



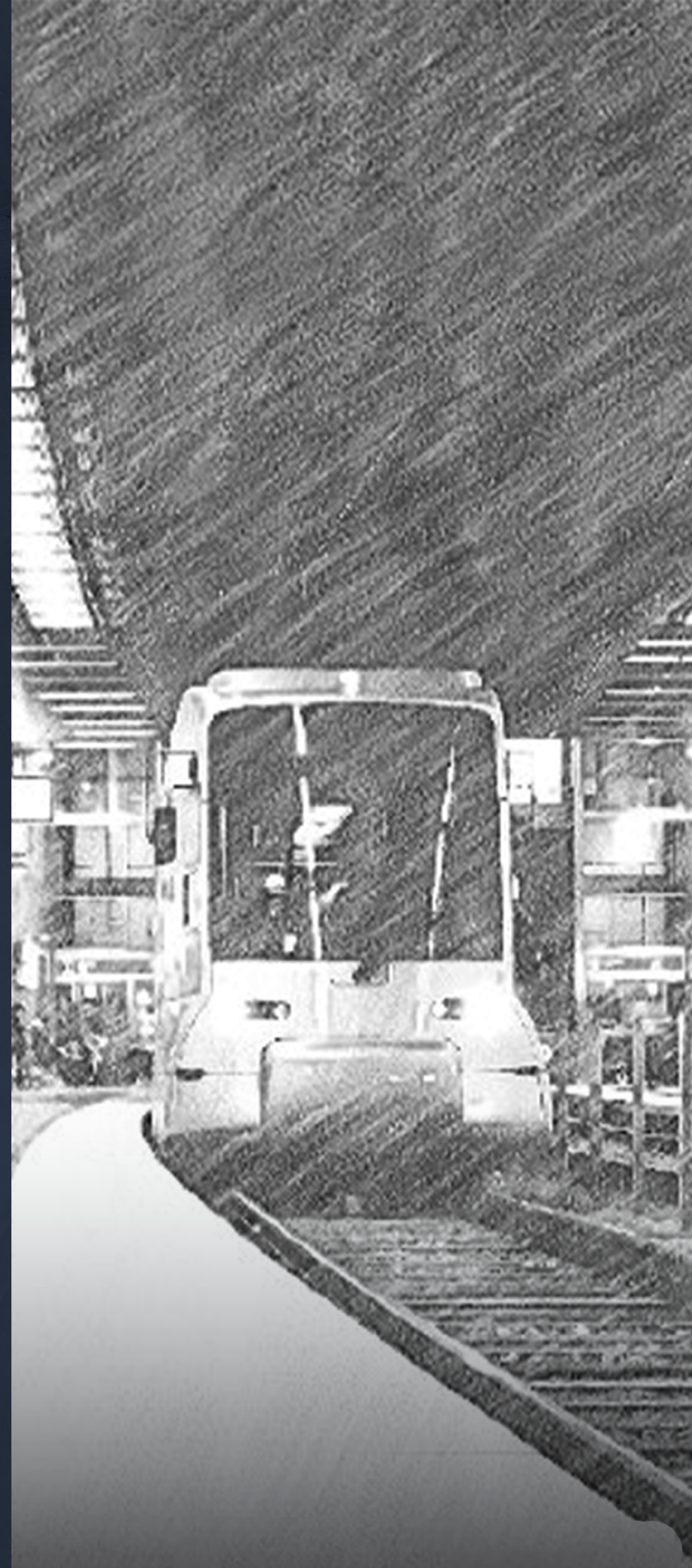
**SASWAT RIVERSIDE**  
**TRISULIA**

MAJESTIC PEAKS BECKON WITH SOULFUL RETREAT

# HERE SERENITY FINDS A PERMANENT HOME.

Step into a home that's designed to be a true escape from the maddening rush of the world. Experience the joys of a riverside life at Saswat Riverside!

LIVE CALM, BREATHE FREE.



\* Artistic Impression



Enhanced connectivity and increased property value await residents of SASWAT RIVERSIDE with the upcoming metro station just steps away. Enjoy picturesque views and a serene atmosphere with the river right beside you.

# SYMPHONY OF THE RIVERSIDE LIFE!

Open your senses to the sweet harmony of green nature, the golden warmth of the sun and the notes of a riverine, flowing ever so calmly. Escape into a tranquil, beautiful world, made to soothe your urban soul. Welcome to a life full of unforgettable moments at Saswat Riverside.

THE BLISS OF SERENITY.

# PROJECT HIGHLIGHTS

Gateway to Serenity: Embrace the Enchanting Gate View at Project Saswat Riverside. Revel in the Majestic Entrance that Unveils a World of Tranquillity and Natural Beauty.



