

JOY OF LIVING





YOU ARE A SECTOR V PROFESSIONAL SICK AND TIRED OF THE DAILY OFFICE
COMMUTE. YOU COMMUTE MORE THAN AN HOUR TO AND FROM YOUR OFFICE
EACH DAY. THAT'S MORE THAN 20 DAYS A YEAR ON ROAD.

I THINK WE HAVE SOMETHING THAT CAN ADD A SECOND VACATION TO YOUR
LIFE EVERY SINGLE YEAR.

A CONTEMPORARY RESIDENTIAL CONDOMINIUM OFFERING THAT IS PROBABLY ONLY
A FIVE MINUTE DRIVE FROM YOUR OFFICE.

THAT'S RIGHT, JUST FIVE MINUTES.

MAKING CLUBTOWN COURTYARD IN NEW TOWN A RESIDENTIAL OFFERING THAT
IS PERHAPS THE MOST PROXIMATE TO KOLKATA'S LARGEST AND MOST-HAPPENING IT
DESTINATION.

3 MINUTES FROM DELHI PUBLIC SCHOOL, NEW TOWN

10 MINUTES FROM KOLKATA AIRPORT

8 MINUTES FROM AMRI AND COLUMBIA ASIA, AMONG OTHER HOSPITALS

124 COTTAGES

5 BLOCKS OF G + 7 *

180 UNITS

2 BHK – 821 SQFT – 961 SQFT

2.5 BHK – 959 SQFT – 1108 SQFT

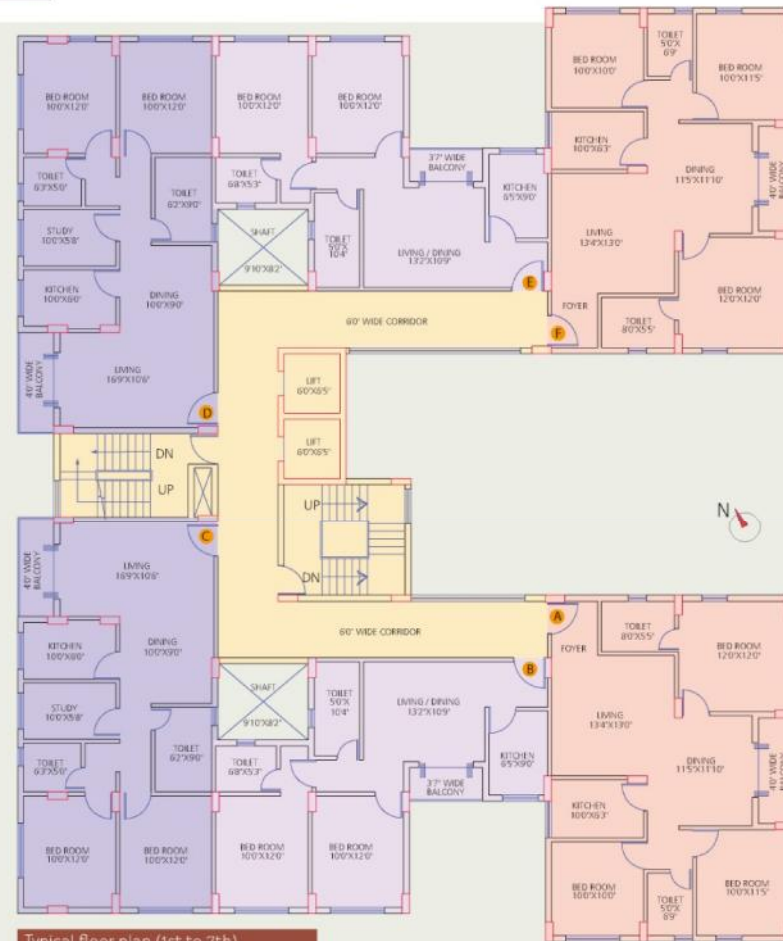
3 BHK – 1051 SQFT – 1250 SQFT





BLOCK 1 & 2

4BHK	3BHK
2.5BHK	2BHK



Typical floor plan (1st to 7th)

