



GATEWAY

Your Gateway to Sophisticated Living – The New Town Address!





CRAFTED FOR THE ELITE

Experience a new standard of luxury living in the heart of New Town, Kolkata, with our premium real estate project designed for those who seek elegance, comfort, and convenience. Offering spacious residences, world-class amenities, and breathtaking views, this meticulously planned development combines modern architecture with lush green spaces to create a serene yet vibrant lifestyle. With seamless connectivity, top-tier security, and exclusive clubhouse facilities. This is more than just a home—it's a statement of refined living.

Welcome to your dream address, where every detail is crafted for excellence!



UNINTERRUPTED POWER SUPPLY

Enjoy 24/7 power backup for a hassle-free living experience.



GRAND COMMUNITY HALL

A spacious and elegant venue for celebrations, gatherings, and events.



STATE-OF-THE-ART FITNESS CENTER

Stay fit and active with modern gym equipment and expert guidance.



CHILDREN'S PLAY AREA

A fun, safe space designed for kids to explore, play, and make memories.

WORLD-CLASS AMENITIES



INDOOR RECREATION ZONE

Engage in fun and exciting indoor games for all age groups.



LUSH LANDSCAPED GARDENS

Experience tranquil green spaces designed for peace and relaxation.



UNMATCHED CONSTRUCTION QUALITY



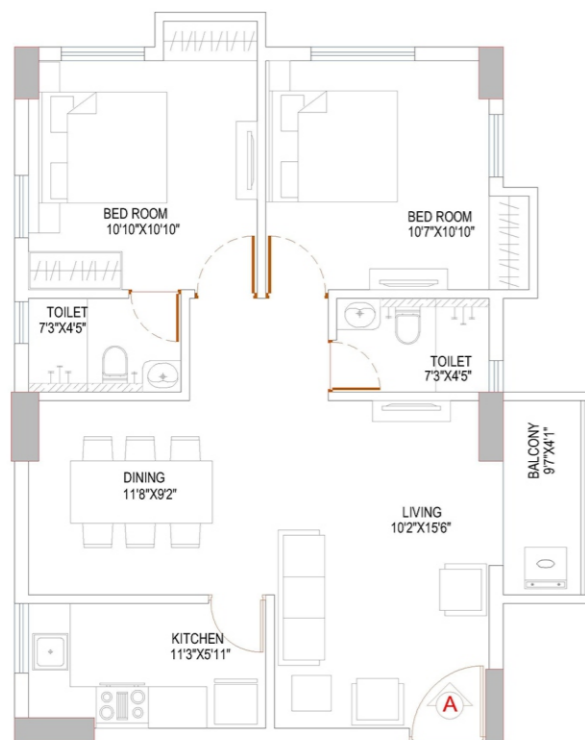
- TMT Bars: ISI Certified
- Cement: Ambuja or equal PSC (ISI Standard)

- Flooring: Double Charged Vitrified Tiles
- Toilet / Kitchen floor: Anti-skid Tiles
- Toilet / Kitchen Dado: Glazed Tiles
- Door Frame: Local sal wood (ID – 7ft., MD – 8ft)
- Door Shutter: Standard quality flush door
- Window: UPVC Sliding
- Stair & Balcony Railing: GLASS / S.S. Railing with standard grade

- Modular Switch: Havells, Crabtree or equal ISI Standard
- Electric Wire: Havells, Finolex or equal ISI Standard
- Kitchen Slab: Black Stone/ Green Marble. Light / Fan Point as Per Standard Practise (ISI).
- TV Point: In all bedrooms and Living Room
- Ac Point: In all bedrooms and Living Room

