



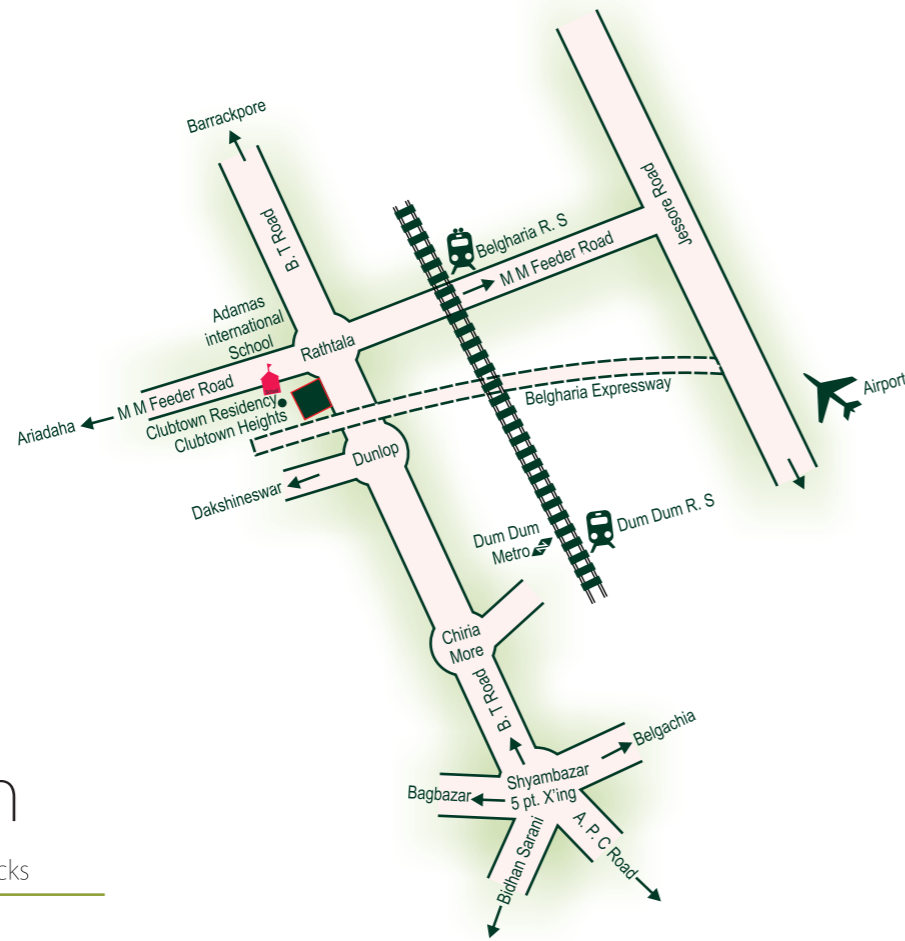
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You've always waited for the best. You've always wanted a clean environ amidst the confusion of north Kolkata. With Clubtown Heights, your desire to move up in life is finally a concrete reality.

CLUBTOWN
HEIGHTS
Life on a new high

top location

Advantageously located on B.T Road, Clubtown Heights is remarkably close to vital public utility services like schools, colleges, hospitals, marketplaces and is effortlessly accessible by various modes of transport.



