

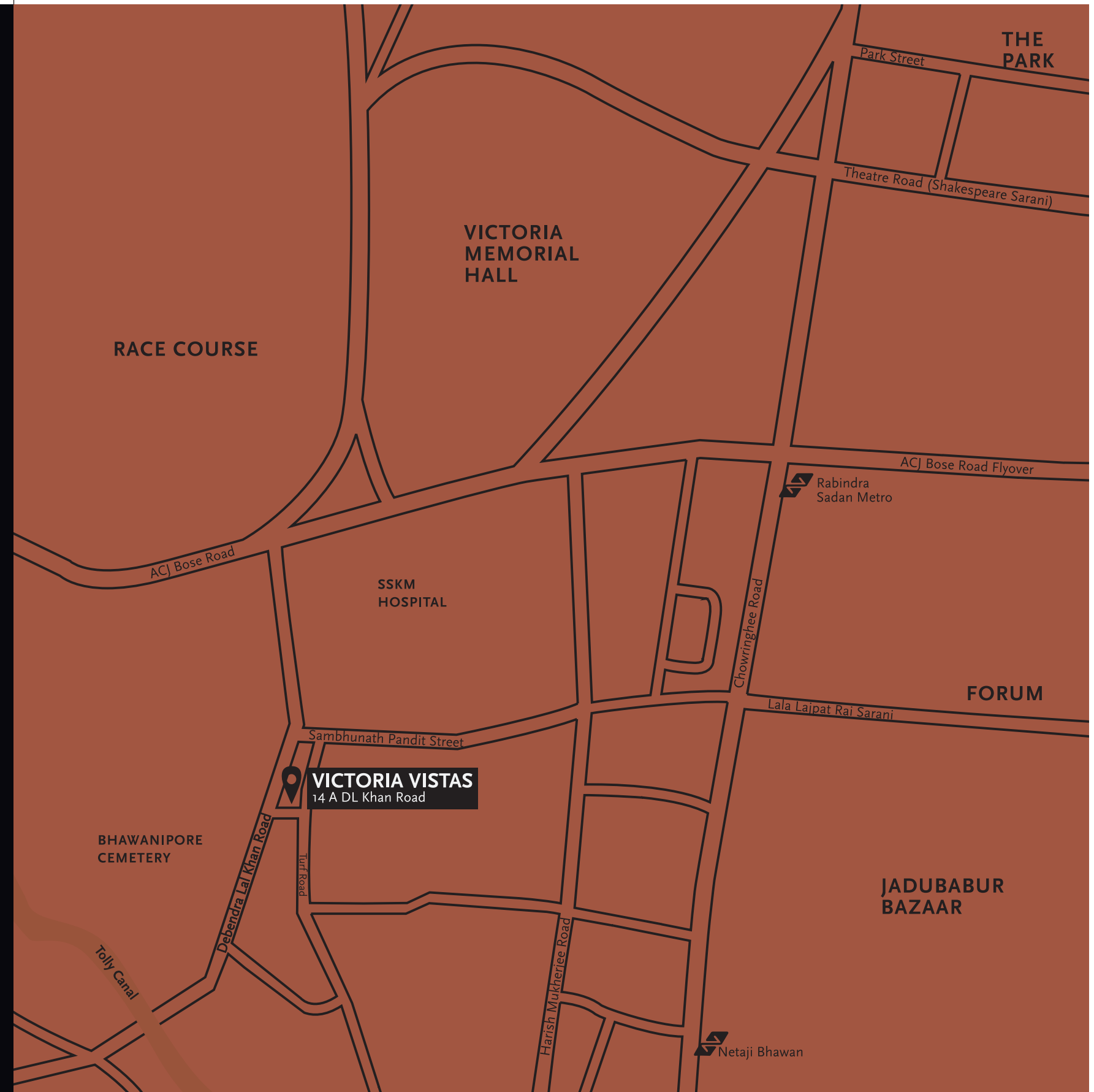


VICTORIA VISTAS



# HEART & SOUL

**Connectivity:** Easy access to Kolkata CBD & Airport via AJC Bose Rd flyover **Hospitals:** SSKM, B M Birla, Calcutta Hospital, Kothari, Belle Vue **Schools:** St. Xavier's, La Martiniere, Loreto House, Ashok Hall, Don Bosco **Malls:** Forum, Quest, Homeland **Landmarks:** Victoria Memorial, Horticulture Gardens, National Library **Clubs:** CSC, CCFC, Saturday Club, RCGC, Tollygunge Club **Hotels:** Taj Bengal, Oberoi Grand, The Park Hotel, Hotel Hindustan International





