Condominium

SIDDHA®
RECREATING REALITY
ISO 9001 : 2008

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Condominium

Xanadu Vision

The Xanadu experience will be that

of an abstract modernist structure

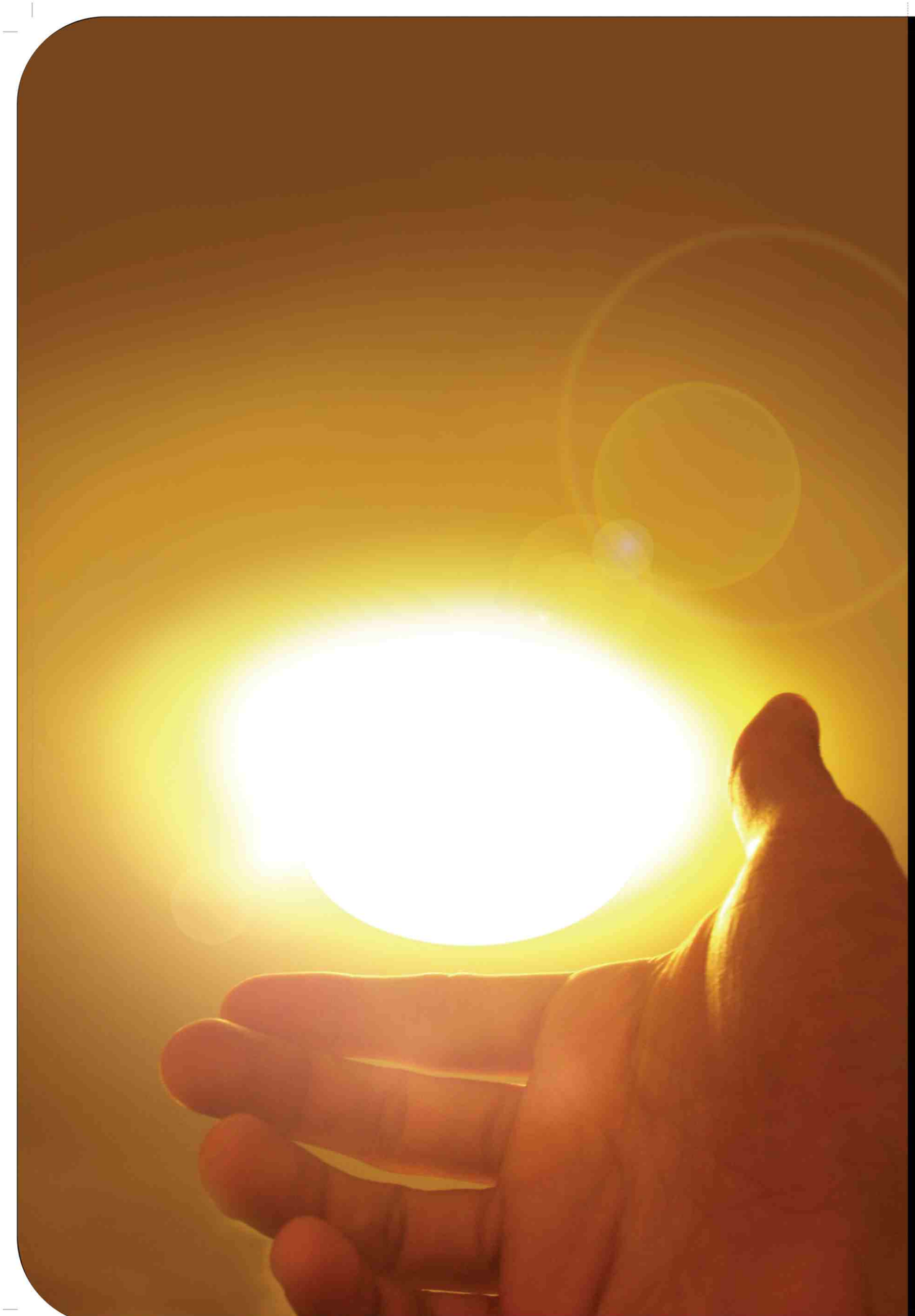
symbolising the union of

Life and Technology,

symptomised by streamlined

detailing and simple geometry -

a surreal fusion of fact and fantasy.



Condominium

Dear Friend,

We're delighted to unveil to you the world of Xanadu… a magical place that'll take your breath away, as it has ours. A result of meticulous research and tireless innovation catering to the needs of the wireless generation, offering immaculate condominiums geared to take care of every need that you could have.

A first of its kind in the country, matching New York standards for condominiums, Xanadu features the last word in technology to give you a home that's intelligent like you are. A cosy, comfortable zone far from the din of city traffic with the whole wide world at your fingertips.

