Reset. Pause. Restart



Elegance That Keeps You Connected

Location

Hospital

KIIMS | *04 kms Approx.*
Apollo Hospital | *10 kms Approx.*
Utkal Hospital | *9.6 kms Approx.*

Shopping Malls

Royal Arcade | *1.5 kms Approx.*
Galaxy Mall | *2 kms Approx.*
Reliance Fresh | *4.3 kms Approx.*
V-Mart | *3.9 kms Approx.*

Transportation

New Bhubaneswar Railway Station | *3 kms Approx.*
Bhubaneswar Railway station | *15 kms Approx.*
Airport | *15 kms Approx.*

Hotels

Lemon Tree | *9 kms Approx.*
Mayfair | *9.6 kms Approx.*
Swosti Premium | *9.2 Approx.*

Schools & Colleges

KIIT University | *4.5 kms Approx.*
NIFT | *5 kms Approx.*
Sai International School | *6.3 Approx.*
ODM Public School | *7 kms Approx.*
Utkal University | *12 kms Approx.*

Miscellaneous

KIIT Square | *4 kms Approx.*
Infocity Square | *7 kms Approx.*
Trisulia Square | *8 Approx.*
High Court | *12 kms Approx.*
Bhubaneswar Golf Club | *8 kms Approx.*





The Benchmark begins at ZERO

The unconventional concept forges a powerful identity you can instantly recognise and relate. captures the very soul of modern luxury—an oasis of absolute clarity & flawless balance



Zero Compromise. Absolute Excellence.

Every element is precision-engineered to ensure perfection. We are committed to a lifestyle where high-end design, superior quality, and effortless comfort exist in total harmony.

176
Curated Residences in Single Iconic Tower

Spread across 2 acres with 70% open space, offering more greenery, privacy, and a superior resident-to-open space ratio.

EV Charging Provision in Community Parking

Future-ready infrastructure supporting sustainable and electric mobility.

Maximum Open & Green Landscape

70% open space ensures landscaped gardens, better air circulation, and a peaceful environment inside the project.

10
Elevators in a Single Tower

Designed to ensure minimal waiting time and seamless vertical movement for residents.

Low Density Premium Living

With limited residences, residents enjoy greater privacy, less crowding, and an exclusive community environment.

50+ Modern Lifestyle Amenities

Carefully designed amenities offering comfort, recreation, and community living in one address

3-4
Spacious Balconies in Every Apartment

Ensuring maximum cross ventilation, natural light, and stunning outdoor views.

3BHK, 3.5BHK & 4.5BHK Large Luxury Configurations

Designed for premium families seeking spacious and luxurious living.

Access & Driveway

Spacious 20 Ft. Wide Internal Roads for Seamless & Hassle-Free Movement.

AMENITIES

INDOOR AMENITIES

- Lounge
- Banquet Hall
- Pre-Function Area
- Cafeteria
- Reading Lounge
- Departmental Store
- Isolation Room
- Billiards Room
- Table Tennis
- Air Hockey
- Foos Ball Room
- Multi-Purpose Hall
- Chess, Card & Carrom Room
- Home Theater
- Infinity Pool
- Kids Pool
- Deck Area
- Guest Rooms
- Gym
- Aerobic & Zumba
- Terrace Party Area
- Massage & Steam Rooms
- Senior Citizen Hangout Zone
- Salon

OUTDOOR AMENITIES

- Lawn Tennis Court
- Badminton Court
- Box Cricket
- Jogging Track
- Landscaped Garden Sit-out
- Children Play Area

SECURITY

- Gateway App
- CCTV Surveillance
- Security at Lobby
- Video Door Phones

OTHER

- Smart Card Enabled Elevator Access
- Piped Gas Line
- Centralized Solar Water Heating System

Zero Limits. Endless Living.

A thoughtfully designed collection of amenities that lets you relax, socialise, celebrate, and stay active, all without limits.

UNIT PLAN



3 BHK



3.5 BHK



4.5BHK







UNIT SPECS

3 BHK

Carpet Area	Balcony Area	Built-up Area	Saleable Area
1,040 SQ.FT.	96 SQ.FT.	1,264 SQ.FT.	1,990 SQ.FT.

3.5 BHK

Carpet Area	Balcony Area	Built-up Area	Saleable Area
1,430 SQ.FT.	192 SQ.FT.	1,737 SQ.FT.	2,736 SQ.FT.

