

FLORÉA

THE NATURE'S FINEST

SITE ADDRESS
SADDU, RAIPUR
NEAR AMBUJA MALL
BEHIND DECATHALON

DEVELOPED AND PROMOTED BY



IN ASSOCIATION WITH



MARKETED BY



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RERA NUMBER

PCGRERA150126002027

CORPORATE OFFICE

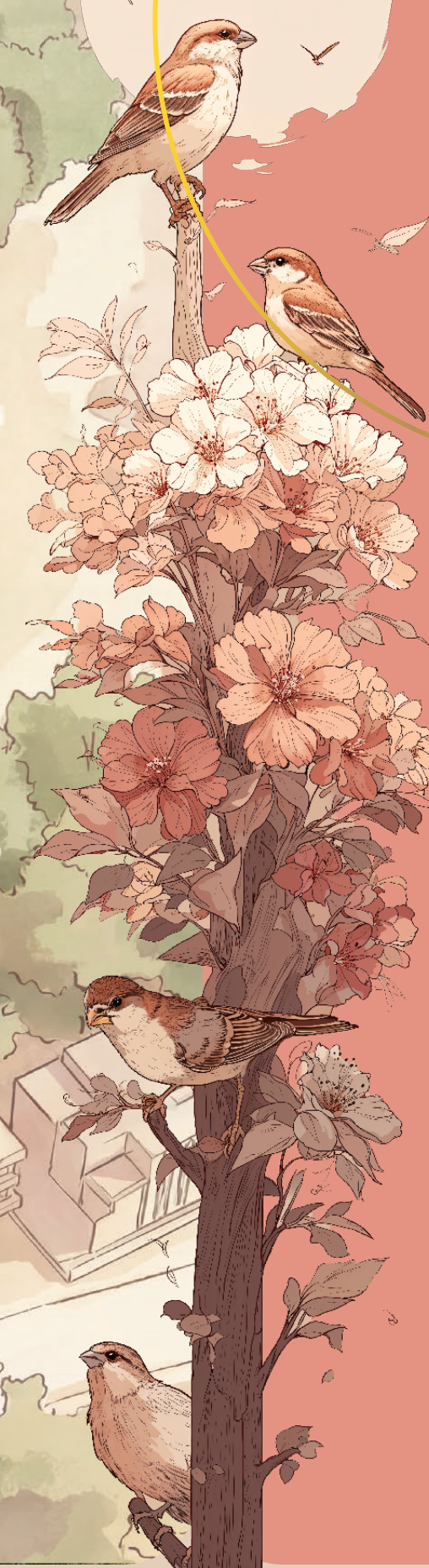
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FLORÉA

THE NATURE'S FINEST



Nature's Canvas. Luxury's Masterpiece.

Florea at Saddu, Raipur, brings together the best of residential, commercial, and recreational living. Two premium towers with 3BHK, 4BHK apartments and penthouses. Sixty exclusive residential plots. Orchid commercial tower for everyday convenience. Club Flora with world-class amenities. A unique rooftop jogging track. Landscaped gardens with a temple. Wide, tree-lined internal roads. Every element designed for discerning families who demand more from life. Connected to schools, hospitals, and business centers, yet surrounded by nature's tranquility. This is Florea—The Nature's Finest.

Where the design and architecture is pure Poetry

Stand before Florea and witness architecture that tells a story. The twin towers rise like modern sculptures, their facades a symphony of geometric precision and organic warmth. Wooden louvered screens dance across the elevation, filtering sunlight into golden patterns while creating a distinctive identity that sets Florea apart from every other development in Raipur.

This is architecture with soul. Where engineering excellence meets artistic vision. Where every line serves purpose and beauty equally. Where residents don't just live in apartments—they inhabit art. Florea isn't following architectural trends; it's setting them. This is what happens when a legacy developer refuses to compromise, creating not just buildings, but landmarks that will define Raipur's skyline for generations.





