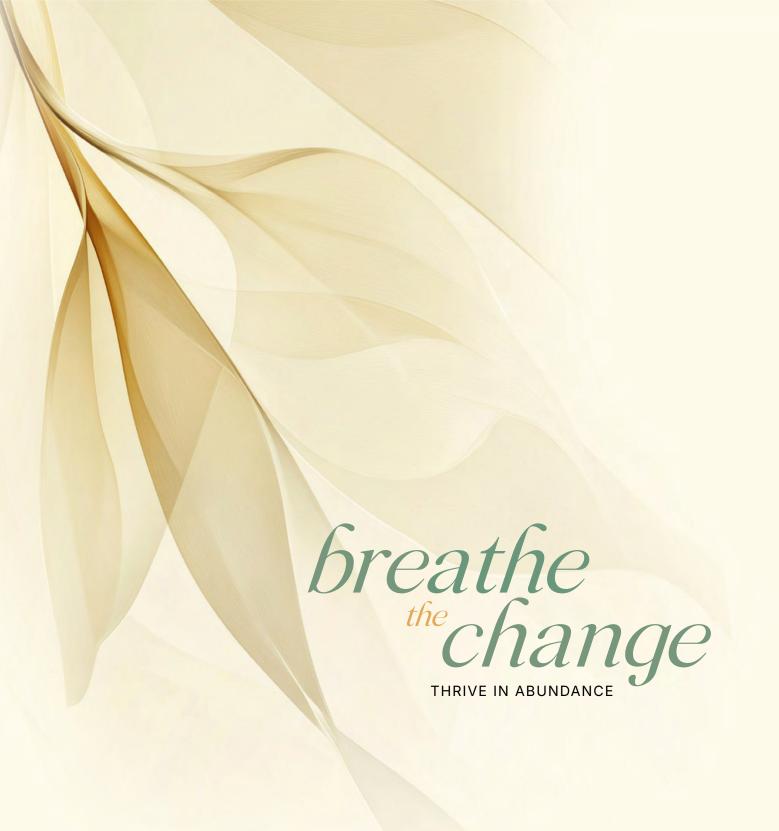
# UTPAKAA THE CONDOVILLE

44

**AmbujaNeotia** 





# Discover Utpalaa

An exclusive enclave designed for *connoisseurs* of refined living. Tucked discreetly off the EM Bypass near Ruby, *Utpalaa* embodies an exquisite blend of *elegance* and *serenity*, where every *vaastu-compliant* residence is graced with expansive *panoramic vistas* — a private retreat of natural beauty set against the *city's vibrant rhythm*.

At *Utpalaa*, luxury transcends aesthetics and becomes an immersive experience. With over 70 world-class amenities at your disposal, every moment is meticulously curated to elevate your *lifestyle*, every breath a renewal of *tranquillity*, and every space a celebration of *sophisticated* design.

Welcome to *Utpalaa*.
Welcome to a life well-lived.





5.43 Acres of Green Expanse





70+ Amenities



3/4/5 BHK Air Conditioned Residences and Duplexes





IGBC Pre-certified Gold Rating



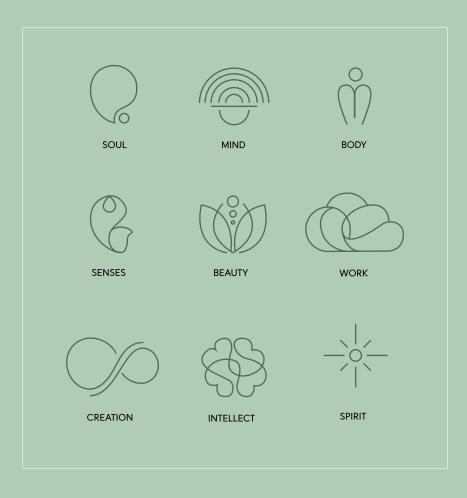
50,000 Sq Ft Exclusive Club





The life-affirming spaces at Utpalaa are designed to evoke pure bliss. Here, life unfolds like the first light of dawn, filling your home with pure, energizing, essence of nature. Every amenity creates an abundance of happiness!

