

Developer



A BRAND OF OUIPL

Corporate Office:

Plot No.: 687/2365, Next to Union Bank, Jayadev Vihar
Nayapalli, Bhubaneswar, Odisha, PIN - 751 013

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Site Address:

Plot No: 1480, Raghunathpur, P.S – Nandankanan,
Bhubaneswar, Khurda, Odisha, PIN: - 751 024

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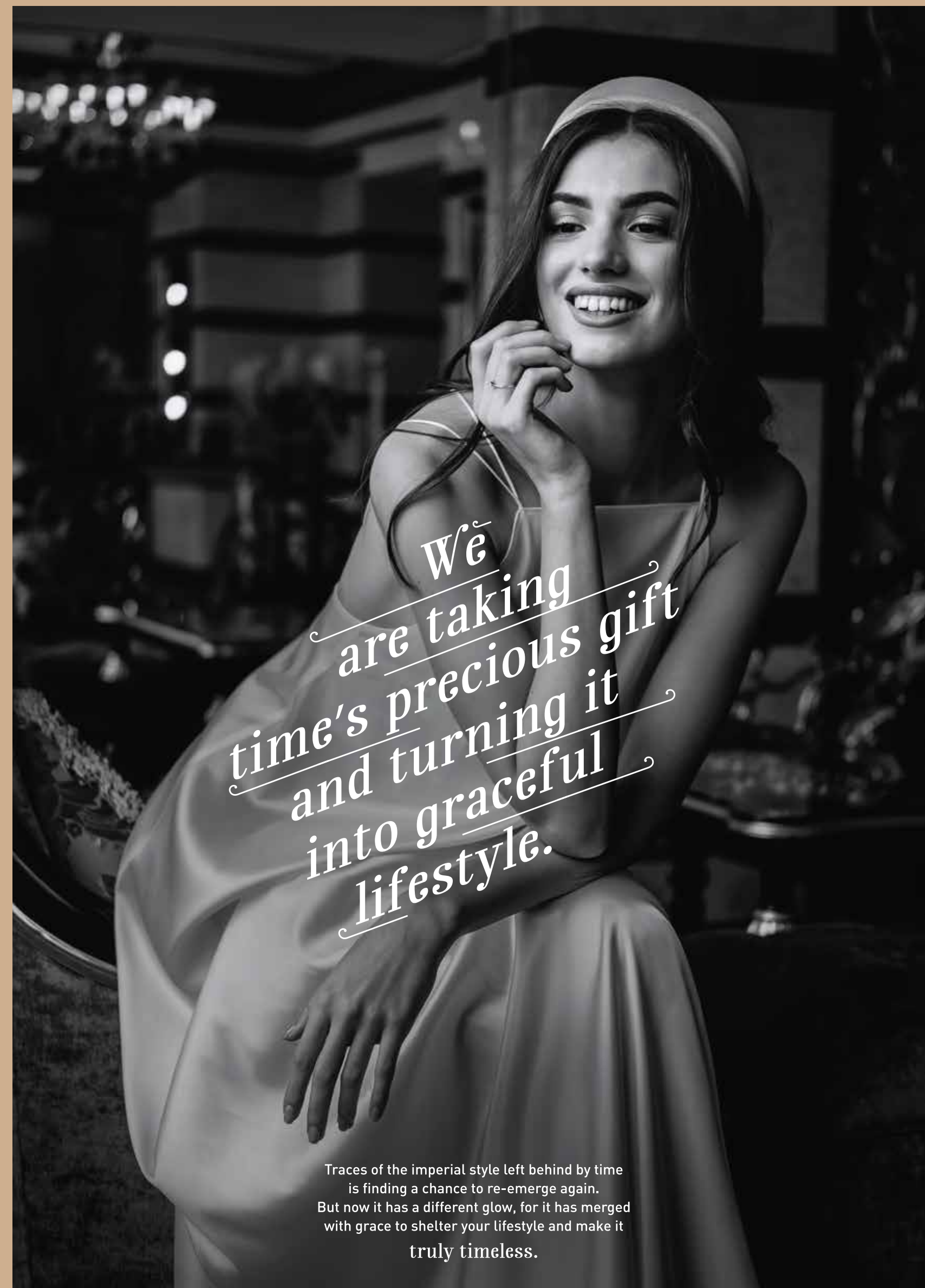
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Concept & Design by: Be/InBee.in





Space has got a new
dimension called ageless living



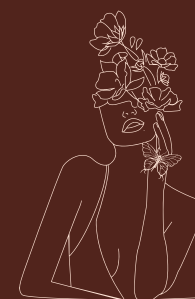
*We
are taking
time's precious gift
and turning it
into graceful
lifestyle.*

Traces of the imperial style left behind by time
is finding a chance to re-emerge again.
But now it has a different glow, for it has merged
with grace to shelter your lifestyle and make it
truly timeless.



