



UTPALAA

THE CONDOVILLE

AmbujaNeotia

breathe
the
change

THRIVE IN ABUNDANCE



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



6 Towers



70+ Amenities



3/4/5 BHK Air Conditioned
Residences and Duplexes



IGBC
Pre-certified
Gold Rating



50,000 Sq Ft
Exclusive Club



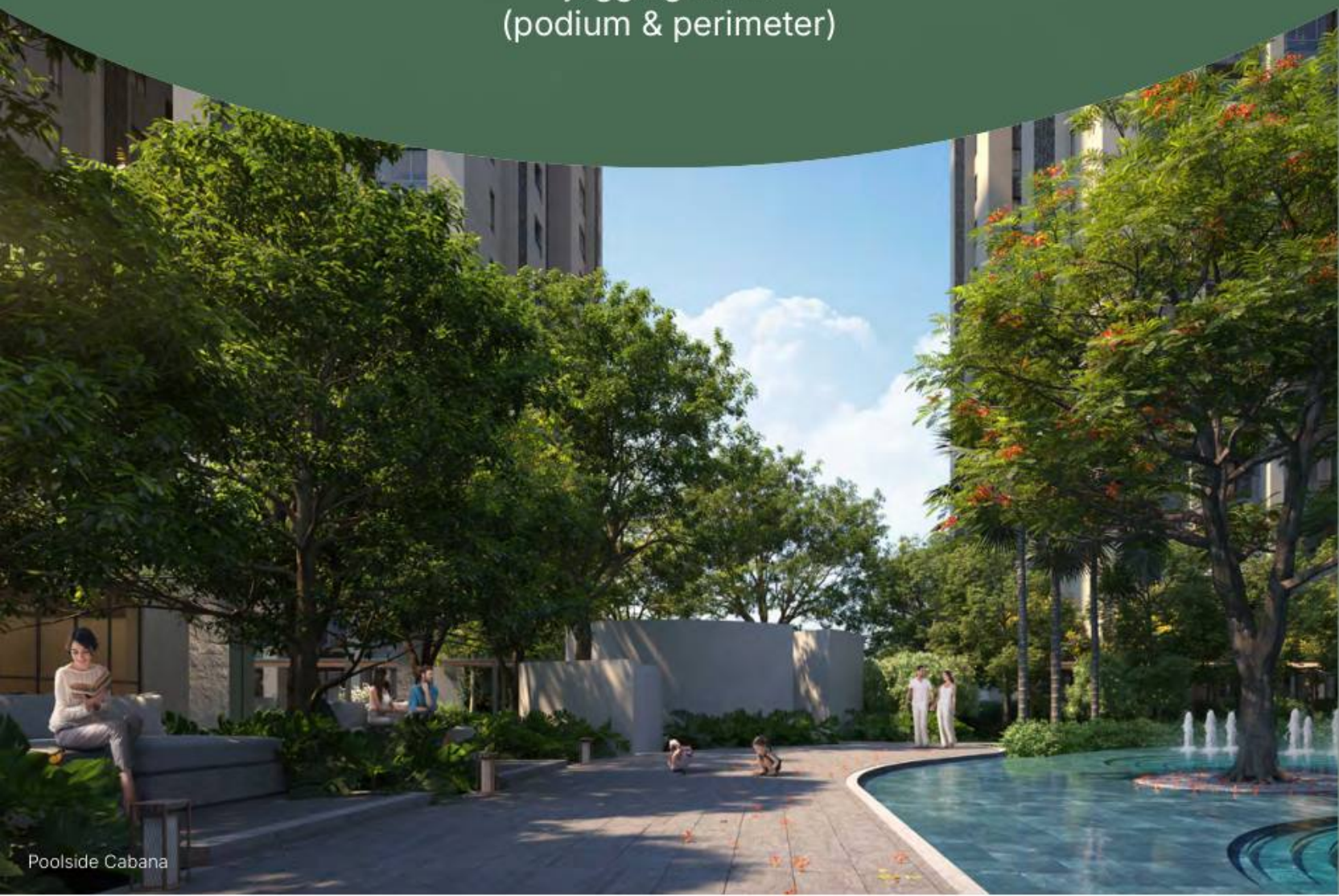


3.5-Side
open apartments

1300+
trees planted to
create microclimate

Triple-height
balconies opening to
panoramic vistas

1.5 km
jogging track
(podium & perimeter)



