



Protected Living, Elevated Life

A woman with dark hair in a braid, wearing a white sari over a brown top, is gently massaging the head of a young girl with long dark hair. The girl is wearing a blue top and has her eyes closed. They are in a warm, dimly lit room with patterned cushions and a lamp in the background.

Inspired by Nature's
GREATEST PROTECTOR

The Ozone layer silently safeguards life on Earth. It filters harm, balances climate, and sustains existence. Inspired by this natural shield, Ozone Avenue is envisioned as a sanctuary that protects your family from the chaos outside, offering peace, security, and harmony within. At Bhubaneswar, our journey has been guided by a steadfast commitment to excellence.

Ozone is not just a name but a promise— protects your family with love and a life filled with joy. We invite you to experience the reliability, innovation, and craftsmanship.

More Than a Home
**A PLACE DESIGNED TO PROTECT
NURTURE, AND ELEVATE YOUR LIFE.**

Welcome to
Ozone Avenue



Green Layers of Protection

Lush greenery acts as a natural barrier, purifying air and creating a serene environment that rejuvenates mind and body.



A 360° Shield of **SAFETY**

Protection from

- Unauthorized access with 24-hour security
- Inconvenience during power failure with backup support
- Communication gaps with intercom facility
- Environmental pollution with sewage treatment plant
- Water scarcity through rainwater harvesting
- Security threats with CCTV surveillance
- Space constraints with a well-equipped community hall



At the Heart of Connectivity, Away from Chaos

Strategically located, Ozone Avenue ensures seamless connectivity while maintaining a peaceful environment. Close to essential hubs, yet insulated from noise and pollution.

Educational Institute

Narayana E-Techno	12 km
Hi-Tech Public School	13 km
St. Xavier School	7 km

Hospital

Hi-Tech Hospital	13 km
SUM-II	17 km
Blue Wheel	15 km
Sparsh	16 km

Transportation

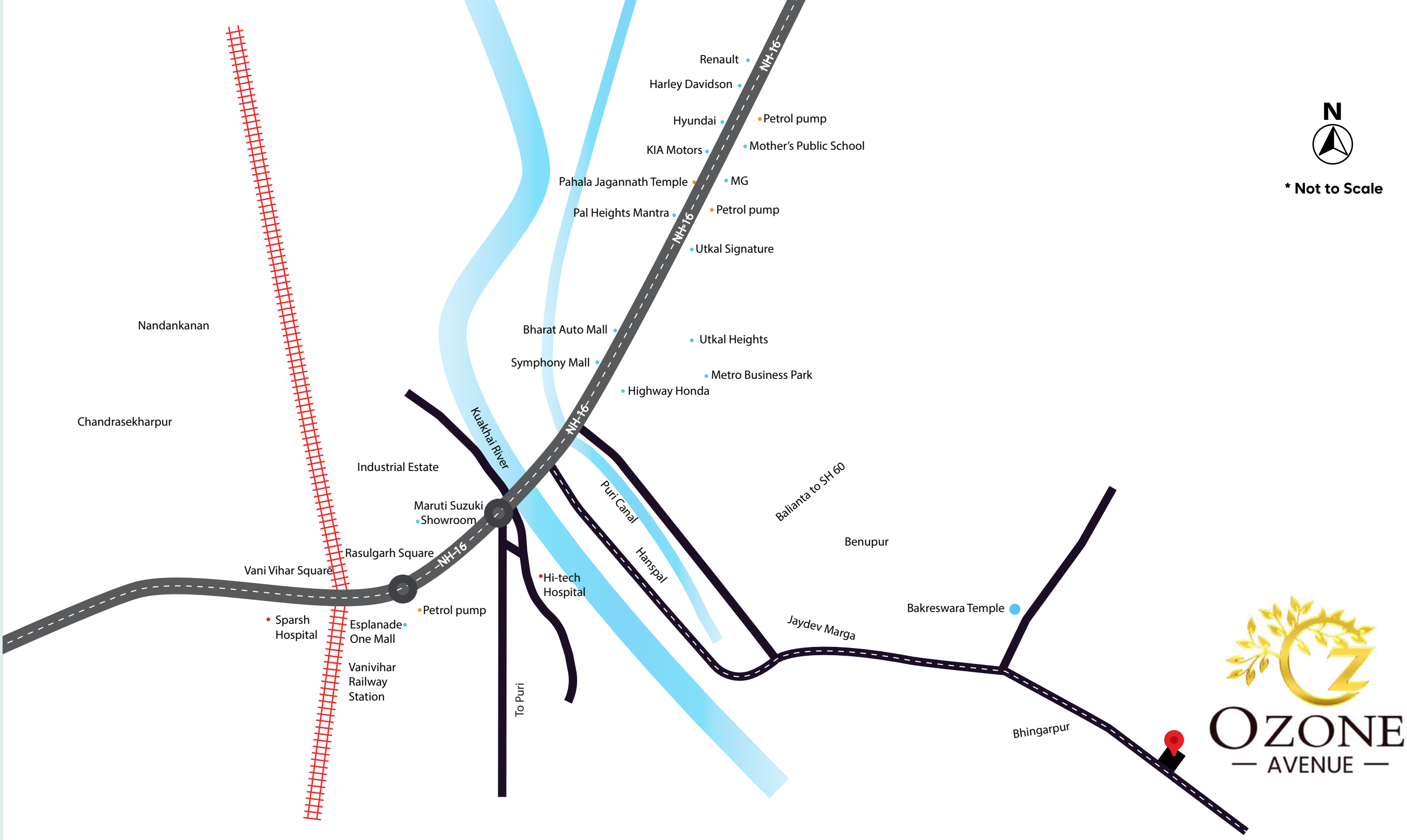
BSABT, Baramunda	22 km
Airport	24 km
Railway Station	19 km
Ama Bus Stop (35)	infront of site