### feel the bliss of



# feel the bliss of S.O.U.L



Sustainable

Lesser energy consumption through passive design and microclimate creation

**Optimised** 

Resource optimisation through design innovation

Unique

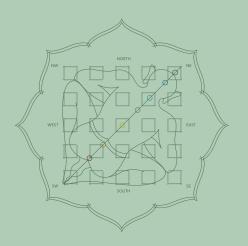
Globally pertinent unique climate responsive design

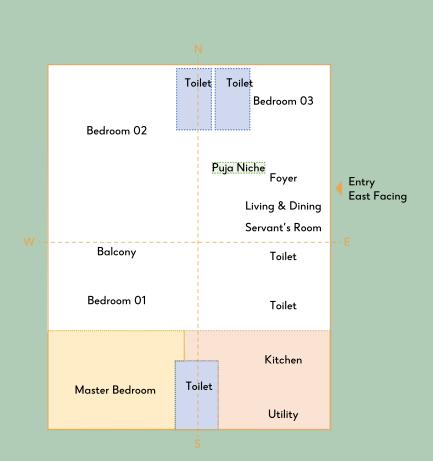
Liveable

Creating smart environments by placing the resident at the centre of the design process

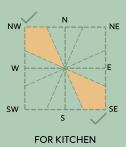
# Vaastu the timeless blueprint of harmony

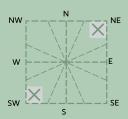
Beneath it all, Vaastu shapes every space with intention.



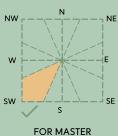


Designed for balance, energy, and wellbeing - Utpalaa is aligned to optimise light, ventilation and flow - ensuring your home isn't just architecturally stunning but also spiritually uplifting.

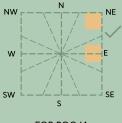




FOR TOILETS (no toilets in these locations)



BEDROOM



FOR POOJA NICHE





# Living Room

An inviting living room designed for comfort and conversations every day





### Master Bedroom

A spacious master bedroom designed for leisure and relaxation.





# Bedroom

A cosy and well-appointed bedroom, thoughtfully designed for comfort.











# Triple-height Balcony

Enjoy uninterrupted view from the triple-height balcony

# bliss of mind



Mutlipurpose Lawn Senior Citizen Zone Family Pavilion Serene Garden Greenery Garden







# Multipurpose Lawn

Let the energy of the space recharge you.



# bliss of body



Jogging Track
Jungle Gym
Lap Pool
Aqua Gym
Infinity Pool
Jacuzzi
Tennis Court

Basketball Court (Half & Kids')
Futsal Field
Outdoor Bowling
Cricket Practice Pitch
Putting Golf
Cycling Track

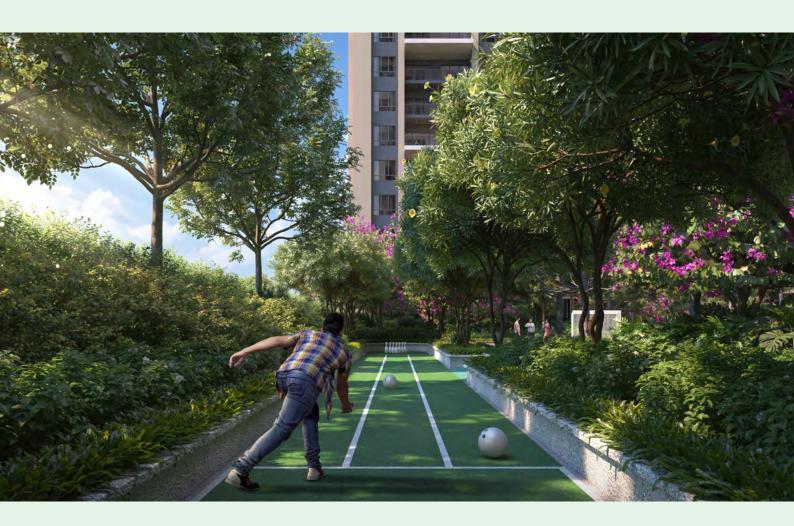




# Infinity Pool

A boundless oasis where the sky meets the water, inviting you to unwind in endless serenity.





# Outdoor Bowling

Step out, breathe in the fresh air, and have some good old fun.





### **Basketball Court**

A spirited court where every shot soars and teamwork thrives.





### Futsal Field

A dynamic arena where energy flows and every game ignites passion.



#### bliss of Senses





Seasonal Trees Grand Lagoon Poolside Cabana





### **Butterfly Garden**

A serene spot where nature flutters to life, creating a haven of colours and tranquillity.



Vertical Garden Topiary Garden Rock Garden

Dry Fountain Garden Outdoor Lounge

**Outdoor Pavilon** Sunken Lawn Pet Park Floating Deck





### Pet Park

A happy space for your furry friends to play, bond and prance around.