thrive in
bliss
embrace abundance

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*



SOUL



MIND



BODY



SENSES



BEAUTY



WORK



CREATION



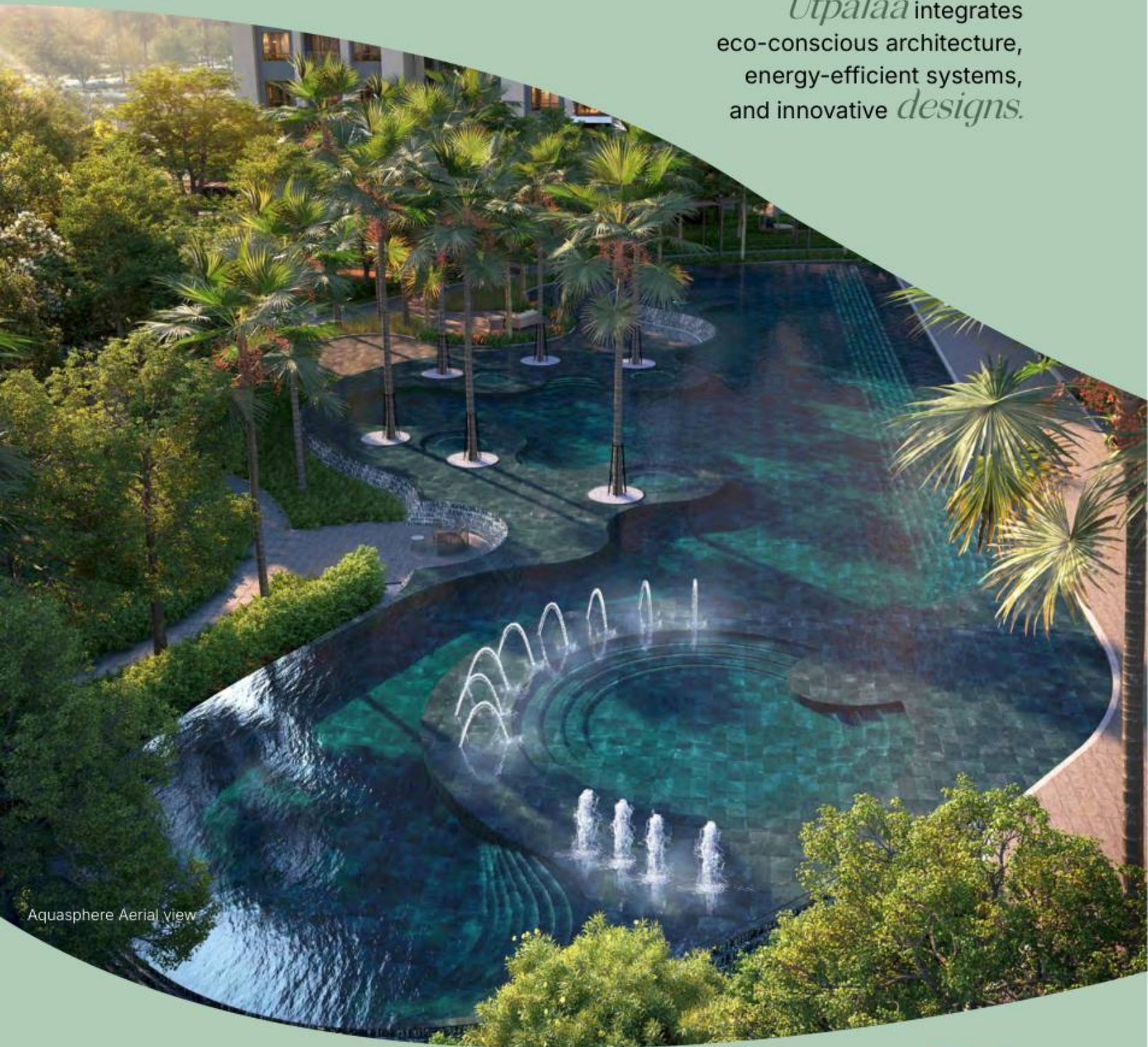
INTELLECT



SPIRIT

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

Utpalaa integrates
eco-conscious architecture,
energy-efficient systems,
and innovative *designs*.



