



# Eminenza Elite

A Residential Apartment At Jaypur, Vishnu Vihar  
Adjacent to N.H 16  
Bhubaneswar

Developed By  
Eminenza Creation Private Limited.

# Eminenza Creation Private Limited

*We welcome you to the world of Real Estate in Odisha . We are one of the Real Estate company started in the year 2022 for quality services, Commitment, Dignity and Value to customers. The organisation has been driven by highly experienced, skilled, dedicated, honest, ethical, committed, visionary, enthusiastic as well as responsible leaders who have a great vision to bring a miraculous changes in the field of real estate and in the field of winning the trust of customer Forever.*

*Our motto is to improve customer experiences through constant innovation and understanding, with a focus on quality and transparency of processes so that when it comes to Eminenza Creation Private Limited customers come to expect nothing but the best from us every time.*

Where opportunity meets satisfaction



Eminenza Elite



ABOUT THE PROJECT :

# Eminenza Elite

A Residential Apartment At Jaypur, Vishnu Vihar  
Adjacent to N.H 16, Bhubaneswar

*At Eminenza Elite every home is ergonomically designed. It will be a unique combination of modern facilities and traditional ambience. The perfection in every detail will make you want to live life to the fullest.*

*Set amidst picture perfect surrounds, in Eminenza Elite at jaypur, vishnu vihar, adjacent to N.H 16, Bhubaneswar every home will be flawlessly connected to modern facilities and services, which will blend in with the rich and quaint culture of the city. The beautifully manicured gardens and ample parking area and carefully designed living spaces, will most certainly charm you and will make every moment extra ordinary.*



"Everyone Deserves the Opportunity of Home"

Eminenza Creation Private Limited





# Eminenza Elite

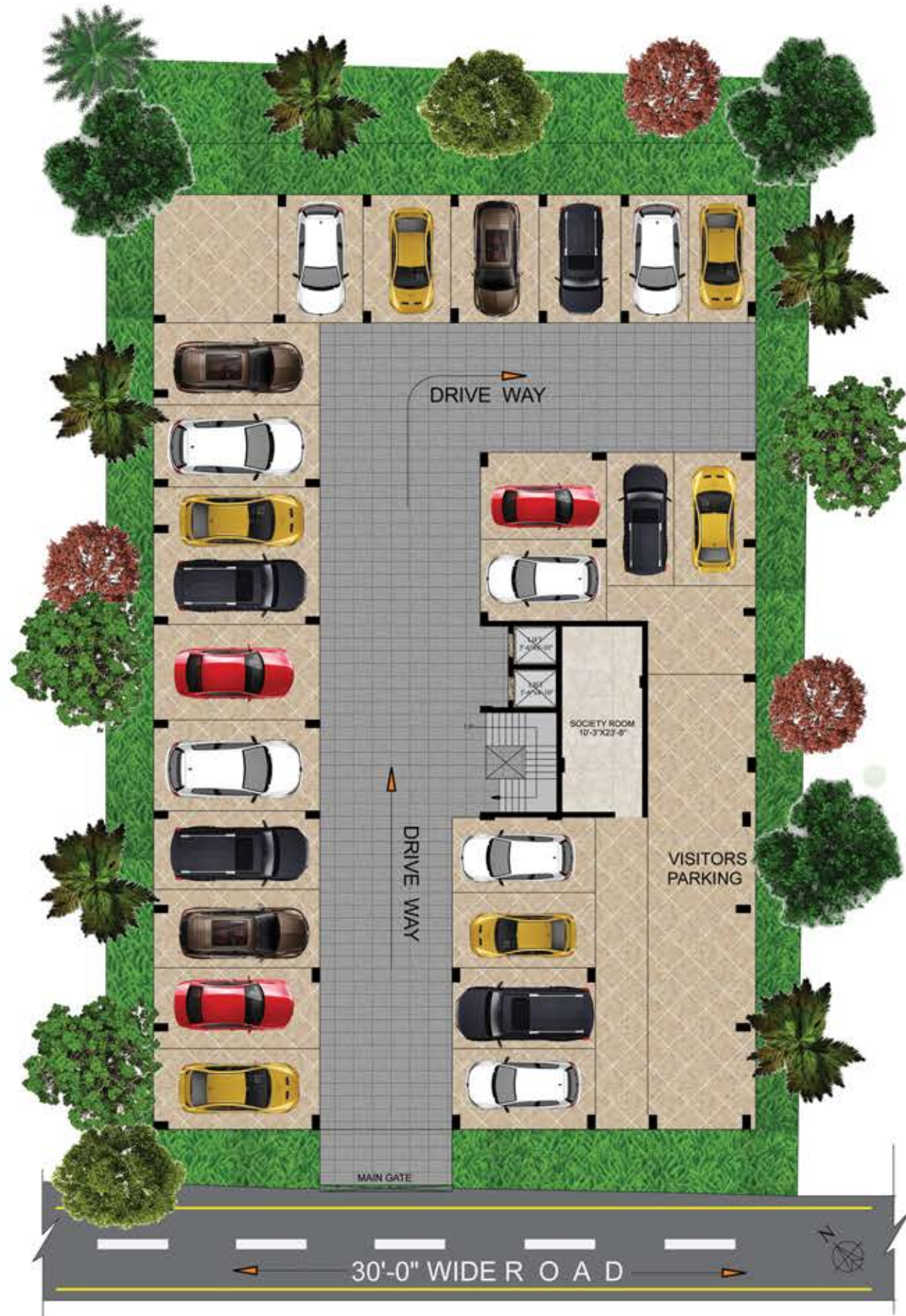
A Residential Apartment At Jaypur, Vishnu Vihar  
Adjacent to N.H.16, Bhubaneswar

"To own your own HOME has a strong sentimental Value  
and we truly understand the value of it"

Eminenza Creation Private Limited



# STILT FLOOR PLAN



A building or town is a living entity. It is a collection of various materials which we have to be shaped and adapted to each other in such a way that it becomes an organ for the people who live in it.

