



PRIMARC AADVIKA



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SINCE TIME IMMEMORIAL,
THE RIVER GANGA
HAS DRAWN PEOPLE TO HER BANKS.
BECAUSE SHE IS NOT JUST A RIVER,
SHE IS A LIVING SYMBOL
OF OUR DEEPEST FAITH.

A person is shown from the side, lighting a large, tiered oil lamp (diya) at night. The lamp is made of metal and has many small flames, creating a bright, warm glow. The person is holding a small oil container and a wick, and is in the process of lighting the lamp. The background is dark, and the overall atmosphere is one of warmth and devotion.

TO VISIT HER IS A PRIVILEGE.
BUT TO WAKE UP TO HER EVERY DAY?
THAT IS A RARE BLESSING.



Artist's impression

WELCOME TO AADVIKA.

AADVICA
MEANS
ONE-OF-A-KIND,
AND THIS NAME
REFLECTS
EVERYTHING
THE PROJECT
STANDS FOR.



Aadvika is a singular offering where the setting itself feels sacred. And where every element, from the architecture to the atmosphere, has been chosen with uncommon care. It's not just different. It's deliberately, meaningfully, beautifully unique.

HOWRAH'S FINEST ADDRESS.

A LOCATION THAT
BRINGS TOGETHER
CALM, CONNECTIVITY,
& CULTURAL RICHNESS.

Set on the prestigious Foreshore Road, Aadvika offers a rare duality — peace by the river, and effortless access to everything that matters. With Kolkata just across the bridge and Howrah's conveniences minutes away, you're always close to the city, yet blissfully removed from its chaos.

Artist's impression



Second Hooghly Bridge: 5 minutes
Park Street: 15 minutes
Avani Riverside Mall: 2 minutes
Howrah Railway Station: 10 minutes





TRUE LUXURY IS HERE.

THOUGHTFULLY
DESIGNED.
BEAUTIFULLY
CRAFTED.
AND VERY,
VERY EXCLUSIVE.

Howrah has not seen anything like this. Just 182 residences across three elegant towers. Each apartment open on three sides, so sunlight streams in and fresh air flows freely. Almost every room offering breathtaking views of the Ganga, a daily reminder of how extraordinary life can be. Aadvika isn't just an address, it's a lifestyle few will ever have access to.

TOWER ABOVE THE REST.

TWO OF
AADVIKA'S
TOWERS
OFFER G+25
FLOORS OF
LUXURY,
WHILE THE
THIRD OFFERS
G+24.

AT AADVIKA, YOUR HOME
RISES ABOVE THE ORDINARY,
QUITE LITERALLY.

Each day begins with an
unobstructed sunrise, offering a
sense of calm and privacy, away
from the city's constant hum. Here,
the hustle of the streets is a mere
whisper, the sky feels closer, and the
stars shine just a bit brighter.





Artist's impression

CRAFTED TO IMPRESS.

AADVIKA CREATES
A LASTING IMPRESSION
FROM THE MOMENT
YOU ENTER.



