



QUINTESSA
experience luxury

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MODERN
PROPERTIES

Step in where life unfolds like a masterpiece and rediscover the essence of living at North Kolkata.

Indulge in a symphony of amenities and lifestyle, where every desire is catered to. From invigorating workouts to refreshing swims, from igniting your spirit of adventure to letting your kids feel joy surging through their souls, here every bond is nurtured with a touch of luxury and nature's bounty. Here, 80 families will find their footprints writing a tale of countless memories, exclusively.

Come, celebrate moments of triumph with like-minded neighbours and cherish every joyous occasion. Come to a place that isn't just a destination but a realisation of life's extraordinary possibilities.



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MODERN
PROPERTIES

28,000

sq.ft. of Club Luxuries

35+

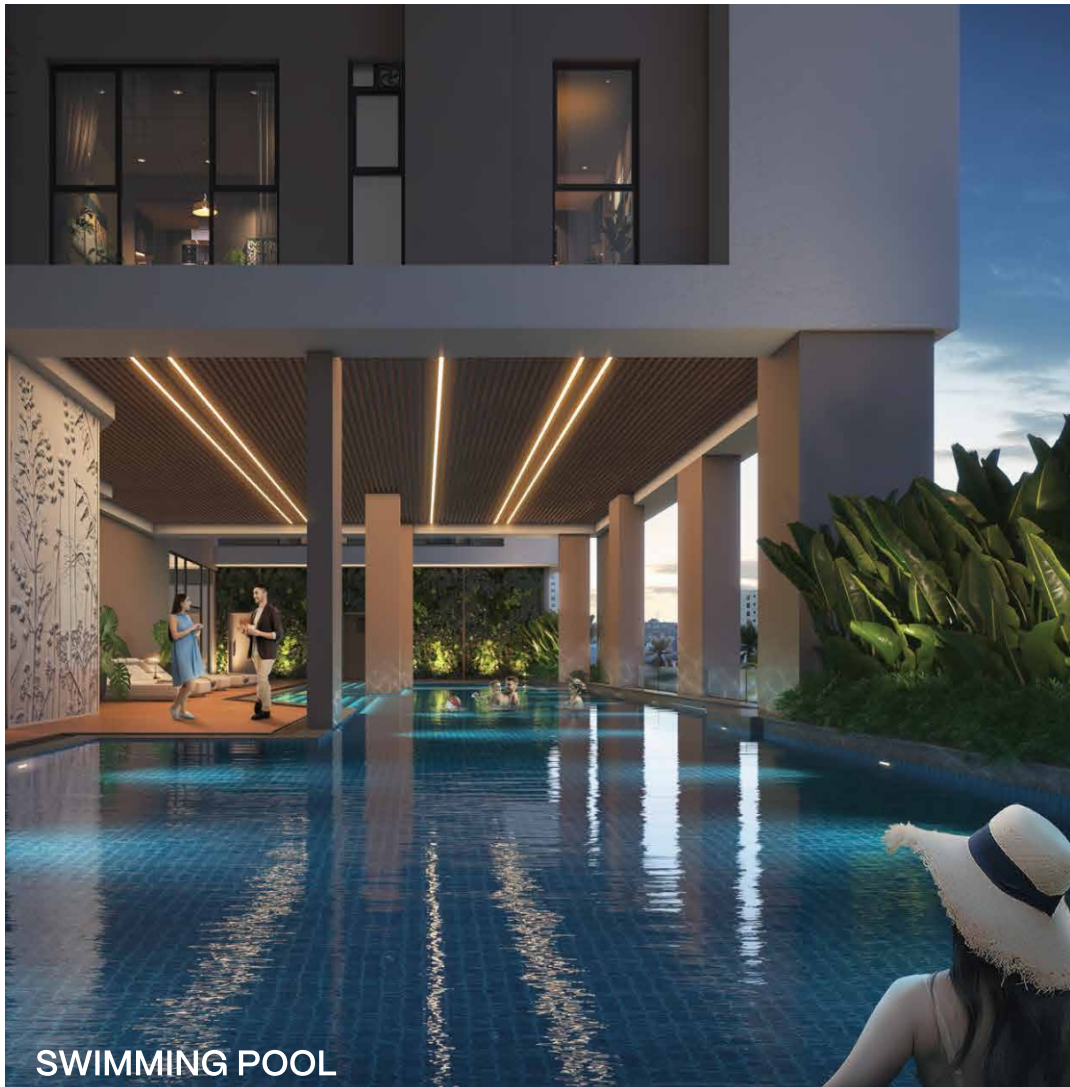
Activities

175+

Trees

3/4/5

BHK Simplex and Penthouses



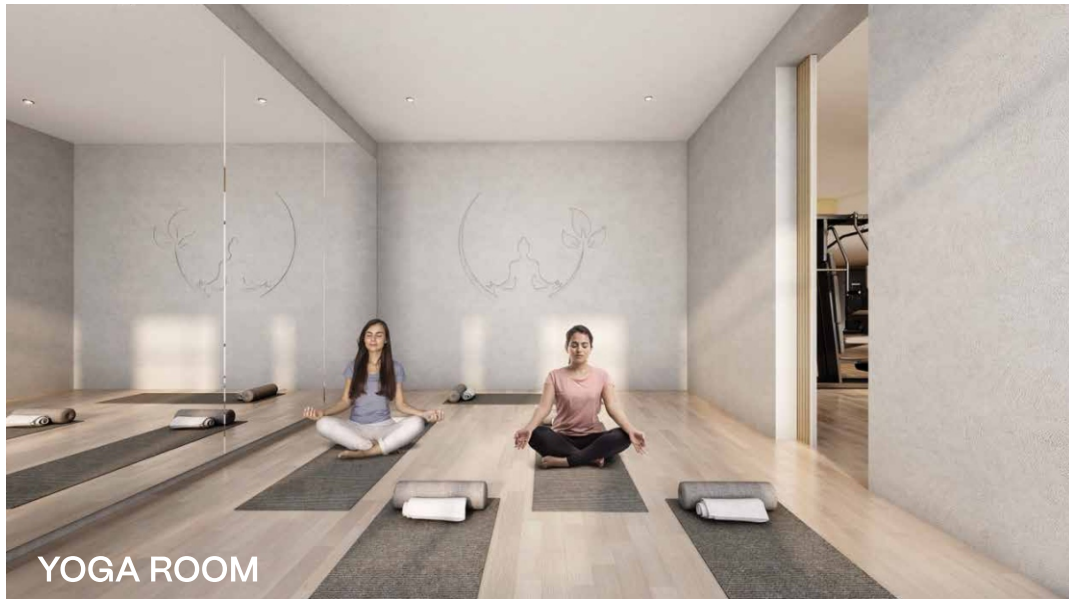
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MODERN
PROPERTIES

CRAFT A FITNESS REGIME

Swimming pool
Jacuzzi
Massage room
Steam room

Indoor gymnasium
Outdoor gymnasium
Yoga room
Jogging track



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MODERN
PROPERTIES

UNLEASH YOUR SPORTY SPIRIT

Squash court

Badminton courts

Foosball

Volleyball

Pool table

Table tennis

Air hockey

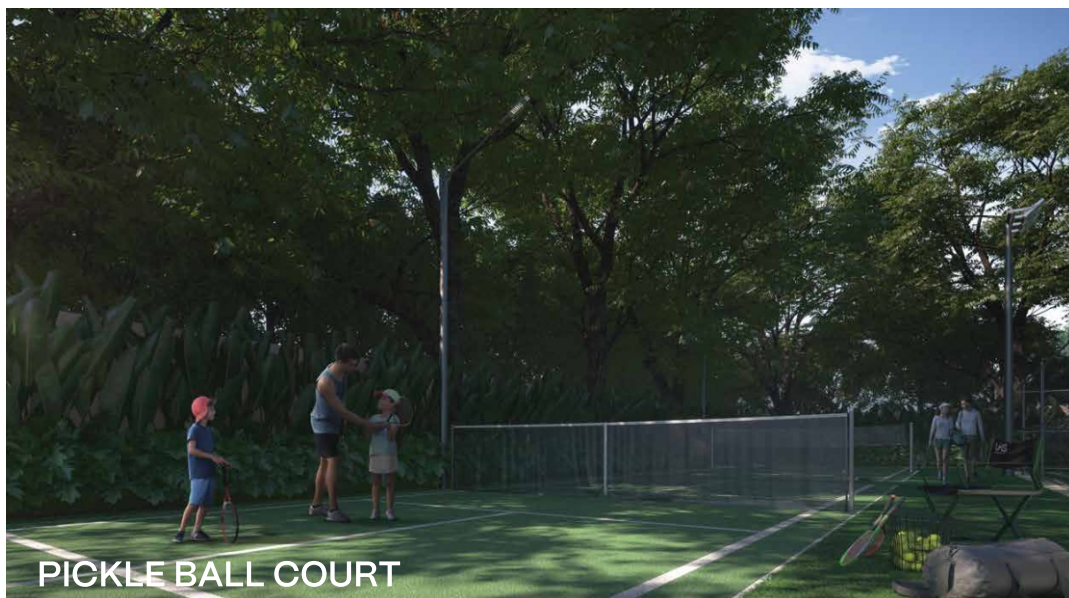
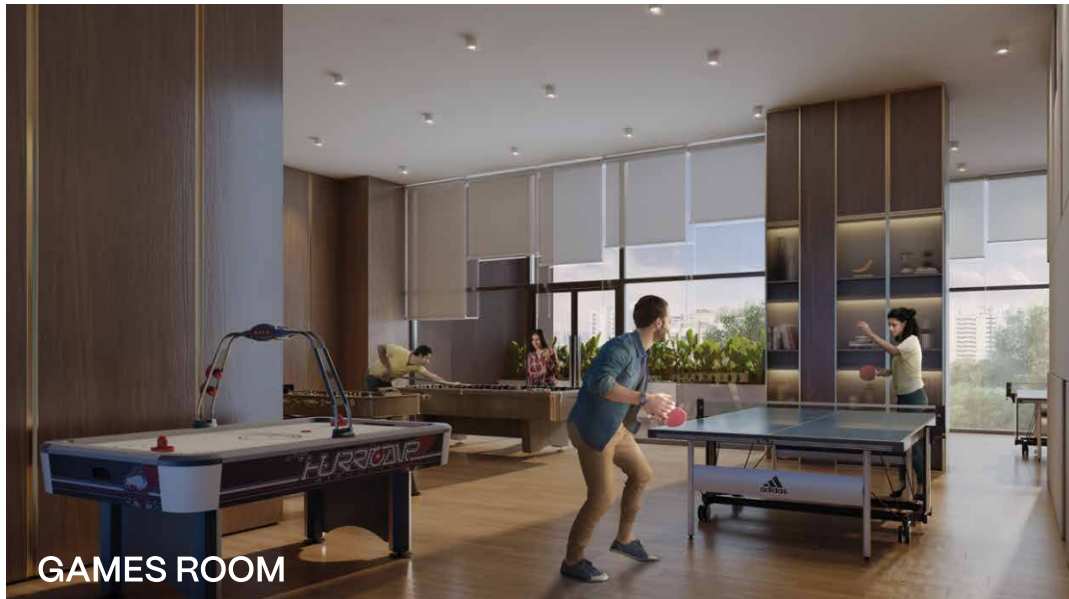
Carrom

