

Developed by  
**IDEAL**  
pillars of trust

**Ideal Real Estates Pvt. Ltd.**

50, Government Estate Road, 11th Floor, Andhera West, Mumbai - 400052  
Subsidiary of J. J. Group of Institutions

Architect

**Architect  
Hafeez  
Contractor**

SANDEEP ASSOCIATES  
SCIENCE

Consultants



Preferred Member

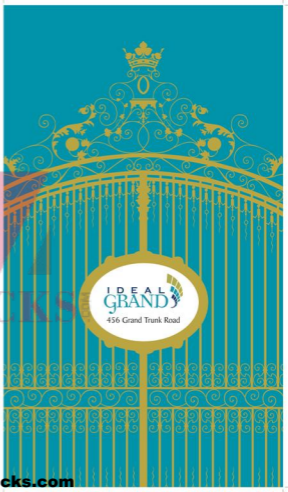


Contact

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ZRICKS

**IDEAL GRANDS**  
456 Grand Trunk Road



Disclaimer: The documents and/or legal offering, if any, describe the exact nature & content of this project. All the above information/ legal documents are only indicative and not final. All the details are subject to change, alterations and modifications as per the management's discretion without any prior intimation.

[www.Zricks.com](http://www.Zricks.com)

Tallest towers.

Airy and green open spaces.

Superior facilities.

World class Residents' Club.



[www.Zricks.com](http://www.Zricks.com)

# Ideal Grand. The best residential address in Howrah.

82%  
area open  
to the skies.

4 residential blocks  
of G+16 floors each.

Spread across

280 *cottahs*  
of land.

First-of-its-kind Residents' Club  
in Howrah with superior facilities.

384

air-conditioned  
apartments  
(2 BHK/3 BHK/4 BHK)

Redefining  
the pin code. ↗



[www.Zricks.com](http://www.Zricks.com)



*My garden of flowers is also my cherished  
patch of thoughts and dreams.  
The thoughts grow as freely as the flowers,  
and the dreams are as beautiful.*

# Spirituality and peace.

At Ideal Grand.

Definitely  
greener  
and grander.



Landscaping by Site Concepts International of Singapore.



# ZRICKS

*Destination for a better quality of life.*

Abundant greenery; banquet hall with lawn,  
central greens and an aroma garden.

11,000 sq. ft. of landscaped greens.

82% area open to the skies.

An oasis of green solitude  
in the middle of Howrah.

[www.Zricks.com](http://www.Zricks.com)



*The air that gently breathes and  
the sky that the birds love are  
their way to far more delicious,  
more pure and more free...*

Luxury.

At Ideal Grand.

Definitely taller  
and grander.

ZRICKS .COM

Soak and regenerate in the wellness of the first rays of the sun from your window.

Watch the magic of daybreak from your home in the  
tallest towers of Howrah at G+16 floors.

Highest ability to fly and open spaces, an abode of luxury in Howrah.

Apartments are oriented in such a manner that they are either  
river-facing or garden-facing.

Key and well-ventilated apartments with ample play of light and breeze.

Each apartment will have pre-installed air-conditioners. Offering utmost  
convenience and peace of mind for buyers.

104 air-conditioned apartments of 2, 3 and 4 BHK across four blocks,  
ranging between 1,110 sq. ft and 1,785 sq. ft.

Designed by the celebrated architect, **Hafeez Contractor**.

[www.Zricks.com](http://www.Zricks.com)

I see all I can see, I can think,  
From my house, 'till I do the other  
dream before the plan.

G. T. Road

# Connectivity.

At Ideal Grand.

Definitely **closer**  
and **grander.**

# ZRICKS

With large knowledges and commercial spaces planned  
over the next three years, the value of the area is  
expected to appreciate substantially.



Grand Thank Road, the epicenter of development in Hemmati,  
is a **modern and aspirational**  
residential and commercial settlement zone.

Well connected to malls, railway stations, the business district,  
retail destinations, schools, colleges and hospitals.

[www.Zricks.com](http://www.Zricks.com)

Leisure.

At Ideal Grand.

