



Nirmalya

Sai Annex

Fully Residential 4.5 BHK Triplex

A Place of Endless Smiles and Cherished Memories





INTRODUCTION

Welcome to **Nirmalya Sai Annex**, the destination that offers flexibility, functionality, and flair. A dream home is something that you wait for years...Something that you Cherish for a lifetime...

Something that reflects you. And something that you can never compromise on.....

This Dream House is yours, which is a once-in-a-lifetime investment that should be chosen with ultimate care and caution. It should ideally be from a highly reputed source that not only Guarantees you unmatched value and lifelong Peace of Mind, but also fulfill all your Aspirations.

Choose a home from one range of exquisitely designed villas. One that reflects you & everything that you deserve out of life, "Beauty-Comfort-Relaxation".

Nirmalya now brings to you a glorious opportunity to lead your Dream home, backed by the high standard of construction, Vastu Complaint. Design Ethics. Product Quality. Amenities and Facilities.





Step into Luxury - A Grand Entry Awaits You.

A Tranquil Abode.
Discover Elegance
in every detail.



TOTAL PLOT AREA: 1305.00 SFT

ISOMETRIC VIEW

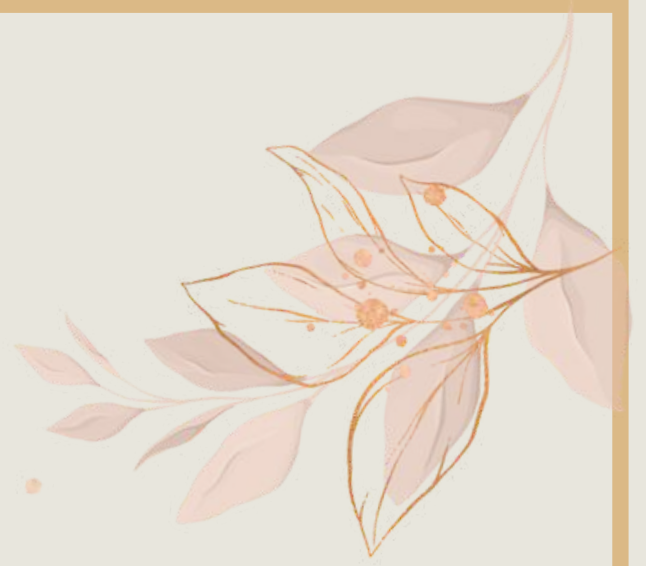


GROUND FLOOR

- ✔ STORE / STUDY: 7'10" X 9'0"
- ✔ BED ROOM: 13'8" X 11'0"
- ✔ DRAWING: 9'6" X 13'10"
- ✔ TOILET: 7'0" X 4'0"
- ✔ STAIRCASE: 11'7" X 7'0"
- ✔ PORTICO: 23'7" X 16'3"

TOTAL AREA: 980.00 SFT

ISOMETRIC VIEW



FIRST FLOOR

- ✔ KITCHEN: 7'10" X 9'0"
- ✔ BED ROOM: 13'8" X 11'0"
- ✔ DRAWING & DINING: 9'6" X 18'8"
- ✔ TOILET: 7'0" X 4'0"
- ✔ STAIRCASE: 14'6" X 7'0"
- ✔ TOILET: 7'7" X 4'0"
- ✔ BEDROOM: 11'7" X 11'0"
- ✔ OPEN TERRACE: 10'4 X 11'5"