G+23 levels high

Located on  
14A DL Khan Road

Green Building with energy  
efficient features

Total Apartments 44

Large formats – 3 /4 BHK

Offering breathtaking views  
of Victoria Memorial & the  
Race Course

AS  
GOOD.  
AS IT  
GETS









Live  
THOSE  
DREAMS







THE SKY  
is NOT  
THE LIMIT





# FOREVER VIEWS

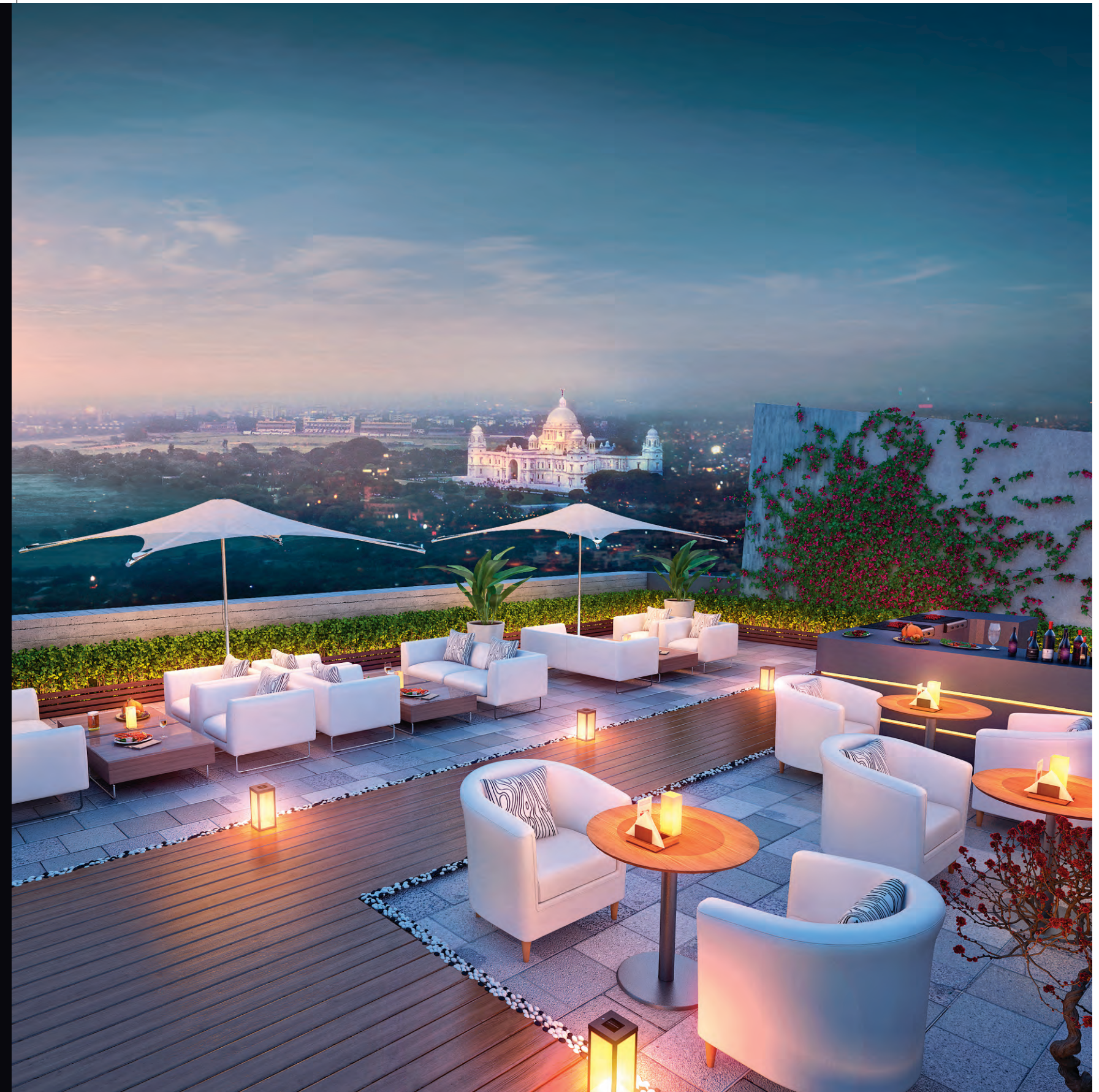




# OVER & ABOVE & BEYOND.

## *THE GRANDSTAND*

Landscaped terrace lounge with BBQ area. Stunning panoramic views of the Race Course, Victoria Memorial and Maidans - undoubtedly the best seats in town!







# CLUB victoria

CLUB VICTORIA  
Double height clubhouse on the first floor with indoor  
swimming pool, modern gymnasium & banquet hall that opens up  
into a landscaped garden



# MIND BODY SOUL

Modern gymnasium with state-of-the-art  
equipment and stunning views







# FEAST YOUR EYES

Double height banquet hall that  
opens up into a landscaped garden



# A life of LUXURY

Double height entrance lobby





### STRUCTURE

Foundation - RCC Substructure on Piles  
Super Structure - RCC Framed Structure  
Walls - Combination of RCC Shear & Brick Walls

### WALL FINISHING

Exterior Finish - Combination of Cladding and High Quality Textured Paint  
Interior Finish - Putty on Walls and Ceiling  
Toilets - Rectified Tiles Dado upto Full Height  
Kitchen - Rectified Tiles Dado upto Full Height