master plan

304 apartments housed in 7 blocks
30% concrete, 70% open space

46 Flats

2 bedroom | 978 sq.ft - 1163 sq.ft

227 Flats

3 bedroom | 1257 sq.ft - 1548 sq.ft

23 Flats

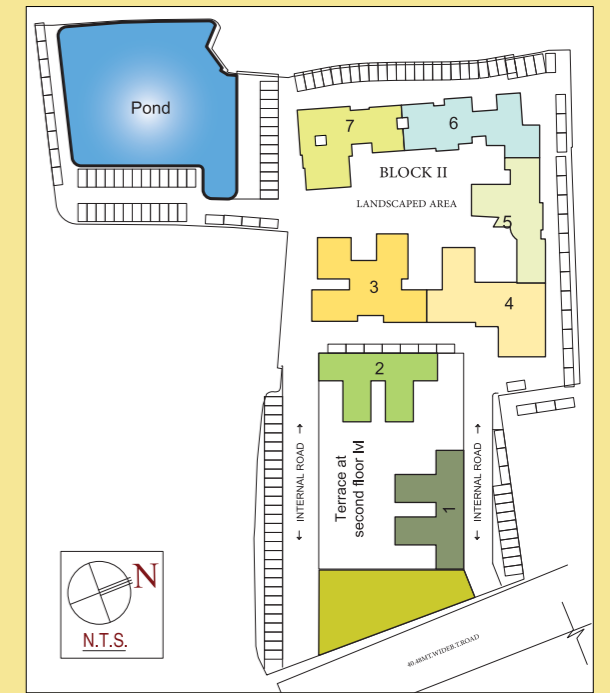
4 bedroom | 1996 sq.ft - 2068.50 sq.ft

CLUBTOWN HEIGHTS

Life on a new high

B.T. Road, Dunlop

Developed by Space Rice with expert know-how and assistance of the industry's frontline consultants, Clubtown Heights is planned to ensure you maximum comfort and an intelligent utilisation of space.

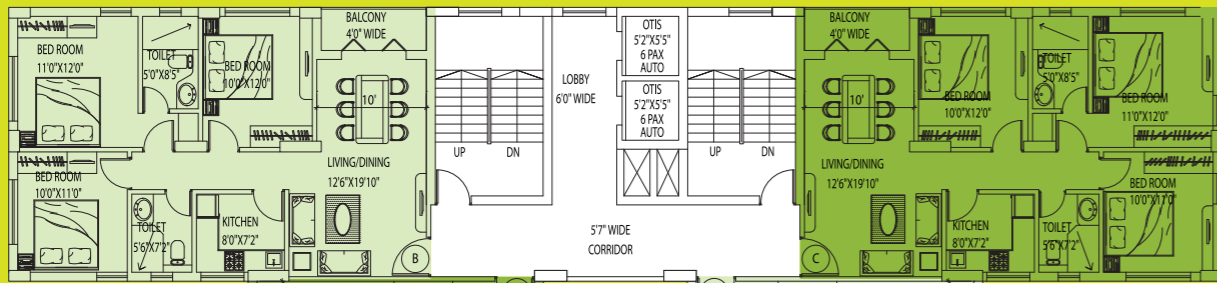


floor plans



FLAT	AREA(SQ.FT)
A	1359
B	1257
C	1257
D	1359

BLOCK - I
TYPICAL FLOOR PLAN
(2ND TO 12TH FLOOR)



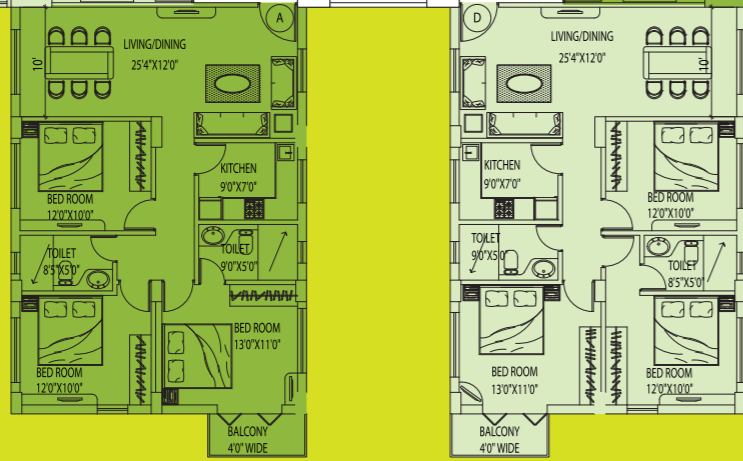
FLAT	AREA(SQ.FT)
A	1548
B	1489
C	1163
D	1137
E	1487

BLOCK - IV
TYPICAL FLOOR PLAN
(1ST TO 11TH FLOOR)



FLAT	AREA(SQ.FT)
A	1359
B	1257
C	1257
D	1359

BLOCK - II
TYPICAL FLOOR PLAN
(2ND TO 12TH FLOOR)



