

Developer



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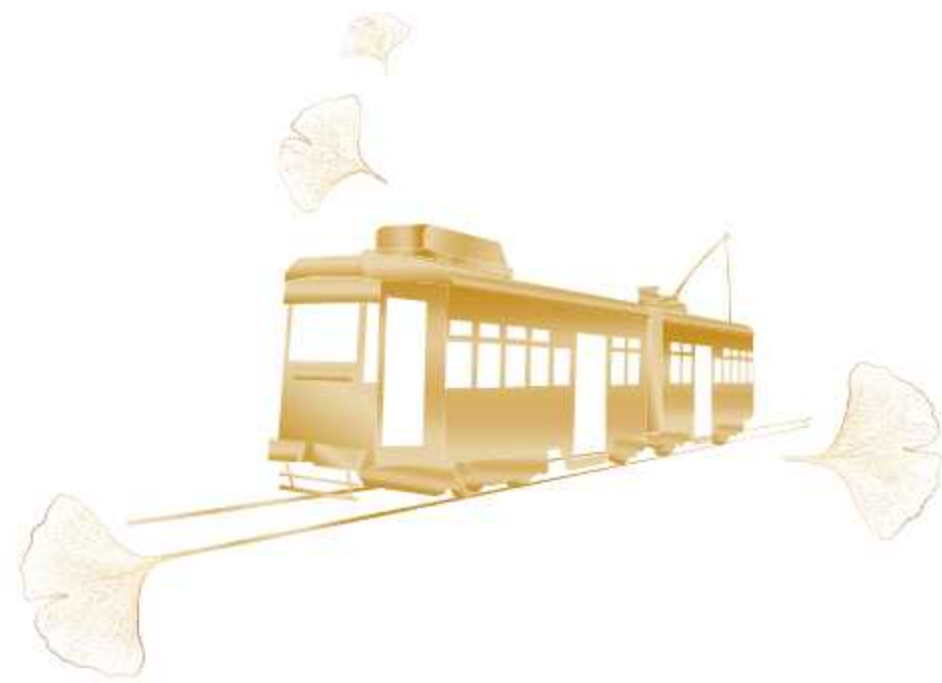
W: www.swastikprojects.net

DISCLAIMER

The sizes / shapes / positions of openings, ducts, balconies and landscape are subject to change. Room sizes indicated are structural sizes and actual sizes may vary due to finishing. Areas mentioned are subject to change after finalization of services and structural design. The furniture shown in the illustration is only indicative. All plans, specifications, artistic renderings and images as shown in this brochure are only indicative and are subject to change as may be decided by the developer or directed by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets do not form a part of the offering. This document is conceptual and not a legal offering by the developer and is to be used for general information only. Any interested party should verify all the information including designs, plans, specifications, facilities, features, payment schedules, terms of sales etc. independently with the developer prior to concluding any decision for buying in any of the towers. The user of the brochure confirms that he / she has not solely relied on this information for making any booking / purchase of any units in any of the towers. Nothing on the brochure should be misconstrued as advertising, marketing, booking, selling or an offer for sale or invitation to purchase a unit in this project by the Developer.

La Mirada

A MESMERISING WORLD



Come, belong to the place
that you are **PROUD** of

Come, belong to the vicinity
where your **HEART** melts

Come, belong to the group
where you **MINGLE**
unconditionally





Come, belong to the sphere
where you find peace in **NATURE**

Come, belong to yourself

Stay where **YOU** can be **YOU**



Artist's Impression

STAY WHERE
HIGH-RISE LIVING
IS A STATEMENT

When you will let your vision glide across the horizon of North Kolkata, you will be left wonder-struck by the new magnificence called La Mirada. Here beauty in the form of residency rising by a serene water body is weaving an enchanted world of high-rise living that is engulfed by the greens and embedded with high-end amenities – only for you and your long-awaited dreams.