For years
you've collected
classical art.
Now you'll get
to live
in one.

Because now classical art itself will become your home. The beauty of the city laid out before you, witnessed from your palatial apartment, the comfort of a spacious home along with its unique design brilliance will draw forth your silent gratitude for the art of architect.



When inspired living
gets an artist's expertise

*Vintage
glory is
radiating
modern
elegance.*

NAWAH
BOULEVARD

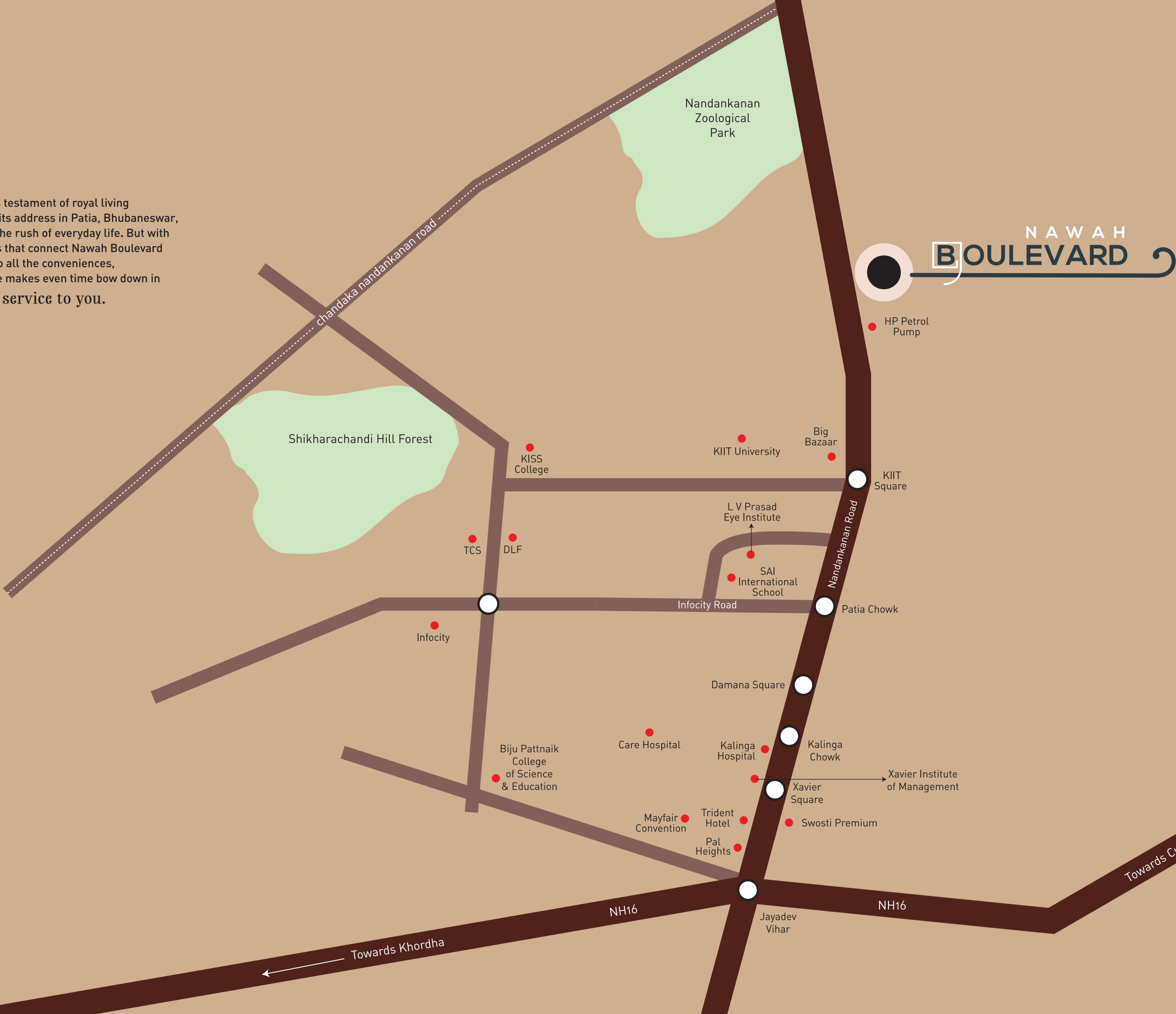
3/4 BR residences & penthouses | B+S+16 storied
4 towers | 180 spacious apartments
Over 25,000 sq. ft. club



An aerial night-time photograph of a modern, multi-story apartment complex. The building is illuminated from within, showing many lit windows and balconies. In the foreground, a swimming pool is visible, surrounded by a paved area and some landscaping. A road with long-exposure light trails from cars runs diagonally across the middle of the image. The background shows a dense urban landscape with other buildings and trees under a dark sky.

