



Arbanique City



WELCOME TO ARBANIQUE CITY

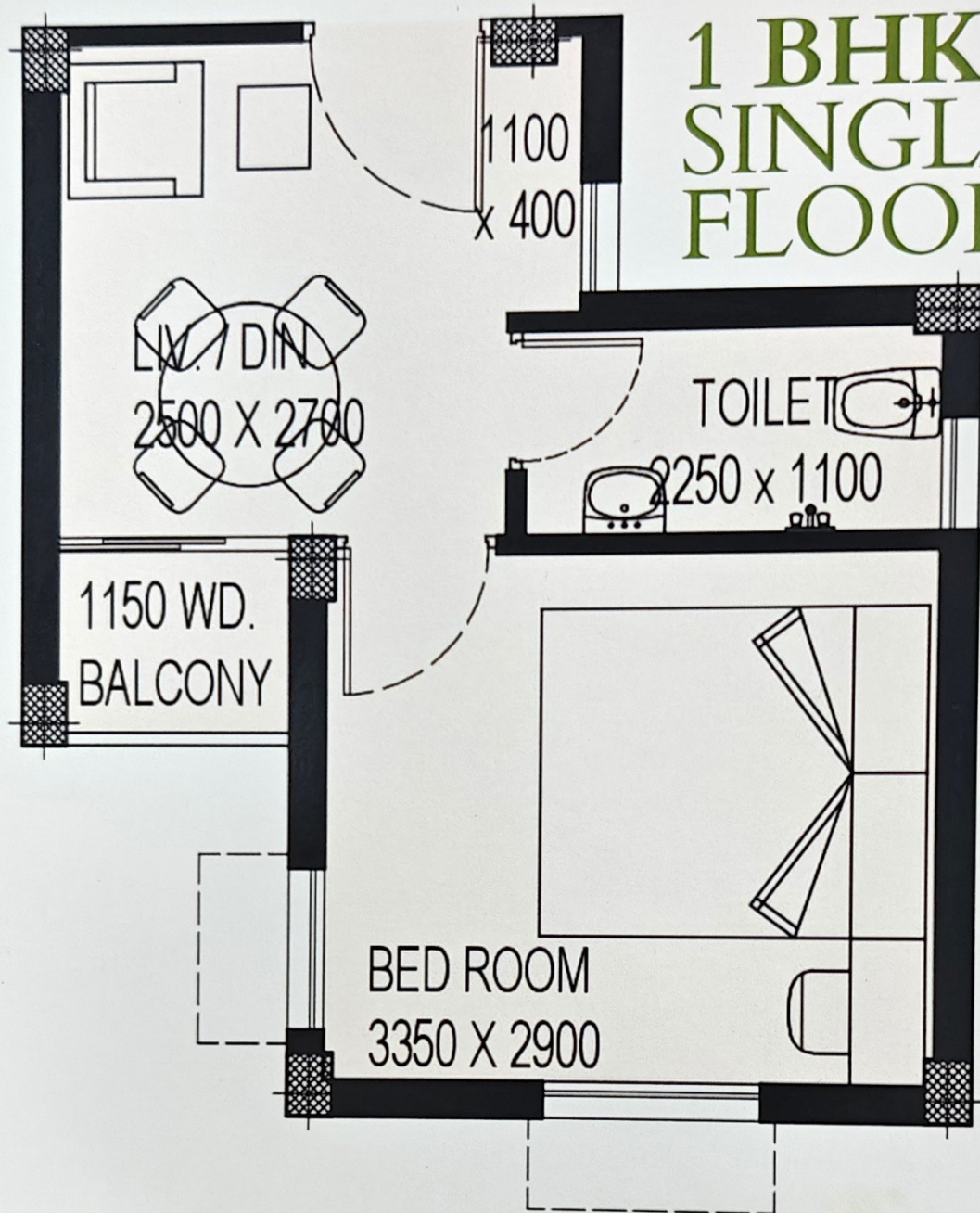
A thoughtful designed residential destination where modern aspirations meet practical living. Located in the heart of New Town, Arbanique City is built to offer a balanced lifestyle for families and working professionals alike.

With meticulously planned homes ranging from 1BHK to spacious 2BHK and 3BHK apartments, every unit is crafted for comfort, functionality, and future-ready living. Whether you're a growing family or a young couple, here's a place where every brick echoes quality, convenience, and care.

