



Developers

IDEAL GROUP

IDEAL HEIGHTS PVT. LTD.
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Marketed by



PIONEER PROPERTY MANAGEMENT LIMITED
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Email: info@pioneerkhaitan.com

Architects

**Architect
Hafeez
Contractor**
Mumbai

S&S
SANON SEN & ASSOCIATES
KOLKATA

Landscape design

Site Concepts
International Pte. Ltd.,
Singapore

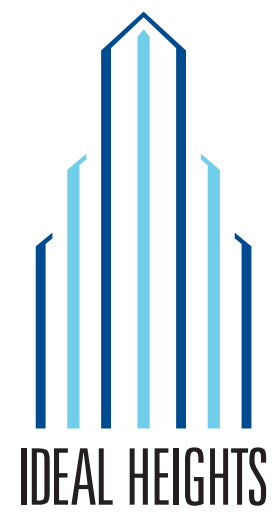
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TOP OF THE WORLD



A TRUSYS PRODUCT • info@trisyscom.com



LOCAL YET GLOBAL



The tallest building in central Kolkata.



Largest centrally located project in the heart of the city.



Designed by the celebrated Hafeez Contractor.



CENTRAL YET SECLUDED

Peace of mind.

In an area which is a marriage of old-world grace, historic architecture, neighbourly warmth and busy marketplaces. And now a world-class lifestyle environment.



Ideal Heights provides you with an unique blend of quiet home and quick commute.



Strategically located within walking distance from Kolkata's four arterial roads – S N Banerjee Road, Mahatma Gandhi Road, APC Road and Lenin Sarani.



Close to premier educational institutions, hospitals and market places. A quick drive from the business district of BBD Bagh and leisure spots on Camac Street and Park Street.





TOP OF THE WORLD

500 plus apartments. 4 towers.

- Tower 1 – **CIRRUS** – Ground +24.
- Tower 2 – **STRATUS** – Ground +19.
- Tower 3 – **NIMBUS** – Ground +23.
- Tower 4 – **CUMULUS** – Ground +23



Eight-lakh square feet on 302 APC Road.



2 bedroom and 3 bedroom apartments.
Select duplex flat with terrace garden
also available.

Apartment size

From 1100 sq. ft to 3355 sq. ft
(super built-up area).

URBAN YET SPACIOUS

Green, green grass of home.

What every urban resident seeks. But seldom receives. At Ideal Heights, a major part is reserved for open, green area.



Total land area of 305810 square feet.



2.36 lakh square feet or 77 per cent open area.



The beautiful landscaped open space, designed by the Singapore-based Site Concepts Pte Ltd., will be a breathtaking amalgamation of greens and large and cascading water bodies, koi ponds, palm grove ponds and fountains.





SPRAWLING YET PERSONAL

Room with a view.

Emerging requirement of modern-day homeowners. Seldom addressed. Ideal Heights provides a different spectacle

