



TRUST. IT'S WHAT WE BUILD

SALARPURIA SATTVA GROUP
5 CR AVENUE, 1ST FLOOR, KOLKATA 700072
+ 91 33 40306000 | salarpuriagroup.biz | sales@salarpuriagroup.biz

SITE: 24/3 ALIPORE ROAD, KOLKATA 700027
FOR BOOKINGS CALL 90076 70006

Disclaimer: This communication is not a legal offering; it only describes the intent, purpose and concept of The Avenue. All the areas/dimensions/layouts/elevations/pictures are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the management's discretion.



THE
AVENUE
BY SALARPURIA SATTVA

THE
AVENUE
BY SALARPURIA SATTVA



Life doesn't get better than ALIPORE.

And then there's SALARPURIA SATTVA "THE AVENUE", 24/3 ALIPORE.

An object of desire attained only by a select few.

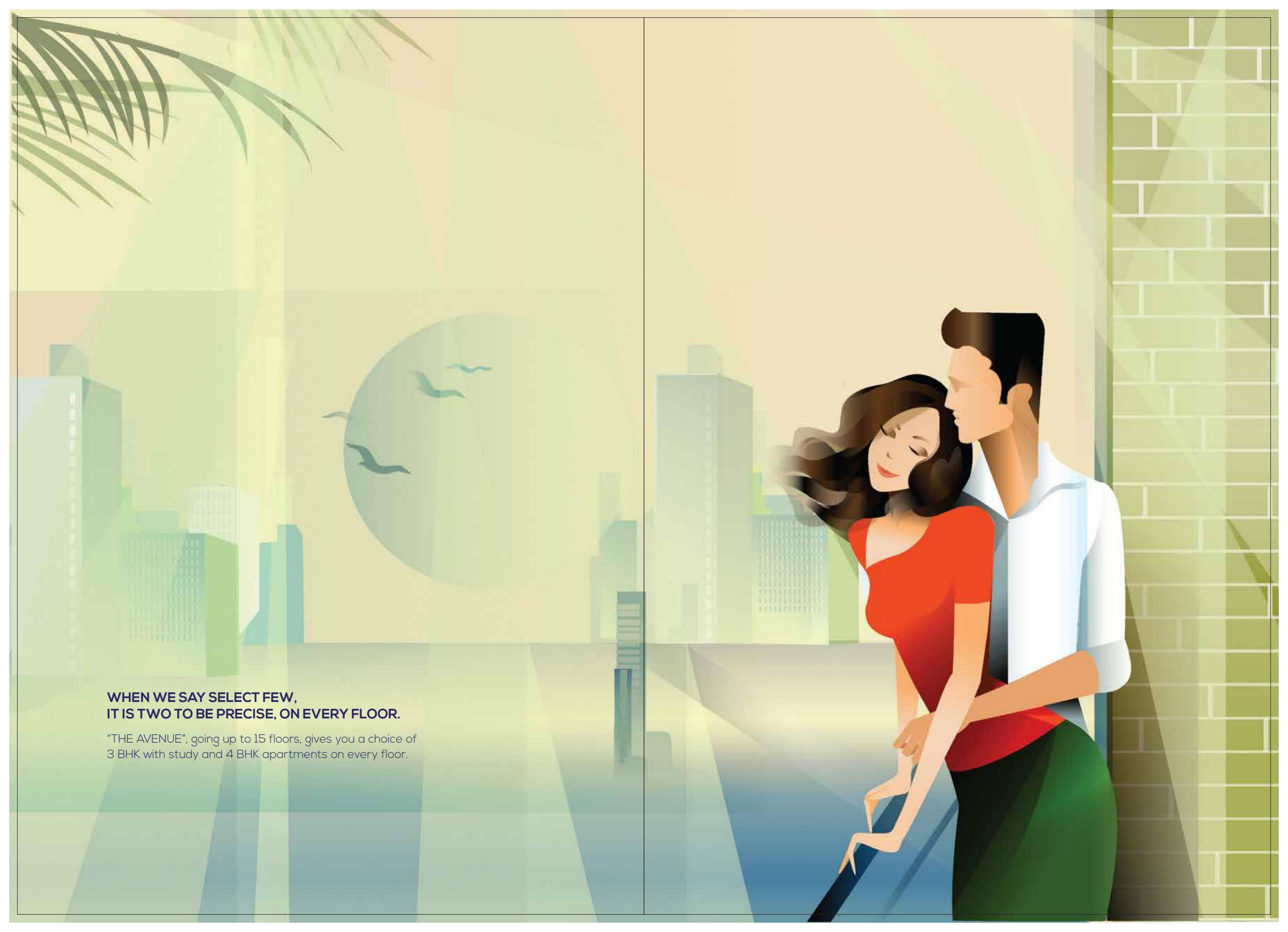
The rest must make do with the odd invite to its plush portals.