Satisfying great heights and expectations ...



## Eminenza Elite

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Adjacent to N.H 16, Bhubaneswar

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TYPICAL FLOOR PLAN 1st, 2nd, 3rd & 4th.



*Give a perfect Address to Your Dream*

The highest value embedded in the concept is sustainable design in each and every aspect. The spaces within the apartment are efficiently planned to carve out most usable areas. Each room has meaningfully large openings to capture natural light and ventilation large deck-like balconies have been provided to increase openness inside as well as outside.

----- Architect -----



**Eminenza Elite**

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3D SECTION

# Eminenza Elite



Flat No	Carpet Area	Balcony Area	Super Area
101 to 401	1072.66 sft.	164.74 sft.	1819.71 sft.



Flat No	Carpet Area	Balcony Area	Super Area
102 to 402	994.22 sft.	155.59 sft.	1690.90 sft.



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3D SECTION

# Eminenza Elite



Flat No	Carpet Area	Balcony Area	Super Area
103 to 403	1073.74sft.	93.18 sft.	1716.06 sft.



Flat No	Carpet Area	Balcony Area	Super Area
104 to 404	982.07 sft.	104.59 sft.	1598.02 sft.

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3D SECTION

# Eminenza Elite



Flat No	Carpet Area	Balcony Area	Super Area
105 to 405	1103.33 sft.	285.03 sft.	2041.71 sft.



Flat No	Carpet Area	Balcony Area	Super Area
106 to 406	1099.89 sft.	285.03 sft.	2036.65 sft.



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## PAYMENT SCHEDULE

• With application initial booking amount	10%
• On Registration of agreement for sale	10%
• On completion of foundation	15%
• On completion of stilt floor	10%
• On completion of 1st floor Roof slab	10%
• On completion of 2nd floor Roof slab	10%
• On completion of 3rd floor Roof slab	10%
• On completion of 4th floor Roof slab	10%
• On completion of brick work & plastering	5%
• On completion of flooring	5%
• On obtaining occupancy certificate & before registration	5%



## SPECIFICATIONS :

### STRUCTURE

Earth quake resistant R.C.C. framed structure with M20/M25/M30 grade of concrete and Fe-500 Tata steel with ultra tech cement flyash filler brick wall and all surfaces plastered.

### FLOORING

Drawing/Dinning- Bed Room - Kitchen - Toilet & Balcony - Common Area - Parking Area -	Vitrified floor tile ( 600 X 600 ) size. Vitrified floor tile ( 600 X 600 ) size. Vitrified floor tile ( 600 X 600 ) size. Antiskid ceramic tile. Combination of vitrified tile& granite. VPE concrete flooring or equivalent (300 X 300 ) size.
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### DOORS AND WINDOWS

Door Frames - All Doors- Toilet Doors - WINDOWS -	1st class Sal wood of sectional size 4"X2½". Flush door shutter with both side Laminates. FRP door shutter . Aluminium / UPVC windows frame and shutter with 5mm glass paneling and protective M.S. grill.
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### Kitchen

Granite cooking platform with designer tiles up to 2'ht above the platform level.  
Stainless steel sink.  
Provisions for chimney and water purifier.

### TOILET

Designers wall tile up to 7'ht above floor level.Provision of exhaust fan & Geysers. CP fitting of jaquar brand or equivalent make.

### WALL

Internal walls ceilings - Wall putty & Primer.  
External walls - weather coat paints of Asian or equivalent.

### ELECTRICAL

TV & Telephone points in living.  
Provision of Ac points in all bed rooms.  
All Concealed conducting, wiring.  
Modular types switch boards.  
600 watt controlled power back up.



***Price is what you Pay.  
Value is what you get.***

**Eminenza Creation Private Limited**



## LOCATION MAP



## AMENITIES :

*You are sure to love it. Book your once*

- 24hrs water supply by deep bore wells
- 24 Hours power back up to individual flats with maximum load of 600 wt
- State of the art STP facility for a greener and healthier environment.
- Beautiful landscaping all around the site boundary to create a better living.
- 24 x 7 CCTV Surveillance to common areas.
- Intercom facility to all flats.
- Two nos. of fully automatic state of the art lifts to facilitate better living and saving time.
- Wider corridors to facilitate better movement inside.
- 100% power back up to all common amenities such as lifts, corridors, streets, water supply pumps, common area lighting etc.



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For Details Contact  
Developed by:  
**Eminenza Creation Private Limited.**

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Marketed & Promoted by:

**OMMCREATION**  
— Making Real Estate Simple

Architect:



**Avant-Garde Designers**

**Project Approved by**

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