



JB POLARIS

About us!

For 15 years, we have been dedicated to serving you. As the leading real estate company in town, we are proud of our outstanding reputation and commitment to exceptional service. With our experienced team of professionals, we have in-depth knowledge of the local market and can provide valuable guidance and advice.

We believe that real estate is more than just transactions; it's about building relationships and fulfilling dreams. Our customer-centric approach focuses on your goals and aspirations, whether you're looking for 3 BHK or 4 BHK villas in Bhubaneswar. We listen carefully to your needs and customize our services to exceed your expectations. Our core values of transparency, integrity, and professionalism ensure that you receive accurate information and unbiased recommendations throughout your real estate journey, whether you're interested in 4 BHK houses for sale in Bhubaneswar or other property types.

Whether you're a first-time homebuyer, an experienced investor, or a seller aiming to maximize your property's value, our comprehensive services cover everything you need. From property valuation and market analysis to smooth transactions and ongoing support, we offer end-to-end solutions that simplify your real estate experience.





15+

Year's Experience

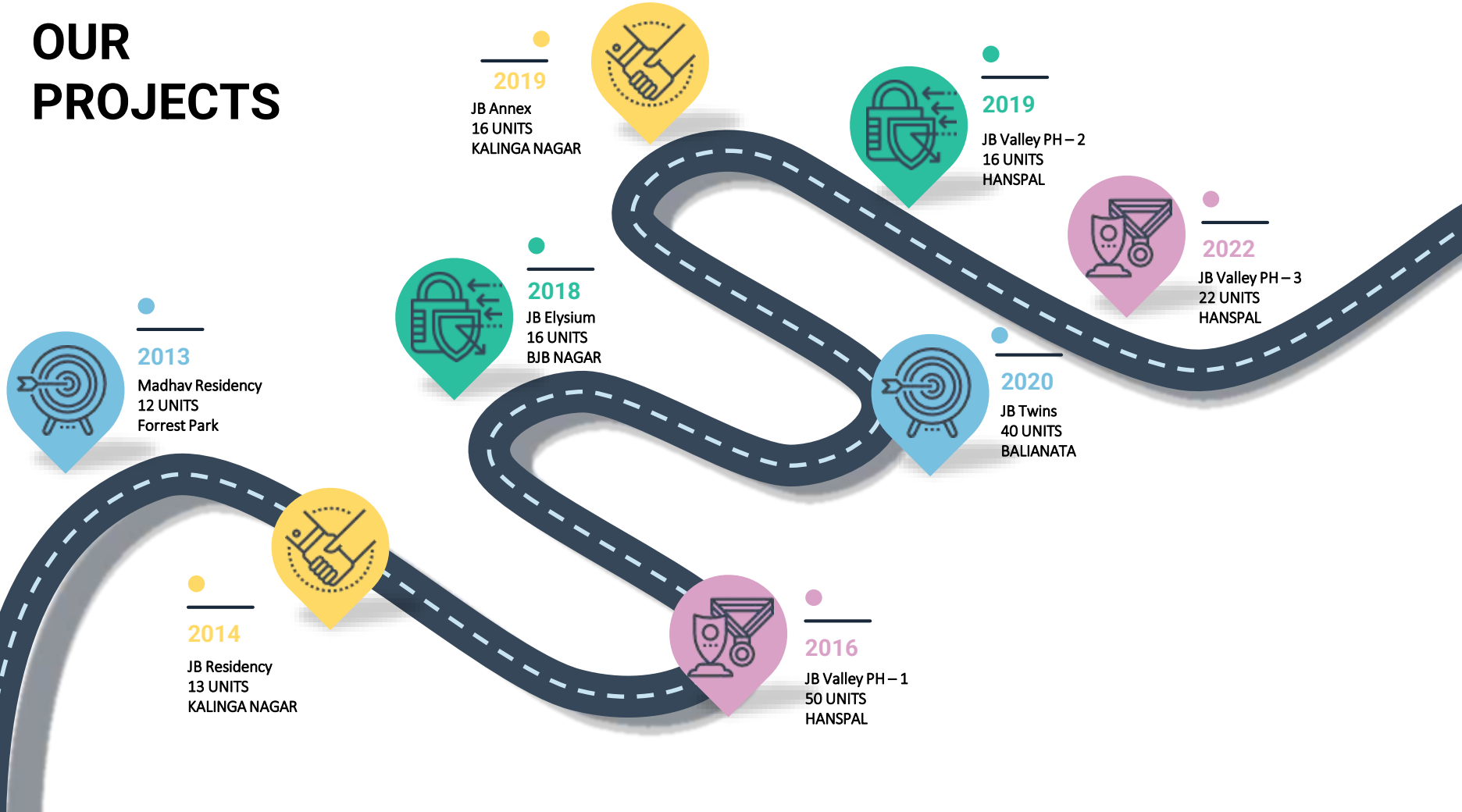
250+

Property Sold

500+

Happy Customer's

OUR PROJECTS



2013

Madhav Residency
12 UNITS
Forrest Park

