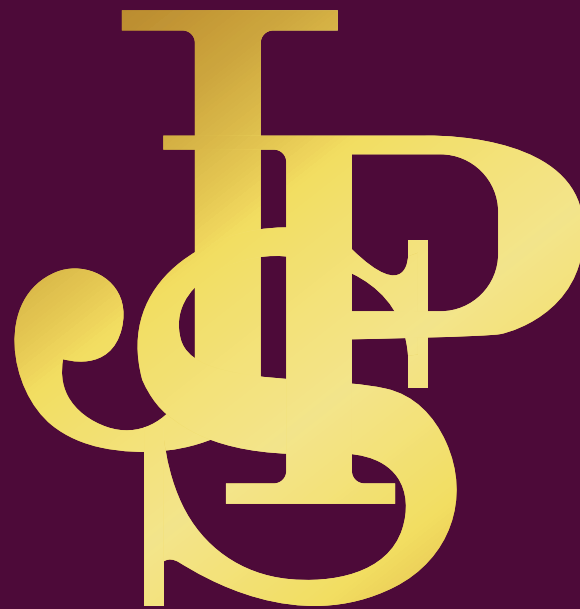




Harmony

New Wave of Living



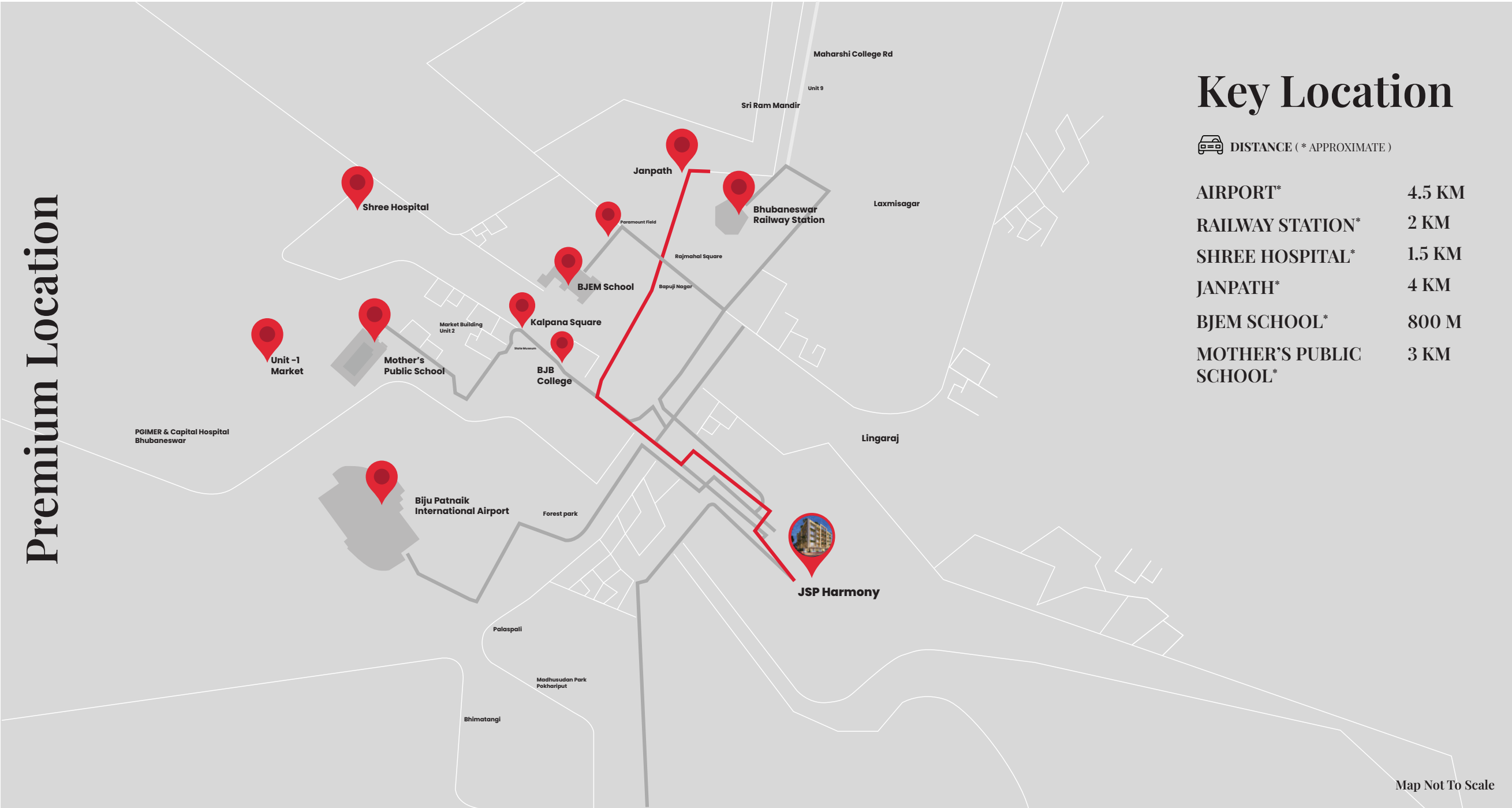
# Welcome

Welcome to JSP Harmony, where elegance meets tranquility in the heart of BJB Nagar, Bhubaneswar's most coveted address. Nestled within this prestigious locale, our single tower residential building stands as a beacon of sophistication, offering just 15 select apartments designed for those with discerning tastes. Experience the epitome of modern living with our array of luxurious amenities tailored to elevate your lifestyle.

## Exquisite Design

At JSP Harmony, every detail of our big-sized apartment is meticulously curated to epitomize luxury and comfort. From expansive