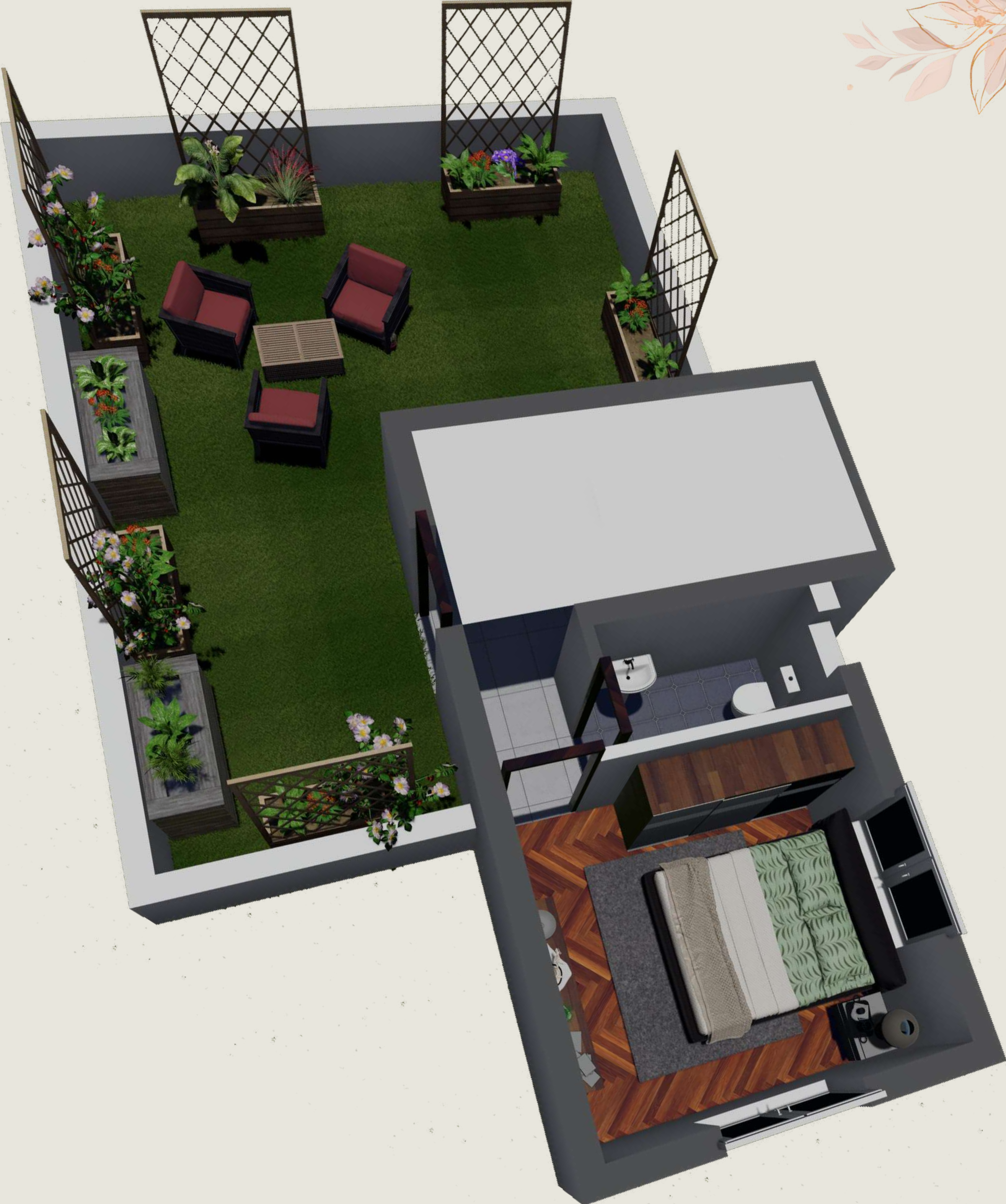
TOTAL AREA: 874.00 SFT



ISOMETRIC VIEW

SECOND FLOOR / TERRACE

- ✔ TOILET 7'7" X 4'0"
 - ✔ BED ROOM: 11'7" X 11'0"
- TOTAL AREA:**
- S.B.A 2199.00 SFT**
- STAIRCASE HEADROOM 345.00 SFT**





YOUR DREAM AWAITS YOUR STEPS

Walk through your dream house and let us make you feel at home with your very own
NIRMALYA SAI ANNEX.

SPECIFICATIONS

STRUCTURE

- RCC framed structure with Best grade cement and reputed brand rod used & Eco-friendly fly ash bricks masonry.

FLOORING

- Verified tiles -Good quality Branded tiles in bedrooms/ living/dining/kitchen Granite Counter In Kitchen. Anti-Skid Ceramic Tiles in Toilets.
- Staircase & corridor shall be of one or more Indian marble/granite(Bi-colour) combinations.
- Parking areas shall be best-quality cement-based titles.

INTERNAL WALL FINISH

- Best Quality Putty For A Good Finish With Good Quality Branded Plastic Paint.

