



SAANVI ENCLAVE



DISTANCE

DAV Kalinga Nagar	1.5 Km
DN Regalia	3.8 Km
Sum Hospital	2.8 Km
CET	2.3 Km
AMRI Hospital	2.0 Km

SITE ADDRESS

Plot No-6171/11393,6182&6171/9208,
Ghatikia, Khandagiri,Bhubaneswar



SINEWAY
PROJECTS PVT LTD

Plot No - 103, Saheed Nagar,
Bhubaneswar, Odisha
Phone : +91 -9556437584
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ORERA REGISTRATION NO. : RP/19/2023/01044





Saanvi Enclave

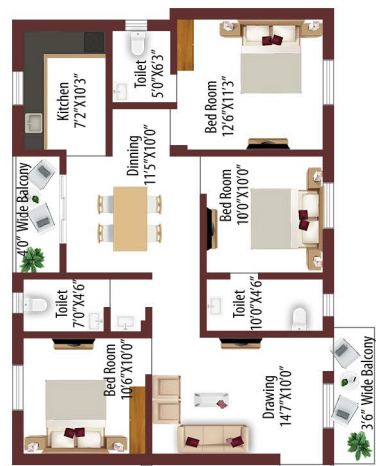
Are you in search of the perfect blend of modern living and convenience in the vibrant city of Bhubaneswar? Look no further!

Sineway Saanvi Enclave, an exquisite apartment project located in the esteemed locality of Ghatikia, is here to offer you the ultimate residential experience. With its prime location, spacious floor plans, and top-notch amenities, this project is set to redefine apartment living in Ghatikia, Bhubaneswar.

Sineway Saanvi Enclave is strategically located in the heart of Ghatikia, a prominent locality in Bhubaneswar. Its prime location offers quick access to essential amenities and services. In fact, it's just a short 5-minute drive away from the prestigious Sum Hospital, making it an ideal choice for medical professionals and patients alike. Moreover, the project is conveniently situated just 8 minutes from the NH (National Highway), connecting you to major highways and ensuring easy connectivity to the rest of Bhubaneswar.

Sineway Saanvi Enclave offers a range of apartments to suit your lifestyle and needs. Whether you need a spacious 3 BHK apartment or a cozy 2 BHK, we have the perfect living space for you.

ELEVATE YOUR LIVING EXPERIENCE



103,303-403



102, 302, 402



101, 301, 401

1ST, 3RD & 4TH FLOOR PLAN



203

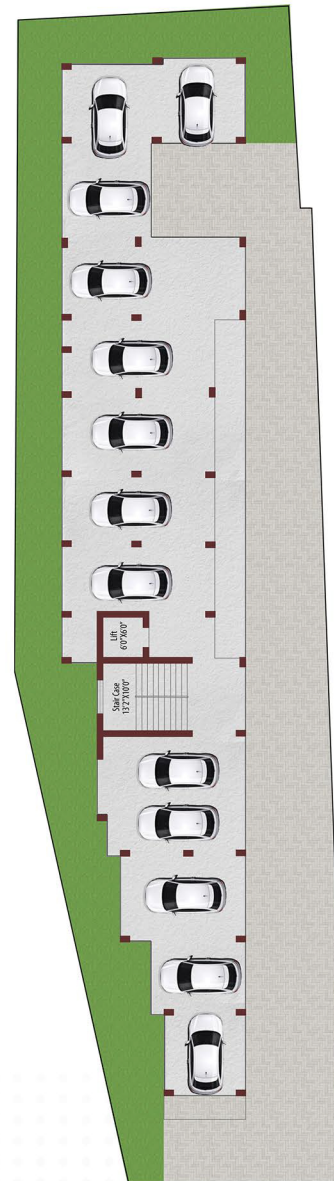


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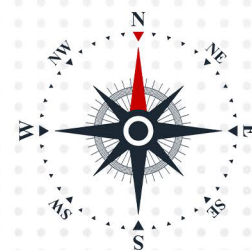


201

SECOND FLOOR PLAN



STILT FLOOR PLAN



TYPICAL FLOOR PLAN

101-401

Built up Area : 1139 Sq. Ft.
Carpet Area : 995 Sq. Ft
Super Built Up Area : 1668 Sq. Ft.

TYPICAL FLOOR PLAN

102, 302, 402

BUILT UP AREA 970 SQ. FT.
CARPET AREA 843 SQ. FT
SUPER BUILT UP AREA 1499 SQ. FT.



FLOOR PLAN

202

BUILT UP AREA 809 SQ. FT.
CARPET AREA 703 SQ. FT
SUPER BUILT UP AREA 1338 SQ. FT.



