
VBL
Primera
Modern living with a sprinkle of Zen life



Embrace Peace

Experience the epitome of serene luxury living with our exclusive collection of opulent residences. Set amidst the tranquil surroundings of Bhubaneswar, **VBL PRIMERA** offers a lifestyle of unparalleled peace and harmony. Enjoy a moderate & fresh climate as it is situated in a very close proximety of Kuakhai River. Embrace a tranquil lifestyle as this area evolving into a peaceful residential colony, which also ensures very minimal commercial activity as well as very less movement of commercial vehicles. It is also offering an escape from city traffic and a promise of a serene living environment, while still being well-connected to Bhubaneswar City.



Exceptional Craftsmanship

VBL PRIMERA, crafted by the **VBL Estates**, offers all the amenities you desire in your dream home. From your everyday needs to your unique wishes, we have thought of everything. More than just a modern residence, it's a statement of lifestyle. Every aspect of this elegant project upholds the highest quality standards. As always, we've used only renowned, tried, and tested brands to ensure 100% quality assurance for every square foot of construction. With our team's extensive experience and our consultant's industry-leading expertise, you can trust that your project is in capable hands. We're dedicated to delivering exceptional results and exceeding your expectations.

3
Landscape Pockets

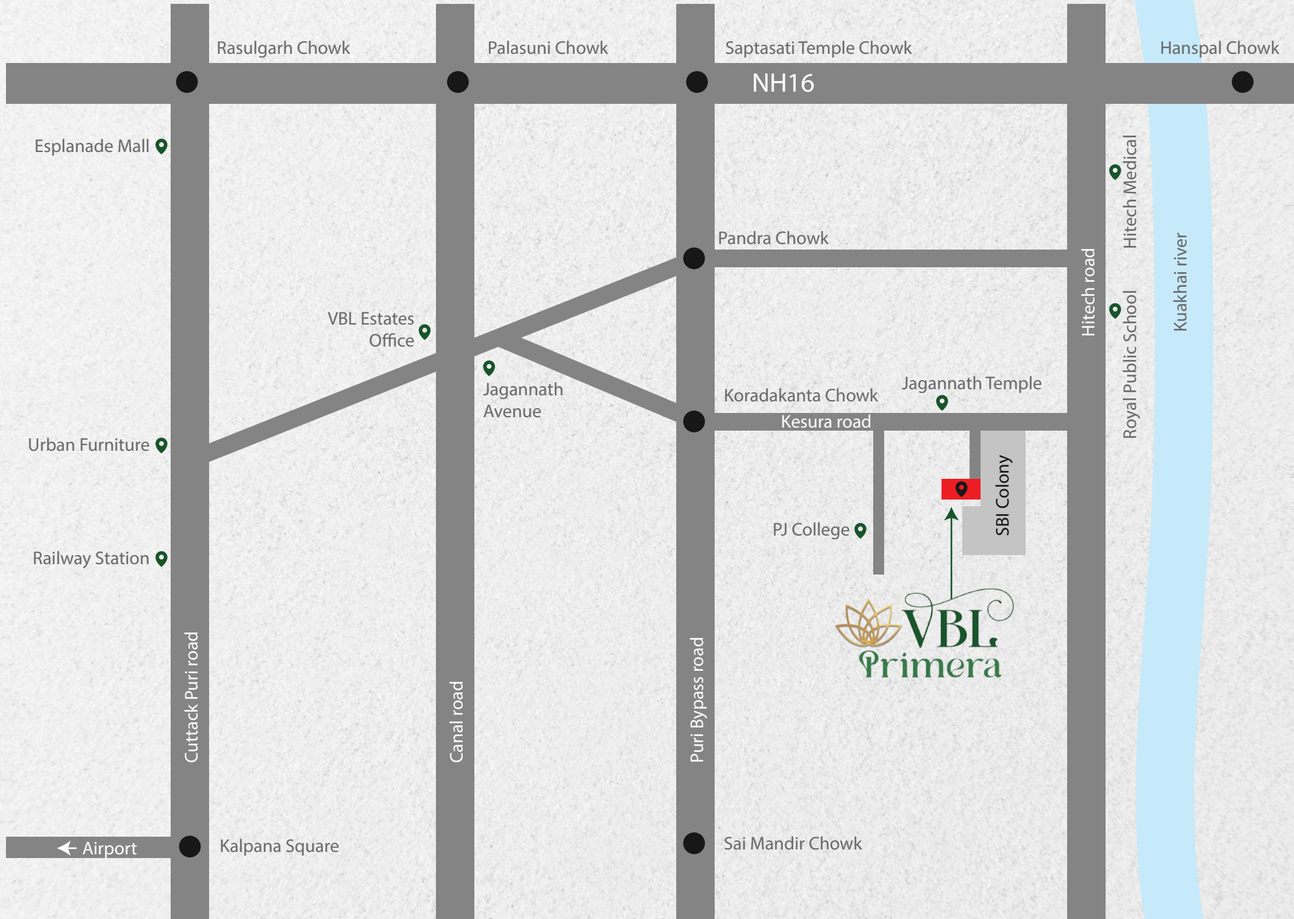
4
Towers

32
3BHK Flats with Parking

A perfectly selected location for a peacefull life

Nestled serenely away from the city's hustle, The **VBL PRIMERA** residences offer proximity to all essential amenities. Situated strategically along NH16, they grant instant access to Bhubaneswar's finest offerings - from premier retail and commercial spaces to schools, vibrant office districts, healthcare facilities, educational institutions and top-notch recreational options.

