

MARTIN IMPALA



For a select few

A SPECIAL UNWIND EXPERIENCE

MARTIN IMPALA, is a gated community filled with a number of lifestyle amenities. A Sky Pool with deck on the eighth floor, a modern day gym, a games room on the eighth floor, a modern day gym, a games room are some of the options to unwind.

- ▶ Sky Pool on the 8th Floor
- ▶ AC Multi Gym
- ▶ AC Community Hall
- ▶ Indoor Games Room
- ▶ Rooftop Landscaped Garden
- ▶ 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
- ▶ Inbuilt Meter Gas Connection in Kitchen



* At extra cost

A BENCHMARK IN HIGH-END LIVING

Inspired by the most elegant breed of deers MARTIN IMPALA is a treat to behold owing to its grace and dexterity. An awe inspiring, state-of-the-art structure coupled with a host of modern day living features make MARTIN IMPALA, a benchmark in its own right.





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 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 & powder coating aluminum – sliding & openable

HARDWARE & FITTINGS:

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

KITCHEN:

- Kitchen to have counter with jet 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.
- C.P. fittings of reputed brands like Marc / Jaquar.
- A whopping 7 year warranty on all fittings.
- Sanitary fitting of reputed manoly Somany / Parryware.

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 / SCHINDLER or equivalent) with a well-decorated lift car will provide ultra-smooth escalation and 100% smooth landing.



ENJOY LIVING COMFORT

MARTIN IMPALA, is for those select few who are keen to enjoy the comforts of modern day living. Spacious, well-planned living spaces and open landscaped areas give a clutter free living experience like no other.

1st FLOOR PLAN



FLAT NO.	A	B	C	D	E
FLAT TYPE	--	--	--	3 BHK	4 BHK
SALEABLE AREA	---	---	---	1484 sft.	1708 sft.

TYPICAL FLOOR PLAN - 2nd to 7th



FLAT NO.	A	B	C	D	E
FLAT TYPE	3 BHK	3 BHK	2 BHK	3 BHK	4 BHK
SALEABLE AREA	1542 sft.	1598 sft.	1005 sft.	1480 sft.	1708 sft.

DUPLEX TYPICAL FLOOR PLAN - Lower Level



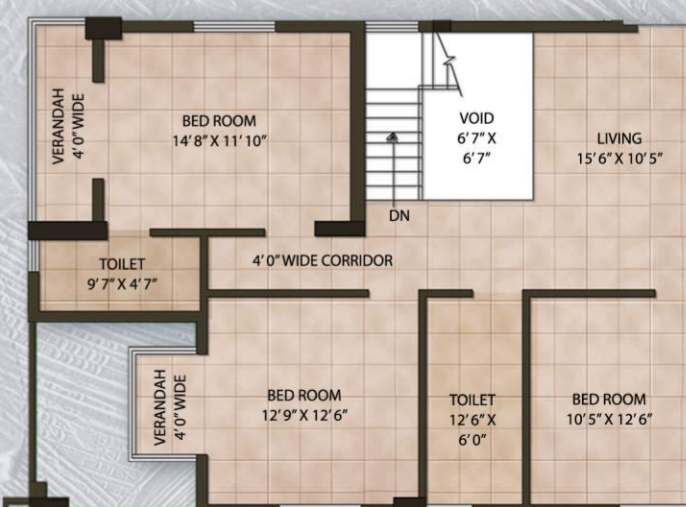
DUPLEX UNIT PLAN - Lower Level



DUPLEX TYPICAL FLOOR PLAN - Upper Level



DUPLEX UNIT PLAN - Upper Level



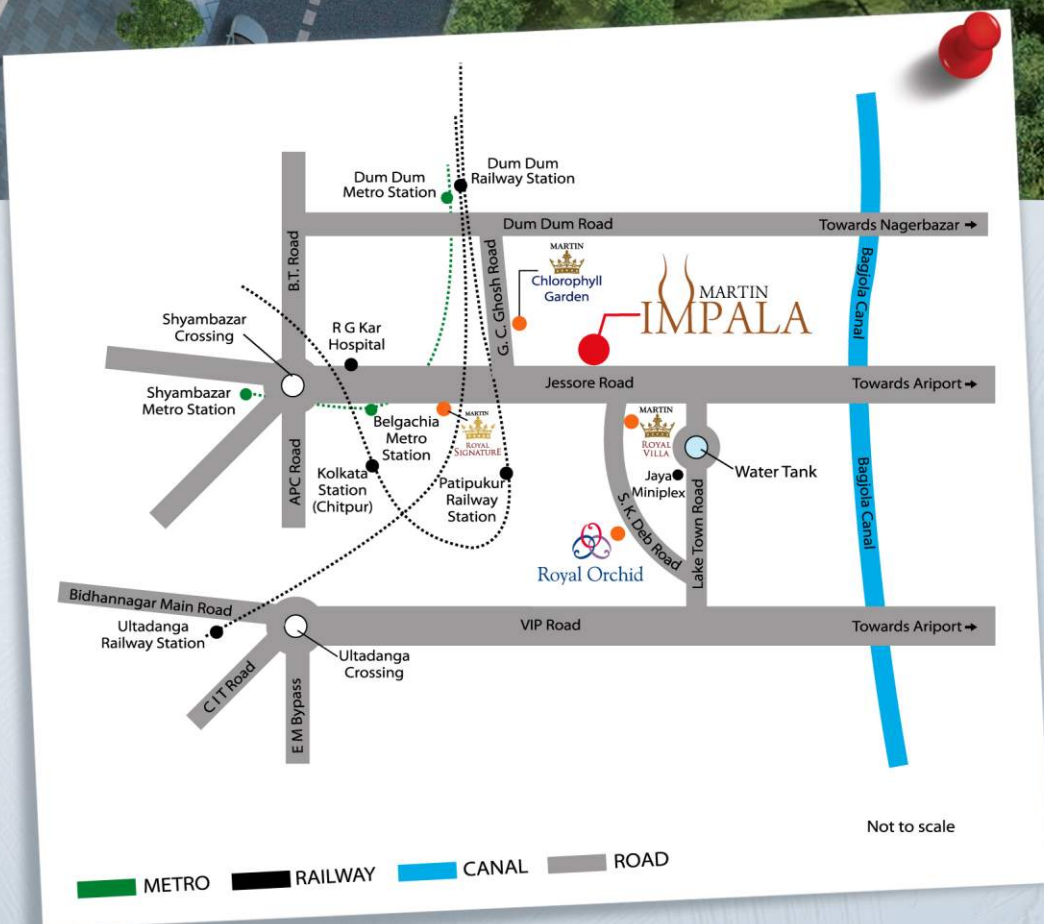
DUPLEX NO.	DA	DB	C	DD	E
DUPLEX TYPE	5 BHK	5 BHK	--	5 BHK	--
SALEABLE AREA	2697 sft.	2815 sft.	---	2624 sft.	---



Site Address:
284, Jessore Rd, Basak Bagan,
Patipukur, Kolkata - 700030

Locational Advantages

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



Developed by:



Martin Infra Projects

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