2 BHK

FLAT A



Carpet Area

685 sqft

Built Up Area

819 sqft

Balcony Area

34 sqft



USP

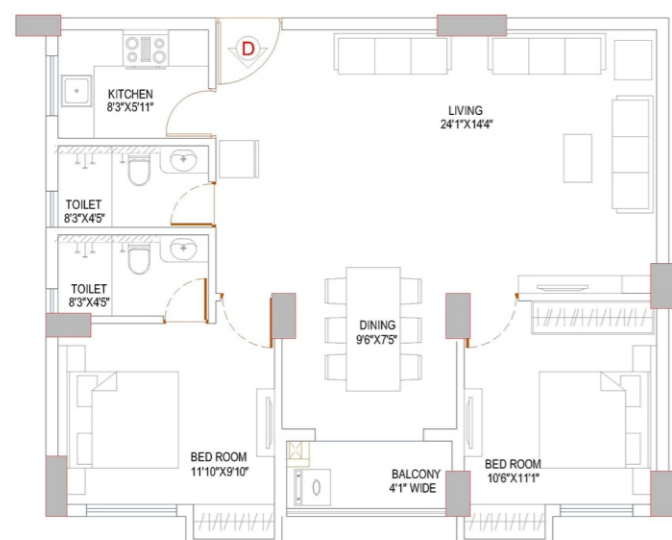
Ceiling Height

10.8 feet (Market Standard 9.8 feet)

3 Side Open Flats

2 BHK

FLAT B



Carpet Area

791 sqft

Built Up Area

930 sqft

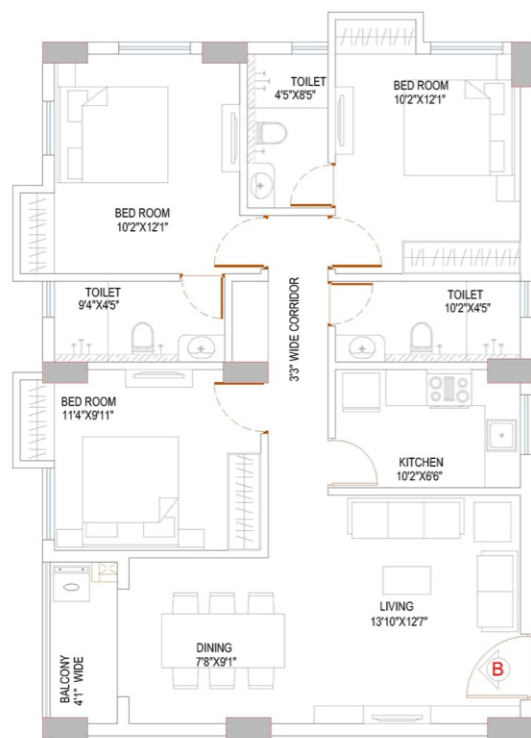
Balcony Area

31 sqft

USP **Ceiling Height**
10.8 feet (Market Standard 9.8 feet)
3 Side Open Flats

3 BHK

FLAT C



Carpet Area

893 sqft

Built Up Area

1040 sqft

Balcony Area

32 sqft



USP

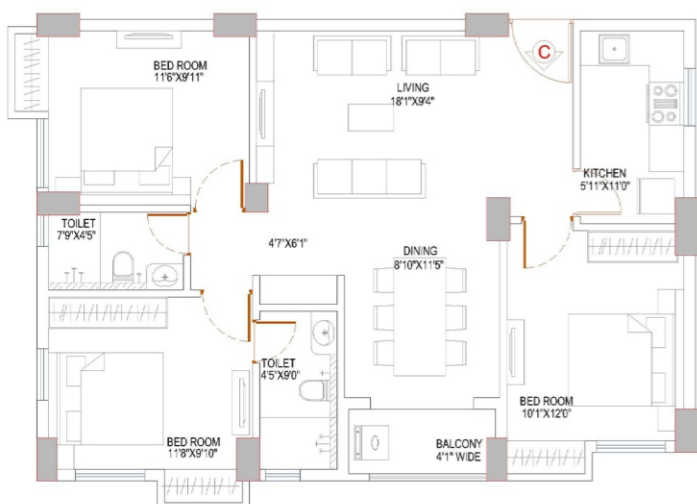
Ceiling Height

10.8 feet (Market Standard 9.8 feet)