Chess

Pickle ball court

Half basketball court

Futsal



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MODERN
PROPERTIES

**NURTURE
ENDLESS JOY**

Kids pool

Kids play room

Rockwall climbing

Rope & ladder
climbing

Slides

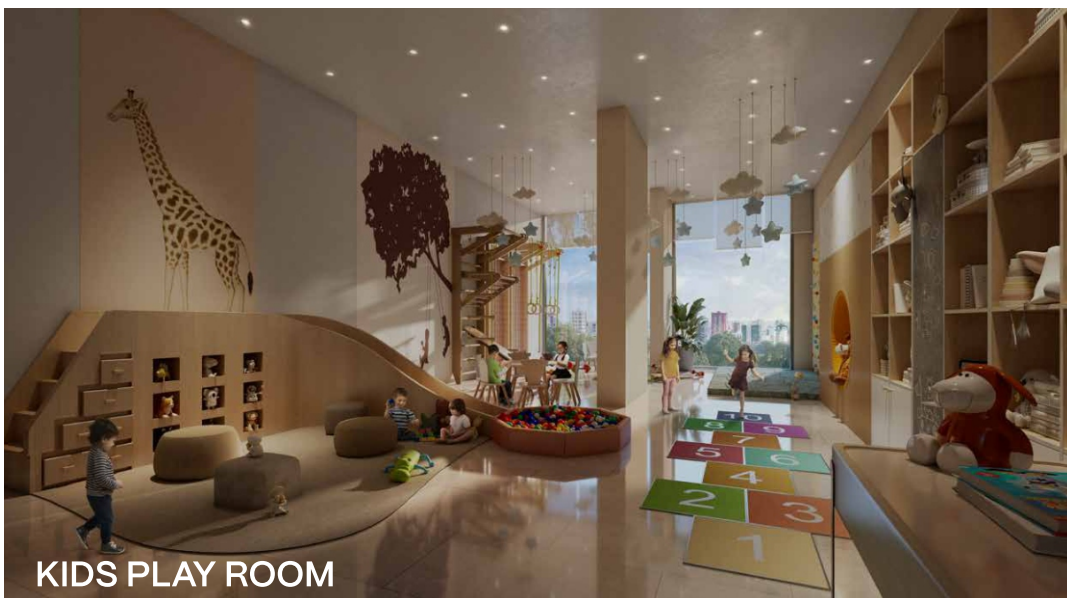
Ball pool

Toy house

Hop scotch

Library

Mini reading area



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**CREATE
TIMELESS MEMORIES**

Guest room
Party hall
Cafeteria

Mini theatre
Cards room
Activity room



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LOCATION



*Map not to scale

ACCESSIBILITY THAT KEEPS YOU AHEAD OF TIME

Commute

Phoolbagan Metro	1.5 Kms
Airport	10.3 Kms

Education

Don Bosco School	4.3 Kms
La Martiniere Boys/Girls	6.7 Kms

Healthcare

Apollo Hospitals	3.9 Kms
Manipal Hospitals	4.1 Kms

Business Districts

Burra Bazaar	3.9 Kms
Dalhousie	5.3 Kms

Shopping & Entertainment

Kankurgachi Pantaloons	0.8 Kms
Mani Square	1.9 Kms



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PROPERTIES

GREEN FEATURES



WATER CONSERVATION

- Dual flushing system
- Water efficient fixtures
- Rain water harvesting and storage tank
- Water recycling system
- Ground water recharge
- Water monitoring system

ENERGY CONSERVATION

- Energy efficient lights in common areas
- Driveway lights with timers
- Grid-tie solar power generation for common areas
- Electric charging point for 20% of vehicle capacity

SOLID WASTE MANAGEMENT

- Sewage treatment plant

- Segregation of organic and inorganic waste at source to recycle waste into natural fertilizers for plants
- Organic waste composter

OCCUPATIONAL HEALTH & COMFORT

- Building orientation planned for ample natural light and ventilation reduces use of luminaries and air conditioners
- Low VOC paints prevent health hazards and indoor pollution
- CFC free air-conditioners
- Roof tile with high solar reflective index
- Use of native plants in landscape as it requires less water, fertilizers and maintenance
- Water softening plant
- Defined pedestrian walk for joggers and walkers



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PROPERTIES

SITE PLAN



- 3 BHK
- 3 BHK + STUDY
- 4 BHK
- 4 BHK + STUDY

- LEGEND**
- 1 Arrival
 - 2 Front plaza
 - 3 Feature wall & mount garden
 - 4 Driveway
 - 5 Residential drop-off zone
 - 6 Screened service area
 - 7 Multiple sports court & outdoor gym
 - 8 Sports courts
 - 9 Jogging track
 - 10 Badminton court
 - 11 Swimming pool
 - 12 Exit

FLOOR PLANS

4 BHK | UNIT A (6th to 14th Floor)



This Home is at the rear corner of the project secluding it from the buzzing street. It comes with spacious bedrooms with dedicated wardrobe space and a Southeast opening.