Kesura Market	2 Min
ATM / Banks	2 Min
School	5 Min (Narayan, Royal Public)
College	5 Min (PJ College)
Puri Bypass Road	5 Min
BBSR-CTC NH 16	10 Min
Medical	10 Min (Hi-Tech, SUM-Nakhara)
Malls	10 Min (Esplanade, Symphony)
Bus Stop	2 Min (SBI Colony)
Railway Station	15 Min
Airport	25 Min
Jagannath Temple	Walking Distance





A realm of phenomenal indulgence

A realm of phenomenal indulgence beckons, where senses sway to symphonies of luxury. Every desire, a whispered command; opulence envelops like a silken embrace. It's a sanctuary where time halts, and dreams dance freely. In this heven, extravagance reigns supreme, an ode to life's most lavish fantasies. Prepare to be enchanted by exquisite design, world-class amenities, and an unmatched attention to detail, all designed to elevate your sense of tranquility and well-being.

VBL Primera is strategically well conected to your daily needs like Schools, Colleges, Market, Temple, Hospital, Transports & Malls via multiple roads.

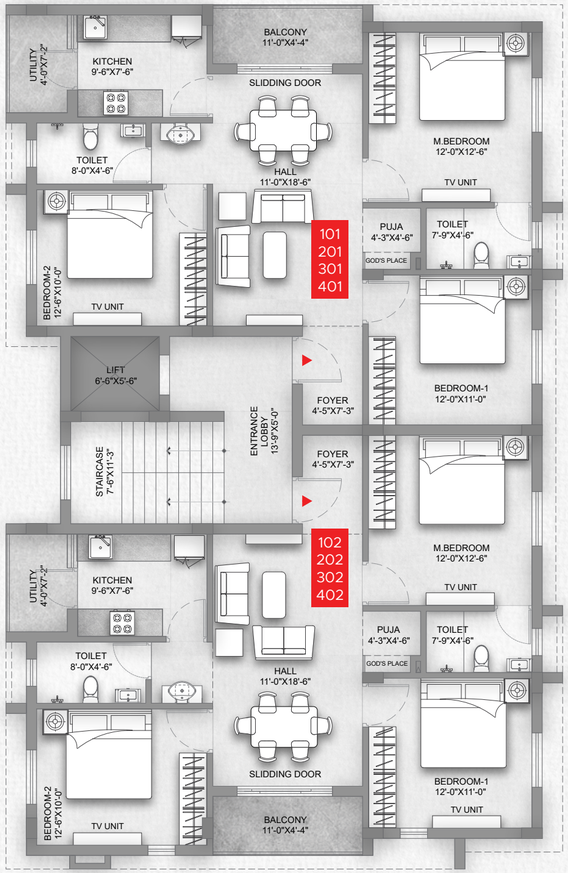




Legend

1. Garden feature wall
2. Peace platform
3. Kid's play area- with slide and see-saw
4. Walkway
5. Old folk lawn
6. Seating nook
7. Play lawn
8. Tranquil pocket
9. Natural yoga lawn
10. Meditation deck
11. Reflexology court
12. Surya pranam lawn
13. Entrance planter with sit-out
14. Tower signage wall
15. Drop off Area
16. Serenity pocket
17. Party lawn
18. Barbeque counter
19. Party Deck
20. Pocket lawn