GATE VIEW

\* Artistic Impression



GATED COMMUNITY



60% EXPANSIVE OPEN SPACES



100FT. MAJESTIC ROAD



2-LEVEL STILT PARKING

GREAT CONNECTIVITY



UPCOMING METRO PROJECT  
CONNECTING TRISULIA TO  
BIJU PATNAIK INTERNATIONAL AIRPORT.



PROPOSED 2-LANE TRISULIA  
BRIDGE CONNECTING TWIN CITY.



318 TOTAL NOS.  
OF APARTMENTS



7 RESIDENTIAL TOWERS  
OF 12 FLOORS EACH

# HERE MOMENTS STAND STILL.



## SWADESH KUMAR ROUTRAY, FOUNDER

Led by **Mr Swadesh K. Routray**, Saswat Infrastructure has built a unique identity for progressive planning, strong project execution & quality construction. Founded in 2000, this identity has empowered all their projects to be contemporary & timeless at the same time. With an array of residential & commercial projects, Saswat Infrastructure has successfully carved a niche in the ever-evolving real estate landscape of Odisha.

Mr Routray also holds the prestigious mantle of **President at CREDAI Odisha (2018-2023)**. The effort is to continue building value-driven & customer-centric projects for all.



\* Artistic Impression

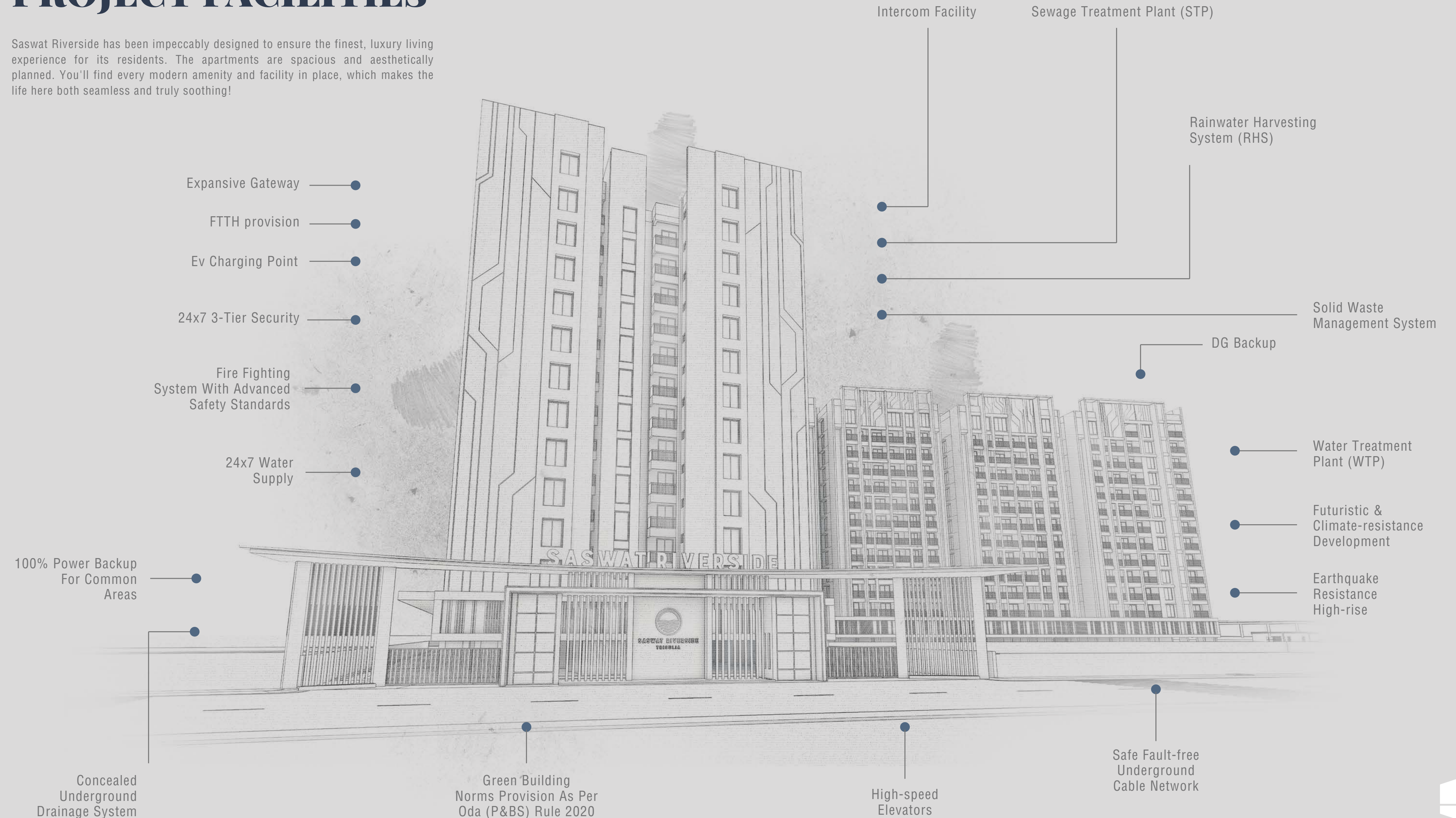
BALCONY

Nestled in the enchanting locale of Trisulia, Saswat Riverside brings you luxury abodes that rest amidst sprawling lush greenery with the views of glistening Mahanadi tributaries flowing right beside it. Living here would be akin to escaping into your personal nature retreat!

BREAK AWAY FROM MONOTONY.

# PROJECT FACILITIES

Saswat Riverside has been impeccably designed to ensure the finest, luxury living experience for its residents. The apartments are spacious and aesthetically planned. You'll find every modern amenity and facility in place, which makes the life here both seamless and truly soothing!



