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Architect
AB INCORPORATION
Bhubaneswar



DISCOVER THE NEW GOLD STANDARD OF LUXURY LIVING

Architectural brilliance at its best
where peace and solace rest
with utmost love and care
we have built your dream nest!

Welcome to a residential project that
complements your quest for the best.
WELCOME TO



3 BHK luxurious apartment



As shown for representation purpose only.



DISCOVER THE NEW GOLD STANDARD OF LUXURY LIVING



Crafted with care

To create a flawless living environment, our home specialists focus on delivering the very best in every facet from concept to construction. The residences combine a deep understanding of the natural environment and sustainability with interior design that integrates materials and inclusions of the finest quality. At every turn, this creates a home where the beauty surrounding it is an enchanting element of your relaxed way of living. Soft colour palettes, the warmth of sufficient sunshine and the serenity of mother nature form the backdrop for designer accessories and appointments to add their subtle but important additions to your home.



Safe & Secure

24 hours Security.
CCTV in parking & lobby area of every floor.
Intercom.
Authorized Access in Lift Lobby.
Termite Chemical treatment.
Polyurethane Waterproofing of Slabs.



The Designer Experience

Grand Entrance Lobby.
Designer Lift- OTIS Gen2 prime lift.
Feature Wall.
WPC louvers used in building Elevation.
Stainless Steel Glass Railings in Balcony.
Premium Granite Flooring in Stilt Parking Area.
Designer Flush Doors.



Convenience At Every Step

24 hour power Backup with 62.5kva DG.
24 hours water supply (Municipality + Borewell).
Wide Car Parking Area.
Rain Water harvesting.
Decorated Roof top Terrace.



Naturally Beautiful

Green Spaces in parking.
Wide Balconies in all directions.
Greenery in front of the apartment.



Painting

For better wall finishing, Asian paint Putty with Royal wall paint will be used.



Foundation

Earthquake resistance, RCC framed structure with column and beam.



Flooring

Premium vitrified tiles in Drawing, kitchen & Dining Area.
Premium ceramic wall tiles used in washrooms fitted floor to roof
Wooden Flooring in master bedroom



Electrical

Concealed electrical wiring Adequate power points. Quality earthing for all electrochemical gadgets with Finolex wires, Anchor Accessories.



Kitchen

Premium Modular kitchen with Granite Slabs & Stainless Steel Sink.



Doors, Windows & Sliders

Veka/Okotech or similar UPVC windows & Sliders.
Decorated Flush Doors used in Apartment.



FULL FLOOR PLAN

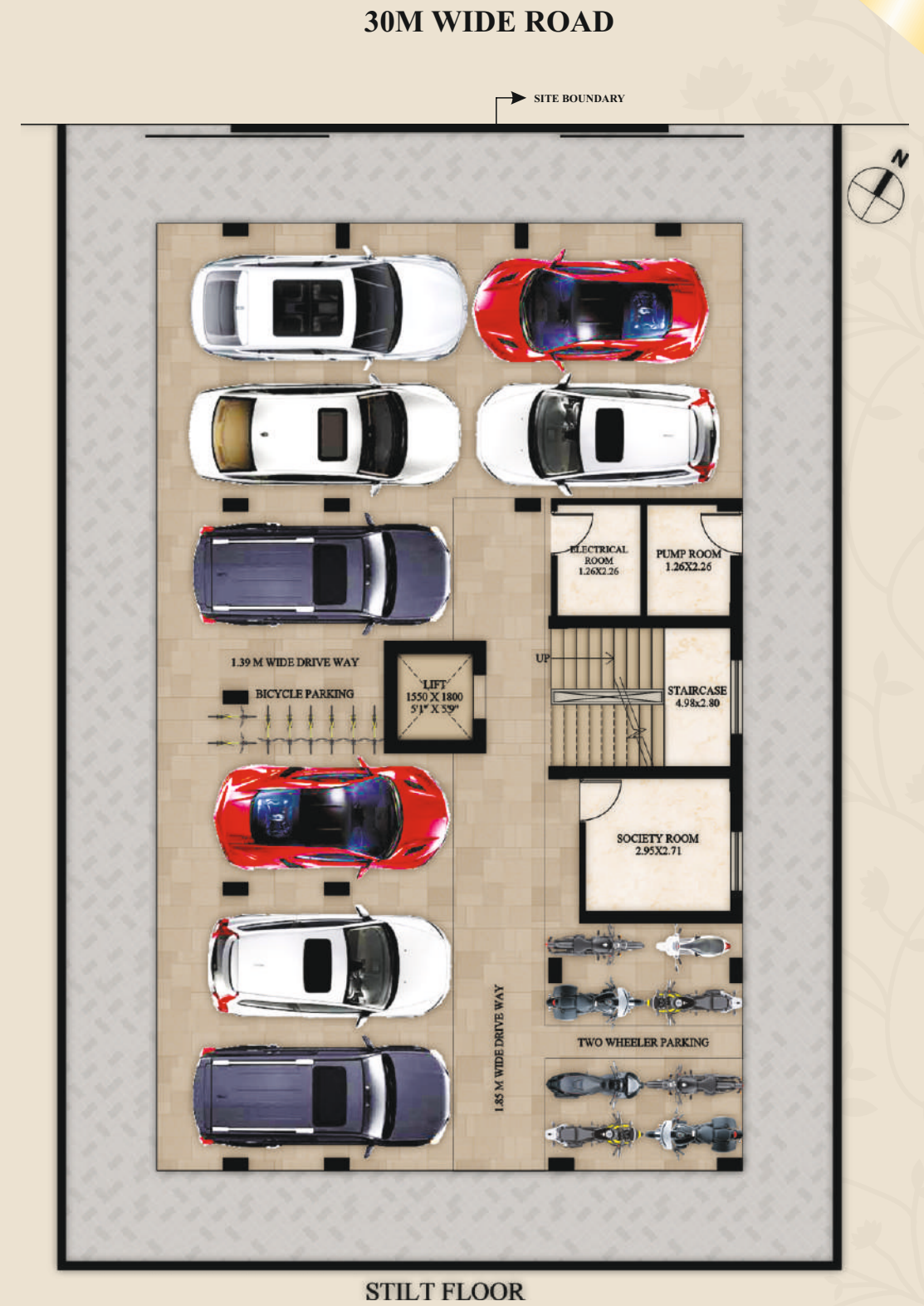
FLAT - A



FLAT - B



PARKING





A gate to Premium, Relaxing & Stress free Living

Our dream project is full of what's thoughtful. Hence, we have created designs that catch your guests' attention instantly and inspire you every day.

Ishwar Niwas offers you Modern, Luxury Apartment nestled in the heart of Koelnagar. This is our Flagship Project which will provide you all the amenities for a luxury & Tranquil Life.

Live In The Heart Of Koelnagar



- Hanuman Temple
- Dakhina Kali Mandir
- Tarini Mandir
- Shiva Jagannath Temple
- Sai Temple
- Jagannath Temple 4.6.
- Sai Baba Mandir



- National Institute Of Technology Rourkela
- Dr. Ambedkar Memorial Institute
- Dr. Ambedkar Memorial ITC
- M.G.M. English School
- Ispat English Medium School
- Kalinga Public School



- State Bank of India
- Canada Bank
- ICICI Bank
- HDFC Bank



- CWS Hospital
- Ispat General Hospital
- Super Speciality Hospital
- Dr. D. N. Mohapatra Clinic
- Dr. Devjeet Kara Clinic



- NAC Market
- Koel Bazaar
- NAC food Court
- Dr. D. N. Mohapatra Clinic



- Airport 9.5 Km., 18 Minutes
- Railway Station 6Km., 13 Minutes
- Sector-2 Bus Stand, 3Km. 10 Minutes