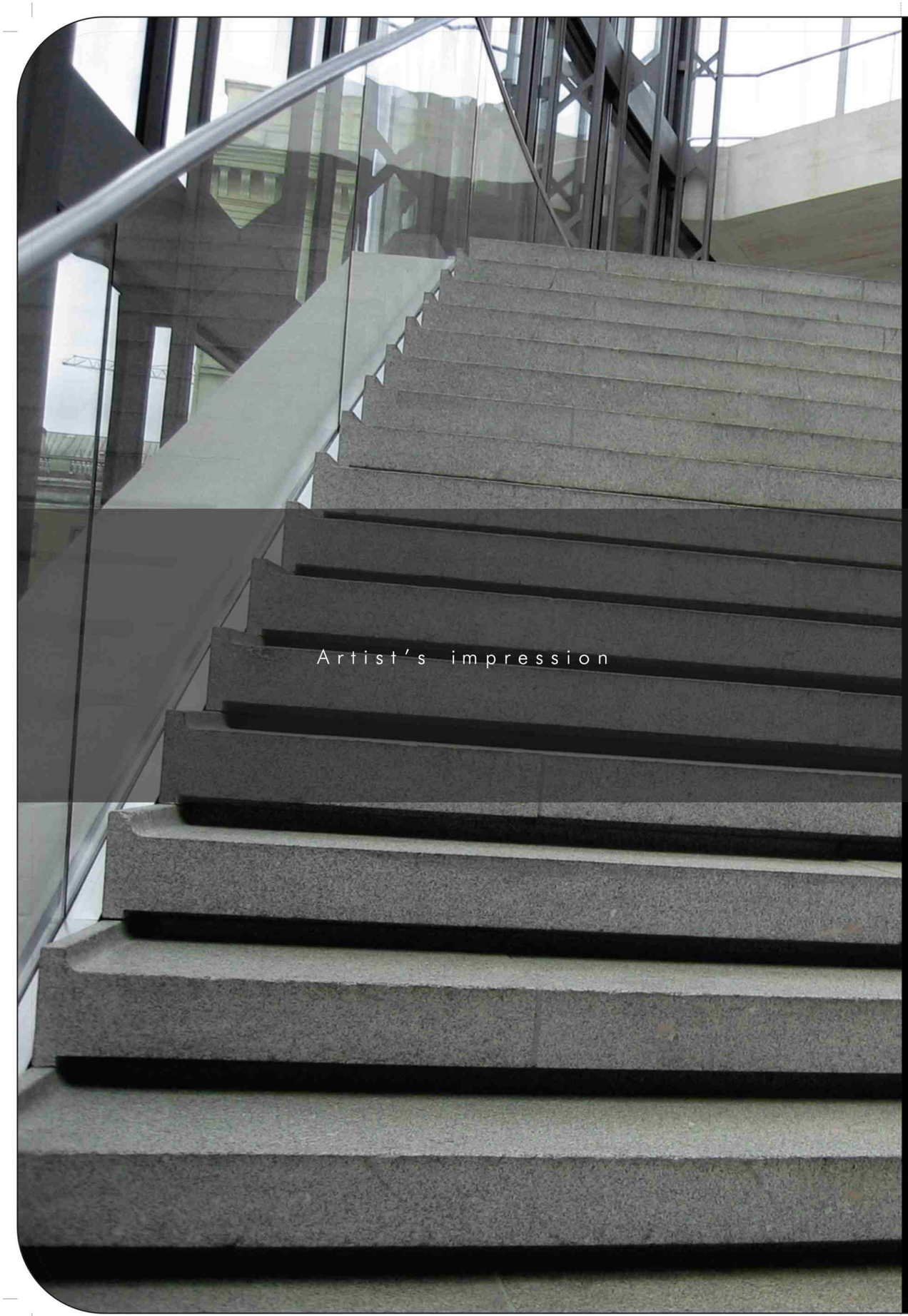
At Siddha, that's what we've been doing ever since our inception… recreating reality for today and tomorrow. Inspired by the genius of Leonardo da Vinci and his spirit of ageless creativity, our mission goes beyond realty into a realm of artistry that guides the spirit of Siddha. Like the Master, we try to let the work speak for itself.

Welcome to the new age condominium that fits your fast-track life like a warm glove– brings a sense of bliss into your busy calendar. At Xanadu, we've tried to take care of everything for you. A home designed to run like a finely tuned network with perfect multiple systems co-ordination to take much of the hassle out of your living.

Enjoy the show!

Siddharth Sethia
Joint Managing Director

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Artist's impression



Inspired by the dynamic lifestyle of today, which requires a mix of comfort, matched with high paced energy and fused with nature, the Xanadu condominiums are not designed as an inanimate place of living, but a place of warmth–a place you call home. A place which means nothing but family.

The Xanadu condominiums are articulated by exciting juxtaposition of forms, coloured planes, frames and steps. Highlighted by reflecting pools, water channel falls, abstract modernist sculptures, feature walls, exotic plants, and magical light effects–these condominiums are powered with technology and cemented with care.

