

MARTIN



ROYAL
SIGNATURE
Patipukur, Jessore Road



The Mark of a Royal

A Place of Pride

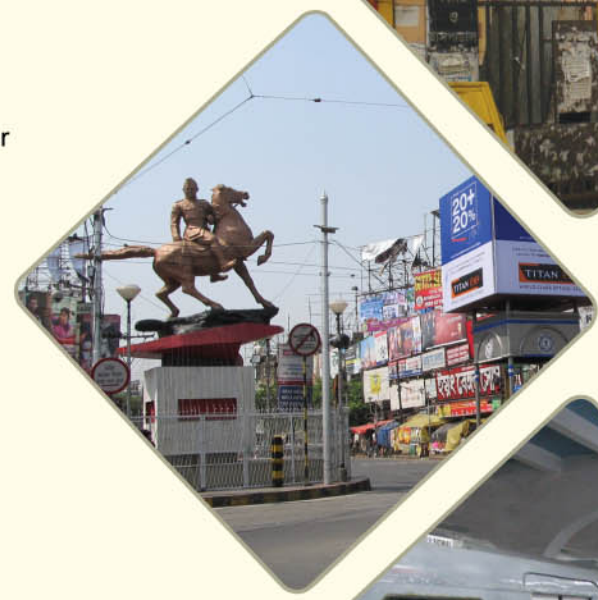
A home should bestow pride on its owner just as a throne brings to the king. **MARTIN ROYAL SIGNATURE** is being designed to bring you pride, joy and delight that you always aspired for. Its magnificence is an epitome of class, quality and luxury!





Locational Advantages

- ▶ 2 mins. from Belgachia Metro Station
- ▶ 5 mins. from Dum Dum Junction / Metro
- ▶ 10 mins. from Apollo Gleneagles Hospital
- ▶ 5 mins. from Diamond City North / Pantaloons / Big Bazaar
- ▶ 10 mins. from Hyatt Regency
- ▶ 12 mins. from Airport



A Vantage Point

MARTIN ROYAL SIGNATURE is located close to all the places that matter. Metro connectivity is just a walk away. Bazaars, Malls, Hospitals, Schools are just minutes away from **MARTIN ROYAL SIGNATURE** making it a veritable vantage point.



A pleasant change from what is usual

MARTIN ROYAL SIGNATURE, an exclusive project located on Jessore Road offers 3 BHK Ultra Luxurious, 2 BHK Super Luxurious and 1 BHK Luxurious Apartments. These apartments are designed especially for the few who are looking for something unique and contemporary for their family.

Amenities & Facilities

- ▶ AC Multi Gym
- ▶ AC Community Hall
- ▶ Indoor Games Room
- ▶ Rooftop Landscaped Garden
- ▶ Shopping Arcade For Daily Essentials
- ▶ Round-the-clock Power Back-up*
- ▶ Broadband Connectivity*
- ▶ Water Treatment Plant
- ▶ Intercom Facility In Each Flat
- ▶ Mechanised Car Parking*
- ▶ 24hr Security
- ▶ CCTV Surveillance
- ▶ 24hr Water Supply



* At extra cost



Every minute detail taken care of

A grand piece of architecture attains its splendour for the minute details that the creator had ensured. At

MARTIN ROYAL SIGNATURE every miniscule aspect has been inspected comprehensively so as to match your taste and style. All make you rest assured that your new home is going to be one of the finest masterpieces from the house of **Martin Infraprojects Pvt. Ltd.**

Specifications

ELEVATION:

- An aesthetically designed building with meticulously chosen colour combinations, which ensures protection from erosion, weather effects, etc.

FOUNDATION AND STRUCTURE:

- Reinforced cement concrete on pile foundation.
- RCC framed structure with strict adherence to quality and architecture will ensure the building is earthquake resistant.

TREATMENT:

- Anti-termite treatment at various stages of construction.
- Thermal insulation treatment for the roof.
- Waterproofing wherever required.
- Efflorescence treatment in brick wall.

WALLS:

- POP / Birla Cement putty for interiors (5" x 8") for better finish.
- External - 8" Brick Wall, including plaster and paint finish.

FLOORS:

- Premium quality Vitrified tiles.
- Quality Marble flooring for common areas.
- Tiles for driveway.
- Kota stone for garage.

WINDOWS / DOORS:

- 3 channel Anodized aluminum – sliding & openable noise proof window

HARDWARE & FITTINGS:

- All locks and hardware fittings of Godrej adding elegance to the apartment.

KITCHEN:

- Kitchen to have counter with black granite top, stainless steel sink, wall tiles up to 2 ft height above the counter.

TOILETS:

- Hot and cold line in shower area.
- Anti-skid flooring.
- Sanitary fittings of reputed brands like Marc /Hindware / Parryware.
- A whopping 7 year warranty on all fittings.
- CP fittings of Jaquar / Marc or equivalent.