Where Arrivals Feel Like Homecomings

Florea's entrance sets the tone for extraordinary living. As you pass through the secure gated entry with 24/7 security and controlled access, wide, elegantly paved driveways guide you into a meticulously planned community. Dedicated sidewalks separate pedestrian zones from vehicular traffic, ensuring safe evening walks and carefree play for children. Every road, every pathway, every green space is strategically designed for maximum convenience and aesthetic appeal. The verdant landscaping along boulevards creates a resort-like ambiance, while comprehensive CCTV coverage and professional security teams ensure complete peace of mind. This is gated community living at its finest—where thoughtful planning creates an environment of safety, beauty, and sophistication.

ORCHID



CLUB FLORA





Luxury in 5 Acres

Florea's master plan is a testament to thoughtful design. Spread across 5 acres, every element is strategically positioned for maximum convenience and aesthetic appeal. Twin residential towers with sky bridge connectivity stand at the heart, flanked by 60 premium plots connected through wide, tree-lined roads. ORCHID commercial tower anchors the entrance, while Club Flora and landscaped gardens create a resort-like atmosphere. From the community lawn to the rooftop pool, from the temple to multisport courts—every amenity is perfectly placed for effortless living.



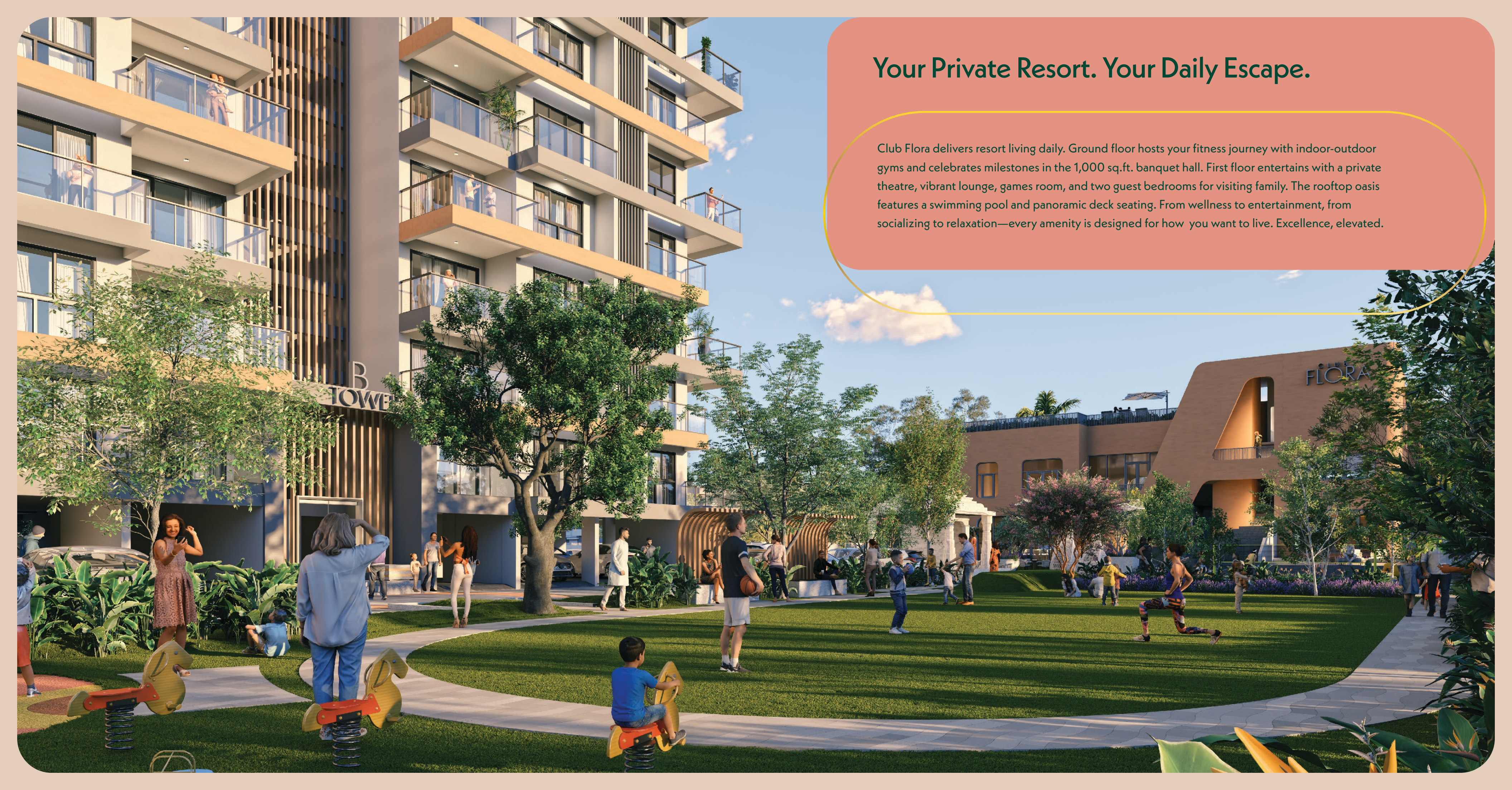
Convenience Meets Commerce

ORCHID brings the city's best to your doorstep. The first two floors feature premium retail spaces—think branded outlets, artisan cafes, wellness centers, and lifestyle stores. Everything you need, steps from your home. ORCHID offers what few commercial properties can: guaranteed footfall, affluent demographics, and a limited-inventory opportunity in Raipur's fastest-appreciating corridor. This isn't just commercial space—it's commercial sense.



Your Private Resort. Your Daily Escape.