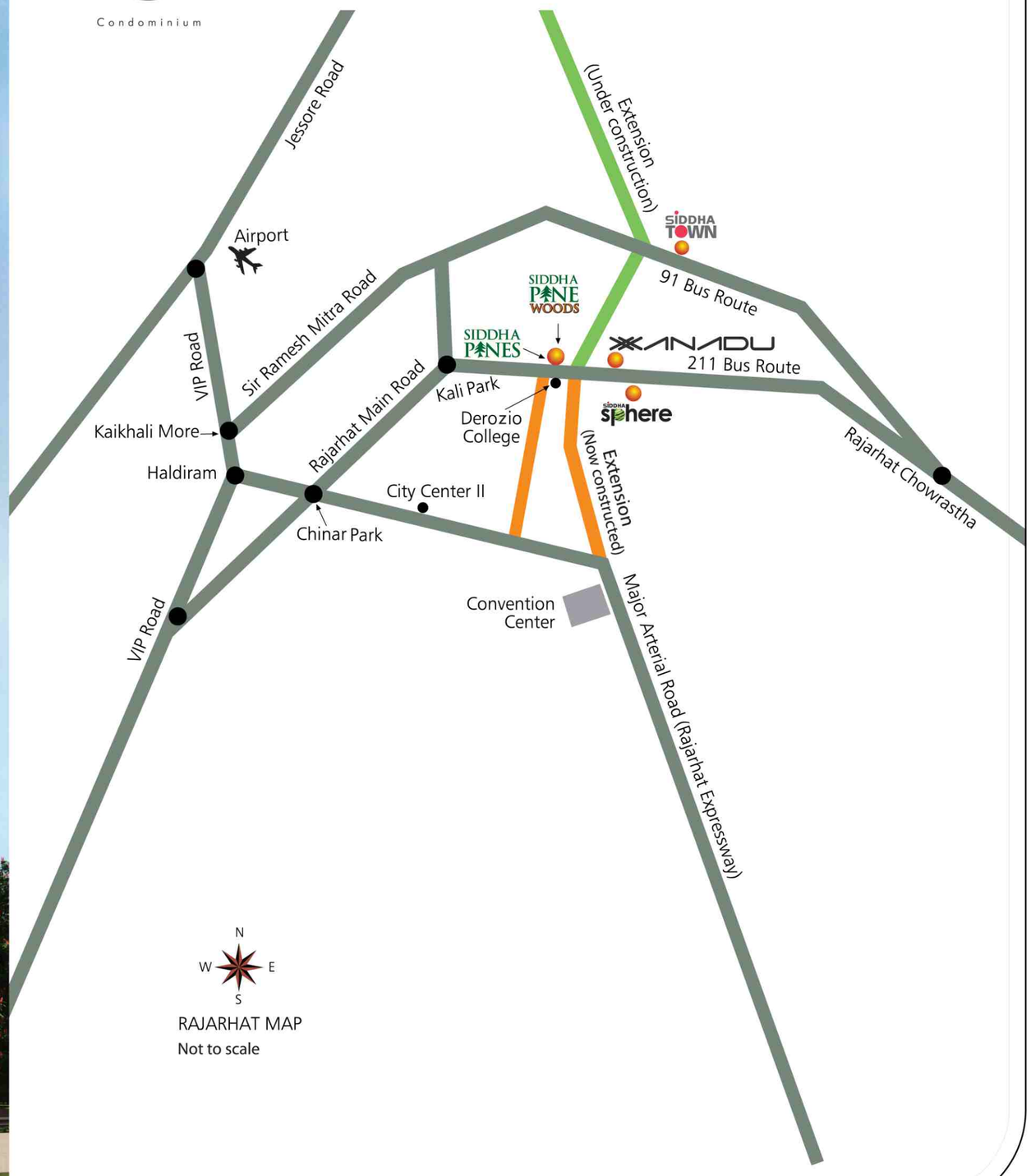






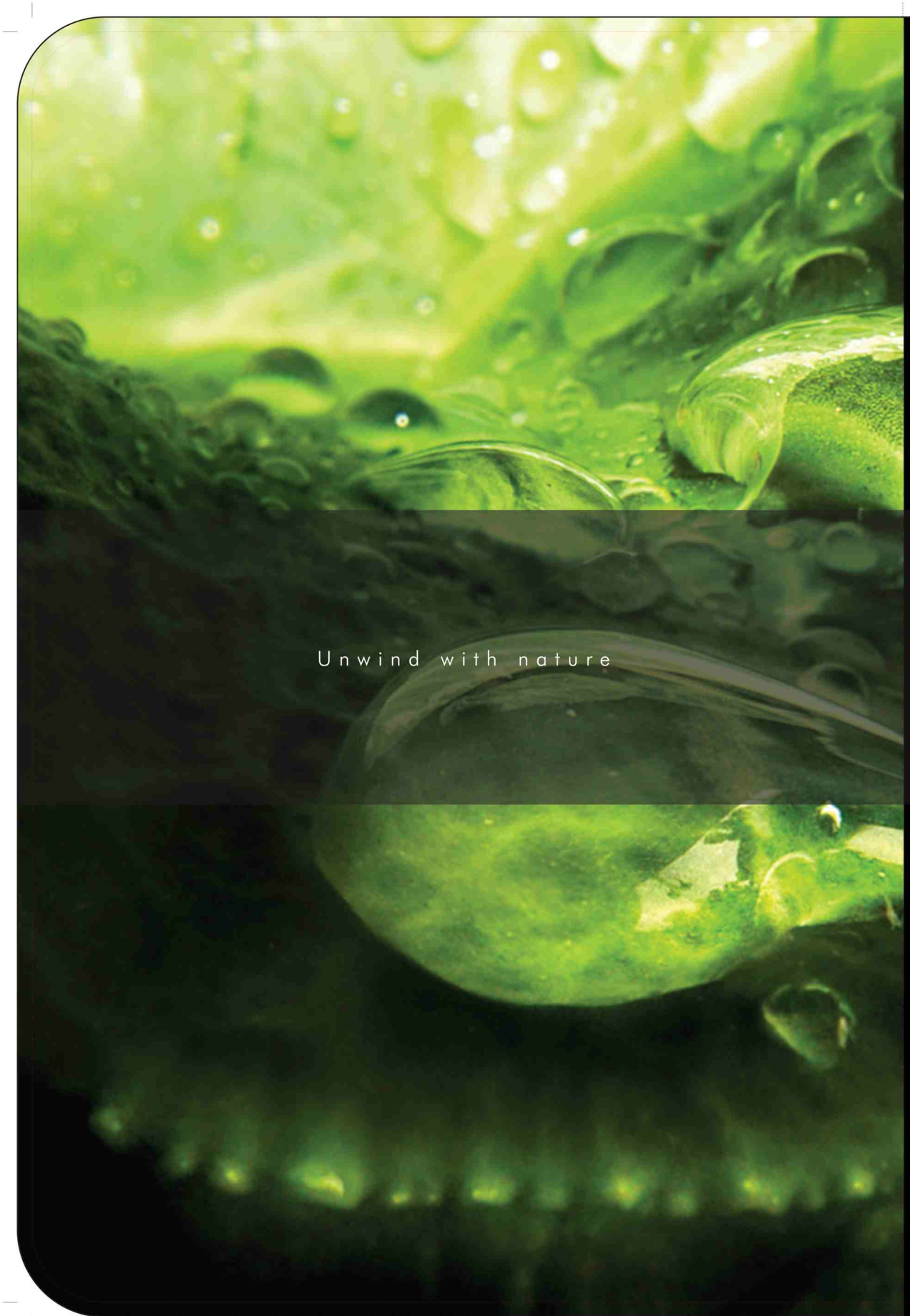
Condominium

Access



RAJARHAT MAP

Not to scale



Unwind with nature

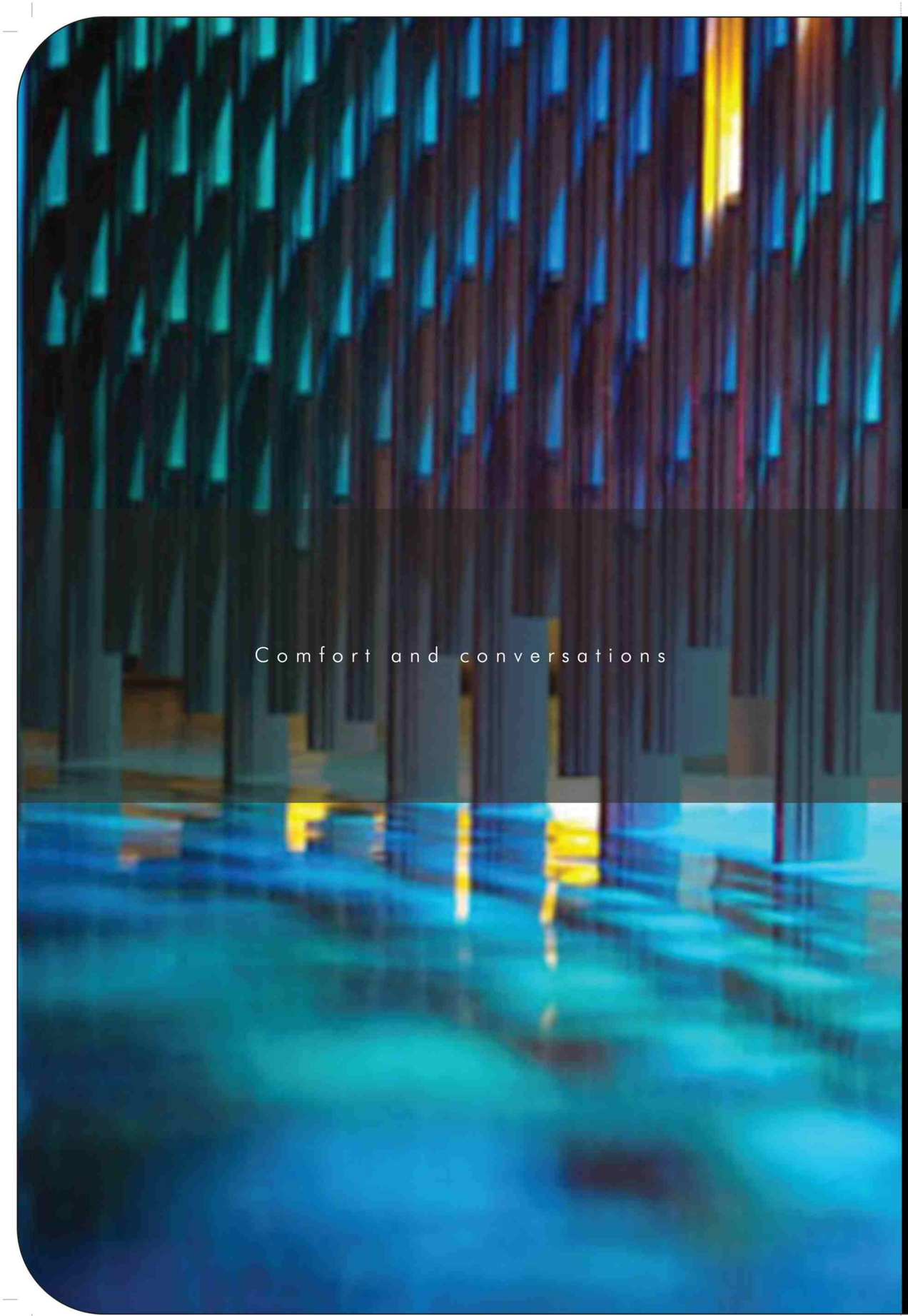


The planes, forms, water and greenery are interwoven to present not only a unified Land and Art composition in itself for the entire front garden, but also provides an additional expanse of lush green spaces, that bind life with nature.

