



IDEAL UNIQUE
RESIDENCY

An oasis. In the clouds.

Developed by

IDEAL and **UNIQUE**
pillars of trust

Marketed by


PIONEER[®]
PROPERTY MANAGEMENT LTD.
4002 4002

Architects

Architect
Hafeez
Contractor

S&S
SANON SEN GUPTA ASSOCIATES
KOLKATA

Consultants


JW
CONSULTANTS LLP

Preferred financier

 **ICICI Bank**



Near the heart of the city. Leaving it behind, as it soars into the sky.

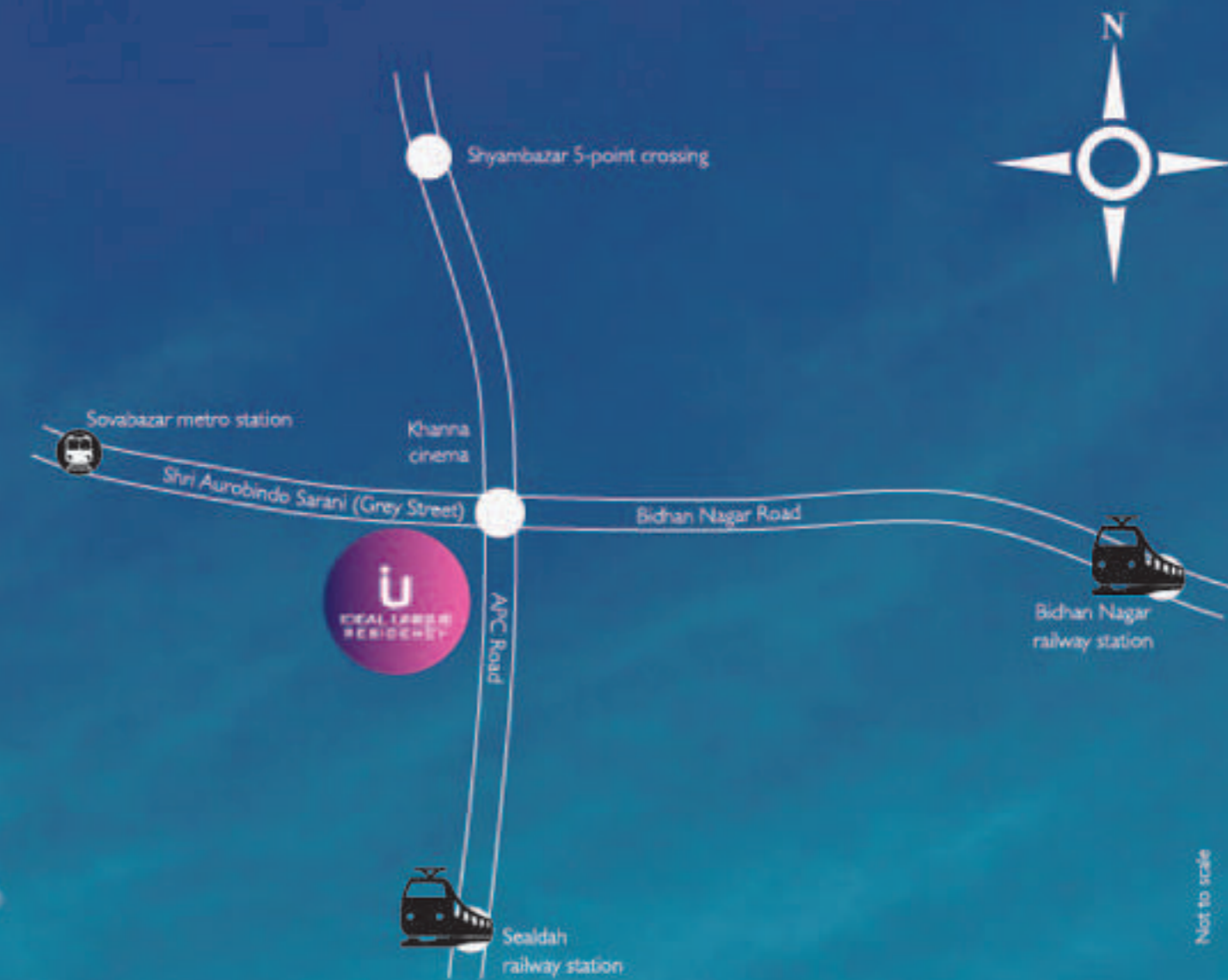
Allow us to present Ideal Unique Residency, an oasis near the clouds in North Kolkata. Let the gates swing open. Walk inside a marvel, created by none other than Hafeez Contractor. Leave the bustle behind, as you are enveloped in an atmosphere of peace and tranquility. Bask in sun rays streaming in through your windows, be caressed by moonbeams as you sleep and rise to the twitter of birds on your window sill. Drink in the sights of the city from the rooftop which offers you a panoramic view of Kolkata.