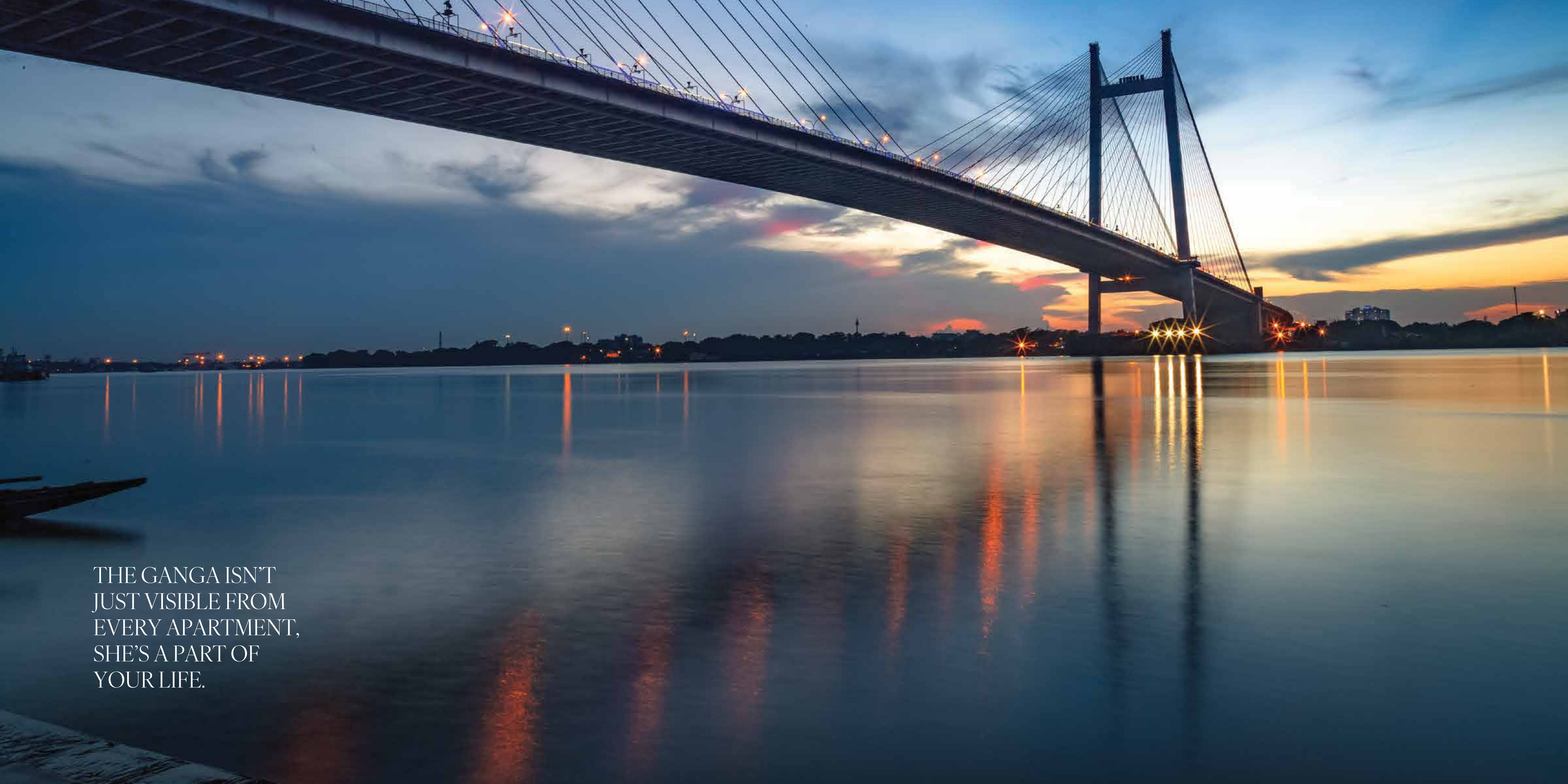
Step in and you immediately sense it — the quiet elegance, the attention to detail, the care behind every finish. The reception lobby with dedicated waiting lounges welcomes you with warmth and poise. Sunlit open walkways and artful landscaping guide you through the property, while our elegant lift lobbies offer a seamless transition to your private space.

THE RIVERFRONT LIFE.

The river is a living, breathing rhythm that flows beside you, through quiet mornings and reflective evenings. To live here is to witness the river's many moods — the shimmer of first light, the golden hush of dusk, the quiet wisdom of still water. And every time you look out, you're reminded why this place is unlike any other.

SOME HOMES OFFER A
VIEW. AADVICA OFFERS
A PRESENCE.





THE GANGA ISN'T
JUST VISIBLE FROM
EVERY APARTMENT,
SHE'S A PART OF
YOUR LIFE.

DESIGNED FOR PERFECTION.



EVERY HOME
HERE IS A
MASTERCLASS
IN THOUGHTFUL
LUXURY.



Spacious layouts that breathe.
Finishes that are elegant, refined,
and timeless. A seamless flow
between living, dining, and private
spaces — all designed to make
every moment feel expansive,
comfortable, and truly yours. These
are homes where design doesn't
shout... it whispers, beautifully.



YOUR PRIVATE SPIRITUAL RETREAT.

YOU DON'T NEED
TO ESCAPE TO
FEEL RENEWED.
JUST COME HOME.

At the heart of Aadvika is a sacred space made for faith and devotion. This serene temple is a sanctum you can visit whenever you seek guidance, solace, and peace. It's the perfect place to begin your day with prayer.

Beyond the temple, you'll find spaces that nurture the spirit in many forms. A yoga and meditation room for inner stillness. Tree-lined paths that invite reflection. And the river always flowing close, a timeless reminder of renewal.