Block 1 & 2, (G+7) Super built-up area

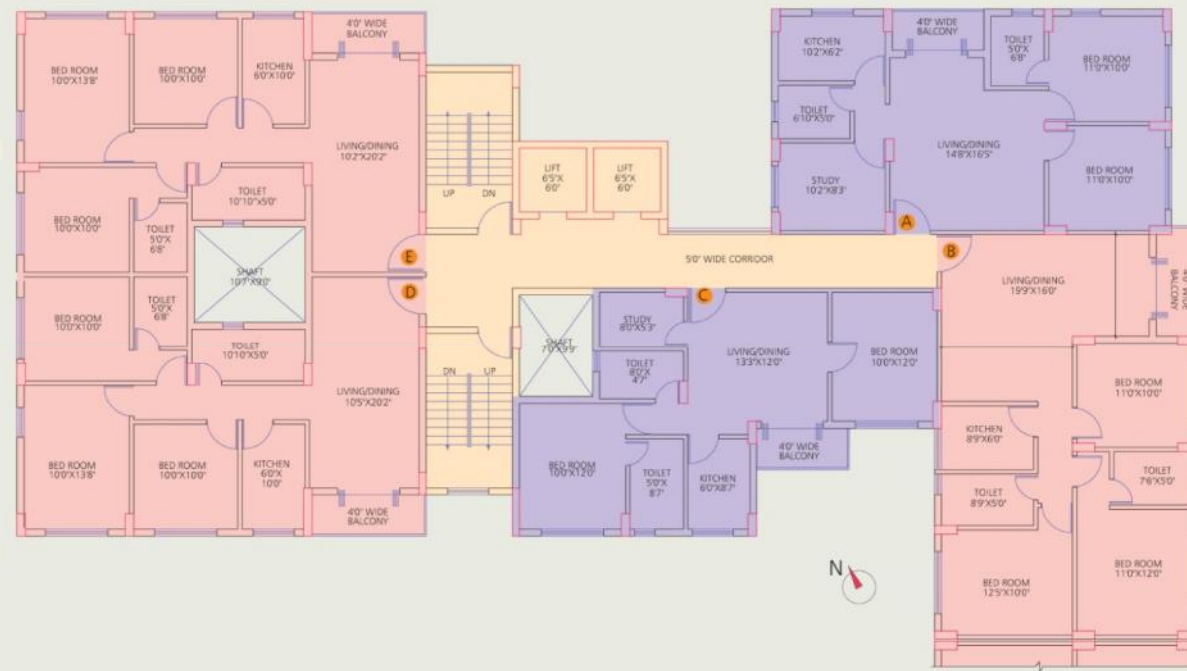
Flat A	1,250 sq. ft
Flat B	910 sq. ft
Flat C	1,153 sq. ft
Flat D	1,153 sq. ft
Flat E	910 sq. ft
Flat F	1,250 sq. ft

CLUBTOWN

COURTYARD

BLOCK 3

4BHK	3BHK
2.5BHK	2BHK



Typical floor plan (1st to 7th)	
Block 3, (G+7) Super built-up area	
Flat A	1,011 sq. ft
Flat B	1,214 sq. ft
Flat C	923 sq. ft
Flat D	1,153 sq. ft
Flat E	1,153 sq. ft

BLOCK 4

4BHK	3BHK
2.5BHK	2BHK

Typical floor plan (1st to 7th)

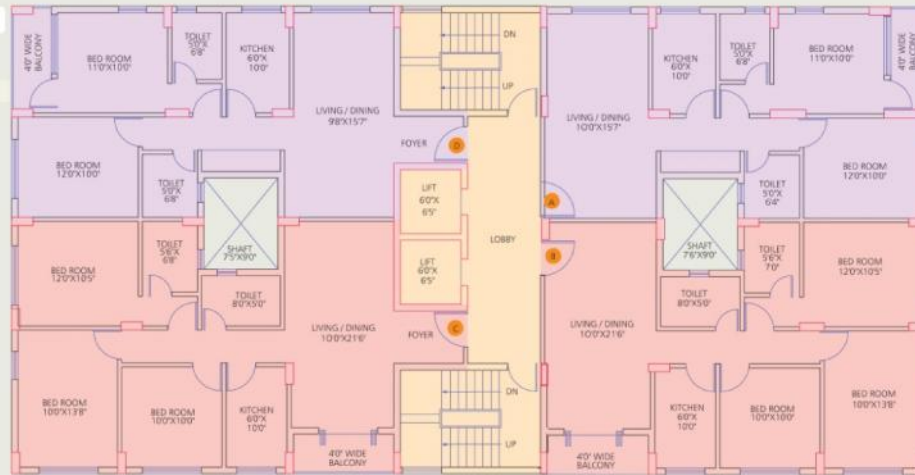
Block 4, (G+7) Super built-up area

Flat A	866 sq. ft
Flat B	1,014 sq. ft
Flat C	936 sq. ft
Flat D	1,116 sq. ft
Flat E	1,222 sq. ft
Flat F	1,012 sq. ft



