



CANDLESAI DEVELOPERS



SUGAR CANE

3BHK PREMIUM APARTMENTS
AT- PATIA, RAGHUNATHPUR

Spacious Living

ORERA REG NO : RP/19/2022/00765



About the Developer

Candlesai Developers Pvt Ltd is an ambitious set-up. It is ISO 9001 Certified, with 25 years of invaluable experience and expertise in the civil construction sector. Making the concept of spacious living in the best locality & prime proximity a reality Candlesai Launches its project Sugarcane apartments, premium 3 BHK spacious houses at Patia BBSR.

About the Project

Sugarcane is an artistic sensation dreamt of and designed with the expertise, innovation & brilliance by Candlesai Developers Pvt Ltd. Built with a smart and conceptualized belief it lays a foundation of distinction and flair. Bringing the concept of expansive living spaces with affordable luxury & multi-purpose usable spaces within their houses. Sugarcane is situated at Bhubaneswar's prime location PATIA, Patia being the financial and social hub of Bhubaneswar, it is the top pick of the folks.

Time is priceless stay connected

- Prime location of the city at Patia, near KIIT-V Mart square.
- Close to educational institutions like KIIT, KIIMS, CEB, KISD, XIMB, Trident, Silicon.
- Close to IT hub Infosys, TCS, Satyam, Mindtree, DLF Cybercity.
- Minutes away from Sai International school, ODM and FBS, KIIT International School.
- Close to healthcare centre KIIMS Hospital, Kalinga Hospital, Care Hospital.



SUGARCANE
APARTMENTS
Spacious Living

Entrance Night View

Display of elegance & grandeur.

Door & windows: Large 8 ft doors with 32 mm flush door with wood finish factory laminated.

Windows: Large 8 ft windows with UPVC systems.

Window with 5 mm clear toughened glass.

