



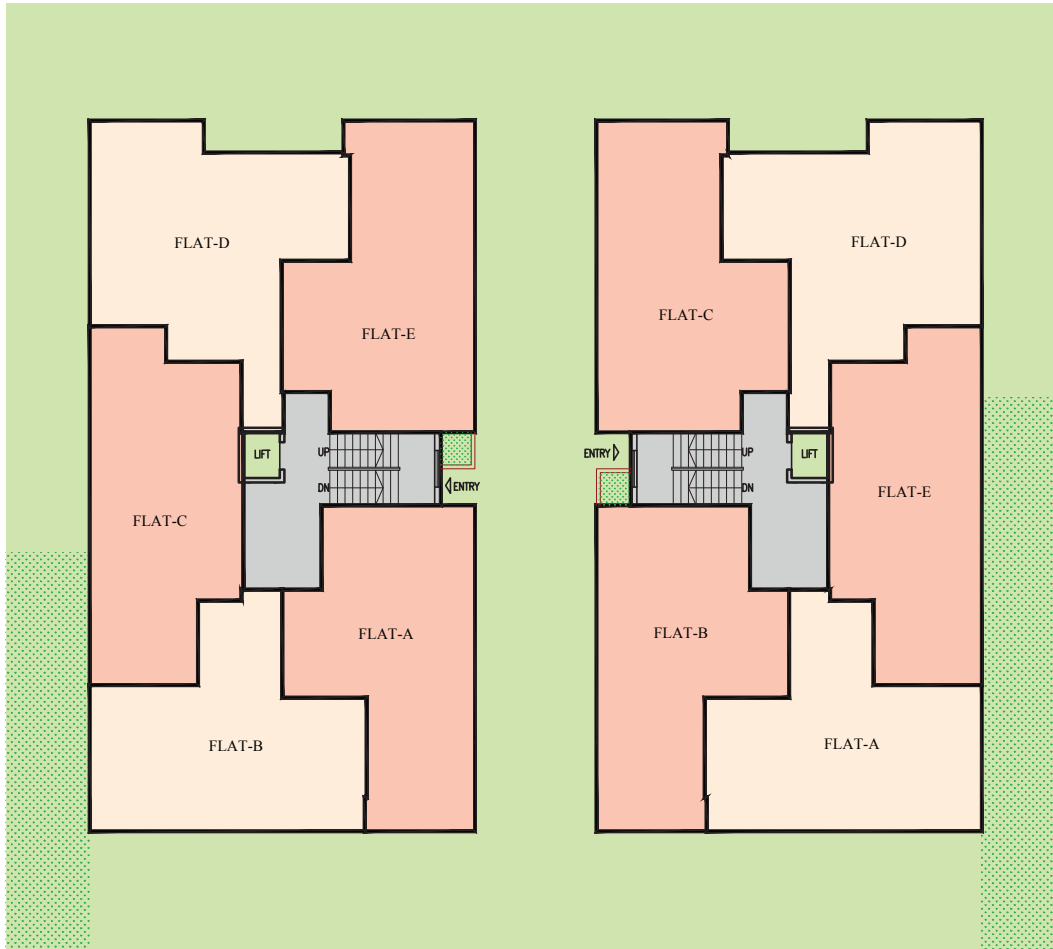
Efficient Design Best Location Amidst Nature

Luxuriate contemporary design , efficient built and best location ,amidst nature at 'Ambey Aangan'- an exemplary upcoming project by Ambey Group in Jatragachi, near Eco Park Gate 1, New Town, Kolkata. We believe in delivering customer centric housing facilities with all the needed ammenities in a budget friendly package.

+91 90739 66331

www.ambeygroup.net

customercare@ambeygroup.net



Ambey Group started with a vision to develop Middle Income Group residential project in the upcoming place called "NEW TOWN-RAJARHAT" and now grown into an Organization stands for Customer satisfaction, timely delivery and quality product, certainly not only just four walls to live in. With its vision and mission, the Group transformed itself to one of the known real estate developer in Kolkata and other Cities.

The Group is in real estate development for more than two decades developing projects across various location of Kolkata and Jamshedpur. The Group's first project "New Town Metro Plaza" gave birth to a new location for a Condevilla living.

AMENITIES



Lobby Area



Community Hall



Toddler Room



Library



Gym



Pantry



24x7 Security



DG

SPECIFICATIONS

BUILDING:

Reinforced Cement Concrete (RCC) frame structures with columns, beams and slabs
Earthquake resistance

WALL FINISH & FLOORING:

Staircase/Spare room: Kota Stone/marble.