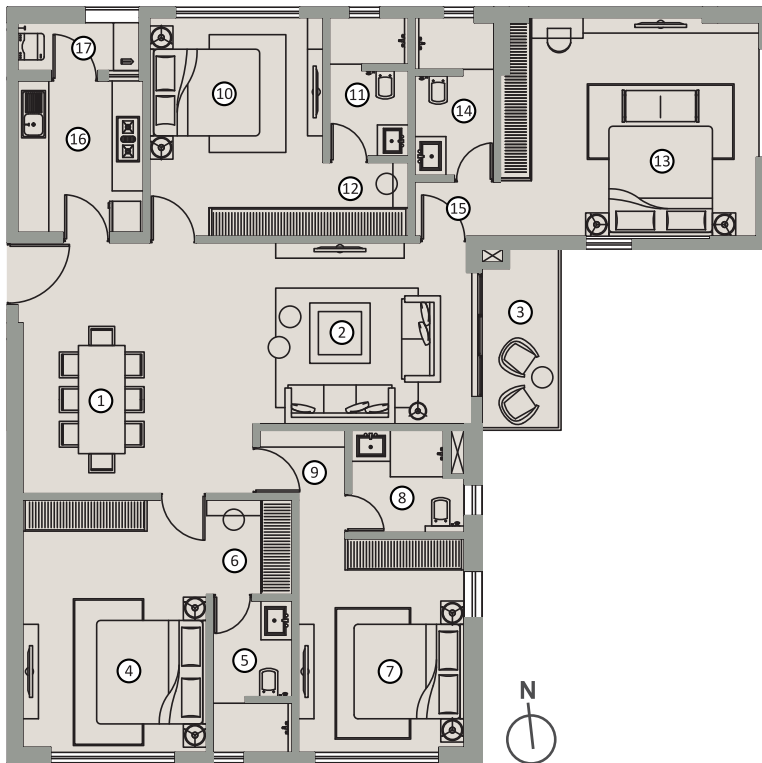
3 side open Vaastu compliant West entry apartment.

Enjoy ample morning sunlight filling the space with positivity and improved air circulation.

Wide balcony with ample space for a swing and a coffee table, ideal for relaxation.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1575 sq.ft. | BALCONY AREA 82 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	14'7" X 15'11"	448
2	LIVING	13'10" X 11'6"	
3	BALCONY	5'0" X 11'6"	
4	BEDROOM 1	11'8" X 16'0"	264
5	TOILET	5'0" X 9'7"	
6	DRESSER	5'0" X 6'0"	
7	BEDROOM 2	10'6" X 13'6"	214
8	TOILET	7'2" X 6'6"	
9	DRESSER	5'5" X 4'0"	
10	BEDROOM 3	11'0" X 13'10"	222
11	TOILET	5'0" X 8'9"	
12	DRESSER	5'5" X 4'8"	
13	BEDROOM 4	16'5" X 14'0"	293
14	TOILET	5'0" X 10'0"	
15	FOYER	5'5" X 3'5"	
16	KITCHEN	7'11" X 9'7"	103
17	SERVICE YARD	7'9" X 4'0"	
	SERVANT QUARTER	5'11" X 7'11"	47



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FLOOR PLANS

4 BHK + STUDY | UNIT B (5th to 14th Floor)



This home comes with an extra balcony and an additional room that can be used as a puja room, den, or study, to suit your need.

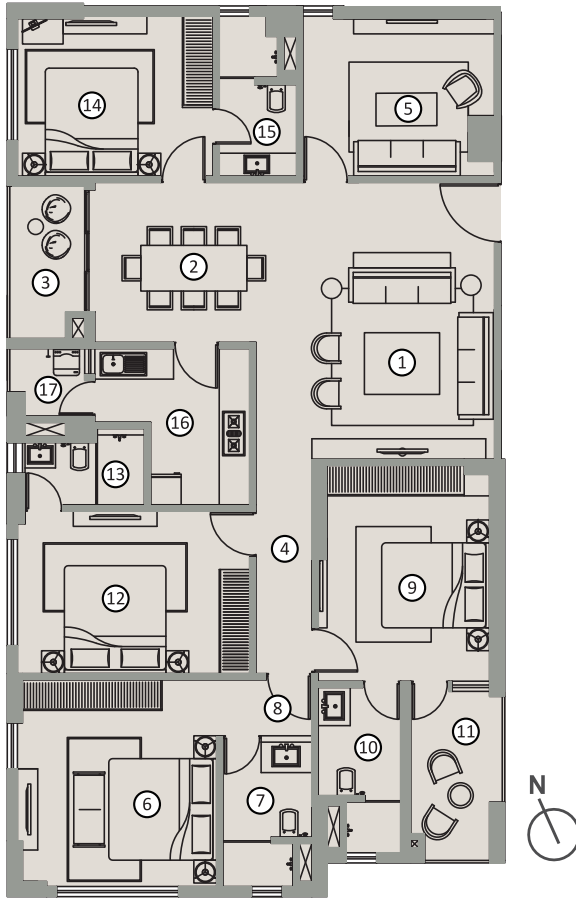
3 side open Vaastu compliant East entry apartment.

Openings on all 4 directions and tall windows allow improved air circulation and ample natural light throughout the day.

Enjoy both sunrise and sunset with an East facing and another West facing balcony.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

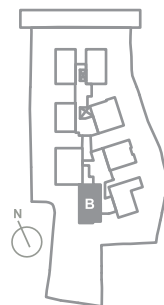
Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1589 sq.ft. | BALCONY AREA 129 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	16'2" X 17'11"	495
2	DINING	9'11" X 10'4"	
3	BALCONY	5'0" X 9'10"	
4	PASSAGE	4'1" X 13'10"	
5	INFORMAL SEATING & PUJA SPACE	12'8" X 10'5"	126
6	BEDROOM 1	12'11" X 13'4"	241
7	TOILET	5'9" X 9'4"	
8	FOYER	6'2" X 3'7"	
9	BEDROOM 2	11'1" X 13'11"	262
10	TOILET	5'4" X 10'8"	
11	BALCONY	6'1" X 11'1"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	14'6" X 10'6"	187
13	TOILET	7'9" X 4'11"	
14	BEDROOM 4	12'8" X 10'5"	177
15	TOILET	5'0" X 10'5"	
16	KITCHEN	5'11" X 10'1" / 3'7" X 4'9"	97
17	SERVICE YARD	5'0" X 4'4"	
	SERVANT QUARTER	5'11" X 8'2"	48



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MODERN
PROPERTIES

FLOOR PLANS

4 BHK | UNIT C (5th to 14th Floor)



A lavish and grand home with a large living & dining and spacious bedrooms with dedicated wardrobe space is ideal for those looking out for capacious apartments.