*A home
for you,
a landmark
for future.*

This testament of royal living
has taken up its address in Patia, Bhubaneswar,
away from the rush of everyday life. But with
wide roads that connect Nawah Boulevard
to all the conveniences,
living here makes even time bow down in
service to you.



Map not to scale



Scan for Location Map

*Inspired
by the Imperial.
Expansive,
the way you
like it.*

Developer Speaks



When we think about palatial living, there are quite a few aspects that come to mind. Intricate designs, a grand architectural style, magnificence in each offering.

We desired to build a lifestyle through which we would be able to provide each of these to our residents. For days, we had been pondering about how to revive this sense of palatial living and present it in the modern times, until we hit upon the perfect chord – space.

Spaciousness is something that ties every other aspect of palatial living together. It is found in the grand columns, the vast staircases, the magnificent architecture, the large airy apartments, and ofcourse the sprawling landscapes.

So, with Nawah Boulevard, our intention to provide 180 exclusive apartments that would cover such a vast total area was for our residents to truly experience the spacious luxury of the royals. Because this lifestyle is nothing if not expansive.

Sidharth Sekhar Mohapatra
Managing Director



*Gothic
grandeur with
architectural
greatness.*

*Where
european inspired
living welcomes
you.*

NAWAH
BOULEVARD

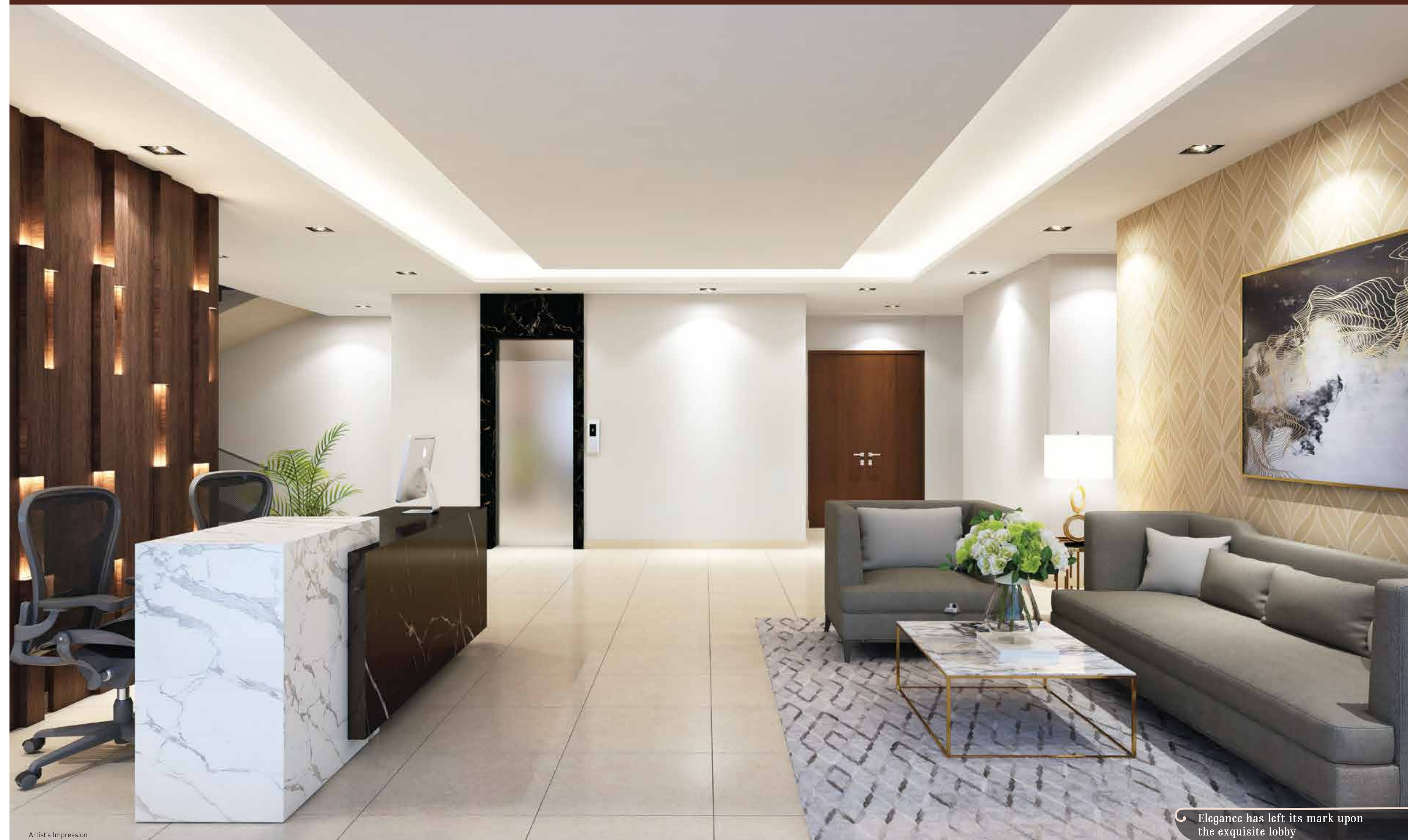
Artist's Impression

Grand entrance suited for
a grand lifestyle



Artist's Impression

Driveway to your palatial living

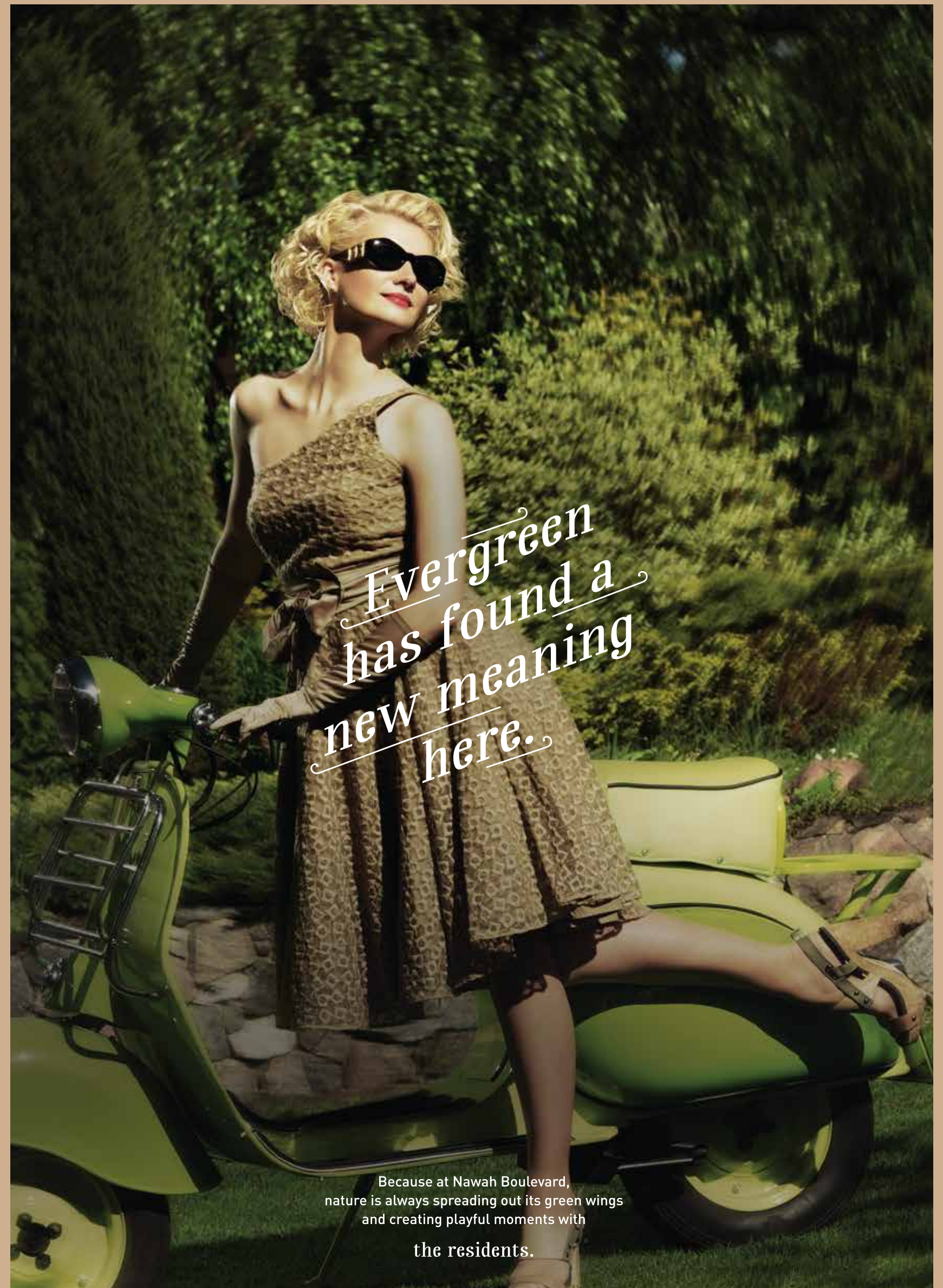


Artist's Impression

Elegance has left its mark upon
the exquisite lobby



75% open area | Sculptures | Sandpits
Kids' play area | Large central courtyard
Beautifully landscaped areas | Walkways/Jogging track
Open gym | Badminton court

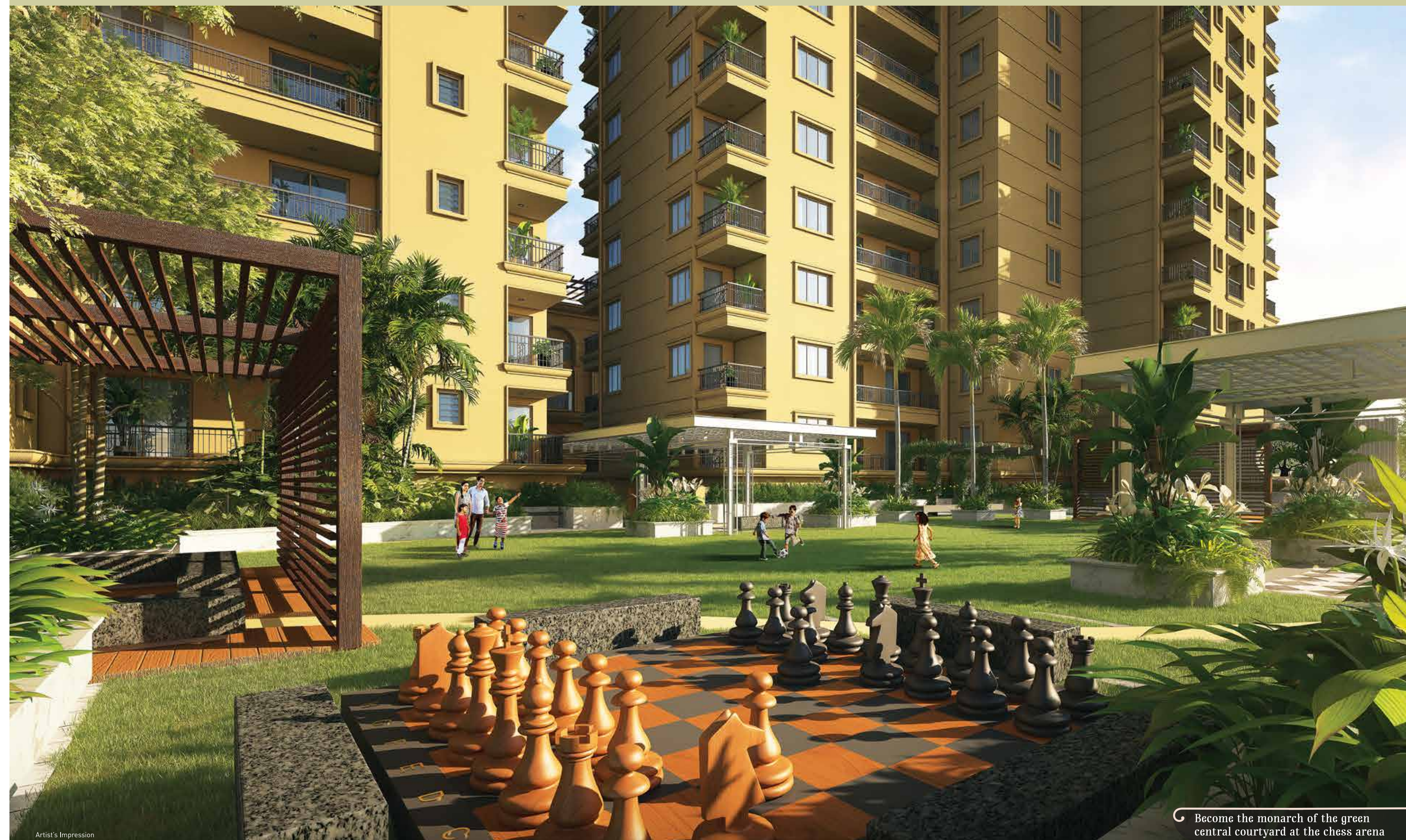


Because at Nawah Boulevard,
nature is always spreading out its green wings
and creating playful moments with
the residents.