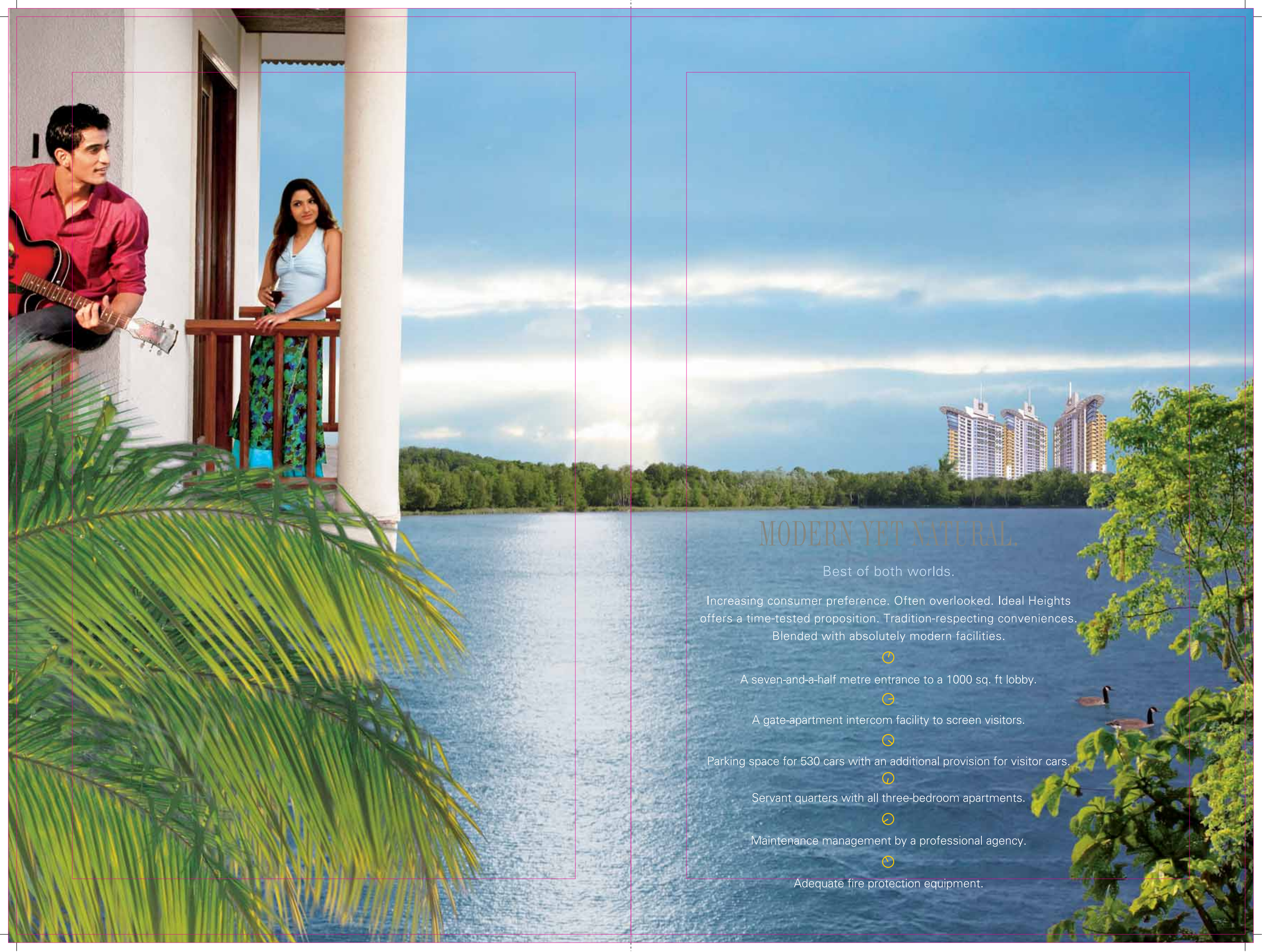
The four towers - Cirrus, Stratus, Nimbus and Cumulus - will rise from within a large open space marked by a large water and green expanse and stretch into the sky.

Three of the four towers are being positioned at the end of a long driveway, protecting them from noise and pollution of the main thoroughfare.

Spacious balcony with a splendid view of the premises in every apartment.

Each apartment facing open expanses.

Affording views of Subhas Sarobar, Esplanade, Eden Gardens and the Howrah Bridge.



MODERN YET NATURAL.

Best of both worlds.

Increasing consumer preference. Often overlooked. Ideal Heights offers a time-tested proposition. Tradition-respecting conveniences. Blended with absolutely modern facilities.



A seven-and-a-half metre entrance to a 1000 sq. ft lobby.



A gate-apartment intercom facility to screen visitors.



Parking space for 530 cars with an additional provision for visitor cars.



Servant quarters with all three-bedroom apartments.



Maintenance management by a professional agency.



