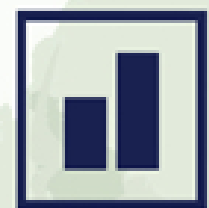


Development & Management by



KOSMIC
ESTATE

Strategic Partner



Marketed by



9836394449 | 9836428882

The
AMAZÔNIA
Rajarhat

An aerial night-time rendering of a proposed residential development. The scene features 21 high-rise towers, each with a unique, petal-shaped footprint. The towers are illuminated from within, casting a warm glow, and their roofs are topped with vibrant, multi-colored lights. They are arranged in a symmetrical, fan-like pattern around a central green space. This central area includes a circular pool, landscaped gardens, and winding pedestrian paths. The entire development is nestled within a dense, dark forest, with a road and some smaller commercial-style buildings visible at the bottom edge of the frame.

THE MASTER PLAN OF A MASTERPIECE

A UNIQUE RAINFOREST THEMED TOWNSHIP
SPRAWLED ACROSS 15 ACRES WITH
21 PETAL SHAPED HIGH-RISE RESIDENTIAL TOWERS



SO FAR YOU LIVED
IN CONCRETE
NOW LIVE IN A JUNGLE

6 LACS SQ. FT. OF RAINFOREST THEMED
LIFESTYLE SPRAWLED ACROSS THE 2 LEVELS
OF PODIUM GARDENS

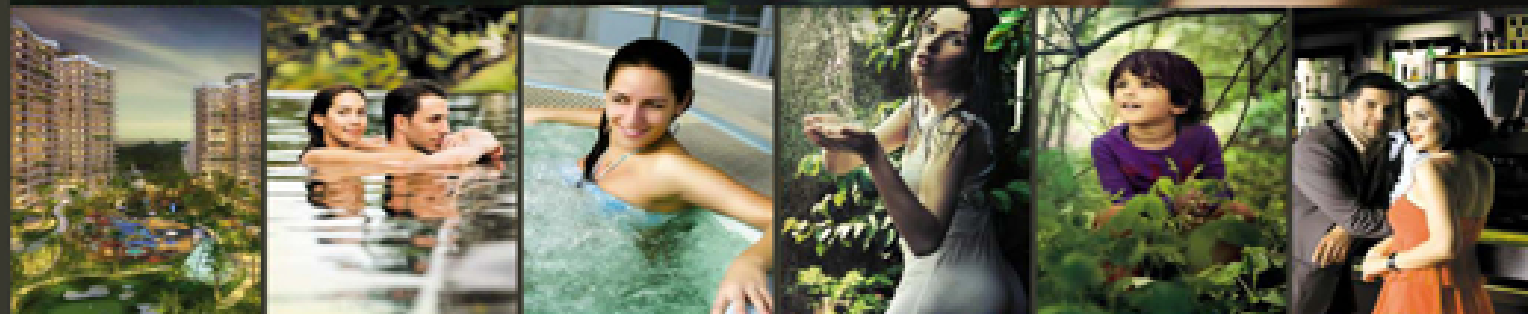
STEP INTO A PRIVATE WORLD
OF LUXURIOUS INDULGENCES
AND LIVE IN IT FOREVER

THOUGHTFULLY PLANNED AND DESIGNED LAVISH
LIVING SPACES



ARTIST'S IMPRESSION

A GLIMPSE OF A LAVISH LIFE IN NATURE'S LAP



ARTIST'S IMPRESSION

WELCOME TO A WORLD BUILT PURELY BY IMAGINATION.

EXTRAVAGANT DESIGNER, PODIUM GARDEN WITH THEMED LIFESTYLE
CONCEPTS FOR FITNESS, WELLNESS, RECREATION & KIDS ENTERTAINMENT



- 15 acres lifestyle project
- 21 petal shaped high-rise residential towers of 11, 17 & 18 storeys
- 2, 3 & 4 BHK luxury residences with private decks
- 1.5 lacs sq.ft. themed lifestyle podium garden
- Central landscape area of 1.4 lacs sq.ft.
- 2 clubhouses with 2 pools spread over 22,000 sq.ft. (ground & podium level)
- Mega lifestyle mall attached to the project