3 Side Open Flats

3 BHK

FLAT D



Carpet Area

840 sqft

Built Up Area

988 sqft

Balcony Area

30 sqft



USP

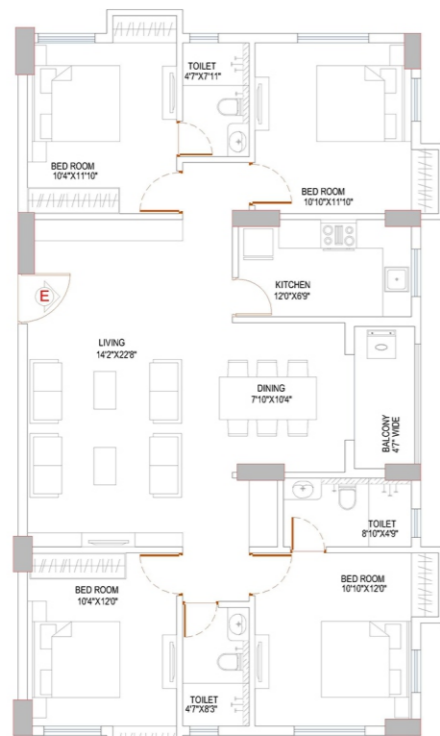
Ceiling Height

10.8 feet (Market Standard 9.8 feet)