Car parking space: Broom finish Screed Concrete

Bed Room, Living & Dining: Vitrified Tiles

Balcony: Anti Skid Ceramic Tiles

Wall & Ceiling: Wall Putty

KITCHEN:

Flooring: Anti Skid Tiles

Counter: Black Stone

Sink: Stainless Steel

Dado: upto 2' above counter

Electrical Point for: Exhaust fan & Microwave

Electrical Point for: Refrigerator, Water Purifier

TOILETS:

Flooring: Anti Skid Tiles

Dado: Ceramic Tiles upto Door Height

Sanitary/CP Fittings: Standard Quality

Electrical Point: Geyser/Exhaust Fan

Plumbing provision for: Hot & Cold Water

DOORS & WINDOWS

Window: Aluminium Window

Door Frame: Wood Frame

Door: Flush Door

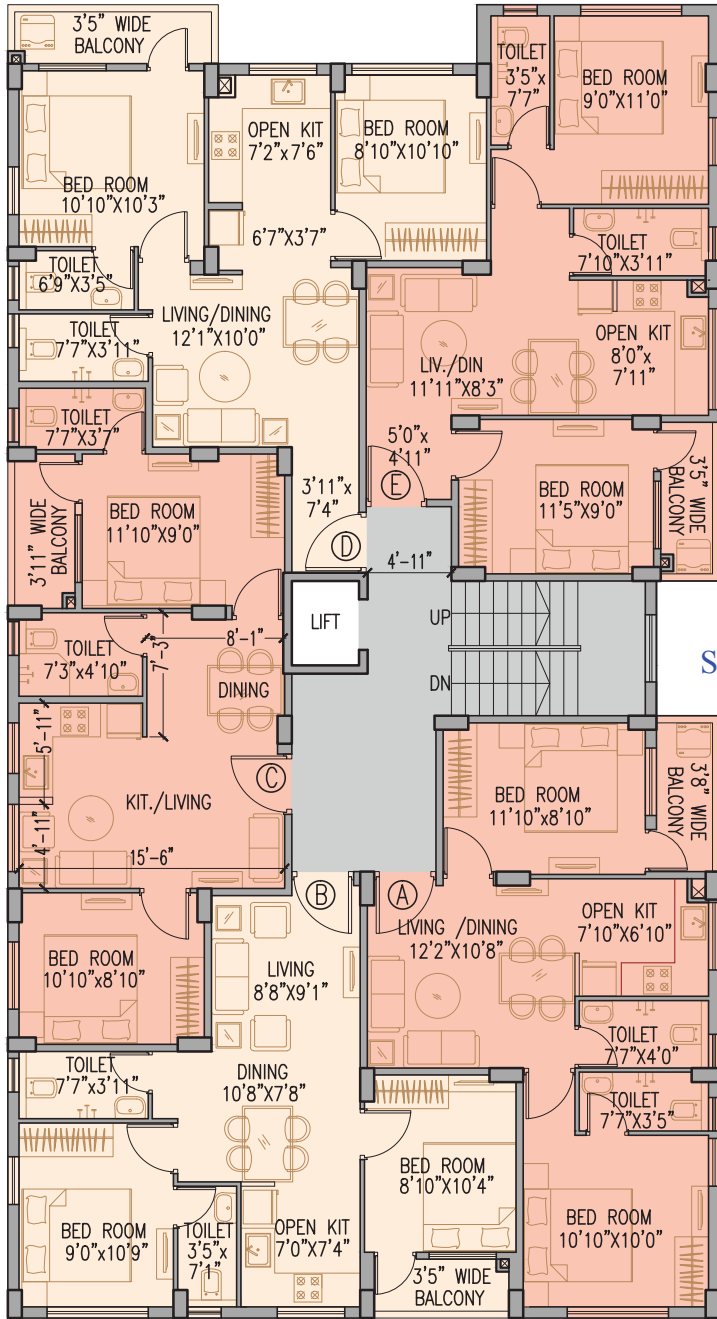
ELECTRICALS

Concealed wiring with central MCB

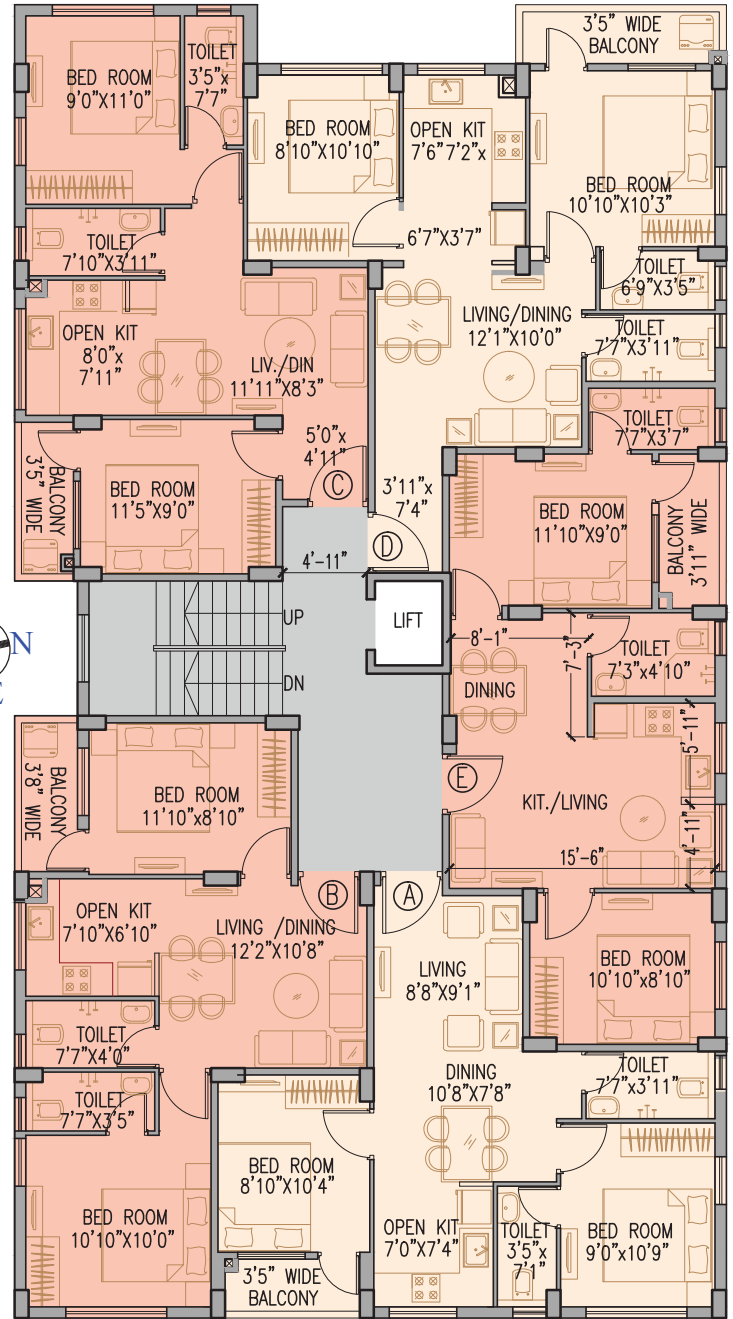
Door bell point at the main entrance door

