



TRUST, IT'S WHAT WE BUILD

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Amarana Site Address

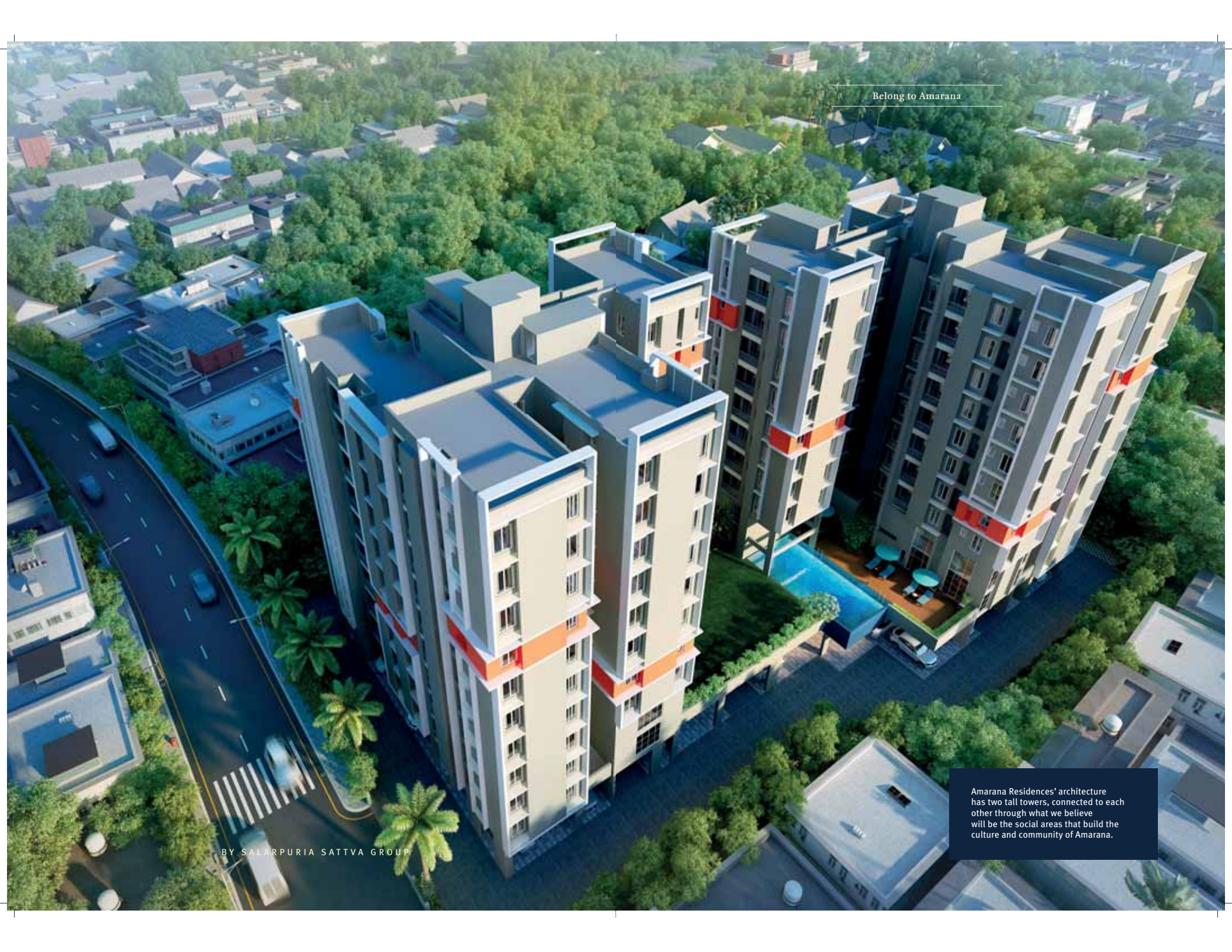
44, Matheswartala Road, Tangra,
Kolkata 700046
M 8584841000
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Belong to Amarana

Contemporary residential housing at the heart of Tangra, Amarana Residences is designed to bring an immediate sense of belonging. These smart apartments are carefully planned for living comfortably, with great club facilities.

Amarana has two tall towers, connected to each other through what we believe will be the social areas that build the culture of Amarana. Designed to create an atmosphere and experience of knowing your neighbours and being part of a community.

