TRINITY

KALINGA NAGAR



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Built on the belief that true luxury lies on the fundamentals of living. Rather than chasing excess, we focus on what truly matters - prime locations that appreciate in value, thoughtful design, strong construction and the priceless comfort of peace of mind.

At **EFFICIENT**, every home is created to deliver enduring value, intelligent planning and a lifestyle defined by simplicity, quality, and long term confidence.

IT ALL STARTS WITH

A DREAM

Owning a home in Bhubaneswar is more than a milestone- ***It is a deeply cherished dream full of emotion, aspiration and the desire to create a place that truly feels like your own.*** A home where life unfolds, families grow, and where everyday moments turn into lasting memories.

At EFFICIENT, we understand the sentiment behind this dream. That is the reason we build with care, , precision, and thoughtful acumen - paying attention to every detail that shapes a home of lasting quality and value. From choosing the right location to ensuring strong construction and functional design, every decision is made with purpose so that you can simply relax, enjoy the comfort of your home, and take pride in an investment that continues to reward you for years to come.



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THE DESIGN STORY

Every building begins with a line. But the right architecture begins with an idea.

Inspired by timeless proportions and classical balance, this design brings together strong columns, calm symmetry , and elegant simplicity. Each balcony, frame, and detail is carefully composed to create rhythm and harmony across the facade.

The result - architecture that doesn't demand but earns through proportion , clarity and sheer elegance.

WELCOME TO

TRINITY

KALINGA NAGAR

3BHK | 4BHK PENTHOUSE

Nestled in the heart of Kalinga Nagar, TRINITY is a boutique residential address crafted for those who value privacy, functional design and refined living. With a limited collection of homes, the project offers an intimate living experience where architecture, proportions and comfort come together effortlessly.

Designed with modern sensibility and elegant simplicity, TRINITY presents bespoke homes that blend convenience, connectivity and quiet luxury in one of the most sought after neighbourhoods of Bhubaneswar.



Artist's Impression



Image used for reference only. Interior decorations are subjective and will be carried out at extra cost.



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TRINITY

WHERE SPACE MEETS PURPOSE

At **TRINITY**, every home is carefully planned with a ***bespoke, spacious and highly functional design*** that balances elegance with everyday practicality. The smart layouts create open, comfortable spaces that enhance light, flow and livability.

For a seamless living experience, homeowners also have the option to choose interiors designed by the EFFICIENT team, allowing residences to be beautifully finished and ready to reflect your lifestyle.