Aquasphere Aerial view

©morphogenesis.

Sustainable

Lesser energy consumption through passive design and microclimate creation

Optimised

Resource optimisation through design innovation

Unique

Globally pertinent unique climate responsive design

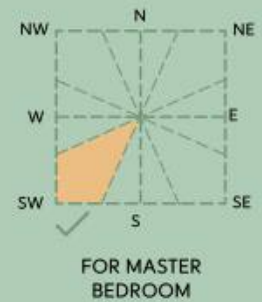
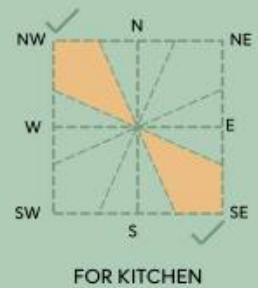
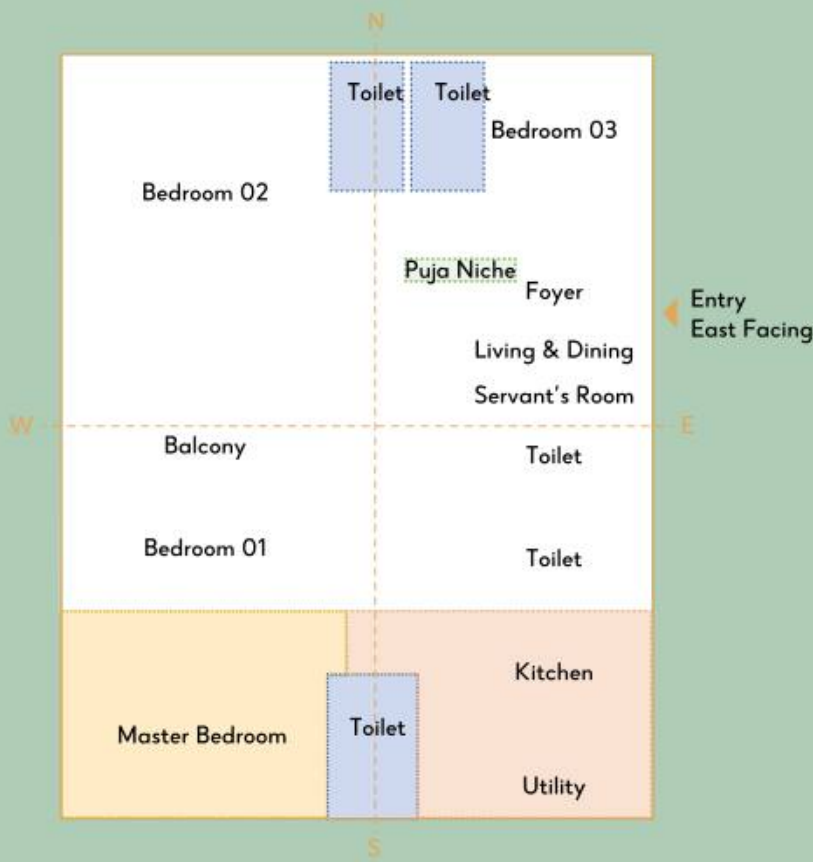
Liveable

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 well-being - Utpalaa is aligned to optimise light, ventilation and flow - ensuring your home isn't just architecturally stunning but also spiritually uplifting.



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.



Kitchen



Bathroom



Triple-height Balcony

Enjoy uninterrupted view from the triple-height balcony

bliss of *mind*



Multipurpose 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.