ELECTRICAL DETAILS:

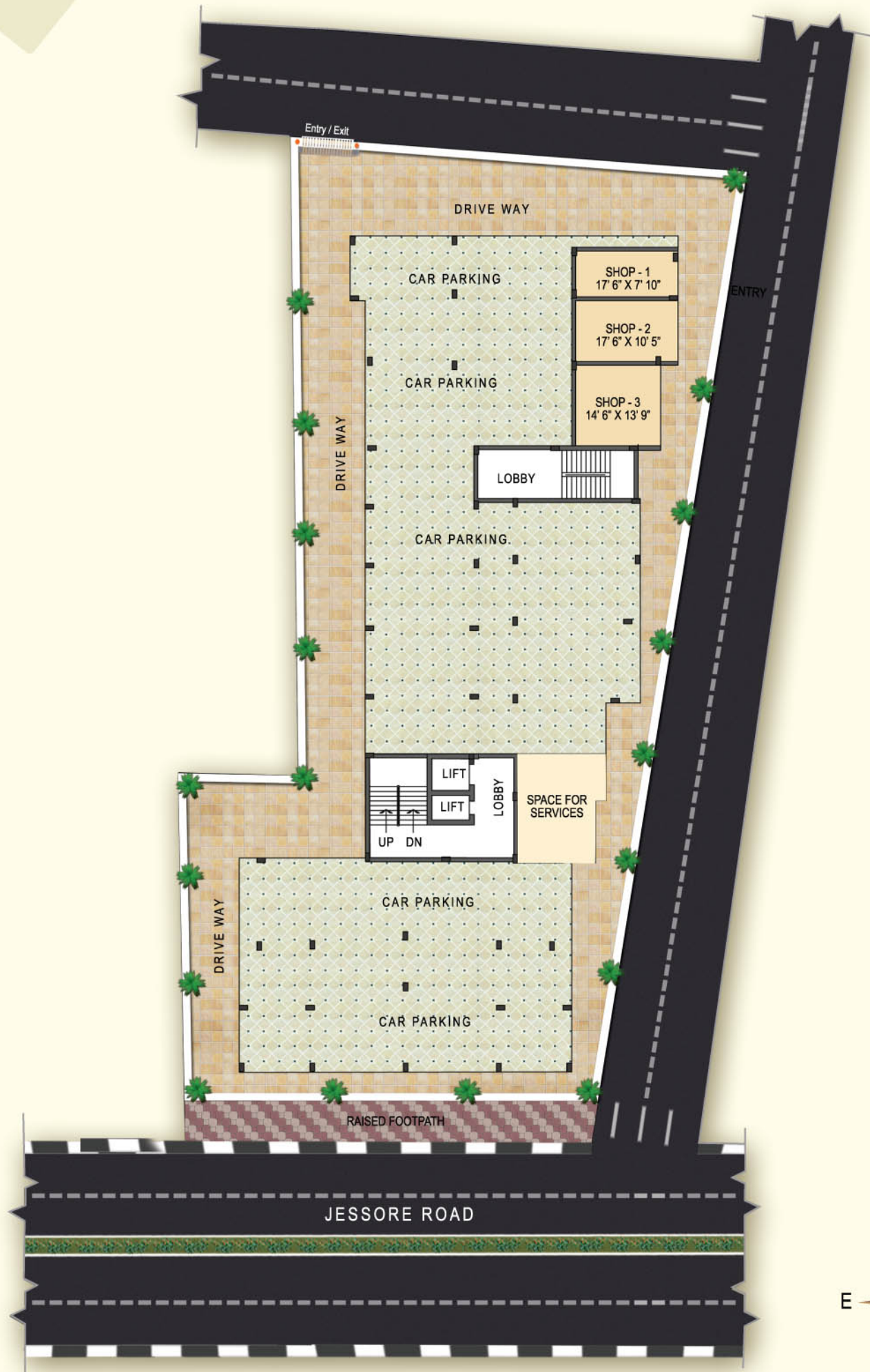
- Fire resistant concealed wiring with high-end branded modular switches, hazard- free, no leakage, shock-proof and sleek.
- Quality earthing for all electro-mechanical gadgets.
- PVC conduit pipe with copper wiring, MCB's with sufficient power points for necessary gadgets.