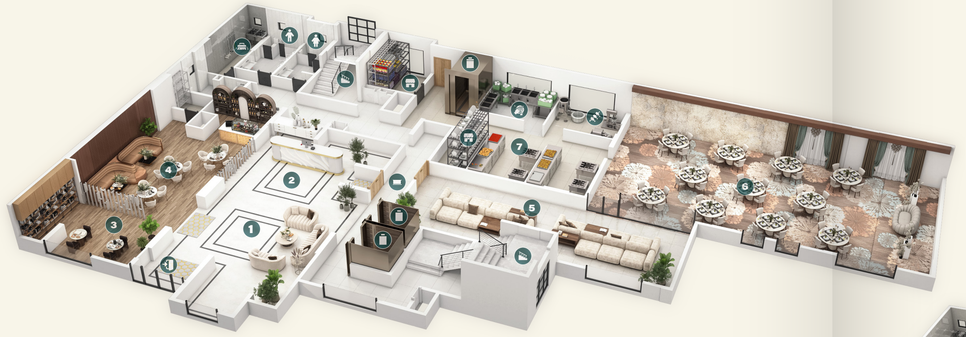
4.5BHK

Carpet Area	Balcony Area	Built-up Area	Saleable Area
1,696 SQ.FT.	226 SQ.FT.	2,073 SQ.FT.	3,264 SQ.FT.



CLUB HOUSE PLAN

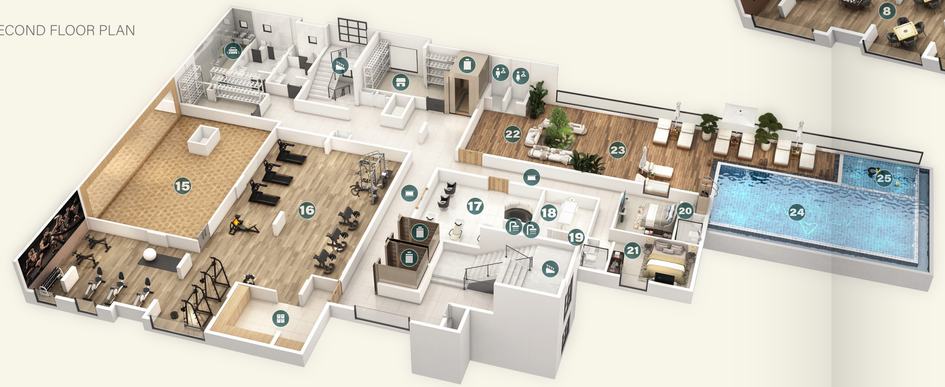
GROUND FLOOR PLAN





FIRST FLOOR PLAN

SECOND FLOOR PLAN





LEGEND

- Club Entry
- Staircase
- Lift
- 1 Lobby (27.7x49.57 FT.)
- 2 Reception
- 3 Reading Lounge (22.3x14.4 FT.)
- 4 Cafeteria (22.6x36.6 FT.)
- 5 Prefunction (51.1x18.3 FT.)
- 6 Banquet Hall (60x30 FT.)
- 7 Kitchen (22.9x19.5 FT.)
- 8 Multipurpose Hall (27.9x34.4 FT.)
- 9 Home Theatre (22.0x29.9 FT.)
- 10 Chess, Card & Carrom (50.4x19 FT.)
- 11 Children's Play Area (51.1x18.3 FT.)
- 12 Billiards Room (22.9x23.3 FT.)
- 13 Table Tenis, Air Hockey & Foos Ball (44.2x23.3 FT.)
- 14 Balcony (21.7x31.3 FT.)
- 15 Aerobic & Zumba (22.0x36.3 FT.)
- 16 Gym (1712.16 SQ.FT)
- 17 Salon (31.2x18.3 FT.)
- 18 Massage Room (10x10 FT.)
- 19 Steam (5.9x7.8 FT.)
- 20 Guestroom-01 (10.6x13.6 FT.)
- 21 Guestroom-02 (14.4x10.9 FT.)
- 22 Cover Deck (643.86 SQ.FT.)
- 23 Open Deck (624.94 SQ.FT.)
- 24 Infinity Swimming Pool (36.8x18.3 FT.)
- 25 Kids Pool (13.7x17.3 FT.)
- Wide Corridor
- Bath
- Locker (16.3x11.4 FT.)
- Wash Area
- Tandoor Area
- Store
- Male Changing Room
- Female Changing Room
- Janitor Room
- Male Toilet
- Female Toilet



