

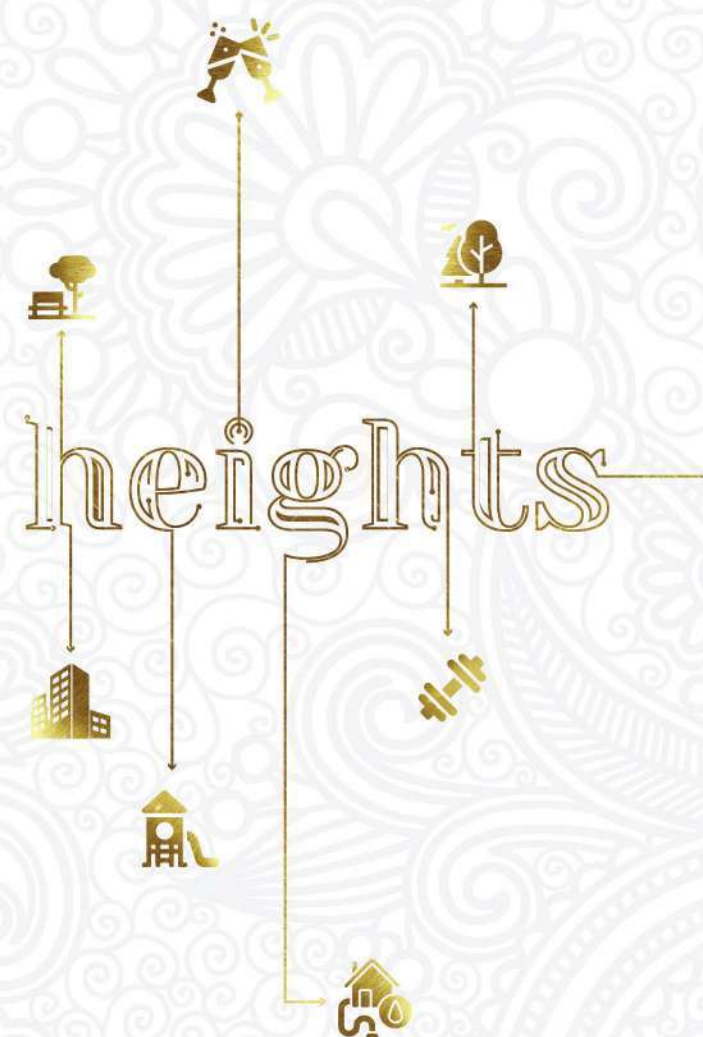


PRISTINE
Heights



ENLIGHTENED LIVING. SERENITY WITHIN.

The ELEVATION Of Happiness



Get ready for the ultimate sophistication in our stunning architectural masterpiece. We've put in careful thought to create a whole new level of luxurious living. Our grand tower rise gracefully, offering mesmerizing views all around. The unique design of each building perfectly blends with its surroundings. Step into lavish interiors and embrace the beauty of refined aesthetics. Come and experience the grandeur of Pristine Heights, where elegance soars high!





Society Hall



Elevator



EV Charging & Parking



24 X 7 CCTV Camera



AMENITIES

TERRACE VIEW



Swimming Pool



Terrace Garden



Gymnasium

Welcome to Pristine Heights, where luxury meets practicality. Enjoy 24X7 CCTV security, EV charging stations, a state-of-the-art gymnasium, a refreshing swimming pool, and a serene terrace garden for an elevated living experience.



Fire Fighting System



Intercom Cable



Power Backup

SERENE ROOFTOP AQUATIC ESCAPE

Elevate your leisure with a luxurious rooftop swimming pool. Dive into serenity, unwind, and savor breathtaking views from our terrace pool. The perfect urban escape awaits.

SWIMMING POOL



ELEVATED URBAN PARADISE AWAITS!

Sky-high indulgence awaits! Immerse in our rooftop oasis, featuring a swimming pool, cozy sitting area and lush terrace garden. Pure bliss!



AERIAL VIEW

WELCOME TO SERENITY'S GATEWAY

Step through our gate and embrace tranquility. A serene haven awaits, where peaceful living unfolds amidst picturesque surroundings. Welcome home.