TYPICAL FLOOR PLAN

103-403

BUILT UP AREA 1060 SQ. FT.
CARPET AREA 940 SQ. FT
SUPER BUILT UP AREA 1589 SQ. FT.

SPECIFICATION

STRUCTURE

- RCC framed structure for enduring stability
- Flyash brick walls for eco-friendliness and durability

FLOORING

- Room Flooring: 2' x 4' Vitrified Tiles for a sleek and modern look
- Toilet Flooring: Anti-skid Ceramic Tiles for safety
- Common Area Flooring: Elegant Vitrified Tiles for a welcoming ambiance
- Toilet Walls: Designer tiles adorn the walls up to 7ft in height
- Kitchen: Granite countertop and 2 ft high tile work for functionality and aesthetics
- Pathways and Driveways: Paver block paving for durability and visual appeal

DOORS AND WINDOWS

- Main Door: Solid Teak Door for a grand entrance
- Internal Doors: Sturdy Flush Doors for privacy and convenience
- Door Frames: High-quality WPC/Wood frames for durability
- Windows: UPVC windows protected by MS grill for security
- Toilet Doors: Waterproof PVC Doors for practicality and longevity

ELECTRICAL

Modular Electrical boards for safety and convenience

- Each bedroom and living room equipped with 2 light points, 1 Fan point, 1 AC point, and 1 plug point for versatile lighting and appliances
- Electrical fittings for common areas, parking, and compound wall for added security
- Provision for chimney/exhaust fan and water purifier in the kitchen for modern living
- Provision of exhaust fan and geyser in bathrooms for comfort

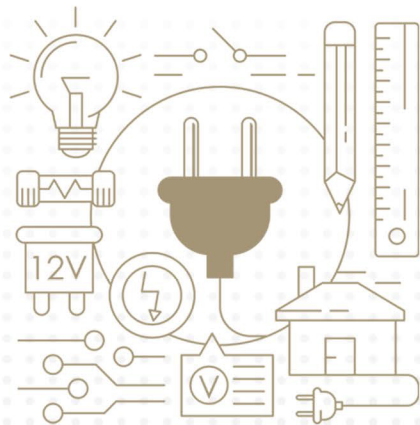
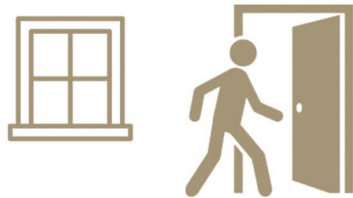
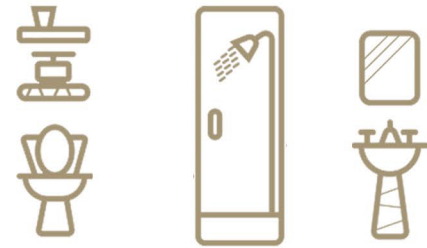
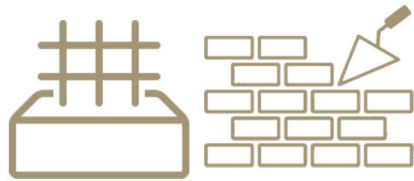
PLUMBING

Standard CP fittings for reliability and functionality

- Stainless steel sink in the kitchen for durability and hygiene
- WC and washbasin of good make for style and comfort

WALL FINISH

- Internal Walls: Coated with high-quality plastic emulsion paint over 2 coats of putty for a polished finish
- External Walls: Weather coat paint to protect and beautify the exterior



COMFORT AND CONVENIENCE

- **Water Supply:** Reliable borewell system ensures uninterrupted water supply.
- **Access:** Swift and efficient elevators for seamless access.

Connectivity: Internet and TV cable for staying in touch.
- **Parking:** Ample visitor parking for stress-free hosting.
- **Security:** 24/7 security with CC TV surveillance for peace of mind.
- **Dining:** Stylish wash basins and mirrors for dining elegance.
- **Laundry:** Conveniently designed water and drainage points for easy laundry.
- **Parking:** Covered car spaces for sheltered parking.
- **Water Supply:** Overhead tank with sensor pump for consistent water pressure.
- **Power:** Automated DG (Backup) for never worrying about power cuts.



PAYMENT SCHEDULE

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| • Booking Amount | 10% |
| • On execution of Agreement (within 15days of booking) | 15% |
| • On completion of foundation | 15% |
| • On completion of stilt floor roof slab | 15% |
| • On completion of respective floor roof slab | 15% |
| • On completion of respective floor bricks work | 15% |
| • On completion of flooring and finishing | 10% |
| • Upon completion and Before registration | 5% |



CRAFTED TO PERFECTION | DESIGNED FOR YOU