BY SALARPURIA SATTVA GROUP



Belong to Amarana

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Amarana Residences

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Twilight view

Amarana's Convenient Location

Amarana Residences is situated on Matheswartala Road, Kolkata. Set only 1.5 km off EM Bypass, Amarana Residences is a stone's throw away from the busy city life. With key conveniences like markets, educational institutions, hospitals, hotels, restaurants and amusement parks in the vicinity, commuting long hours will become history.

Hospitals Nearby:

Nil Ratan Sircar Medical College and Hospital - 3.8 km
National Medical College - 3.8 km
Fortis Hospital - 5 km
Ruby General Hospital - 5.4 km
Apollo Gleneagles Hospital - 5.6 km

Shopping Malls Nearby:

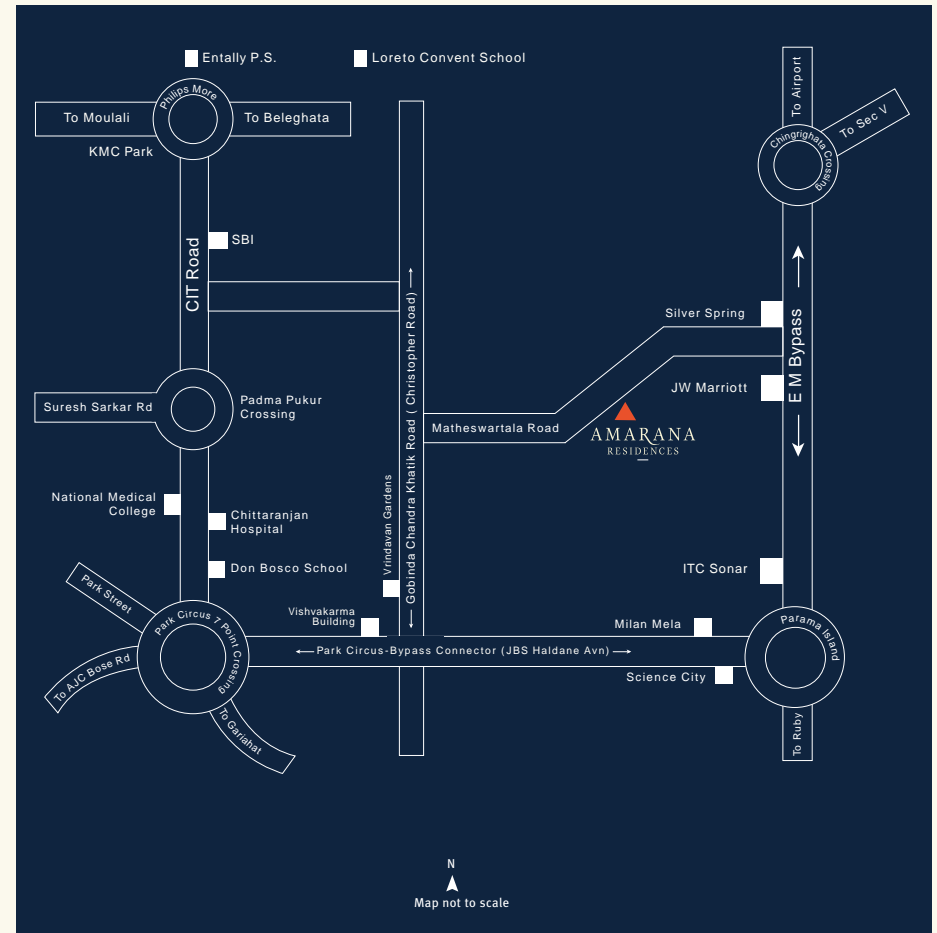
Quest Mall - 4 km
Sealdah Big Bazaar - 4 km
Mani Square Mall - 5.9 km

Schools Nearby:

Harvard House High School - 200 m
Loreto Convent, Entally - 2.4 km
Don Bosco School, Park Circus - 3 km
Calcutta International School - 3.9 km
Calcutta Boys' School, Moulali - 5.3 km
The Heritage School - 7.1 km

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Amarana's Convenient Location



Tangra, the food heaven.

At Amarana, located at the heart of Tangra, you can enjoy the rich culture and heritage of India's only China Town with its famous eateries at your door-step, festivities such as the annual lion dance, and heritage sites like the Chinese-Kali Mandir.



