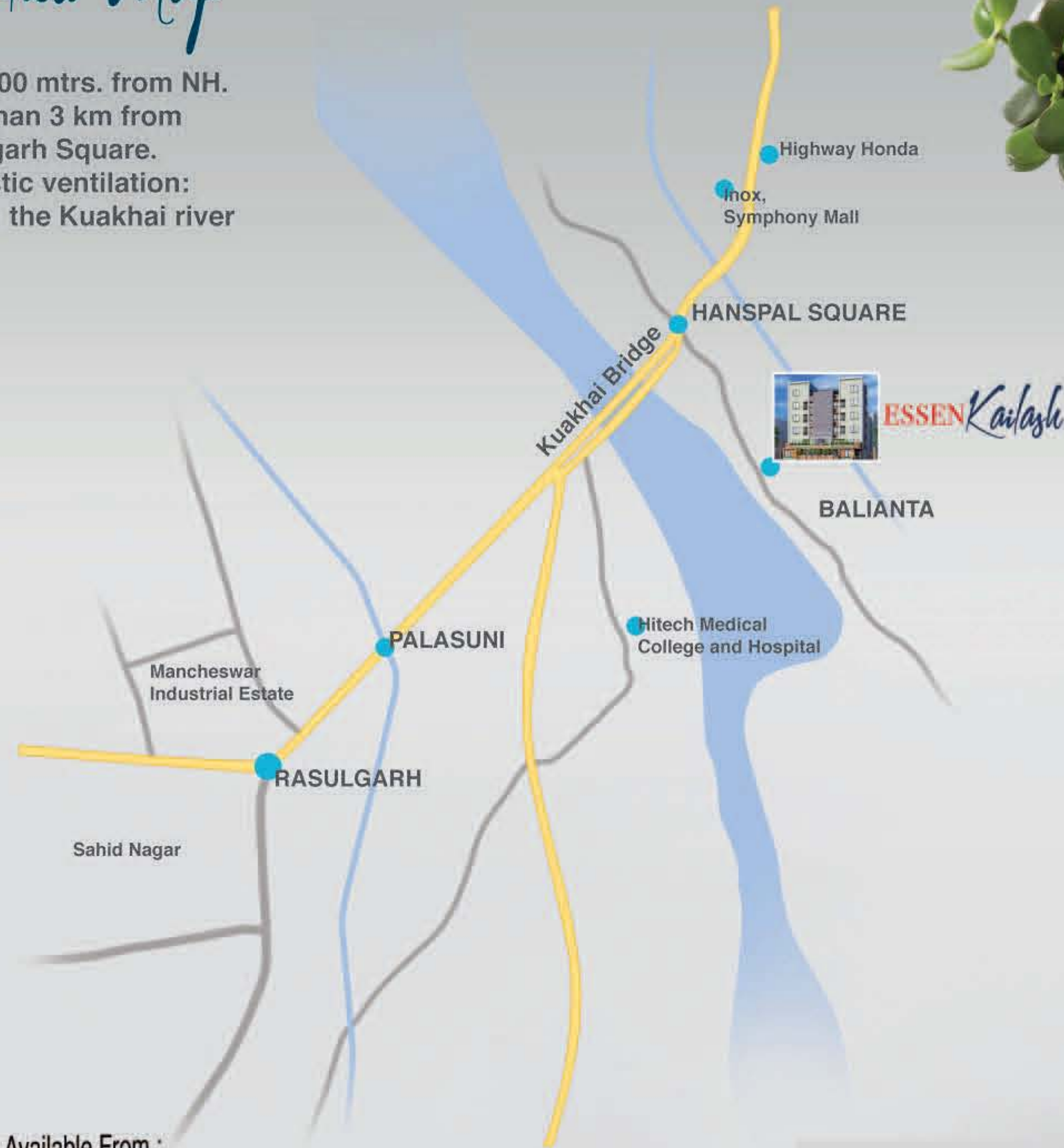


Location Map

Only 300 mtrs. from NH.
Less than 3 km from
Rasulgarh Square.
Fantastic ventilation:
Facing the Kuakhai river



Home Loan Available From :



Project promoted by:

ESSEN
CONSTRUCTION

For Enquiry Call Us - 94390 47299, 90400 11888

**B.M.C.
APPROVED**

ESSEN Kailash



Disclaimer: The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishes. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the company or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the Company and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc independently with the Company prior to concluding any decision for buying in any of the towers. The user of the Brochure confirms that he / she has not solely relied on this information for making any booking / purchase in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in any project by the Company. Nothing contained herein intends to constitute a legal offering on the Company's part. Information herein may contain technical inaccuracies or typographical errors. All images (other than actual images) are merely artistic conceptualization and should not be relied upon as definitive reference. Essen Kailash is registered with the Odisha Real Estate Regulatory Authority vide Project Registration Number RP/19/2021/00589 dt. 10.11.2021 and is being developed, constructed and marketed by Essen Construction.