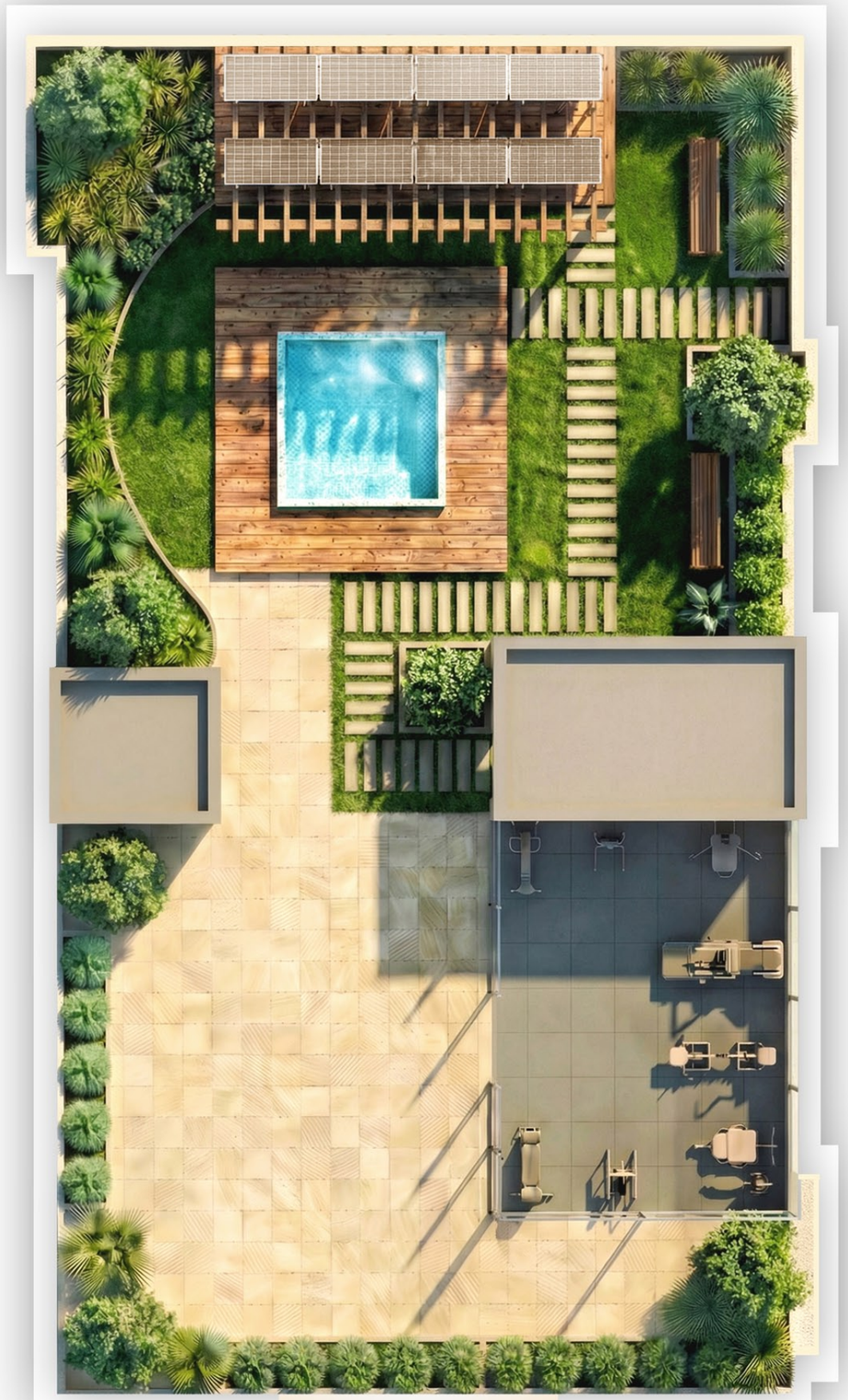


Your balcony becomes a quiet retreat above the rhythm of the city - a place where the morning sun arrives slowly, the evening breeze lingers, and time slows just enough for you to breathe. Here, moments unfold gently with a cup of tea, a passing cloud, and the conversations of an unhurried evening.

Thoughtfully designed to extend your living space into the open sky.

THE TERRACE

Artist's Impression



TERRACE FLOOR PLAN

A TRYST
WITH NATURE, WELLNESS AND LEISURE





The Terrace - a quiet rendezvous with nature, where wellness breathes and leisure lingers. Beneath open skies and soft lights, the pergola whispers comfort, the jacuzzi soothes the senses and the gym stirs the spirit -
an elevated escape where every moment feels lighter, liberated and beautifully alive.

PERGOLA | JACUZZI | AIR-CONDITIONED GYM

Images used for reference only.

TRINITY

KALINGA NAGAR

Bespoke Living
Begins Here.

