

# NORTH BOULEVARD

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THE NEXT STEP IN LUXURY LIVING

# pristine tranquility

The finest homes are here at the new, luxury community of North Boulevard.

With beautifully designed spaces displaying unparalleled elegance with affordability only found here, it will be no surprise when you envy everyone who lives there!





# There are homes that you invest in.

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We nurtured the passion to craft a world that not only elevates, but also transcends every definition of luxury living.

We brought in craftsmen and connoisseurs who carefully nourished and moulded this vision into a breathing, living form.

That dream we saw is now real.



Club House

Images for representative purposes only.  
Design subject to the final approved Agreement for sale purpose only.



Temple



Badminton  
COURT

There are many reasons to come here  
**even more to never  
want to leave**

Charming Swimming Pool, Yoga Room, Jogging Track  
Open GYM, Children's play area. The list goes on and on.



Swimming Pool



Open GYM



Children's play area



Power Backup



Jogging Track



CCTV



Street Light



24x7 Security System



Temple



Badminton Court



Garden



Terrace Garden

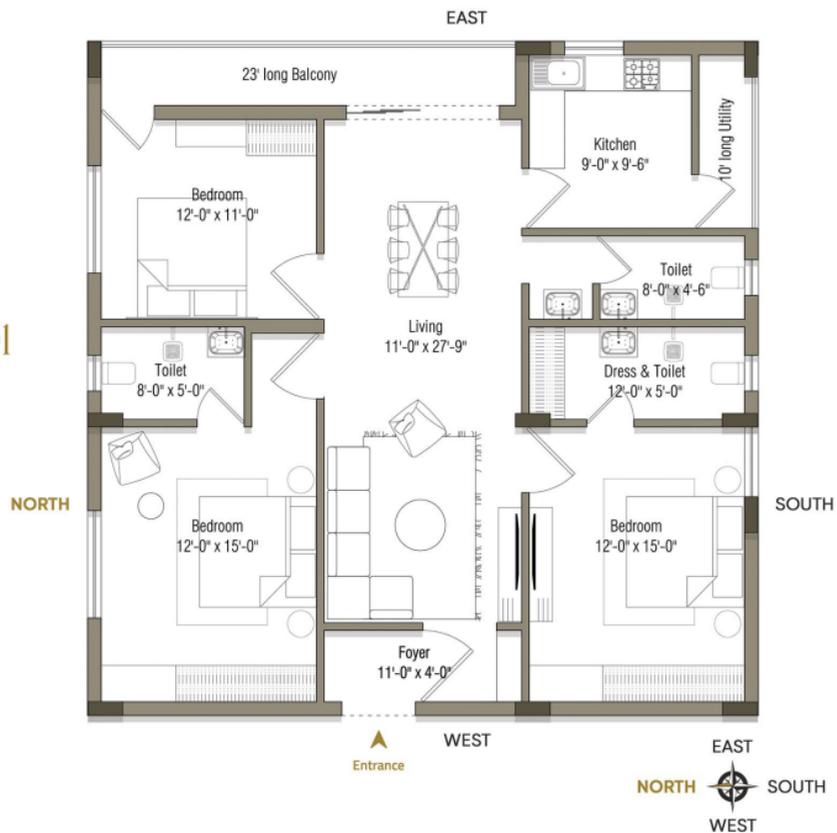


Expicenter of  
LUXURY Convenience

Image for representative purpose only

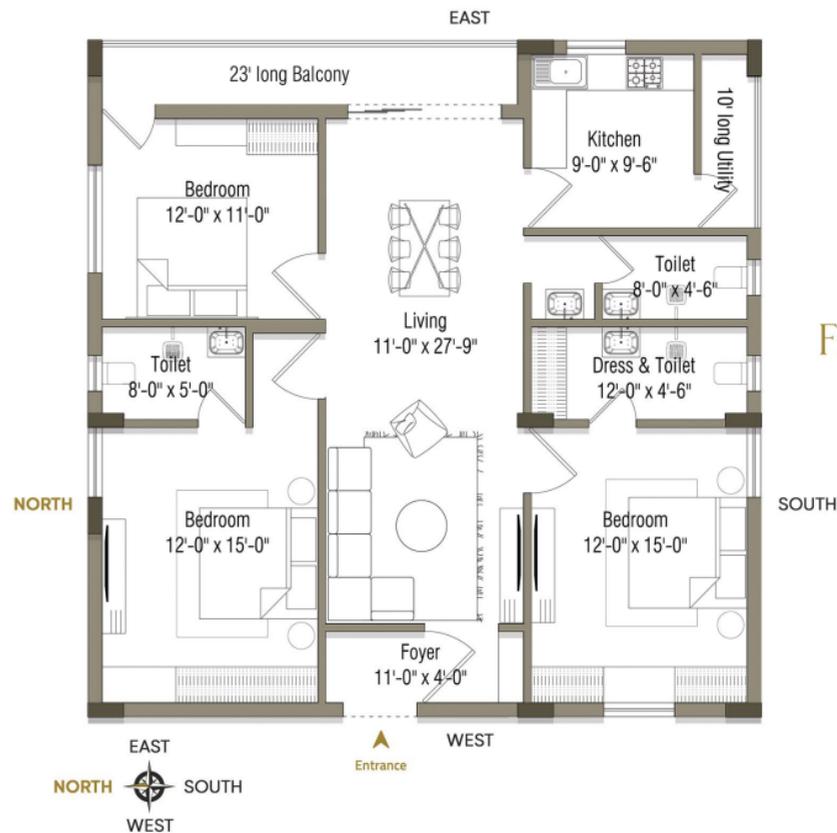
Flat-101, 201, 301, 401, 501

Super Built-up Area  
1932 Sq.Ft



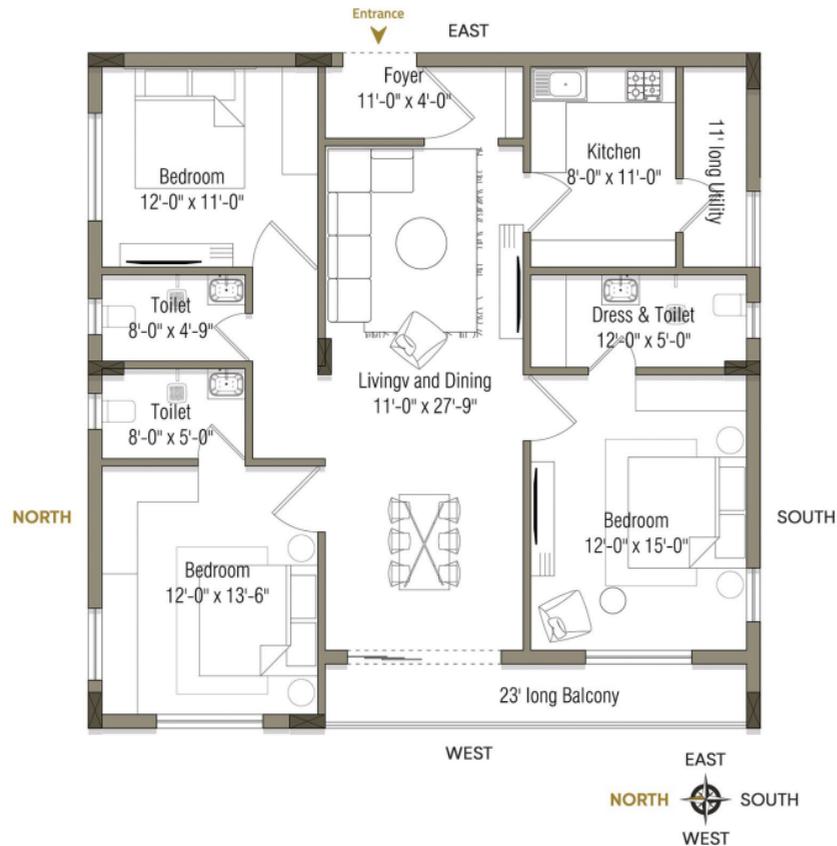
Flat-102, 202, 302, 402, 502

Super Built-up Area  
1932 Sq.Ft



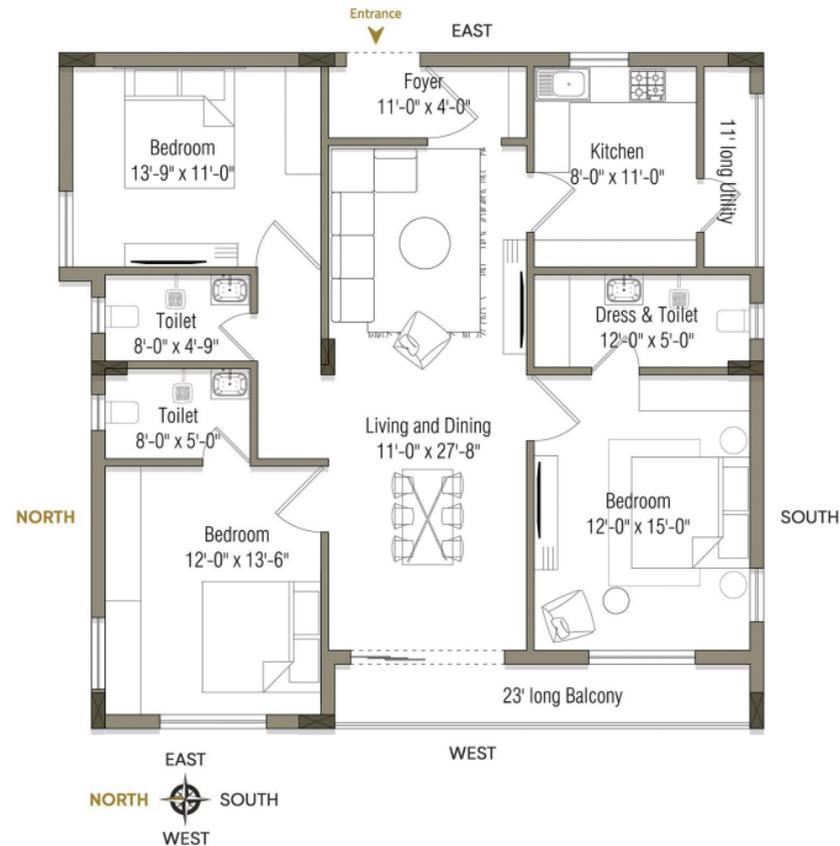
### Flat-103, 203, 303

Super Built-up Area  
1932 Sq.Ft



### Flat-104, 204, 304

Super Built-up Area  
1965 Sq.Ft



## Foundation & Structure

- RCC framed structure.
- Considering safety as a top priority, the building has been structurally designed to withstand natural disasters.

## Doors & Windows

- Main door – Polished solid teak wood with Godrej Lock.
- Other Internal doors – WPC/wooden frames and factory made laminated flush shutters.
- UPVC/Aluminium system windows with 5mm tinted glass.

## Toilets

- Anti-skid for flooring & designer tiles on wall.
- Hot and cold water provision in all bathrooms and all CP Fittings are Hindware/ Jaquar / equivalent Company. Provision for exhaust fan & geyser's point.

## Painting

- Weather Coat on exterior walls.
- Putty finish with one coat primer and colour on internal walls.

## Flooring

- High quality vitrified tiles in the foyer, living, dining & all bedrooms.
- Anti-skid floor tiles in Kitchen, balcony & toilets.

## Kitchen & Utility

- Granite counter with chrome plated tap & stainless steel sink.
- Ceramic tile cladding of 2 feet over the granite counter.
- Provision of water purifier.

## Corridor / Lobby

- Elegant tiles flooring in lobby.
- Cladding with marble/granite on lift fascia.
- Staircase and window frame – Granite finish
- All lobby/corridor walls & ceiling will be finished with emulsion paint.

## Electrial

- Three phase system with concealed wiring.
- Fire resistant insulated copper wire/cable in concealed conduits of RR cable/Polycab/equivalent Company.
- Switches & Sockets of Modular range of Legrand/L&T/ equivalent.
- A.C Points in all Bedrooms.
- Provision for TV point in living and master bedroom.
- Sufficient power points for electricity and other necessary gadgets inside the apartment.
- Quality earthing for all electro-mechanical gadgets.
- Individual meter system for each flat.