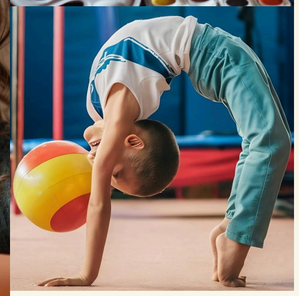




Imagination & Adventure













A vibrant space where play, creativity, and earning blend seamlessly. From active zones to sensory and creative corners, every moment sparks growth. Quiet spaces and group activities ensure balance, bonding, and fun. Safe, engaging, and thoughtfully designed for kids to truly thrive.

INDOOR TRAMPOLINE STRIP / BOUNCE ZONE

OBSTACLE & AGILITY COURSE

MINI GYMNASTICS ZONE

KIDS ROCK CLIMBING WALL

TACTILE WALL PANELS & BUSY BOARDS

SENSORY PLAY ROOM

SAND & WATER PLAY TABLES

PUZZLE, LEGO ZONE & BUILDING BLOCK CORNER

PARENTS' SEATING & VIEWING LOUNGE

DIY WORKSHOP SPACE

ART & CRAFT WORKSHOP SPACE

KIDS LIBRARY WITH STORYTELLING PODS

BOARD GAMES & INDOOR SPORTS ZONE

SWING & CALMING CORNER

DANCE & DRAMA STUDIO

MINDFULNESS & QUIET ROOM

KIDS YOGA & MEDITATION ZONE

LOCKERS FOR KIDS' BELONGINGS

PROJECT SPECIFICATION

FLOORING

▪**Living & Dining Areas** – Premium large format Vitrified Tiles (600 × 1200 mm) enhancing elegance and spaciousness.

▪**Bedrooms** – Premium Wooden Finish Vitrified Plank Tiles (200 × 1200 mm) for a warm and sophisticated ambience.

▪**Kitchen** – Premium Vitrified Tiles (600 × 600 mm) for durability and easy maintenance.

▪**Powder Toilet** – Premium Anti-Skid Vitrified Tiles (600 × 600 mm).

▪**Attached Toilets** – Premium Anti-Skid Vitrified Tiles (600 × 600 mm) on floors.

▪**Toilet Walls** – Designer large-format tiles extending up to false ceiling height for a luxurious finish.

▪**Balconies** – Stylish Designer Anti-Skid Tiles ensuring safety and aesthetics.

AIR CONDITIONING & GEYSER PROVISIONS

▪**Air Conditioning Points** – Provision for A/C units in Living, Dining, and all Bedrooms.

▪**Geyser Points** – Provision for geysers in all toilets and kitchen.

DOORS & WINDOWS

▪**Main Entrance Door** – Premium Veneer Finish Flush Door with Digital Lock ensuring enhanced security and style.

▪**Internal Doors** – Flush doors with laminate finish on both sides.

▪**Bedroom Doors** – Flush doors with laminate finish and mortise locks.

▪**Windows & Balcony Doors** – High-quality Aluminium System Sliding Doors and Windows designed for durability and smooth operation.

WALL FINISH

▪**External Walls** – Elegant long-lasting textured and superior-quality weather-protection paint finish.

▪**Internal Walls** – Smooth finished walls painted with Anti-Fungal Low VOC Acrylic Emulsion Paint for a healthier indoor environment.

RAILINGS

▪**Balconies** – Contemporary Glass Railings with Safety Glass enhancing aesthetics and openness.

▪**Staircases** – Durable Mild Steel Railings.

ELECTRICAL FITTINGS

▪**Light Points** – Well-planned lighting points in all rooms including Living, Dining, Bedrooms, Kitchen and Toilets.

▪**Fan Points** – Provided in Bedrooms, Living, Dining, Kitchen and Toilets.

▪**Exhaust Fans** – Provision in Kitchen and Toilets.

▪**Common Areas** – Adequate and energy-efficient lighting in lobbies, corridors and other common spaces.

WIRING & SWITCHES

▪**Electrical Wiring** – Fire Resistant Low Smoke (FRLS) copper wiring in concealed PVC conduits ensuring safety and durability.

