

IDEAL VILLAS

Introduction

God created Spain in inspired leisure.

At Ideal Villas, we have attempted to replicate a similar standard into our differentiated lifestyle destination. Through hand-picked partners with a proven expertise. Through a detailed design of the landscaping and villa interior. To create not just a property of an international construction standard, but also a lifestyle that is truly reminiscent of idyllic Spain.



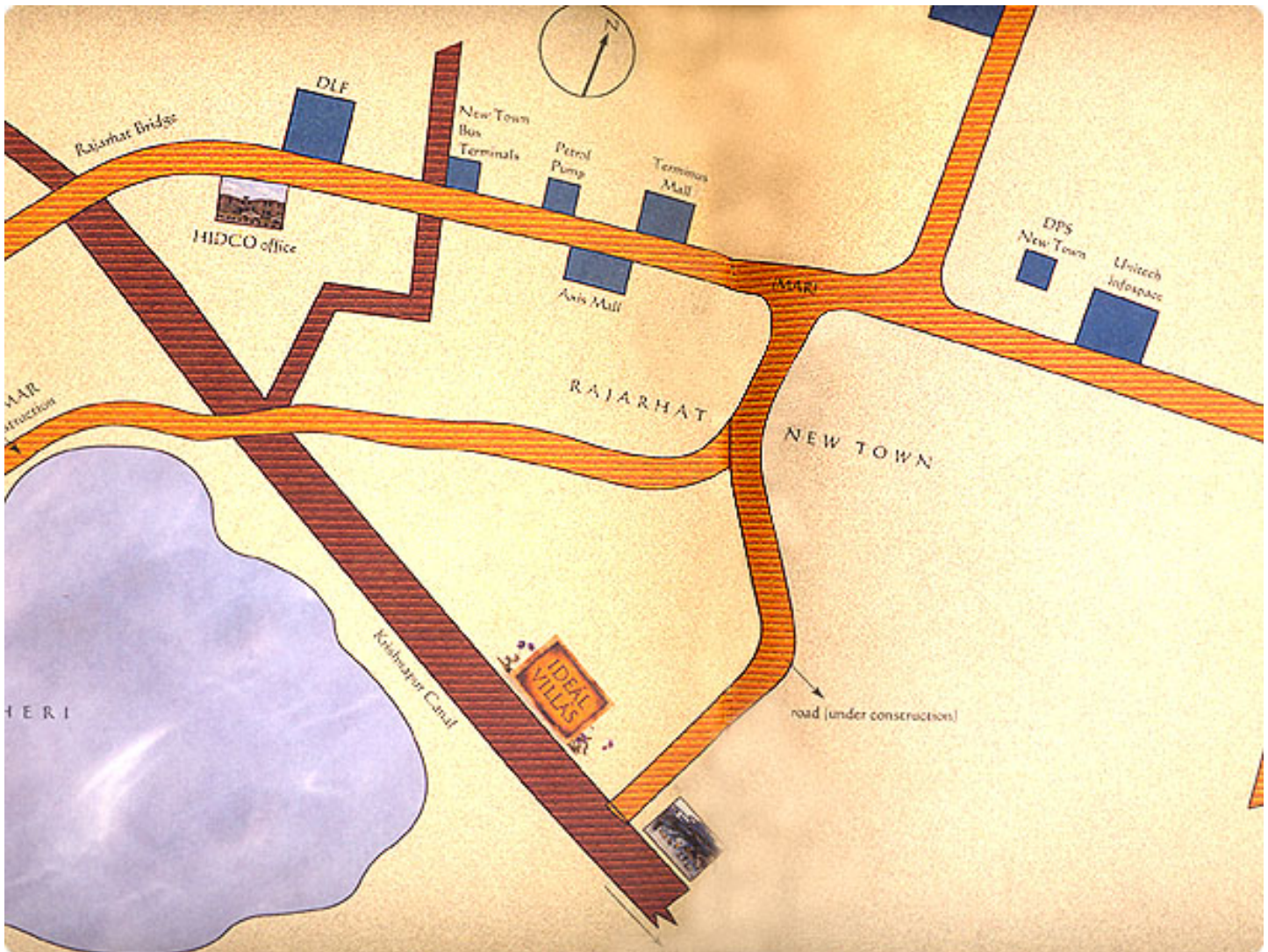
Kochpukur, Rajarhat

Amenities

- Underground basement car parking.
- Servant's quarters.
- Driver's room.
- Laundry and utilities.
- Interior maintenance by a company of repute.
- A completely secure environment with top-of-the-line security management infrastructure including CCTV, electronic alerts, screened entries, round the clock patrols etc.
- Plumbers, Gardeners and Electrician on call.
- 24-hour pressurized water supply to each villa - no hassle of switching the pump on a number of times a day.
- Standby power - heavy-duty back-up generator - for electricity to the common areas and villas during power cuts.
- Conservancy - regular, timely disposal of garbage and cleaning of throughfares.
- Fire safe as per statutory norms.
- Well paved private road within the perimeter.
- Communication - cable TV, telephone and intercom system.
- Landscaped road as well as front and back yards.