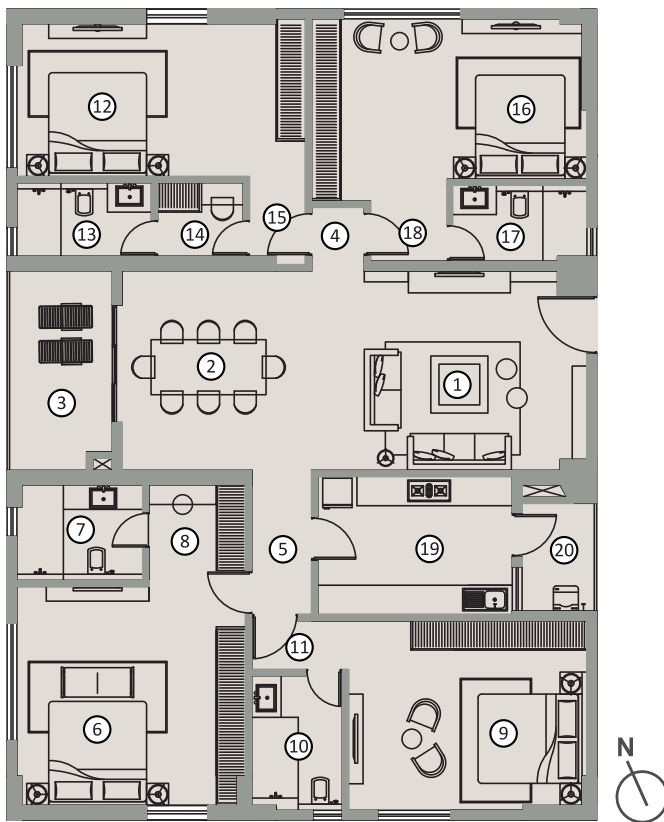
3 side open Vaastu compliant East entry apartment.

An expansive balcony alike a terrace offers stunning sunset views with ample space for a swing and a coffee table, perfect for relaxation.

The large living-dining space is an ideal setting for social gathering and hosting elegant dinners.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1900 sq.ft. | BALCONY AREA 128 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)	No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	18'5" X 13'4"	559	12	BEDROOM 3	19'4" X 10'3"	292
2	DINING	12'9" X 13'4"		13	TOILET	9'0" X 4'11"	
3	BALCONY	7'1" X 13'4"		14	DRESSER	5'9" X 4'11"	
4	FOYER	3'6" X 4'3"		15	FOYER	3'9" X 5'4"	
5	PASSAGE	4'0" X 9'8"	321	16	BEDROOM 4	18'5" X 10'9"	275
6	BEDROOM 1	15'4" X 14'8"		17	TOILET	9'0" X 5'1"	
7	TOILET	8'5" X 6'5"		18	DRESSER	5'2" X 5'6"	
8	DRESSER	6'6" X 6'10"		19	KITCHEN	13'0" X 9'3"	
9	BEDROOM 2	16'0" X 12'9"	277	20	SERVICE YARD	5'0" X 7'3"	157
10	TOILET	6'1" X 9'0"			SERVANT QUARTER	9'9" X 6'7"	
11	FOYER	6'6" X 3'3"			*Additional Servant Quarter only for 5th Floor	5'11" X 7'11"	47



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MODERN
PROPERTIES

FLOOR PLANS



3 BHK + STUDY | UNIT D (5th to 13th Floor)

Optimum space planning and functionality is the key to his home.

3 side open Vaastu compliant West entry apartment.

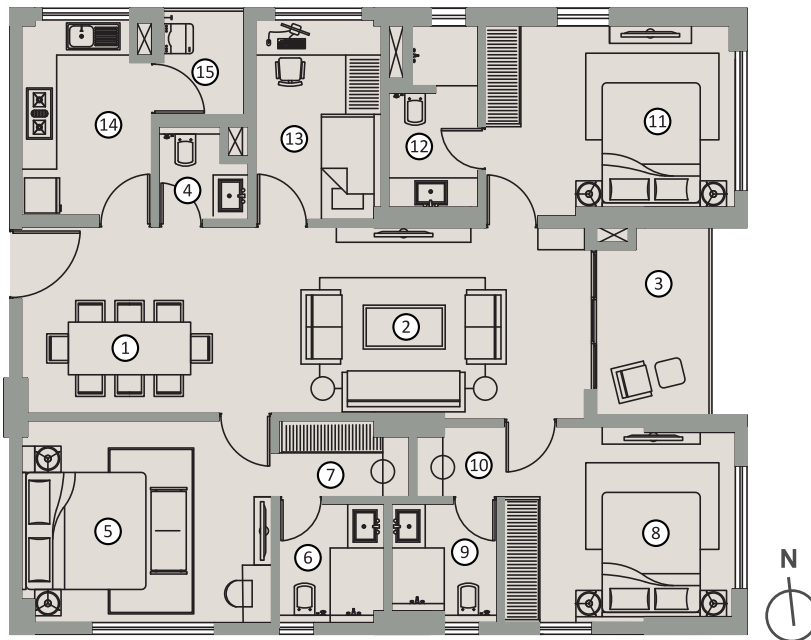
Spacious bedrooms with dedicated wardrobe space optimizes functionality.