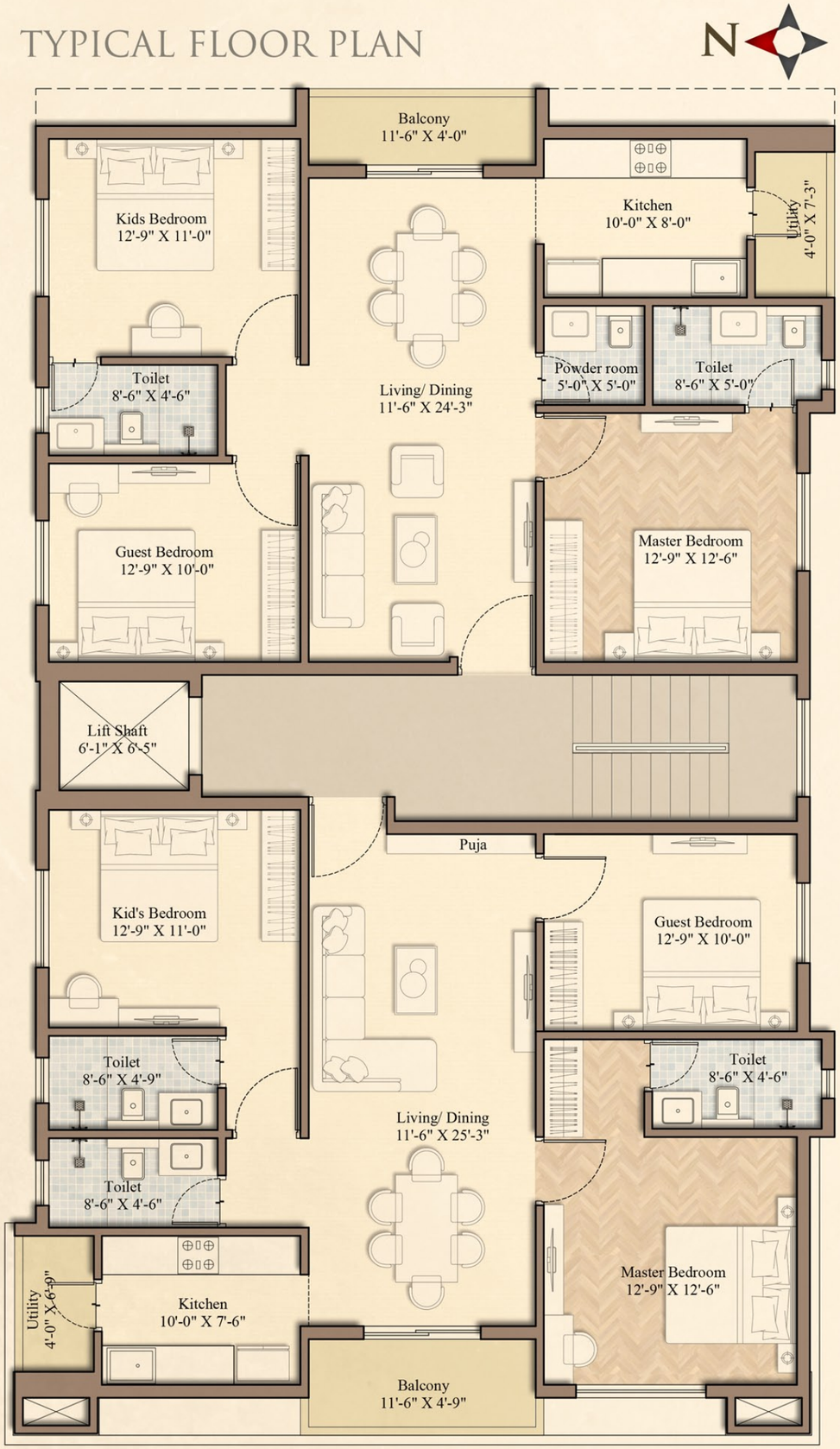
Artist's Impression

TRINITY

KALINGA NAGAR



TYPICAL FLOOR PLAN



UNIT PLAN

TYPE A



3BHK

Super Built-Up Area - 1805 Sq.ft.



3BHK

TYPE B

Super Built-Up Area - 1685 Sq.ft.



AUTHENTICALLY

BESPOKE

Image used for reference only

THE PENTHOUSE

At TRINITY, homes are designed for those who believe that true luxury lies in the freedom to live without compromise. For residents who desire more, we offer the unique opportunity to seamlessly combine two residences to create an expansive duplex home.

This thoughtful option transforms apartment living into a ***Penthouse experience***, with larger living spaces, enhanced privacy and the flexibility to design a home that truly reflects your grand lifestyle.