Club Flora delivers resort living daily. Ground floor hosts your fitness journey with indoor-outdoor gyms and celebrates milestones in the 1,000 sq.ft. banquet hall. First floor entertains with a private theatre, vibrant lounge, games room, and two guest bedrooms for visiting family. The rooftop oasis features a swimming pool and panoramic deck seating. From wellness to entertainment, from socializing to relaxation—every amenity is designed for how you want to live. Excellence, elevated.



An aerial rendering of a modern residential development. The central focus is a tall, multi-story tower with a distinctive architectural design, featuring a central vertical shaft and a horizontal bridge-like structure at the top. The tower is surrounded by several smaller, multi-story buildings. In the foreground, there is a large, open area with a grid of roads and green spaces, suggesting a planned community layout. The sky is clear and blue, and the overall scene is bright and sunny.

Build your dream home

Design your dream home on your own plot within Florea's secure, integrated township. Sixty exclusive residential plots ranging from 1500 to 2200 sq.ft. offer the freedom to build your vision while enjoying world-class amenities—Club Flora, landscaped gardens, gated security, and modern infrastructure.

Wide internal roads, underground utilities, tree-lined boulevards, and proximity to premium residential towers create the perfect environment for villa living. Build at your pace. Design to your taste. Create your legacy.

Independent living. Community benefits. Florea plots: where customization meets convenience.

FLAT 4BHK Type 1

1356 SQ.FT.
CARPET AREA



A.	Foyer	5'7" X 5'1"	L.	Toilet/Bath	7'5" X 4'4"
B.	Living Room	10'10" X 17'4"	M.	Balcony	11'5" X 3'11"
C.	Dining Area	8'6" X 9'8"	N.	Bedroom 2	11'10" X 13'0"
D.	Kitchen	9'6" X 9'4"	O.	Wardrobe	4'7" X 4'8"
E.	Store Room	3'8" X 3'11"	P.	Toilet/Bath	4'7" X 8'2"
F.	Balcony	11'9" X 9'8"	Q.	Bedroom 3	11'2" X 12'6"
G.	Master Bedroom	14'0" X 11'0"	R.	Dress	4'11" X 4'3"
H.	Wardrobe	8'3" X 5'11"	S.	Toilet/Bath	4'11" X 7'10"
I.	Toilet/Bath	8'3" X 5'1"	T.	Balcony	16'4" X 4'0"
J.	Balcony	3'11" X 11'7"	U.	Utility	7'6" X 3'7"
K.	Bedroom 1	11'0" X 12'5"			