La Mirada
A MESMERISING WORLD



Artist's Impression

- 3 magnificent towers
- 3 & 4 BHK spacious apartments
- B+G+23 floors
- 180 sprawling units
- Vaastu approved homes
- 80% open space
- Overlooking a tranquil waterbody

La Mirada
A MESMERISING WORLD

LIVING GETS MAGICAL
WHEN YOU ARE NEAR
YOUR ROOTS



THE CALCUTTA
CONNECT

You belong to North Kolkata. And for a better living,
you don't have to go away from your neighbourhood.
When you stay near your origin, you not only flourish but
your life also gets blessed with advantages.



THE
CONVENIENCE
ASPECT

Conveyance time reduced

Less vehicle pollution leads to a greener world

Railway Stations, Workplaces, Hospitals and Airport easily accessed



THE HAPPINESS
ASPECT

Family time is enhanced

Hangout space with friends is everywhere



THE PRIDE ASPECT

Belong to the glory of classical heritage

Enjoy the benefits of staying at the heart of the city

La Mirada

A MESMERISING WORLD



**STAY WHERE
NORTH KOLKATA'S
PRIDE LIES IN**



Scan the QR code to know the exact location

Map not to Scale

**LOCATION
ADVANTAGE**

**MAIN ROAD
DISTANCE**

- Vivekananda Road: 500 m
- Kankurgachi Crossing: 950 m
- Maniktala: 1 km
- Girish Park Crossing: 2.3 kms
- EM Bypass: 2.7 kms

**SECTOR V
6.9 kms**

RAILWAY STATION

- Sealdah Railway Station: 2 kms
- New Kolkata (Chitpur Station): 2 kms
- Howrah Railway Station: 6 kms

AIRPORT

- Netaji Subhash Chandra Bose International Airport: 12 kms

COLLEGE

- Scottish Church College: 2.2 kms
- Rajabazar Science Collage: 2.3 kms
- Calcutta University: 3.7 kms
- Presidency College: 3.8 kms
- St. Xavier's College: 6.7 kms



SCHOOLS

- Balika Siksha Sadan: 2.4 kms
- Loreto Day School: 4.5 kms
- Calcutta Boys School: 4.7 kms
- St. James' School: 5.3 kms
- Pratt Memorial School: 5.6 kms
- Don Bosco School: 6.5 kms

HOSPITALS

- R.G. Kar Hospital: 2.1 kms
- Marwadi Relief Society: 3.4 kms
- Kolkata Medical Hospital Complex: 4.4 kms
- Apollo Hospital: 4.8 kms