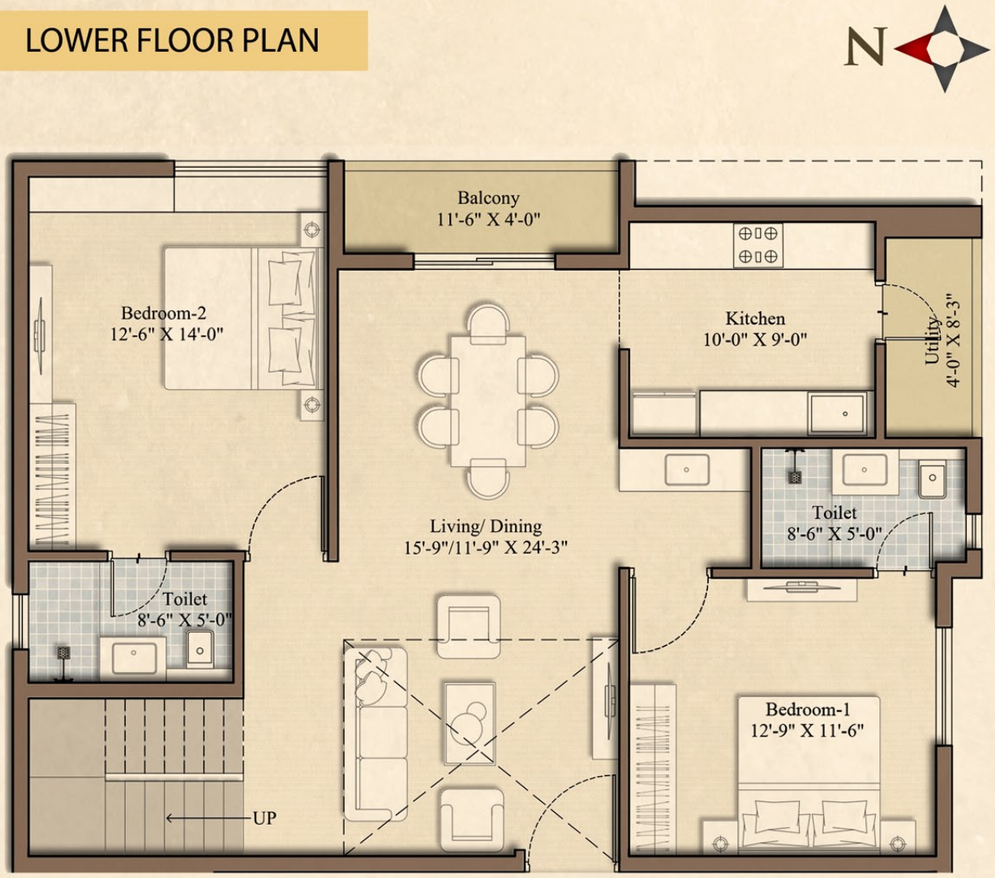
Welcome to a residence that feels open, refined, and distinctly personal- crafted for those who seek a home beyond the ordinary.

Truly Bespoke.