Artist's Impression

Central courtyard connecting all the majestic towers



Artist's Impression

Become the monarch of the green
central courtyard at the chess arena



Artist's Impression

Trellis straight out of
imperial gardens



Artist's Impression

Shaded sitting areas meant for the royals to indulge in peaceful moments



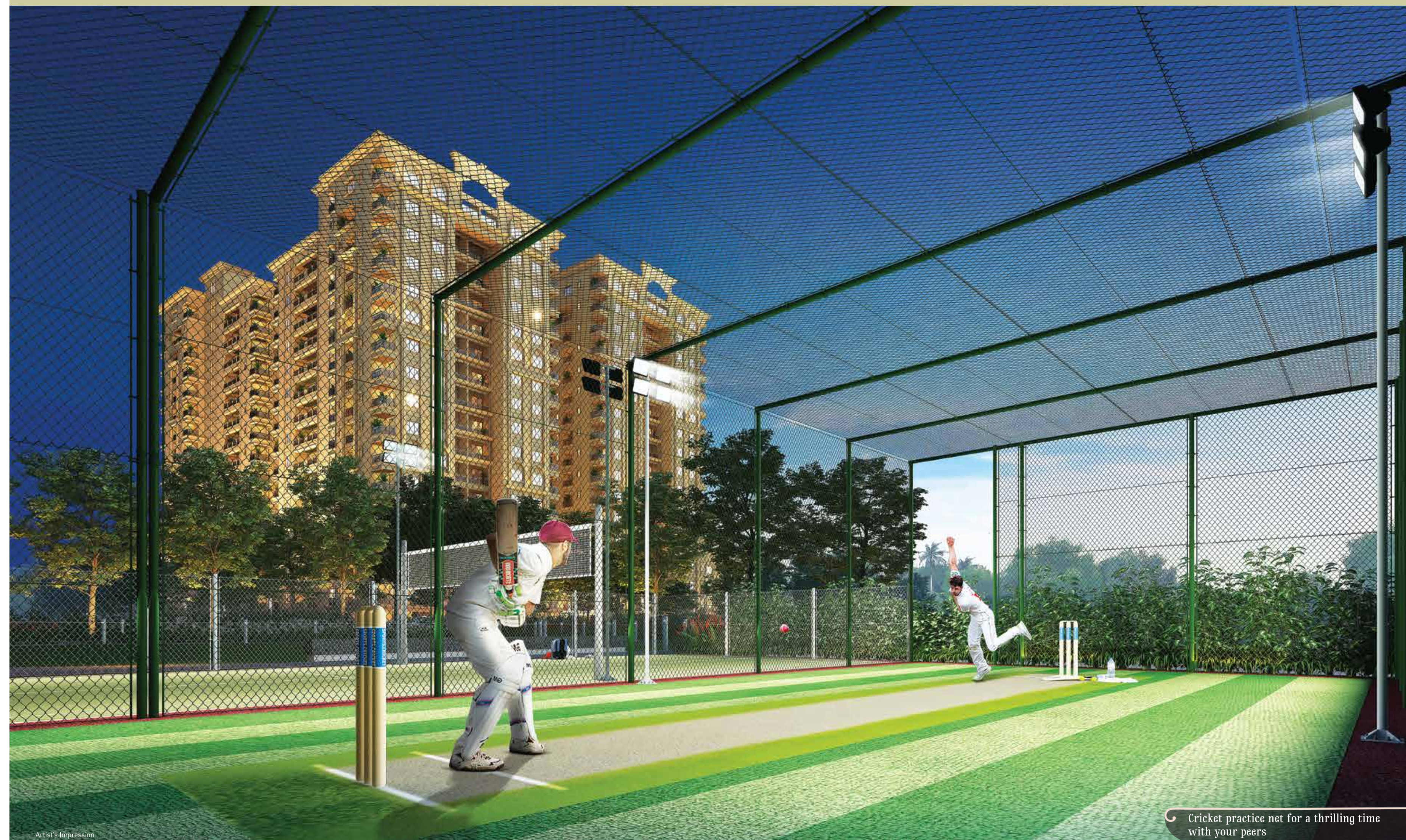
Artist's Impression

Outdoor gym for fitness breaks
in the sun



Artist's Impression

Little hearts deserve their curated play zones



Artist's Impression

Cricket practice net for a thrilling time