- Designed by Hafeez Contractor
- Situated in the heart of North Kolkata on Shri Aurobindo Sarani
- An area of 2 lakh sq.ft. (approx.)
- G+21 building with a basement
- 100 flats with 5 flats per floor
- Multi-gym, banquet hall, banquet garden and children's play area
- Approx. 18,000 sq.ft. of retail space on ground floor

Up above the madding crowd...

Far above the ordinary. Close to everything you need.

With its soaring elevation, Ideal Unique Residency takes you far above the hustle-bustle of the city. But once you step out, you will find yourself right in the heart of North Kolkata.

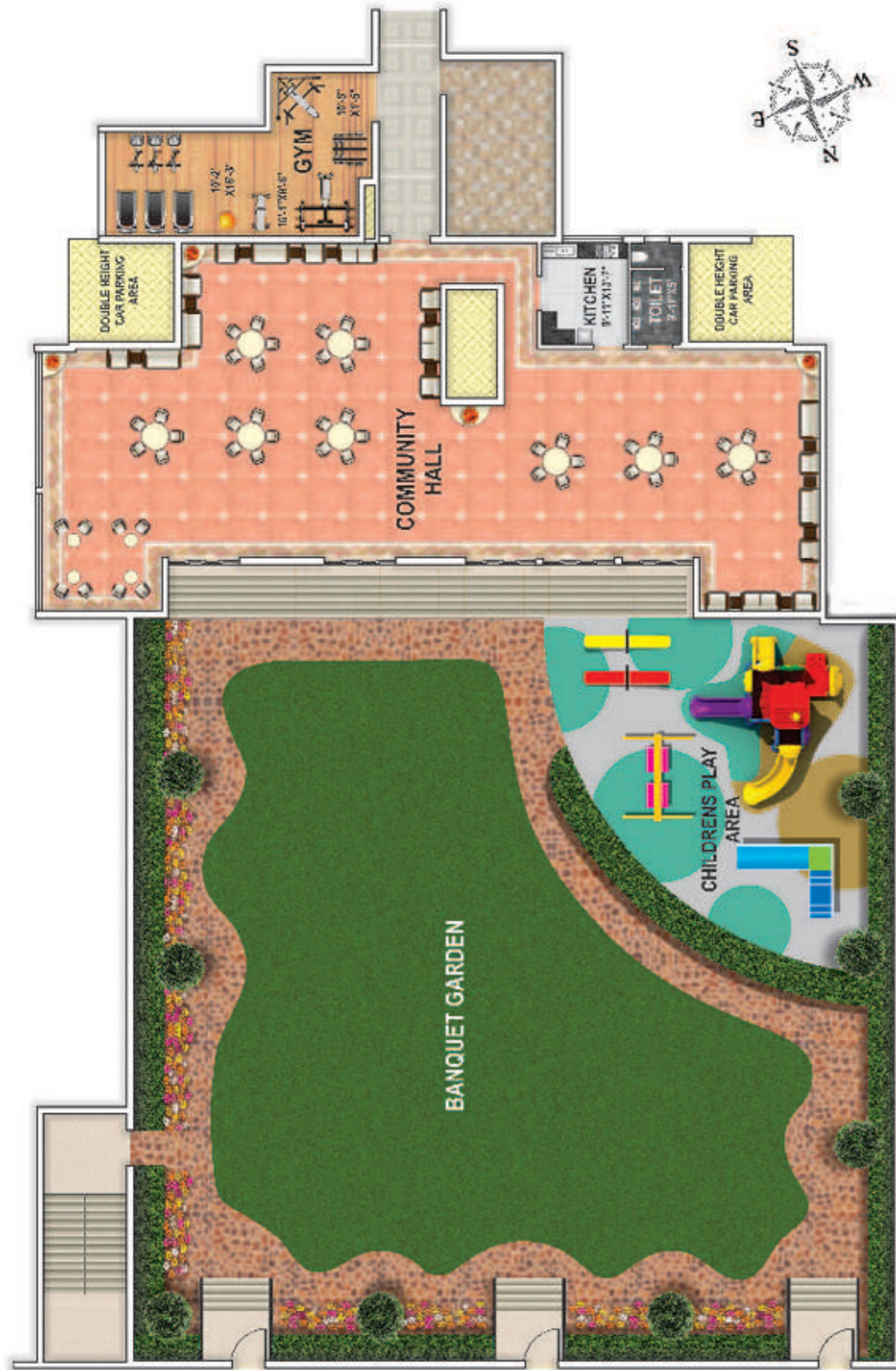


- Less than a km from Shyambazar 5-point crossing
- Just a km away from Sovabazar metro station
- About 3 kms from Sealdah railway station





First Floor Plan



Floor Plan (2nd to 6th)



Enjoy. Sit back. Reflect. Socialize.
In the serenity of your private club.

AREA STATEMENT			
Flat	Type	Toilets	Area (Sq.ft.)
A	3BHK	3	1690
B	3BHK	3	1665
C	3BHK	3	1720
D	4BHK	4	1980
E	4BHK	4	1985

Specifications

WALLS

Internal: plaster of paris finish
Common area: paint
External: paint

FLOORING

Tiles in living rooms and bedrooms
Laminated wood in master bedroom
Marble/Tiles/Stone in all common areas

ELECTRICAL

Concealed copper wiring
Sufficient light and power points
Television/Telephone points in living/
dining room and all bedrooms
A.C. of reputed brands in living/dining
room and all bedrooms

KITCHEN

Dado of ceramic tiles
Granite platform

TOILET

Concealed pipeline using standard material
Dado of ceramic tiles
Tiled flooring
CP fittings of superior brands

DOORS

Flush doors with accessories

WINDOWS

Aluminium windows with grill

LIFT

Three elevators of a leading brand

GENERATOR

For common area lighting and one lift
Standby generator for all flats

OTHER FACILITIES

24-hour water supply