living spaces adorned with modern fixtures to thoughtfully designed layouts that maximize natural light and airflow, our apartment exude elegance and sophistication. Each residence is a testament to exquisite craftsmanship, boasting high-quality materials and finishes that elevate the ambiance to new heights of refinement. Whether you're enjoying the spacious interiors for relaxation or entertaining guests in style, our big-sized apartment at JSP Harmony offer a harmonious blend of functionality and opulence, setting the standard for upscale living in BJB Nagar, Bhubaneswar.





# Luxury & Wellness

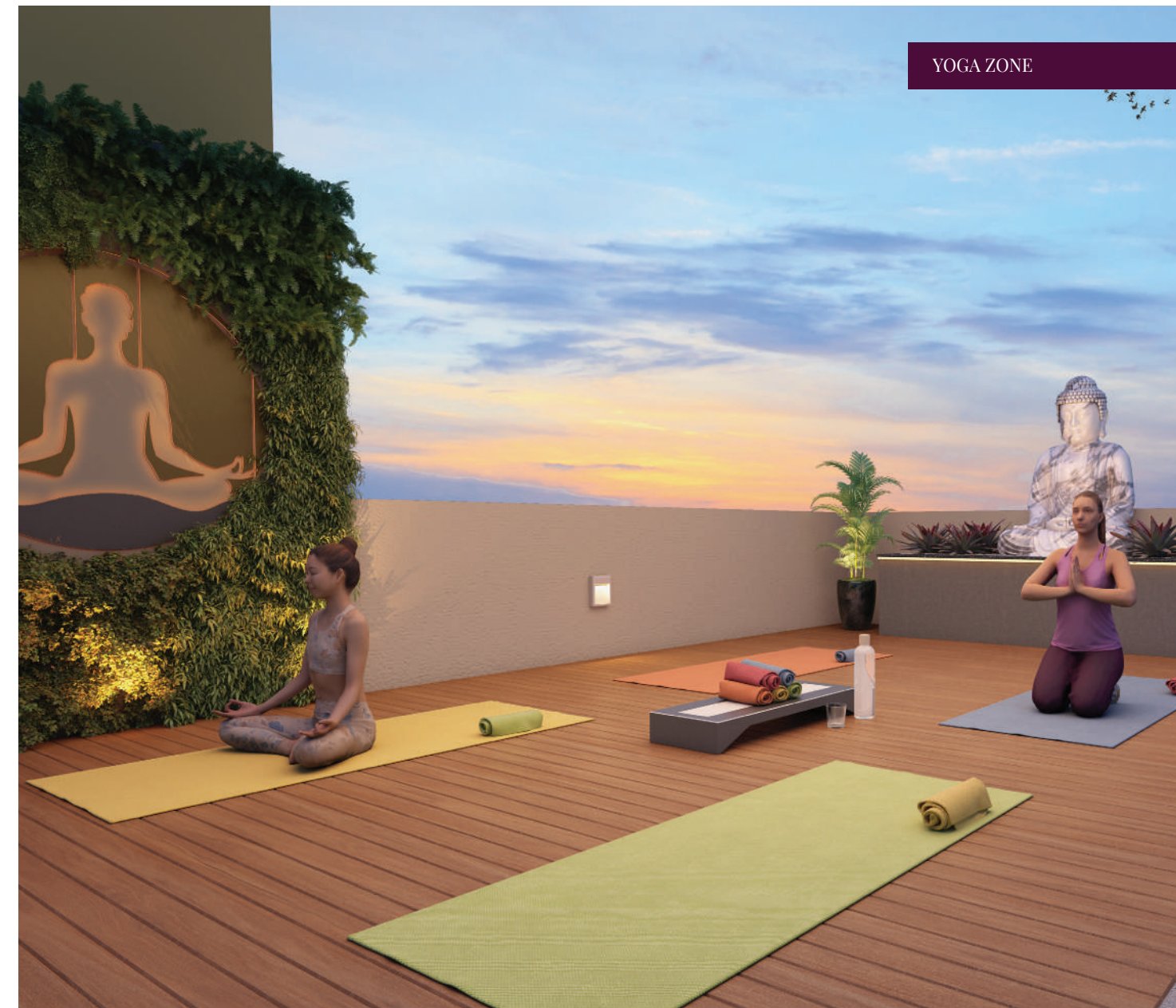
Indulge in moments of leisure and panoramic beauty at JSP Harmony's meticulously crafted rooftop sit-out zone, offering a serene escape amidst the vibrant cityscape of BJB Nagar, Bhubaneswar. Nestled atop our exclusive residential tower, this inviting sanctuary beckons you to unwind and rejuvenate in style. Whether you're seeking a quiet retreat to bask in the warmth of the sun or a tranquil space to connect with loved ones under the starlit sky, our thoughtfully designed sit-out zone provides the perfect backdrop for relaxation and contemplation. Lose yourself in the mesmerizing views that stretch across the horizon, as gentle breezes whisper tales of tranquility, inviting you to linger a little longer in this elevated oasis of serenity.