DREAM DESTINATION

- **Smart Layouts:** Choose from 1BHK, 2BHK, and 3BHK configurations all with well-ventilated rooms, smart kitchen spaces, and two toilets in BHK options for added convenience.
- **Modern Architecture:** A perfect fusion of aesthetics and utility designed for everyday urban life Amenities That Matter: Landscaped gardens, children's play zones, jogging tracks, and multipurpose community spaces.
- **Secure Living:** CCTV surveillance, gated entry, & intercom facilities for a worry-free lifestyle.
- **Sustainable Design:** Rainwater harvesting, solar lighting in common areas, and waste management systems.
- **Work-from-Home Ready:** Apartments designed with space for workstations and high-speed internet provisions.

1 BHK SINGLE FLOOR VIEW

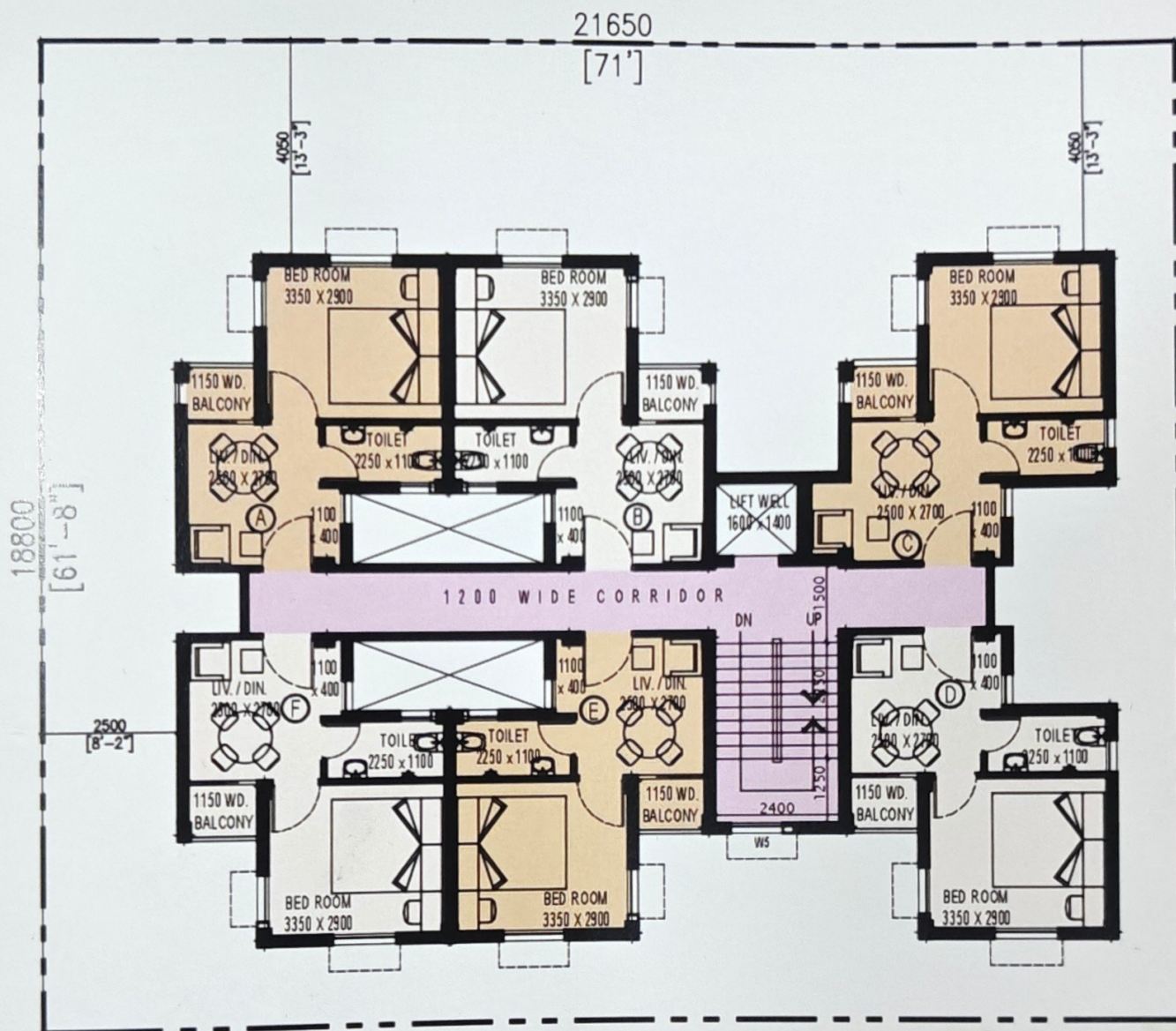


1 BHK UNIT BLOCK :

LAND AREA = 407.02 SQ.M.