Shopping & Entertainment

Symphony Mall	12 km
V2	14 km
Esplanade Mall	15 km

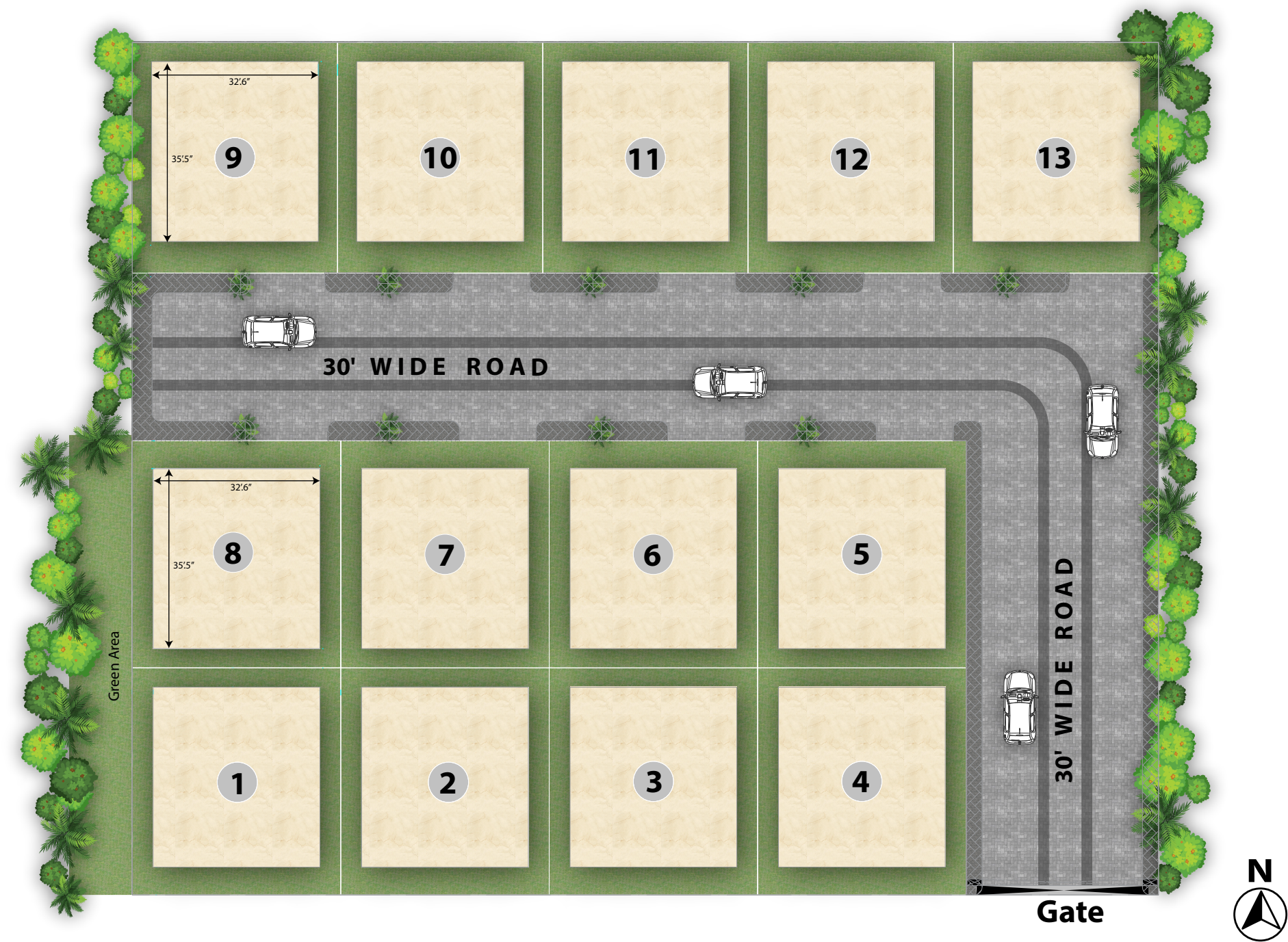


Scan for Location





Site Map

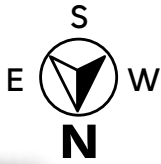
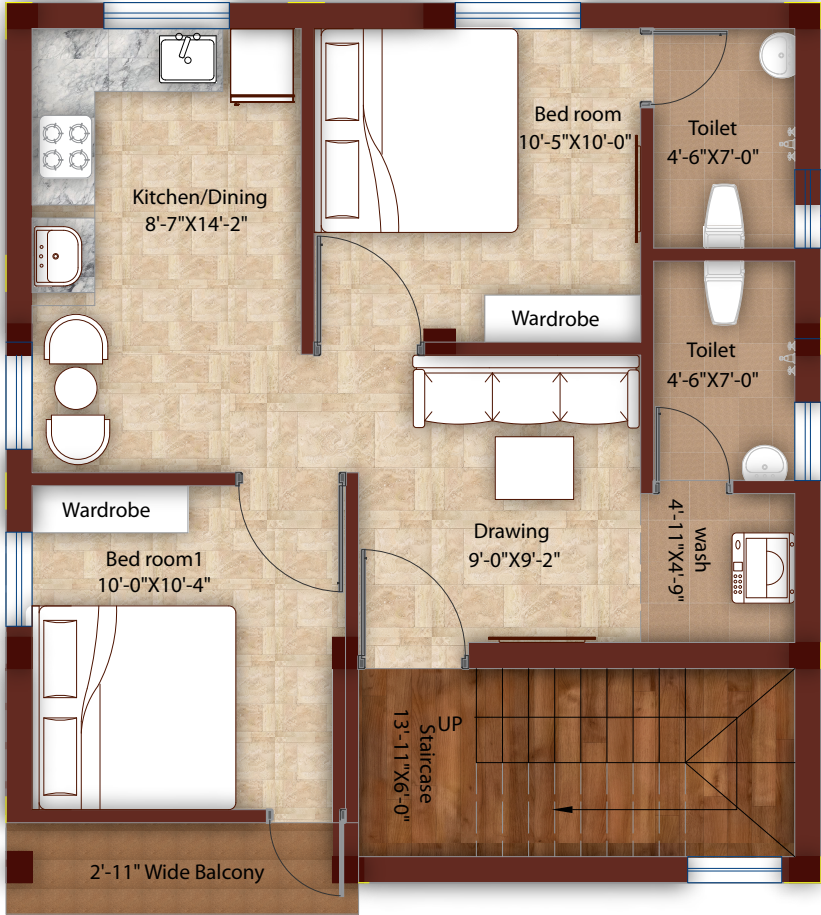


North Plan
Ground Floor



SUB-PLOT NORTH FACING AREA	1152 Sqft
PLINTH AREA	730 Sqft
GROUND FLOOR AREA	742 Sqft
1ST FLOOR AREA	742 Sqft
HEADROOM AREA	228 Sqft
TOTAL BUILT-UP AREA (GROUND, FIRST FLOOR, HEADROOM)	1712 Sqft
(50 SQFT. ELEVATION PURPOSED)	