Location

Near Salt Lake Sector V



Specification

WALLS

- ▶ Plaster of Paris. Attractive external finish resembling Spanish architecture.

FLOORING

- ▶ Vitrified tiles in the living room.
- ▶ Tiles in all common areas including the stairs.
- ▶ Laminated wood in the bedroom.
- ▶ Kota/Black stone in the basement.

DOORS & WINDOWS

- ▶ 8' Flush doors and accessories

KITCHENS

- ▶ Marble/tiles flooring with granite top platforms.
- ▶ Ceramic tiled dado.

BATHROOMS

- ▶ Concealed plumbing system using standard material.
- ▶ Light colour sanitary ware with C.P fittings.
- ▶ Marble flooring and ceramics tiles on walls.
- ▶ Marble basin counter.

ELECTRICALS

- ▶ PVC conduit pipes with copper wiring.
- ▶ 15 and 5 amp points in the living room, dining room, bedrooms, bathrooms and kitchen.
- ▶ Electrical call bell point at the entrance.
- ▶ Telephone point in the living room, family room and all bedrooms.
- ▶ TV points in living room, family room and all bedrooms.

Type, Area & Price

	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Lower ground floor	-	975	-	-	975



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Upper ground floor	1518	-	1155	-	1518



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
1st floor	1459	-	-	-	1459



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Total area	2977	975	1155	1221	4359

	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Lower ground floor	-	837	-	-	837



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Upper ground floor	1167	-	1145	-	1167

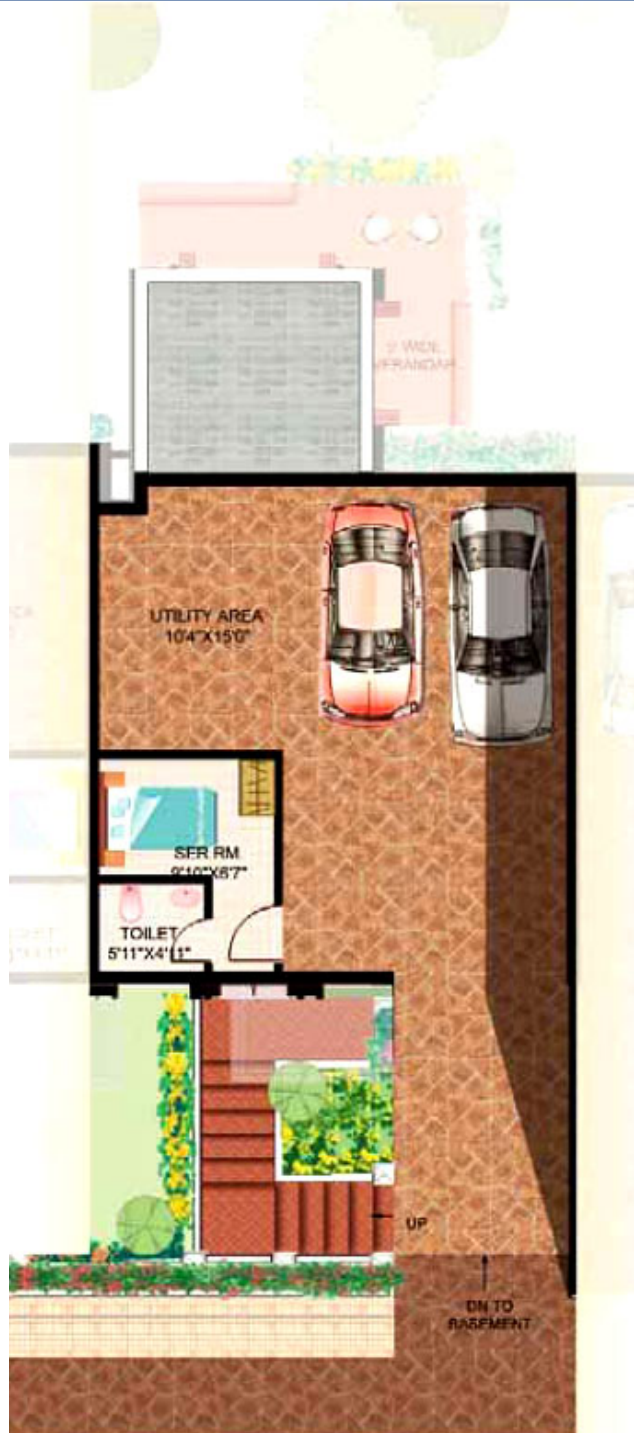


	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
1st floor	1183	-	-	-	1183



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Total area	2350	837	1145	887	3483

	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Lower ground floor	-	772	-	-	772



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Upper ground floor	1030	-	617	-	1030



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
1st floor	965	-	-	-	965



	Floor area	Utility & CP area	Garden area (not chargeable)	Terrace area	Saleable area
Total area	1995	772	617	824	3042



Developer

Ideal pillars of trust

Architect

Hafeez Contractor and Sanon Sen & Associates