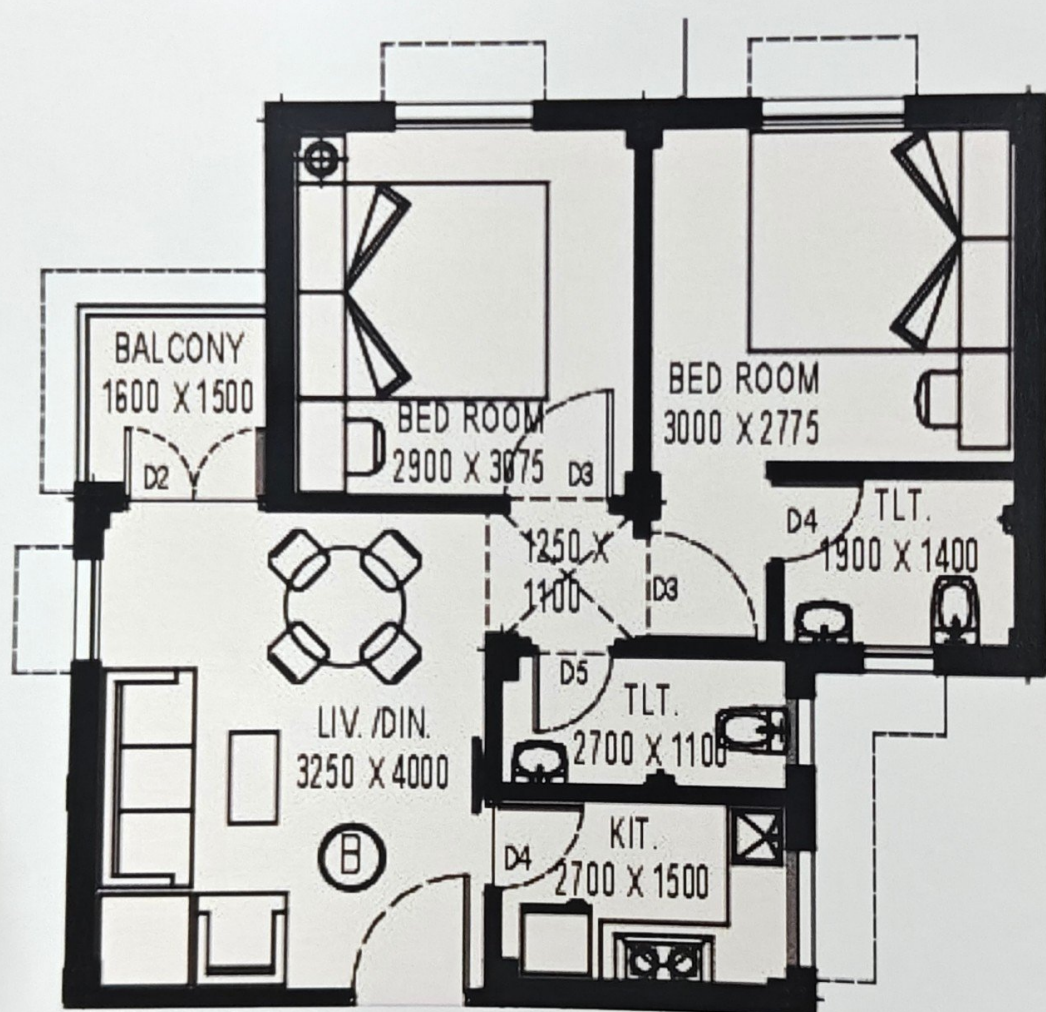
COVERED AREA = 183.384 SQ.M = 1974 SQ.FT.