FLAT 4BHK Type 2

1356 SQ.FT.
CARPET AREA



A.	Foyer	5'7" X 5'1"	L.	Toilet/Bath	7'5" X 4'4"
B.	Living Room	10'10" X 17'4"	M.	Balcony	7'65" X 17'5"
C.	Dining Area	8'6" X 9'8"	N.	Bedroom 2	11'10" X 13'0"
D.	Kitchen	9'6" X 9'4"	O.	Wardrobe	4'7" X 4'8"
E.	Store Room	3'8" X 3'11"	P.	Toilet/Bath	4'7" X 8'2"
F.	Balcony	11'2" X 5'9"	Q.	Balcony	12'2" X 3'11"
G.	Master Bedroom	14'0" X 11'0"	R.	Bedroom 3	11'2" X 12'6"
H.	Wardrobe	8'3" X 5'11"	S.	Dress	4'11" X 4'3"
I.	Toilet/Bath	8'3" X 5'1"	T.	Toilet/Bath	4'11" X 7'10"
J.	Balcony	3'11" X 12'4"	U.	Balcony	16'4" X 8'1"
K.	Bedroom 1	11'0" X 12'5"	V.	Utility	7'6" X 3'7"

FLAT 3BHK Type 1

1141 SQ.FT.
CARPET AREA



A.	Foyer	5'7" X 5'1"	J.	Balcony	3'11" X 12'3"
B.	Living Room	10'10" X 17'4"	K.	Bedroom 1	11'0" X 12'5"
C.	Dining Area	8'6" X 9'8"	L.	Toilet/Bath	7'5" X 4'4"
D.	Kitchen	9'6" X 9'4"	M.	Balcony	11'5" X 3'11"
E.	Store Room	3'8" X 3'11"	N.	Bedroom 2	11'10" X 13'0"
F.	Balcony	11'9" X 9'8"	O.	Wardrobe	4'7" X 4'8"
G.	Master Bedroom	14'0" X 11'0"	P.	Toilet/Bath	4'7" X 8'2"
H.	Wardrobe	8'3" X 5'11"	Q.	Utility Area	7'6" X 3'7"
I.	Toilet/Bath	8'3" X 5'1"			

FLAT 3BHK Type 2

1130 SQ.FT.
CARPET AREA



A.	Foyer	5'7" X 5'1"	J.	Balcony	3'11" X 12'3"
B.	Living Room	10'10" X 17'4"	K.	Bedroom 1	11'0" X 12'5"
C.	Dining Area	8'6" X 9'8"	L.	Toilet/Bath	7'5" X 4'4"
D.	Kitchen	9'6" X 9'4"	M.	Balcony	7'6" X 17'5"
E.	Store Room	3'8" X 3'11"	N.	Bedroom 2	11'10" X 13'0"
F.	Balcony	11'9" X 9'8"	O.	Wardrobe	4'7" X 4'8"
G.	Master Bedroom	14'0" X 11'0"	P.	Toilet/Bath	4'7" X 8'2"
H.	Wardrobe	8'3" X 5'11"	Q.	Balcony	12'2" X 3'11"
I.	Toilet/Bath	8'3" X 5'1"	R.	Utility Area	7'6" X 3'7"



Fitness Meets the Sky

Florea's signature sky bridge isn't just architectural innovation—it's your daily wellness destination. This unique elevated jogging track connects Tower A and Tower B, offering a refreshing workout experience above the world. Run with panoramic views, stretch under open skies, practice yoga as the sun rises. The multi-textured surface blends terracotta pathways with soft grass patches, creating a therapeutic running experience. This is fitness reimaged—where every lap feels less like exercise and more like escape.





