



Tallest River Facing Skyscraper of Odisha at CDA SEC 8

www.dionskywalk.com

About us:

Headquartered in Bhubaneswar, Dion Infratech 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. On the other side, the commercial projects include building corporate office, clubhouses, and commercial centres.

What makes Dion's Skywalk stand out from others?

- Tallest towers at the plush locale of Cuttack
- One-of-its-kind residential cum commercial project
- Designed for an elevated and lavish living
- Offering naturally lit three-side open apartments with expansive balcony deck
- · 4 skyscrapers connected with a skywalk at the top of 22nd floor to make it an exclusive project
- Lifetime view of Kathajodi & Mahanadi River
- Built with abundant uber-luxury amenities for utmost comfort
- Exclusive high street shopping experience under one roof with double height and centrally airconditioned structure

On cloud nine at Dion's Sky Walk

Hear the tunes of the whistling wind. Breathe in some fresh air while you are at Dion's Sky Walk, a new saga of tranquility by the banks of the serene Kathajodi river. 4 swanky G+25 towers, the tallest river facing sky scraper of the state with a skywalk, will be housing around 440 flats and a sprawling commercial floor.

Located at a premium position in Cuttack, Dion's Skywalk is poised to become the most desired address where there will be no dearth of plush amenities and activities. This unique residential cum commercial edifice is thoughtfully designed to match your desires and lifestyle. Dion warmly welcomes you to the most happening spot of the city, at the epicentre of a modern way of life.

Project Highlights:

- Riverside residence
- Sprawling skywalk zone
- Plush commercial zone
- Great connectivity

Specifications

1	Cement	Super Grade or similar make
2	TMT Bars	TATA/ SAIL or similar make
3	Room Flooring	1600mm x 800mm Vitrified Tiles (Double Charged)
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 Plooring	Both Side Masonite Skin Lamination with Extra Two Coats of Polish/ WPC
9	Tollet Door	
10	Toilet Wall	(Water Resistant Doors)
		Glazed tiles on toilet walls up to Ceiling Wall Provision for exhaust fan with aluminum louvers
11	Ventilation & Lightning	
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
4.0	5 5 6 5	with both side lamination
16	Door Frames for Room	Sal Wood
17	Door Frames for Kitchen,	WPC
	Toilet & Balcony	
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

Amenities

Amenities

- Exclusive Club House
- Banquet Hall
- Swimming Pool (for adults & kids)
- Sauna
- Yoga Room
- Gymnasium
- Landscaped Central Greens with waterbody and viewing deck
- Open Air Theatre
- Terrace Garden with Sitting Zone
- 65% Open Space
- Open areas for Senior Citizen
- 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
- Carrom Room

- Table Tennis Room
- Badminton Court
- Kids Play Area

Other Amenities-

- Earthquake Resistant Structure with water recycling system
- Convenience shops (within the complex)
- ATM
- Pharmacy
- Grocery
- Café
- Doctor's clinic
- Salon
- 2-tier high-end security
- 24-hour power backup
- Water treatment plant
- STP
- Organic waste composter
- Solar lights for common areas

Payment Schedule

Installment		
No.	Work Frame	Amount
1st	Initial Booking Amount	5,00,000/-
2nd	At the time of Agreement(Inclusive of booking amount) within 15 days of booking	10%
3rd	At the time of Foundation/Raft	5%
4th	At the time of Basement-3 Roof	5%
5th	At the time of Basement-2 Roof	5%
6th	At the time of Basement-1 Roof	5%
7th	Amenity floor cum Residential/1st floor roof	5%
8th	At the time of 2nd Floor Roof	5%
9th	At the time of 6th Floor Roof	5%
10th	At the time of 10th Floor Roof	10%
11th	At the time of 14th Floor Roof	5%
12th	At the time of 18th Floor Roof	10%
13th	At the time of 22nd Floor Roof	5%
14th	At the time of Brickwork	10%
15th	At the time of Flooring	10%
16th	At the time of Possession	5%

NB: This payment schedule is exclusively for residential units excluding commercial units, Duplex Pent Houses and any other units

- Cheque in favour of "DIONS SKY WALK"
- Maintance will be charged
- · Price list and payment plan can be changed without notice at the sole discretion of the company
- Taxeses, Duties and registration charges as applicable
- GST shall be additional as applicable

Other Project









Upcoming Projects

Mahaveer Awash Yojna
A PPP project with BDA, BBSR

Dion FrescoAt Jagashara, BBSR

A Modern Skyscaper At VSS Nagar, BBSR

River Front Developers Pvt. Ltd. (A Unit of DION GROUP)

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Scan the above QR Code to view the floorplans