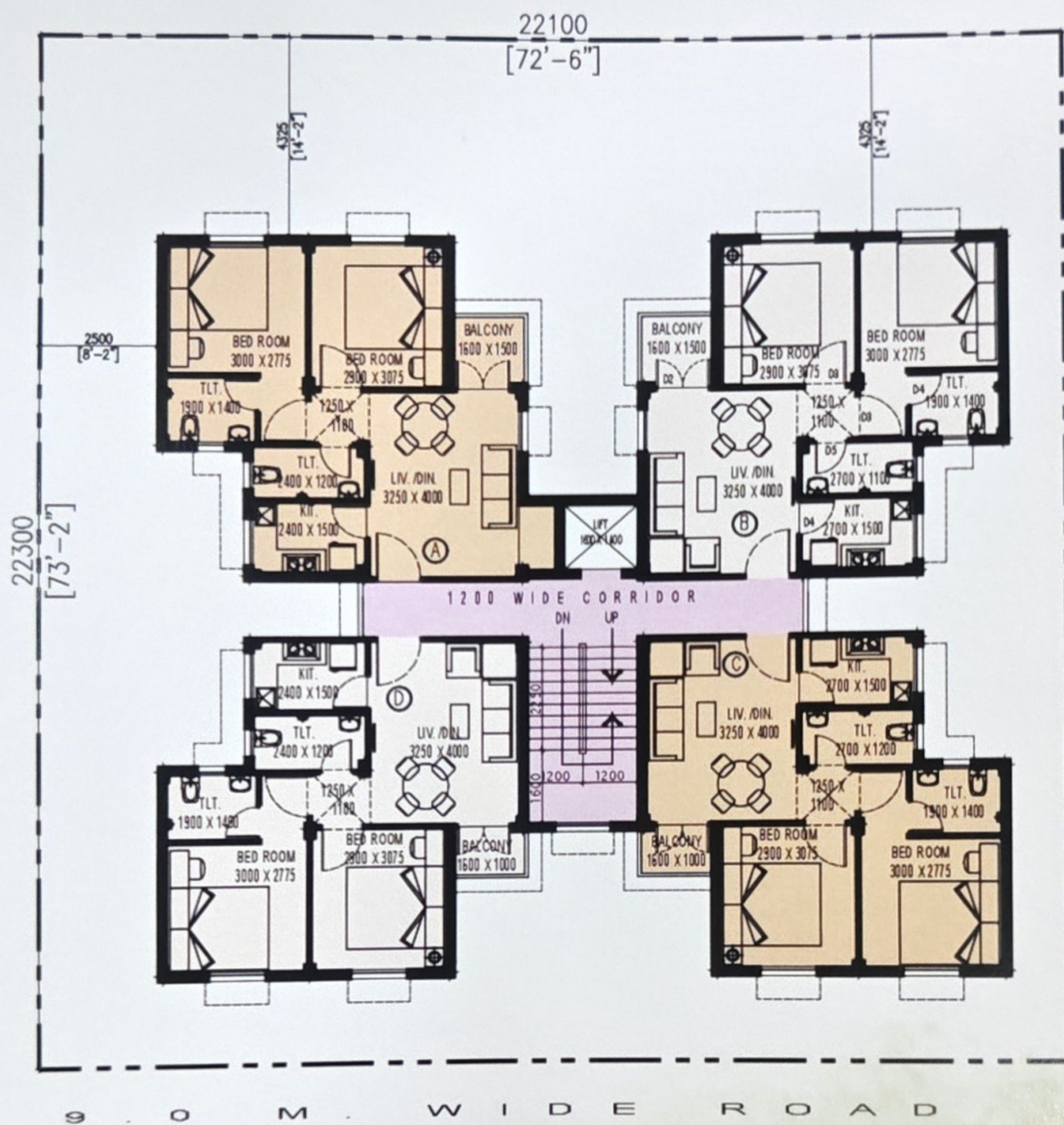
TOTAL AREA OF BUILDING (G+4) = 916.92 SQ.M. = 9870 SQ.FT.