RESTAURANTS

- Vanakkam: 900 m
- B49: 1.8 kms
- Bagicha: 2.5 kms
- Mitra Café: 2.7 kms

METRO STATIONS

- Girish Park: 2.5 kms
- Bengal Chemical: 3 kms
- Phool Bagan: 3 kms

MARKET PLACE

- Bagmari Bazar: 800 m
- Maniktala Bazar: 1.3 kms
- Burma Bazar: 4 kms





La Mirada
A MESMERISING WORLD

THE GRAND ENTRY
SHALL WELCOME YOUR PRESENCE AND
LEAD YOU TO THE TREASURES
THAT LIE WITHIN



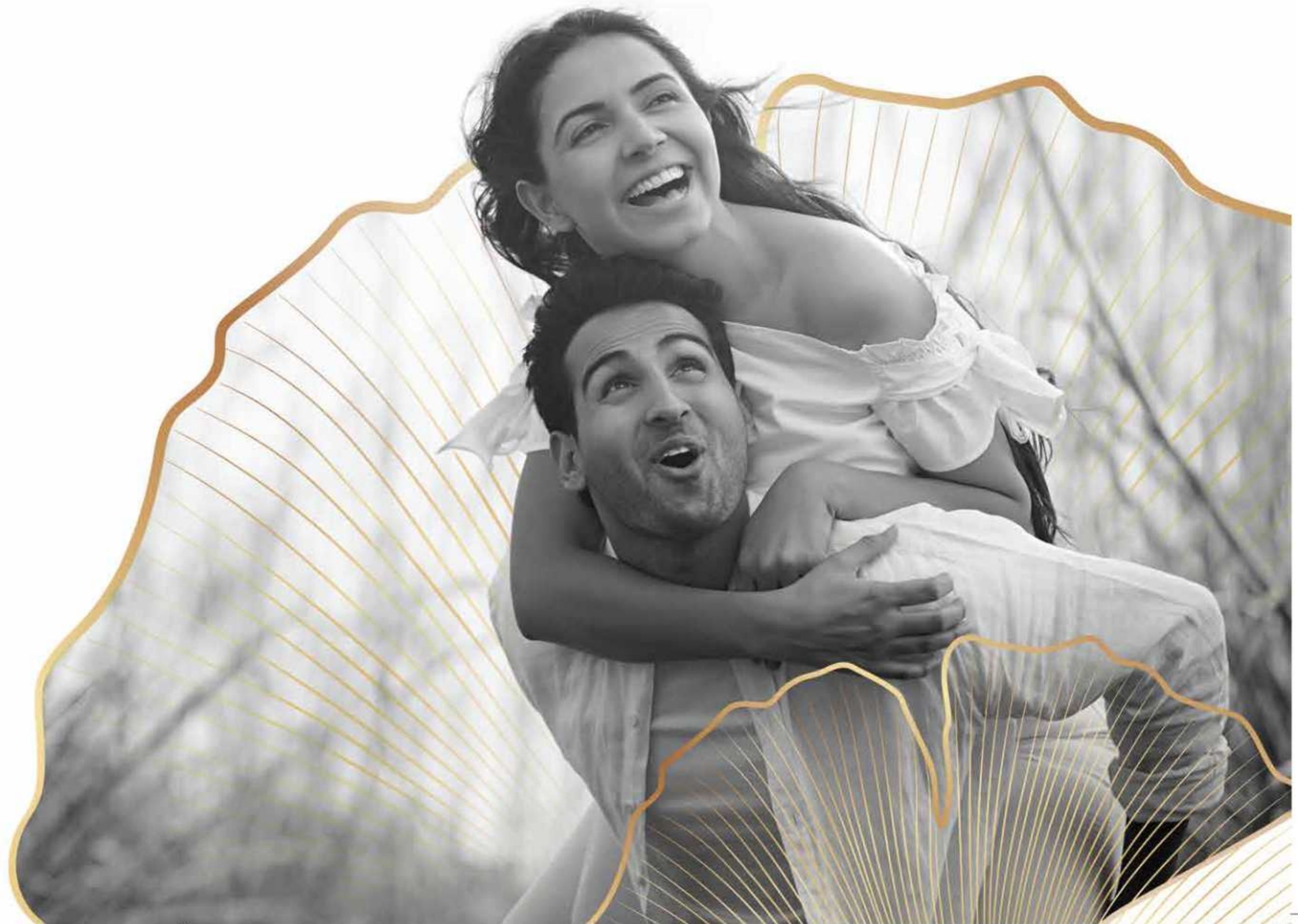
La Mirada

A GRAND ENTRY
TAKES YOU TO THE WORLD
OF YOUR DESIRE

STAY
WHERE YOUR
NEIGHBOURS ARE
NOTHING BUT
LIKE-MINDED



Where your soul finds the company
of like-minded people, that's when you know
you've found your place in the world.





SERENITY BELONGS HERE,
FLOWING WITH THE WIND
OF GOOD TIMES.

→ Waterbody area is 26,134 sq. ft.