\* Artistic Impression





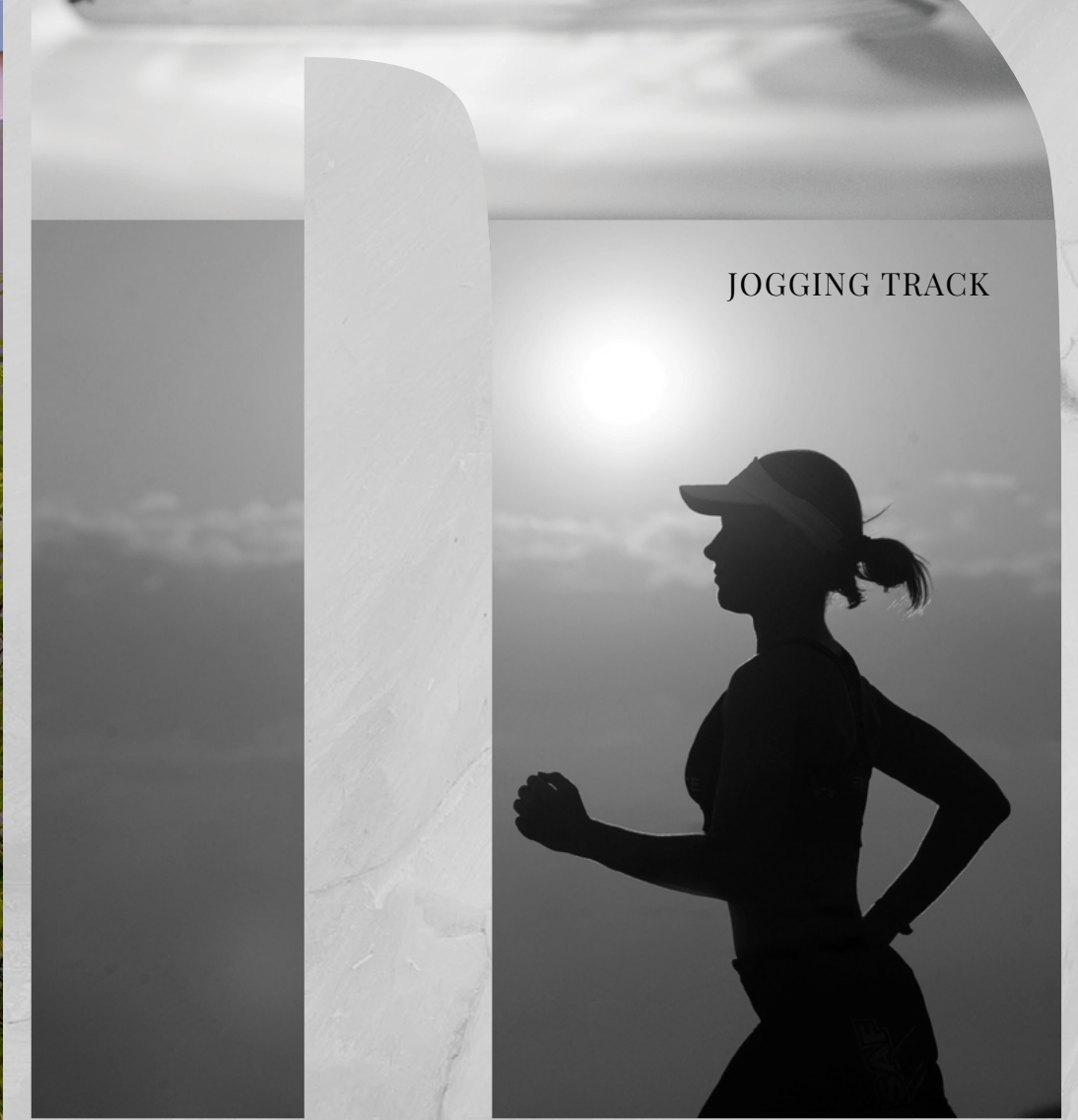
DRIVEWAY



EV CHARGING



TOT-LOT



JOGGING TRACK

\* Artistic Impression

# AN IMPECCABLE RIVERSIDE PARADISE!

Within the sprawling premises of Saswat Riverside, you'll find a world that's truly close to