An expansive East-facing balcony, seamlessly connected to the extended living and dining area and two bedrooms heightens the sense of space and provides picturesque sunrise vistas.

An additional room with powder room can double up as a children's room, study area, den or guest room.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1240 sq.ft. | BALCONY AREA 92 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	19'9"X10'5"	420
2	LIVING	11'10"X10'5"	
3	BALCONY	6'6"X 10'6"	
4	POWDER TOILET	5'0"X5'3"	226
5	BEDROOM 1	14'0"X11'4"	
6	TOILET	5'11"X 6'8"	
7	DRESSER	7'4"X4'3"	193
8	BEDROOM 2	13'0"X11'0"	
9	TOILET	5'11"X 6'8"	
10	DRESSER	4'11"X3'11"	193
11	BEDROOM 3	14'0"X10'8"	
12	TOILET	5'0"X 10'2"	
13	STUDY	7'1"X 11'3"	79
14	KITCHEN	7'4"X 11'0"	104
15	SERVICE YARD	4'6"X 6'0"	
	SERVANT QUARTER	5'11"X 7'11"	



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MODERN
PROPERTIES

FLOOR PLANS

4 BHK | UNIT E (5th to 12th Floor)



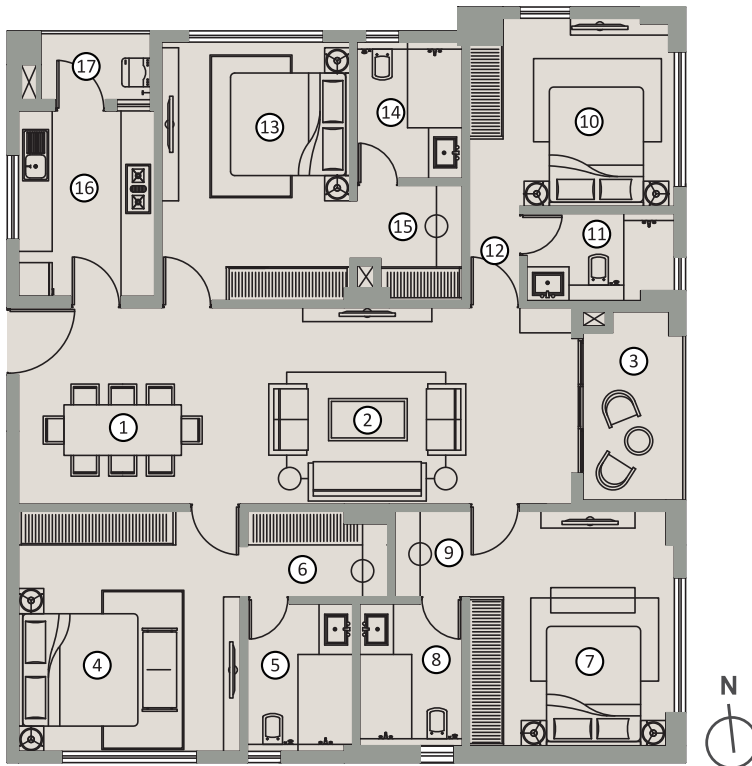
This is a Sunrise view home with spacious bedrooms and large wardrobe spaces. 3 side open Vaastu compliant West entry apartment.

The large living-dining space is an ideal setting for social gathering and hosting elegant dinners.

An expansive East-facing balcony, seamlessly connected to the extended living and dining area and two bedrooms heighten the sense of space and provides picturesque sunrise vistas.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1549 sq.ft. | BALCONY AREA 88 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	13'0" X 11'6"	433
2	LIVING	19'4" X 11'6"	
3	BALCONY	6'0" X 9'7"	
4	BEDROOM 1	13'0" X 14'0"	274
5	TOILET	6'2" X 8'7"	
6	DRESSER	8'7" X 5'0"	231
7	BEDROOM 2	12'0" X 13'8"	
8	TOILET	6'0" X 8'3"	
9	DRESSER	4'4" X 5'0"	186
10	BEDROOM 3	12'0" X 11'0"	
11	TOILET	8'7" X 5'1"	
12	FOYER	2'11" X 5'6"	252
13	BEDROOM 4	11'0" X 15'1"	
14	TOILET	6'2" X 7'11"	
15	DRESSER	6'2" X 6'9"	112
16	KITCHEN	7'11" X 10'10"	
17	SERVICE YARD	6'5" X 4'0"	66
	SERVANT QUARTER	7'4" X 12'0"	



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MODERN
PROPERTIES

FLOOR PLANS

3 BHK | UNIT F (5th to 12th Floor)



A lavish home that provides residents with a sense of openness and opulence of space.
3 side open Vaastu compliant East entry apartment.

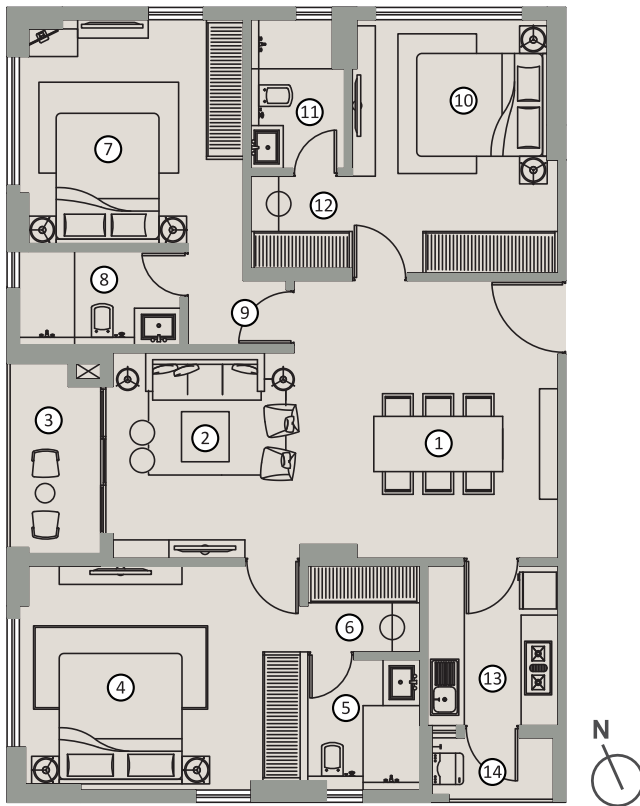
The large living-dining space is an ideal setting for social gathering and hosting elegant dinners.