The heart shaped garden is garlanded with rich pavement styling and tall royal palms along the boundary. This helps embrace the foreground with a perfect sense of enclosure besides imparting a grand welcome experience.







Comfort and conversations

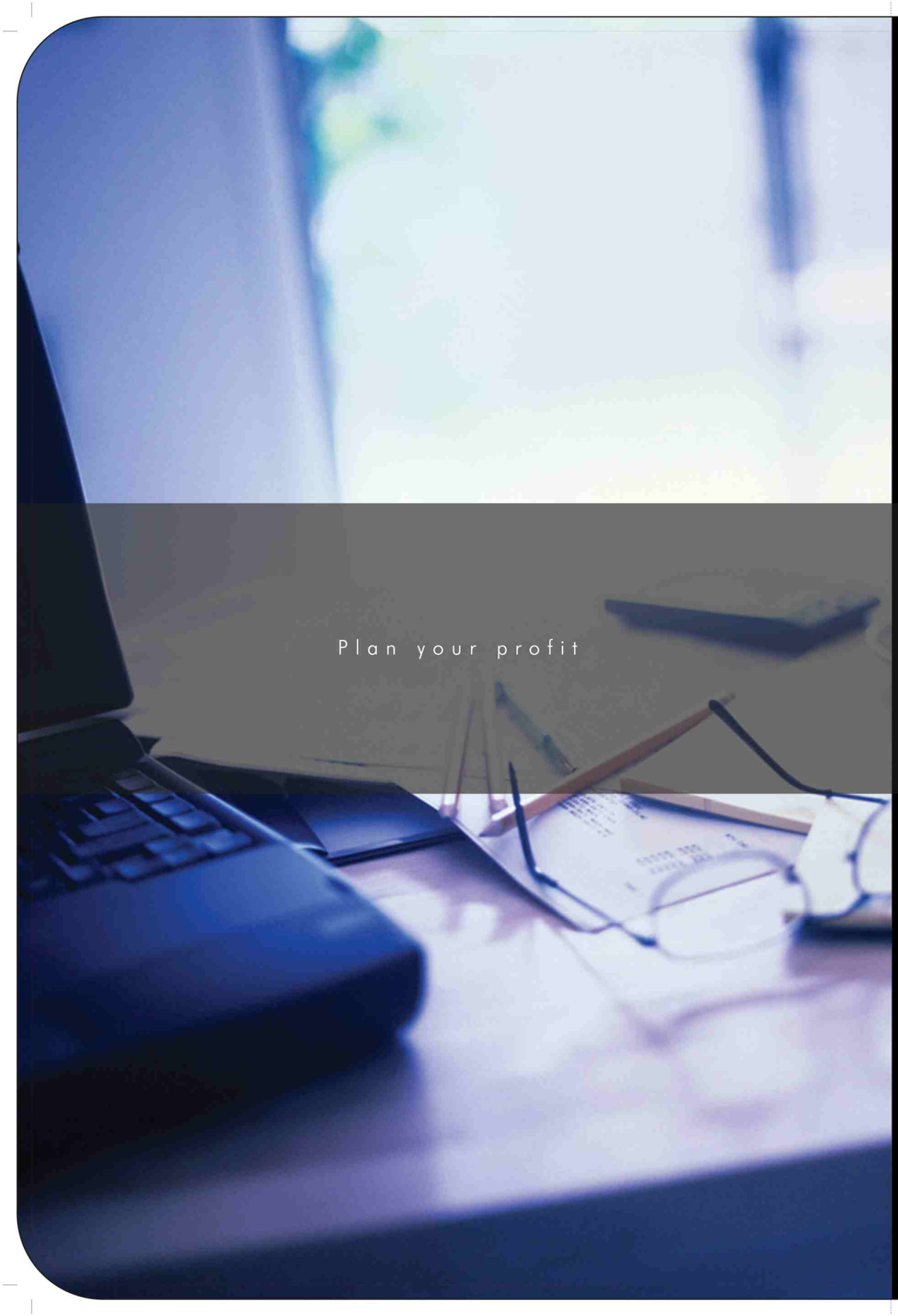


Life, matched with the perfect kind of ambience, enhances the quality of living. There's peace of mind, fulfillment, and mirth–the three essential corners to the pyramid of life, when you are surrounded with the comfort of Xanadu.