S
E
W
N



Typical
Floor Plan

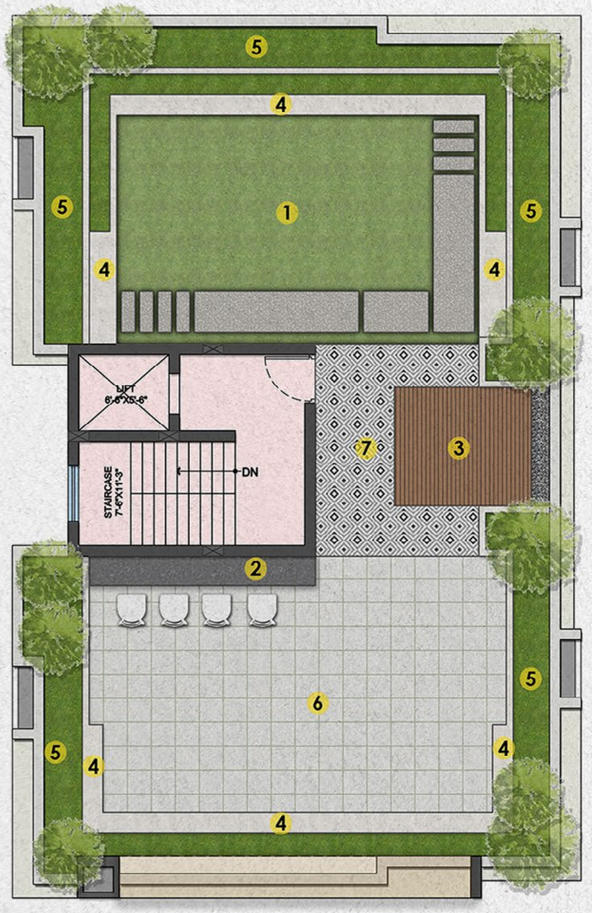
Vastu features

- Main entry from East
- Master bed room in S-W.
- Kitchen in S-E side.
- Cooking platform South facing.
- No East/ West facing W.C in toilet
- No North heading beds .
- South facing god's place in puja



Flat no.	Carpet Area	Built Up Area	Super Built Up Area
101-401	931	1157	1480
102-402	931	1157	1480

Areas in Sq.Ft



Terrace
Floor Plan

Legend

1. Party Lawn
2. Barbeque counter
3. Deck
4. Seating ledge
5. Peripheral planter
6. Hardscape for seating
7. Enhance court- geometric tile





Elevating Your Living Experience

- 24x7 Security
- 24x7 CCTV
- 24x7 Power backup in common areas
- Rain Water Harvesting
- Sewerage Treatment Plant
- Solar Water Heater
- Society Office with Toilet
- Guards Rest Room with Toilet
- Community Hall with Toilet
- Bugmesh
- 12’ Wide Drive Way
- Drop off zone with tree
- EV Charging Point
- Gym
- Indoor Games Room
- Mural graphic walls
- 900mm wide Peripheral walkway
- Natural lawns



where sun-kissed mornings and tranquil evenings merge

- Natural yoga lawn
- Meditation deck
- Reflexology court





where laughter echoes and friendships blossom

Party lawn

Party deck

Barbeque counter

where youthful laughter intertwines with the melody of swings and slides

Peace platform

Old folk lawn

Kids Play Zone

Specification



Foundation
RCC Footing / Pile Foundation with RCC as recommended by Structural Engineer

Super-strcuture
RCC Column & Beam Framework

Cement
ULTRATECH/ DOUBLEBULL/ DALMIYA/ DURAGUARD or of similar make

Steel
SEL/RUNGTA/SMC/SRMB/MSP or of similar make

Walls
Fly-Ash Brick masonary with plaster

Paint
External wall
External Emulsion Weather-Proof Paint (ASIAN/BERGER/DULUX/ INDIGO)
Internal wall
Wall Putty (JK/BIRLA/ASIAN PRIMER) with 2 Coats Paint (ASIAN/ BERGER/DULUX/INDIGO)

Bed room
Flooring
24" X 24" Vitrified Tiles with 4" skirting (SIMPOLO/JHONSON/ KAJARIA/SOMANY/NITCO)

Kitchen
Flooring
24" X 24" Vitrified Tiles with 4" skirting (SIMPOLO/JHONSON/ KAJARIA/SOMANY/NITCO)
Platform
Granite / Tile platform with 24" Ceramic Tiles on wall above the Platform
Sink
Stainless Steel Sink Single Bowl





Toilet
Flooring
12" X 12" Anti-Skid Vitrified Tiles
Wall
12" X 24" Ceramic Tiles upto 7' height from Floor
Comode
EWC (HINDWARE/ CERA/ PARRYWARE/ JAQUAR)

Lift
6 Person, reputed brand Lift

Main door
Laminated Flush Door Shutter (ALISHAN/ SYLVAN/ AEROLAM/ AUSTIN)

Other inside doors
Laminated Flush Door Shutter (ALISHAN/ SYLVAN/ AEROLAM/ AUSTIN)

Locks
Godrej/Dorset Locks

Cp & sanitary fittings
HINDWARE/CERA/ PARRYWARE/JAQUAR

Windows
UPVC / Aluminium Windows with Grill

Power back-up
Light of common areas, Lift & Partial Power back up for each Flat

Fire extinguisher
1 Fire Extinguisher in each floor

Solar
Solar Water Heater 100 ltr per flat

Electrical
Concealed Wiring & Modulars Switches

Stairs
SS Railing (JSL) & Anti-Skid Tile/Granite Flooring

Balcony
Anti-skid Tiles & 3' height SS Railng (JSL)



Developer

VBL ESTATES

ARCHITECT & CONSULTANT

archatelier

Registered Address

3rd floor, Plot no - 854, Mouza - Govind Prasad, Hindustan Jewellers Building, Cuttack Road, Bhubaneswar, Khurda, Odisha -751006

Correspondence Address

2nd floor, Plot no - 1267/3030, Mouza - Govind Prasad, Canal Road, Jharapada, Bhubaneswar, Khurda, Odisha -751006

Site Address

Near SBI Colony, Kesora, Cuttack - Puri Bypass Rd, Bhubaneswar-752101

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