Or just gaze in awe and wonder at the resplendent edifice and think "only if..."

DESIGN, PERFECTED.

"THE AVENUE", 24/3 ALIPORE will redefine luxe living in Kolkata. With its elegant design, vivid vision and an eye for lavish details, The Avenue rises head and shoulders above the rest of its ilk. The art of living captured in its arty exteriors, and slender lines that reach upwards with smart precision.





**WHEN WE SAY SELECT FEW,
IT IS TWO TO BE PRECISE, ON EVERY FLOOR.**

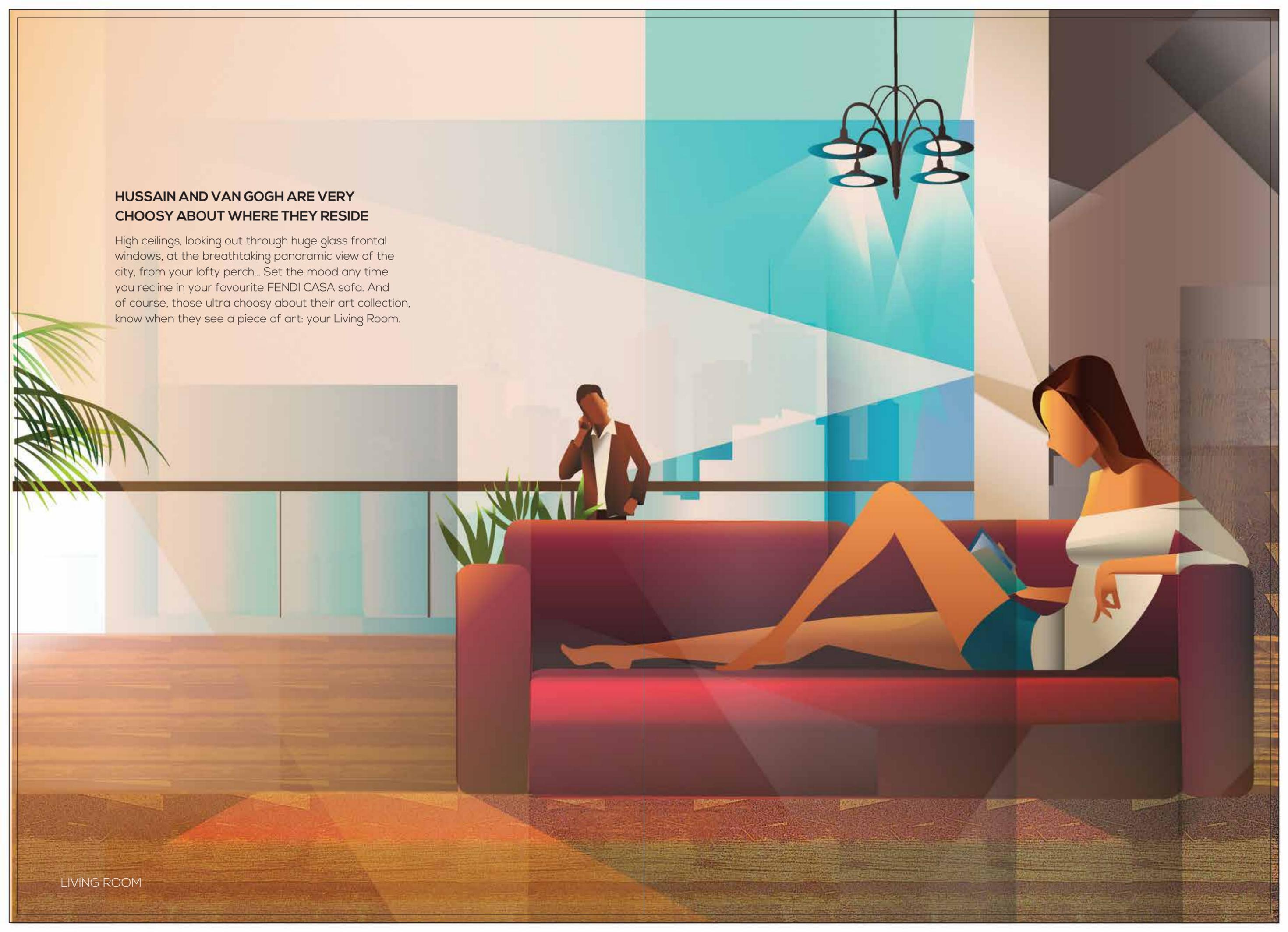
"THE AVENUE", going up to 15 floors, gives you a choice of 3 BHK with study and 4 BHK apartments on every floor.