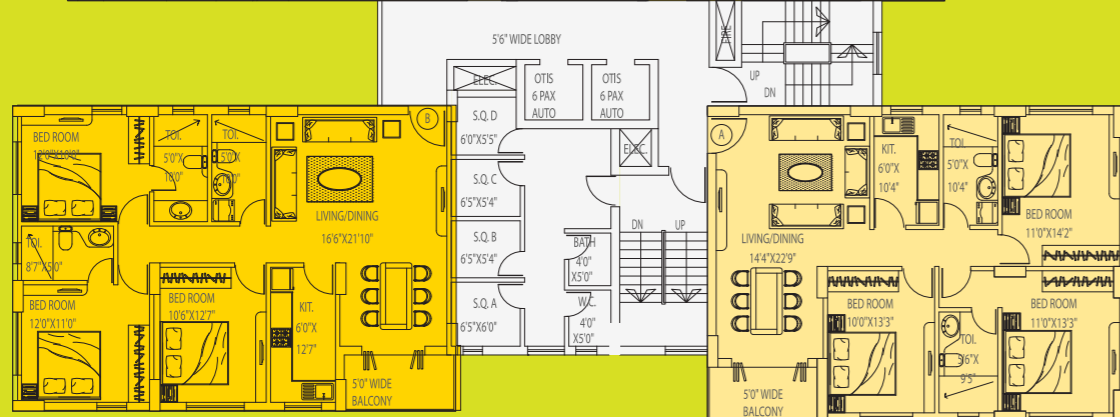
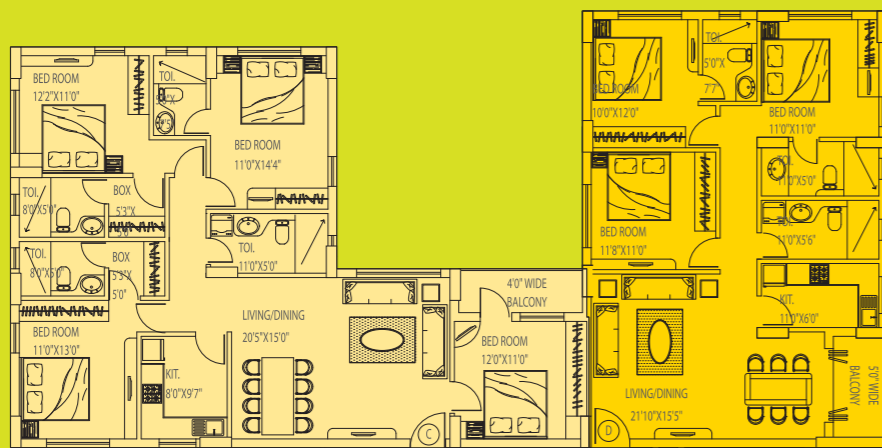
FLAT	AREA(SQ.FT)
A	1345
B	1487
C	1521

BLOCK - V
TYPICAL FLOOR PLAN
(1ST TO 11TH FLOOR)



