

UtkAL
Sapphire



A BLISSFUL LIFE

ORERA REGN. NO. RP/19/2021/00613

Discover the world *of bliss*

A lifestyle depicting the luxury of space with the beauty of planning has got an address.

Utkal
Sapphire
A BLISSFUL LIFE

NEAR LAXMISAGAR SQUARE

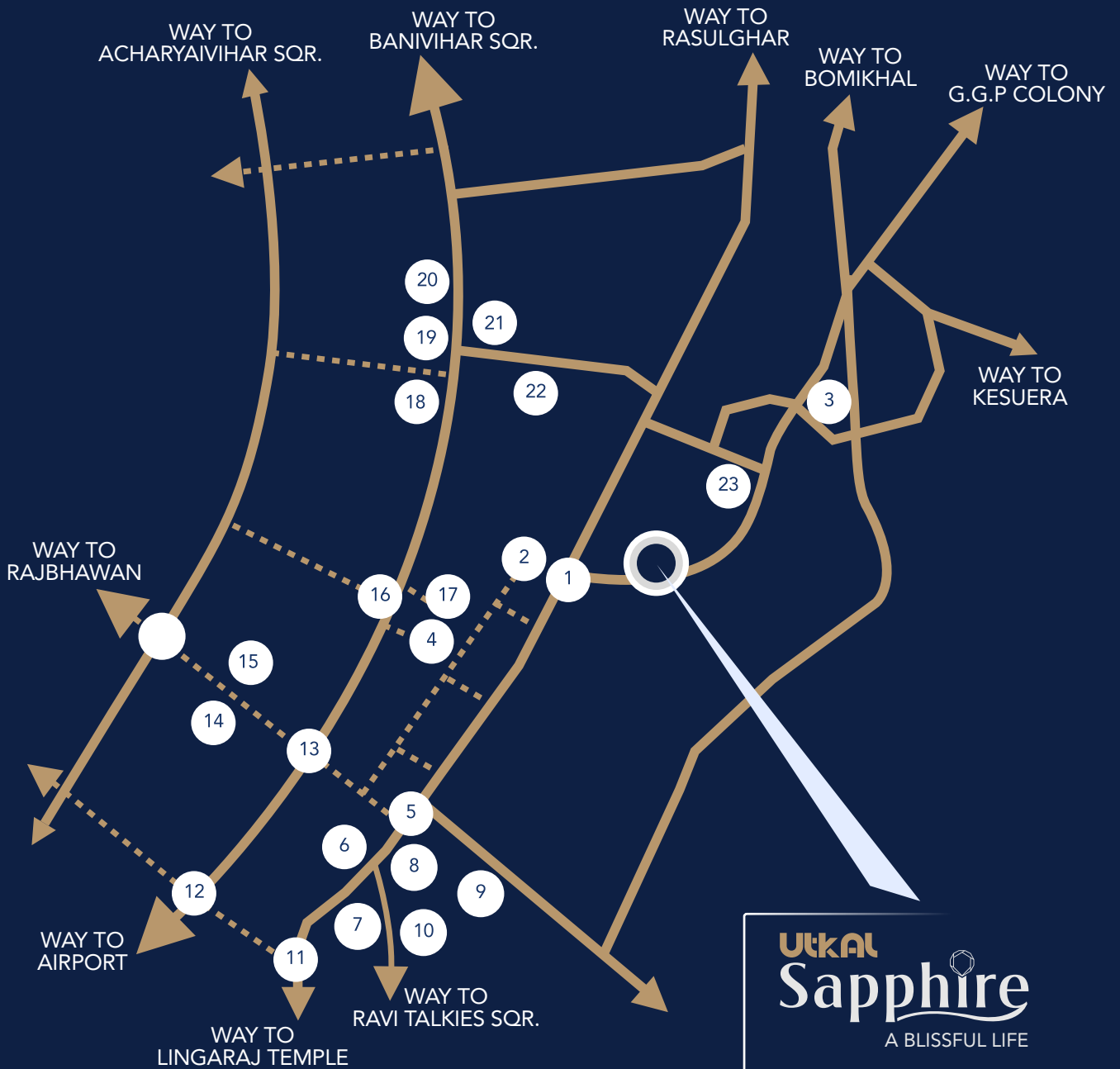
Find your universe of tranquility unfurling its splendor to you.



