



flora
ountain



WELCOME TO A HOME, WHERE HAPPINESS FLOWS!

An enchanting architectural language that translates into a resplendent elevation. Well-crafted apartments, some opening onto private open terraces. Refreshing waterbodies adorned with flowing fountains, exuding a sense of perpetual motion. Tall towers rising head and shoulders above the neighbourhood. Embrace an enchanted life in your new home, rediscover the simple joys of living. Get set to flow with it.

www.Zricks.com



ARTIST'S IMPRESSION

www.2ricks.com

WHERE LUXURY FLOWS

The towers are connected upto 3rd floor level by a podium accommodating almost all the club and other facilities. Include.

CLUB FACILITIES

1. Swimming Pool and Kids' Pool with Changing Rooms & Locker facility
2. Two AC Community Halls with attached Party Lawn & Kitchen facility
3. AC Lounge Hall
4. Multipurpose Court
5. AC Gym
6. Steam, Sauna & Jacuzzi
7. AC Indoor Games Room
8. AC Home Theatre / TV Arena
9. Outdoor Yoga Deck
10. Indoor Meditation & Yoga Hall
11. AC Indoor Kids' Zone
12. Creche Space
13. Multipurpose Space
14. Library / Study Space / Senior Citizens' Sitting Room

OTHER FACILITIES

1. Watt waterbodies decked with ornate Fountains & Lightings
2. Landscaped Garden with sitting areas
3. Children's Play Area
4. Jogging Track
5. Internal Pipeline & Wiring for AC in living/dining & all bedrooms in the individual flats (A/c-conditioners at extra cost)
6. Hi-tech security features viz: 24x7 CCTV surveillance, Audio Visual Intercom system (flat to flat and flat to common areas), round-the-clock vigilance, etc.
7. Modern Fire-fighting & Fire-safety arrangements compliant to norms
8. 24x7 Power Back-up
(2 BHK : 1 KW | 3 BHK : 2 KW | 4 BHK : 3 KW)*
9. DTH Connection (centralized system)*
10. Wi-Fi in Club facility areas and Provision for Internet*
11. Laundry facility (See & Page)
12. 3 high-speed Passenger Lifts + 1 Stretcher Lift of reputed make in each tower
13. Rain Water Harvesting
14. Solar-powered lighting & other features across common areas
15. Water Filtration Plant
16. Sewerage Treatment Plant
17. Visitors' Car Parking spaces
18. Car Parking across 3 levels (Ground, 1st & 2nd)

*At extra cost

WHERE COMFORT FLOWS Zricks .COM SPECIFICATIONS

STRUCTURE

File Foundation • RCC Superstructure • Podium around the towers joining them up to 3rd floor.

LOBBY

Well-decorated AC Ground floor lobby with marble/granite or good quality tiles
• Floor lobbies with good quality tiles.

STAIRCASE

2 spacious staircases with Kota stone/green marble in each tower.

WALL FINISH

Interior Walls & Ceiling: POP Finish.
• Exterior: Weather-proof emulsion paint.

BALCONY

Decorative MS railings • Provision for full balcony grill (as per design approved by the developer) at extra cost.

FLOORING

Rooms: Laminated wooden flooring (or vitrified tiles, if opted for) in master bedroom, vitrified tiles in living/dining & other bedrooms • Anti-skid ceramic tiles in kitchen
• Anti-skid tiles in toilets • Anti-skid tiles in balcony and open terrace (wherever applicable).

DOORS

Main Door: Panelled polished door with Godrej or equivalent lock, magic eye, handle, lower bolt, door stopper & video door phone (at extra charges) • Internal Doors: Flush doors with mortise locks/door latch and door stoppers • Toilet Doors: Flush doors with polyurethane-painted inner surface, baby latch and handles.

WINDOWS

Anodized Powder coated aluminum windows with MS Grill.

ELECTRICALS

Copper wiring in concealed conduits with modular switches from Legrand/Crabtree or equivalent make • AC point, TV point & telephone socket in living/dining & all bedrooms • Sufficient electrical points • Electrical points for geyser, exhaust, washing machine, microwave, refrigerator, water purifier, grinder, computer • MCB's.

AIR-CONDITIONING

Internal pipeline & wiring for AC in living/dining & all bedrooms (A/c-conditioners at extra cost).

TOILETS

CP Fittings of Jaquar/Marc or equivalent make • Wall tiles up to 7 ft. height from floor • Sanitaryware of reputed make.

KITCHEN

Granite counter with stainless steel sink with drain board, and taps of Jaquar/Marc or equivalent make • Glazed tiles (dado up to 2 ft. above working platform.

STORES

Wall Finish: POP • Flooring: Ceramic Tiles • Toilets: European style WC, wall tiles up to 5 ft. height.