Outdoor Coworking Space | Gathering Lawn

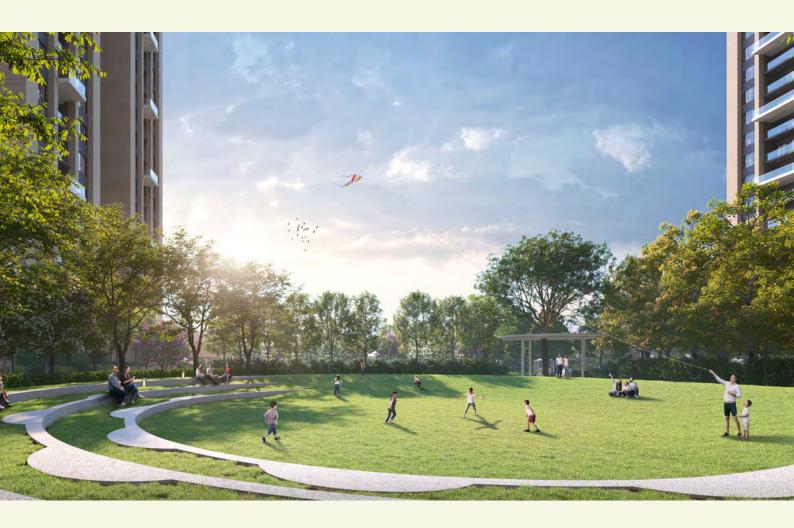
# bliss of creation



Art Garden Amphitheatre







# Amphitheatre

A vibrant stage where stories unfold under the open sky.







#### Tree House

A magical tree house where imagination takes flight amidst nature's embrace.





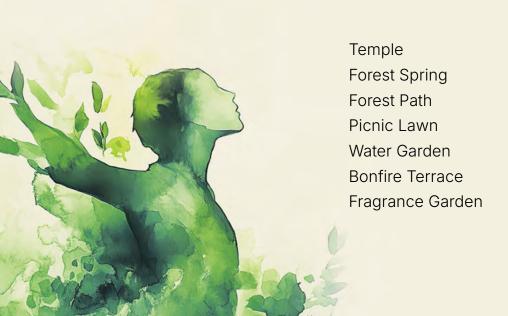
# Reading Garden

A tranquil space where stories unfold.



# bliss of Spirit









# Temple

Bow down your head to the Almighty.

#### PODIUM LEVEL PLAN



#### LEGEND:

- 1. VERTICAL GARDEN
- 2. POOLSIDE CABANAS
- 3. OUTDOOR SHOWER AREA 11. OUTDOOR LOUNGE
- 4. CHANGING ROOM
- 5. INFINITY POOL EDGE
- 6. LAP POOL
- 7. KIDS' POOL
- 8. AQUA GYM

- 9. JACUZZI
- 10. PALM ISLAND
- 12. GREENERY GARDEN
- 13. GRAND LAGOON
- 14. HERBAL GARDEN 15. ROCK GARDEN
- 16. WATER GARDEN

- 17. BONFIRE TERRACE
- 18. FLOATING DECK
- 19. COWORKING SPACE
- 20. DRY FOUNTAIN GARDEN
- 21. SERENE GARDEN
- 22. PICNIC LAWN
- 23. GATHERING LAWN
- 24. SUNKEN LAWN

- 25. AMPHITHEATRE
- 26. FAMILY PAVILION
- 27. TOPIARY GARDEN
- 28. KIDS' TREE HOUSE
- 29. KIDS' BASKETBALL COURT
- 30. PUTTING GOLF
- 31. FUTSAL FIELD
- 32. OUTDOOR BOWLING
- 33. STARGAZING LAWN