Here, peace isn't something you chase on weekends. It is woven gently into every day.



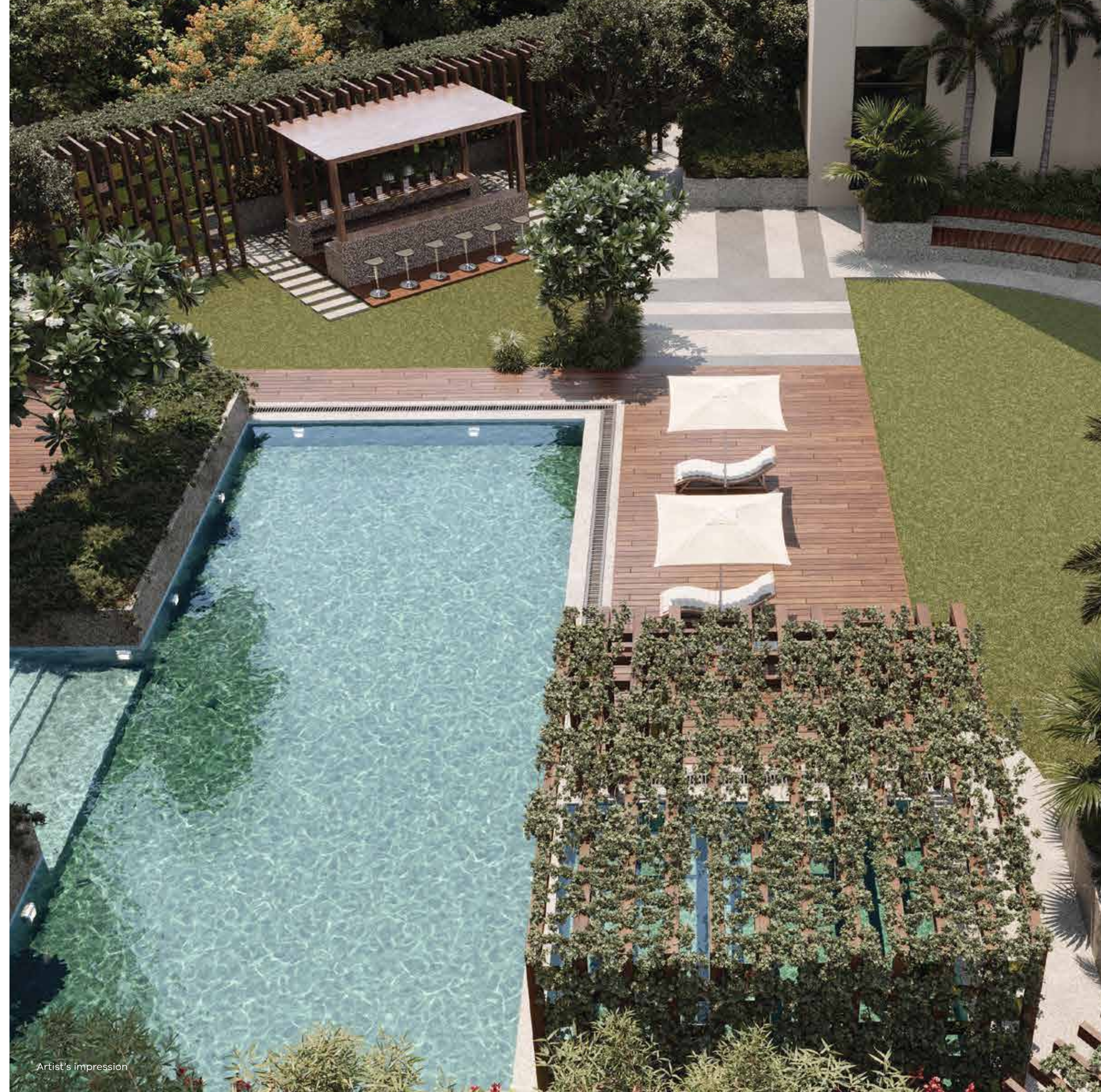
GATHER. CELEBRATE. BELONG.

ELEGANT, VERSATILE
SPACES TO MAKE
EVERY GATHERING
FEEL SPECIAL.

From quiet occasions to grand celebrations, Aadvika invites you to get everyone together. Host a family function, a festive get-together, or a spontaneous evening with friends — and let the setting do half the work.