▪**Switches & Sockets** – Elegant Smart Modular Switches with adequate power outlets.

▪**TV Points** – Provision in Living/Drawing Room and Bedrooms.

KITCHEN

▪**Kitchen Counter** – Premium countertop with stainless steel sink.

▪**Chimney Provision** – Dedicated electrical point for chimney installation.

▪**Wall Tiles** – Designer wall tiles up to 2 ft. above the kitchen counter.

SANITARY & PLUMBING

▪**Internal Plumbing** – High-quality Corrosion-Resistant CPVC Pipes and Fittings.

▪**Bath Fittings** – Premium CP fittings from reputed brands.

▪**Sanitary Ware** – Premium wash basins and wall-mounted W.C. from reputed brands.

▪**Vanity Cabinet** – Stylish vanity cabinet below wash basin counter.

▪**Shower Area** – Elegant Glass Shower Partition.

▪**Mirror** – Premium mirror above wash basin counter.

SECURITY & TECHNOLOGY

▪**Video Intercom Door Phone** – Secure communication with visitors.

▪**Security Lift Access** – Controlled lift access for enhanced safety.

▪**CCTV Surveillance** – 24×7 monitoring in common areas.

▪**Smart Access** – Mobile Gateway App for controlled access and monitoring.

GROUND PLAN



12. Children's play area



8. Sculpture

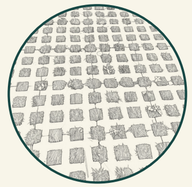