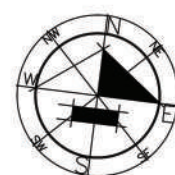
Introduction

Welcome to ESSEN KAILASH, a luxurious residential project by ESSEN CONSTRUCTION, situated at Naharkanta, only 300 metres from the NH and less than 3 km from Rasulgarh square. ESSEN KAILASH is a Stilt + 5 luxurious residential apartment overlooking the Kuakhai river, Vaastu Compliant with premium fittings, most ideally located with hospitals, schools, college, and market all nearby. It's a gated project with all the amenities needed for a modern and comfortable life, like back up power to each flat, equipped community hall, 24 hrs security, CCTV Cameras across the campus etc. This offering is another step from us to fulfil the expectations of our valued customers.





Typical Floor Plan



101,201,301,401

C.A – 1011 SFT
B.U.A – 1284 SFT
S.B.A – 1733 SFT

102,202,302,402,502

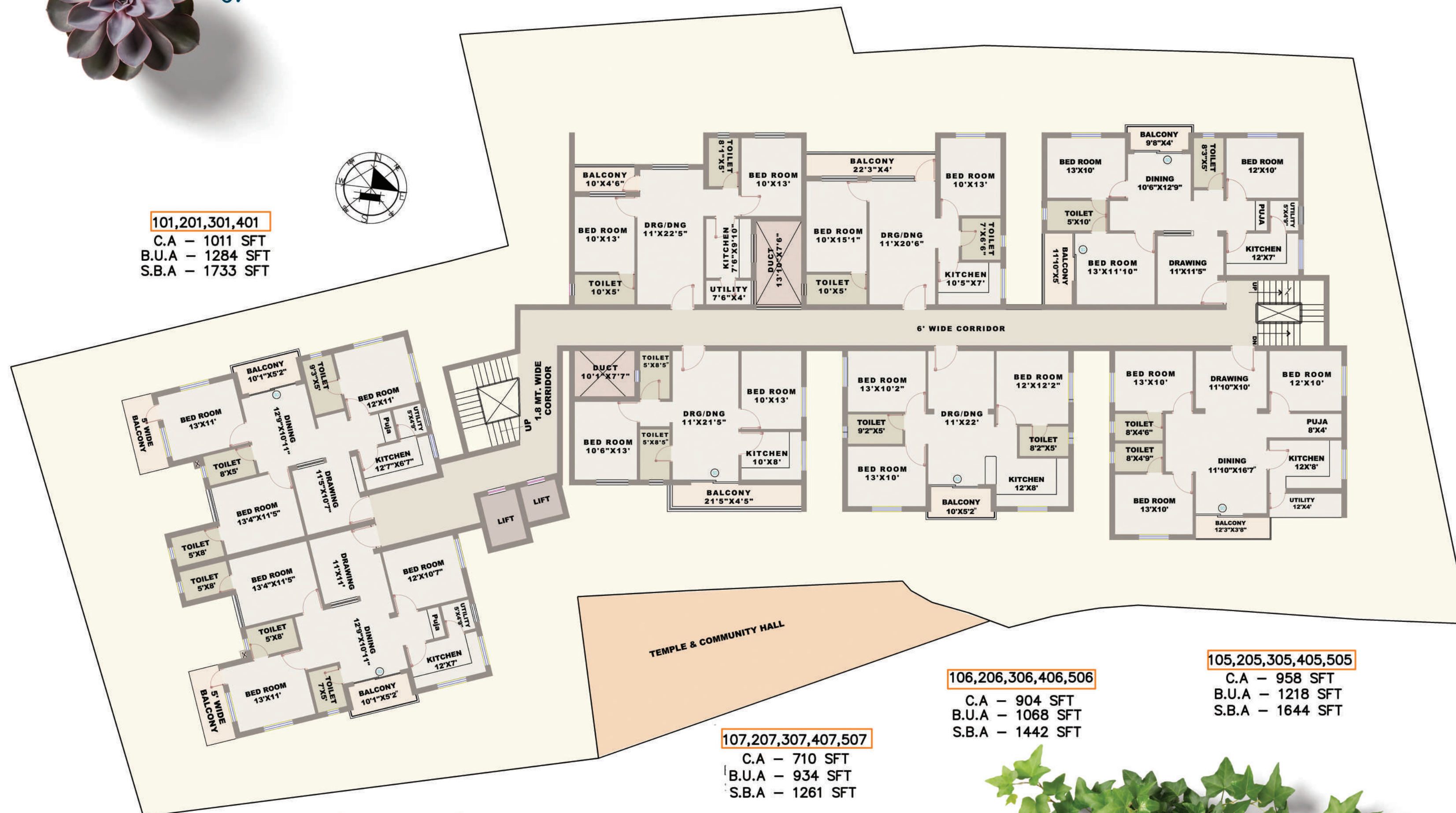
C.A – 721 SFT
B.U.A – 886 SFT
S.B.A – 1196 SFT