perfection. We've created spaces that understand you and adapt to your ever-changing lifestyle. Every inch of this project has been infused with tranquility, beauty and finesse that evoke emotions and ignite your senses!

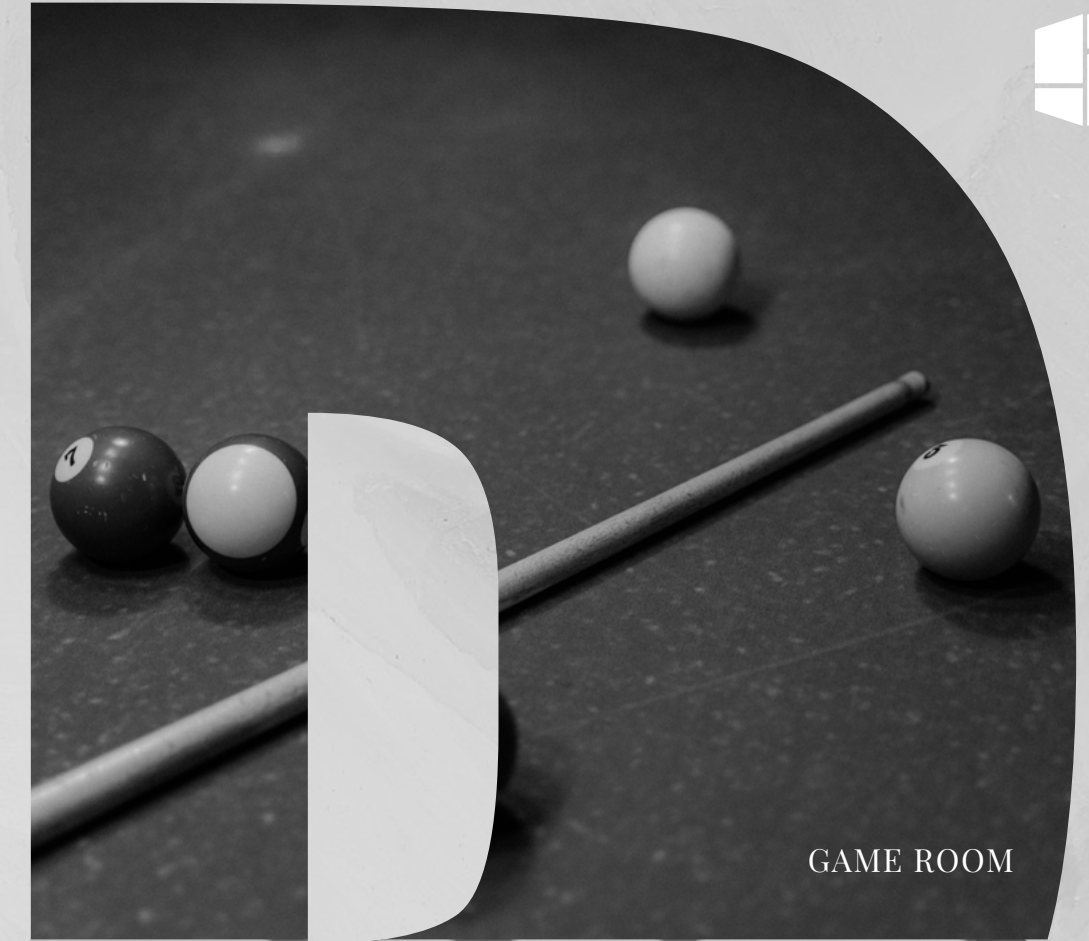
LIVE THE LIFE YOU SEEK.