13. Pet poop area with Litter sand pool



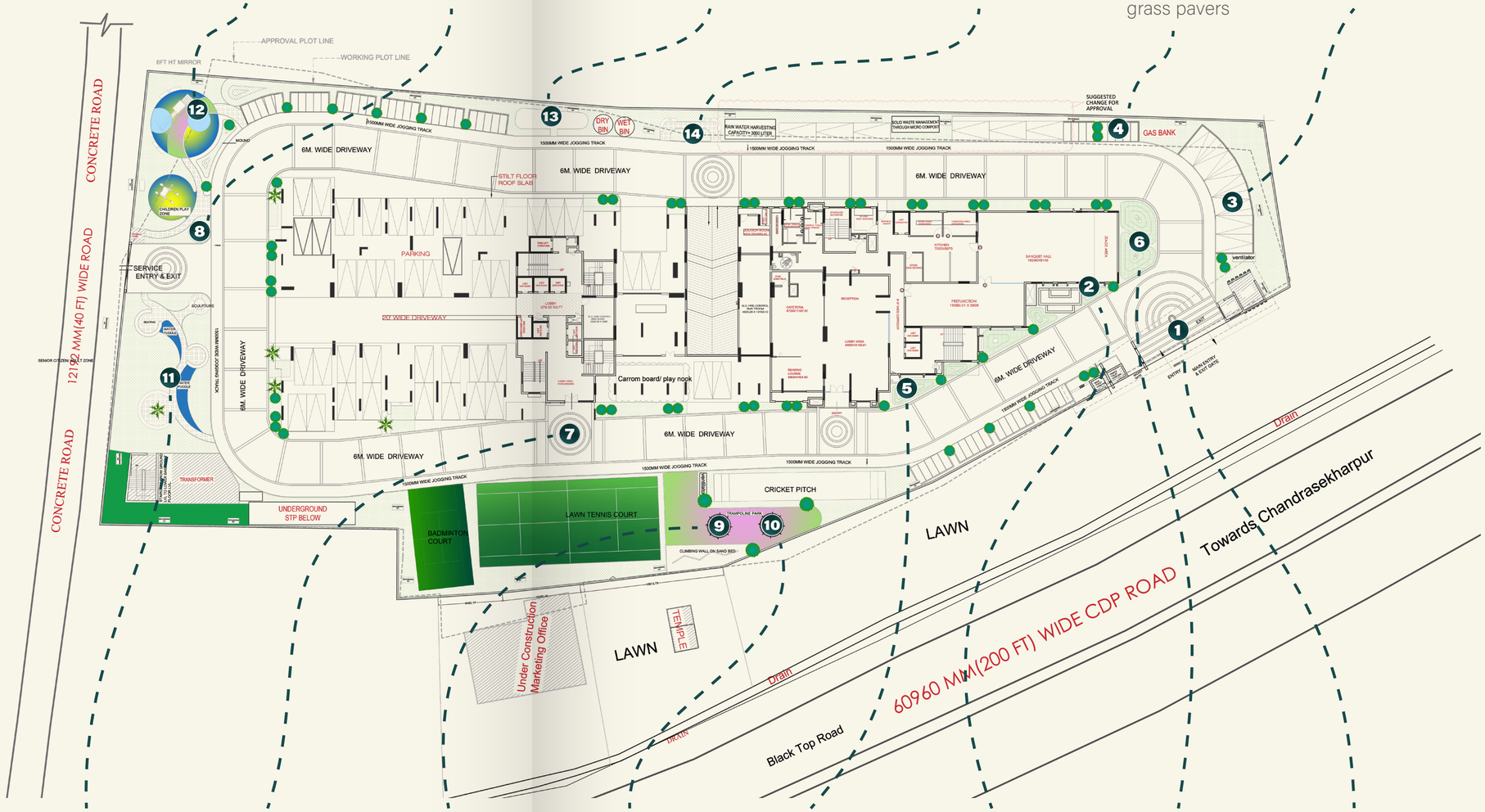
14. Informal sitting area



4. Two-wheeler parking with grass pavers

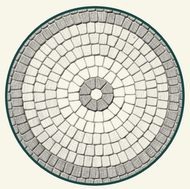


3. Car parking with grass pavers





11. Senior citizen hangout zone



7. Accent paving



9. Rock climbing



10. Trampoline park



5. Green mound



2. Water feature wall with fountain



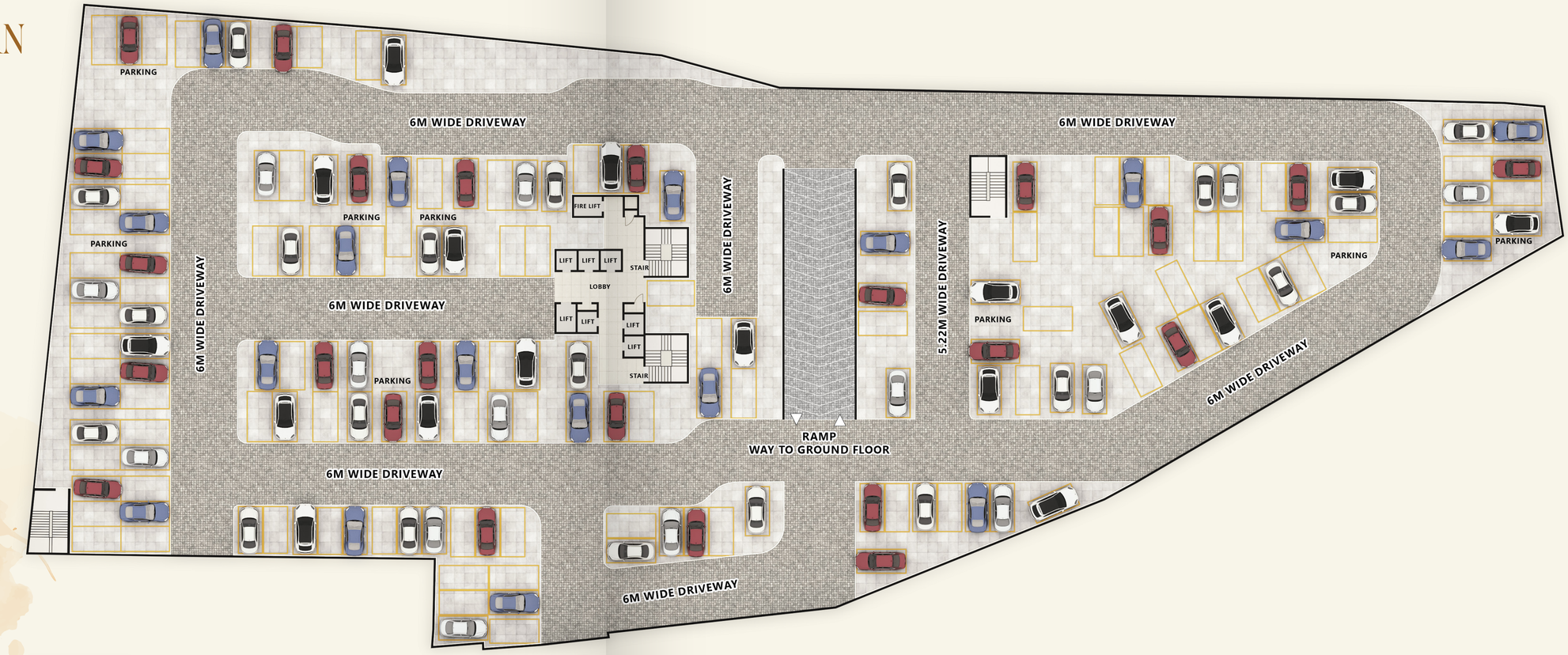
6. Green mound with sculpture



1. Planter divider

FLOOR PLAN

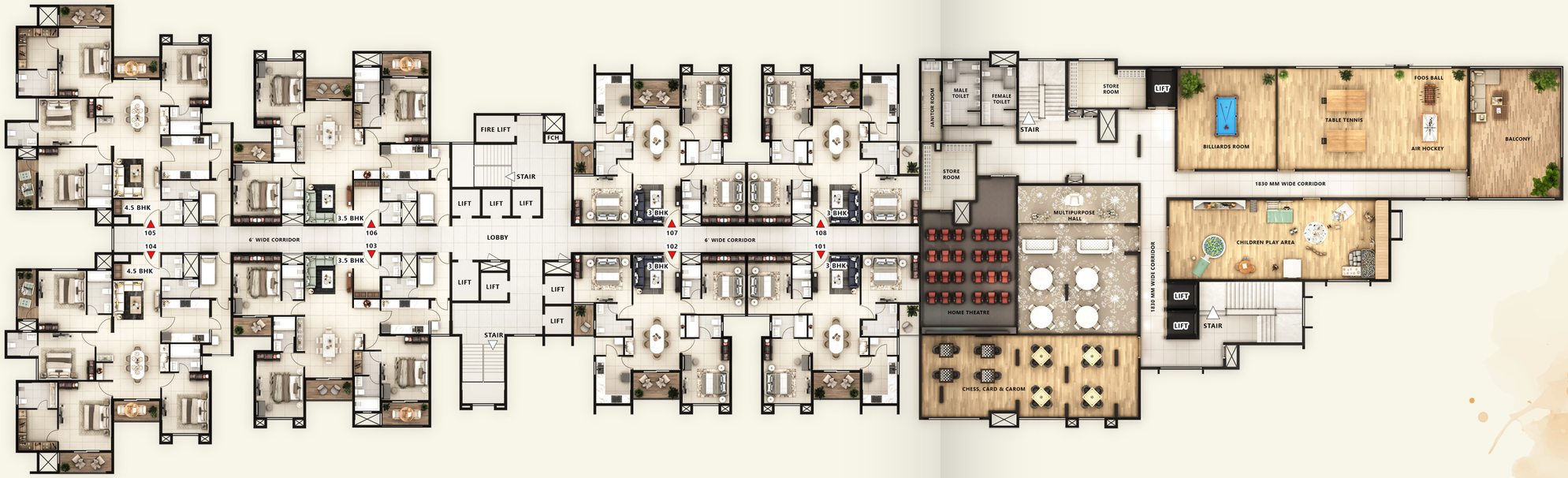
BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FLOOR PLAN