EXTERNAL WALL FINISH

- Paint-Good finishing with best quality Weather Coat.

TOILET

- Bath Fittings Astral/Supreme or equivalent - UPVC & CPVC sealing pipes.
- Basins, Pans & CP Fittings: Jaquar/ Hindware or equivalent

DOORS AND HARDWARE

- Main Door Of Teak Wood, Other Doors-Flush Doors With WPC Door Frame
- Good quality Branded Hardware Toilet Shall Be Of FRP (Fibre Reinforced Plastic) Doors With FRP Frame.

WINDOWS

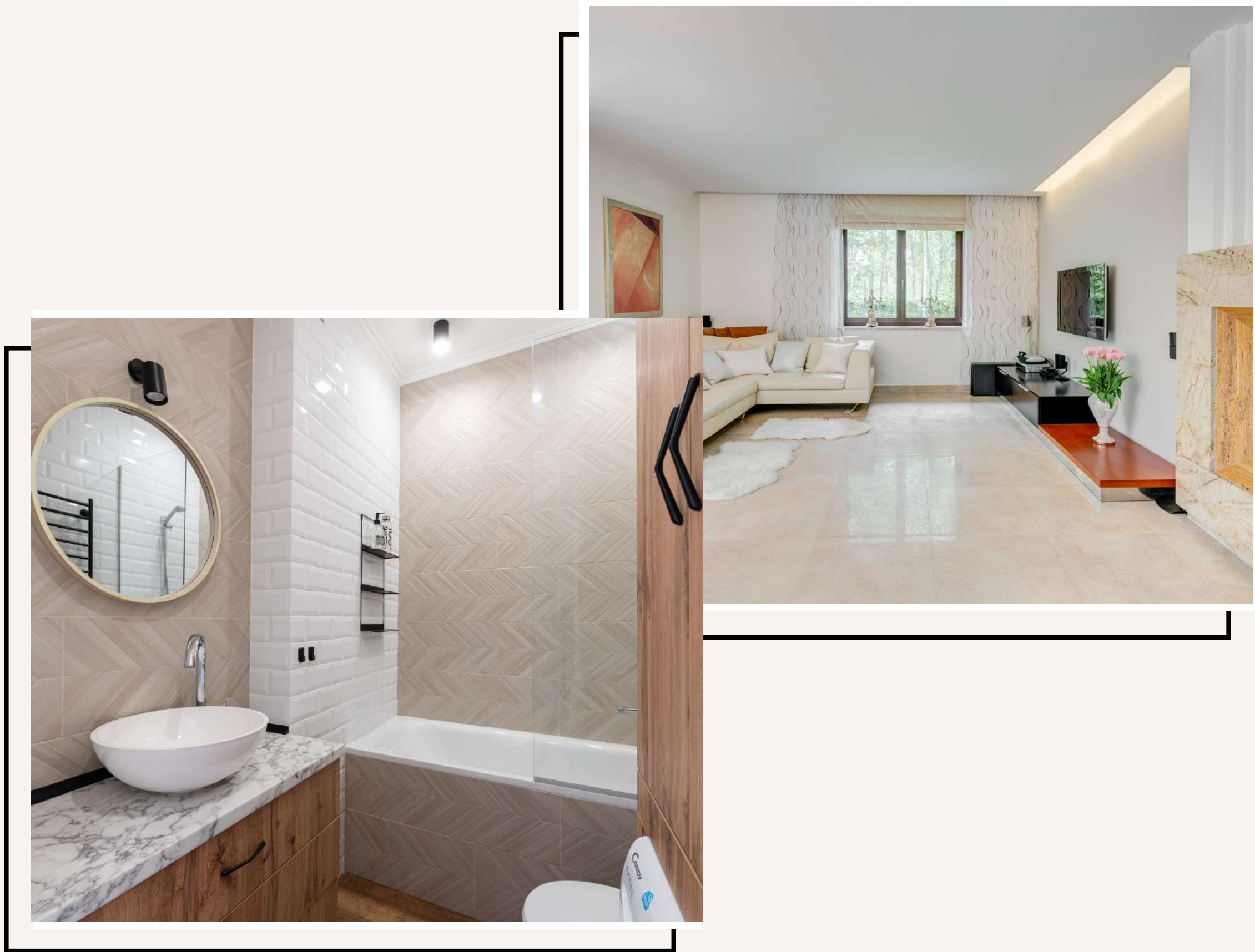
- All the windows shall be of aluminum window frame of reputed make/UPVC with clear glass and Protective Stainless steel Grill

ELECTRICAL WORKS

- Concealed Polycab/Finolex/RR Cable Copper Wiring With Modular Switches Modern MCB And Changeovers Of Havells/Legrand's or Equivalent.

