

EDEN  
ASTOR PARK



# EDEN ASTOR PARK



# LOCATION MAP



# SITE PLAN



# AMENITIES



COMMUNITY HALL



MODERN GYMNASIUM



KID'S SWIMMING POOL

# FLOOR PLANS

## BLOCK - A



FLAT	SBUA	BHK
FLAT - A	1401 SQ.FT	3
FLAT - B	1386 SQ.FT	3
FLAT - C	971 SQ.FT	2



FLOOR PLANS



FLAT	SBUA	BHK
FLAT - A	1374 SQ.FT	3
FLAT - B	1356 SQ.FT	3
FLAT - C	1040 SQ.FT	2



FLAT	SBUA	BHK
FLAT - D	1001 SQ.FT	2
FLAT - E	1292 SQ.FT	3
FLAT - F	1375 SQ.FT	3

# FLOOR PLANS

## BLOCK - C



FLAT	SBUA	BHK
FLAT - A	1303 SQ.FT	3
FLAT - B	1432 SQ.FT	3
FLAT - C	1382 SQ.FT	3
FLAT - D	1311 SQ.FT	3

# FLOOR PLANS

## BLOCK - D



FLAT	SBUA	BHK
FLAT - A	1315 SQ.FT	3
FLAT - B	1350 SQ.FT	3

# SPECIFICATIONS

## STRUCTURE

RCC-framed structure with anti-termite treatment in foundation. Cements used: Ambuja, OCL, Lafarge, Ultratech, Birla, ACC, Ramco\*.



## ELEVATION

Modern elevation, conforming to contemporary designs.



## INTERNAL FINISH

Plaster of Paris.



## KITCHEN COUNTER

Granite slab with stainless steel sink. Wall tiles up to 2 (two) feet height above counter.

## EXTERNAL FINISH

Paint by certified Nerolac/Berger applicator\*.



## DOORS & HARDWARE

Quality wooden frames with solid core flush doors. Door handles of Godrej\*.

## TOILETS

Hot and Cold water lines with CPVC\* pipes. CP fittings of Jaguar / Kohler\*. Dado of ceramic tiles up to door height. Sanitaryware with EWC with ceramic cistern and basin of Kohler / Parryware\*. Drainage pipes of Supreme/Skipper\*.



## SECURITY

Intercom facility and 24/7 Security Personnel.



## LOBBY

Beautifully decorated & painted lobby.

## ELECTRICALS

Concealed Polycab/RR Kabel\* copper wiring with modular switches of Anchor Roma/Schneider Electric\*.

TV & Telephone points in master bedroom and living room.

Two Light Points, one Fan Point, two 5A points in all bedrooms.

One 15A Geyser point in All Toilets

One 15A, One 5A points and One 5A refrigerator point, and exhaust fan points in kitchen.

One Split AC point in Master Bedroom.

Modern MCBs and Changeovers of HPL\*.



## WATER SUPPLY

Suitable Electric Pump will be installed at Ground Floor to deliver water to overhead reservoir from underground reservoir.



## ELEVATOR

Passenger Lifts of Kone\*.

## WINDOWS

Colour anodized / Powder coated aluminium sliding windows with clear glass.



## FLOORING

Vitrified tiles in bedrooms / living / dining. Marble Flooring & Granite Counter in the Kitchen. Premium Ceramic tiles in toilets.

## POWER BACK UP

Power back up of 500 W for 2 bedroom flats and 750 W for 3 bedroom flats and for lighting of common area.



HONEST PROMISES. HONEST PERFORMANCES.



EDEN IMPERIAL



EDEN TOLLY SIGNATURE



EDEN TOLLY LAKESIDE



EDEN TOLLY GREENWOOD



EDEN  
BROOKSIDE



EDEN EXOTICA



EDEN PAVILION



EDEN ROMA



EDEN FLORA

## INTRODUCING EDEN PRIVILEGE CARE

**EDEN**<sup>™</sup>  
PRIVILEGE CARE

Real Care from Real Estate

### CUSTOMIZATION OF FLATS

No two families are the same. Why should two homes be the same?

### DEDICATED PERSONAL RELATIONSHIP MANAGER

Enjoy individual care from your specially appointed friend at Eden.

### BRAND TRANSPARENCY

An open declaration of the specific brands that would go into the making of your dream home, rather than relying on vague promises such as "a leading brand".

### 24X7 ONLINE CHAT

Need info at midnight, from London? Feel free to visit our website - [www.EdenGroup.in](http://www.EdenGroup.in) - and enjoy a one-to-one chat with your friends at Eden.

### REFER A FRIEND

Enjoy special gifts when you refer a friend to the Eden family.

### DISCOUNT ON ALLIED PRODUCTS

Avail special discounts offered to Eden Privilege Care members while shopping at large format stores like Hometown.

### CONSTRUCTION & FIXTURES WARRANTY

Be it 'Godrej' locks, 'Jaguar' fittings, or 'Kone' lifts, rest in the knowledge that you will receive multi-year warranties on all important products that go into the making of your home.

### PRICE TRANSPARENCY

Wary of discovering hidden charges later? Find our current prices, payment schedules and other charges clearly mentioned on our website.

### ONLINE CONSTRUCTION STATUS

Take comfort in tracking the step-by-step progress of your dream home by seeking fortnightly pictorial updates on our website.







Oriental House. 6C Elgin Road, Kolkata-700 020, W.B, India  
Tel: +91 33 40034784 / 84500 84500 | Fax: +91 33 30525464  
sales@edengroup.in | www.edengroup.in

\*This brochure is not a legal document. It describes the conceptual plan to convey the intent and purpose of Eden Group. The images are imaginary and the details mentioned in this brochure are tentative and subject to change at the sole discretion of the developer and /or architects.

The specified brands are mentioned to give an idea of the quality we will provide. In case of unavailability of materials/brand or any other circumstances, the developer is not legally liable to provide the same brand, and may instead provide material from a brand of similar quality.