FIRST FLOOR

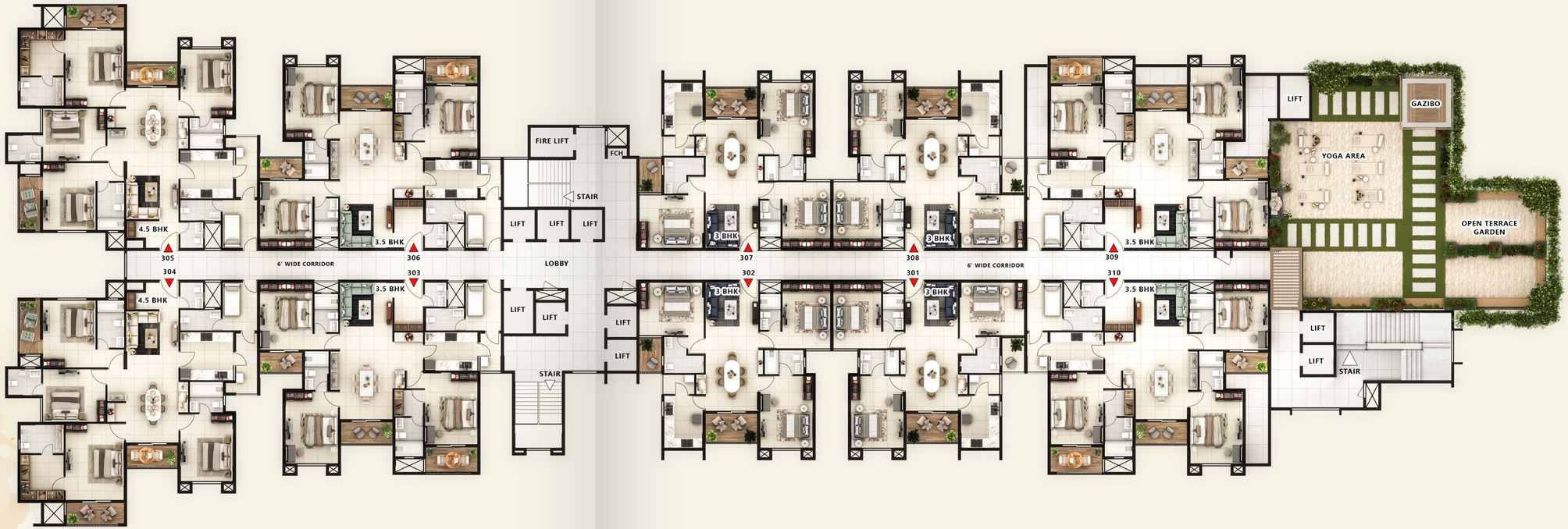


SECOND FLOOR

E
N
S
W

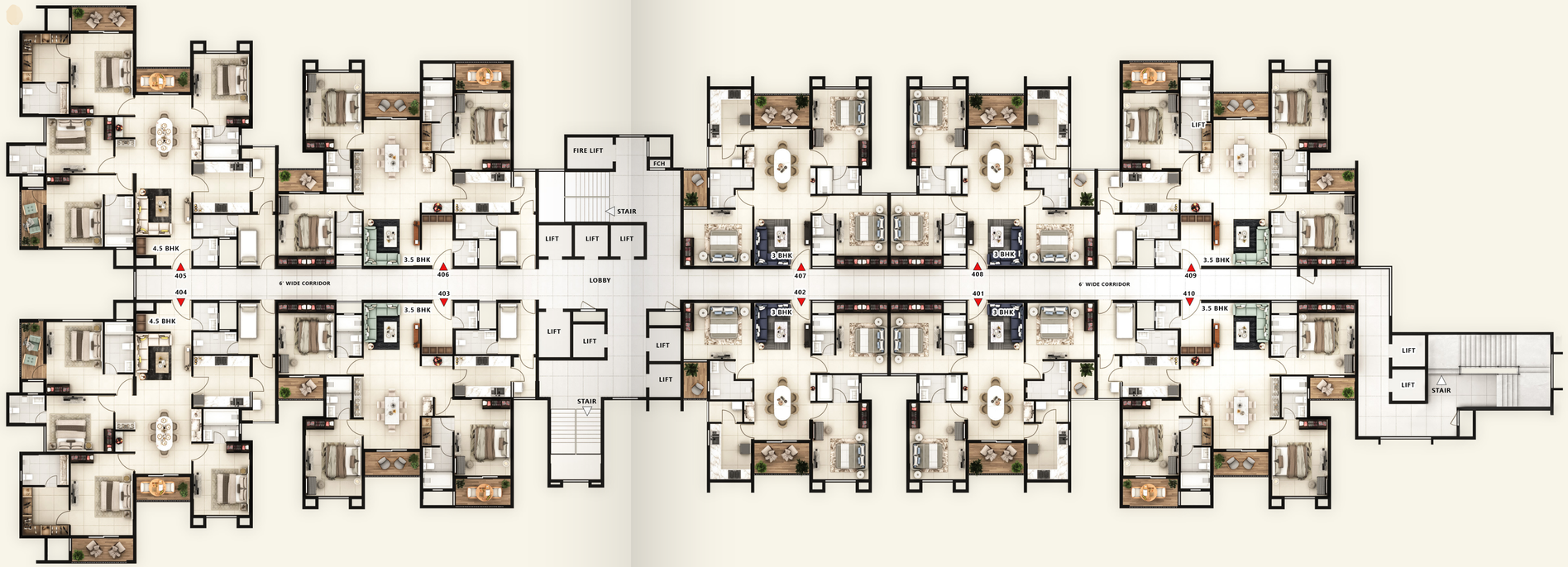
FLOOR PLAN

THIRD FLOOR



E
N
S
W

TYPICAL FLOOR PLAN
4TH TO 18TH FLOOR



ROOFTOP PLAN



13. POTLUCK NOOK / PICNIC CORNER



10. JAMMING ZONE



12. SKYPLEX AMPHITHEATRE



4. Yoga lawn / deck



5. Meditation deck