**AN OPULENT WELCOME EVEN
BEFORE THEY ENTER YOUR APARTMENT**

Welcomes cannot get grander than this. If your guests are late, give them that little time to admire the intricately designed lobby.

**HUSSAIN AND VAN GOGH ARE VERY
CHOOSY ABOUT WHERE THEY RESIDE**

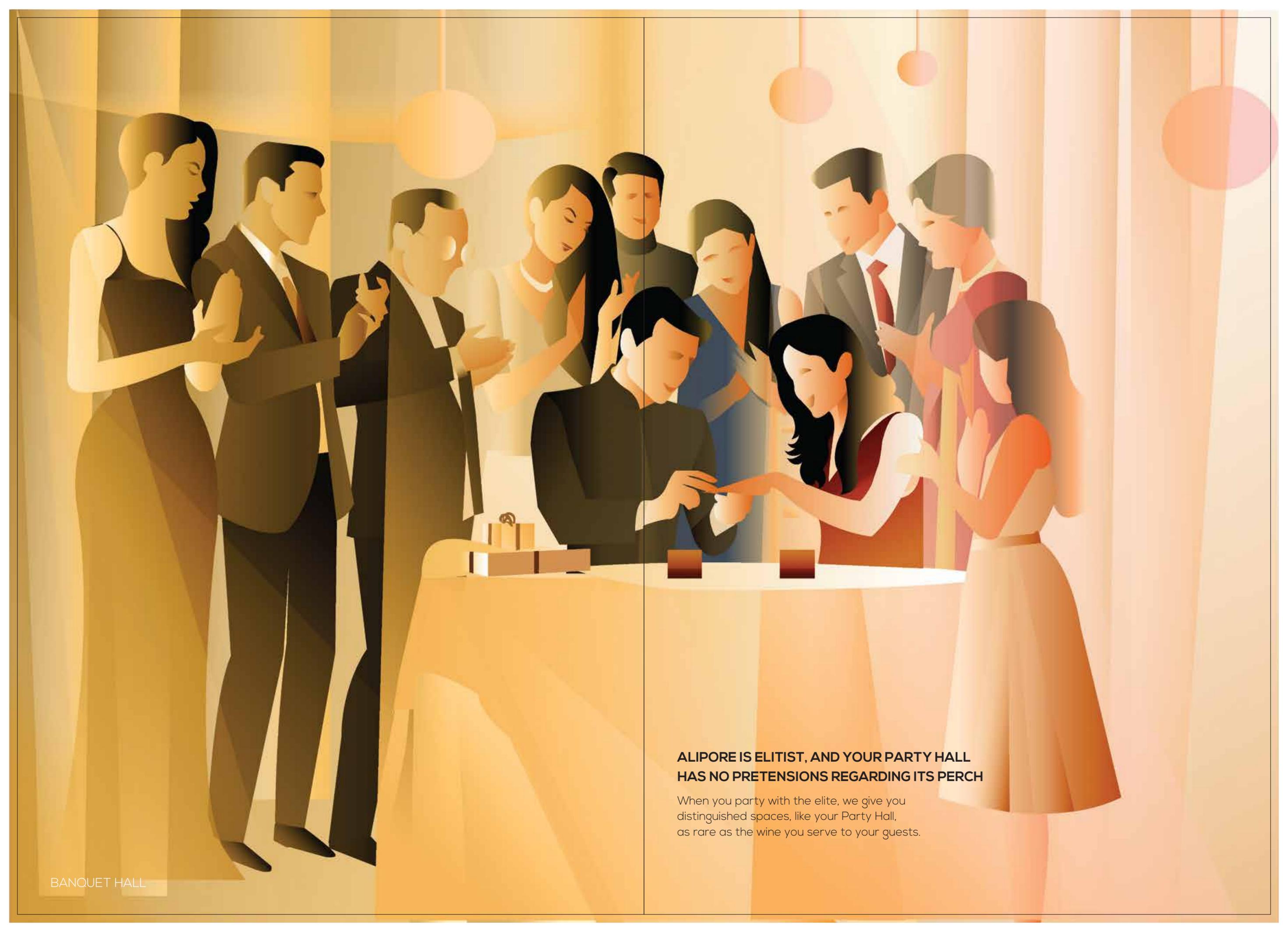
High ceilings, looking out through huge glass frontal windows, at the breathtaking panoramic view of the city, from your lofty perch... Set the mood any time you recline in your favourite FENDI CASA sofa. And of course, those ultra choosy about their art collection, know when they see a piece of art: your Living Room.



MASTERPIECES FOR THE MASTER CHEF

There are kitchens. And there are kitchens made in heaven. In choosing your high life, there'll be no compromises on high cuisine, and of course the high-end cutting-edge elegance of your kitchen.





