



**VINAYAK
GROUP**

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*Exotic
homes*

ZRICKS WORLD

 **florenza**
A VINAYAK GROUP PROPERTY

www.Zricks.com

A G+12 residential building with
22 premium apartments in all.

Amaryllis* dawns

Florentia is homecoming for a different
reason: to relax after rejoicing, to
reminiscence after remembering. In
other words, it is going beyond life, to
celebrate the joy of living

ZRICKS

*This flower is symbolic of splendid beauty.
It is also used to indicate worth beyond beauty.

www.Zricks.com



Freesia* days

Florenza is a hymn to the skies. One of the few highrises in the area, it offers breathtaking views of lush greens and clear blue skies.



70% area open to the skies. Florenza has all three sides open in each apartment.

*These symbols represent and distinguish.



Lavender* afternoons

Florence is a wellspring.
A fountainhead that allows your
soul to dip in for rejuvenation and
tranquility after a hard day's work.



With only 3 and 4BHK Vista-compliant
apartments (with twin balconies in each unit),
Florence houses two dwelling units per floor
between 1,765 sq.ft and 2,115 sq.ft.
A servant dormitory in the ground floor
completes the spaciousness quotient.

ZRICKS.com



*Lavender symbolizes calmness, tranquility and peace which under
lines the overall ambience of the project. The project is a true
reflection of the company's vision and mission. The project is a true
reflection of the company's vision and mission.

Lilac* evenings

Florenza is timeless.
With a proximity to the skies, it is also
close to places to which you belong.
Located on Diamond Harbour Road, an arterial lifeline of
poth south Kolkata, the location is the first factor of appeal.



Location map




- 2 minutes from the Alapore Zoo, Taj Bengal
- 2 minutes from the National Library
- Opposite CBRU and minutes away from Woodlands, Kolkatta Medical Institute and BPI Birla Heart Research Centre
- Minutes from MP Birla, Lalbhai Pratap Singhania, Sri Sri Academy



*The simulated visual appearance and confidence
shown the architectural quality and resources. But the
specifications clearly state project for simulation for use.



Iris* nights



Florenza is also the fulcrum of life. Balancing the wellness quotient, it also recognizes the need for comfort and amenities. With brand-enhancing amenities, life at Florenza has a touch of polish!

- Intercom & video door phone facility
- Double height spacious modern lobby cum lounge
- Round the clock security
- Air conditioned gymnasium
- Intelligent fire fighting system
- Indoor games room
- CCTV at the main gate of the building and lobby
- Air-conditioned community hall
- Common roof deck for picturesque view and tranquil evenings
- Regulated access
- Cable TV and broadband compatible telephone points
- Moisture compliant flats
- Three side open flats

*Iris symbolizes elegance. Purple iris is symbolic of wisdom and compliments.
Blue iris symbolizes faith and hope. Yellow iris symbolizes passion while white iris symbolizes purity.



Specifications

Entrance Lobby

The entrance lobby will be a luxury step towards your home complete with lounge visitors area and reception with tiled marble finish. The double height grandeur will lead the people to the lower residential.

Bedrooms

Floor: Wooden flooring in Master Bedroom and premium quality Vitrified Tiles in other Bedrooms

Walls & Ceiling: Inside walls will be finished with plaster of paris painting and exterior surface of the walls will be finished with combination of textured paints tiles and glazing as per architectural drawings.

Kitchen

Walls: Walls of kitchen will be clad with ceramic tiles up to 2'-0" on counter walls and wash areas.

Floor: Vitrified tiles.

Coverage: Black Granite top roofing platform with Stainless Steel Sink with drain board.

Basin: Vitrified Floor

Bathrooms

Walls & Floor: Walls - Designer ceramic tiles with clear height on the walls, Floor - Anti-Skid Ceramic tiles.

Sanitary Ware / CP Fixings

4. Imported porcelain sanitary ware of matching colour.

5. Mixer taps - European type controls with low level projection column of 13 to capacity.

6. Matching glass mirror, shelf, soap tray and towel rail.

7. Deck single lever chromium plated fittings.

Exotic: Shower panel with glass partition in master toilet.