10 blissful apartments *beckon happiness*

G+5 | 2 FLATS IN EACH FLOOR | 4BHK + SERVANT'S CUBE
3 SIDE OPEN WELL VENTILATED FLATS





Location

LEGENDS

- | | | |
|-------------------------------|------------------------------|-----------------------------|
| 1. LAXMI SAGAR SQUARE | 8. ODISHA STATE MUSEUM | 16. MASTER CANTEEN SQUARE |
| 2. SUNSHINE HOSPITAL | 9. BJB ENGLISH MEDIUM SCHOOL | 17. RELIANCE SMART |
| 3. JHARPADA DAILY MARKET | 10. BJB COLLEGE | 18. RAM MANDIR |
| 4. RAILWAY STATION | 11. MAUSIMA SQUARE | 19. ST. JOSEPH SCHOOL |
| 5. KALPANA SQUARE | 12. SISU BHAWAN SQUARE | 20. KENDRIYA VIDYALAYA - 01 |
| 6. UTKAL KANIKA GALLERIA MALL | 13. RAJ MAHAL SQUARE | 21. AXIS BANK |
| 7. B.M.C. OFFICE | 14. CAPITAL DAILY MARKET | 22. FORUM MART / BIG BAZAR |
| | 15. MARKET BUILDING | 23. JHARPADA JAIL |

HOSPITALS

- Sunshine Hospital 200 Mtrs
- Sunflower Nursing Home 1.7 K.M

HOTELS & RESTAURANTS

- Mango 1 K.M
- Veets 1.3 K.M

SCHOOLS

- BJB English Medium School 2 K.M
- St. Xavier's School 2 K.M

TRANSPORT

- Railway Station 1.5 K.M

SCHOOLS

- St. Joseph School 3 K.M
- Kendriya Vidyalaya 3 K.M

COLLEGE

- BJB Autonomous College 3 K.M

MALLS

- Utkal Kanika Galleria 3 K.M
- Forum Mart/Big Bazar 2.5 K.M

MULTIPLEX

- PVR (Upcoming) 3 K.M

HOTELS & RESTAURANTS

- Fortune Hotel by ITC 3 K.M

WITHIN 1- 2 KM

Utkal
Sapphire
A BLISSFUL LIFE



WITHIN 2-3 KM

WITHIN 3-6 KM

MALLS

- Esplanade 3.5 K.M

MULTIPLEX

- Cinepolis 3.5 K.M

TRANSPORT

- Airport 6.5 K.M



Belong to a state-of-the-art
lifestyle



Beauty of design
elegance



Bespoke design and *planning at its best*

Be it the designer terrace landscape or the grand lobby or the luxe reception - the planning reflects the exquisiteness.

Beloved space of yours *has got a new dynamism*

The vast apartments of this premium condominium have been designed meticulously to ensure abundant natural light and air to fill the spaces with ease.



- Splendid reception area
- Elevator facility up to terrace level
- 3 sides open spacious apartment
- Vaastu compliant
- Well designed for proper natural light and good ventilation
- Large size bedrooms
- Wide balconies with glass railing and Wooden finished PVC ceiling with lights provision
- Spacious living and dining space
- Attached balcony in master bedroom
- Washroom with dress area
- Servant's cube with toilet
- Premium Quality paint finish on Façade
- Elegantly designed entrance lobby with italian finished marbles, wall clading in tile/stone, Decorated False Ceiling

Legend

- 1 Party lawn
- 2 Kid's play lawn
- 3 Society room with deck
- 4 Senior citizen's deck
- 5 Party deck with BBQ counter
- 6 Seating zone
- 7 Walkway
- 8 Seat





**Beautifully designed
landscape on terrace**





Seating Zone



Senior Citizen's Deck



Seating Zone

Exclusive open terrace is set for your unwinding and relaxation

Best-in-class facilities *for your comfort*

Your peace will be guaranteed because, when you choose Utkal Sapphire, you choose the uninterrupted safety for your family and yourself.