2014

JB Residency
13 UNITS
KALINGA NAGAR

2019

JB Annex
16 UNITS
KALINGA NAGAR

2018

JB Elysium
16 UNITS
BJB NAGAR

2019

JB Valley PH – 2
16 UNITS
HANSPAL

2020

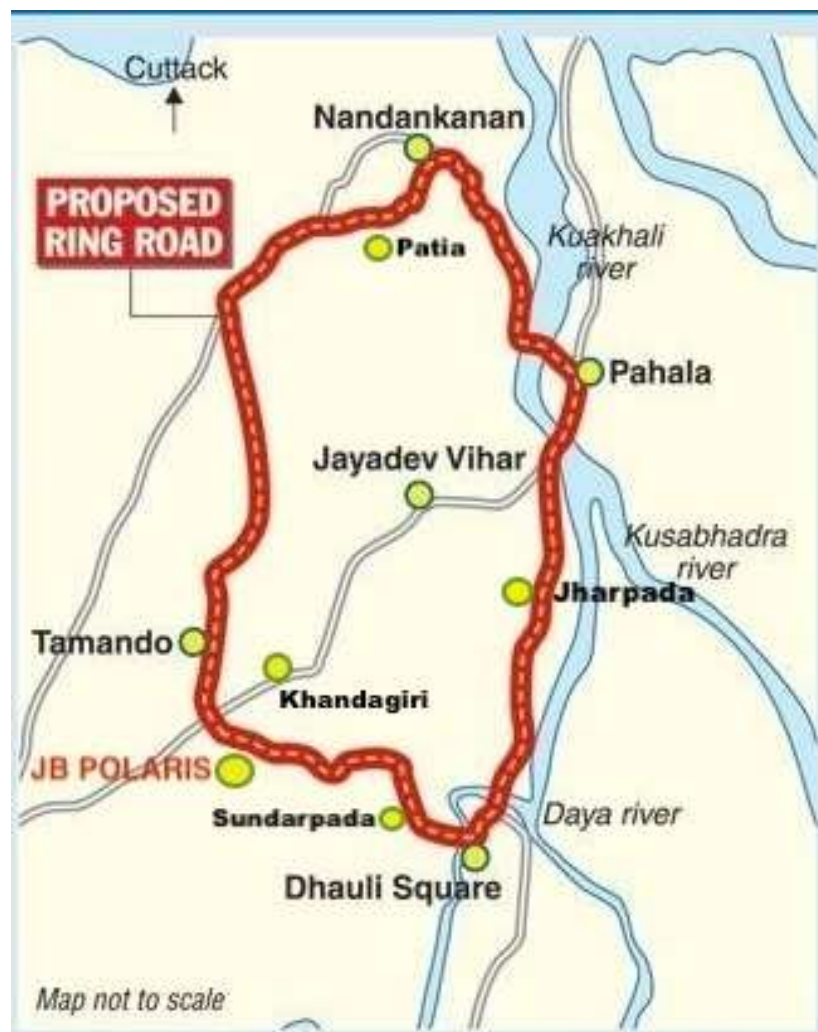
JB Twins
40 UNITS
BALIANATA

2022

JB Valley PH – 3
22 UNITS
HANSPAL

2016

JB Valley PH – 1
50 UNITS
HANSPAL





JB POLARIS

LOCATION



Accessibility

200m from NH – 16

Hospital's

AMRI – 5 Min

AIIMS – 8 Min

Sum – 10 Min

Other's

DN Regalia Mall - 8 Min

State Police Academy – 8 Min

Taj Vivanta – 8 Min

School's

DAV - 8 Min

CV Raman College – 10 Min

APJ International School – 10 Min

Future Development

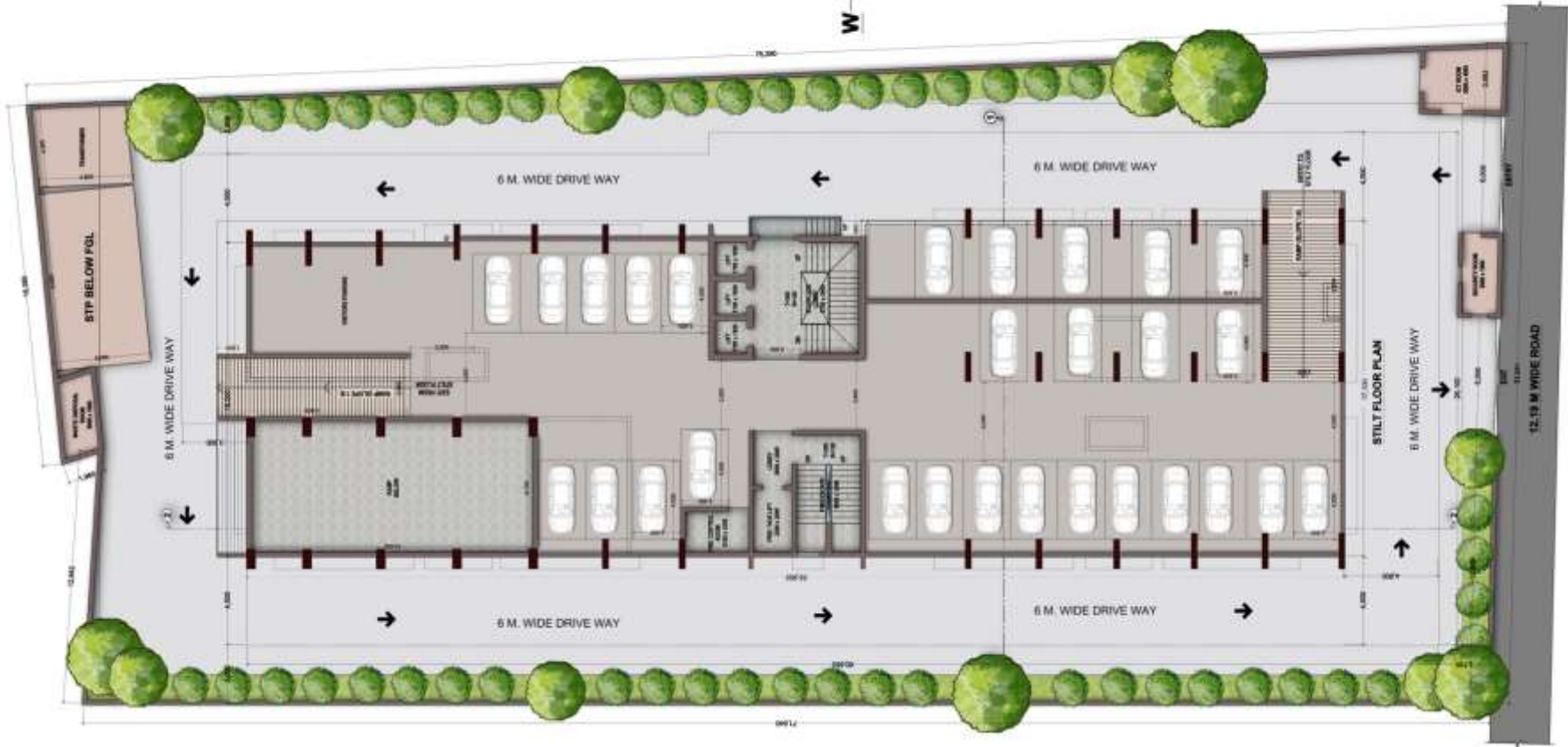
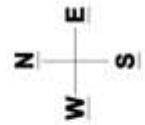
Mayfair Resorts – 0 Min