The Lounge and Coffee Shop provides for an interactive zone at Xanadu, with comfortable low-seating in warm tones, a TV and book wall, a snack counter, interactive music kiosks, pool tables–everything you need to relax after a hard day's night.







Plan your profit

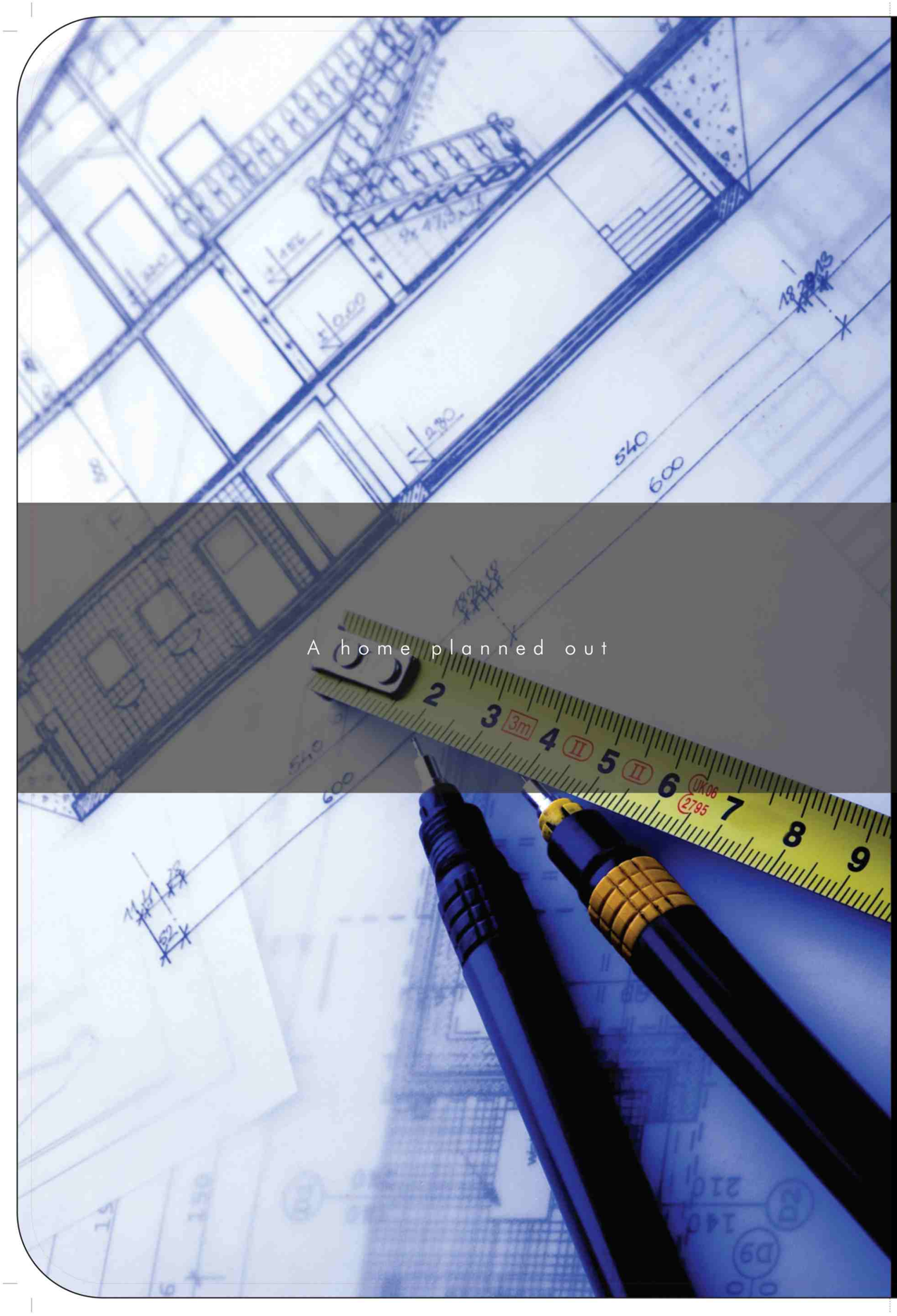


A plush and compact Business Center is equipped and ready for you to use, in a relatively relaxed mood rather than rushing to office. Small meetings and video conferencing facilities are also available here.

Circulation spaces, lift lobbies and corridors in Xanadu will never be boring as every nook and corner has been treated with surprise element motifs on floors and walls, niches for artefacts.







A home planned out



Meticulously planned, every detail is thoughtfully taken care of at Xanadu condominiums. Right from the kitchen area to lounging to the sleeping space. Ample storage will ensure your belongings are not strewn around. Even the bathroom with a space for a shower cubicle or bathtub allows you to have those long, lingering moments with yourself, nursing a cooling drink.





Artist's impression

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Master Site Plan



Condominium

Typical Floor Plan-Gamma



Keyplan



Super built-up areas

Flat 01	1295 (3 BHK+2 T)
Flat 02	1280 (3 BHK+2 T)
Flat 03	1150 (2 BHK+2 T+1 study)
Flat 04	1405 (3 BHK+3 T)

all areas in sq ft

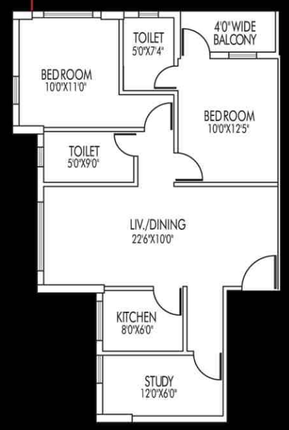
BHK - Bedroom, Hall, Kitchen

T - Toilet

Condominium

3D Views-Gamma

Flat 03 (2 BHK+2 T+1 study)