LIFTS

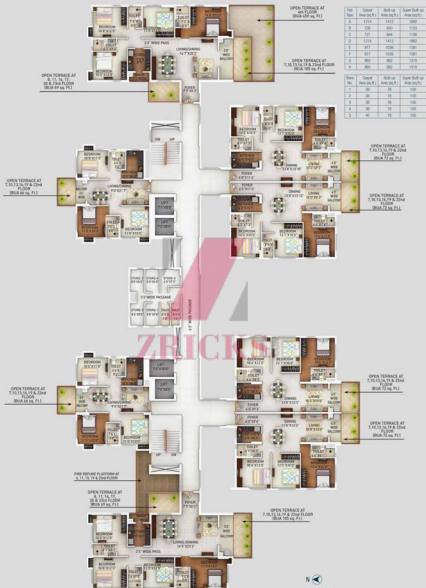
3 high-speed passenger lifts + 1 stretcher lift of reputed make in each tower.

SITE PLAN



- 1 ENTRY/EXIT
- 2 MAIN POOL
- 3 FAMILY POOL
- 4 KIDS POOL
- 5 TODDLER POOL
- 6 POOL DECK
- 7 PAVILION
- 8 OUTDOOR GYM
- 9 VIEW DECK
- 10 DRIVEWAY
- 11 LAWN
- 12 KIDS PLAY AREA
- 13 MULTIPURPOSE COURT
- 14 LANDSCAPED WATER BODY
- 15 PODIUM AREA





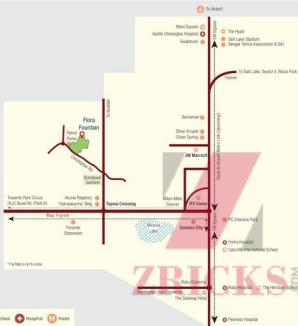
Floor No.	Count	Unit Area (sq. Ft.)	Unit Area (sq. Ft.)	Super Unit Area (sq. Ft.)
8	1214	1412	980	
9	726	850	1210	
10	721	884	1128	
11	1214	1412	980	
12	917	1026	1281	
13	917	1026	1281	
14	905	982	1210	
15	905	982	1210	

Floor No.	Count	Unit Area (sq. Ft.)	Super Unit Area (sq. Ft.)
1	30	78	100
2	30	78	100
3	30	78	100
4	30	78	100
5	40	78	100



TOWER I

Typical Floor Plan (4th to 24th Floor)



WHERE CONVENIENCE FLOWS

Located at 45, Christopher Road, Kolkata-700046 near 'Brindavan Gardens' and 'Vishwakarma' Building. One of the fastest developing zones in the city, with a clutch of civic amenities & retail/entertainment options at a stone's throw, besides a number of high-profile residential & commercial developments existing and coming up in the area.

Easy access and well-connected to

- **Prime business & commercial hubs of the city** - Park Street, A/C Bose Road, Churninghee on one side, and Salt Lake Sector V on the other
- **Leading Hospitals** - Fortis, Ruby, Medica Super Speciality, Desun, Salt Lake AMRI, Columbia Asia, Apollo Geneagies, Peerless Hospital
- **Popular Malls & Entertainment Hubs** - Quest Mall, Silver Arcade, Mani Square, Forum, Inok Swasthumi, Carnival Cinemas
- **Amusement Park / Leisure Zones** - Mirinda Gardens, Nicco Park, Nicco Super Bowl, Nalban Park.
- **Educational Institutions** - Don Bosco School, DPS Megacity, Lady Brabourne College, Modern High School, MB Girls High School, Calcutta International School, The Apeejay School
- **Star Hotels & Business Centers** - ITC Sonar, Hyatt Regency, up-coming JW Marriott, Taj-The Gateway

Less than 5 minutes from

- **Maai Flyover** (over 4 km) connecting EM Bypass to Park Circus/A/C Bose Road
- **Well-known restaurants and food joints** - Beijing, Big Boss, Sinyo, Mainland China
- **Banquet Halls** - Ojas, Calcutta Boating and Hotel Resorts.
- **Under-construction Metro Railway link** (Garia - Airport)

Developers



Preferred Marketing Agent



Preferred Banker



ASPS Developers LLP Ganapati, 68/2 Harish Mukherjee Road, Kolkata-700025, P: +91 33 3984 2210/2222 E: marketing@alcoverealty.in W: alcoverealty.in
Site Address: 45 Christopher Road, Near Brindavan Gardens, Kolkata-700046 | NK Realtors : +91 33 4040 1010

Disclaimer: This flyer is not a legal document. It describes the concept and intent of Flora Fountain.

www.Zricks.com