BLOCK 5

4BHK	3BHK
2.5BHK	2BHK



Typical floor plan (1st to 4th)

Block 5, (G+5) Super built-up area

Flat A	993 sq. ft
Flat B	1,185 sq. ft
Flat C	1,240 sq. ft
Flat D	1,037 sq. ft



Typical floor plan (5th floor)

Block 5, (G+5) Super built-up area

Flat B	1,773 sq. ft
Flat C	1,240 sq. ft
Flat D	1,037 sq. ft

AMENITIES



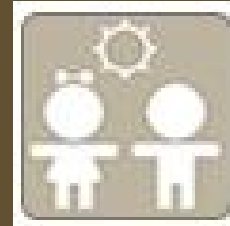
LANDSCAPED
GARDENS



JOGGING
TRACK



MULTI
GYMNASIUM



CHILDREN'S
PLAY ZONE



INDOOR
GAMES



COMMUNITY
HALL



FIRE FIGHTING
WITH ALARM



CCTV
SURVEILLANCE



POWER
BACKUP



VISITOR
CARPARK

SPECIFICATIONS

Foundation : Pilling and reinforced concrete cement structure

Wall Finish Interior : Conventional brickwork with Plaster of Paris

Exterior : Combination of cladding and high quality cement / textured paint

Flooring : Master bedroom Vitrified tiles /anti skid ceramic tiles

Other bedrooms : Vitrified tiles/anti skid ceramic tiles

Living/Dining : Vitrified tiles

Kitchen : Anti skid tiles, Granite platform with honed edges, stainless steel sink, Dado of ceramic tiles upto 2 ft above the counter / platform, Electric point for refrigerator, provision for water filter, provision for exhaust.

Toilet Toilet Flooring : Anti-skid ceramic tiles

Toilet walls : Standard ceramic tiles on the walls upto door height

Sanitary ware of Parryware / Hindware or equivalent make, CP fittings of Jaguar / EssEss / Hindware or equivalent make, electrical point for geyser and exhaust fan, plumbing provision for hot /cold water line

Doors and windows Door frame : Made of seasoned and treated wood , Main door Solid core flush doors with decorative brass handles, Main door fittings Godrej night latch and eyepiece

Internal doors Solid core flush doors with stainless steel locks

Windows : Fully glazed anodised/ powder coated aluminum windows

Electricals AC points in living/dining and all the bedrooms, cable connection, telephone and broadband wiring in living room / dining room and in all bedrooms, adequate 15 amp and 5 amp electric points in all bedrooms, living room / dining room, kitchen and toilets. Concealed copper wiring with Central MCB of reputed brands, door bell point at the main entrance door, modular switches of reputed high end brands.

Common Lighting Common lighting Adequate outdoor illumination , necessary illumination in all lobbies, staircases and common areas.

Elevators : 2 elevators (OTIS/equivalent make)

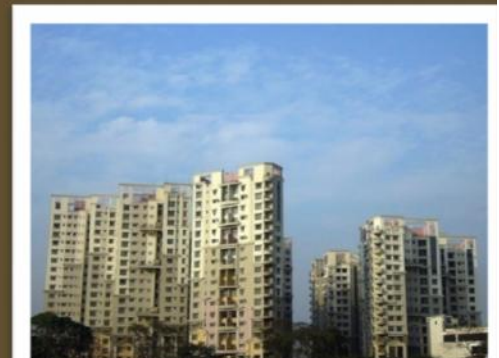
Stair and floor lobbies : Kota stone / marble / tiles

Entrance ground floor lobby of each block : Combination of marble/ tiles, granite and kota stone.

PAYMENT SCHEDULE	
ON APPLICATION	2 LACS
ON ALLOTMENT/AGREEMENT	20% (LESS APPLICATION AMOUNT)
ON COMPLETION OF FOUNDATION	10%
ON COMPLETION OF 1ST FLOOR CASTING	10%
ON COMPLETION OF 3RD FLOOR CASTING	10%
ON COMPLETION OF 5TH FLOOR CASTING	10%
ON COMPLETION OF 7TH FLOOR CASTING	10%
ON COMPLETION OF BRICKWORK	10%
ON COMPLETION OF PLASTER	10%
ON COMPLETION OF FLOORING	5%
ON POSSESSION	5%
TOTAL	100%



PAST PROJECTS



ARCHITECTS



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