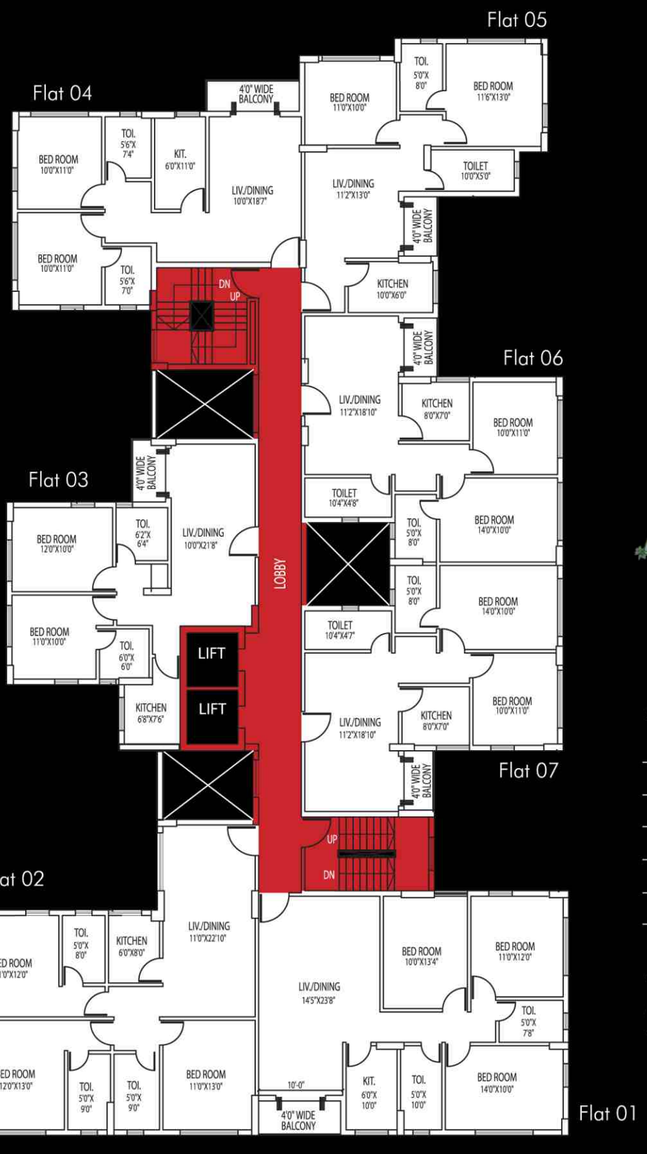


Flat 04 (3 BHK+3 T)



Condominium

Typical Floor Plan-Beta



Keyplan



Super built-up areas

Flat 01	1400	(3 BHK+2 T)
Flat 02	1455	(3 BHK+3 T)
Flat 03	1010	(2 BHK+2 T)
Flat 04	1010	(2 BHK+2 T)
Flat 05	960	(2 BHK+2 T)
Flat 06	995	(2 BHK+2 T)
Flat 07	995	(2 BHK+2 T)

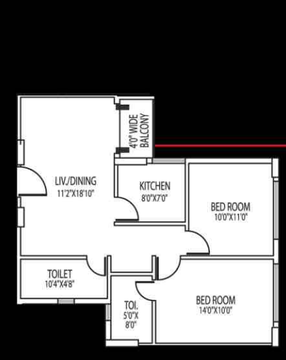
all areas in sq ft

BHK - Bedroom, Hall, Kitchen

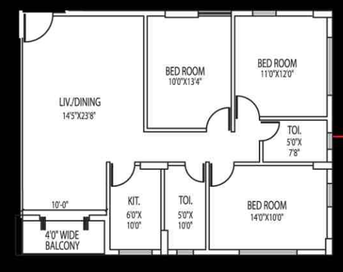
T - Toilet

Condominium

3D Views-Beta

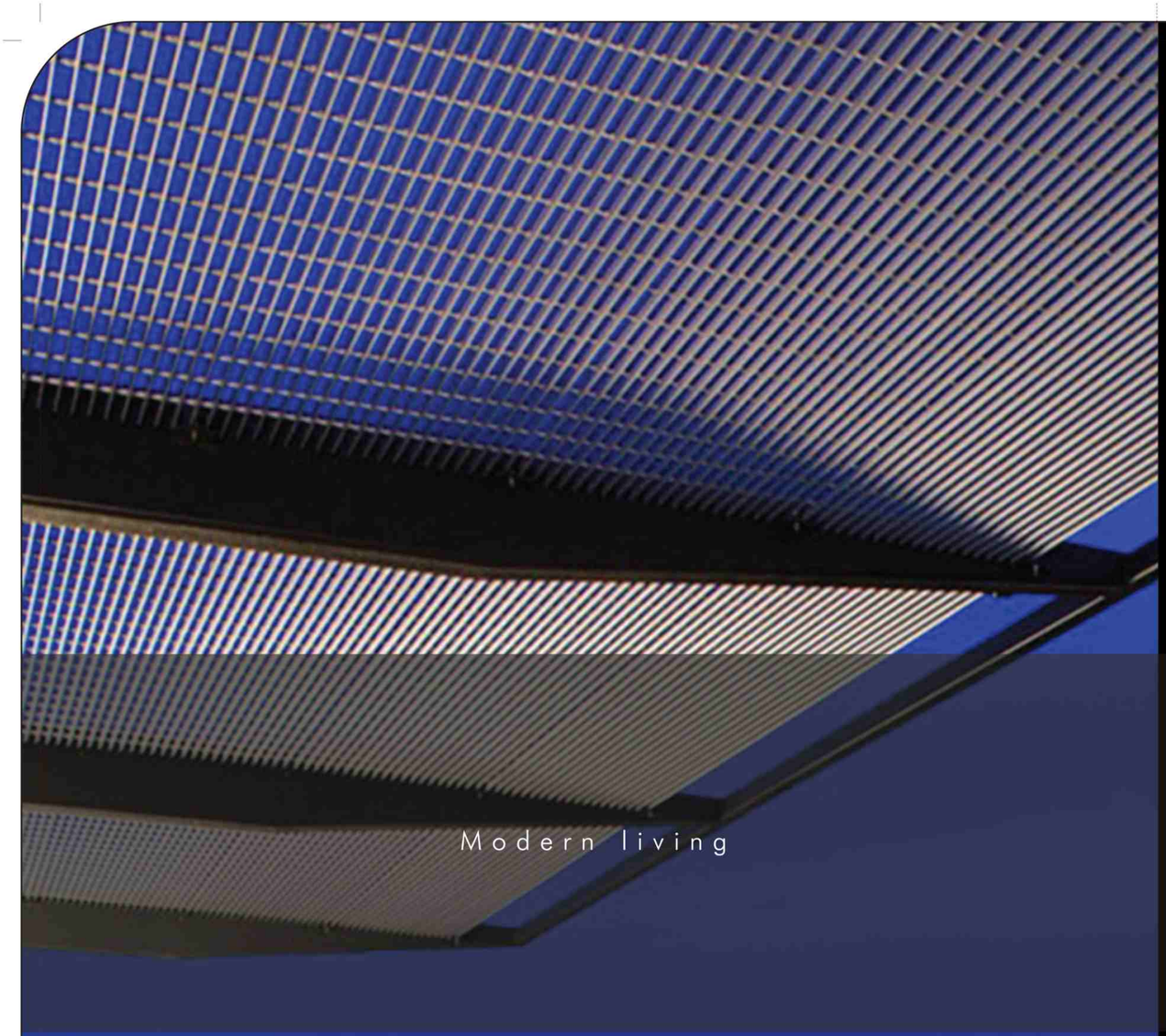


Flat 06 (2 BHK+2 T)