3 Side Open Flats

4 BHK

FLAT E



Carpet Area

1192 sqft

Built Up Area

1380 sqft

Balcony Area

41 sqft



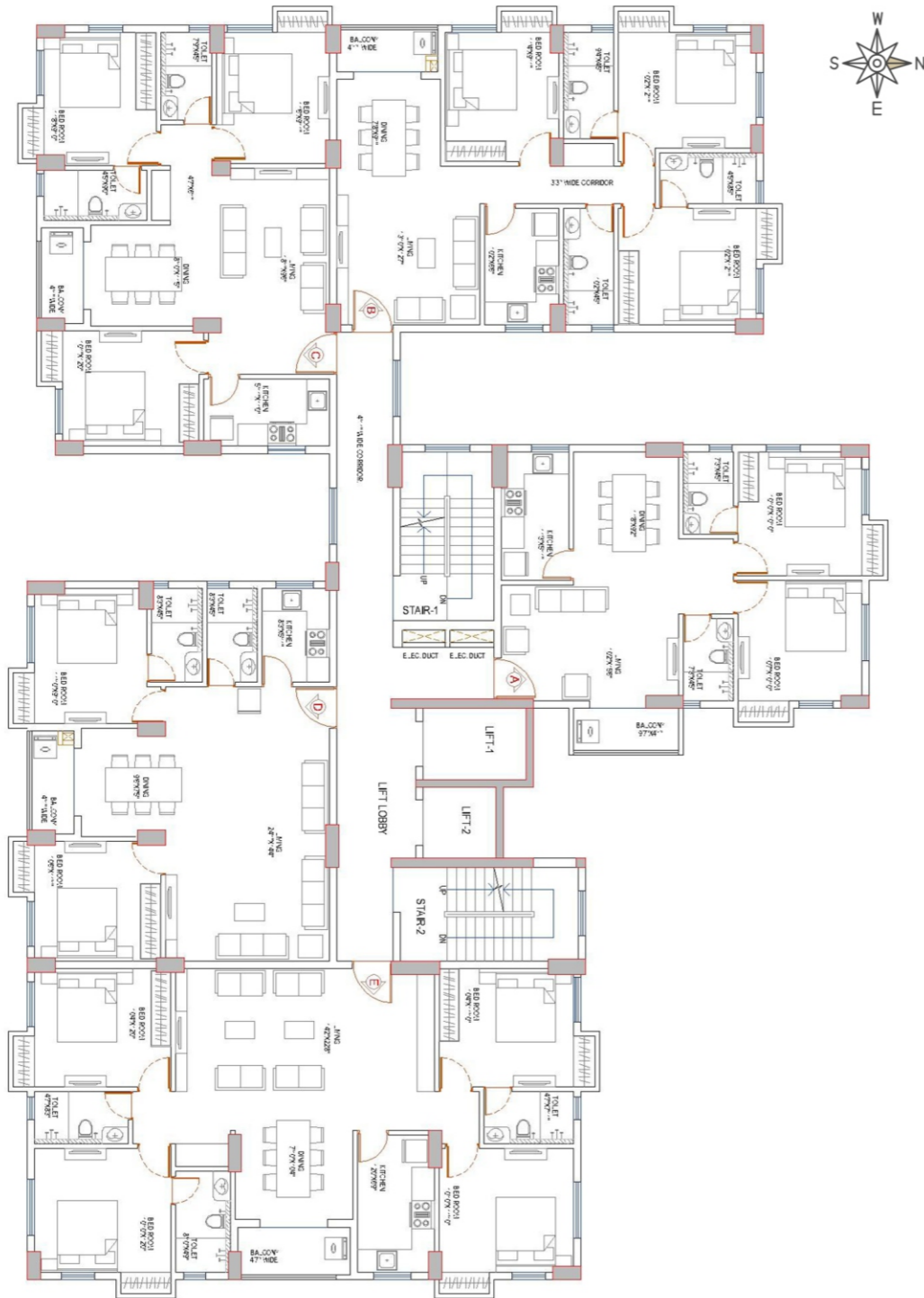
USP

Ceiling Height

10.8 feet (Market Standard 9.8 feet)