Modular switches

Illumination in all floor, lobbies, stair case & common area



BLOCK-A



BLOCK-B

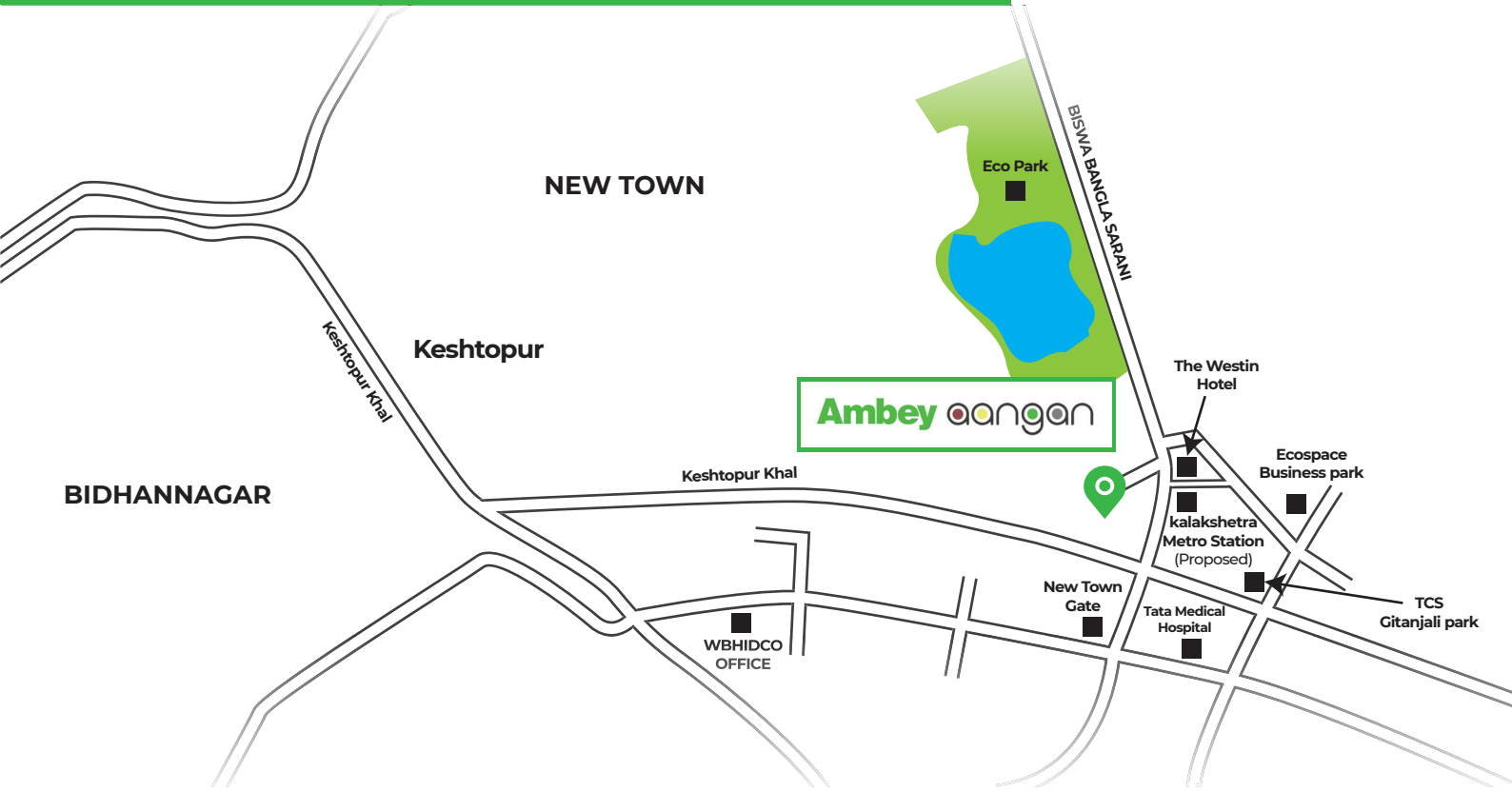
BLOCK-A

Type of Apartment	Type of BHK	HIRA Carpet Area (sq.ft.)	Balcony Area (sq.ft.)	Standard Area (sq.ft.)
FLAT A	2B / 2T	475	34	750
FLAT B	2B / 2T	473	27	740
FLAT C	2B / 2T	480	34	760
FLAT D	2B / 2T	511	42	815
FLAT E	2B / 2T	489	32	770

BLOCK-B

Type of Apartment	Type of BHK	HIRA Carpet Area (sq.ft.)	Balcony Area (sq.ft.)	Standard Area (sq.ft.)
FLAT A	2B / 2T	473	27	740
FLAT B	2B / 2T	475	34	750
FLAT C	2B / 2T	489	32	770
FLAT D	2B / 2T	511	42	815
FLAT E	2B / 2T	480	34	760

1. All internal dimensions for carpet area from unfinished wall surface.
2. Minor variation (+/-) 3% in actual carpet area may occur on account of site condition / column / finishes.



HEALTHCARE

Tata Medical Hospital 3.2 km
OHIO Hospital 2.8 km

COMMUTE

Airport 9 km
kalakshetra Metro Station (Proposed) 1 km
Sealdah 14 km
Bidhan Nagar 8.5 km

EDUCATION

Narayana School 3 km
DPS School 2.6 km
Techno India College 2.7 km
Amity University 2.9 km

ENTERTAINMENT

Eco Park 0.5 km
Mother Wax Museum 1 km
Axis Mall 3.7 km
City Centre II 6 km
Nicco Park 8.4 km
New Town Gate 2.3 km

HOTELS

Westin Hotel 0.8 km

BUSINESS HUB

Unitech 3 km
TCS Gitanjali Park 3 km
Ecospace Business Park 2.8 km
Biswa Bangla Convention Centre 2 km

Corporate Office : AMBEY GROUP

PS IXL | Unit No. 205 | 2nd Floor | Biswa Bangla Sarani | Chinar Park | Kolkata - 700 136
E-mail: customercare@ambeygroup.net

Project : AMBEY AANGAN

Jatragachi | Near Eco Park Gate No.1 | New Town | Kolkata 700 157
www.ambeygroup.net

Disclaimer : This Brochure is not a legal document. It only describes the conceptual plan to convey the intent & the purpose of Ambey Aangan. The floor plans are purely conceptual and not a legal offering. Furniture layout is shown to help applicant to conceptualize unit. None of the furniture shown is provided with the unit. Architect reserves right to add or delete any details / specification / feature.