Flat 01 (3 BHK+2 T)





Modern living

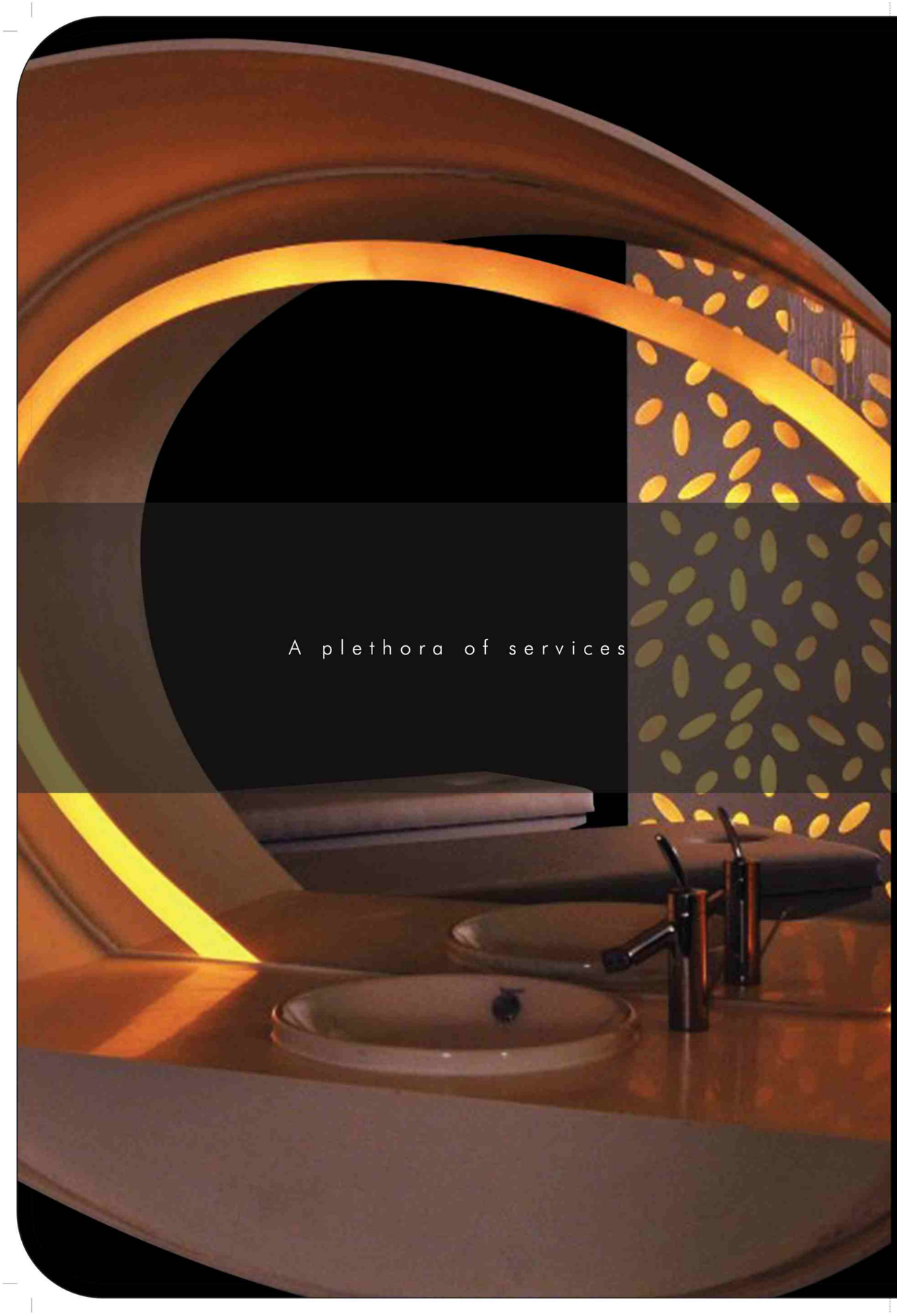


These cushy condominiums are much more than life within four walls. Establish life on your own terms, while stepping into a Xanadu condominium. Portraying a modernist feel, equipped with spacious bedrooms, tech-friendly and warm–these condominiums define tomorrow. Fit in contemporary furniture, style what you tread with posh flooring and play the super chef in an efficient kitchen. Inject life with vibrancy, as each condominium greets the generosity of light and freshness of air. Create life, just the way you imagined it.





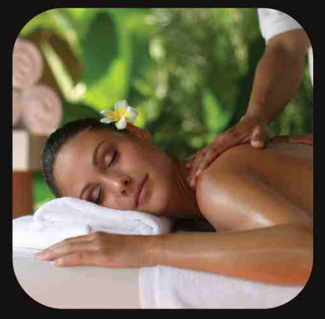




A plethora of services



There's something to rejuvenate every part of you and every emotion you feel. The mind, body and soul is taken care of by the Health Club. The fitness instructor drills strength through the Power Gym. A Coffee Shop, takes care of comfort and reflection. The Business Center manages your profit rise, while the Meditation Room compliments your spirit through yoga. Living life, at a Xanadu condominium is an inspired, rich and wholesome experience.











Amenities

Coffee Shop

Gym | Health Club | Spa

Yoga | Meditation Room

Business Center

Plunge Pool on Terrace

Sundeck

Garden

Convenio

Laundry

Miniplex | Lounge

Indoor Games Room

A/C Banquet Hall

Facilities

State-of-the-art Fire Protection

Sewage Treatment Plant

Rainwater Harvesting

Power Backup

Water Filtration Plant

Rapid Elevators

Specifications

Structure: Earthquake-resistant. RCC framed construction with infill brick walls. Cement plastering overlaid with smooth, impervious plaster-of-paris.