An expansive balcony, seamlessly connected to the extended living and dining area and two bedrooms heighten the sense of space and provides picturesque sunrise vistas.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1124 sq.ft. | BALCONY AREA 70 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	10'9"X14'10"	362
2	LIVING	13'0"X11'0"	
3	BALCONY	5'0"X 10'2"	
4	BEDROOM 1	15'0"X12'0"	244
5	TOILET	6'0"X 7'0"	
6	DRESSER	6'0"X 4'7"	
7	BEDROOM 2	12'0"X12'0"	207
8	TOILET	8'7"X 5'0"	
9	FOYER	5'3"X 3'5"	
10	BEDROOM 3	11'0"X13'6"	209
11	TOILET	5'0"X 7'11"	
12	DRESSER	5'5"X 4'11"	
13	KITCHEN	7'0"X 8'6"	81
14	SERVICE YARD	6'6"X3'5"	
	SERVANT QUARTER	5'0"X 7'3"	38



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MODERN
PROPERTIES

FLOOR PLANS

4 BHK | UNIT G (6th to 13th Floor)



A thoughtfully designed home facing Manicktala main road with optimal space planning and functionality.

3 side open Vaastu compliant East entry apartment.

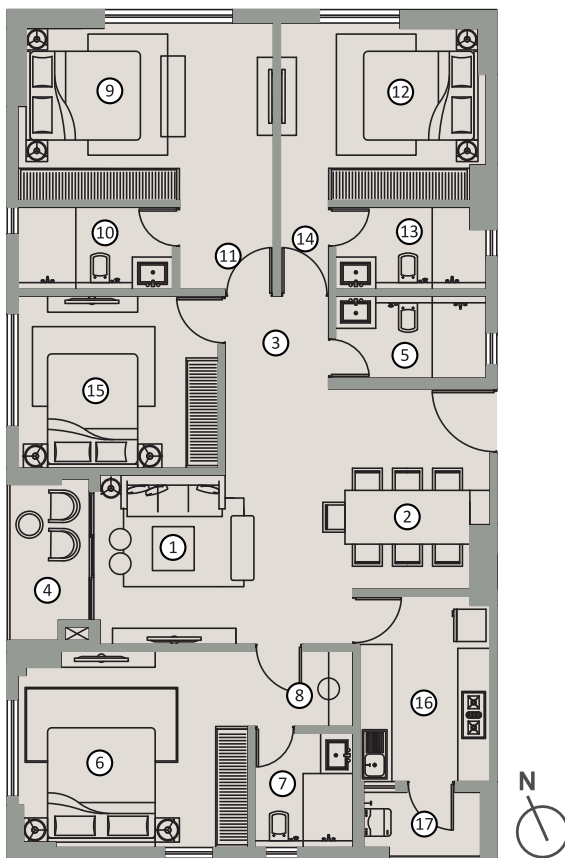
Spacious West-facing balcony, offers great sunset views and is spacious enough for a swing and a coffee table set up.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

The living & dining area has been strategically zoned to enhance the experience of using the space and a common toilet maximizes this effect of zoning.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1370 sq.ft. | BALCONY AREA 73 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	15'5"X10'4"	425
2	DINING	16'2"X12'3"	
3	PASSAGE	6'4"X10'11"	
4	BALCONY	5'0"X 9'6"	235
5	COMMON TOILET	9'2"X5'0"	
6	BEDROOM 1	14'0"X12'0"	243
7	TOILET	6'0"X7'0"	
8	DRESSER	6'5"X4'7"	243
9	BEDROOM 2	15'7"X10'10"	
10	TOILET	9'5"X5'0"	
11	FOYER	5'9"X5'5"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	12'7"X10'10"	191
13	TOILET	9'2"X5'0"	
14	FOYER	2'11"X5'5"	
15	BEDROOM 4	12'3"X10'6"	116
16	KITCHEN	7'11"X11'4"	
17	SERVICE YARD	7'2"X3'11"	
	SERVANT QUARTER	5'0"X7'10"	



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MODERN
PROPERTIES

FLOOR PLANS

4 BHK | UNIT H (6th to 13th Floor)



A thoughtfully designed home facing Manicktala main road with optimal space planning and functionality.

3 side open Vaastu compliant West entry apartment.