OPEN AIR THEATRE



GAME ROOM



OPEN GYM



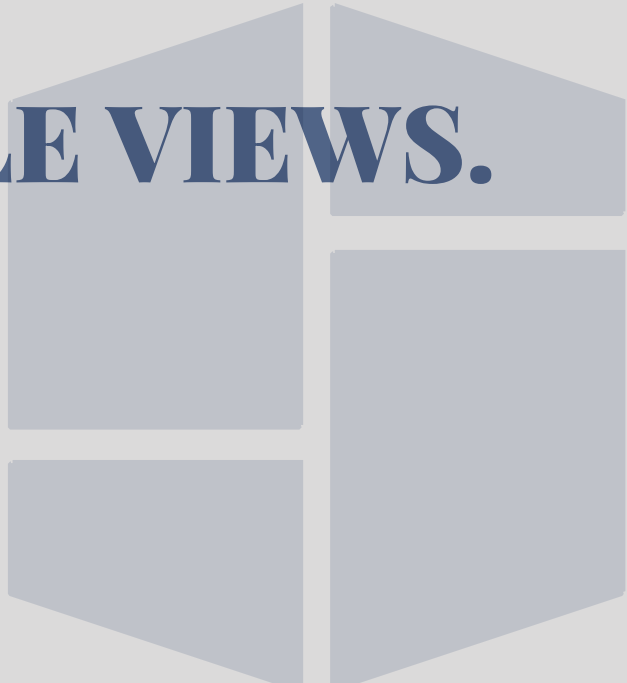
MULTICOURT



CRICKET NET



# HOMES WITH UNFORGETTABLE VIEWS.



BEDROOM

The elite living spaces at Saswat Riverside come with luxurious aesthetics and blissful outdoors. Enjoy the uninterrupted views of open skies, lush greenery and the meandering river, while you relax with your loved ones in your dream home!

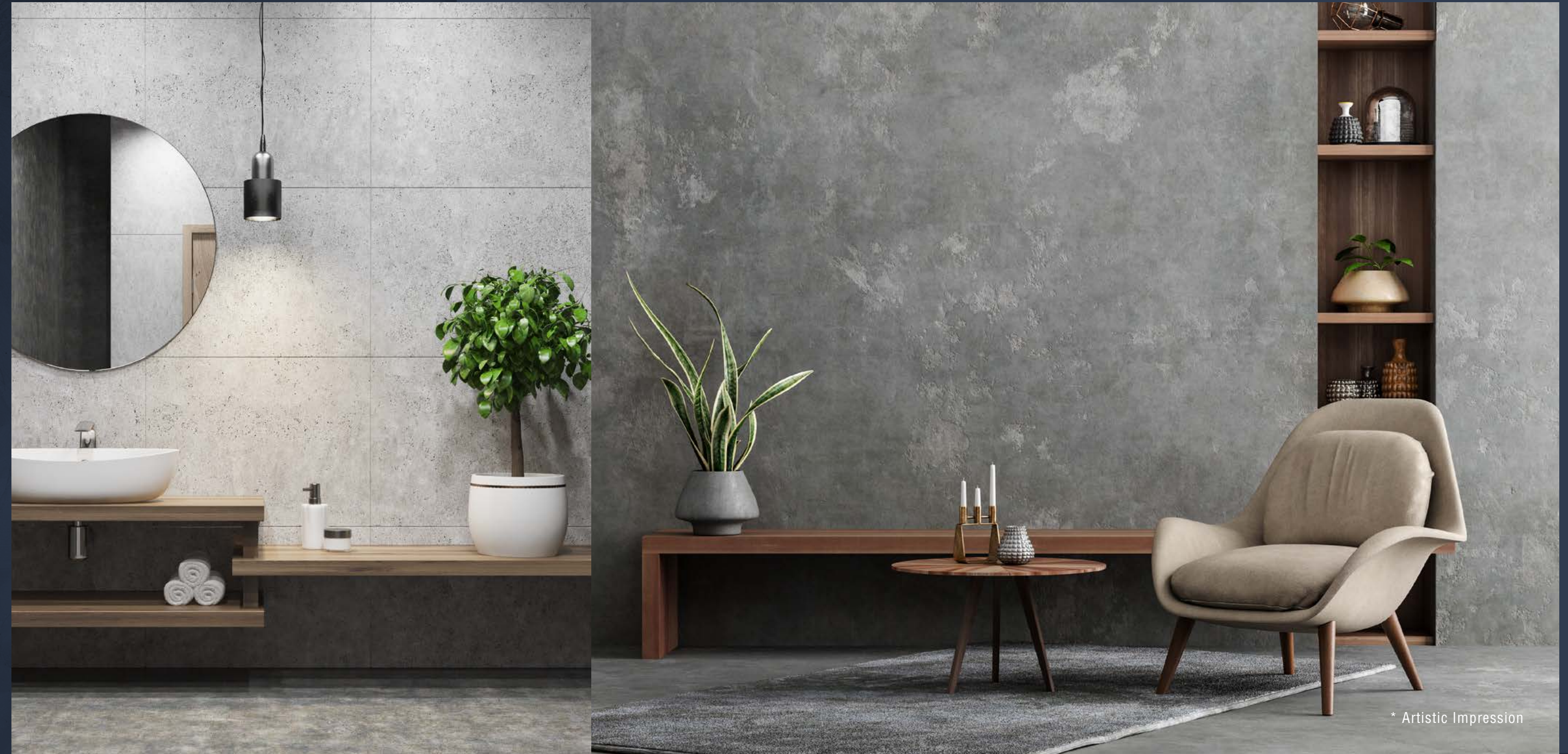
AN ABODE LIKE NO OTHER.