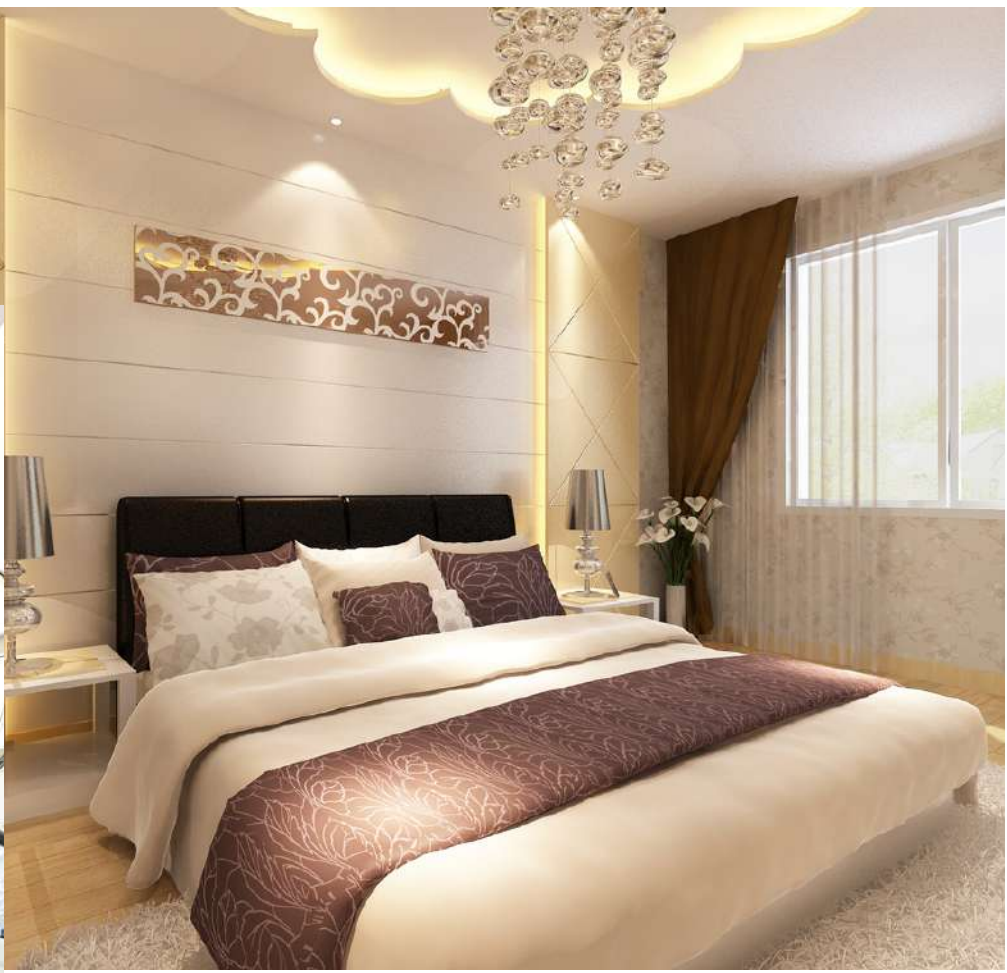
FITTINGS AND FIXTURES

- Stainless steel railings shall be provided in Balcony and Staircase



PAYMENT SCHEDULE

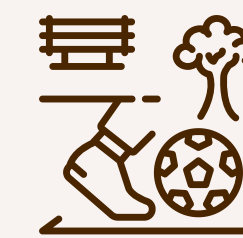
On booking	10%
Allotment & execution of land agreement	15%
Registration of land & execution of construction agreement	10%
On completion of foundation work	15%
On completion of the ground floor roof slab	15%
On completion of the first-floor roof slab	10%
On completion of the 2nd-floor roof slab	10%
On completion of plastering and woodwork	10%
On handover/possession	5%