Your Outdoor Living Room

Florea's community lawn is where indoor living extends beautifully outdoors. Lush green grass invites barefoot walks and spontaneous games. Multi-sport courts host friendly matches. Artistic installations create visual interest and gathering spots. Shaded seating areas offer perfect vantage points to watch life unfold. Whether you're seeking active recreation or peaceful observation, whether connecting with neighbors or finding solitude, this expansive green heart makes every day feel like a weekend at the park.





Amenities



Multisport Courts

Badminton, basketball, and other sport

Gymnasium

Indor & Outdoor Gymnasium with all modern equipments

Banquet Hall

1000 sq.ft indoor banquet hall and a large outside lawn

Landscaped Gardens

Throughout the community

SkyBridge

The Two towers are connected through skybridge on the roof

Sky Walk

Walking tracks on rooftop skybridge connecting the towers

Jogging Tracks

Jogging tracks on garden.

Toddler EPDM Play Area

Safe, soft-surface play zone for young children

Children's Play Lawn

Dedicated space for kids' activities.

Multipurpose Lounge

Various spots on outside and indoor for lounge sitting

Home Theatre

A 20 seater home theatre in Club Flora

Swimming Pool

A rooftop swimming pool in Club Flora

Steam Room

Wellness and relaxation facility

Lounge Sitting

Relaxation and social space

Wide Internal roads

Wide roads with paved walking spaces



Yoga Zones



Spaces that breathe



High Speed Elevator



Swimming Pool



Gymnasium



Entrances



Shops



Sky Bridge

Thirteen years ago, a vision was born—to redefine real estate in Chhattisgarh, one family at a time. Today, Shri Swastik Group stands as a testament to what happens when ambition meets integrity, when promises become landmarks.

Over 10,000 families don't just live in Shri Swastik homes—they trust them with their life's biggest investment, their children's futures, their legacy. From the iconic East 12 to the sprawling Lakeshore City, from the premium Prime Plaza to the serene Roseby Gardens, each project has set new standards, sparked new conversations, and silenced skeptics.

Kalpriksh and Pragati Pearls aren't just developments—they're proof that excellence isn't accidental. It's engineered. With a robust pipeline of residential and commercial ventures poised to reshape Raipur's skyline, Shri Swastik Group isn't following trends—they're creating them.