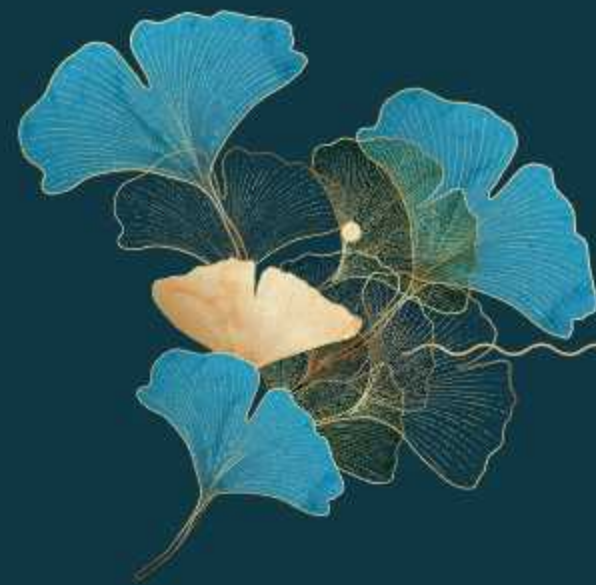
WALKING PATHWAYS LINE THE WAY TO A BRISK WALK OR
INTENSE JOGGING DEPENDING UPON YOUR NEEDS



THE BADMINTON COURT
AWAITS NECK-TO-NECK MATCHES
GOING DOWN TO THE LAST SET!

Artist's Impression

LIFE WILL BE
BLISSFULLY BELOVED
BESIDE THE BLUE WATERS



THE BLUE CONNECT

Living near a waterbody gives you
a triple tiered **BENEFIT**



YOUR
ENVIRONMENT

Surrounded by beautiful views

Fresh air keeps you refreshed

Sunlight keeps your mood merry



YOUR PHYSICAL
HEALTH

Stronger immunity

Increases white blood cell count



YOUR MENTAL
HEALTH

You feel calmer and more relaxed

You get better sleep

You experience greater happiness by the soothing waters



THE OPEN WATERBODY IS A
PLACE FOR REFLECTION AND PONDERING
OVER PERSPECTIVES



**STAY WHERE
AMENITIES BUILD
A DIFFERENT GALORE**

Let a new world open unto you, one where mornings are attuned to serenity of the greens and evenings are reserved for game time with your peers. Explore La Mirada – it's a world that celebrates your life.

Amenities on second floor covering a whopping 17,407 sq. ft. area.
Reflexology Pathway | Kids' Play Area | Indoor Games Room
Swimming Pool | Multipurpose Gym | Card Room
Double Height Banquet Hall | Celebration Arena