Delicacies



Tangra New Year celebrations

Amarana's Smart Apartments

Intelligent planning and careful attention to detail, given to each apartment at Amarana, makes it functional and ergonomic for living.

2 Towers of G+10

Spread over 1.05 Acres.

Exclusive range of 103 units.

2BHK ranging from 931 square feet to 993 square feet, saleable area and 563 square feet to 579 square feet, carpet area.

3BHK ranging from 1194 square feet to 1337 square feet, saleable area and 752 square feet to 835 square feet, carpet area.

BY SALARPURIA SATTVA GROUP



Day View

Belong to Amarana

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Club Amarana

Unwind at Club Amarana, an exclusive residents' club that has all modern day facilities.

Facilities:

Double height **air-conditioned community hall**.

Outdoor **swimming pool**, with a deck surrounded by foliage.

Double height **air conditioned gymnasium**, with standard equipment.

Carefully manicured **Podium garden**, with lounge chairs.

Double height **indoor kids play area**.

Double height **indoor games room**.



Indoor Games Room

Gym view



Gymnasium

A carefully planned air conditioned gymnasium designed for fitness lovers, complete with double height ceilings and competitive equipment. You won't need to look elsewhere for your fitness goals.

Pool view



Swimming pool

Modern day living wouldn't be complete without the comfort of a swimming pool. Amarana boasts an open air swimming pool with a deck area. Relax and unwind in the comfort of your own space.

Kids' play area

Lifetime bonds are formed at childhood. Amarana facilitates that by having a double height children's playing area, that is strategically designed to be in intelligent view of their parents' watchful eyes.



Kids' play area

Community hall

Enjoy your special event without the hassle of looking for a venue. Amarana takes care of your hosting space with a double height community hall that has a storage, pantry and toilet.

Club Amenities

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Community Hall

Podium Garden

City living with the luxury of being surrounded by green spaces.
Your very own green neighbourhood at Amarana.

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Podium Garden

Specifications

Master Bedroom



Flooring – Vitrified tiles in master bedroom & other bedrooms.
Wall finish – POP finish

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Living Room



Flooring – Vitrified tiles
Wall finish – POP finish

Kitchenette



Flooring – Ceramic tiles
 Granite counter top
 Wall finish – Dado ceramic tiles 2 ft above counter, rest POP
 Provision for exhaust fan
 Sink – Stainless steel sink

Bathroom



Flooring – Ceramic tiles
 Wall finish – Ceramic tiles up to door height
 Sanitary fittings – Western style sanitary fittings and CP fittings of reputed make

Structure

RCC framed structure with anti-termite treatment in foundation

Doors

Main door– solid flush door with night latch

Other doors – solid flush door

Frame – wooden frame

Hardware fittings – brass & stainless steel fittings

Windows

Aluminium / UPVC coated

Staircase

Kota stone / IPS flooring

Electrical

Modular switches of reputed make

Exterior

Blend of water proof acrylic based paint & other decorative finish

Elevator

Two passenger lifts of reputed make

Fire fighting

Fire detection and protection system as per WBFES recommendation

Security

CCTV monitoring round the clock. Intercom connected to the main gate

Provisions

24X7 power back up in common areas. Toilets for staff use on ground floor. Cable TV point in living room



Entrance lobby

Belong to Amarana



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About Salarpuria Sattva Group

Spread across 8 cities (Bangalore, Kolkata, Durgapur, Hyderabad, Jaipur, Pune, Goa and Coimbatore) with 100+ projects.

Successfully completed 26 million sq ft of development.
38 million sq ft in the pipeline.

30 million sq ft under designing and planning.

The Salarpuria Sattva Group took roots in 1986.

The Group is engaged in various segments: residential, commercial, retail, hospitality, IT/ITES.

The Group is ISO 9001/ 14001/ 18001-certified and is among the top-10 realty brands in South India.

The Group has been rated 'A' (stable) by Crisil and is based on the foundations of trust and credibility. They believe in setting high standards and seek building solutions that are sustainable.



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BY SALARPURIA SATTVA GROUP



Novotel Hotel & Residences, Kolkata



The Avenue, Kolkata



Silveroak Estate, Kolkata



Salarpuria Gardenia, Durgapur



Luxuria Heights, Kolkata



Victoria Vistas, Kolkata



Greenage, Bangalore



Cadenza, Bangalore



Necklace Pride, Hyderabad

Disclaimer

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