



SMART NEST

APARTMENT

We love creating your story



Wrapped up with Smart Nest Apartment



HIGH FIELD PROPERTIES .PVT LTD

High Field Properties, a premier real estate company, embraces the responsibility of transforming dreams into reality.

Committed to transparency, we prioritize client satisfaction by delivering unparalleled service. Our ethical practices, from property acquisition to customer engagement, define us.

High Field Properties doesn't just build structures; we cultivate communities.

With a focus on sustainable development, we ensure environmental responsibility.

Every project reflects our dedication to quality, innovation, and client welfare.

Trust High Field Properties to navigate the real estate journey with integrity, making dreams come true while upholding the highest standards of Responsibility in the industry.

**BY MANAGING DIRECTOR-
MADHUSUDAN NAYAK**



AASIM ALI ARCHITECTS

WE BUILD YOUR DREAMS

Young budding architect with a vision to create remarkable structures in the built fabric starting from Bhubaneswar and expanding on a global front. The firm was started with a passion to stand out from the rest of the architectural firms in the year 2022. With a team of experienced professionals, the firm has already produced more than 15 projects into construction stage and one complete project.

The projects are spread out through the state of Odisha along with gaining popularity in the field to become the talk of the town in various states in the country.

**PRINCIPAL ARCHITECT
AR.MD.AASIM ALI**

SMART NEST APARTMENT

Indulge in a truly spectacular experience as you venture into this magnificent home! Boasting 3 bedrooms, 3 bathrooms, and 4 floors of sheer bliss, this smart nest residence is nothing short of breathtaking. As soon as you step inside, you'll be greeted with an open floor plan that exudes elegance and style - perfect for hosting guests and creating unforgettable memories with your loved ones.

FEATURES

- ✓ 3 Bedrooms
- ✓ 3 Bathrooms
- ✓ Living Room
- ✓ Dining Room
- ✓ Kitchen
- ✓ Utility
- ✓ Balcony
- ✓ Children's Play Area



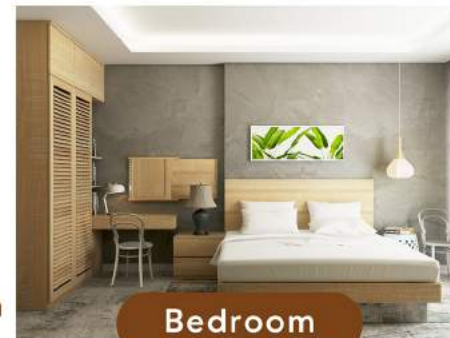
Living Room



Kitchen



Dining Room



Bedroom

About The Property

Experience the Ultimate in Smart Living with this 3-Bedroom House Offering Scenic Views

Don't miss out on the opportunity to live in luxury in this stunning house. Call now to arrange a viewing and experience elevated living at its best



SMART NEST
APARTMENT



CONTACT US
+91-9776529890

*"Get Your Dream
House Now"*

TYPICAL FLOOR PLAN



SMART NEST
APARTMENT

Flat- 102-402

Step into this contemporary dream

apartment and experience the perfect blend
of luxury and comfort.

With 3 bedrooms and 3 bathrooms spread over
04 floor, this stunning property boasts an open
floor plan that is sure to impress. The early bird
may get the worm, but the smart investor gets
the returns - and this beautiful apartment is
the perfect investment opportunity for you!



HALL



KITCHEN



TOILET



BEDROOM



Flat- 101-401

TYPE UNIT PLAN 3-BHK TYPE -1



KEYPLAN
NOT TO SCALE

LEGENDS

- 1.HALL- (11'-0"X21'-6")
2. M.BED ROOM(13'-3"X11'-6")
3. ATT.TOILET(8'-6"X4'-6")
- 4.KITCHEN (10'-0"X8'-6")
- 5.UTILITY(4'-0"X8'-5")
- 6.BALCONY(11'-0"X4'-0")
7. BED ROOM-1(11'-6"X12'-0")
- 8.COM.TOILET(7'-6"X4'-6")
- 9.BED ROOM-2(11'-3"X15'-10")
- 10.TOILET(4'-10"X7'-4")



VASTU FEATURES

- >> MASTER BEDROOM IN SOUTH-WEST DIRECTION. (NO NORTH HEAD BED.)
- >> ALL TOILETS W.C IS NORTH-SOUTH FACING
- >> KITCHEN NORTH WEST DIRECTION .
- >> EAST FACING COOKING PLATFORM.

FLAT NO .	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
101 - 401	100 sq. ft	1209 sq. ft	1660 sq. ft

All the dimension are in sq.ft or ft unless other unit is specified.
This plan is for space planning purpose only. All dimensions are unfinished structural dimensions, variation in Final area may account of planning constraints/ site conditions/columns/ finishing.