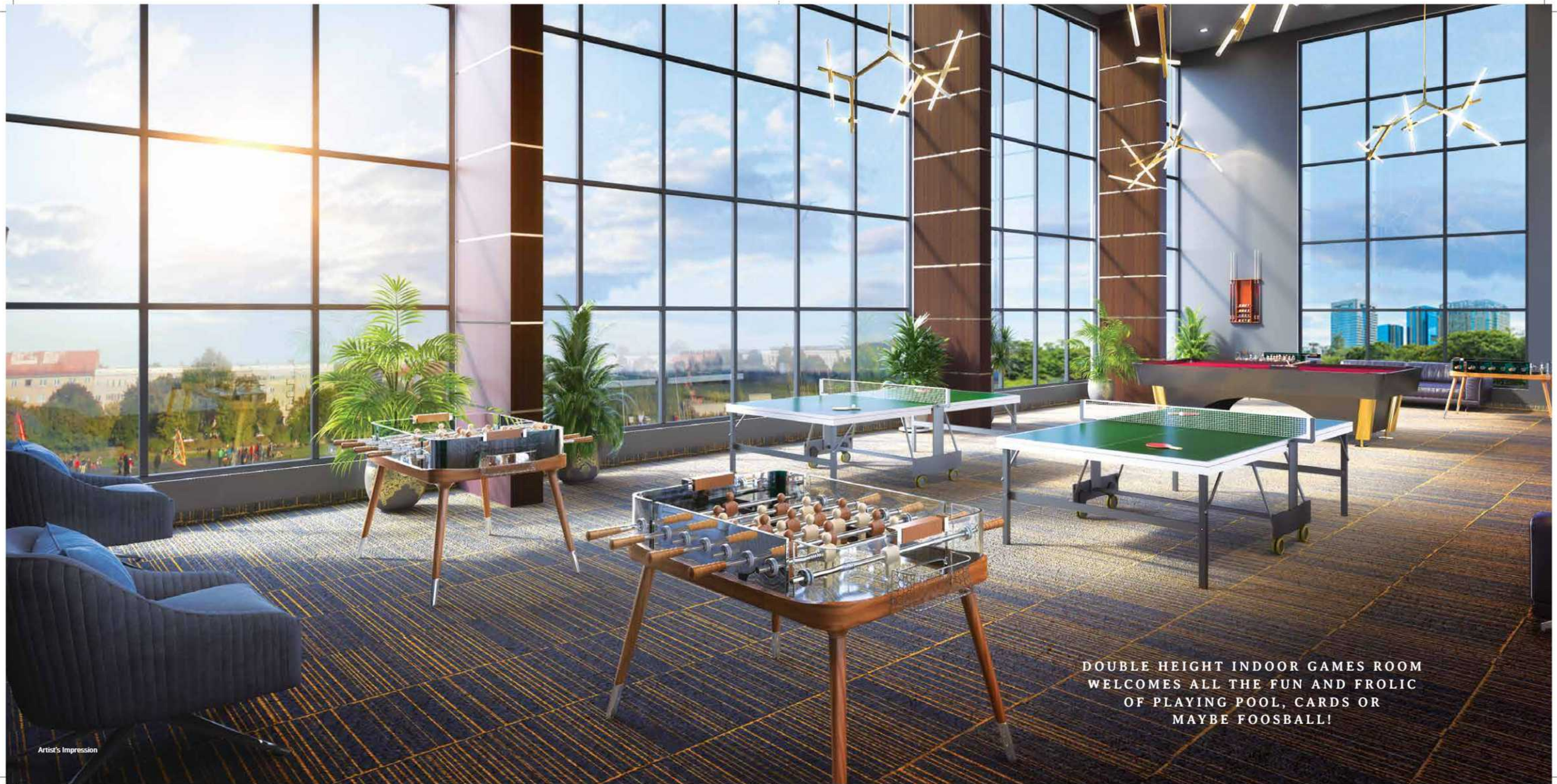
THE CRYSTAL CLEAR SWIMMING POOL
WILL PROVIDE FOR SERENE FRESHNESS, EVERY TIME.