### FLOORING

Master Bedroom - Imported Marble  
Bedrooms - Laminated Wooden Flooring  
Living & Dining - Imported Marble  
Kitchen - Antiskid Vitrified Tiles  
Toilets - Antiskid Vitrified Tiles  
Common Area & Lift Lobby on Upper Floor and Air Conditioned Entrance Lobby  
at Ground Floor - Combination of Imported Marble and Granite  
Staircase - Kota Stone

### OTHER FINISHES

Kitchen Counter - Granite Counter Top and Stainless Sink  
Water Proofing Treatment on Roof & Toilets and Anti Termite at Foundation

### DOOR & WINDOW

Main Door - Wooden Decorative with Lock & Night Latch  
Internal Doors - Solid Core Flush Door with High Polish  
Windows - Fully Glazed Aluminium Anodized / UPVC Window  
Sliding / Casement

### ELECTRICAL

AC Power Outlet - All Bedrooms, Living & Dining  
Geysers Power Outlet - All Toilets & Kitchen  
Exhaust Fan Outlet - Kitchen & All Toilets with Cutout  
Wiring - Copper Wiring Concealed with Protective MCB DB  
Switches and Other Control - Modular, of Reputed Brand

### PLUMBING

Kitchen - Provision for Water Purifier  
Kitchen & Toilets - Hot & Cold Water Outlet  
Sanitary Ware - Reputed Brand  
CP Control Fixtures - Reputed Brand

### AIR CONDITIONING

Split AC/ VRF System as per Consultants Advice

### COMMUNICATION

Telephone - Outlet in Living Room & Master Bedroom, Intercom Facility with Each Flat  
TV Connection - All Bed Rooms & Living Room

