist's Impression)

Bespoke Abodes

Refined Themes of Royalty

For those with refined taste who want to create a kingdom that exudes sophistication and grandeur, three distinct themes are offered to choose from. With this exclusive collection, residents can design a kingdom that embodies regality and elegance fit for the most discerning monarchs — bringing their vision to life and creating a kingdom that will leave a lasting impression.

The King's Collection — three themes:

- Nature's Secret
- The Artsy
- Timeless Beauty

MySpace — “Personalized Luxury, Fit for a King or Queen” (Stock Photograph)

A Royal Shield, Safeguarding the Kingdom

The Guardian 7

Security levels covered: Entry & Exit Level, Tower Level, Periphery Level, Floor Level, Unit Level, Car Parking Level, Project Level.

- Gated Community with Tech/Mobile app-based visitor management system.
- Entry and exit monitored by professional security personnel using CCTV camera and surveillance.
- Automatic beam barriers to restrict unwanted entry and exit.
- RFID for smooth and unrestricted entry/exit for residents.
- The periphery of the gated complex includes a high wall which makes trespassing impossible.
- The entry to the tower is restricted by security personnel at the reception desk, with CCTV and access control in the lobby by smart cards for secure access from parking.
- Access across all floors is monitored using CCTV and lift cards.
- A smart lock and video phone installed at the main door of the apartment — secured and verified guest entry, no hassle of carrying a key, and a panic button for emergencies.
- Access to the car parking across basement levels is secured by RFID-controlled boom barriers.
- CCTV camera access in the basement for better security and peace of mind.
- Camera surveillance across club amenities and other common areas — secure living is ensured by professional security personnel patrolling during the day and night.

Every Royal Family Deserves Its Kingdom

(Artist's Impression — twin tower exterior at sunset with landscaped entrance)

Project Announcement

DN KINGSLAND

An Eternal Masterpiece of Luxury Living

Cradled amidst lush greenery and tranquil water bodies, DN Kingsland stands as a timeless symbol of elegance, grandeur, and modern sophistication.

Where Grandeur Embraces Modernity

Uber-luxury bespoke residences, designed exclusively for those who live like modern-day royals.

Project Details

Prestigious Location: Beside Maharshi College, Saheed Nagar

Expanse: 2.1 Acres of Prime Land

Architectural Marvel: Twin Iconic Towers connected by Sky Bridges

Elevation: G+36 Floors | -4 Level Basement Parking

Privileges of Royal Indulgence

- Infinity Sky Pool with panoramic city views
- Fine-dining Sky Restaurant & Exclusive Sky Bar
- World-class Sky Gymnasium
- Refined Indoor Games Arena
- Private Mini-Theater
- Tranquil Sky Library

Exquisite Residences

Unit Types: 4 BHK, 5 BHK & 5 BHK + Family Lounge

Spacious layouts ranging from 4000 – 4760 sq. ft.

Tailor-made customization to reflect your personal legacy.

Regards,

Sujit Mahapatra

DN Kingsland