THE MULTIPURPOSE GYM CAN BE A TEMPLE
FOR YOUR PHYSICAL DEVELOPMENT



DOUBLE HEIGHT SEATING LOUNGE
SHALL BEAR WITNESS TO SPECIAL MOMENTS
OF JOY AND LAUGHTER



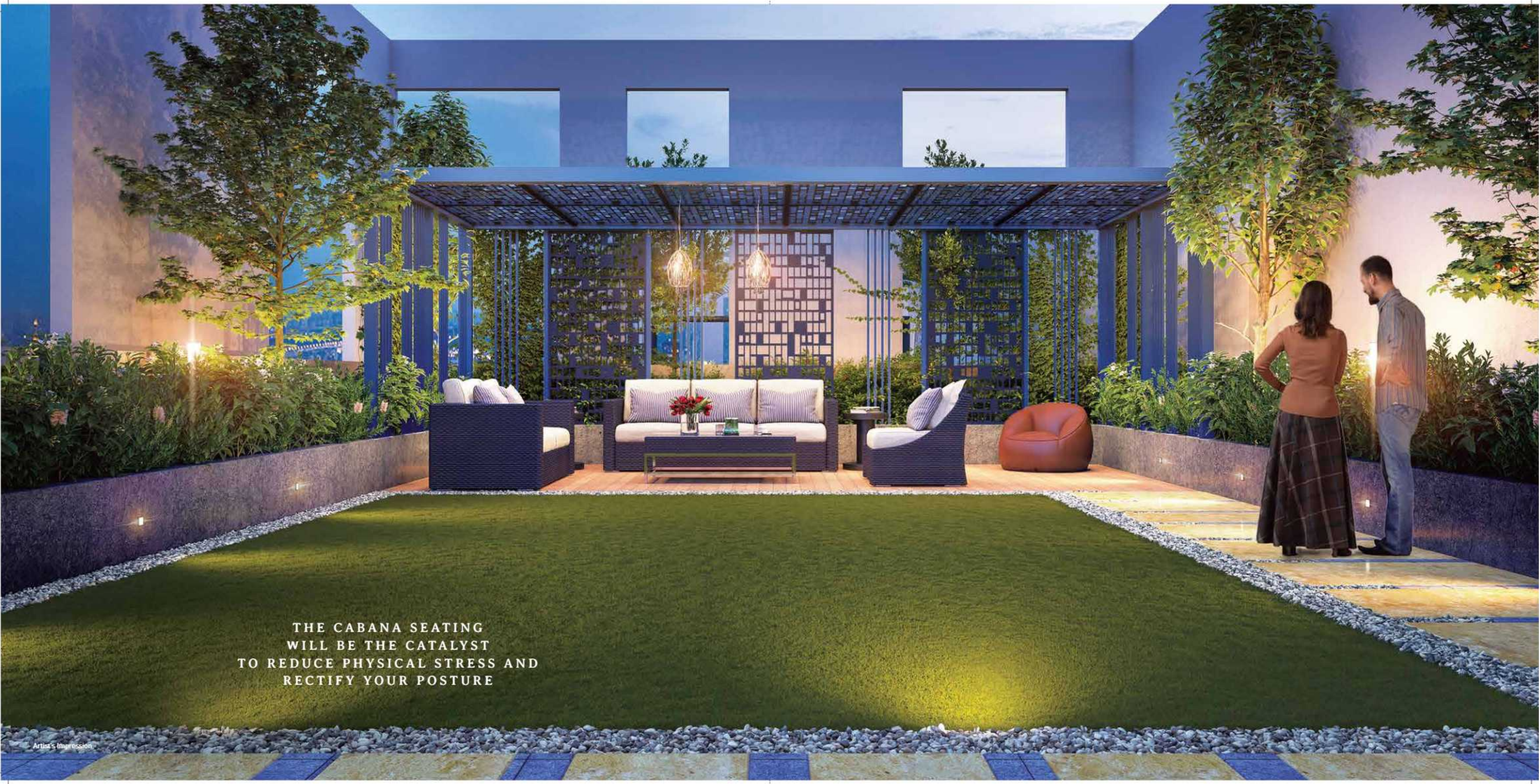
DOUBLE HEIGHT INDOOR GAMES ROOM
WELCOMES ALL THE FUN AND FROLIC
OF PLAYING POOL, CARDS OR
MAYBE FOOSBALL!