Adequate car parking space for
residents and visitors

Creators of this haven

THE IDEAL GROUP

The company has delivered residential and commercial solutions that have become landmarks and transformed the Kolkata skyline with its signature stamp - design, aesthetics, quality and on-time delivery.

That, in a nutshell, is the basis of the company's tag line "Pillars of Trust".

THE UNIQUE GROUP

A conglomerate with multiple business segments including Real Estate with a rich legacy which is well known in India and overseas alike.

ARCHITECT HAFEEZ CONTRACTOR

Genius. Maverick. Starchitect. Some of the different adjectives that have been used to describe a man who has transformed the skyline of cities in India and the lives of thousands of families through his design excellence.

SANON SEN & ASSOCIATES

One of the leading architectural firms in Kolkata with an expert team of qualified design professionals.

JW CONSULTANTS LLP

A well-known name in structural consultancy, which endeavours to bring the advantage of innovation into projects by implementing newer technologies and state-of-the-art infrastructure.



Our site. A retreat for your soul.



Floor Plan (7th, 10th, 13th, 16th & 19th)



AREA STATEMENT			
Flat	Type	Toilets	Area (Sq.ft.)
A	3BHK	3	1780
B	3BHK	3	1755
C	3BHK	3	1805
D	4BHK	4	2070
E	4BHK	4	2075

Floor Plan (8th, 11th, 14th, 17th & 20th)



AREA STATEMENT			
Flat	Type	Toilets	Area (Sq.ft.)
A	3BHK	3	1785
B	3BHK	3	1775
C	3BHK	3	1830
D	4BHK	4	2090
E	4BHK	4	2095

Floor Plan (9th, 12th, 15th, 18th & 21st)



AREA STATEMENT			
Flat	Type	Toilets	Area (Sq.ft.)
A	3BHK	3	1790
B	3BHK	3	1760
C	3BHK	3	1815
D	4BHK	4	2075
E	4BHK	4	2085

A world-class multi-gym to tone the body and the mind.
 An expansive banquet hall for community get-togethers.
 A sprawling banquet terrace for nature lovers to savour.