THE POOLSIDE.

Poolside at Aadvika is a such a fun place to be. It's for swimming, but also for unwinding, recharging, and making memories that linger long after the water dries. Whether you're floating under the open sky, watching your child splash in the kids' pool, or gathering by the poolside lawn for a relaxed evening, this is where life flows at your pace.





GAMES & PLAY ZONE.

AADVIKA IS BUILT
FOR SHARED
MOMENTS AND
SPIRITED PLAY.

Whether it's a quick rally on the open-air badminton court or an intense board game indoors, Aadvika encourages friendly competitions. Designed for all ages, these are spaces where residents come together to move, laugh, and maybe even show off a little.



FOR OUR YOUNGEST RESIDENTS.

WE'VE TAKEN EXTRA CARE TO ENSURE
THAT AADVIKA IS DESIGNED FOR THE
NEXT GENERATION.

Discover spaces that spark
imagination, encourage play, and
offer safety and comfort. Let your
children explore freely. Let them
laugh loudly. Let them have the
kind of childhood that only a home
like this can offer.

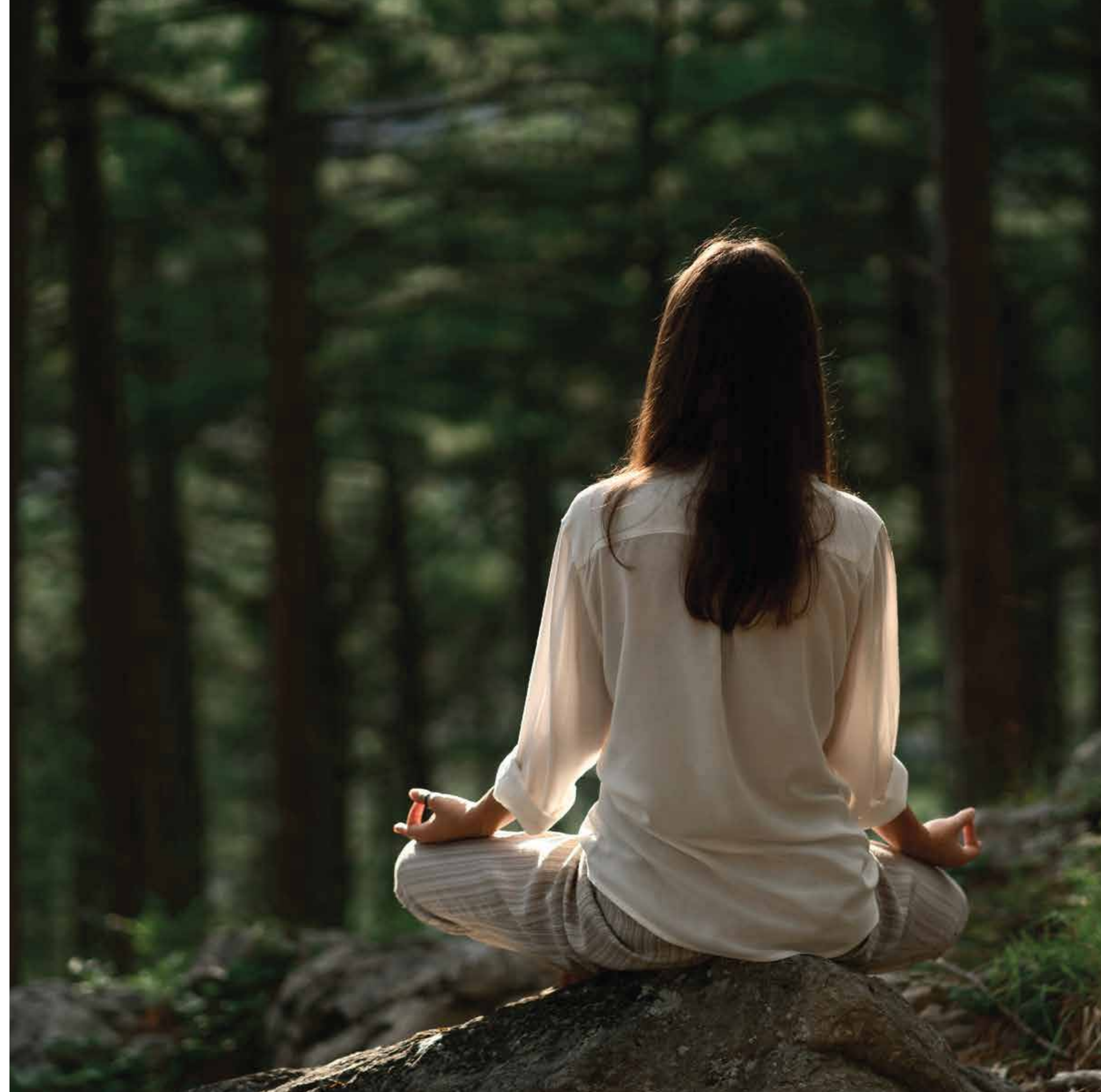
Artist's impression



APPROVED BY MOTHER EARTH.

THIS IS WHERE
YOU CAN LIVE
RESPONSIBLY,
WITHOUT GIVING
UP ON LUXURY.

We are proud to be pre-certified Gold under the IGBC Green Homes Rating System, a recognition of our unwavering commitment to responsible living. From energy-efficient design and advanced water management systems to the use of sustainable materials and technologies, every detail has been considered to reduce our environmental impact — without compromising on comfort.



A woman in white is performing a yoga pose (Vrikshasana) on a low wall or ledge. She is standing on her left leg, with her right leg bent and foot resting on her left thigh. Her arms are raised, with hands joined in a prayer position (Anjali Mudra) above her head. The scene is reflected in a calm body of water in the foreground, which also contains lily pads. To the left, there is a dark, arched doorway set into a light-colored, textured wall.

AMENITIES

AT AADVIKA, THE AMENITIES ARE
THOUGHTFULLY CONSIDERED,
SEAMLESSLY INTEGRATED
INTO DAILY LIFE, AND DESIGNED
TO ELEVATE EVERY MOMENT.

- Multipurpose hall with service kitchen
- Guest rooms
- Banquet hall with outdoor party lawn
- Temple
- Provision for crèche/day-care
- Outdoor kids play area
- Open-air badminton court