Adequate fire protection equipment.

RIGOROUS YET RELAXED

Health in mind and body.

The inevitable demand of man and woman, young and old. Not comprehensively provided for in-housing complexes. Ideal Heights will enable residents to exercise a wider choice.

Through the in-house club -

Altitude

So that the resident can enjoy the best of what the city has to offer on hand. Without even putting a foot out of the complex.



A complement of swimming pools (lap pool, fun pool and kids' pool) with jets, spin jets and splash pools.



A 12,000 square feet residents-only club across two storeys.



Health spa comprising a gymnasium and steam bath



Broadband connectivity and ready-to-use telephone connections



Indoor games like table tennis, carom, board games and pool



Amphi-Theatre



Banquet hall connected to a 2500 sq ft party room



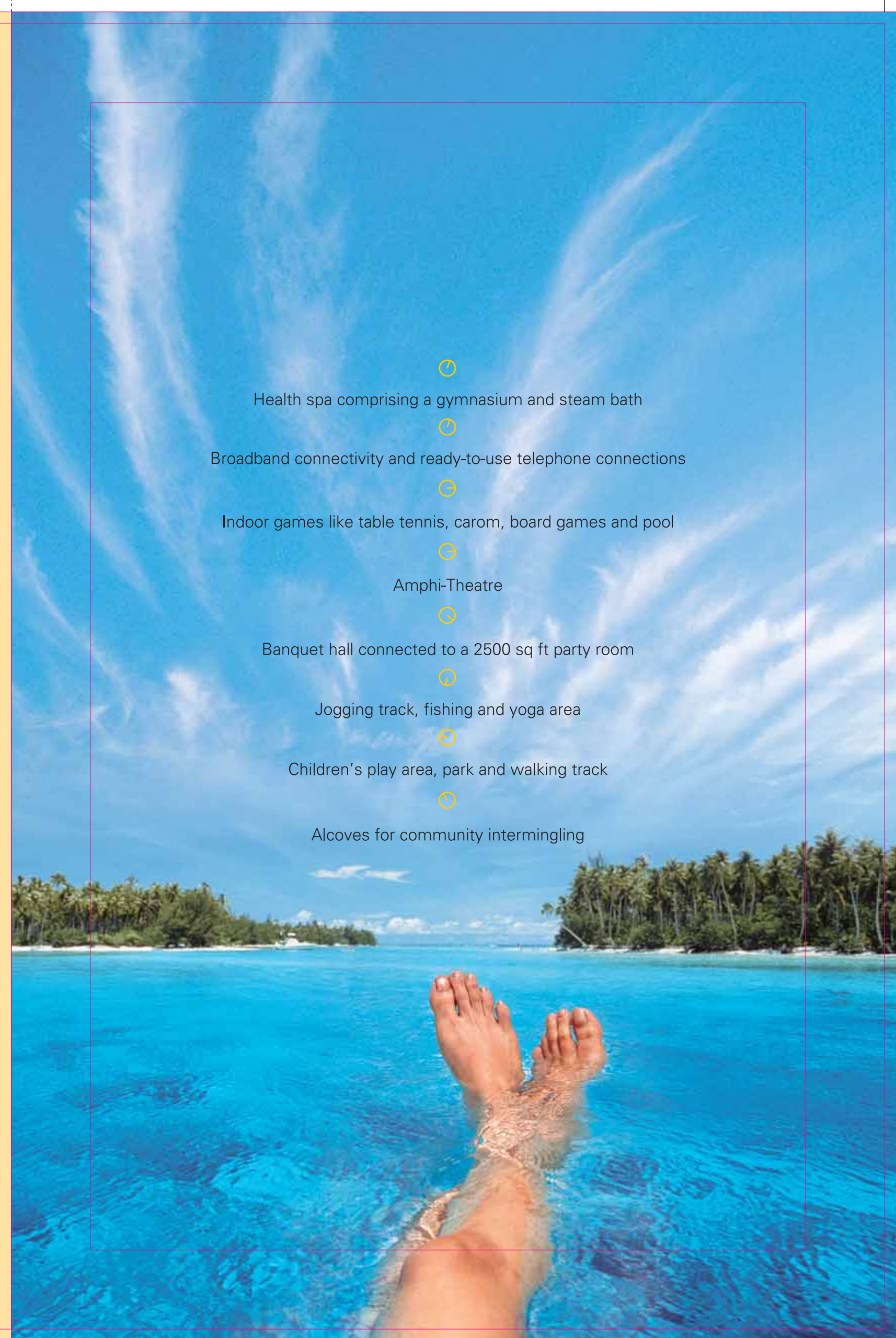
Jogging track, fishing and yoga area



Children's play area, park and walking track



Alcoves for community intermingling



VISIBLE AND CREDIBLE

Trust in word and deed.

Critical bedrock of any transaction.

At Ideal Heights this is the last thing that buyers will need to be worried about.

Because of the longstanding credibility of the promoters, architects and all the vendors selected for the project.

Promoters

Ideal Group enjoys a rich experience of 22 years. Track record comprises a string of upmarket properties - Ideal Plaza, Ideal Towers, Ideal Gardens, Ideal Apartments and Ideal Residency.

Architect

Hafeez Contractor is the chief architect of the project. One of the most celebrated in India today. Architect of magnificent properties like the Le Meridien BeachHouse, Heritage of Hiranandani & Pinocal Icon and Araliaf of DLF. Brings to the project a stamp of class and magnificence.

Sanon Sen and Associates, renowned architects of Kolkata behind prime properties like Shreeram Gardens, ITC Centre, Ideal Plaza and Rajnigandha.

Landscape architect

Site Concepts International Pte. Ltd of Singapore provides a holistic approach: from initial assessment and feasibility to detailed planning, execution and maintenance reviews.

Prominent residential projects under its supervision comprise Dahlia Park, Sunshine Plaza and Hillington Green, Singapore.