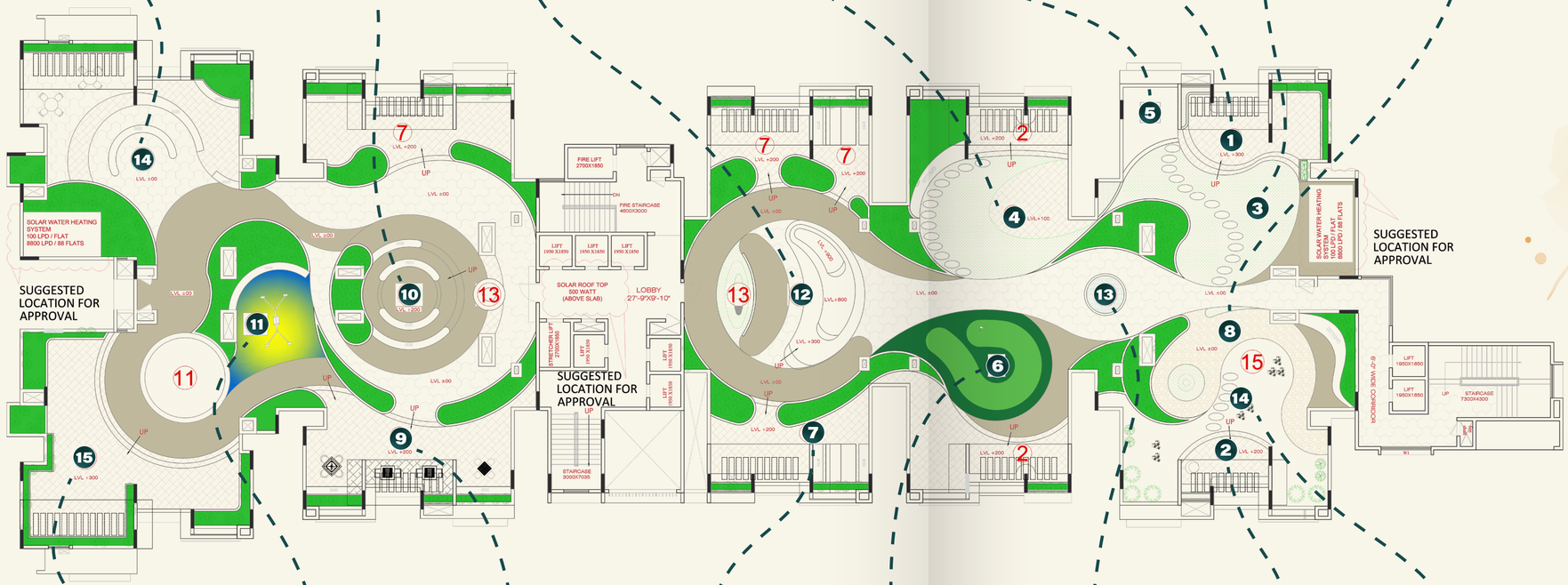
1. Sunrise point



3. Lawn with stepping stone



8. REFLEXOLOGY PATH

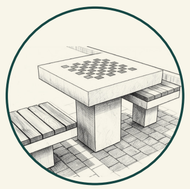




15. SUNSET POINT



11. Kids play / Sandpool



9. BOARD GAMES ZONE



7. WORK FROM TERRACE NOOK / CONVERSATION NOOK



6. Putting golf



13. Sculpture



2. Tranquil zone



14. ZEN GARDEN