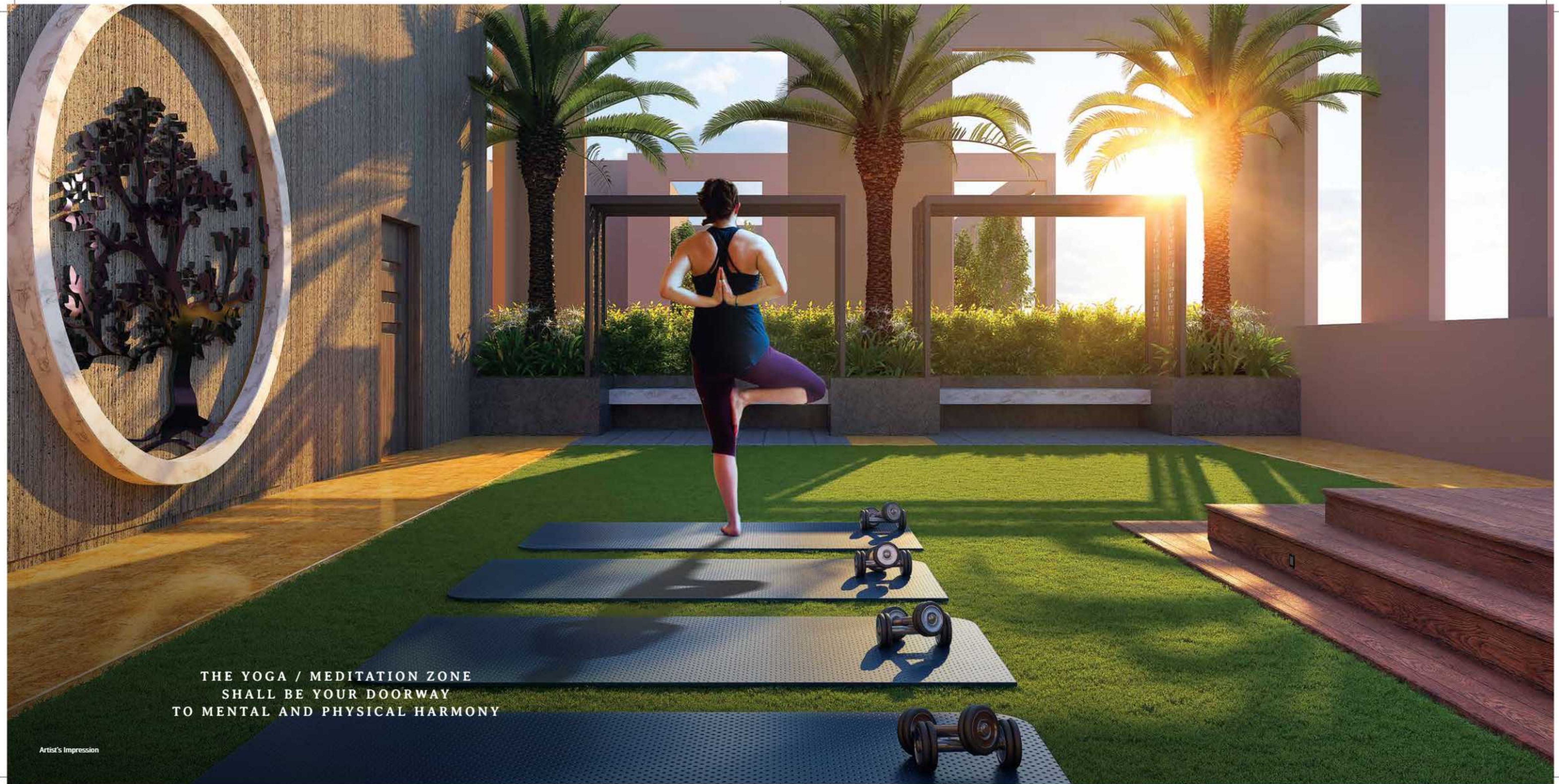
DOUBLE HEIGHT BANQUET HALL
SHALL BE THE CENTRE OF
ALL THINGS HAPPENING



ROOFTOP
ENTERTAINMENT ZONE



THE CABANA SEATING
WILL BE THE CATALYST
TO REDUCE PHYSICAL STRESS AND
RECTIFY YOUR POSTURE



THE YOGA / MEDITATION ZONE
SHALL BE YOUR DOORWAY
TO MENTAL AND PHYSICAL HARMONY

**STAY WHERE
SPACE GIVES YOU
AMPLE OPTIONS**



An expansive home and all your beloved hobbies make a fascinating combination. Whether you're looking for a nook to place your piano in, or a corner to showcase all your paintings, you'll find it here in La Mirada.

So go on, make your life as expansive as the sky!

Ground Floor Grand Lobby | Well-ventilated Airy rooms
Sky Terrace + Spacious balcony in each apartment





GROUND FLOOR GRAND LOBBY
WILL DELIVER A ROYAL WELCOME AS YOU
ENTER THE PREMISES



Artist's Impression



AMENITIES & FACILITIES

INDOOR AMENITIES

Double Height Banquet Hall

Multipurpose Gym

Swimming Pool

Kids' Pool

Party Lawn

Double Height Seating Lounge

Mini Theatre

Kids' Indoor Playroom

Double Height Indoor Games Room
(Table Tennis, Pool Table, Dart etc.)