LIVING ROOM

\* Artistic Impression

# PROJECT SPECIFICATIONS



#### STRUCTURE:

R.C.C. Structure with fly ash brick / AAC block work



#### WALL FINISH:

INTERNAL – Smooth wall putty finish & acrylic emulsion paint  
EXTERNAL – Weather coat / Texture paint



#### WINDOWS:

Powder coated aluminum windows



#### TOILETS:

FLOORING/ WALLS – Quality vitrified / ceramic files  
FITTINGS – Quality CP sanitary fittings



#### FLOORING:

LIVING / DINING – Vitrified Tiles  
BEDROOM – Vitrified Tiles  
COMMON CORRIDOR – Granite / Vitrified Tiles / Stone



#### DOORS:

INTERNAL – Masonite molded skinned flush doors  
MAIN – Decorated flush door



#### ELEVATORS:

Elevators of reputed make



#### KITCHEN:

FLOORING – Vitrified Tiles  
WALL FINISHES – Ceramic tiles up to 2' above working platform  
OTHERS – Granite counter with stainless steel sink, quality CP sanitary fittings



#### ELECTRICAL:

Premium modular switches & Branded electrical wiring



#### MAIN ENTRANCE LOBBY:

Air-conditioned entrance lobby

# AMENITIES

An exquisite residential marvel where luxury meets convenience in perfect harmony. Explore a world of opulence with an array of top-notch amenities designed to elevate your living experience.



Driveway



Jogging Track



Peripheral Green



Internal Drop Off Zone



Special Pattern Continuity



Rear Garden Lawn



Amphitheatre



Grand Pavillion



Dense Green Area

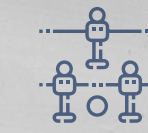
## CLUBHOUSE



Community Hall



Gymnasium



Game Room



Sauna



Steam



Kids Zone



Mini Multipurpose Hall



Guest Room



Library / Board room



Society Office

## GROUND FLOOR



Mound



Seating Deck



Open Gym



Sky-Deck



Cricket Pitch



Open Parking



Arrival Water Court



Tot-lot



Sunken Skate Park



Gate Complex



Sports Lawn



Pathway

## TERRACE



Observation Deck



Giant Chess Court



Senior Citizens Court



Reflexology Court



Yoga Deck



Barbecue Area



Fire Pit Deck



Swimming Pool



Kids Pool



Party Terrace



Open Air Theatre

# URBAN LIFESTYLES IN NATURE'S LAP.

LANDSCAPE VIEW



At Saswat Riverside, the lush, landscaped outdoors are a treat to be in. Savor your leisure hours within the elite premises of the clubhouse or the well designed amenity zone on the terrace, and prepare to live your best life, each day!

FILL YOUR DAYS WITH FUN.



GYMNASIUM



LIBRARY



SAUNA BATH



MULTIPURPOSE HALL

\* Artistic Impression

# THE BLISS OF COMMUNITY LIVING!



At Saswat Riverside, you'll find a confluence of like minded souls, who would soon become your favorite people! The dedicated spaces for community gatherings and celebrations here ensure that sharing your life's greatest moments with those you cherish will be full of ease and joy.

GRAND SPACES FOR TOGETHERNESS.