### TRANSPORTATION

Passenger Lift – 2 Mitsubishi/ Schindler or Equivalent Make  
Stretcher Lift - 1

### LIGHTING

Compound Lighting - Overhead Illumination with Street Lighting  
Lift Lobbies - Lighting to Match Décor  
Staircase - Lighting as Required

### SECURITY, WATCH & WARD

CCTV - At Ground Floor Connected to Main Security



TOILET  
5'-6" x 9'-2"

BED ROOM  
11'-3" x 12'-7"

BALCONY  
7'-1" WIDE

LIVING/DINING  
19'-6" x 21'-5"

SERVICE  
BALCONY  
3'-11" WIDE

KITCHEN  
7'-7" x 11'-10"

FOYER

CORRIDOR  
5'-0" WIDE

LIFT

LIFT LOBBY

LIFT

CORRIDOR

LIVING/DINING  
20'-6" x 18'-2"

BALCONY  
6'-0" WIDE

TOILET  
10'-7" x 5'-1"

BED ROOM  
14'-1" x 12'-0"

BOX  
6'-0" x 4'-5"

TOILET  
5'-6" x 9'-2"

BED ROOM  
11'-3" x 12'-7"

BED ROOM  
15'-0" x 10'-0"

BOX  
5'-8" x 5'-3"

TOILET  
9'-0" x 5'-3"

TOILET  
9'-0" x 5'-4"

BOX  
5'-8" x 5'-4"

BED ROOM  
15'-0" x 11'-10"

UTILITY ROOM  
5'-11" x 7'-10"

UTILITY ROOM  
6'-0" x 7'-10"

TOILET  
3'-8" x 4'-0"

SHOWER  
4'-0" x 4'-2"

SERVICE LIFT

KITCHEN  
11'-2" x 7'-9"

UTILITY ROOM  
3'-5" WIDE

BED ROOM  
15'-0" x 10'-0"

TOILET  
10'-7" x 5'-1"

BED ROOM  
15'-0" x 12'-0"

TOILET  
6'-0" x 8'-9"

FLAT B

TYPICAL FLOOR PLAN  
3rd - 23rd Floor

FLAT A







TYPICAL FLOOR PLAN  
3rd - 23rd Floor

FLAT A  
Saleable Area: 2274 sqft



TYPICAL FLOOR PLAN  
3rd - 23rd Floor

FLAT B  
Saleable Area: 2828 sqft





A PROJECT BY



TRUST. IT'S WHAT WE BUILD



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CONSULTANTS

ARCHITECTS: AGRAWAL & AGRAWAL  
LANDSCAPERS: DESIGN ACCORD  
CIVIL ENGINEERS: SPA CONSULTANT

*Disclaimer: The plan certification, image certification, configurations & other details in this brochure are indicative. The Developer/Owner reserves the right to alter and/or modify and/or change the same. The images & views are indicative of architect's impression and are only for illustration purpose. The plan of the new building, subject to sanction by the concerned authorities, may be altered and/or changed later on as maybe recommended by the Architects or required by the authorities. The developer has reserved the right to consume further FSI/FAR as may be available before the execution of the deed of conveyance. The area earmarked for the club in the plan submitted to the concerned authorities is likely to change and/or vary. The developer reserves the right to vary and/or change the location and size of the Club Area and ultimately the Club Area will be taken into account for the purpose of determination of the super built-up area and as such the images and configuration have been made for the ultimate buildings and/or blocks which may be constructed in the said premises. The terms & conditions contained in the brochure are the broad terms & the conditions do not form part of any concluded contract nor shall be deemed to construe any offer or representations made by the Developer. The terms & condition sale & transfer of a particular flat/unit/apartment will also be subject to the final agreement to be executed between the intending purchaser and the Developer.*

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