with your peers

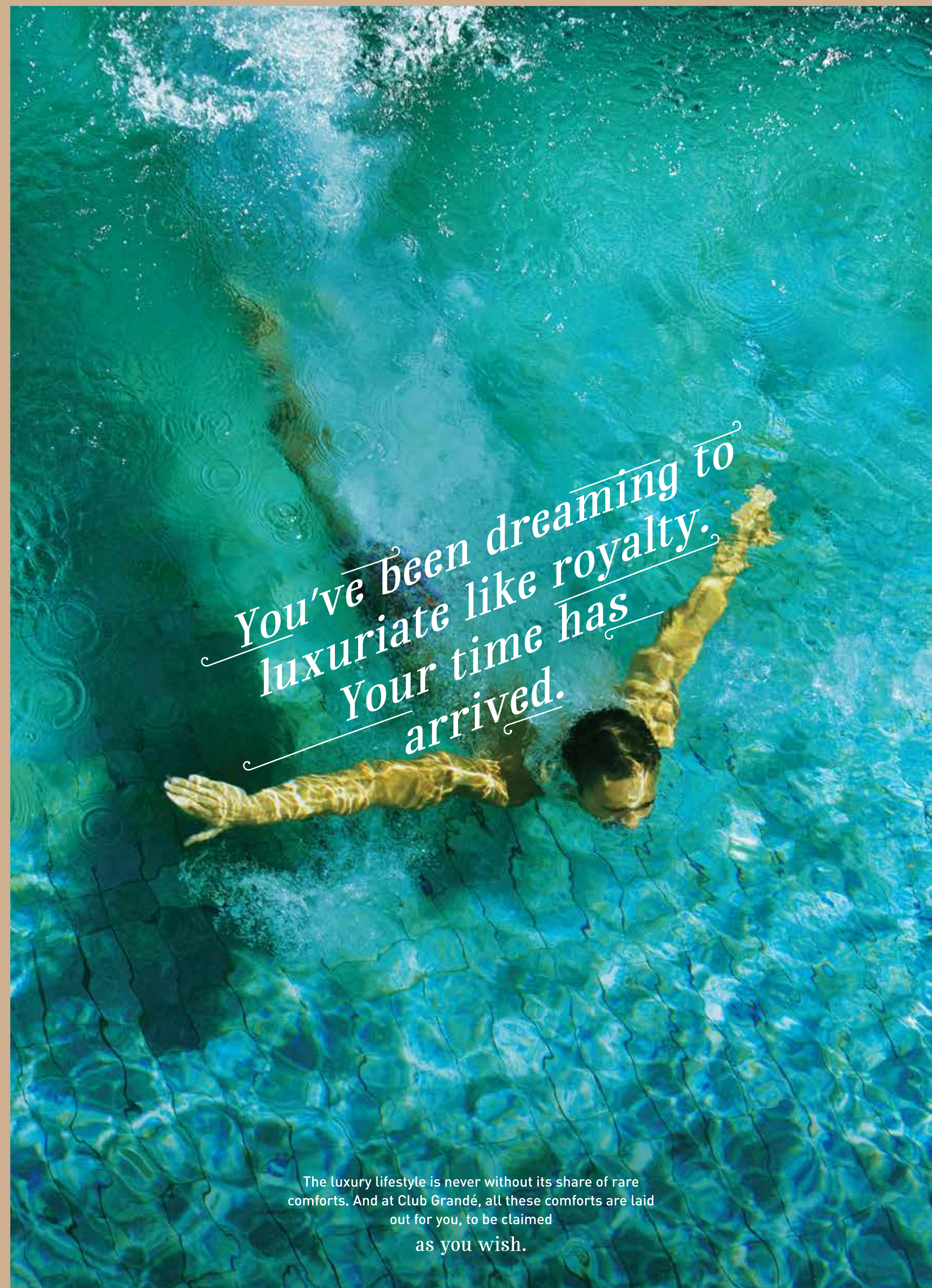


Artist's Impression

Multipurpose court with a view
of your gothic abode

Club Grandé

Swimming pool | Pool deck | Kids' pool
Jacuzzi | Pool bar | Gymnasium
Yoga & Aerobics zone | Multimedia gaming room
Restaurant | Salon | Massage room
Community/Party hall | Fully furnished guest rooms
Indoor games room with table tennis, pool & snooker table



The luxury lifestyle is never without its share of rare comforts. And at Club Grandé, all these comforts are laid out for you, to be claimed as you wish.