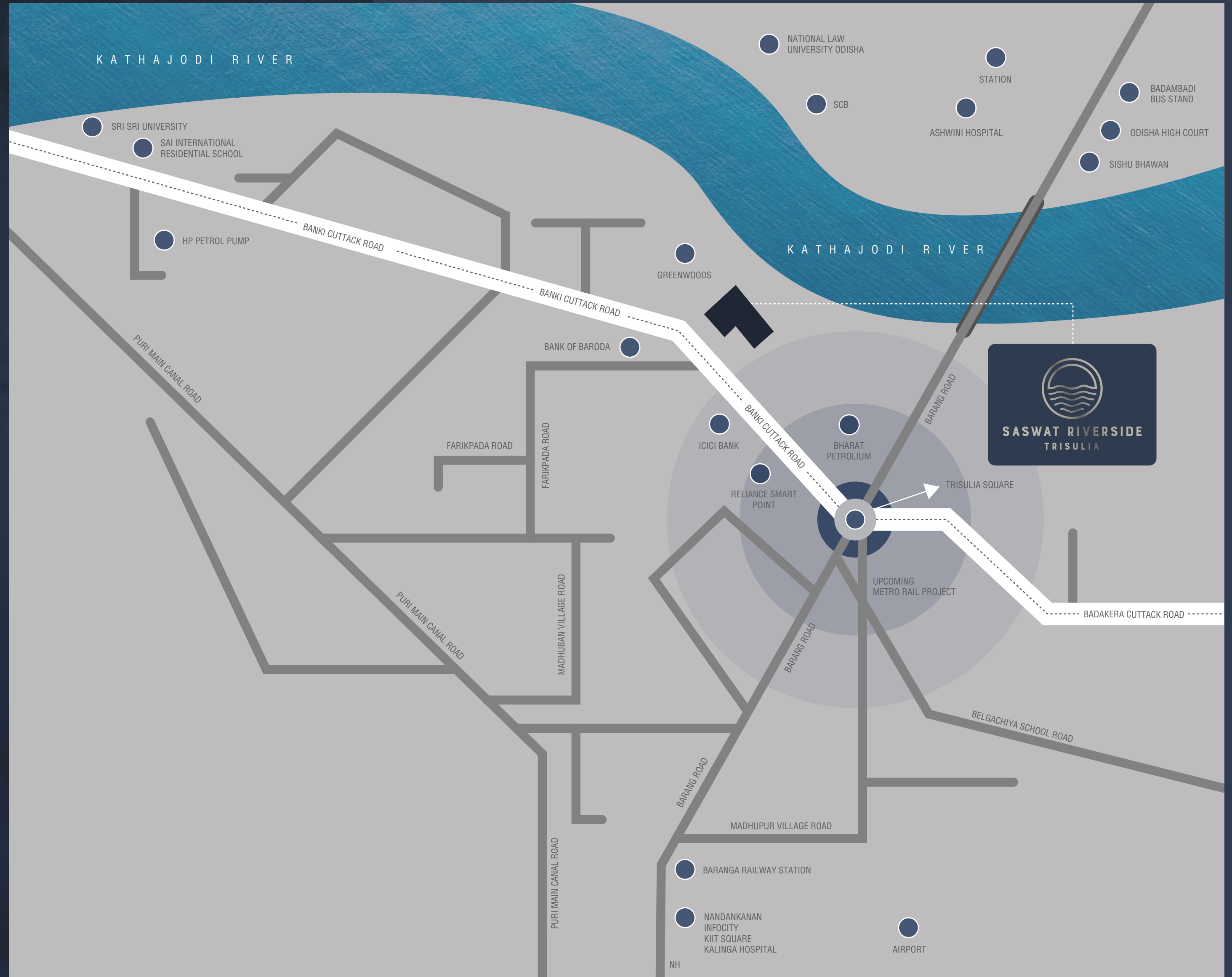
COMMUNITY HALL

\* Artistic Impression

# LIVE CONNECTED.

Located in the heart of the twin city, Saswat Riverside brings a fine balance of nature's serenity & every urban convenience. Enjoy a connected yet peaceful city life!