Doors & Windows: Toughened timber framed doors and solidcore flush shutters. Aluminium-frame windows with fully glazed shutters and superior fittings.

Floors: Vitrified tiles.

Kitchen Counter: Granite countertop with stainless steel sink.

Bathroom Floors: Ceramic-tiled floors and 7 ft dados.

Equipment: Premium, white, porcelain.

Fittings: Premium chrome-plated fittings.

Electricals & Electronics: Premium concealed copper wiring with latest modular switches and miniature circuit breakers, TV socket and Broadband point.

Telephone: Central distribution console. Networked with all apartments.

Exterior: Latest weatherproof non-fade exterior finish of highest quality.

Siddha Stands for Success

Siddha Group, a high-class real-estate creator, with full-fledged offices and services in Kolkata and Jaipur.

Since our inception in 1986, Siddha has designed, built and marketed residential as well as commercial buildings and townships at premium locations in the two cities.

Few Completed Projects



Siddha Point, Kolkata



Siddha Pines, Kolkata



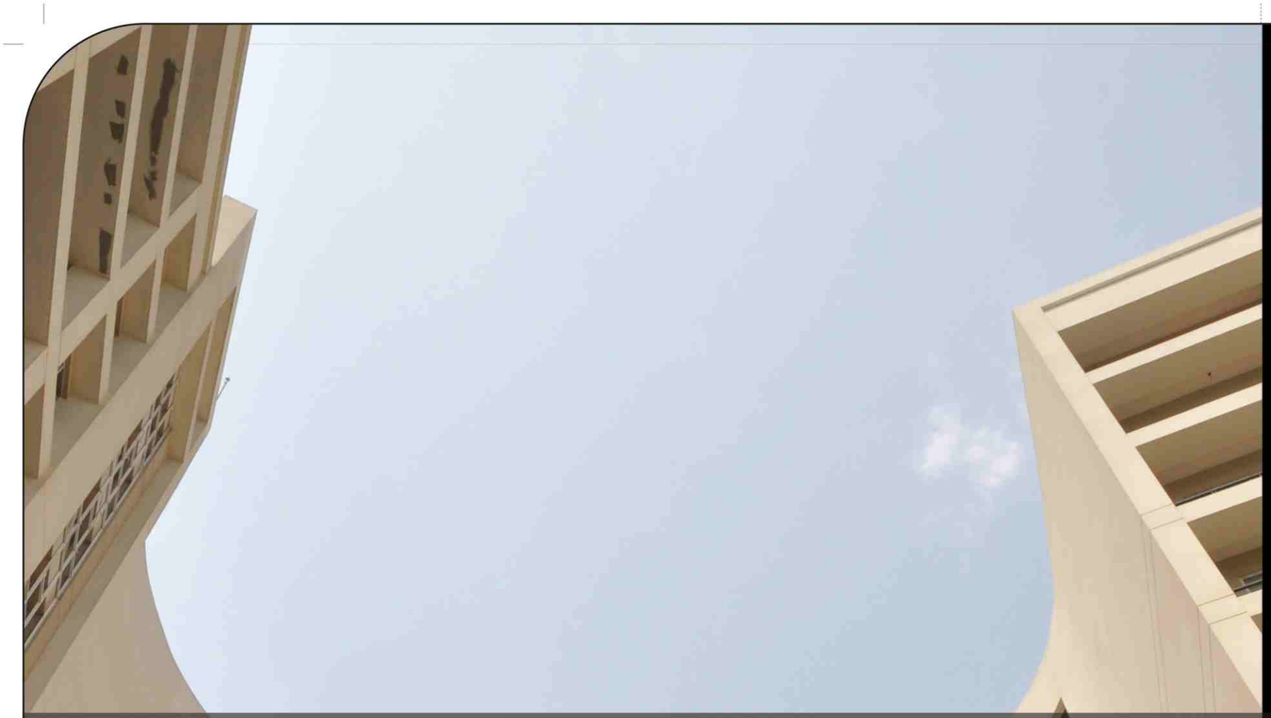
Siddha Fifth Avenue, Kolkata



Raj Aangan, Jaipur



Siddha Park, Kolkata



Xanadu studio apartments



Actual view

XANADU

Smart, trendy, new age and comfort. All the 324 studio apartments at Xanadu, now complete, design life according to your instructions. The cosy studio apartments could be fitted with stylish furniture, high-end flooring, vibrant colours and state-of-the art fittings. Stirring up the perfect meal in a perfect kitchenette to pulling off all-nighters in a sleek workstation, there's ample space for structuring your pride–your home. Each studio apartment also has a picturesque balcony, welcoming fresh air and light. It's time to live in future tense.



Sample flat



Actual view



Sample flat

Some Ongoing Projects



Siddha Pinewoods, Rajarhat, Kolkata



Siddha Town, Rajarhat, Kolkata



Siddha Sphere, Rajarhat, Kolkata



Siddha Lovelock, Ballygunge, Kolkata



Marble Arch, AJC Bose-Lee Road, Kolkata



Siddha Aangan-Villas, Ajmer Road, Jaipur



Siddha Aangan-Heights, Ajmer Road, Jaipur

Architects

Agrawal & Agrawal, one of eastern India's leading architects. Founded in 1986, they design premium buildings and build master plans. Today, Agrawal & Agrawal are renowned for their commercial complexes, residential apartments, townships, IT infrastructure complexes, malls, hotels, and institutional & leisure projects.

Some Agrawal and Agrawal Projects







Landscape and Interior Design Consultants

Design Accord Consultants, one of India's coveted landscape and interior designers, have been flying high for quite a while. Their varied experience and versatility are reflected in the wide horizon of projects that they've worked on.

Some Design Accord Projects





Legal Consultants

Mr Avik Saha and Ms Jayati Saha head Saha & Ray, Advocates, a premier law firm. They specialise in real estate and property laws, with international affiliations that bring in global terms of reference.

SAHA & RAY
Advocates

Condominium

Welcome to Xanadu Condominium

The new-age Xanadu condominiums at Rajarhat,

Kolkata, situated within minutes from the IT, ITes,

electronics and telecom hubs,

equipped with ultra-modern tech-friendly systems,

are supported by amenities and facilities optimised

for the wireless generation.