## Rooftop Sitout Area

Premium Experience



ROOFTOP SITOUT AREA



YOGA ZONE

Ascend to serenity at JSP Harmony's rooftop yoga zone, where tranquility awaits amidst the urban skyline. Embrace inner peace as you stretch and rejuvenate in the open air sanctuary of holistic wellness.





| APARTMENT   |       | CARPET AREA (SQ.FT.)* | BALCONY & WASH AREA (SQ.FT.)* | SBU AREA (SQ.FT.)* |
|-------------|-------|-----------------------|-------------------------------|--------------------|
| SERIES      | TYPE  |                       |                               |                    |
| 1, 2, 3 & 4 | 3-BHK | 1179                  | 129                           | 1690               |

\*1 sq.mt = 10.764 sq.ft

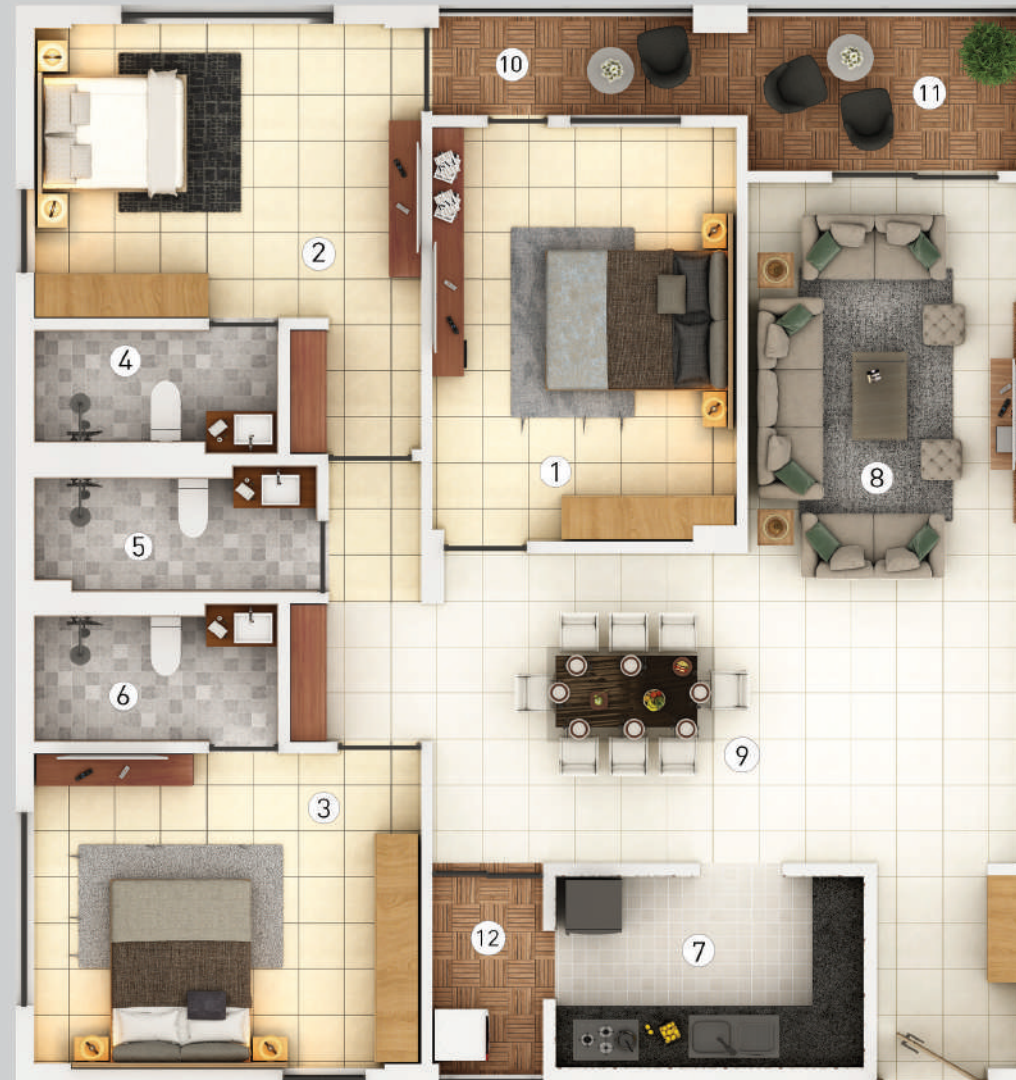
1ST-3RD FLOOR LAYOUT



| APARTMENT   |       | CARPET AREA (SQ.FT.)* | BALCONY & WASH AREA (SQ.FT.)* | SBU AREA (SQ.FT.)* |
|-------------|-------|-----------------------|-------------------------------|--------------------|
| SERIES      | TYPE  |                       |                               |                    |
| 1, 2, 3 & 4 | 3-BHK | 1179                  | 129                           | 1690               |

\*1 sq.mt = 10.764 sq.ft

4TH FLOOR LAYOUT



#### APARTMENT DIMENSIONS

- BEDROOM 11'0" X 15'0"
- BEDROOM 14'0" X 10'6"
- BEDROOM 14'0" X 11'3"
- TOILET 8'8" X 4'6"
- TOILET 10'1" X 4'6"
- TOILET 8'8" X 5'0"
- KITCHEN 11'1" X 7'0"
- LIVING 10'0" X 24'3"
- DINING 21'1" X 11'1"
- BALCONY 4'0" WIDE
- BALCONY 6'0" WIDE
- WASH AREA 4'0" WIDE

| APARTMENT   |       | CARPET AREA (SQ.FT.)* | BALCONY & WASH AREA (SQ.FT.)* | SBU AREA (SQ.FT.)* |
|-------------|-------|-----------------------|-------------------------------|--------------------|
| SERIES      | TYPE  |                       |                               |                    |
| A, B, C & D | 3-BHK | 1179                  | 129                           | 1690               |

\*1 sq.mt = 10.764 sq.ft

UNIT LAYOUT

\*DISCLAIMER : Dimensions are approximate and for illustrative purpose only.