- Yoga, dance & aerobics room
- Massage & steam room
- Indoor gymnasium
- Swimming pool with changing room
- Kids pool
- Poolside party lawn with provision for open café
- Open-air mini amphitheatre with lawn
- Lounge with library
- Indoor games room



Artist's impression

BEHIND THE CALM, AADVIKA IS POWERED BY A ROBUST SYSTEM OF ESSENTIAL FACILITIES, DESIGNED TO SUPPORT YOUR LIFESTYLE AND PROTECT YOUR PEACE OF MIND.

INFRASTRUCTURE

- Association room
- Facility office room
- Sewage treatment plant
- Water treatment plant
- Underground pump room, as per norms
- Fire & CCTV control room
- Visitors' car parking
- Gas bank facility
- 24 hrs restricted power backup for apartments at extra cost
- 24 hrs power backup for common areas
- Garbage composter
- Solar-powered electrical power supply for common areas, as per norms
- Staff & drivers room on ground floor
- EV charging point available on request at extra cost



PRIMARC

FROM THE
MAKERS
OF THE
RAMDULARI
& ASTITVA

WE MAKE EXCEPTIONAL
HOMES WHERE PEOPLE
LOVE TO LIVE.



WITH THE
RAMDULARI,

we created a landmark
that has redefined the
benchmarks for
ultra-luxury living.

WITH
ASTITVA,

The Soul and Southwinds,
we created celebrated
communities known for
their thoughtful design and
best-in-class execution.

WITH
AADVIKA,

we now bring this
legacy of excellence
to Howrah's
riverfront.

Primarc projects are
testament to our passion for
innovation, commitment to
quality, and deeply
considered design. With 27
realty projects and 7 million
sq. ft. of development, we
have helped over 9000 people
move into their forever homes.

• CUSTOMER-FIRST
APPROACH:

Buying a home is a big
decision — we're here to
make it easier. From the very
first conversation to the
moment you move in, we
prioritise transparency,
clarity, and care. Because
great homes should come
with great experiences.

• ON-TIME DELIVERY:

We believe a promise is a
promise. That's why every
milestone is tracked with
precision, and every handover
is planned with your time in
mind. Our record for on-time
delivery speaks for itself, and
for our values.

• BEST-IN-CLASS :

From materials and finishes
to systems and services, we
set our standards high, and
then raise them. Every detail
is crafted to reflect quality,
functionality, and long-term
value. Because you deserve
nothing less.