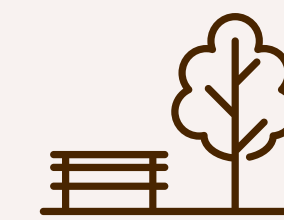


AMENITIES

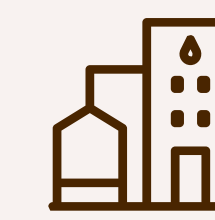
Your Dream Home At Nirmalya Sai Annex Comes Equipped With handful Of Amenities Required To Live A Luxurious & Happy Life



Playground



Serene Park



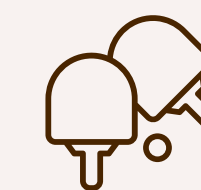
Sewage Treatment Plant



Rooftop Garden



Green Area With Landscaping



Indoor Sports Facilities



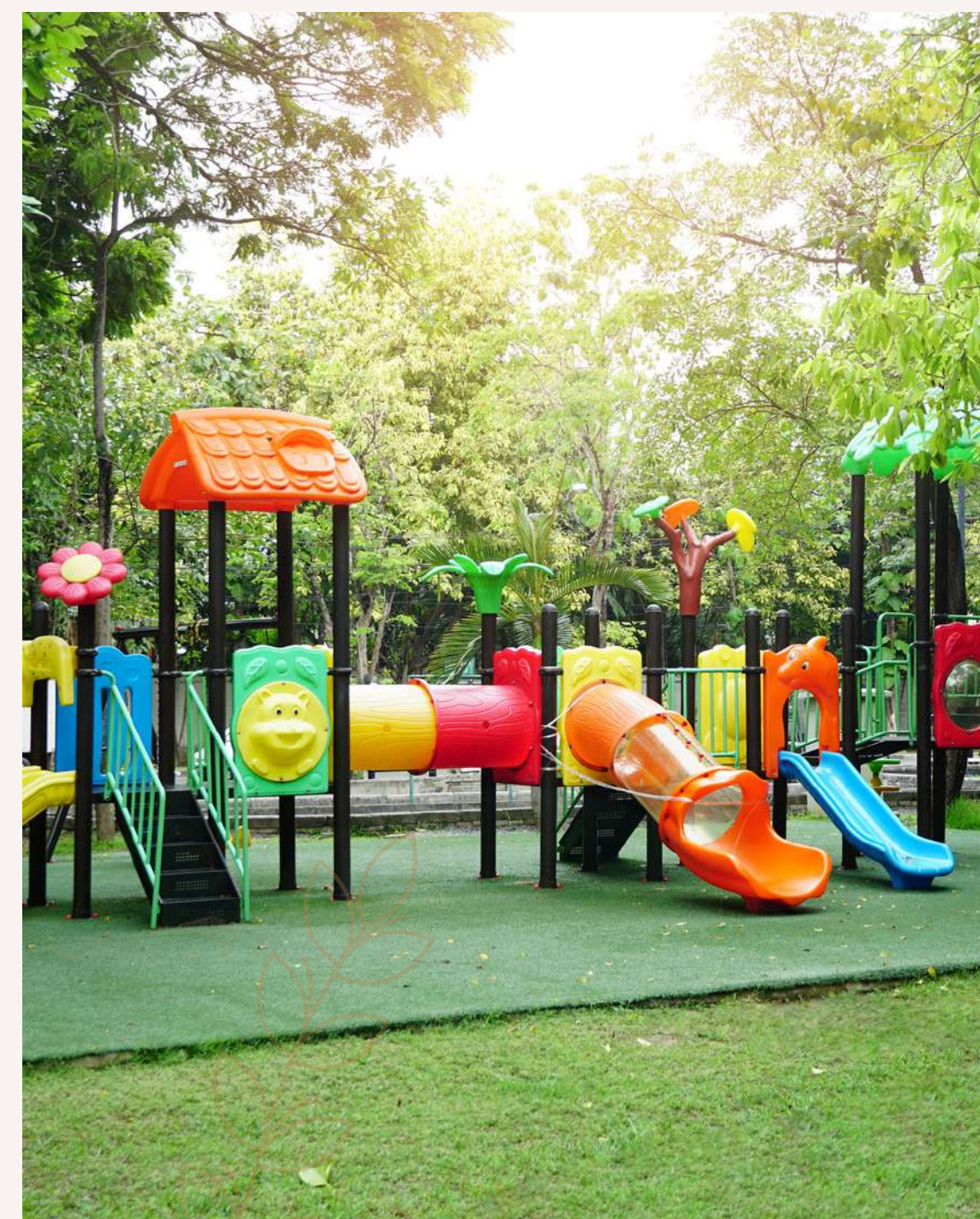
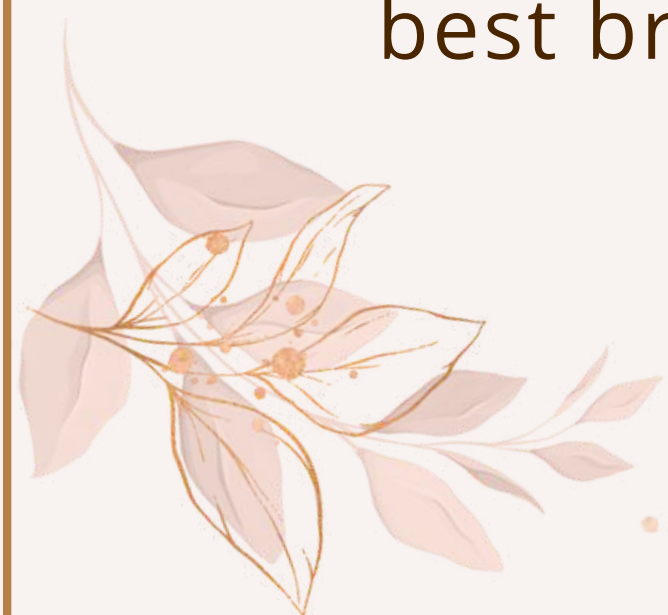
Jogging Track