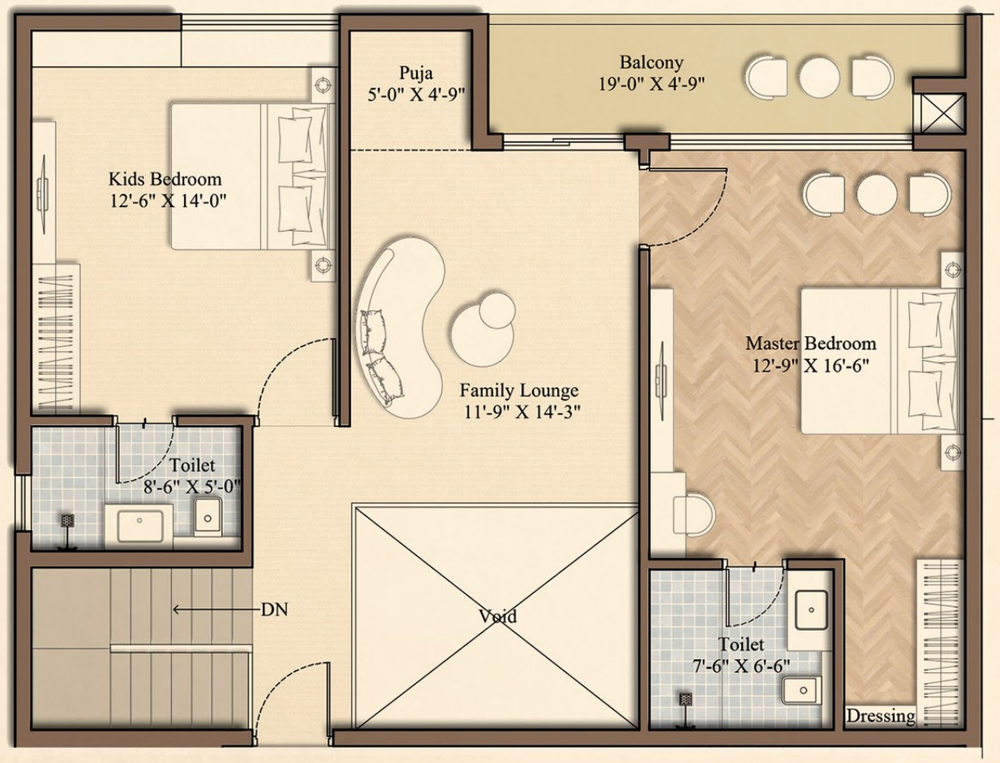
THE PENTHOUSE — 4BHK

Super Built-Up Area - 3475 Sq.ft.

LOWER FLOOR PLAN



UPPER FLOOR PLAN



SPECIFICATIONS

LIVING / DINING / BEDROOM

Flooring - Designer Vitrified Tiles
Wall Finish - Smooth Finish With Acrylic Emulsion Paint

MASTER BEDROOM

Flooring - Designer Wooden Plank Tiles
Wall Finish - Smooth Finish With Acrylic Emulsion Paint

BATHROOMS

Flooring - Designer Anti-Skid Tiles
Wall Finish - Designer Tiles Upto 8 Feet Height
Ceiling - Gypsum Board False Ceiling With Acrylic Emulsion Paint

KITCHEN

Flooring - Designer Vitrified Tiles
Wall Finish - Smooth Finish With Acrylic Emulsion Paint & Designer Tiles Upto 2 Feet Height
Counter - Fully Modular With Premium Stone Top & Chimney
Others - Sink With Hot & Cold Mixer

BALCONY & UTILITY

Flooring - Designer Wooden Plank Tiles
Wall Finish - Smooth Finish All Weather External Grade Paint
Railing - Seamless Toughened Glass Railing

DOORS & WINDOWS

Main Door - Designer Door With Smart Biometric Lock
Internal Doors - Designer Door With Mortise Lock
Windows - Aluminium System Windows

ELECTRICALS

Switch & Sockets - Legrand Or Equivalent
Lighting - Wall / Ceiling Mounted LED Lights
Others - PVC Conduit With Copper Wiring

ELEVATORS

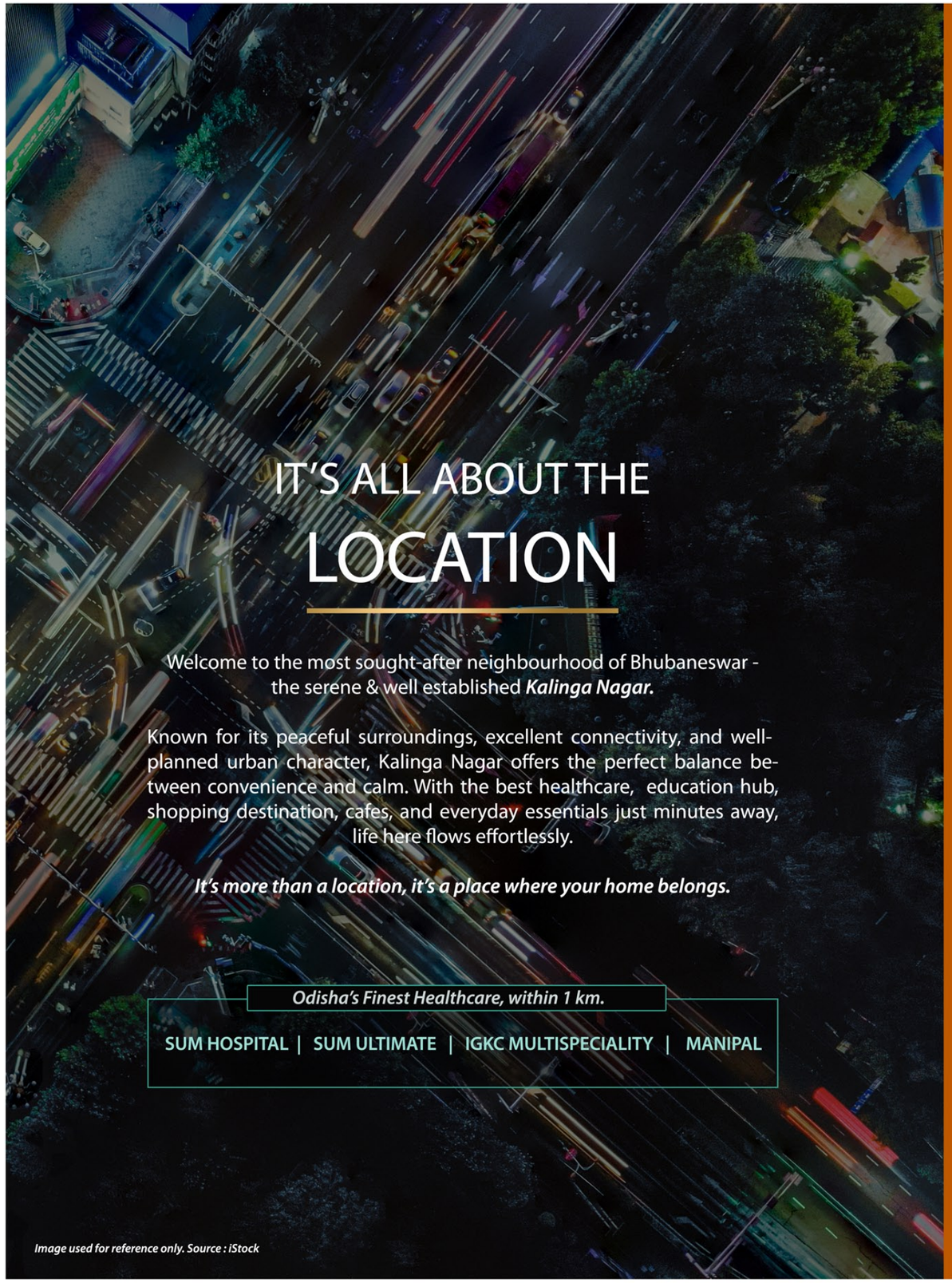
Finish - Stainless Steel Finish With Granite Flooring
Make - Johnson / Schindler Or Equivalent