Definitely **more relaxing**  
and **recreational.**

Club  
*Royale*

1st Exclusive  
Residents' Club of Howrah  
spread across an area  
of more than 25,000 sq. ft

ZRICKS

[www.Zricks.com](http://www.Zricks.com)



*I am not an island. With all his  
and pieces of a continent.*

The soothing environment of a peaceful  
neighbourhood, abided with its proximity to green,  
brings refreshment, relaxation and rejuvenation.



# Harmony.

of green and constructed areas.

At Ideal Grand.

Definitely more united  
and grander.



Landscaped gardens with a  
walking and jogging track  
and a separate cycling lane.

Private banquet gardens  
of 5,200 sq. ft.



Swimming Pool



Indoor Badminton Court



Modern Air-Conditioned Gym



Table Tennis



Pool Table



Banquet Hall and Party Lawn

A place where the entire family  
has something to do.



For club in Hitech with a  
21,000 sq. ft  
cricket field.

Your private nest of peace, calm and solitude.  
Within a community that doesn't invade, yet  
always reaches out to help.

[www.Zricks.com](http://www.Zricks.com)



Club  
Royale

Ground Floor Plan



Second Floor Plan



First Floor Plan



ZRICKS

Spacious, relaxed and leisurely to spend many  
fun-filled hours with the  
entire family.



www.Zricks.com



Activity.

At Ideal Grand.

Definitely more enjoyable  
and **unwinding.**

[www.Zricks.com](http://www.Zricks.com)



Therapy.  
At Ideal Grand.

Definitely healthier  
and grander.

[www.Zricks.com](http://www.Zricks.com)



*To just finish the beauty of a morning  
was, in early fancy, in the twilight  
I sleep some back in where I belong.*

Imagine an emerald carpet  
with landscaped gardens  
at your doorstep. All after a hard day's work.



The buildings are located in a manner to ensure the  
greatest ventilation and sunlight.



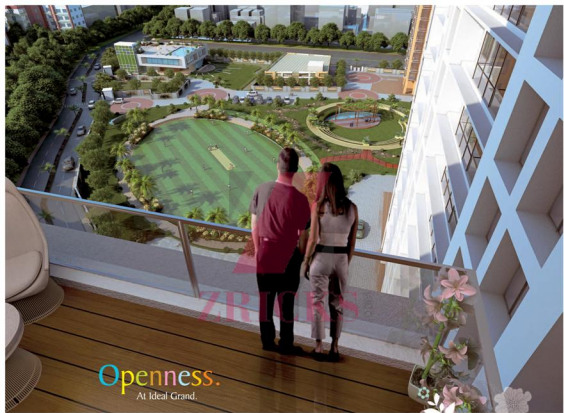
Because the home itself is panacea for the soul.



A futuristic lifestyle model  
of a residential condominium.

A place where you can contemplate in  
silence, cherish the privacy indoors,  
without worrying about safety, or simply  
chat with a loved one in the garden.





Openness.  
At Ideal Grand.

Definitely more airy  
and expansive.

Use spaces stretching before you. Acres of silence within  
your hand's reach. Where going out for an evening  
walk is actually going into yourself.



[www.Zricks.com](http://www.Zricks.com)

Ideal **Grand.**  
The tallest towers  
in Howrah with  
a river-view.



- 1. Club Royale
- 2. Swimming Pool
- 3. Party Lawn
- 4. Amphitheatre
- 5. Cricket Field
- 6. Children's Play Area







# Majestica

# Imperia



**AREA STATEMENT**

Apartment No.	Area	Approximate Price (Rs.)
1	1,200	1,20,000
2	1,500	1,50,000
3	1,800	1,80,000
4	2,100	2,10,000

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## Specifications

### WALLS

- Internal plaster of para finish
- Common area joints
- External paint

### FLOORING

- Tiles in living rooms and bedrooms
- Marble / Tiles / Stone in all common areas

### ELECTRICAL

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

### KITCHEN

- Dials of ceramic tiles
- Granite platform

### TOILET

- Concealed pipeline using standard material
- Ceramic tiles dials
- Best flooring
- CP-trings of superior brands

### DOORS

- Flush doors with accessories

### WINDOWS

- Aluminium windows with grill

### LIFT

- Two elevators of a leading brand in each tower

### GENERATOR

- For common area lighting and one lift in each tower
- Standby generator for all flats

### OTHER FACILITIES

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



ZRICKS

WIND