www.shriswastikgroup.com



14 YEARS OF EXCELLENCE



Pragati Pearls



East 12



Kalpriksh



Rosebay Greens



Aranya Lakeshore City



Foresta

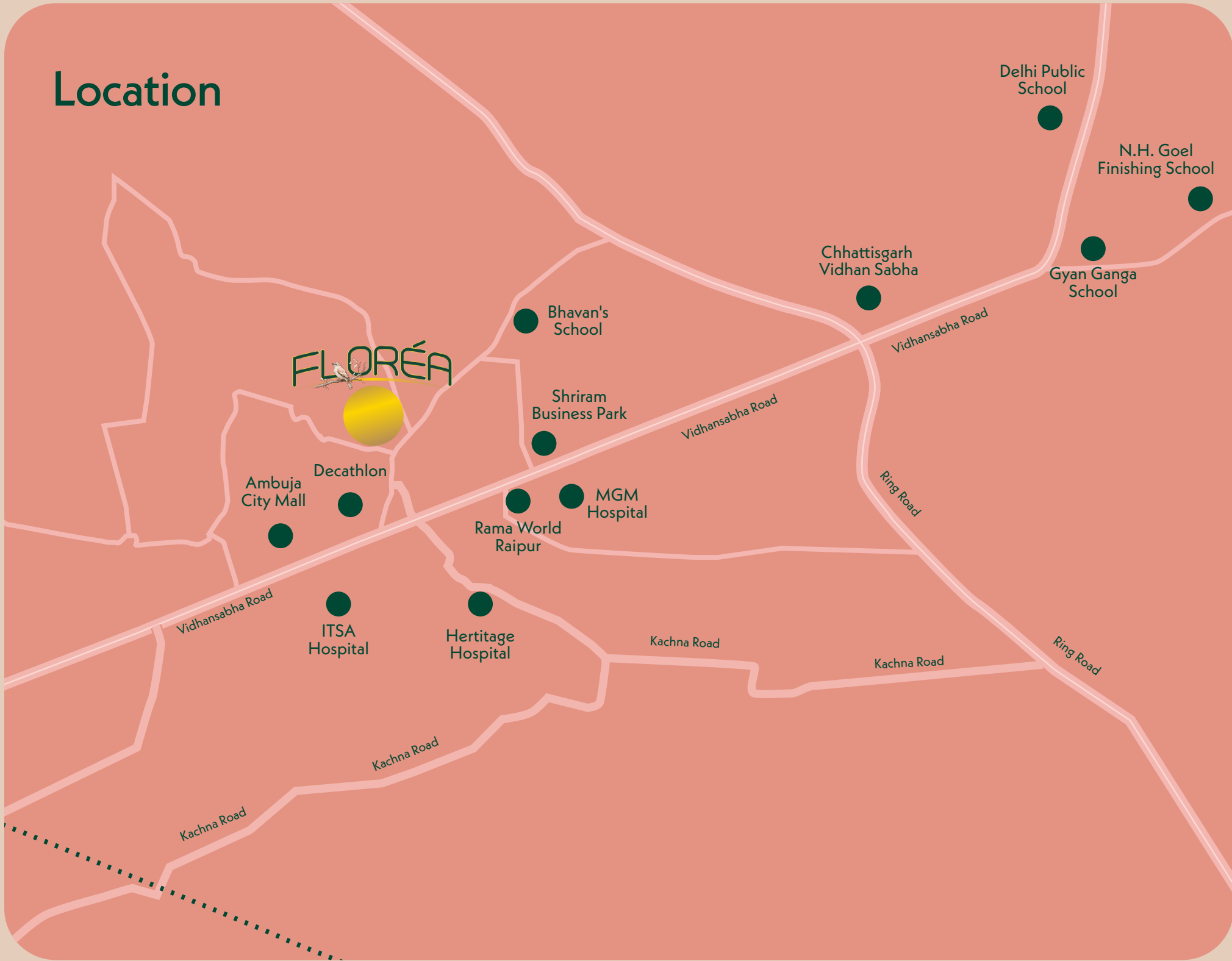


With a legacy of 40 years and an impressive portfolio of residential developments across Bilaspur, Chhattisgarh, BDA Group has established itself as a trusted name in quality real estate. Their expertise spans master planning, infrastructure development, and creating communities where families thrive for generations. Known for timely delivery and architectural innovation, BDA Group brings decades of experience to every project they undertake. Their commitment to sustainable development and customer satisfaction has earned them loyalty from hundreds of homeowners. In Foresta, BDA Group's planning excellence ensures every square foot serves a purpose.



Swarnam Developers has earned eminence through an unwavering focus on construction quality and architectural precision. Every project bearing the Swarnam name reflects meticulous attention to detail, premium materials, and craftsmanship that stands the test of time. Their builder's expertise transforms architectural visions into tangible realities, ensuring structural integrity and aesthetic excellence go hand in hand. Known for transparency, professionalism, and delivering on promises, Swarnam Developers has built not just buildings, but lasting trust. In Florea, Swarnam Developers guarantees that every promise made is a promise kept.

Location



Proximity Circle

Ambuja Mall	5 min	Bhavan's School	4 min	ITSA Hospital	4 min
Decathalon	3 min	Delhi Public School	11 min	MGM Hospital	5 min
Shriram Business Park	5 min	Gyan Ganga School	10 min	Heritage Hospital	4 min
Rama World	5 min	N.H. Goel School	13 min		
Chattisgarh Vidhan Sabha	9 min	Swami Vivekananda Airport	30 mins	Railway Station	22 mins



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