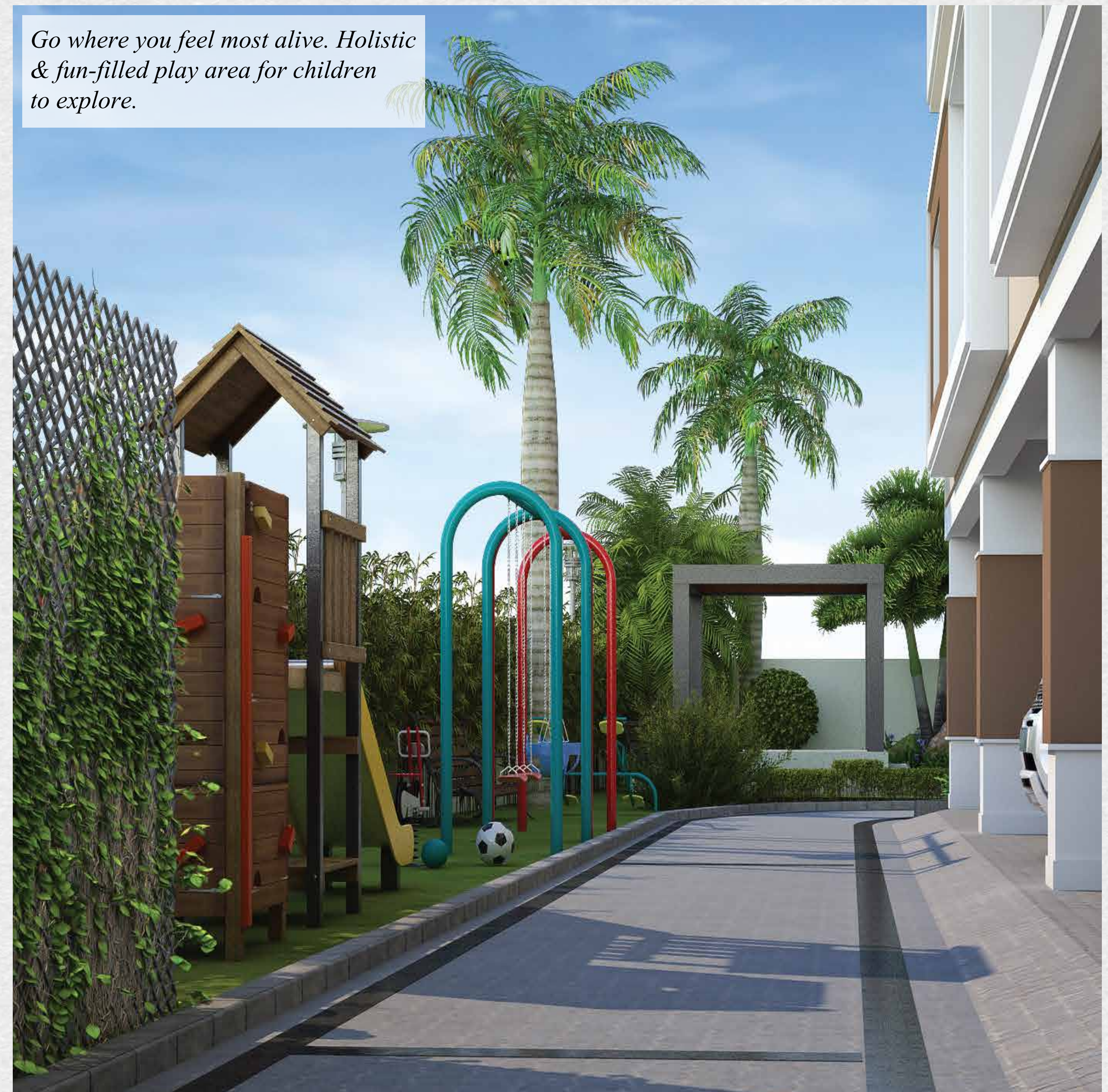


Driveway

A massive and sprawling driveway for an effortless parking experience. Ample parking space-Basement & Stilt. Walking & Jogging track.



A class-apart swimming pool to relax and rejuvenate your day with your loved ones.



Go where you feel most alive. Holistic & fun-filled play area for children to explore.

Huge Balcony with coffee table, soffit ceiling, along with 12mm toughened glass installed over aluminium frame. UPVC sliding doors. Wood finish plank tiles laid with spacers & epoxy grouting to build a premium luxurious feel.



A magnanimous Sky Garden

- Enjoy at Night, with beautiful ambience lighting and dazzling cascades.
- Listen to the music of Cascades.
- Relax under Gazebos.
- An essence of Sky Gym.
- Host your Kitties, Birthday and Group parties at Gazebos.
- A Stage and a dedicated space for Theatres and other activities to host, Open Events, Yoga and many more.



1st Floor Plan



Typical 2-5 Floor Plan



Flat No	Carpet Area	Built Up Area
01	1163.69 Sqft.	1416.12Sqft.
02	1168.32Sqft.	1400.62Sqft.
03	1171.76Sqft.	1402.24Sqft.
04	1171.76Sqft.	1402.24Sqft.
05	1122.69Sqft.	1374.48Sqft.
06	1015.52Sqft.	1241.05Sqft.
07	1101.71Sqft.	1393.63Sqft.
08	1091.17Sqft.	1365.01Sqft.
09	1004.55Sqft.	1254.61Sqft.
10	1004.55Sqft.	1254.61Sqft.
11	1579.13Sqft.	1907.42Sqft.
12	1234.49Sqft.	1542.66Sqft.



Plan - A

Carpet Area - 1171.76 Sqft.
Built Up Area - 1402.24 Sqft.
Super Built Up Area - 2145.43 Sqft.



Plan - B

Carpet Area - 1015.52 Sqft.
Built Up Area - 1241.05 Sqft.
Super Built Up Area - 1898.81 Sqft.