Board Room

Spa

4 guest rooms with attached toilets

OUTDOOR AMENITIES

Natural Waterbody

Landscaped Garden

Cabana Seating

Jogging Track

Walking Pathway

Badminton Court

Kids' Play Area

Landscaped Open Terrace with
space for Yoga/Meditation
Open-air Theatre and Café

Picnic & Barbeque Platform

Elevated Deck

Temple

FACILITIES

100% Power Backup for common areas
and services and Power Backup of 3 KVA
for 3 Bedroom Flats and 4 KVA for
4 Bedroom Flats at an extra cost

Modern Fire Fighting System

24 Hours' Security

Intercom & CCTV Facility

Service Toilets in each Floor

Video Door Phone at the
entrance of Each Flat

Rainwater Harvesting

Sewerage Treatment Plant

Organic Waste Composter

Solar Power Panels

ABOUT DEVELOPER



A SUCCESS STORY

The story of Swastik Group is the success formula of all its endeavors ever since its inception a couple of decades back. Each of its projects has staked a monumental name with regards to liveability and aesthetics. The group's architectural wonders leave a first and lasting impression in the minds of even the most fastidious buyers due to its scenic locations, magnificence of space, proximity to utility services, adhering to the dictates of the eco-friendly norms. Swastik Group has become synonymous with excellence and reliance.

COMPLETED PROJECTS



6, Loudon Street



BODHI 75, Pandit Madan Mohan Malaviya Sarani



33, Shakespeare Sarani



12, Shakespeare Sarani



131A, Rash Behari Avenue



377A, Prince Anwar Shah Road



15B, Mandeville Gardens



2/1, Rowland Road



TEAM

ARCHITECT

Maheshwari and Associates

Architect *KAMAL PERIWAL*, founder of Maheshwari & Associates started his journey as an architect during the early 90s' with offices in Mumbai & Kolkata. In last 25 years of his esteemed career, architect Kamal Periwai has been able to deliver over 20 million square feet of built-up space, spread across India.

He is known for his architectural designs which bring about unique combination of efficiency with aesthetics bringing about changes in the socio-economic landscape of the region.

LANDSCAPE CONSULTANT

Layers Design Studio

A boutique design firm headed by Dwaipayan Bhattacharya, offering – specialized professional services in Landscape Architecture, Core Architecture, Interior Design and Environmental Planning. The young and energetic team – brings proven credentials across Institutional Campuses, Residential Complexes, Boutique Villas, Commercial Projects and Urban Spaces in Kolkata and Delhi.

STRUCTURAL CONSULTANT

S.P.A. Consultants

S.P.A. CONSULTANTS, a firm of Structural Engineers was started in the year 1987 in a small way by Mr. Sanjiv J. Parekh, having four years of working experience in Mumbai. Gradually the firm has now grown in a modest size having a pool of three Associates, four Design Engineers and 17 CAD Engineers.

In the year 2010, Mr. Sanjiv J. Parekh along with other directors floated M/S, S.P.A. CONSULTANTS PVT. LTD., having registered office at 34, Rammohan Dutta Road, Kolkata-700 020 in a new shape and added activities. The firm provides consultancy services in the field of Structural Engineering for various type of projects.

BRAND CONSULTANT

Be the Bee

Bibhor Singhania & Banibrata Goswami have been working with the real estate pioneers across the nation, and serving more than 100 clients and 250 real estate projects across West Bengal, Maharashtra, Chattisgarh, Assam, Bihar, Orissa & many more states.

Be the Bee is one of India's most promising advertising agencies, with a bunch of innovative ideators and strategic thinkers. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.



STAY WHERE
LUXURY IS



Scan QR code
for Walkthrough



Scan QR code
for VR