SCAN ME



TYPE UNIT PLAN 3-BHK TYPE -2



SMART NEST
APARTMENT



KEYPLAN
NOT TO SCALE

LEGENDS

1. HALL- (11'-0"X21'-6")
2. M.BED ROOM(13'-3"X11'-6")
3. ATT.TOILET(8'-6"X4'-6")
4. KITCHEN (10'-0"X8'-6")
5. UTILITY(4'-0"X8'-5")
6. BALCONY(11'-0"X4'-0")
7. BED ROOM-1(11'-6"X12'-0")
8. COM.TOILET(7'-6"X4'-6")
9. BED ROOM-2(11'-3"X15'-10")
10. TOILET(4'-10"X7'-4")



VASTU FEATURES

- >> MASTER BEDROOM IN SOUTH-WEST DIRECTION. (NO NORTH HEAD BED.)
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- >> KITCHEN NORTH WEST DIRECTION .
- >> EAST FACING COOKING PLATFORM.

FLAT NO .	BALCONY AREA	BUILT UP AREA	SUPER BUILT UP AREA
102 - 402	105 sq. ft	1183 sq. ft	1625 sq. ft

All the dimension are in sq.ft or ft unless other unit is specified.
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SCAN ME



THE ADDRESS BY
HIGH FIELD PROPERTIES PVT.LTD

STILT PARKING & SITE LAYOUT

Featuring lush landscaping, sit-out area a gated community, and great curb appeal. The front yard is a peaceful haven where you can play relax and take in the scenic surroundings. Located in a safe and friendly neighbourhood with well-maintained roads and sidewalks, this apartment offers easy access to public transportation and a variety of restaurants. The Primary Health Centre is just a 15-minute drive away, ensuring that healthcare is easily accessible.

CAR PARKING

1 Car Park for each Apartment

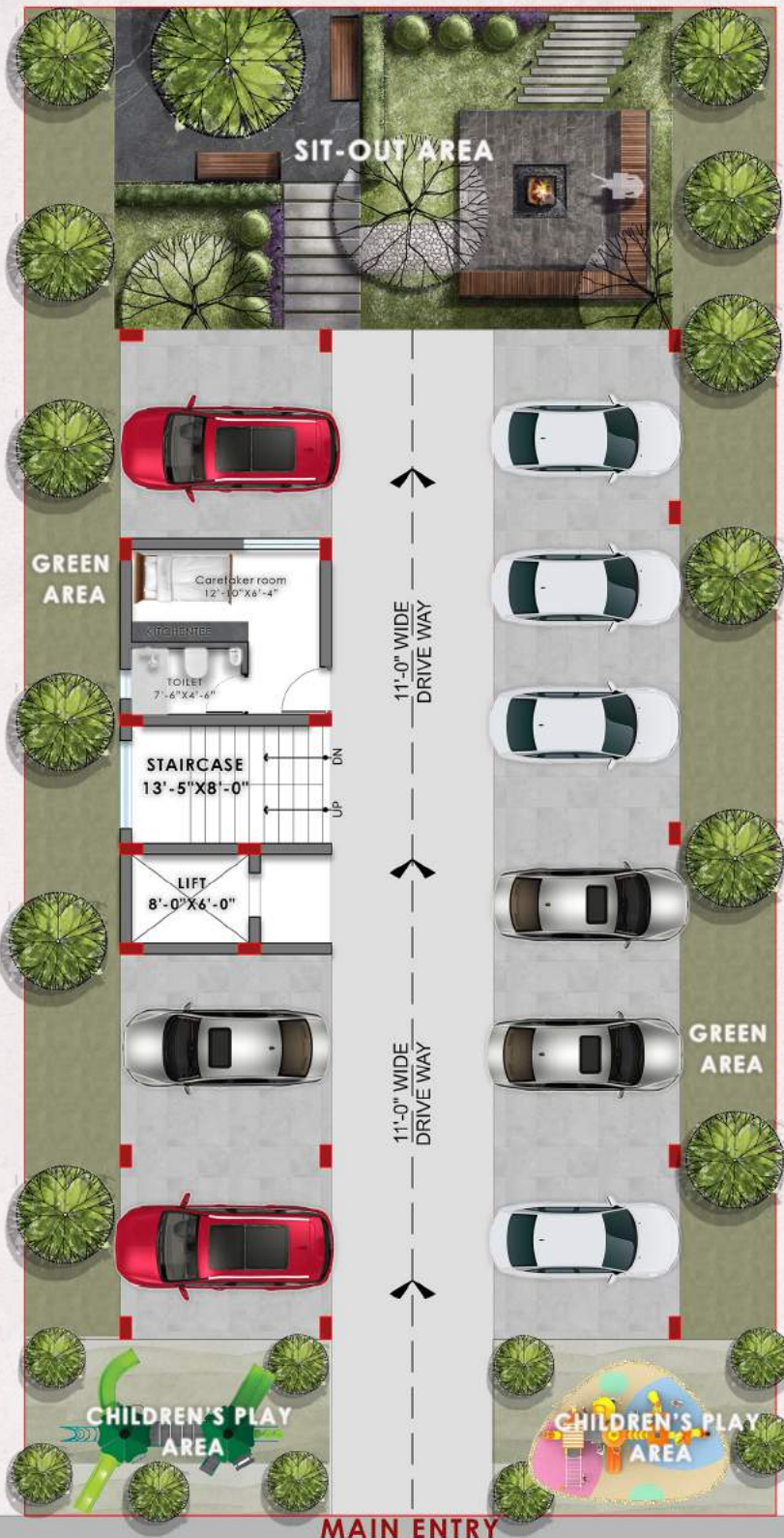
CAR WASHING FACILITY

Car washing facility shall be provided as per the vendor's specifications.