1 BHK FLOOR PLAN

2 BHK SINGLE FLOOR VIEW

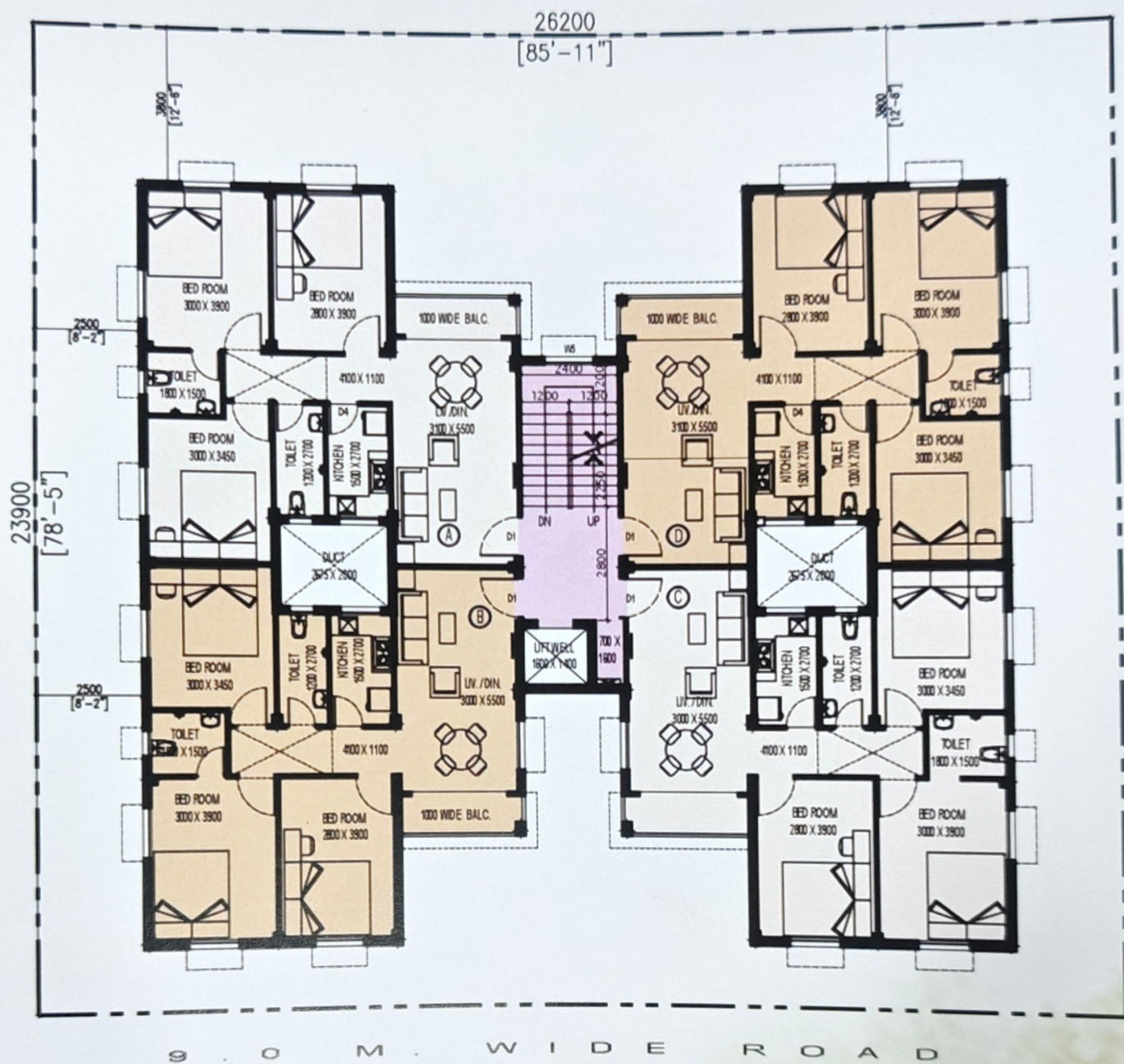




2 BHK FLOOR PLAN

3 BHK SINGLE FLOOR VIEW





3 BHK FLOOR PLAN

PREMIUM AMENITIES

- Hi-Tech Gymnasium & Spa
- Ladies Adda Zone & Senior Citizen Adda Zone
- Jogging track, Meditation-centre & Yoga Lounge
- Exclusively Designed Swimming Pool with Deck
- Indoor Game Room with table tennis, carrom board
- Guest house for friends & family
- Children's Playground / Kids corner & crech
- Banquet hall



SERVICE FACILITY

- Courier & Laundry facility
- Event Management facility
- Free WiFi Zone



PROCESS OF GET AN OWNERSHIP OF A FLAT

- Purchase a square feet of land as per BHK schedule
- Provide the Purchased land to the Developer for Build an Apartment with a Joint Venture Agreement.
- Get a Flat within 36 - 40 months from the date of Booking



ARBANIQUE CITY

Where Urban Living Meets
Comfort & Community





SPECIFICATIONS:

STRUCTURE: Multi-storied building with lift facility, R.C.C. Column, structure, inside will be cement plaster and finished by plaster of Paris.