ELEVATORS:

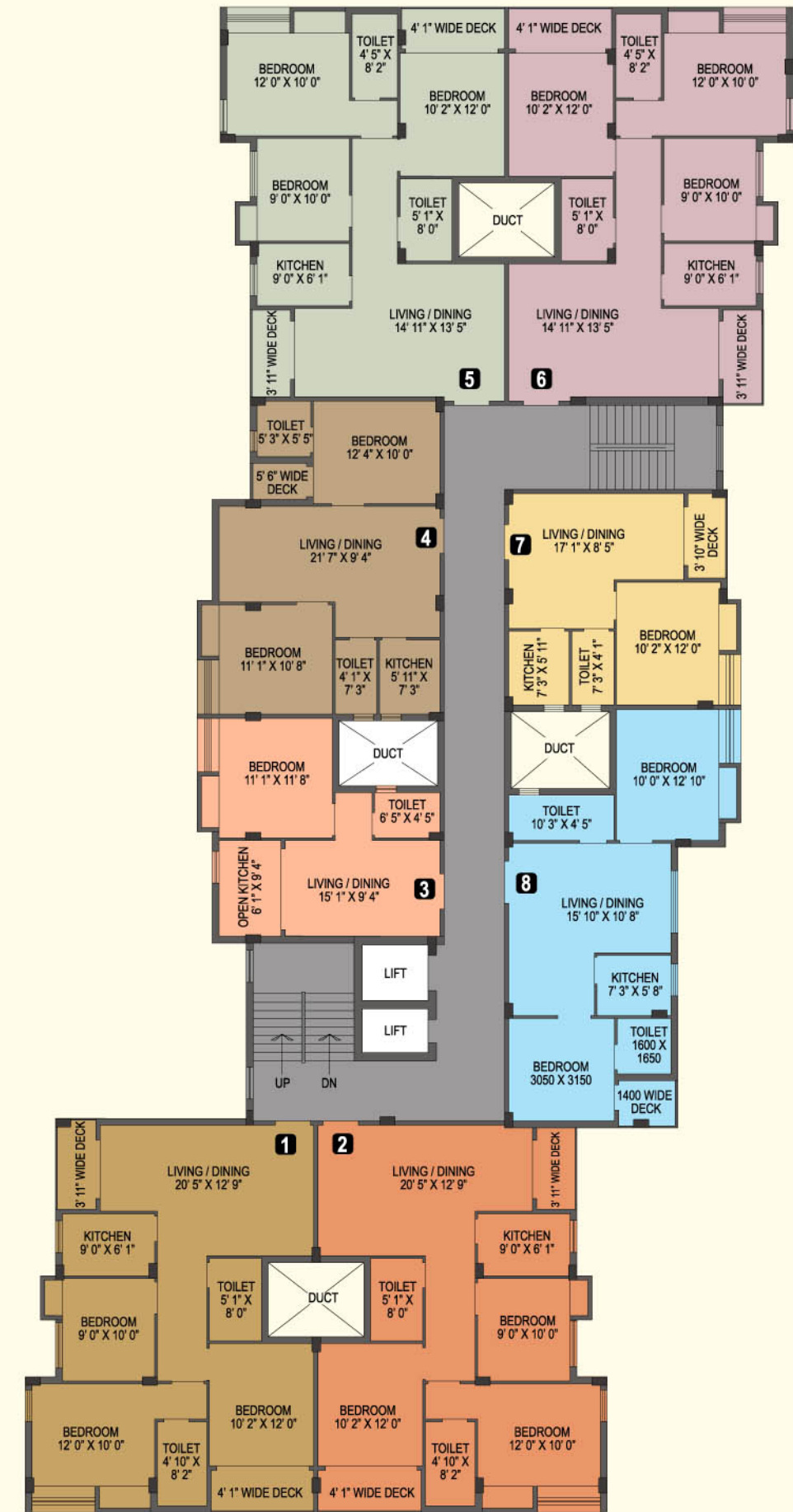
- Automatic elevators of reputed brand (KONE / OTIS or equivalent) with a well- decorated lift car will provide ultra-smooth escalation and 100% smooth landing.



Ground Floor Plan



Typical Floor Plan



Flat No.	1	2	3	4	5	6	7	8
Flat Type	3 BHK	3 BHK	1 BHK	2 BHK	3 BHK	3 BHK	1 BHK	2 BHK
Saleable Area	1310 sft.	1305 sft.	597 sft.	911 sft.	1291 sft.	1307 sft.	638 sft.	918 sft.

Martin Infraprojects - Creating Benchmarks

Martin Infra is truly innovative@work. The speed at which **Martin Infra** has journeyed into the real estate development industry, with its premium residential projects - ROYAL ORCHID, MARTIN ROYAL VILLA and TITAS at Lake Town, CHLOROPHYLL GARDEN and MARTIN NEST at Patipukur, is a reflection of its deep passion, commitment and expertise. It is the amalgamation of diverse strategic initiatives that have steered the company towards excellence. The company's clear-cut vision, its professionalism and expertise and its unswerving faith in excellence form the bedrock of its solid foundations while it continues to aim for and scale new heights. In the coming years the company plans to focus on the residential as well as commercial sectors in Kolkata and beyond.

Other Projects



Royal Orchid

S. K. Deb Road, Kolkata



Martin Royal Villa

S. K. Deb Road, Kolkata



Chlorophyll Garden

G. C. Ghosh Road, Kolkata



Martin Nest

Basak Bagan Lane, Kolkata



Titas

S. K. Deb Road, Kolkata

Developed by:



Martin Infraprojects (P) Ltd.

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Architect & Consultants:



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