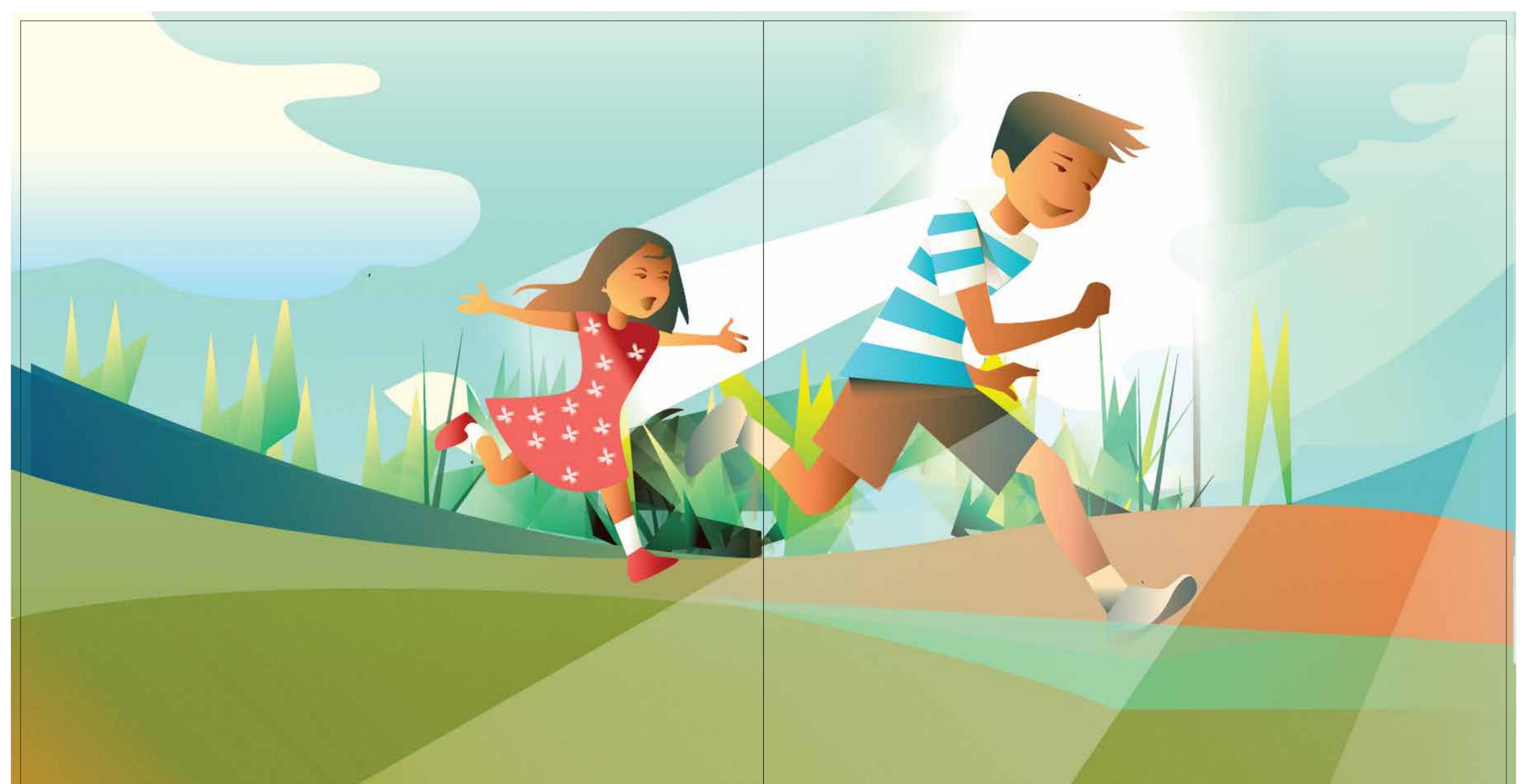
**ALIPORE IS ELITIST, AND YOUR PARTY HALL
HAS NO PRETENSIONS REGARDING ITS PERCH**

When you party with the elite, we give you distinguished spaces, like your Party Hall, as rare as the wine you serve to your guests.



**A BEAUTIFUL BODY TO MATCH
YOUR BEAUTIFUL LIFESTYLE**

A state-of-the-art gymnasium for that sculpted look that complements your hallowed lifestyle.