Grand Lagoon

bliss of *senses*



Aroma Garden
Herbal Garden
Butterfly Garden
Flowering Garden

Seasonal Trees
Grand Lagoon
Poolside Cabana





Butterfly Garden

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

bliss of *beauty*



Vertical Garden

Vertical Garden

Topiary Garden

Rock Garden

Dry Fountain Garden

Outdoor Lounge

Outdoor Pavilion

Sunken Lawn

Pet Park

Floating Deck



Pet Park

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

bliss of *work*



Outdoor Coworking Space

Outdoor Coworking Space | Gathering Lawn

bliss of *creation*



Art Garden

Art Garden
Amphitheatre





Amphitheatre

A vibrant stage where stories unfold
under the open sky.

bliss of *intellect*



Reading Garden
Kids' Tree House
Walkway Canopy
Stargazing Lawn



Walkway Canopy



Tree House

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



Reading Garden

A tranquil space where stories unfold.



Bonfire Terrace

bliss of *spirit*



Temple
Forest Spring
Forest Path
Picnic Lawn
Water Garden
Bonfire Terrace
Fragrance Garden



Temple

Bow down your head to the Almighty.

PODIUM LEVEL PLAN



LEGEND:

- | | | | |
|------------------------|---------------------|-------------------------|----------------------------|
| 1. VERTICAL GARDEN | 9. JACUZZI | 17. BONFIRE TERRACE | 25. AMPHITHEATRE |
| 2. POOLSIDE CABANAS | 10. PALM ISLAND | 18. FLOATING DECK | 26. FAMILY PAVILION |
| 3. OUTDOOR SHOWER AREA | 11. OUTDOOR LOUNGE | 19. COWORKING SPACE | 27. TOPIARY GARDEN |
| 4. CHANGING ROOM | 12. GREENERY GARDEN | 20. DRY FOUNTAIN GARDEN | 28. KIDS' TREE HOUSE |
| 5. INFINITY POOL EDGE | 13. GRAND LAGOON | 21. SERENE GARDEN | 29. KIDS' BASKETBALL COURT |
| 6. LAP POOL | 14. HERBAL GARDEN | 22. PICNIC LAWN | 30. PUTTING GOLF |
| 7. KIDS' POOL | 15. ROCK GARDEN | 23. GATHERING LAWN | 31. FUTSAL FIELD |
| 8. AQUA GYM | 16. WATER GARDEN | 24. SUNKEN LAWN | 32. OUTDOOR BOWLING |
| | | | 33. STARGAZING LAWN |

GROUND LEVEL PLAN



LEGEND:

- | | | |
|----------------------------------|-------------------------------------|----------------------------|
| 1. RECEPTION | 16. CLUBHOUSE DROP-OFF | 32. BUTTERFLY GARDEN |
| 2. LIFT LOBBY | 17. GAS BANK | 33. FOREST PATH |
| 3. WAITING LOUNGE | 18. ELEVATED FOREST PATH | 34. FOREST SPRING |
| 4. TOILET | 19. JOGGING TRACK | 35. SECURITY CABIN |
| 5. ELV/BMS ROOM | 20. CYCLING TRACK | 36. FIRE KIOSK |
| 6. UTILITY | 21. BIO STP | 37. CLUBHOUSE FEATURE WALL |
| 7. LUGGAGE ROOM | 22. SOLID WASTE MANAGEMENT, OWC | 38. TEMPLE |
| 8. ELECTRICAL SERVICE ROOM | 23. DG AREA | 39. FLOWERING GARDEN |
| 9. DRIVER'S LOUNGE | 24. CESC SUBSTATION AREA | 40. MULTIPURPOSE LAWN |
| 10. DRIVER'S TOILET | 25. TENNIS COURT | 41. OUTDOOR PAVILION |
| 11. TOILET FOR DIFFERENTLY-ABLED | 26. HALF BASKETBALL COURT | 42. AROMA GARDEN |
| 12. FMS ROOM | 27. CRICKET PRACTICE PITCH | 43. SEASONAL TREES |
| 13. FIRE COMMAND CENTRE | 28. ART GARDEN | 44. PET PARK |
| 14. CLUBHOUSE ELECTRICAL ROOM | 29. FEATURE WALL AT DROP-OFF | 45. SENIOR CITIZEN ZONE |
| 15. ADMIN OFFICE | 30. FRAGRANCE GARDEN | 46. FOREST RESTING CORNER |
| | 31. READING GARDEN AT MEADOW CABANA | |

bliss of *abundance*



Feel the pulse of *Utpalaa*

At the 50,000 sq ft

CLUB
NOVA



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