3 Side Open Flats

FLOOR PLAN



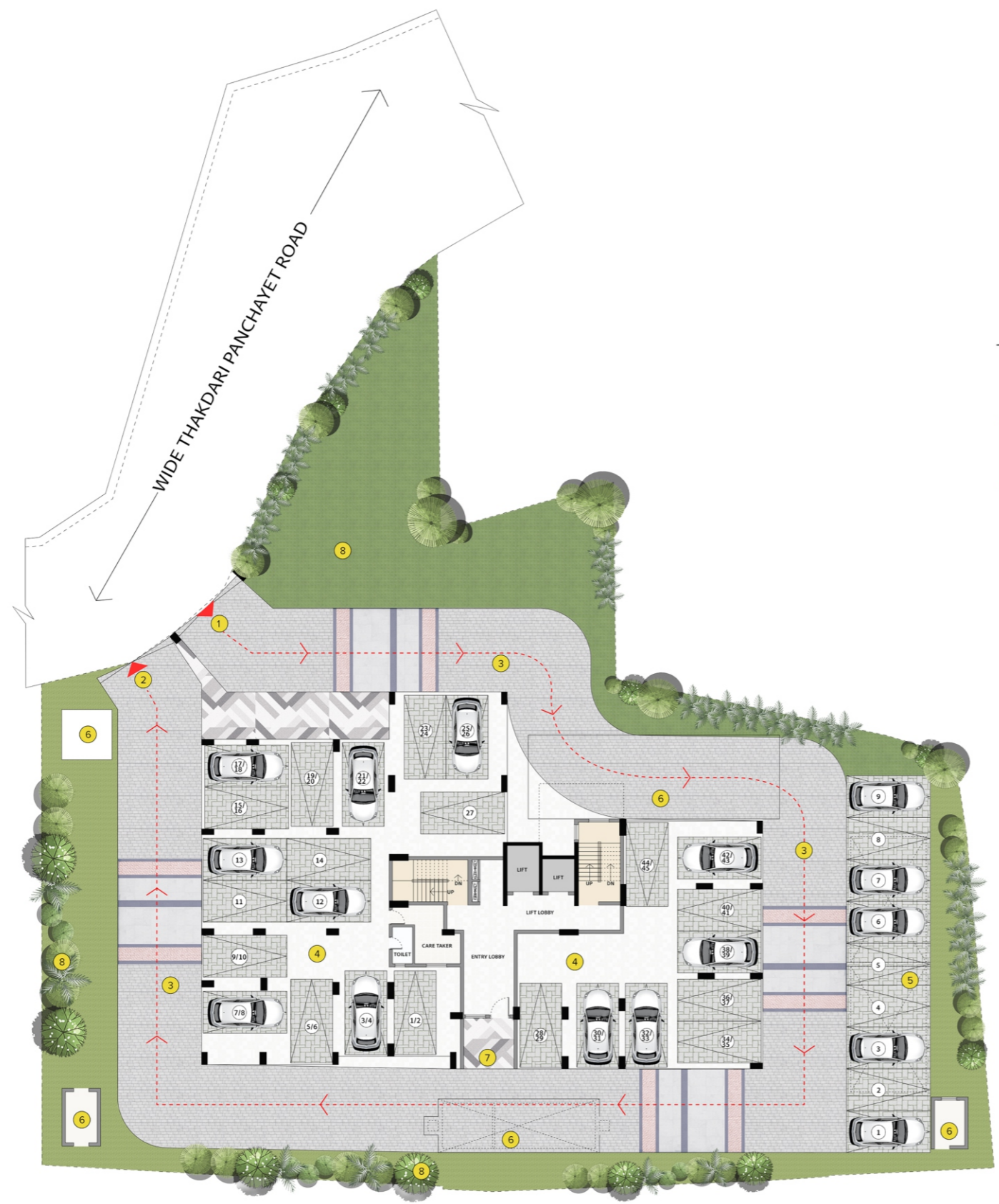
2ND TO 8TH FLOOR PLAN



FIRST FLOOR PLAN



9TH FLOOR PLAN



MASTER PLAN

LEGENDS

- 1. ENTRY
- 2. EXIT
- 3. DRIVE WAY
- 4. MLCP
- 5. OPEN PARKING
- 6. SERVICES
- 7. ENTRY LOBBY
- 8. GREENERY



PRIME LOCATION, SEAMLESS CONNECTIVITY!

Sattvik Gateway is perfectly positioned for a well-connected and convenient lifestyle. With the airport, metro, and major shopping destinations just minutes away, commuting is effortless. Top schools, hospitals, and recreational hubs like Eco Park and Nicco Park are within easy reach, ensuring everything you need is close to home. Live in a location that offers both urban convenience and a serene environment, making every day more comfortable and enjoyable!

NICCO PARK
9.7 KMS (AROUND 20 MINS)



GATEWAY



AXIS MALL
1.8 KMS (AROUND 2 MINS)