BEDROOM



LIVING & DINING





| Particular                      | Specification                                                                            | Brand                         |
|---------------------------------|------------------------------------------------------------------------------------------|-------------------------------|
| Exclusive Features              | Air-Conditioned Apartments                                                               | Samsung/LG or Equivalent      |
| Structure                       | Earthquake Resistant RCC frame Structure with Brick / Block Walls                        | Premium Brand                 |
| Apartment Flooring              |                                                                                          |                               |
| Entrance Foyer, Living & Dining | Italian Marble or Equivalent                                                             |                               |
| Master Bedroom                  | Laminated Wooden Flooring                                                                | Wellspun or Equivalent        |
| Other Bedrooms                  | Glazed Vitrified Tiles ( 4x2)                                                            | Premium Brand                 |
| Kitchen                         | Anti-Skid Vitrified Tiles ( 2x2 )                                                        | Premium Brand                 |
| Balcony                         | Anti-Skid Ceramic Tiles ( 2 x 2 )                                                        | Premium brand                 |
| Doors & Frames                  | Door Shutter : Premium Veneer / Laminated Flush Doors                                    | Century or Equivalent         |
| Hardware                        | SS Butt Hinges & Hardware                                                                | Premium Brand                 |
| Windows                         | Anodized / Powder Coated System Window<br>Space Provision for Safety Grills              | Alumil / Tostem or Equivalent |
| Kitchen                         | Engineered Stone / Granite Cooking Platform                                              |                               |
|                                 | SS Sink with Drain Board                                                                 | Premium Brand                 |
|                                 | Provision for Modular kitchen                                                            |                               |
|                                 | Provision for Electrical Chimney                                                         |                               |
|                                 | Ceramic Tiles Dado 2' Height above the counter                                           |                               |
|                                 | Electrical points for Refrigerator, Water Purifier, Microwave, Exhaust Fan, Grinder etc. |                               |

| Particular            | Specification                                                                                                                                | Brand                                                                                                          |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|
| Toilets               | Anti-Skid Ceramic Floor Tiles<br>Cermaic Wall Tiles<br>Sanitary Fixtures<br>CP Fittings<br>Half Glass Partition in Master Toilet             | Premium Brand<br>Premium Brand<br>Jaquar / Kohler or Equivalent<br>Jaquar / Kohler or Equivalent<br>Yes        |
| Walls                 | Internal Walls - Branded Putty + Primer<br>External Walls - Weather Coat Paint                                                               | Birla / JK or Equivalent<br>Premium Brand                                                                      |
| Electrical Fitiings   | Copper Wiring in Concealed Conduit with provision for Light Points, AC, TV & Telephone<br><br>Premium Modular Switches, Sockets & Switchgear | Polycab / Finolex Cable or Equivalent<br>Legrand / Norisys or Equivalent                                       |
| Common Areas Flooring |                                                                                                                                              |                                                                                                                |
| Entance Lobby         | Flooring & Lift wall cladding in Marble                                                                                                      |                                                                                                                |
| Staircase             | Polished Granite / Stone                                                                                                                     |                                                                                                                |
| Other Features        | High Speed Modern Elevator<br><br>Power Back Up<br><br>Terrace<br>Gym, Indoor Games Area & Society Office                                    | Mitsubishi / Otis or Equivalent<br>100% for common area<br>Upto 4 kva for each apartment<br>Landscaped Terrace |



Falcon Real Estate is a revered player in residential and commercial projects in Odisha. Our mission is to create global standards of housing projects for an unparalleled living experience by providing our customers with quality housing and commercial projects, superior customer support and services, while meeting our responsibility towards society and our environment, with an existing land bank of roughly 500 acres, gives us the capacity to create millions of square feet of living space in the years to come.

## Our Past Projects



Falcon Crest



Falcon Residency

## Our Ongoing Project



Falcon Tatva, Khandagiri

## Our Consultatnts



**RAJ AGARWAL AND ASSOCIATES**  
ARCHITECTS. INTERIOR DESIGNERS



**S.P.A CONSULTANTS**  
STRUCTURAL CONSULTANTS



**MEP CONSULTANTS**  
BUILDING SERVICES CONSULTANTS





Project Developer  
FALCON REAL ESTATE PVT LTD

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RERA Reg. No: RP/19/2024/01248 dated 05/09/2024

RERA Authority Website: [www.rera.odisha.gov.in](http://www.rera.odisha.gov.in)

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