Doors & Windows

Entrance Doors: Selected door frame with 20mm thick elegantly finished paneled shutters. The shutters will be hung with brass barrel bolts, entrance doors shall have right lock, door knocker and megatone. Bedroom and kitchen Doors with mortise lock and doorstopper and Bathroom lock in toilet doors.

Windows: All windows will be standard Aluminium section windows with glass inserts in each shutter fitted with stop and handles and will be provided with matching guard bars.

Electrical

Modular switches (3 level) / Angler or equivalent make and concealed copper wiring.

Power Backup: 24 hrs for common areas.

Intercom system: Between apartment to apartment and apartments to all service areas.

Exits: An egressing plug point in all the bedrooms and drawing rooms.

+ Geyser points in all baths and kitchen.

Security System

+ CCTV camera which will be arranged and will view the ground using the provision from the ground floor reception or providing the ceiling light at the entrance of any flat. These security arrangements will be supported by independent miniature camera installed in a camouflage in the entrance lobby in the ground floor as well as in all special floor lobbies.

+ Efficient fire detection and lighting system.

Staircase

The two staircases will be finished in mirror polished tiles above / green marble.

Lifts

2 (Two) Automatic lifts of Kone / Schindler make.

Compound / Ultimate Roof

The compound and the ultimate roof will be topped up with high quality landscape.





Architect's profile



ESPACE

The house has been performing for the last 20 years and is involved in multi-disciplinary work including architecture, urban design, town planning, landscape projects and interiors in India and abroad. They are the winner of many prestigious awards and being one of the renowned architecture houses in Eastern India, they have captured the hearts of all leading development organizations with their unending quest for modern architecture and their rigorous creativity manifesting an eco-friendly environment. Espace has proved its resolute architectural experience with technical skills in a hostile environment and has accepted many challenging jobs completing them successfully in specified time with great efficiency and strategy.



Typical Floor Plan (2nd - 12th)



Flat A
Area: 2,115 sq. ft

Flat B
Area: 1,765 sq. ft





With over 25 years of existence, Vinayak Group has created a niche in the real estate arena. Its consistency, passion for work and dedicated customer services has helped the brand earn prominence. With a versatile range of offerings, the Group has emerged as a passionate real estate entity, catering to a variety of customers and winning their confidence with every project.

Vinayak Group, a debt-free concern, has already completed over 8.5 lakh square feet of real estate space since its inception and is working steadily towards developing more than a million square feet in the coming years.

However, the Group has maintained sustainable relations not only with the land owners but also with the leading developers of Kolkata with whom the Group has formed joint ventures / partnerships (such as PS Group, Shree Group, Space Group, Empire Group, West Bengal Housing Board etc.) launching successful real estate projects in Kolkata.

Among the earlier and vital projects of the Group are Shalva Towers, Vinayak Indiran, Vinayak Tower and Vinayak Conclave, etc. - all residential projects in Kolkata.

Current projects



Set in the pride of long, wide, abounding greenery, Sapphire Vinayak offers a blend of luxury features and amenities to suit the needs of modern living. The project offers a blend of luxury features and amenities to suit the needs of modern living. The project offers a blend of luxury features and amenities to suit the needs of modern living.



The project located near Park Road, in the heart of Park Road offers a blend of luxury features and amenities to suit the needs of modern living. The project offers a blend of luxury features and amenities to suit the needs of modern living.



Strategically located at Park Road, this is a premium project offering modern amenities at a most sought after location.



Located at Park Road, this high-end project offers a green, serene and healthy living environment amidst myriad recreational benefits in partnership with PS Group.



The project located on the Park Road, in the heart of Park Road offers a blend of luxury features and amenities to suit the needs of modern living. The project offers a blend of luxury features and amenities to suit the needs of modern living.



Conveniently located at the heart of Park Road, this is a premium project offering modern amenities at a most sought after location. The project offers a blend of luxury features and amenities to suit the needs of modern living.