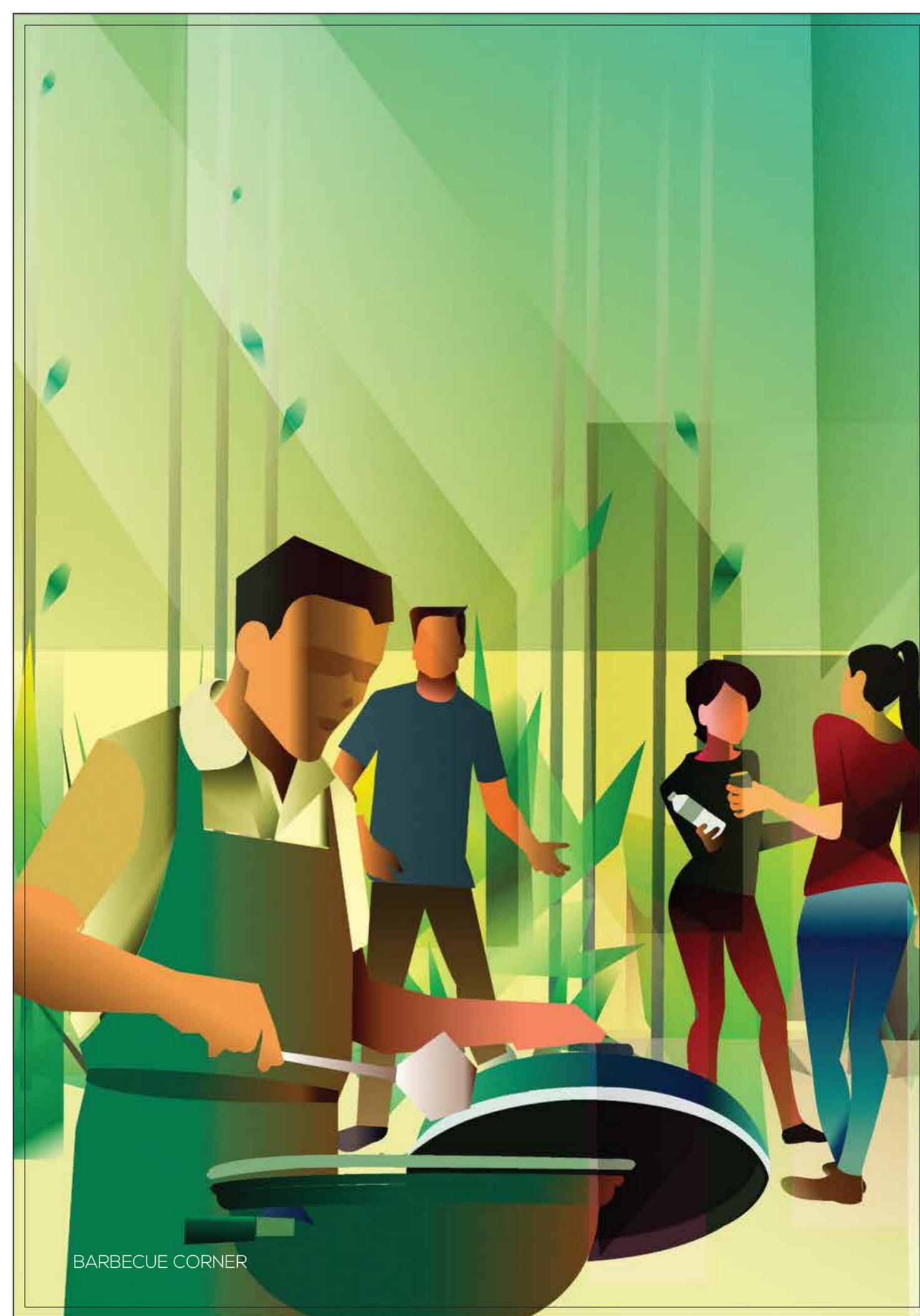


**BEAUTIFUL EXTERIORS
TO MATCH YOUR INTERIORS**

The moment you step out, you tread on the velvet grass of a central lawn, and the soothing ripples of a water body fill you with a sense of serenity. Talk to yourself.

**YOUR LIFESTYLE MAKES NEIGHBOURS
SEE GREEN. YOU SEE GREEN TOO.**

A green activity area makes you aware of the passing season with the whispering leaves and canopy of trees.



BARBECUE CORNER

For weekend getaways, stay home

Your very own barbecue corner makes weekends and parties with friends and family even more enchanting and exclusive.

GET HIGH ON NATURE

A landscaped terrace gives you evenings closer to the sky, laced with the verdant touch of Nature. You are on tranquil terrain.