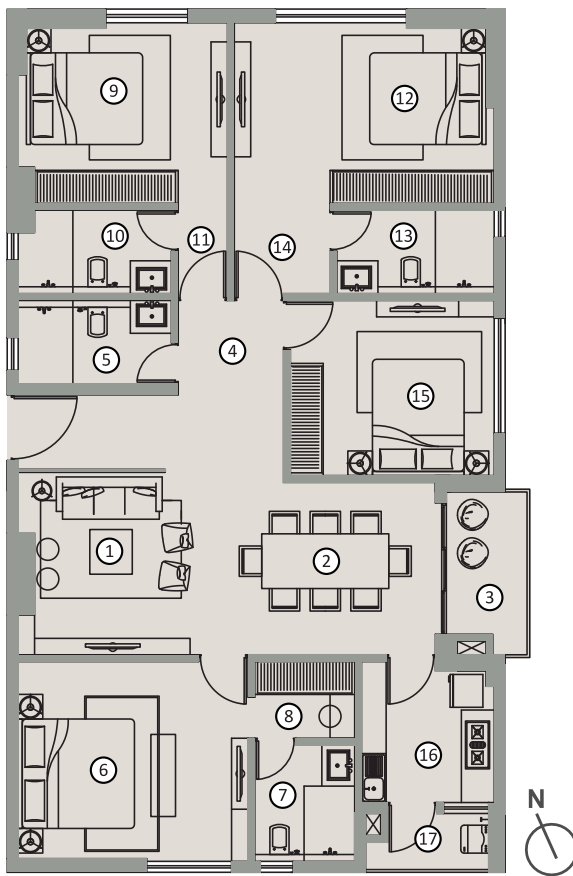
Spacious East-facing balcony offers great sunrise views, with ample space for a swing and a coffee table set up.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

The living & dining area has been strategically zoned to enhance the experience of using the space and a common toilet maximizes this effect of zoning.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convenient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1402 sq.ft. | BALCONY AREA 70 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	15'11" X 15'7"	465
2	DINING	9'1" X 10'4"	
3	BALCONY	5'0" X 10'1"	
4	PASSAGE	6'4" X 5'8"	233
5	COMMON TOILET	9'2" X 5'0"	
6	BEDROOM 1	13'9" X 12'0"	191
7	TOILET	6'0" X 7'0"	
8	DRESSER	6'0" X 4'7"	128
9	BEDROOM 2	12'7" X 10'10"	
10	TOILET	9'2" X 5'0"	
11	FOYER	2'11" X 5'5"	55

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	15'7" X 10'10"	243
13	TOILET	9'5" X 5'0"	
14	DRESSER	5'9" X 5'5"	89
15	BEDROOM 4	12'3" X 10'6"	
16	KITCHEN	7'11" X 8'5"	55
17	SERVANT QUARTER	9'2" X 5'5"	



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MODERN
PROPERTIES

SPECIFICATIONS



BEDROOM, LIVING & DINING

Flooring: Bare finish for all habitable spaces

Wall Finish: Putty

Ceiling: Putty

Windows: Aluminium windows

Doors & Frame: Main door will be provided

Electricals: Modular switches

HVAC: Outdoor along with indoor units

Service lines: Drainage/conduit/water supply (all points completed without false ceiling)

TOILET

Flooring: Tiles

Wall: Tiles for dado

Windows: Aluminium windows

Electricals: Modular switches

Bathroom: Sanitary & CP fittings

Ceiling: False ceiling & trap door

Exhaust fan: Integrated with windows

KITCHEN

Flooring: Bare finish for all habitable spaces

Wall: Putty

Ceiling: Putty

Windows: Aluminium windows

Electricals: Modular switches

Exhaust fan: Integrated with windows

BALCONY

Flooring: Anti-skid tiles

Wall: Painted to match exterior elevation

Ceiling: Paint with lights installed

Railing: Aluminium/SS railing designed to match exterior

Balcony lighting: Light fixtures

SERVANT'S ROOM

Flooring: Tiles

Wall: Ready to paint

Ceiling: Ready to paint

Door: Doors with frames

Electrical: Modular switches

SERVANT'S TOILET

Flooring: Tiles

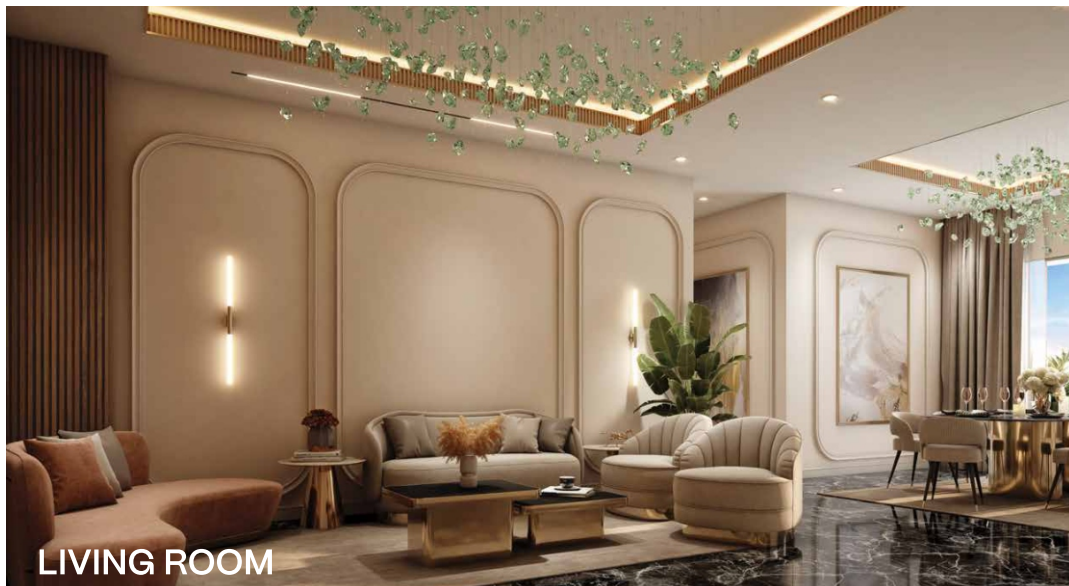
Wall: Tiles for dado

Ceiling: Ready to paint

Door: Doors with frames

Windows/Glazing: Aluminium windows

Bathroom: Sanitary & CP fittings



LIVING ROOM



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