FLAT	AREA(SQ.FT)
A	1494
B	1523
C	1997
D	1502

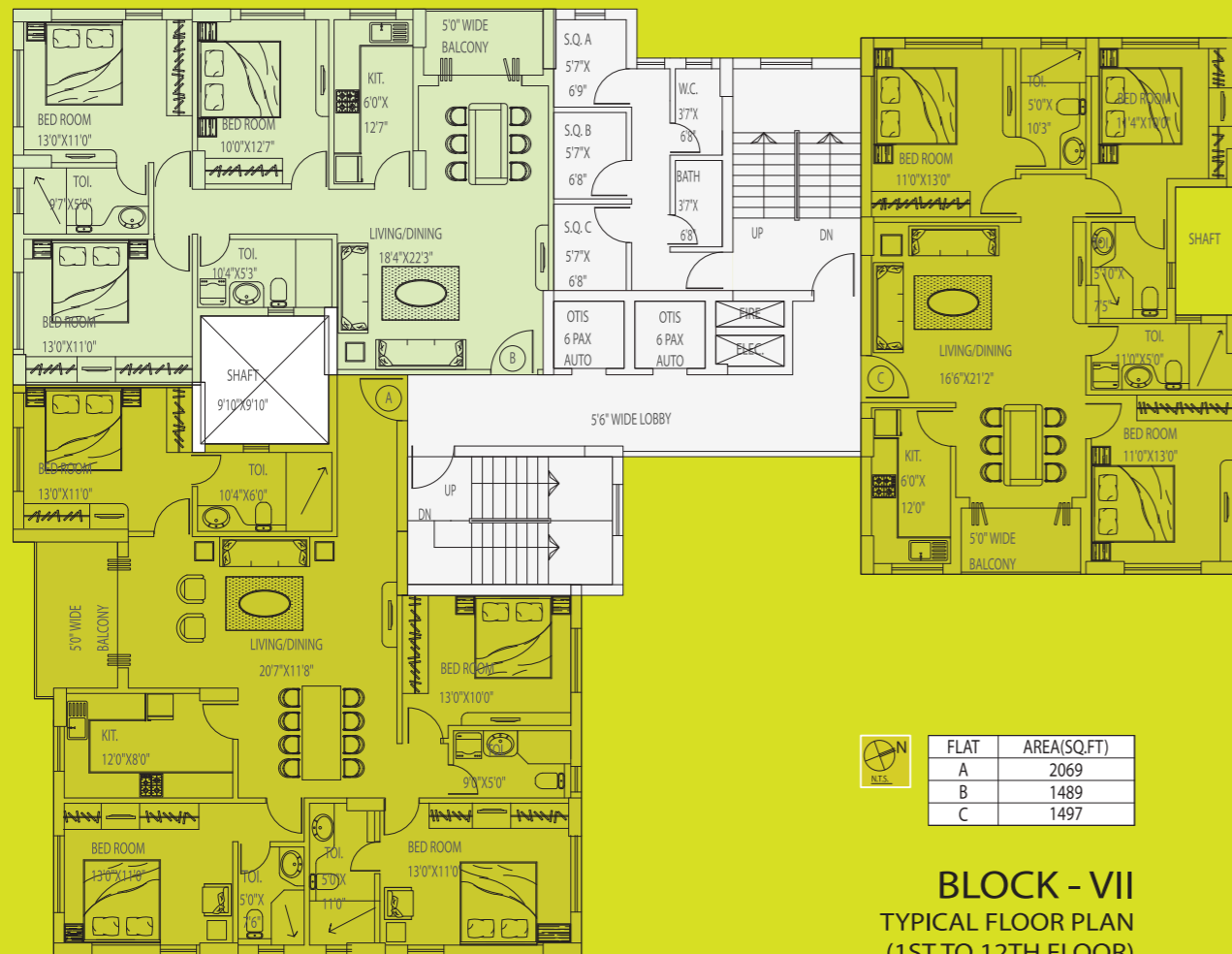
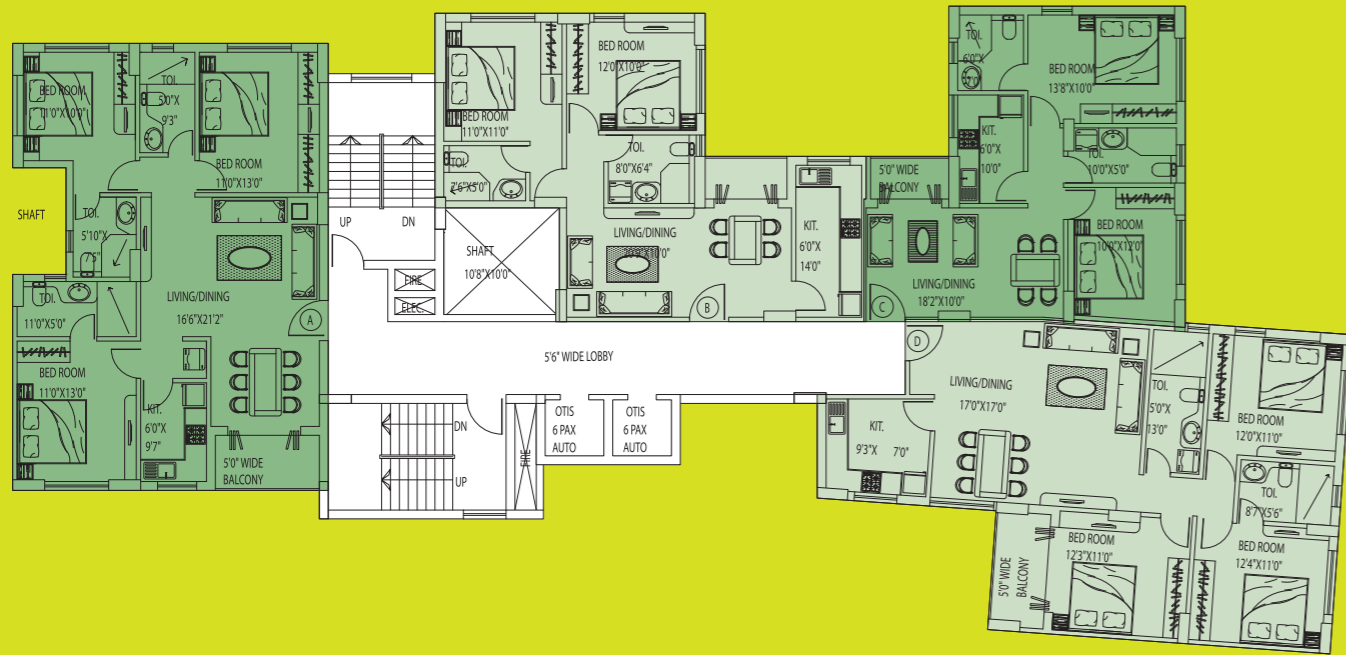
BLOCK - III
TYPICAL FLOOR PLAN
(1ST TO 11TH FLOOR)