LANDSCAPED TERRACE

SPECIFICATIONS:

Foundation

RCC substructure on piles

Super Structure

RCC framed structure

Wall Exterior Finish

Cement plaster with weather coat paint and decorative finish

Wall Interior, toilets, kitchen

Cement plaster above lintel level, dado area with rough plaster

Common area and lift lobby flooring

Combination of imported marble and granite

Staircase Flooring

Kota stone

Flat Flooring

Bare RCC

Main door

Wooden decorative with lock and night latch

Internal doors

Not to be provided, door frame only will be provided

Windows

Fully glazed aluminum anodized/UPVC

Electricals

Wiring for meter till DB of each unit provided, only conduits will be provided within the flat

Toilet Plumbing

Sanitary wares/CP fittings & plumbing network not to be provided. Only water inlet and soil/waste point to be provided

Kitchen

Only water inlet and waste point will be provided, plumbing network will be in buyer's scope. Power point for geyser and water purifier will be given

Air Conditioning

VRF Air Conditioning to be provided in each of the bedrooms or living room

Waterproofing treatment

On roof, balcony and toilets

2 Passenger lifts and 1 Service Lift

OTIS or similar make

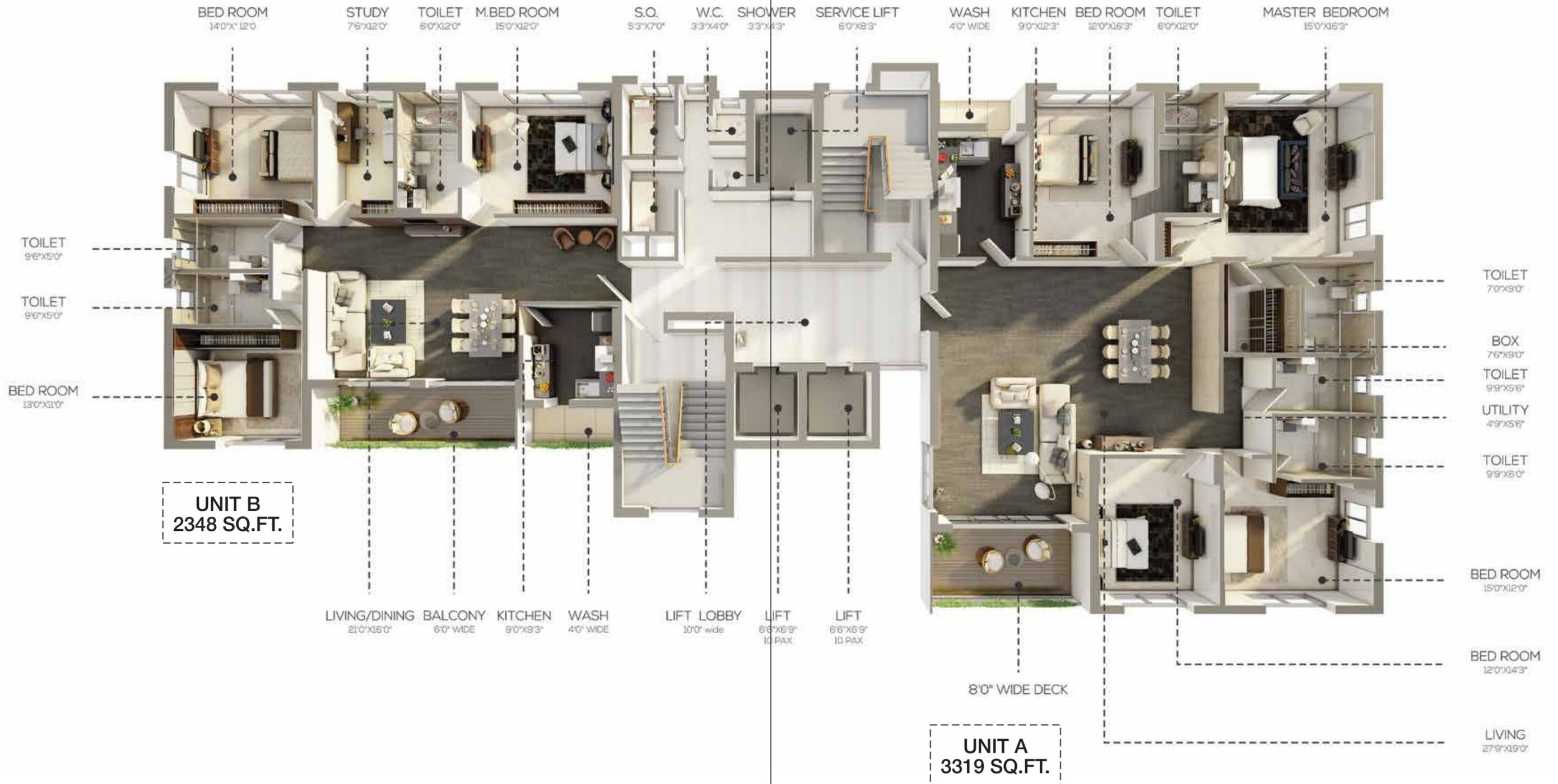
CCTV

On each of the floor lobbies that will be connected to main security



SITE PLAN





TYPICAL FLOOR PLAN (3rd to 14th Floor)



WASH
4'0" WIDE

BED ROOM
12'0"X16'3"

KITCHEN
9'0"X12'3"

DINING

LIVING
27'9"X19'0"

8'0" WIDE
DECK



M.BED ROOM
15'0"X16'3"

TOILET
6'0"X12'0"

TOILET
7'0"X9'0"

BOX
7'6"X9'0"

TOILET
9'9"X5'6"

UTILITY
4'9"X5'6"

TOILET
9'9"X6'0"

BEDROOM
15'0"X12'0"

BED ROOM
12'0"X14'3"

TYPICAL UNIT PLAN A SBUA 3319 sq.ft.





TYPICAL UNIT PLAN B SBUA 2348 sq.ft.



N

CREATING A BENCHMARK IN LIVING

Seven cities.
More than 100 properties.
More than 10 million sq.ft. of property developed.
One Group.