Plan - C



Plan - D



Carpet Area - 1579.13 Sqft.
 Built Up Area - 1907.42 Sqft.
 Super Built Up Area - 2918.32 Sqft.



Carpet Area - 1234.49 Sqft.
 Built Up Area - 1542.66 Sqft.
 Super Built Up Area - 2360.31 Sqft.

Specification

Living room/ Dining room/ Master bedroom/ Bedroom floors: Premium glazed vitrified tiles.

Walls: Acrylic emulsion paint, putty base 1 coat primer.

Ceiling: Acrylic emulsion paint, putty base 1 coat primer.

Fixtures & fittings: Modular switches, sockets, telephone line, conduit for cable TV.

Door & windows: Large 8 ft doors with 32 mm flush door with wood finish factory laminated. Door frame with wood finish factory laminated & architrave.

Windows: Large 8 ft windows with UPVC systems. Window with 5 mm clear toughened glass.

Master bedroom floors: wood finish tiles.

Toilet: Anti-skid premium ceramic tiles with up to 8 ft height all around.

Grid false ceiling, Premium fixtures and fitting by grohe, provision of geyser.

Kitchen: Factory finish kitchen with a composite stone slab on top and rear wall.

Balcony: Furniture with a coffee table in 1 balcony, soffit ceiling in one balcony.

Floors: Wood finish plank tiles laid with spacers with epoxy grouting.

12 mm toughened glass installed over aluminium frame with patch fitting

UPVC sliding doors/ openable doors and door frame.

Doors & windows: 32 mm flush door with wood finish factory laminated, similar finish door with architrave.

Lobby/ corridors: Vitrified tiles, putty base with 1 coat primer.

Main staircase: Concrete flooring/ Kota stone, lime wash, MS tube/ solid bar.



Facilities

- - 3 BHK flats with sprawling space & adequate natural light.
- - Friendly atmosphere for children & senior citizens.
- - Multipurpose Clubhouse bustling with activities equipped with Internet & Wi-Fi.
- - Envelope landscape with a walking trail.
- - 24/7 gated security & CCTV security surveillance.
- - Boom barriers at the entrance.
- - Intercom facility & Wi-Fi with fibre optics to each flat.
- - Adequate fire fighting systems.
- - Solar water supply/ solar PV panel.
- - Sewerage treatment plant.
- - Limited vehicle movement inside the complex.
- - 24/7 power backup for common areas; 1 KW for all each flat.
- - Pollution free environment.
- - Rainwater harvesting using recharge pits.
- - Centralised UGR with waterline distribution to each flat.
- - Swimming pool.
- - Gymnasium.
- - Car washing facility.
- - Permeable paved roads.
- -Concierge.
- -Greenery & Landscapes.



Mitsubishi Elevator exceptionally quiet, smooth-riding, safe & reliable.

- Dedicated parking for ambulance & visitors.
- Powered parking for electric vehicles (Prepaid Basis) Optional for EV users.

Master Plan



Legend

- 1 - Entry / Exit Point
- 2 - Security Room
- 3 - Drive Way
- 4 - Walking Track
- 5 - Open Green Area
- 6 - Swimming Pool
- 7 - Children Play Area
- 8 - Sprawling Green Space
- 9 - Temple
- 10 - Ambulance Parking
- 11 - Fire Vehicle Parking
- 12 - Visitors Parking
- 13 - Two Wheeler Parking
- 14 - Concierge

Location Map

Not to Scale*



Proximity

- 3-4 minutes drive from KIIT square.
- 10 minutes drive from Nandan Kanan Zoo.
- 12 minutes drive from Infocity/ Bhubaneswar Golf Club.
- 18 minutes drive from Kalinga Hospital/ Apollo Hospital.
- 17 minutes drive from railway station.
- 21 minutes drive from Jaydev Vihar Chowk.
- 35 minutes drive from airport.
- 30 minutes drive from Cuttack.