FLAT	AREA(SQ.FT)
A	1497
B	1056
C	978
D	1510

BLOCK - VI
TYPICAL FLOOR PLAN
(1ST TO 12TH FLOOR)



FLAT	AREA(SQ.FT)
A	2069
B	1489
C	1497

BLOCK - VII
TYPICAL FLOOR PLAN
(1ST TO 12TH FLOOR)

Foundation

- Earthquake resistant Reinforced Concrete cement structure

Wall Finish

- Interior - conventional brickwork with Plaster of Paris
- Exterior - combination of cladding and high quality waterproof 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

- Kitchen - Anti skid tiles
- Granite Platform with honed edges
- Stainless steel sink
- Dado of ceramic tiles upto 2 ft. above the counter / platform
- Elect. Point for Refrigerator, Aquaguard, exhaust fan
- Provision for exhaust

Toilet

- Anti skid ceramic tiles in flooring
- Toilet walls - standard ceramic tiles on the walls upto 7 ft.
- Sanitary ware of Parryware / Hindware or equivalent make
- CP fittings of Jaguar / EssEss / Hindware or equivalent make
- Electrical point for Geyser & Exhaust Fan
- Plumbing provision for Hot / Cold water line

Doors & 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 anodized / power coated aluminum windows

Electricals

- AC points in living dining and all the bedrooms,
- Cable TV, Telephone + Broadband wiring in Living/Dining
- Adequate 15 Amp & 5 amp. Elect. Points in all bedrooms, Liv / Din, Kitchen, 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

Light, Stairs & Lobbies

- 2 nos. Lifts of 6 pax each (OTIS / equivalent make)
- Stair & Floor Lobbies - Kota Stone / Marble / tiles
- Entrance Ground floor lobby or each block - combination of marble, granite & kota stone
- for the upcoming 14 BT Road Project (Residential)

Common Lighting

- Overhead Illumination for compound and street lighting
- Necessary illumination in all lobbies, staircases & common areas

specifications

facilities

Water Management

- 24 Hrs water supply from captive and deep tubewells
- Water Filtration Plant

Health Care & Entertainment

- Community Hall
- Gymnasium
- Spread of Green manicured grass lawn, trees and flowers
- Toddlers Pool
- Tot Lots for children's plays
- Meditation / Yoga
- Indoor Games Room
- First aid centre with backup ambulance service

Others

- Adequate capacity standby generator for common areas & services
- Visitors & Doctors Car Parking facility
- Generator power load to apartments
- 2BHK-500W; 3BHK-750W; 4BHK-1000W
- State of art fire fighting equipment
- In-house effluent treatment plant for disposal of all wastes generated within the complex.

Security

- Closed Circuit T.V. at the ground floor level, with Central Security Surveillance
- Intercom connectivity flat to flat + flat to main security
- All the important points duly manned by well trained security personal / guards

Jointly Developed by:



Site: 14, BT Road, Dunlop, Kolkata 700 056
email: info@spacelifestyle.com
website: www.spacelifestyle.com
98746 10033, 98305 10033

Architects

Agarwal & Agarwal

Marketed by :



033-4002 4002