Established in 1985 in Kolkata, the Salarpuria Sattva Group has strived to achieve excellence in the field of Construction, Architecture, Real Estate, Construction Management, Facility and Infrastructure Management and Finance. Since its establishment, the group has given the best value and quality to its clients.

Today, Salarpuria Sattva is a well-known name specializing in the construction of IT parks, retail outlets, elite residential buildings and upscale business complexes. Many of our clients are international and will vouch for our position as a leader in the building industry, benchmarked on global best practices.

ADVANTAGES

We take our responsibility as a leader in the building industry seriously. That is why we not only follow but set standards.

RESPONSIBILITY

We seek solutions that are compatible with the principles of sustainable development. We are first and foremost responsible to society and our environment. The Salarpuria Sattva Group at all times maintains and upholds the dignity, standing and reputation of the construction industry through these measures.

COMPETENCE

We maintain knowledge and skills at levels consistent with development in technology, legislation and management, and apply due skill, care and diligence in the services rendered to our clients.

INTEGRITY

We act at all times in the legitimate interest of the client and provide services with honesty and integrity.

HIGHEST STANDARDS

Through the construction process, we keep the highest standards of excellence. Nothing is overlooked - structural design, materials management, energy conservation, fire safety, acoustics, disaster mitigation, environment safety, ventilation, indoor air quality and more.

ARCHITECT

Agarwal & Agarwal

LANDSCAPE CONSULTANT

Design Accord

LEGAL CONSULTANT

Solicitor RL Gaggar



Salarpuria Gardenia, Durgapur



Silveroak Estates, Kolkata



Greenage, Bangalore



Novotel Hotel & Residences, Kolkata