*Exclusive is yours
with over
25,000 sq. ft.
separate club
made lavishly
for you.*

Artist's Impression

A classical life deserves a
stately welcome



Swimming pool with a poolside bar for your parties



Artist's Impression

Well-equipped gymnasium for your health to receive a royal treatment



Artist's Impression

Indoor games room for your favourite pastime indulgence

Facilities



FTTH



MDU-Tata/Airtel/Reliance



Concierge desk



Drop off zone



Provision for ATM



Fire lift



Fire staircase



Sprinklers in flats



Fire detectors in common area



Signages



Fire exit



Service toilets



Water filtration



Boom barrier and gate connected door phone



Integrated app for security feed of specific corridor



CCTV & manual security video door phones



Tower lobby guard



EV charging stations



Hydrant system



100% power back-up



Ample parking space



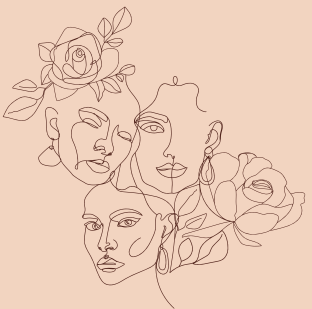
Sewage treatment plant



Rainwater harvesting



Fire pump and house



Commercial Space Facilities



Provision for laundry services



Provision for day care centre



LED street lights



Provision for grocery shop



Pet care centre



Provision for cake shop



Provision for pharmacy with doctors



Provision for dairy shop, milk parlour and juice bar



Specifications

Structure:	Earthquake resistance R.C.C frame structure R.C.C of M30 grade concrete
Cement:	OCL /Ultratech /Lafarge/Jindal/Emami or equivalent make
Steel:	Tata/Sail/Vizag/Jindal Panther or equivalent FE500
Walls:	Fly ash/AAC blocks masonry work in 1:6cm
Plastering:	All inside & outside plastering shall be in 1:5
Driveways:	Heavy duty pavers
Corridor:	Designer floor with combination of granite and vitrified tiles, false ceiling with decorative LED, wide for easy maneuverability



Lifts:	3 per tower- passenger, service and fire lifts Make - Mitsubishi/Schindler
Staircases:	Granite, SS/MS railings
Street Lights:	Designer EE LED
Doors:	
Main	Teakwood/Flush door with melamine polish, Sal frame and door frame panel
Other Doors	Flush door with both side lamination matte finish and Sal wood door frame with enamel paint
Bathroom Door	Flush with lamination matte finish, anti-termite and waterproof Sal wood/WPC door frame with enamel paint
Sliding Doors	Aluminium anodized
Windows:	Aluminium anodized
Flooring	
Flats Flooring	Vitrified size- 4*2
Balcony Flooring	Porcelain/Vitrified, size-2*2 matte finish
Bathroom Flooring	Porcelain/Vitrified, size-2*2 matte finish
Railings:	MS designer
AC Provision:	VRV/VRF provision drain pipe plug in system, ledger slab provision for ODU

Toilet/Bath Fittings:	
Mixers:	Single lever with overhead rain shower
Panel:	Shower panel in master bedroom
Make:	Kohler/Grohe/American Standard/Roca
Exhaust fans:	Provision given
Hot water:	Through common heat pumps
Sanitary:	Kohler/Grohe/American Standard/Roca
WC:	Western
Washbasin:	Table top in dining hall basin Full pedestal/counter top in toilet basin



Kitchen:	
Counter	Granite with breakfast counter
Accessories	SS sink, drainboard
Provisions	Chimney, hob on demand
Fittings:	CP-Kohler/Grohe/American Standard/Roca Tiles upto 2’3" above counter

Paints:	
Outer	Weather-shield coat & texture with combination of putty
Inner	2 coat putty with primer

Electrical:	
Switches	Havells/Legrand
Wire	Finolex/Havells/Policab
Load	3BHK-6Kw, 3 BHK (P)-8Kw, 4BHK-10Kw, Penthouse -12Kw

WIFI:	Plug and play
DTH:	MDU-Tata/Airtel/Reliance

*Splendour
that leaves you
awestruck
is beckoning you.*





developed by

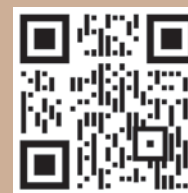


Nawah was born from the mind of a man passionate about bridging the gap between Indian and global living standards. We began humbly as a small company but grew exponentially as the years went by. We went from owning a few acres of land to hundreds of acres and also acquired one of the biggest realty firms in 2020. We also pioneered Odisha's first colonial designed residential condominium.

All of this could only be achieved with the perfect blend of logic and magic that we bring into the real estate industry. At the start of our journey, we had set our sights only upon Odisha. But as we grew, so did our ambitions. Our vision now encompasses the whole of India, and we will keep pushing our horizons to revolutionise real estate in the country.



for the souls modern in living,
yet vintage at heart.



Scan for walkthrough