PRISTINE HEIGHTS

GATE VIEW

LOCATION MAP



LOCATION ADVANTAGES

● Ravi Talkies Square	850 M
● Bjb College	900 M
● Rajarani Temple	1.0 KM
● Khurda District Court	1.1 KM
● Buxi Jagabandhu School	1.0 KM
● Shree Hospitals	600 M
● Gautam Petrol Pump	400 M
● Lingaraj Temple	2.3 KM
● Biju Patnaik Park	3.0 KM



Kalpana Bus Stand
1.3 Km / 5 Min



Bhubaneswar Railway Station
3.4 Km / 11 Min



Biju Patnaik International Airport
4.3 Km / 12 Min

SPECIFICATIONS

STRUCTURE

Seismic Resistant RCC Framed Structure, & Reinforced Confirming To BSI Specifications Designed By Highly Experienced Structural Engineers & Vetted By IIT, Guwahati.

KITCHEN

Wall Tiles Upto 2 ft Above Granite Counter Slab, Stainless Steel Sink.

DOORS

TeakWood Main Door & Waterproof Flush Doors.



FIRE SAFETY

Modern Fire Fighting Systems Equipped With Fire Fighting Devices / Extinguisher & Fire Alarm System In Common Area Along With Underground Water Storage Tank.

SECURITY

CCTV Camera At All Entry/Exit Points & On All Floors Lobby Along With Intercom Facility.

LIFTS

Automatic Passenger Lift Of Otis/Kone/Schindler Or Equivalent Make.

WALLS

Internal Walls Finished With Plastic Paint And Exterior Walls Finished With Superior Quality Weather Coat Paint.

WINDOWS

Sliding Windows With Powder Coated Aluminum Frame.

FLOORING

Vitrified Tiles In All Rooms. Anti Skid Tiles In Bathrooms.
Granite/Marble In Common Areas.

TOILET

Premium Ceramic Tiles 7ft Height With Matching. Anti-Skid Tiles In Toilet.

Toilet Fitting

WC & Basin - Which Of Reputed Make.
CP Fittings Which Of Reputed Make.

ELECTRIC

Concealed Copper Wiring With MCB, DB & Modular Switches Of Reputed Make.
A.C. Power Point & TV Point In All Bedrooms & Living Room.
Geyser Provision In All Bathrooms.

PAYMENT SCHEDULE

Initial Booking	₹ 1,00,000
1st installment within 15 days of allotment on or before execution of sale agreement (minus booking amount)	25%
2nd Installment on completion of 3rd floor slab casting	10%
3rd Installment on completion of 6th floor slab casting	10%
4th Installment on completion of 9th floor slab casting	10%
5th Installment on completion of brick work of the respective flat	20%
6th Installment on completion of flooring of the respective flat	20%
7th Installment on completion of flat and before possession	5%



ESCAPE TO TRANQUIL HEIGHTS

Escape to our rooftop paradise – a serene oasis offering a swimming pool, cozy sitting areas, and a lush terrace garden. Embrace the urban retreat you deserve.