200ft Ring Road – 0 Min

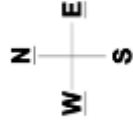
MCL – 0 Min



MASTER PLAN -



FLOOR PLAN -



TYPICAL FLOOR PLAN
1ST TO 5TH FLOOR PLAN



3BHK TYPE	Flat No.	SBA
3BHK SMART	101,201,301,401,501,601,701,801,901,1001	1340 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK SMART	105,205,305,405,505,605,705,805,905,1001	1246 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK SMART	104,204,304,404,504,604,704,804,904,1003	1236 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK COMFORT	102,202,302,402,502,602,702,802,902,1002	1426 SQ.FT





3BHK TYPE	Flat No.	SBA
3BHK COMFORT	106,206,306,406,506,606,706,806,906,1005	1495 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK COMFORT	108,208,308,408,508,608,708,808,908,1007	1547 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK PREMIUM	103,203,303,403,503,603,703,803,903	1636 SQ.FT



3BHK TYPE	Flat No.	SBA
3BHK PREMIUM	107,207,307,407,507,607,707,807,907,1006	1659 SQ.FT

Amenities & Facilities



Children's play area



Gymnasium



Swimming pool



Terrace Garden



Walking Track



Power Backup



CCTV camera
24 hours security



Visitor Parking



Intercom Facilities



Sewage treatment plant



Society room



Fire Safety



EV Charging Point



ICT Room (Information & communication technology)



Solar



Parking for Specially abled



Isolation Room



Fire Lift

Stretcher Lift

Passenger Lifts



Three phase Electric connection



Living / Dining:

- UPVC window with provision
- Decorative main door in teak wood with premium fittings.(Godrej or equivalent)
- 4' x 2' premium vitrified tiles.(Kajaria/RAK/johnson or equivalent)
- Adequate power / telephone and tv point.
- Provision for split ac points.
- Plaster with putty & emulsion paint. (Birla/Asian Paints)

KITCHEN

- Kitchen with granite counter top with stain less steel sink.
- Premium quality ceramic tiles upto 2' height above platform.
- Premium quality UPVC window and provision for exhaust fan.
- Premium quality 4'x2' verified floor tiles.
- Adequate power points for electrical appliances.
- Plaster with putty & emulsion paint.
- Premium modular switches with fire proof branded cables & wires. (Legrand & Polycab / Havells or equivalent)
- MS window grills with sq. Bar

SPECIFICATION

BATHROOM:

- UPVC window with provision for exhaust fan.
- Bathroom Door – WPC High Density.
- Premium quality Mat/anti-skid floor tiles.
- Premium quality wall tiles up to 7'0" height.
- wash basin with mirror with Premium quality C.P. fittings. .
- Premium quality sanitary fitting with wall hanging commode with flush lock system/equivalent. (Jaquar or equivalent)
- Hot and cold water provision in all toilets.
- Premium modular switches. (Legrand & Polycab / Havells or equivalent)
- Plaster with putty & emulsion painting. (Birla/Asian Paints)
- Ms Grills with sq. bar.

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

BEDROOM:

- UPVC window.
- Designer laminated flush door shutter with premium door fittings. (Greenply / Merino or equivalent)
- 4'x2' premium quality vitrified floor tiles.
- Adequate power point.
- Provision for AC point in all bedroom.
- Plaster with putty & emulsion painting.
- Premium modular switches with fire proof branded cables & wire
- MS Window grills with sq. Bar

Balcony/terrace:

- 4'X2' premium vitrified tiles.
- Safety stainless steel railing.
- Plaster with putty & emulsion painting

SPECIFICATION

GENERAL:

- Granite stair case with ss railings.
- Adequate illumination of the compound and staircase.
- Terrace covered by parapet wall.

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

APPROVED BY