First Floor

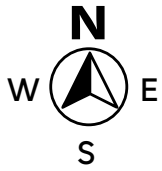
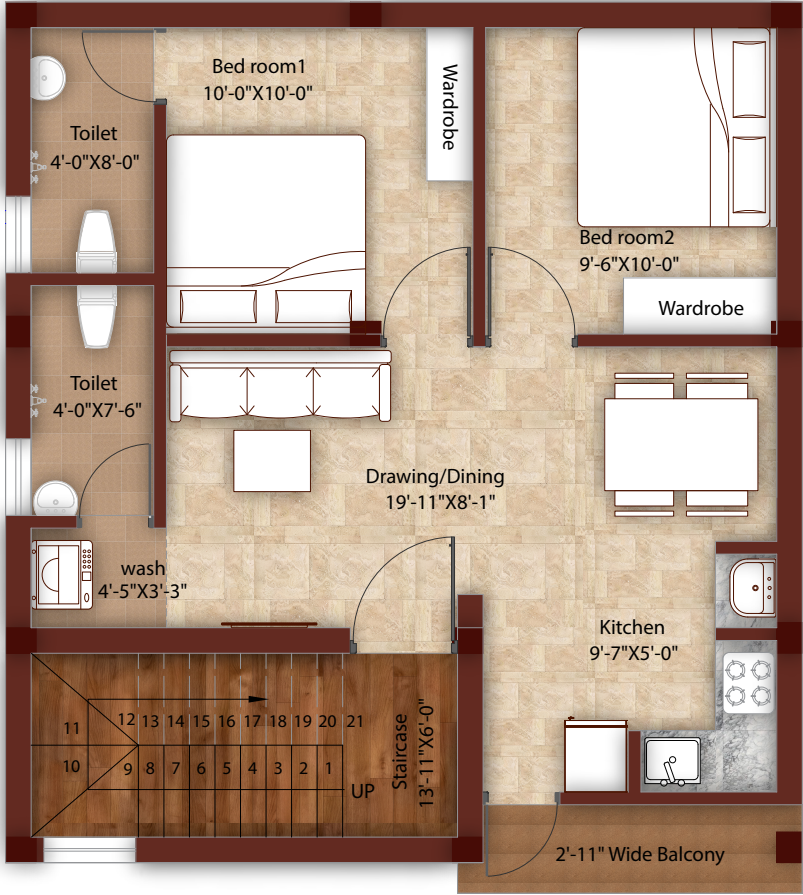


South Plan
Ground Floor



SUB-PLOT SOUTH FACING AREA	1152 Sqft
PLINTH AREA	730 Sqft
GROUND FLOOR AREA	742 Sqft
1ST FLOOR AREA	742 Sqft
HEADROOM AREA	228 Sqft
TOTAL BUILT-UP AREA (GROUND, FIRST FLOOR, HEADROOM)	1712 Sqft
(50 SQFT. ELEVATION PURPOSED)	

First Floor



Comfort Within Every Corner

Thoughtfully designed interiors that reflect elegance, functionality, and warmth.



STRUCTURE

Earthquake Resistance RCC framed Structure. RCC framed structure with in filled brick wall.



FLOORING

Bed rooms - Vitrified tiles.
Kitchen - Vitrified tiles.
Toilet - Anti skid ceramic tiles.
Common areas - Stone tiles/slabs.



DOORS & WINDOWS

Factory made designer waterproof and termite proof Door frames and doors,
Main door - WPC Frame with teak door.
Other doors - Flush doors with enamel paint.
Windows - UPVC window with safety grills.
Toilet - Water proof fiber doors.



KITCHEN

Cooking platform with granite top. Designer tiles up to 2' height above the platform with Stainless steel sink.



TOILET

CP fittings of Jaquar make.
Designer tiles on walls up to 7' height.
Provision for exhaust fan and geyser.



WALL COLOUR

Internal - 2 coat of wall putty with 1 coat of white primer and 2 coat of paint.
External - Weather resistant paints of reputed make.



ELECTRICAL

Modular electrical switches.
TV and telephone points in bedrooms & living room.
Provision for A/C in all rooms.
Dedicated EV charging point in parking area.

Necessary Protection for Modern Living





BUILT BEYOND EXPECTATIONS

OKKALA GROUPS is a trusted name in the real estate and construction industry, committed to delivering quality homes and commercial spaces with modern architecture, superior craftsmanship, and timely execution. With a strong focus on customer satisfaction, we create thoughtfully designed projects that combine comfort, functionality, and long-term value.

At **OKKALA GROUPS**, we believe every project is more than just a building it is a space where families grow, businesses succeed, and communities thrive. Our commitment to excellence, innovation, and integrity helps us build lasting relationships with our customers.



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SITE ADDRESS



OZONE AVENUE

Plot no. 270, Bhingarpur,
Baliana, Bhubaneswar

DEVELOPER



OKKALA REALTY PVT. LTD.

OKKALA GROUPS OFFICE,
Akshaya complex, 1st floor,
Plot no. 4735, 4971, VSS Nagar,
Bhubaneswar, Odisha. (751007)

ARCHITECTURAL CONSULTANT



URBAN CONSTRUCTION
AND INTERIOR

LAND DEVELOPMENT CONSULTANT



ASTRONE PROPERTY
PARTNERS PVT LTD.

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