

UtkAL

PRIME

S A H E E D N A G A R

EPITOME OF **PRIME LIVING** REDESIGNING PLUSH & *Luxury*

One-of-its-kind lifestyle, in the form of a unique architecture called **Utkal Prime** is rising imperially at **Saheed Nagar**; to give your yearning and aspiration a treasured landmark.



10 exclusive apartments
REDEFINING LONGING

Wishes

B+S+5 | 2 Luxurious, three side open apartments per floor
4 BHK + Servant's cubic.



Boutique Development

Luxurious living spaces gracefully crafted and meticulously designed. It is art in the form of a homescape.



Beautifully designed lobby to
welcome you in your grand abode



Spacious apartments with adequate natural light and air.
The luxurious large sized bedrooms and large balcony
ensure ultimate comfort.



A neighbourhood
RE-DISCOVERING COMFORT
&
Convenience

Being strategically located at Saheed Nagar, Utkal Prime offers seamless connectivity while ensuring no water logging being the highland. This condominium is strategically located at this prime residential area and is only 2 minutes from IMFA Park.





Hospitals

- Sparsh Hospital 1.4 KM
- Apollo Hospital 3.5 KM



Schools

- St. Xavier's School 2 KM
- St. Joseph School 2.8 KM
- Kendriya Vidyalaya 2.5 KM



Colleges

- R.D Women's College 1.5 KM
- Maharshi College 1 KM
- Utkal University, Bani Bihar 1.4 KM



Malls & Shopping Arcades

- Pantaloons 1 KM
- Central Mall 1 KM
- Anuj Time Square 1 KM
- Esplanade 2 KM
- B.M.C Bhawani Mall 1 KM
- Forum Marts 2 KM



Park

- IMFA Park 200 M
- BDA Smart Park 1 KM
- Mukharjee Park 2 KM



Multiplexes

- Cinepolis 2 KM
- Inox 1 KM



Transport

- Railway Station 3 KM
- Airport 7 KM



Hotels & Restaurants

- Hotel Empire 1 K.M
- New Marrion 2 KM
- HHI 2.5 KM



Superior living **REIMAGINED LIFE** & *Desire*

Here abundance of luxury weaves a premium lifestyle that you have never experienced before in this grand way.

- 3 sides open spacious apartment
- Vaastu compliant
- Well designed for proper natural light and good ventilation
- Large size bedrooms
- Wide balconies with toughened glass railing and Wooden finished PVC ceiling with lights
- 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 cladding in tile/stone, Decorated False Ceiling

Aerial Day View



Terrace Landscape Plan



- | | |
|-----------------------------|---------------------------|
| 1 Kid's Play & Fitness Deck | 8 Sculpture Point |
| 2 Yoga Lawn | 9 Planter |
| 3 Society Room | 10 Seat |
| 4 Skyplex-Amphitheatre | 11 Walkway |
| 5 BBQ deck with counter | 12 Pergola Above |
| 6 Party lawn | 13 Stepping Stone Walkway |
| 7 Projection Wall | |

Unparallel designing **RECONVEYED LANDSCAPE**

Be it the entrance of the building or the open terrace above, be it the grand lobby or the common area – everything is elegantly designed and gracefully conceived here.



Yoga Lawn



Party Lawn

A beautiful **terrace garden** offers you the exclusive privilege to be in touch with nature. Enjoy watching the colours of the seasons change and be at one with nature.



Projection Area



Walkway

Under an open sky, be in touch with the vibrant greens & socialise with your partners, host a party for your friends.



Play Area



Skyplex

Exceptional facilities **REASSURING EASE** & *Safety*

A secured life will always be with you once you choose this as your pride abode.



-  Individual electric power supply & separate meters for each flat
-  Sufficient parking space for 4 wheelers and 2 wheelers in the basement and stilt floor
-  Intercom facility system
-  24x7 CCTV surveillance with manual security guards
-  Premium quality elevator up to terrace landscape 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