Individual electric power supply & separate meters for each flat



Sufficient parking space for 4 wheelers and 2 wheelers



Intercom facility system



24x7 CCTV surveillance with manual security guards



Premium quality elevator up to terrace level



100% power backup for common area and limited power backup to all units



24x7 water supply



Provision for DTH and internet bandwidth



Well organized facility management service



Fire fighting system



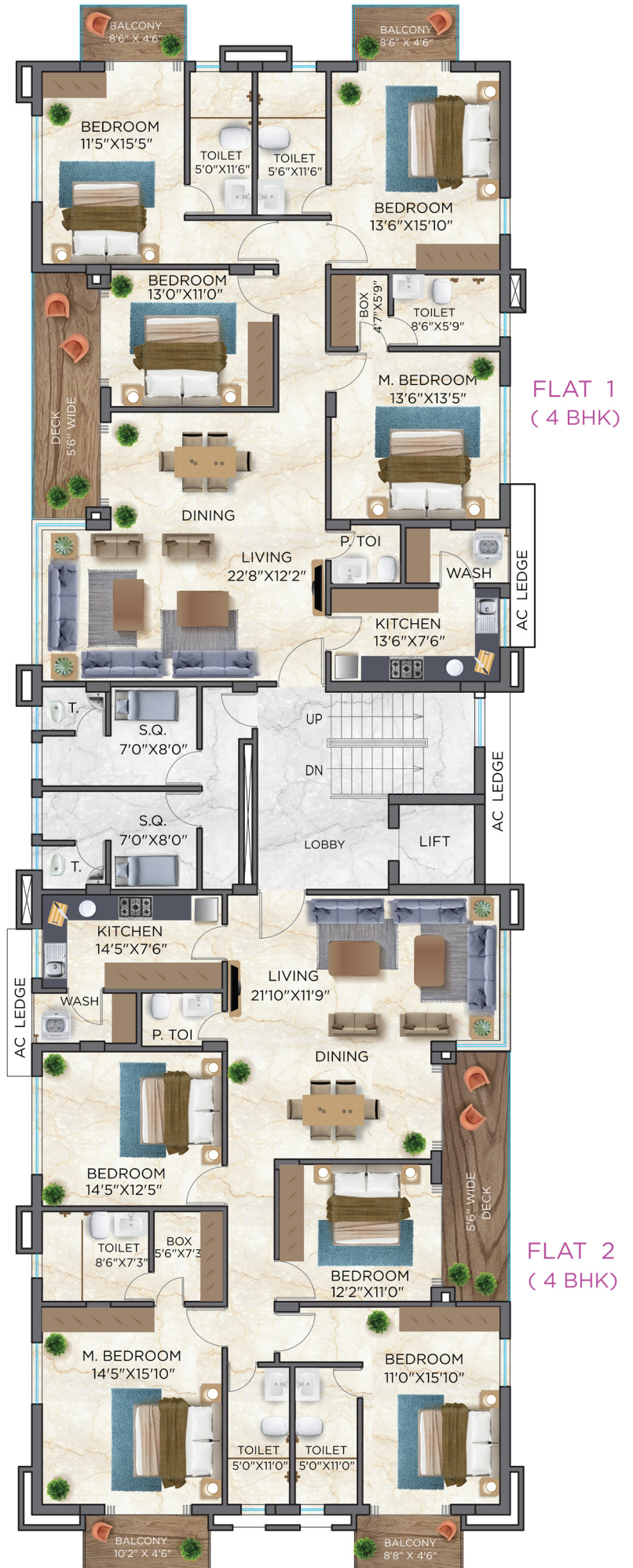
Grand entrance lift lobby with Italian Marble flooring



Well decorated Lift façade



Typical floor plan





Isometric View

Flat 1

Floor	Type	Carpet Area	BUA	Chargeable Area
1 st to 5 th	4 BHK + Servant	2003 sq.ft	2144 sq.ft	2869 sq.ft.



Isometric View

Flat 2

Floor	Type	Carpet Area	BUA	Chargeable Area
1 st to 5 th	4 BHK + Servant	2010 sq.ft	2151 sq.ft	2879 sq.ft.

Utkal Builders

Building Happy Communities

The brain behind this creation is

Utkal Group

in the city of Bhubaneswar. It has consistently set benchmarks for construction of living spaces of unique designs each time, keeping in mind the requirements of daily life and thus facilitating them.



Utkal
BUILDERS
Creating Happy Communities

Past Projects

Residential



**Utkal
ROYAL RESIDENCY**



**Utkal
HEIGHTS**



**Utkal
VILLAS**



**Utkal
VATIKA**



Past Projects

Commercial Projects



**Utkal
KANIKA GALLERIA**



**Utkal
CENTRE POINT**



**Utkal
SIGNATURE**





Registered Office Address:

Virayatan, Plot No : 777

Maharishi College Road,

Saheed Nagar, Bhubaneswar,

Orissa, 751007, India

Phone:

9437801111, 9437701111, 9437601111

ORERA REGN. NO. RP/19/2021/00613

www.utkalbuilders.com