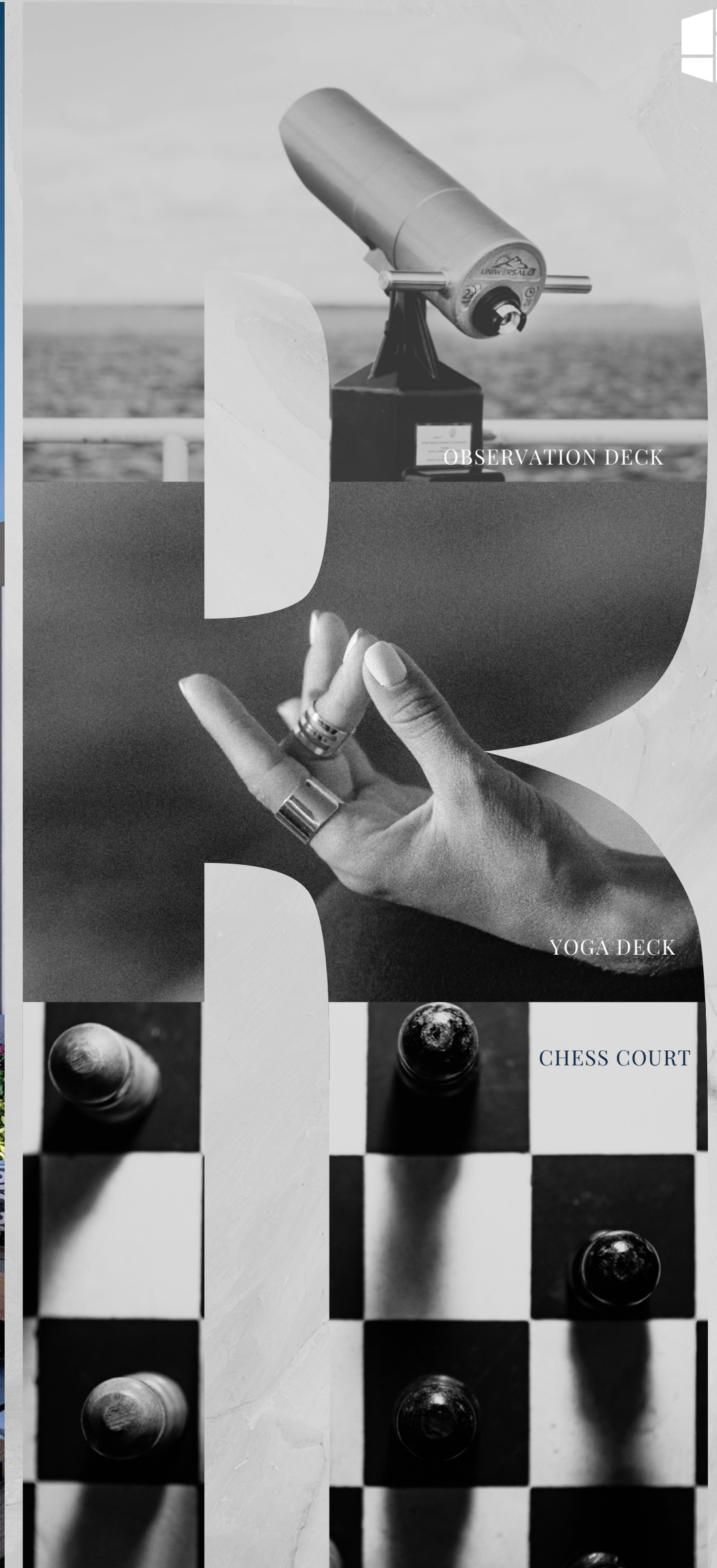
-  High court - 05 mins drive
-  SCB Medical College - 15 mins drive
  
-  Bhubaneswar Railway Station - 30 mins drive
-  Airport - 30 mins drive
  
-  Sri Sri University - 09 mins drive
-  KIIT Square - 15 mins drive
  
-  Nandankanan - 10 mins drive
-  CDA - 05 mins drive







FIRE PIT AREA



OBSERVATION DECK

YOGA DECK

CHESS COURT

\* Artistic Impression

# THE BEST OF BOTH WORLDS!



SKATING RINK AND SKY DECK

Saswat Riverside is not just another address; it is a symbol of peace, prominence and perfection. Here you'll get homes fit for fine living, a coveted lifestyle studded with amenities, and an ambience that makes you feel alive, with both its tranquility & excitement. Come, live the life your heart seeks, at Saswat Riverside!

THE LIFE EXTRAORDINAIRE AWAITS.



ROOFTOP SWIMMING POOL

# WITNESS THE RIPPLES OF CALM!

AERIAL VIEW



\* Artistic Impression

Saswat Riverside enjoys a truly enviable location, with a beautiful riverine flowing right by it. Watch the rays of the sun glisten in the waters, listen to the calming music the rippling river makes, and slow down to savor every moment your life brings!

MAGICAL LIFE BY THE RIVER.

DEVELOPER



SASWAT INFRASTRUCTURE PVT. LTD.

627, Maharishi College Rd, Saheed Nagar, Bhubaneswar, Odisha - 751007

Email : info@saswatinfrastructure.com, Website : www.saswatinfrastructure.com

APPROVED BY



ORERA Regd. No. RP/07/2023/00978

www.rera.odisha.gov.in

ARCHITECTS



SITE ADDRESS

Plot No. - 108/107, Patapur, Trisulia, Odisha - 754008



For queries: 90909 88100

MEMBER OF



DISCLAIMER

This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of SASWAT RIVERSIDE. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.