PARKING MANAGEMENT

Entire parking is well designed to suit the number of Car Parks provided.

Parking signage and equipment at required places to ease the traffic flow.



BEAUTY LIES IN THE details!

From plumbing to plastering, understand what goes into building and decorating your home so that you can appreciate its interior and exterior beauty for years to come.

STRUCTURE

- >> RCC-framed structure to withstand wind and seismic loads.
- >> RCC - Framed structure of M-25 grade.
- >> TATA TISCON, SAIL/JSPL Pather, Runta steel & cement of reputed make (lafarge/ACC/Birla/Dalmia/Ultratech) at concrete mix as per ISI
- >> Anti Termite Treatment.

SUPER STRUCTURE

- >> 9" thick solid cement blocks work for external walls and 5" thick solid cement blocks work for internal walls.

PLASTERING

- >> Double-coat plastering in cement mortar 1:6 for external walls, for internal walls.

FLOORING

- >> Bedrooms, Living, Dining and Kitchen: 600x600 mm double charged vitrified/GVT tiles
- >> Bathrooms and Utility: Acid-resistant, anti-skid vitrified tiles 600x300 mm/300mmx300mm.
- >> Corridors and Lift Cladding: Designer Vitrified/GVT tiles with inlay work.
- >> Finished tiles in the bathroom of reputed brand like Kajaria/Creanza/RAK/OASIS

DOORS

- >> Main Door: Frame, shutters made of engineered wood with both sides wood finish fixed with premium hardware and locking system of reputed make.
- >> Bedroom and Bath Doors: Frame, shutters made of engineered wood (seasoned sal wood) with both sides wood finish fixed with premium hardware and locking system of reputed make. (Godrej)

WINDOWS

- >> Aluminum anodised UPVC windows with floating glass with safety grills.
 - >> Sanitary Fittings.
 - >> Provision for geysers.
 - >> Concealed piping with ISI quality fittings and water supply from overhead tank.
 - >> Provision for fixing aqua guard in kitchen will be made.
 - >> Additional Wash basin in dining area.
- Johnson or equivalent.

All specifications are subject to final design, drawing, suitability and availability of material and may change at the time of

TOILETS & PLUMBING

- >> Acid-resistant, anti-skid vitrified tiles from dado to door height.
- >>All bathrooms equipped with EWC with Jaquar/Hindware Cera, OASIS, Kerovit or equivalent CP and Sanitary Fittings.
- >>Provision for geysers.
- >>Concealed piping with ISI quality fittings and water supply from overhead tank.
- >>Provision for fixing aqua guard in kitchen will be made.
- >>Additional Wash basin in dining area.

BALCONY DOOR

- >> Aluminum anodised UPVC sliding doors with floating glass .

PAINTING

- >> Internal walls: Smooth Putty finish with two coats of premium emulsion paints.
- >>External walls: Textured finish with weather proof exterior paints.

GENERATOR

- >>100% power back-up for common and landscape lighting, lift, pumps and all common amenities.
- 100% back-up for flats excluding ACs and geysers.

SECURITY

- >>CCTV all around building solar-fencing.

ELECTRICAL

- >>Concealed PVC conduits and Anchor/Polycab/KEI/or equivalent VGuard copper wiring with adequate power and light points, one TV, one Internet point connection in hall.
- Legrand/Gold Model/Anchor Modular switches for entire flat will be provided.
- All bedrooms with AC power outlets, 3-phase power supply with ELCB/RCCB.Anchor/Polycab/KEI/or equivalent VGuard copper wiring with adequate power and light points, one TV, one Internet point connection in hall.
- Legrand/Gold Model/Anchor Modular switches for entire flat will be provided.
- All bedrooms with AC power outlets, 3-phase power supply with ELCB/RCCB.

KITCHEN

- >>Superior Granite Platform with premium glazed tiles up to 2 ft height fitted with stainless sink

All specifications are subject to final design, drawing, suitability and availability of material and may change at the time of finalization with mutual consent

OUR PROJECTS



PANACEA at Sahid Nagar



BRISTON Near to Sum Ultimate Hospital



CRIMSON Near to DAV Kalinga Nagar



HORIZON at Kalinga Nagar



LOCATION MAP



Transportation

Railway Station -3.6km

Biju Patnaik International Airport-13.4km

Schools & college

MOTHER CARE Public School- 3.5km

Rainbow International School- 400m

ST XAVIER'S High School -1.4km

KIIT University-1.4 km

Hospitals

KIMS -2.8km

Utkal hospital -4km

Care hospital- 3.5km

SCAN ME





HIGH FIELD
PROPERTIES PVT. LTD.
REDEFINED THE FUTURE

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