THE FITNESS WORLD

- Knife-edge swimming pool
- Jogging track
- Cycling track
- Flood-lit tennis court
- Box cricket
- Multipurpose court
- Fully-equipped A/C gymnasium with cardio studio
- Rock climbing



THE WELLNESS RETREAT

- Serene children's park
- Meditation & Yoga prism court
- Oxygen spa with Jacuzzi and sauna
- Organized swimming pool
- Reflexology pathway
- Herbal boulevard
- Central fountain square with water body
- Zen garden with sit-outs
- Floating pool cab



THE RECREATION HAVEN

- Hawaiian themed beach
- 2 level grand clubhouse and indoor gaming arcade with cafe
- Community hall with party lawn
- Poolside cabana for family sit-outs
- Meditation pavilion with feng-pool
- Sunset bar pool
- Amphitheatre with cascading waterfall
- Mini golf course
- Masked fountain at entrance



THE KID'S REALM

- Treehouse park
- Maze garden
- Children's play area
- Gaming room and Karaoke lounge
- Toddler's park
- Children's library
- Kids pool with trainee



THE CLUB LIFE

- Two clubhouses with 2 swimming pools
- Club 1 (THE RAIN) spread over 2 levels (G+1) is of 22,000 sq.ft. home exclusive lifestyle facilities like sports lounge, spa, indoor games room and multipurpose courts for badminton, lawn tennis, volleyball & basketball
- Club 2 (ELEVEN) located at the podium level features lounge hall, party lawn overlooking the pool side cafe

The Project

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Tower Features

- Tropical themed entrance lobby
- High-speed elevators
- 24x7 CCTV security
- 2 level podium parking & open parking
- Provisions of EPABx facility for residents

Internal Features

- Thoughtfully planned & designed homes
- Extravagant living rooms
- Expansive private sun deck
- Spacious bedrooms
- Modern kitchen layout
- Designer bathrooms with branded sanitary ware

Eco-Lifestyle Features

- Rain water harvesting
- Sewage treatment plant
- Native plants for landscaping
- Energy efficiency

Internal Specifications

Super structure

Earthquake resistant R.C.C framed structure

Living/ Dining

I). Glazed Vitrified/Ceramic tiles living/dining rooms & balcony,
II). Wall : Putty.

Bed rooms

I) Vitrified tiles,
II) Wall : Putty ,
III) Ceiling : Putty

Kitchen

I) Floor : Vitrified Tiles,
II) Countertops : Granite with steel sink,
III) Dado's : Ceramic tiling upto 2 feet from the granite counter tops,
IV). Wall : Putty.

Toilet

I) Flooring : Anti-skid Vitrified tiles,
II) Dado : Dado of vitrified tiles up to door height,
III) Provision for geyser.

Doors & Window

I). Main door/ Internal door : sal wood frame with flash door,
II) Anodized aluminium windows or UPVC window

Electrical

Modular switches with copper wiring distribution board reputed make, concealed copper wiring with modular switches, provision for split ac in living & bed room, wiring, electrical point for refrigerator water filter and exhaust fan .

CP & Sanitary

Chromium plated fittings, white high quality porcelain fixtures

Lift

fully automatic high speed elevator

A METICULOUSLY PLANNED TOWNSHIP AMIDST
VERDANT GREENERY AND UNPARALLELED LUXURIES



A | ARBARO
THE FITNESS WORLD

- A1. KNIFE-EDGE PODIUM SWIMMING POOL
- A2. FULLY-EQUIPPED AC GYMNASIUM WITH CARMO STUDIO
- A3. CYCLING TRACK
- A4. MULTIPURPOSE COURT FOR BASKETBALL & VOLLEYBALL
- A5. JOGGING TRACK
- A6. CLUB HOUSE



C | BORNEO
THE RECREATION HAVEN

- C1. 2 LEVEL GRAND CLUBHOUSE AND INDOOR GAMING ARCADE WITH CAFE
- C2. COMMUNITY HALL WITH PARTY LAWN
- C3. POOLSIDE CABANAS FOR FAMILY SIT-OUTS
- C4. AMPHITHEATER WITH CASCADING WATERFALL
- C5. MINI GOLF COURSE