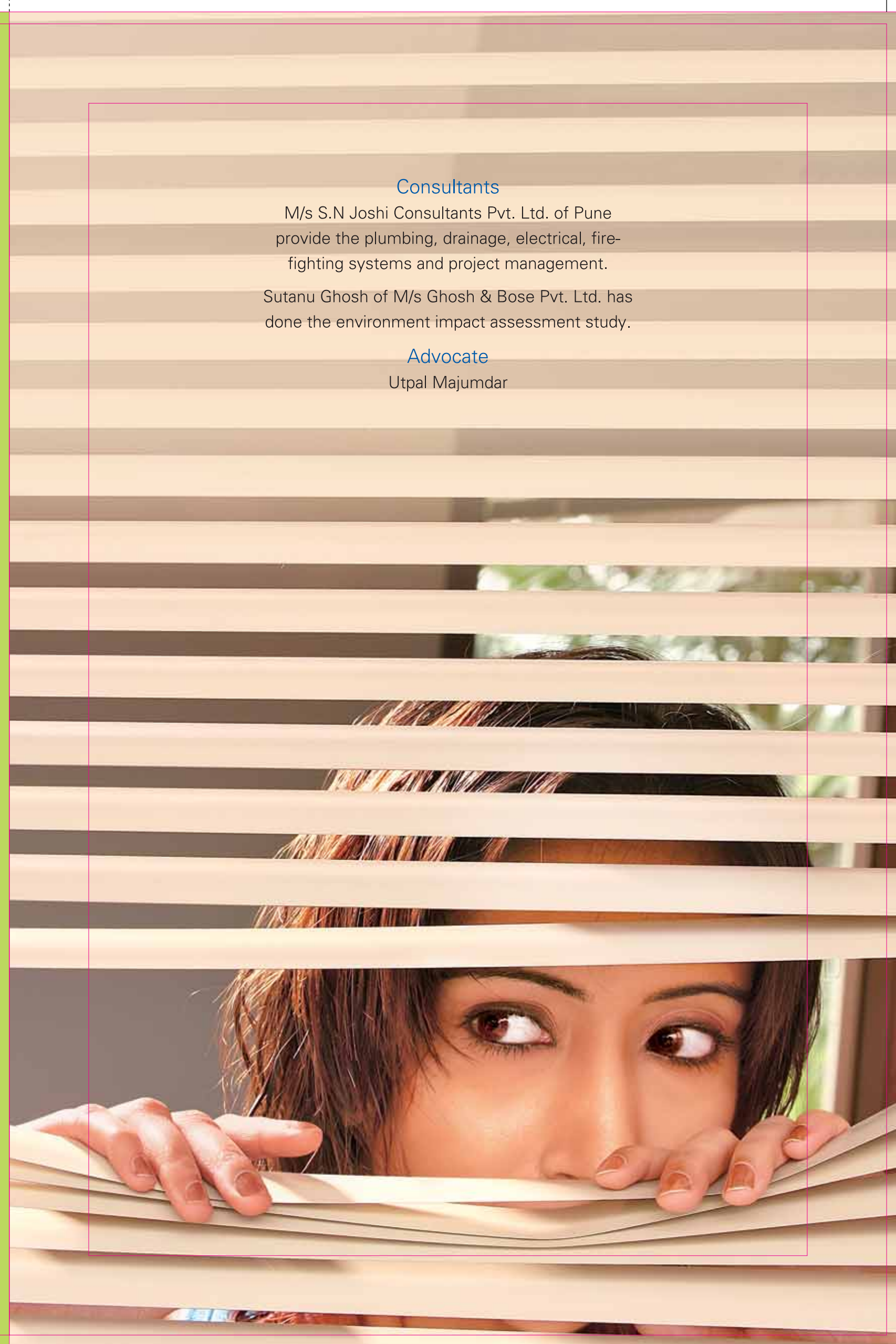
Consultants

M/s S.N Joshi Consultants Pvt. Ltd. of Pune provide the plumbing, drainage, electrical, fire-fighting systems and project management.

Sutanu Ghosh of M/s Ghosh & Bose Pvt. Ltd. has done the environment impact assessment study.

Advocate

Utpal Majumdar



CONVENIENCES AND ASSURANCES

A use of the best of brands, fittings and materials with the objective to enhance the quality of ownership.

Walls

Internal plaster of paris finish

Attractive external finish

Electrical

Sufficient 15 and 5 amp power points in all rooms



PVC conduit pipes with copper wiring



TV / telephone points in living room and all bedrooms

Flooring

Vitrified tiles in living rooms



Tiles / laminates in bedrooms



Marble / tiles / stone in all common area



Kitchen

Ceramic tiles dado



Marble / tiles flooring with granite top platforms



Stainless steel sink

Toilet

Concealed pipeline using standard material



Ceramic tiles dado



CP fittings, porcelain fittings of superior brands



Tiles flooring

Doors

Flush door with accessories

Windows

Aluminum windows with grills

Lift

Three high speed lifts of a leading brand in each tower

Generator

Generator backup for all common areas



Light load standby generator for each flat

Water supply

24-hour potable water supply

Other facilities

Adequate car parking space for visitors



Cable TV connection





THE IDEAL LANDMARKS



Ideal Plaza
11/1, Sarat Bose Road,
Kolkata – 700 020



Ideal Apartments
152, Raja Rajendra Lal, Mitra Road,
Kolkata – 700 010



Ideal Gardens
20, Mandeville Gardens,
Kolkata – 700 019



Ideal Residency
179A/1A, Manicktalla Main Road,
Kolkata – 700 054



Ideal Towers
57, Diamond Harbour Road,
Kolkata – 700 023