103,203,303,403,503

C.A – 732 SFT
B.U.A – 912 SFT
S.B.A – 1231 SFT

104,204,304,404,504

C.A – 979 SFT
B.U.A – 1226 SFT
S.B.A – 1655 SFT



108,208,308,408

C.A – 1011 SFT
B.U.A – 1284 SFT
S.B.A – 1733 SFT

107,207,307,407,507

C.A – 710 SFT
B.U.A – 934 SFT
S.B.A – 1261 SFT

106,206,306,406,506

C.A – 904 SFT
B.U.A – 1068 SFT
S.B.A – 1442 SFT

105,205,305,405,505

C.A – 958 SFT
B.U.A – 1218 SFT
S.B.A – 1644 SFT

TYPICAL FLOOR PLAN



Specifications

Structure:

- RCC frame structure, stilt +5 floors, eight flats in each floor from 1st to 4th floor, seven flats on the 5th floor, totalling 39 flats

Flooring:

- Master Bedroom: Premium elegant patterned vitrified tiles flooring.
- Living/Dining/Passages: Superior vitrified tiles
- Leading to Bedrooms, Balconies, Bathrooms: Pattern designer tiles
- Kitchen/Utility/Toilet: Anti-skid/Matt ceramic designer tiles

Walls:

- All interior wall faces and ceilings: Plastered smoothly and painted in 2 layer of Putty + 1 layer of primer +2 coats of acrylic Emulsion paint: All of ASIAN PAINTS, BERGER or similar brand.
- Kitchen: The dado over kitchen counter is of vitrified tile up to 3 feet
- Toilet: Wall tiles of 7 feet height decorative ceramic tiles
- Exterior facial of building: These are plastered with white cement wash and then painted with acrylic-based paint and textured surfaces in selective places as per architect's design to give an elegant look. Make: All of ASIAN PAINTS, BERGER or similar brand.

Fixtures and Fittings:

- Main door: Wooden frame with flush Wood Door and Decorative veneer/laminates including good quality hinges OR Tata Pravesh Steel doors.
- Bedroom doors/Toilet/Dining balcony etc.: engineered wood door frame with one side Teak veneer/laminate shutter including good quality hinges, lock and handle or Tata Pravesh steel doors.

Windows:

- Powder coated galvanised aluminium window with MS Grills.

Ventilators:

- Heavy gauged, aluminium with glazed, louver ventilators.

Toilets:

- Wall tiles of 7 feet height decorative ceramic tiles.

Kitchens:

- Kitchen countertop of highly polished bull-nosed granite, STAINLESS STEEL SINK (single sink, single drain).

Electrical:

- Best quality cables/wiring through PVC conduits concealed in walls and ceiling. Light points, fan/exhaust points, power points, call Bell points, TV points, telephone points.
- AC point in master bedroom, provision of dummy AC points of other bedrooms. Total concealed electrical wiring for all the rooms provided with electrolyte copper conductors. The electrical room will have panel boards, meters et cetera, as per norms. Each 3 bed Apt. to have 6Kw Power Play supply and 2 bed apt. to have 4 Kw power supply.

TV/Telephone points:

- One outlet for TV, Telephone and provision of cable TV connection in the living area.

Elevators:

- 2 Nos of high-speed automatic lifts with designer finishes car cabin.
- One stretcher Lift.

D.G.:

- Backup for common area lighting, pumps, lifts and 500 W back up to each flat.

Special Features

Safety and security

- Gated community.
- Earthquake resistant building.
- Lightning protection in compliance with IS 2309.
- CCTV camera all around the campus.

Ventilation and defined good life.

- Most flats have three sides open with individual walls.
- Sufficient parking in stilt for residents.
- Vaastu Complaint Apartment.

Leisure and recreation

- Fully equipped community Hall.

Environment care

- Rainwater harvesting.
- Fire safety compliant.
- Sewerage treatment plant.
- Rooftop solar panel

Quality differentiator in the building.

- Power: Each flat has connected load of 4 kW (single phase) for 2 BR flat and 6 kW (three-phase) for 3 BR flat.
- Each flat has power back up of 500 W apart from power back up for common areas.
- Waterproofing: The building comes with extensive waterproofing Dr. FIXIT's PDPROOF LWS. or similar and Dr. FIXIT's SUPERLATEX or similar in RCC joint points as well as in water Dr FIXIT's PDFIN 2K or similar Tank, wet areas etc.
- Fully automatic lifts.
- Temple and Green space.