## Elevator

- Elevator of reputed brand with ARD (Automatic Rescue Device) features.

## Water Supply

- Ground water supply through separate sumps and overhead tanks.

## Power Backup

- 100% power backup for common area.

## Security Arrangements

- Surveillance cameras at the main security and designated locations.
- Society Intercom System Facility



## Payment Schedule

Booking amount	: 5 Lakhs
Execution of agreement & allotment	: 20% - Booking Amount
Completion of Foundation	: 10%
Completion of stilt floor roof slab	: 10%
Completion of 1 <sup>st</sup> roof slab	: 10%
Completion of 2 <sup>nd</sup> roof slab	: 7.5%
Completion of 3 <sup>rd</sup> roof slab	: 7.5%
Completion of 4 <sup>th</sup> roof slab	: 7.5%
Completion of 5 <sup>th</sup> roof slab	: 7.5%
Towards completion of Brick work and Plastering	: 10%
Towards completion of Flooring and Finishing	: 5%
Upon completion & before Registration	: 5%



## Altzeb Estates Pvt. Ltd.

### HEMGOPALA APARTMENT

Plot No: N-1/285 , Flat No. 302,

IRC Village Nayapalli, Bhubaneswar-751015,

Dist: Khordha

Call- +91 7978145499, +91 9178224385

Architect: **DENCITY**

Address: N2/14, IRC Village, Bhubaneswar

Call: +91 9040 658804, +91 9776 563257

E-mail: mail@dencity.com

#### Distance from

NH 16: 0.5 km

Reliance Petrol Pump: 0.7 km

Phulnakhara Square: 1.2 km

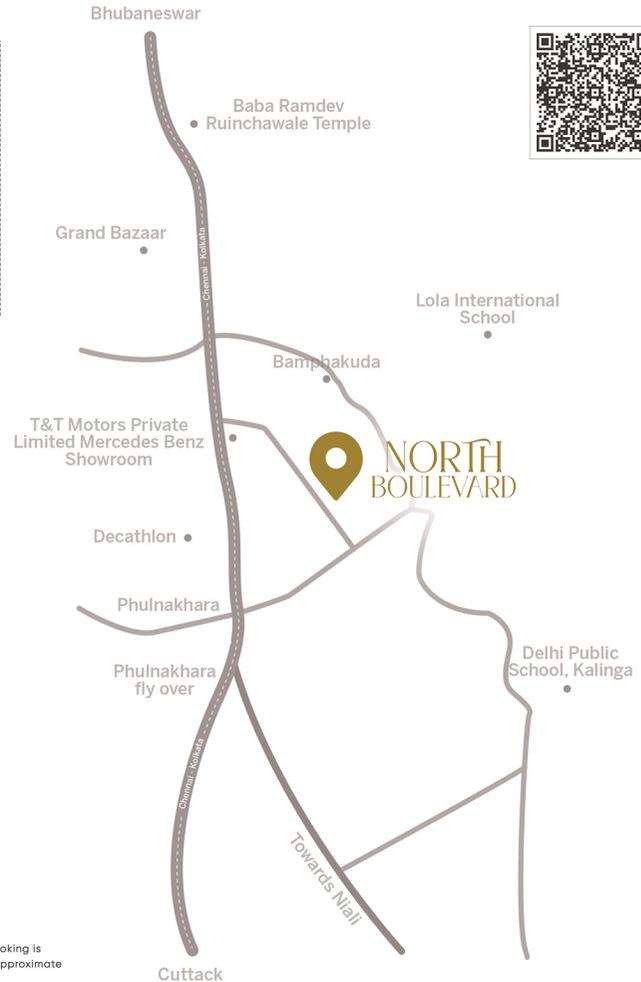
Grand Bazar: 1.6 km

New SUM Hospital: 4.6 km

Symphony Mall: 6.2 km

Railway Station: 14 km

International Airport: 18.7 km



Disclaimer:- This is not an offer or an invitation for offer. The image is for representative purposes only. The area, price, and booking is subject to the terms and conditions in the application form/agreement. Distance and timelines (shortest) are indicative and approximate subject to road and infrastructure facilities provided by the appropriate authorities.