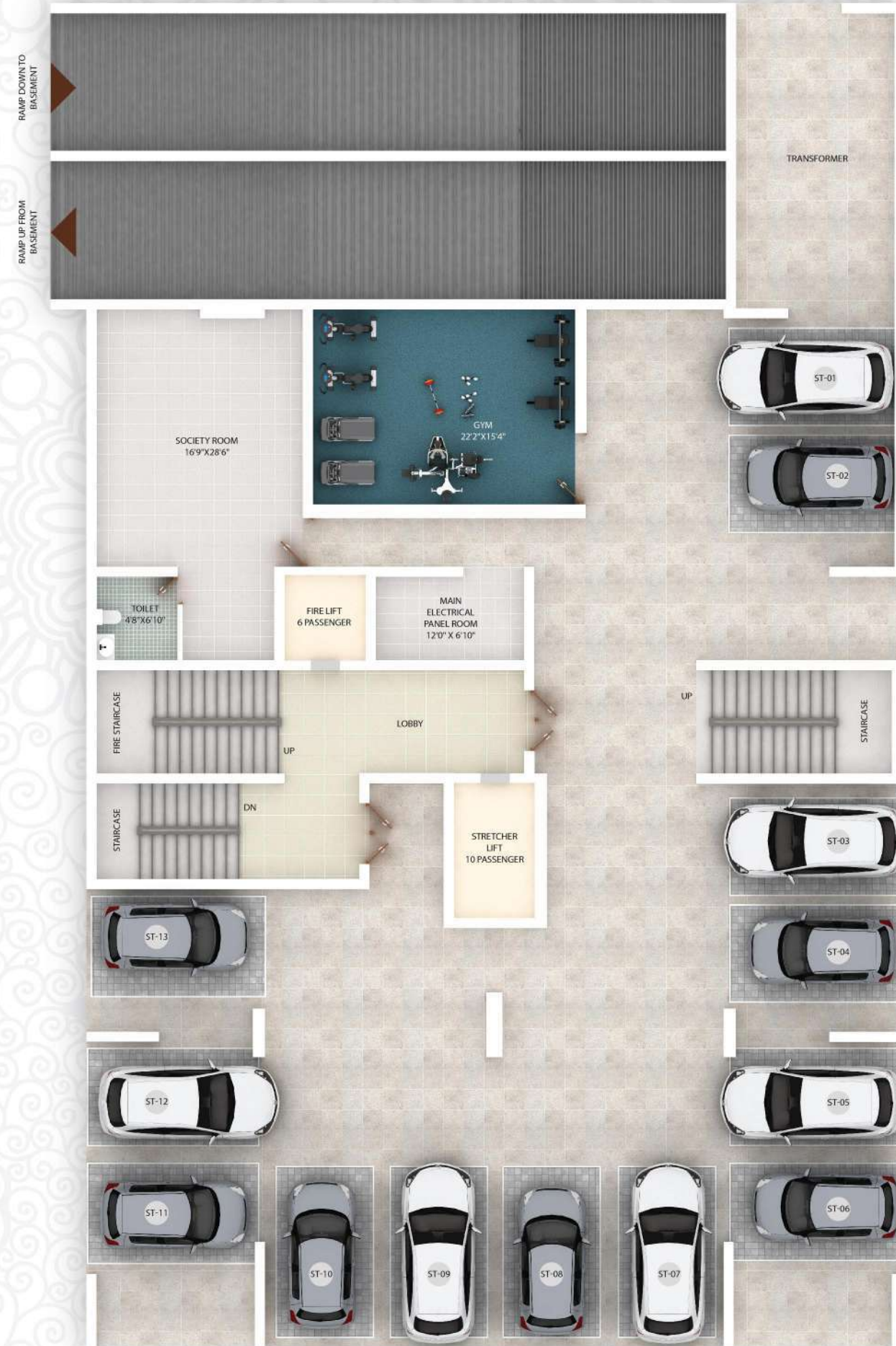


MCC FIELD TO TANKAPANI ROAD

TOWARDS BJB NAGAR DURGA MANDAP

SITE PLAN

GROUND FLOOR



LOWER & UPPER BASEMENT FLOOR



TYPICAL FLOOR



FLAT	TYPE	CARPET AREA	BALCONY AREA	SBUA
A (101-1001)	3 BHK	1232 Sqft	177 Sqft	2350 Sqft
B (102-1002)	3 BHK	1232 Sqft	177 Sqft	2350 Sqft
C (103-1003)	3 BHK	1144 Sqft	177 Sqft	2230 Sqft
D (104-1004)	3 BHK	1144 Sqft	177 Sqft	2230 Sqft



BLOCK A, B, C & D (TYPICAL)

FLAT C & D | 3BHK
103-1003/104-1004



WHERE ELEGANCE MEETS NATURE'S EMBRACE.

Discover Pristine Heights, where urban living harmoniously blends with lush green surroundings. Experience a serene and eco-friendly abode, offering tranquility amidst nature's embrace.



AERIAL VIEW



DEVELOPERS
CSS SJ HOMES

CORRESPONDENCE OFFICE
A-306, Nirmala Plaza
Forest Park, Bhubaneswar - 751009

REGISTERED ADDRESS
Plot No - 564, Phool Vatika,
Vivekananda Marg,
Bhubaneswar - 751002

ARCHITECT
Ar. Gopi Chandra Singh
Regd No: CA / 2017 / 89860

STRUCTURAL ENGINEER
MS Consultants
Er. Santosh Kumar Sahoo
Regd No. : RTP / DTP (ST - ER) - 092 / 2018

MARKETING PHONE NUMBER
93372 27966, 88956 25050

PROJECT APPROVED BY BANKS



STRUCTURAL DESIGN VETTED BY
IIT, GUWAHATI

SITE ADDRESS
F - 8, BJB Nagar, Bhubaneswar

RERA NUMBER
RP / 19 / 2023 / 00927

DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of PRISTINE HEIGHTS. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and/or architects.