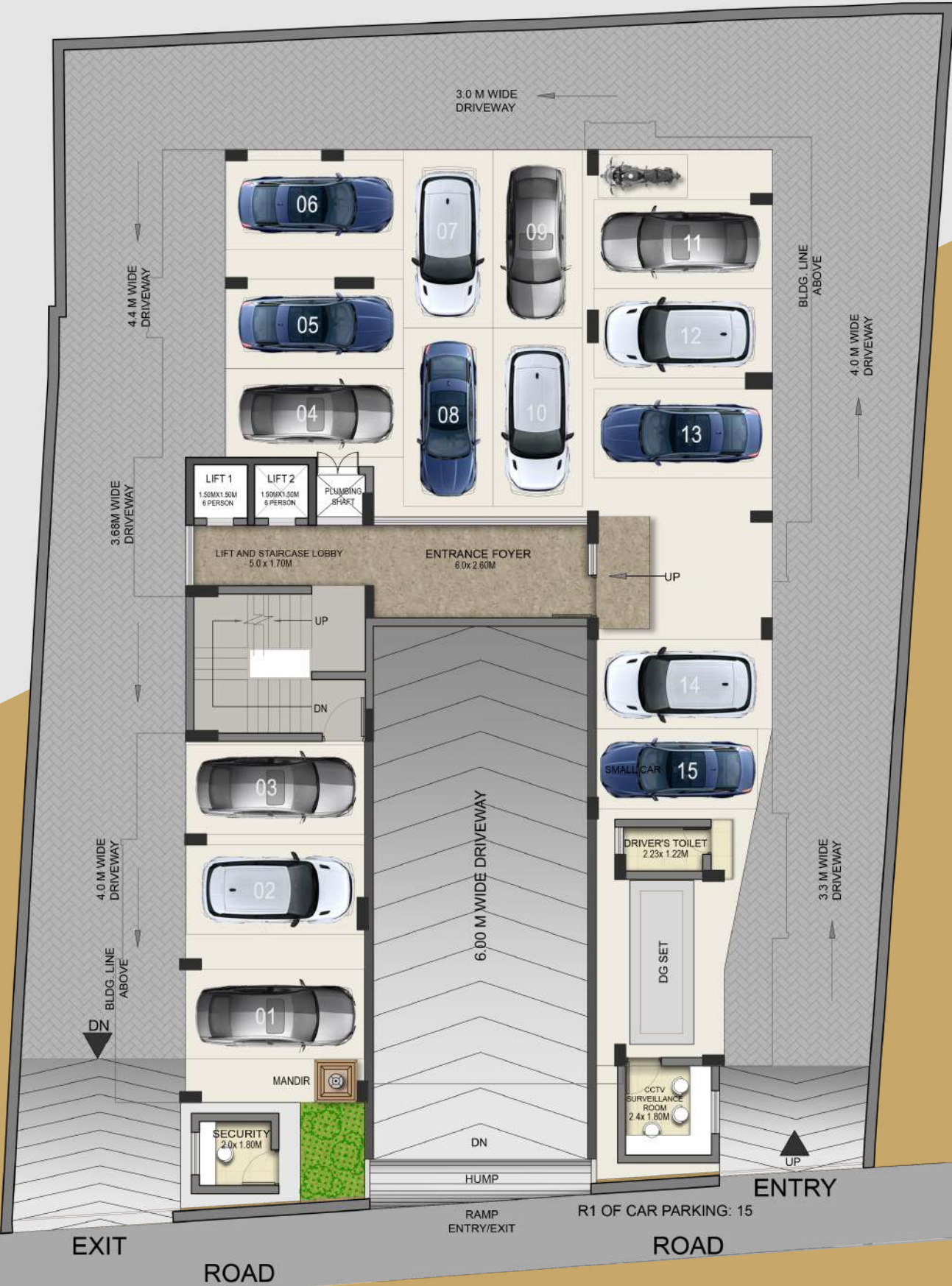
-  Well decorated Lift façade



Basement Floor Plan



Stilt Floor Plan



Typical Floor Plan (1st to 5th)



Flat 1 (4BHK+Servant)



Floor	Type	Carpet Area	BUA	Chargeable Area
1 st to 5 th	4BHK+Servant	1958 Sq.ft.	2251 Sq.ft.	3450 Sq.ft.

Flat 2 (4BHK+Servant)



Floor	Type	Carpet Area	BUA	Chargeable Area
1 st to 5 th	4BHK+Servant	1890 Sq.ft.	2191 Sq.ft.	3360 Sq.ft.

Esteemed developer
REKINDLED WITH ZEAL

*&
Passion*

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.



Past Projects

Residential



**Utkal
ROYAL RESIDENCY**



**Utkal
HEIGHTS**



**Utkal
VILLAS**



**Utkal
VATIKA**



Past Projects

Commercial



Utkal KANIKA GALLERIA



Utkal CENTRE POINT



Utkal SIGNATURE



Utkal ICONIC





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ORERA No. RP/19/2022/00725 | <https://pacms.orera.in>