#### **GROUND LEVEL PLAN**



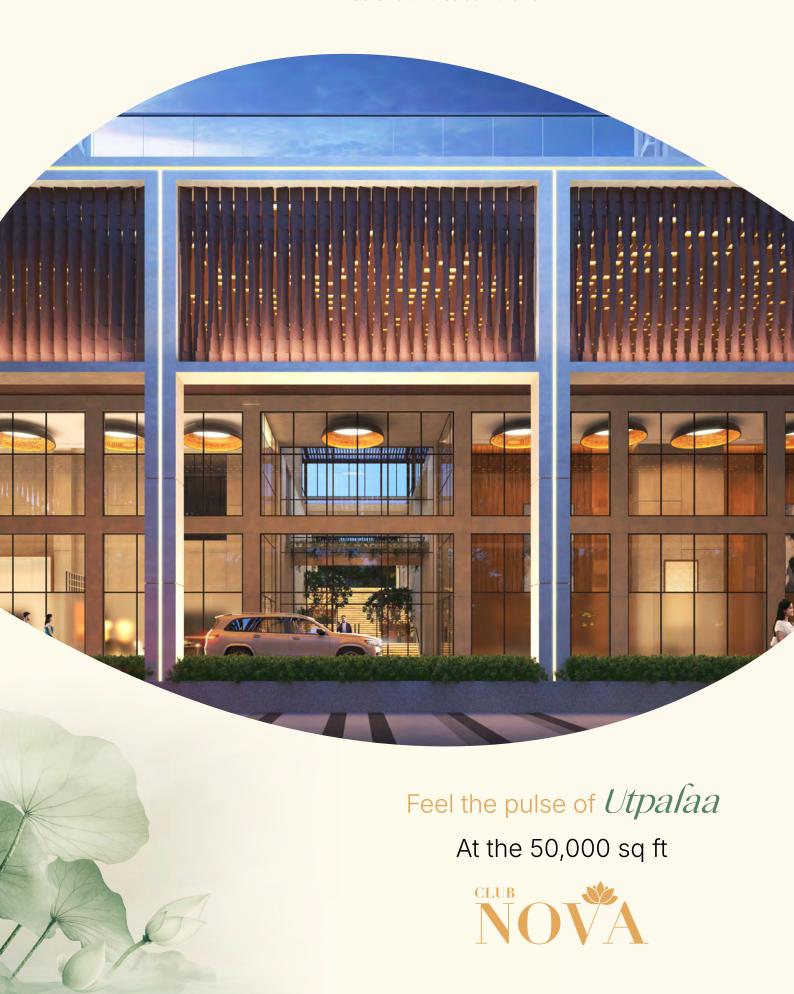
#### LEGEND:

- 1. RECEPTION
- 2. LIFT LOBBY
- 3. WAITING LOUNGE
- 4. TOILET
- 5. ELV/BMS ROOM
- 6. UTILITY
- 7. LUGGAGE ROOM
- 8. ELECTRICAL SERVICE ROOM
- 9. DRIVER'S LOUNGE
- 10. DRIVER'S TOILET
- 11. TOILET FOR DIFFERENTLY-ABLED
- 12. FMS ROOM
- 13. FIRE COMMAND CENTRE
- 14. CLUBHOUSE ELECTRICAL ROOM
- 15. ADMIN OFFICE

- 16. CLUBHOUSE DROP-OFF
- 17. GAS BANK
- 18. ELEVATED FOREST PATH
- 19. JOGGING TRACK
- 20. CYCLING TRACK
- 21. BIO STP
- 22. SOLID WASTE MANAGEMENT, OWC
- 23. DG AREA
- 24. CESC SUBSTATION AREA
- 25. TENNIS COURT
- 26. HALF BASKETBALL COURT
- 27. CRICKET PRACTICE PITCH
- 28. ART GARDEN
- 29. FEATURE WALL AT DROP-OFF
- 30. FRAGRANCE GARDEN
- 31. READING GARDEN AT MEADOW CABANA

- 32. BUTTERFLY GARDEN
- 33. FOREST PATH
- 34. FOREST SPRING
- 35. SECURITY CABIN
- 36. FIRE KIOSK
- 37. CLUBHOUSE FEATURE WALL
- 38. TEMPLE
- 39. FLOWERING GARDEN
- 40. MULTIPURPOSE LAWN
- 41. OUTDOOR PAVILION
- 42. AROMA GARDEN
- 43. SEASONAL TREES
- 44. PET PARK
- 45. SENIOR CITIZEN ZONE
- **46. FOREST RESTING CORNER**

# bliss of abundance





#### 1 Million Litre Aquasphere

Pool Deck
Infinity Pool
Lap Pool
Aqua Gym
Jacuzzi
Kids' Pool
Poolside Cabana
Palm Island

#### **Celebration Spaces**

Banquet Halls
Party Terrace
Multipurpose Hall
Outdoor Deck
Pre-function Area

#### Activity Arena

Gymnasium
Senior Citizen Gymnasium
Jungle Gym
Yoga Deck
Pickleball Court
Games Room
Badminton and Squash Courts
Golf Simulator
Kids' Play Area
Sports Lounge

#### Wellness Spots

Hair Dressing Area
Massage Room
Steam and Sauna Room
Grooming Room
Shower Room

#### Leisure Hub

Private Theatre
Multipurpose Lounge
Viewing Gallery
Reading Lounge

#### Collab Circle

Meeting Room Coworking Space

#### **Comfort Corners**

Alfresco Dining Restaurant Guest Rooms



Ambuja Realty Development Limited (an Ambuja Neotia Group Company)

#### Registered Office:

Ecospace Business Park, Action Area II, Rajarhat, New Town, Kolkata 700 160

#### Site Address:

826, Chowbhagha Road, Anandapur (Behind Ruby Hospital) Kolkata 700 107

RERA: WBRERA/P/KOL/2025/002427 | P 62920 03030 | W utpalaa.com | W ambujaneotia.com



#### Disclaimer: