

Sahej Prestige

*Luxury Has a New Home*

# The Concept

Built with luxury in mind, the building would allow you to treat yourself and your family with a measure of comfort, appeal, and enjoyment.

Sahej Prestige has a commitment to delivering quality product to using the highest standards.

At Sahej Prestige, attention to detail is not a luxury, but an obligation.



# Prime Location

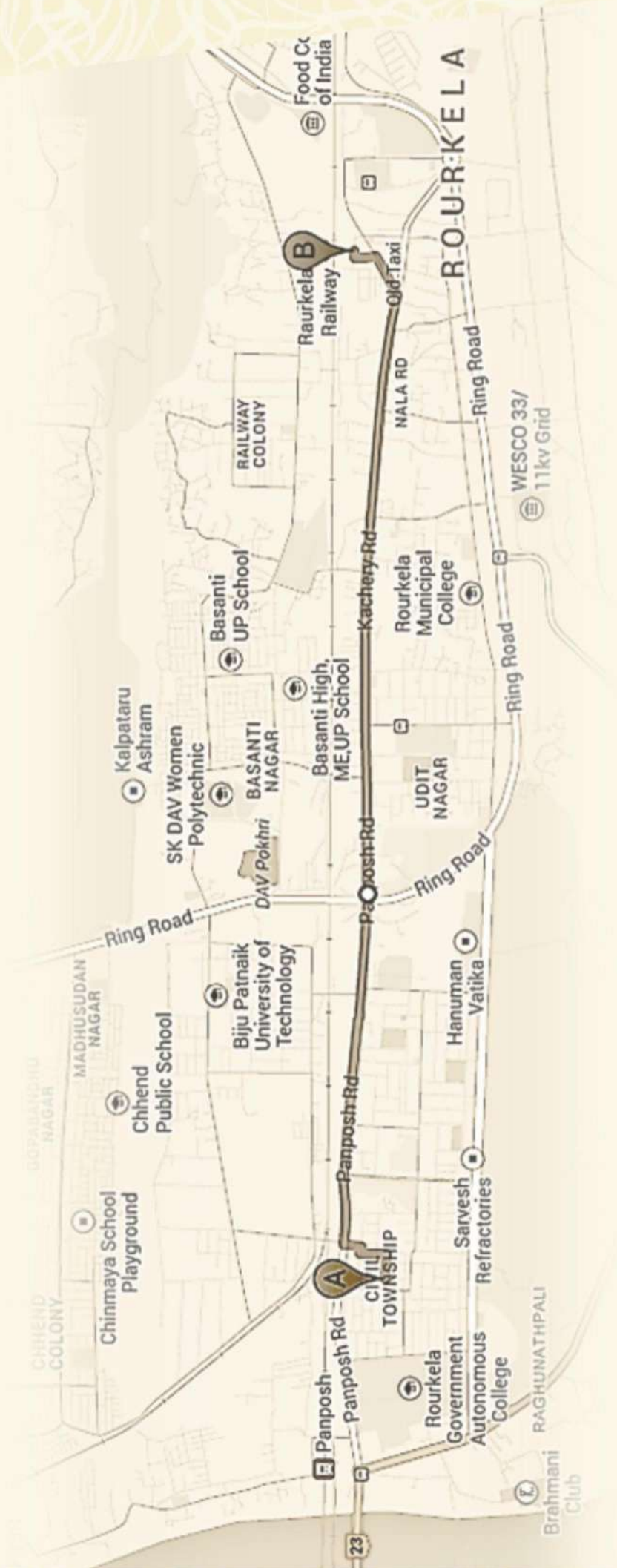
Sahej Prestige is situated at an elegant and conveniently located neighbourhood in civil township Rourkela.

Nestled within the heart of Rourkela, the building has an easy access to all areas of Rourkela. With the finest in dining, shopping, and entertainment, minutes within reach.

Living at Sahej Prestige, you will have the best of both worlds, enjoy the bustle of fast-paced city life by day, while benefitting from a secluded and quiet location where you can savor the comfort, calmness and serenity by night.

You can reach the building by heading from main road and continuing towards ring road.

'Forum Galleria', which is an upcoming commercial project is located right opposite to 'Sahej Prestige'.



## *Outstanding Design*

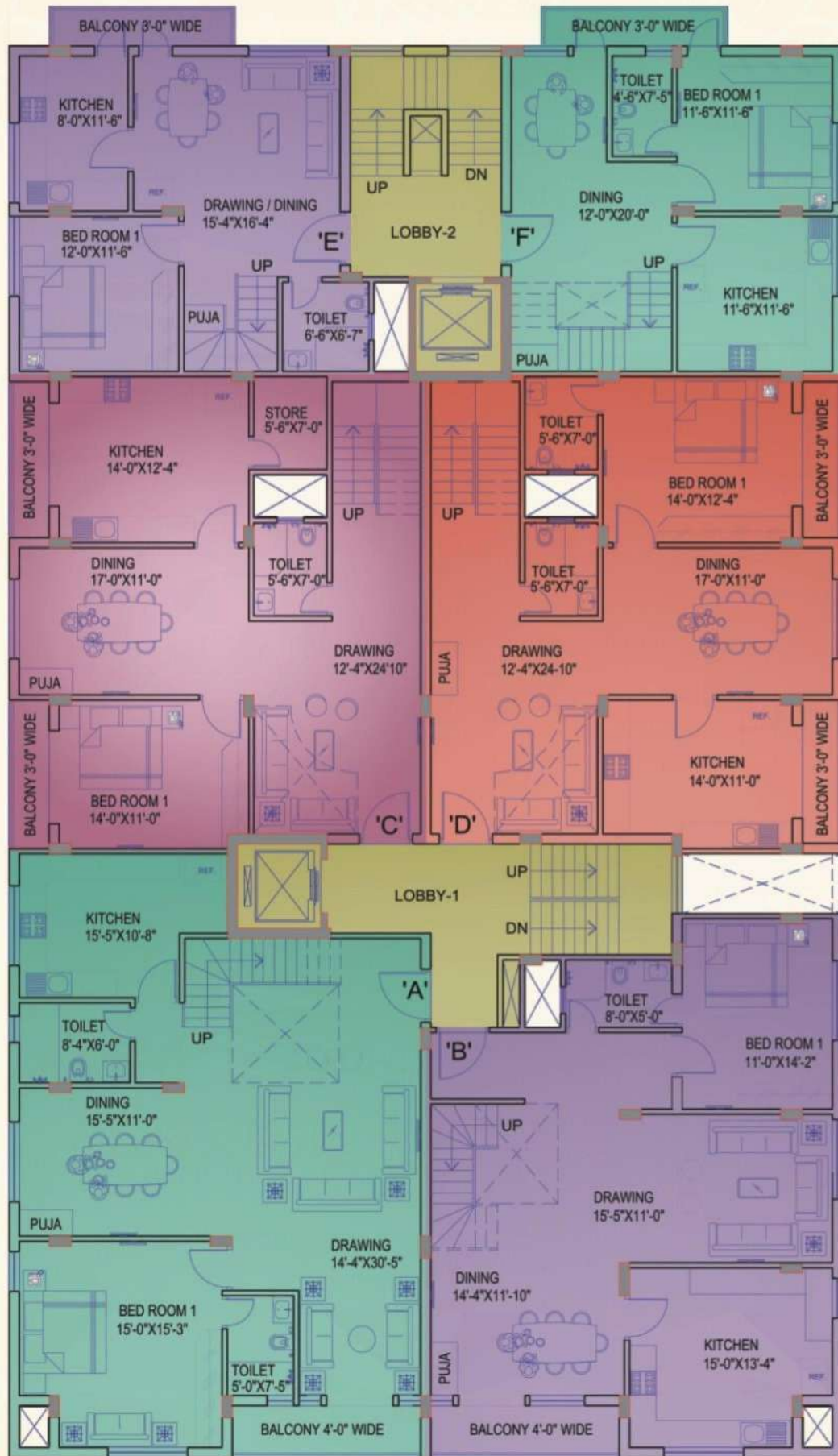
The building features an exceptional design where aesthetics and functionality come hand in hand.

The exterior combines elegance and class with a beautiful modern look using high quality materials, while the landscape area on the roof adds a touch of nature.



# First & Third Floor

# Second & Fourth Floor



## AREA STATEMENTS

Flat A	Duplex	3375 Sq. Ft.
Flat B	Duplex	2945 Sq. Ft.
Flat C	Duplex	2775 Sq. Ft.
Flat D	Duplex	2800 Sq. Ft.
Flat E	Duplex	1775 Sq. Ft.
Flat F	Duplex	1725 Sq. Ft.
Flat G*	Duplex	3560 Sq. Ft.
Flat H*	Duplex	3720 Sq. Ft.
Flat I*		900 Sq. Ft.
Flat J*		900 Sq. Ft.

\* BOTH THE PENTHOUSES INCLUDE PRIVATE GARDEN SPACE

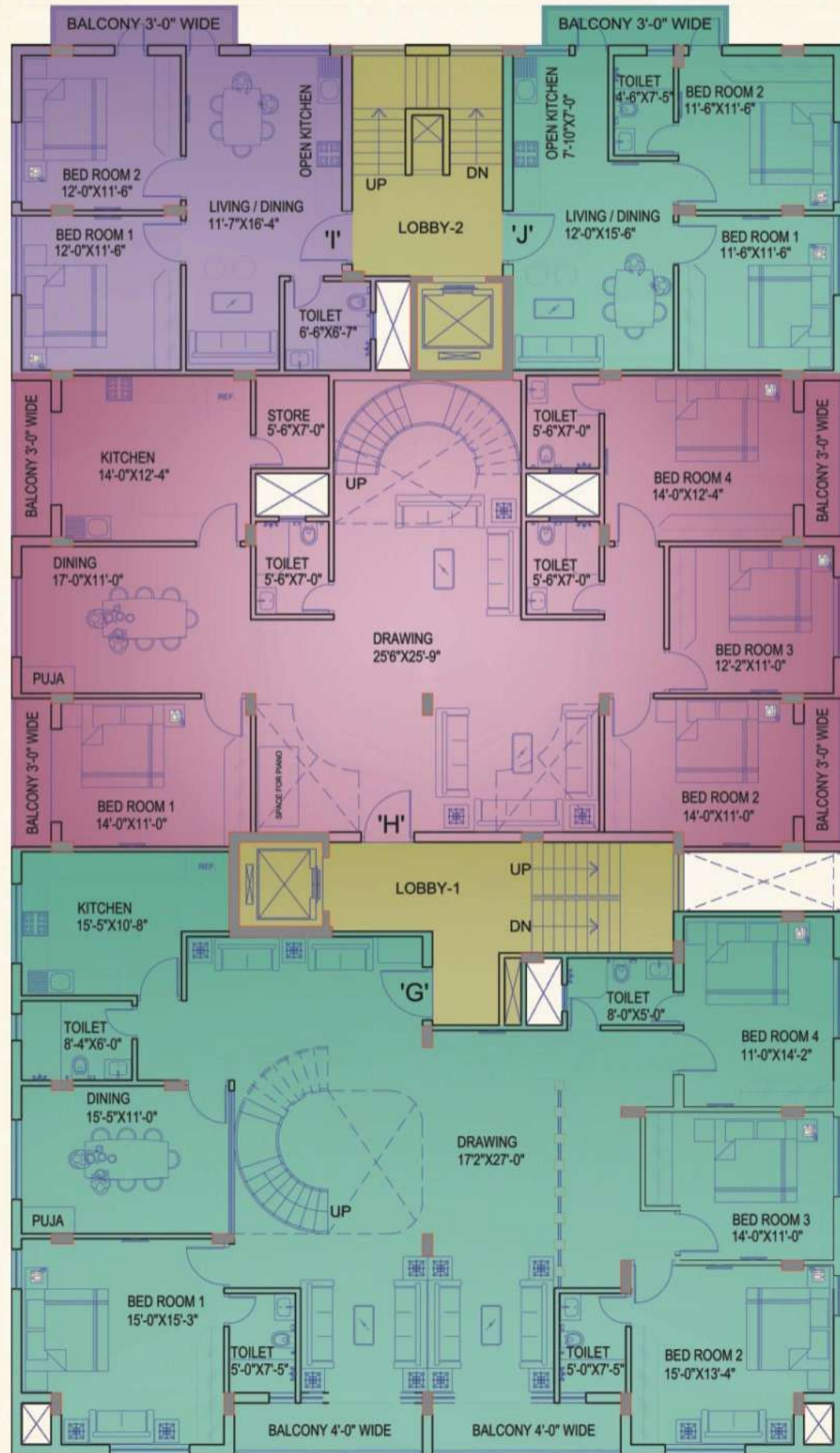


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Flat I*		900 Sq. Ft.
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# Fifth Floor

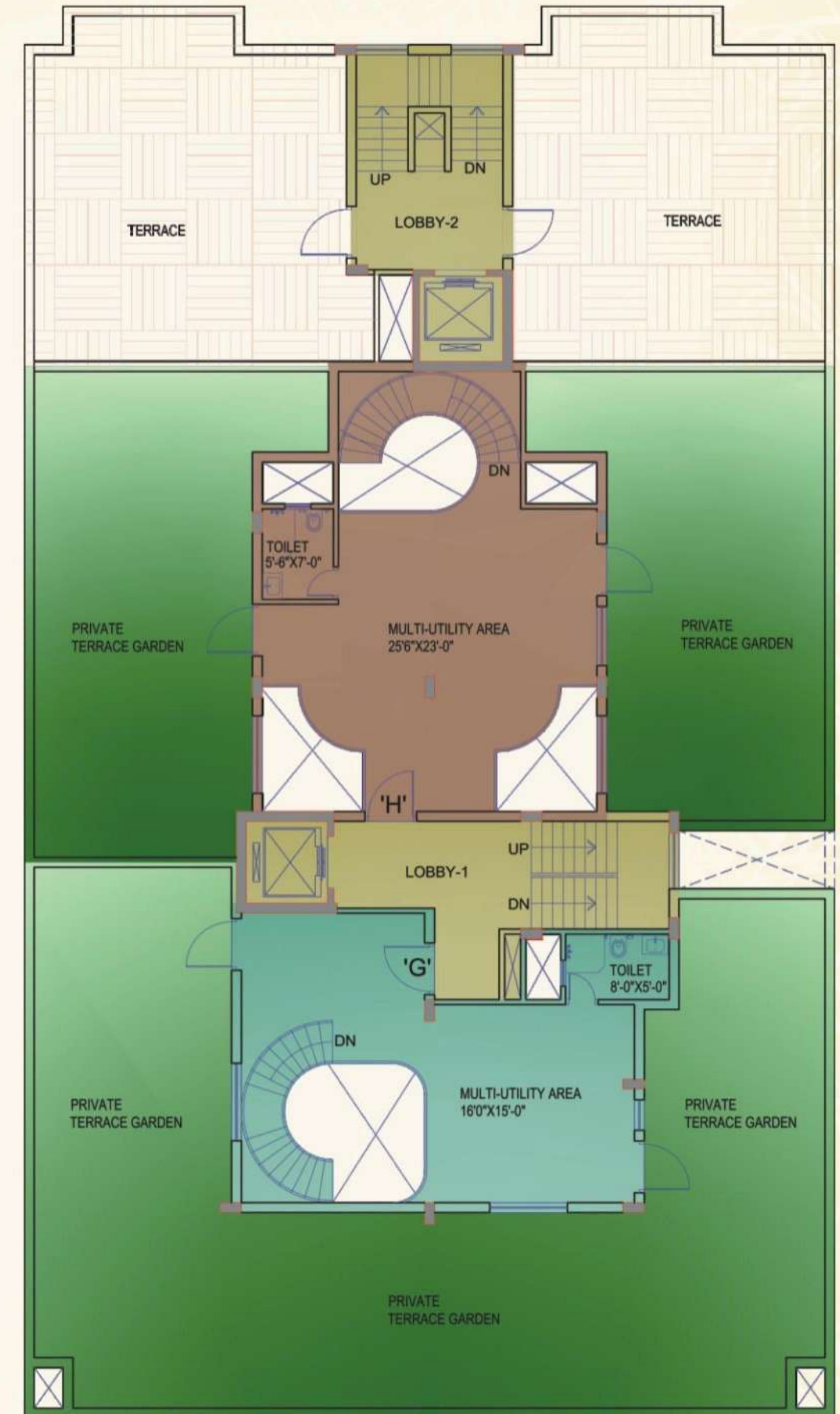


## AREA STATEMENTS

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Flat G	Duplex	3560 Sq. Ft.
Flat H	Duplex	3720 Sq. Ft.
Flat I		900 Sq. Ft.
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# Sixth Floor



## AREA STATEMENTS

Flat A	Duplex	3375 Sq. Ft.
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Flat F	Duplex	1725 Sq. Ft.
Flat G	Duplex	3560 Sq. Ft.
Flat H	Duplex	3720 Sq. Ft.
Flat I		900 Sq. Ft.
Flat J		900 Sq. Ft.

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# Amenities & Specifications

## **SPECIAL AMENITIES :**

- Superior quality fittings & fixtures
- 100% backup through DG Sets
- Structure adhering to National Building Code
- Ample space for Car and two wheeler parking
- 2 nos. High speed automatic lifts
- Provision for 2 BHK Apartments, 3BHK & 4BHK Duplexes, Penthouses.
- Project will have fast appreciation and flexible investment options
- International standard elevation

## **SPECIFICATIONS :**

### **Superstructure**

- RCC Framework

### **Walls**

- All internal walls will have P.O.P. finish.

### **External Facade**

- Plaster finish walls with Texture paint of Dulux or equivalent brand, to be painted over wall putty of J.K. wall putty.

### **Flooring :**

- Wooden flooring in bedrooms and vitrified tiles in other areas.
- Italian Composite in Dining area.



### **Doors**

- Wooden flush doors to be used in all the apartments.

### **Parking and driveway**

- Kota Stone and pavers.

### **Sanitary Work**

- Sanitary ware of Jaguar or other equivalent reputed brand. Planned in a maintenance friendly manner.

### **Kitchen**

- Marble flooring, Raw silk Granite kitchen platform with steel sink & glazed ceramic tiles up to 2 feet above the platform.

### **Air Conditioning :**

- Provisions for split ACs with dedicated plug points.

### **Power**

- 100% Power back up through DG sets. for common areas Instant change over between mains and DG sets. Quality earthing for all electromechanical gadgets.

### **Elevator**

- 2nos. Automatic high speed elevators of reputed brand.

### **Landscaping**

- Proper hardscape and softscape to beautify the compound.

### **Electricals :**

- Concealed electrical wiring / adequate power points.

### **Windows :**

- Sliding UPVC windows with glass and fitting.



### *The Right Time*

Rourkela is the commercial capital of Odisha.

With the State on a high growth path,

Rourkela is emerging as a vital development hub.

Limited land remains available for residential development

in the heart of town. Sahej Prestige,

a modern residential complex offering

duplexes & pent houses, is surely

**IN THE RIGHT PLACE AT THE RIGHT TIME.**

Just 12 duplex, 2 pent houses & 2 apartments are on offer.

Only those who seize the opportunity early will succeed.



### *The Prestige Matters*

The 'Sahej Prestige' promises to fulfill a common man's desire to live in chaos free environment with prudent lifestyle amenities. It is an abode amidst landscape and more to create a peaceful living

#### ***Our Projects***

**COMPLETED** : Sahej Enclave, Natural Comfort, Sahej Villa, Sahej Garden, Sahej Residency

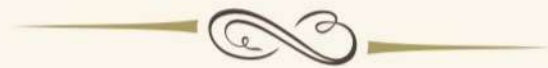
**ONGOING** : Sahej Lagoon, Natural Life, Sahej Plaza, Sahej Deep, Sahej Success





## *The 'Prestige'*

Sahej Prestige is a unique mixture  
of fine building design,  
high quality of material,  
prime location,  
and exceptional standard of living.



## *Welcome to a Futuristic abode*

Imagine living in a paradise that embraces energy efficient environment. A place where all the necessities of urban life are present within the periphery of the complex welcome to 'Prestige', By integrating energy efficient construction and eco friendly practices into the project, 'Prestige' spells beauty, comfort and sensibility in true sense.



Developer



**SAHEJ REALCON PVT. LTD.**

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[marketing@realtechgroup.net](mailto:marketing@realtechgroup.net)

Website : [realtechgroup.net](http://realtechgroup.net)

Architect

**SAHEJ ARCHITECTS**

**Gaurav Singh**  
1st Floor, Nanda Bhawan  
Main Road, Rourkela

Land Partner



**ADVAITA REALTY LTD.**

**Arun Basu**  
12A, Park Terrace  
Kolkata - 700 075



# Sahej Prestige

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This brochure is not a legal document. It describes the conceptual plan of Sahej Prestige. This developer reserves the right to change the layout plan, elevation, facilities and specifications.