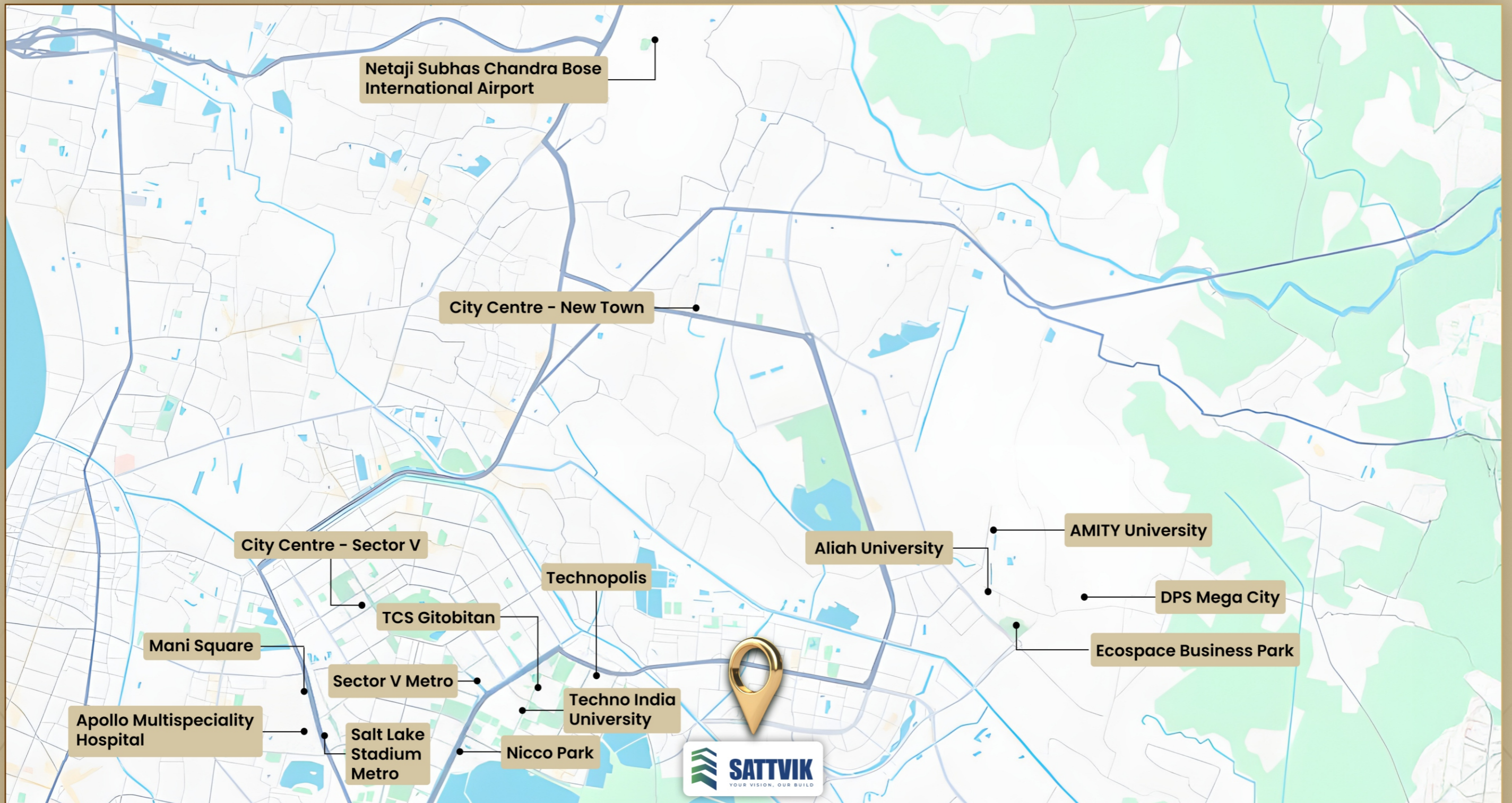
ECO PARK GATE NO. 1
4.6 KMS (AROUND 7 MINS)

TATA MEDICAL CENTER
3 KMS (AROUND 9 MINS)

DPS MEGACITY
5.5 KMS (AROUND 14 MINS)

Key Locations

Location	Time
Nicco Park	20 Mins
Axis Mall	02 Mins
Eco Park	07 Mins
Tata Medical Center	09 Mins
DPS Megacity	14 Mins
Airport	20 Mins
Upcoming Metro	05 Mins



LOCATION MAP

DELIVERED PROJECTS



Gurukul Grandure



Gurukul Lakeview



Gurukul Heights

ABOUT DEVELOPER

Sattvik Group – Building Dreams Since 2007

Sattvik Group has been shaping skylines across Odisha, West Bengal, and beyond since 2007, leaving an indelible mark on the real estate and construction landscape. With a portfolio of 7 successful projects (5 in Bengal and 2 in Odisha), delivering over 5 lakh sq. ft. of residential and commercial excellence, Sattvik Homes has built a reputation synonymous with quality and trust.

From pioneering residential ventures like Gurukul Heights and Grandeur to remarkable commercial landmarks, the company has consistently delivered projects that embody innovation and excellence. Now, expanding its footprint in Kolkata, Sattvik Homes is introducing prestigious projects such as Gurukul Grandeur, Gurukul Grande, and Gurukul Lakeview—each designed to redefine modern living with a perfect blend of sophistication and comfort.

With a steadfast commitment to delivering superior quality and exceeding expectations, Sattvik Homes continues to transform aspirations into reality, setting new benchmarks in urban living.

GATEWAY

Your Gateway to Sophisticated Living – The New Town Address!

Designed by



DJ Consultants & Associates

Developed by



SATTVIK
YOUR VISION, OUR BUILD

-: Site Address :-

Mouza- Thakdari, Pramanik Para Street, Borough IV, Ward Number 27, Thakdari, West Bengal 700102

-: Corporate Address :-

2nd Floor, Ambassador Apartment, 61A, Park St, Taltala, Kolkata, West Bengal 700016