24x7 Security

SALIENT FEATURES

- ✓ Gated community
- ✓ Loan facilities available
- ✓ Vastu complaints design
- ✓ 30' internal road
- ✓ Superclass construction quality With best brand fittings & fixtures



Amenities That make Life Convenient





ROOFTOP GARDEN

Discover a tranquil oasis high above the city's hustle and bustle with our Rooftop Garden amenity.

✓ REDUCED TEMPERATURE

Rooftop garden reduces the temperature almost by 5 degree ensuring a seamless lifestyle for you.

✓ ENERGY EFFICIENCY

Our Rooftop Garden contributes to lower energy consumption, leading to cost savings.

✓ GREEN LIVING

Contribute to a sustainable lifestyle with a living rooftop that supports the environment.

✓ FITNESS CORNER

Use the rooftop garden for yoga, workouts, or simply staying active.

✓ BREATH OF FRESH AIR

Embrace the refreshing ambiance and enjoy clean, natural air.

✓ STARLIT NIGHTS

Experience enchanting evenings stargazing from the rooftop.

✓ TRANQUIL RETREAT

Unwind in a peaceful, green space away from the bustle of the city.

✓ SOCIAL HAVEN

Create unforgettable memories with family and friends amidst nature's beauty.

Serenity Under the Moon - Embrace the
Tranquil Night View of Your Home.



LOCATION MAP



Stay Connected To The Important Places Near Your Luxurious Home At **Nirmalya Sai Annex**

LOCATION HIGHLIGHTS

- Infosys-2: 02KM
- RBI Data Centre: 02KM
- GD Goenka Public School: 02KM
- Sum Hospital: 09KM
- Sparsh Hospital: 04KM
- Central Govt Sea Food Park: 300M
- Bagchi Cancer Research Center: 03KM
- Gurukul Institute of Technology: 3.1 km



Developers

Nirmalya Metropolis Pvt Ltd

Plot No-K4/891, 2nd floor, Kalinga vihar, Bhubaneswar, Pin-751019

Contact no- 7749950999, **Email-** nirmalyametropolis@gmail.com

visit us on- www.nirmalyasaiannex.com

Project Address

NirmalyaSai Annex

Mouza-Haripur, Near Mendhasala bazar, Bhubaneswar