BRICKWORKS: All Brick works are with conventional bricks as 8" inch outside wall, 5" inch partition wall between separate units/flats and all other walls 3" inch.

FLOORING AND DADO: All bed rooms, drawing rooms, living rooms, kitchen and balcony will be of marble. Toilet will be of antiskid tiles and Staircase will be of marble with 2.5" skirting on all side with marble.

KITCHEN: Granite stone slab on cooking platform and stainless-steel sink will be provided. Glazed tiles will be fixed up to 3 feet height from the cooking platform. Standard bibcock at the sink and another at the bottom of the sink will be provided.

TOILET/W.C: Designed glazed tiles on the wall to provided up to 6 feet height. Western type white commode with white PVC cistern in Toilet. One tap water point, one shower point and one tap near the commode will be provided in Toilet. One white basin at dining space.

DOORS: All door frames made of seasoned sal wood or equivalent. All doors will be flush doors of good quality. Main door will be laminated.

WINDOWS: Fully glazed aluminum sliding window fitted with Glass and M.S. Grill fitted on the outer side.

ELECTRICALS: Wiring will be concealed with good quality

WATER SUPPLY: One common overhead water reservoir / tank would be stored from underground water reservoir by PVC pipes with standard motor and pump and all flat would be provided PVC water supply line from the Overhead water reservoir / tank.

COMMON LIGHTING: Overhead illumination for front side of the building and PL lamps at the main landing of each floor, main entrance, and common passage and outside of the building will be provided.

WALL PAINTING: Inside of the flats will be plaster of Paris finish and exterior of the building will be snowcem and front elevation of the building will be weather coat finish. Door inside and other doors with standard primer. Grills will be painted with synthetic enamel paint. Stair case wall will be plaster of paris or paint work. Footpath and outside passage upto entrance of the building floor and backside passage of the building will be neat cement.

ROOF FINISHED: Roof treatment to be done to avoid heat, dampness and water logging.



Site Address:
Ekajul, Patharghata,
New Town, Kolkata,
West Bengal 700 135,
Near Saporji Bus Stand

LOCATION

It's all about placement and positioning

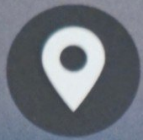
An integral part of a Captain's decision-making and playing strategies is about placement and positioning. So much so that at times it determines the outcome of a game. Drawing a parallel, *Utsav Ecomet*, situated in Paschim Newtown, biggest 'forte' is its strategically convenient location. Making a purchase here an awesome choice as a residence or a blue-chip investment.

Straight DRIVE!

Karunamoyee Bus Stop	- 20 minutes
Proposed Metro Station	- 6 minutes
Bikash Bhavan	- 22 minutes
City Centre	- 15 minutes
Tata Medical	- 5 minutes
DPS	- 5 minutes
Bidhan Nagar College	- 30 minutes
St. Xavier's	- 4 minutes
IIT Kharagpur 2nd Campus	- 6 minutes
Techno India College	- 5 minutes
Down Town Mall	- 3 minutes
Axis Mall	- 8 minutes
Novotel	- 8 minutes
Technopolis	- 10 minutes
Eco Space	- 6 minutes
Salt Lake Sector V	- 13 minutes
Nicco Park	- 18 minutes
Wipro	- 12 minutes
Sealdha Station	- 40 minutes
Howrah Station	- 55 minutes
Airport	- 25 minutes



BOOK NOW



Mail us on:
arbanique.housing@gmail.com



Site Address:
Ekajul, Patharghata, New Town, Kolkata, West
Bengal 700 135, Near Sapoorji Bus Stand

Marketed By



Office Address:

Godrej genesis ep & gp block, 12th floor, room no-
1201 Saltlake, Sector - V, Kolkata 700 091