B | AMAZONIA
THE WELLNESS RETREAT

- B1. SENIOR CITIZENS PARK
- B2. REFLEXOLOGY PATHWAY
- B3. OXOZONIZED SWIMMING POOL
- B4. MEDITATION & YOGA PRISM COURT



D | MADAGASCAR
THE KID'S REALM

- D1. TREEHOUSE PARK
- D2. CHILDREN PLAY AREA
- D3. GAMING ROOM AND KARAOKE LOUNGE
- D4. CHILDREN'S LIBRARY

MASTER PLAN

ENTRANCE

PROPOSED PHASE

PHASE-1



TYPICAL FLOOR PLAN

BLOCK NO. 9



Saleable Area Block No.9

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	868	955	1259	645
Exclusive Area	124	190	121	157	157	205
SBA	1317	1071	1431	1582	1994	1442



TYPICAL FLOOR PLAN

BLOCK NO. 15



Saleable Area Block No.15

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	868	955	1204	645
Exclusive Area	124	194	123	117	194	118
SBA	1317	1071	1431	1552	1994	1442



TYPICAL FLOOR PLAN

BLOCK NO. 7



Saleable Area Block No.7

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	868	955	1203	861
Exclusive Area	124	105	123	118	157	119
SBA	1317	1071	1431	1552	1994	1442



BLOCK NO. 8



Saleable Area Block No.8

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	868	955	1203	861
Exclusive Area	124	105	123	118	157	119
SBA	1317	1071	1431	1552	1994	1442



BLOCK NO. 16



Saleable Area Block No.16

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	761	862	1203	862
Exclusive Area	124	109	121	131	192	118
SBA	1317	1071	1431	1442	1994	1442



TYPICAL FLOOR PLAN

BLOCK NO. 17



Saleable Area Block No.17

Type	A	B	C	D	E	F
BHK	3	2	3	3	4	3
Carpet Area	761	606	868	955	1239	862
Exclusive Area	124	109	121	131	157	118
SBA	1317	1071	1431	1552	1994	1442



RAJARHAT - THE GOLDEN CIRCLE WITH A BRIGHTER FUTURE

Aspiring to be a smart city, New Town Kolkata is the iconic face of Urban Bengal. There are economic hubs to generate dynamism and employment, recreational and cultural hubs to entertain and engage the people, education and health hubs to attract students and professionals - all within a smart plug and play infrastructure environment that is a best in its class. Innovation and imaginativeness drives New Town, Rajarhat. Sculptures like 'Mangal Ghoti', Vivek Tirtha, Nazrul Tirtha; iconic buildings like Mothers Wax Museum and green spaces referring to 'Eco Park'; adorn the Rajarhat that never ceases to surprise.

New Town is a carbon city; it has already been recognised as a Solar City by the Ministry of Non-Conventional and Renewable Energy. Together, New Town IT hub and Sector 5 Salt Lake constitute the epicentre of IT activities in Eastern India. Ecospace, DLF-I, DLF-II, Unitech and TCS are functioning with great zeal. Wipro, Infosys, ITC Infotech and many other centres are also likely to come up shortly. Further the catalyst for changing the skyline of Rajarhat is Kolkata Metro. There are five proposed Metro links the Joka-BBD Bag, New Garia to Airport, Dum Dum to Barasat, Dum Dum to Barrackpore and between Rajarhat and Ramrajatala. The expansion between the main city with suburbs and the airport has unveiled new corridors of growth and real estate sector.

SCHOOL
DPS Mega City - 9.2 kms

RAILWAY STATION
Bidhan Nagar - 14 kms

IT PARKS
DLF II - 8.9 kms
Unitech - 5.5 kms

LEISURE & ENTERTAINMENT
Nico Park (children's park) - 15 kms
Vedic Village (yoga & spa centre for adults) - 9 kms
Eco Park - 4.4 kms

SHOPPING HUBS
Axis Mall - 8.6 kms | Home Town - 8.6 kms | City Centre 2 - 2.9 kms
Daily Market Rajarhat Chowmatha - 1 kms

INTERNATIONAL FIVE-STAR HOTELS
Swissotel Kolkata - 2.9 kms | Novotel - 8 kms

AIRPORT
4.5 kms

HOSPITAL
Charnok Hospital - 6.3 kms
Tata Cancer Hospital - 8.4 kms

METRO
Metro Station- 6 kms