PAYMENT SCHEDULE

Allotment & Agreement	**20%**
Completion Of Foundation	**15%**
Completion Of Stilt Floor Slab	**15%**
Completion Of 2nd Floor Slab	**15%**
Completion Of 4th Floor Slab	**15%**
Completion Of Brick Work Of Respective Unit	**5%**
Completion Of Flooring Of Respective Unit	**5%**
Completion Of Electricals Of Respective Unit	**5%**
On Possession & Handover	**5%**



Artist's Impression



IT'S ALL ABOUT THE LOCATION

Welcome to the most sought-after neighbourhood of Bhubaneswar - the serene & well established ***Kalinga Nagar.***

Known for its peaceful surroundings, excellent connectivity, and well-planned urban character, Kalinga Nagar offers the perfect balance between convenience and calm. With the best healthcare, education hub, shopping destination, cafes, and everyday essentials just minutes away, life here flows effortlessly.

It's more than a location, it's a place where your home belongs.

Odisha's Finest Healthcare, within 1 km.

SUM HOSPITAL | SUM ULTIMATE | IGKC MULTISPECIALITY | MANIPAL

Image used for reference only. Source : iStock



LOCATION MAP

**not to scale*

Site Address : Plot No - 637, K8, Kalinga Nagar, Bhubaneswar - 751003

FEATURES

100% POWER BACKUP

VASTU COMPLIANT

MODULAR KITCHEN

LANDSCAPED TERRACE GARDEN
WITH AC GYM

PIPED NATURAL GAS TO ALL
KITCHENS

COVERED PARKING WITH EV
CHARGING POINTS

COMMON TOILET FOR STAFF



Image used for reference only.



ENGINEERING REAL ESTATE
WITH INTENT

Our foundation lies in the belief that great living begins long before the walls rise. It starts with the inception, precision of planning, the intelligence of design, and the discipline of execution.

We approach real estate as a careful synthesis of location, structure, longevity and value. Every decision, from site selection to structural detailing, is guided by clarity, logic and a deep understanding of how spaces are lived in over time.

We do not choose scale, we pursue substance. Where trends fail, engineering endures.

At* EFFICIENT*, we shape real estate through the strength of our engineering - crafting spaces that are not only built well, but built right.

EFFICIENT

LUXURY LIVING



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