



PRIMARC
AAHANA

PRIMARC

At Primarc, we haven't set out to make the most number of projects. Instead, we focus only on making the best.

For over 25 years, across residential, commercial, retail, and hospitality projects, this approach has shaped a portfolio that is select, deliberate and deeply considered.

Everything we do is driven by our core philosophy: Together is Progress. It means that we grow when everyone grows. And we succeed when everyone succeeds.

This idea of shared progress is why our customers trust us. When you consider a Primarc home, please know that we have your interests at heart. Because we won't be satisfied until you are.

27

PROJECTS

9M

SQ. FT. DEVELOPED

7M

SQ. FT. UNDER DEVELOPMENT

19,000

DELIGHTED CUSTOMERS

THE PRIMARC PROMISE

We craft extraordinary spaces

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.

We always put customers first

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.

We deliver on time, every time

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.



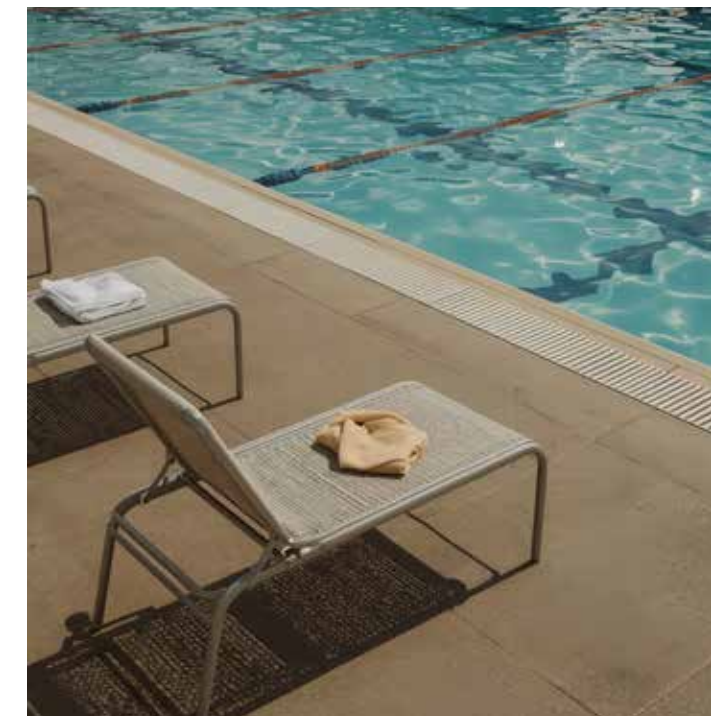


IN A WORLD OBSESSED WITH MORE,
WE CHOSE LESS. AAHANA IS A
BOUTIQUE RESIDENCE OF JUST 30
HOMES. BUILT FOR THOSE WHO
VALUE ELEGANCE OVER EXCESS.

Artist's impression



JUST 30 HOMES.
THAT CHANGES
EVERYTHING.



THE AAHANA EXPERIENCE

It means the lobby never feels crowded. The lawn never feels public. There's always room in the pool. With fewer residences comes more space per family. With fewer neighbours comes greater privacy. With fewer voices comes more quiet.

EXCEPTIONALLY CONNECTED

LOCATED NEAR KASBA'S
ACROPOLIS MALL, AAHANA
IS JUST MINUTES AWAY
FROM THE EM BYPASS AND
BALLYGUNGE.



1 MIN

Acropolis

2 MINS

DPS Ruby Park

4 MINS

Ruby Hospital

4 MINS

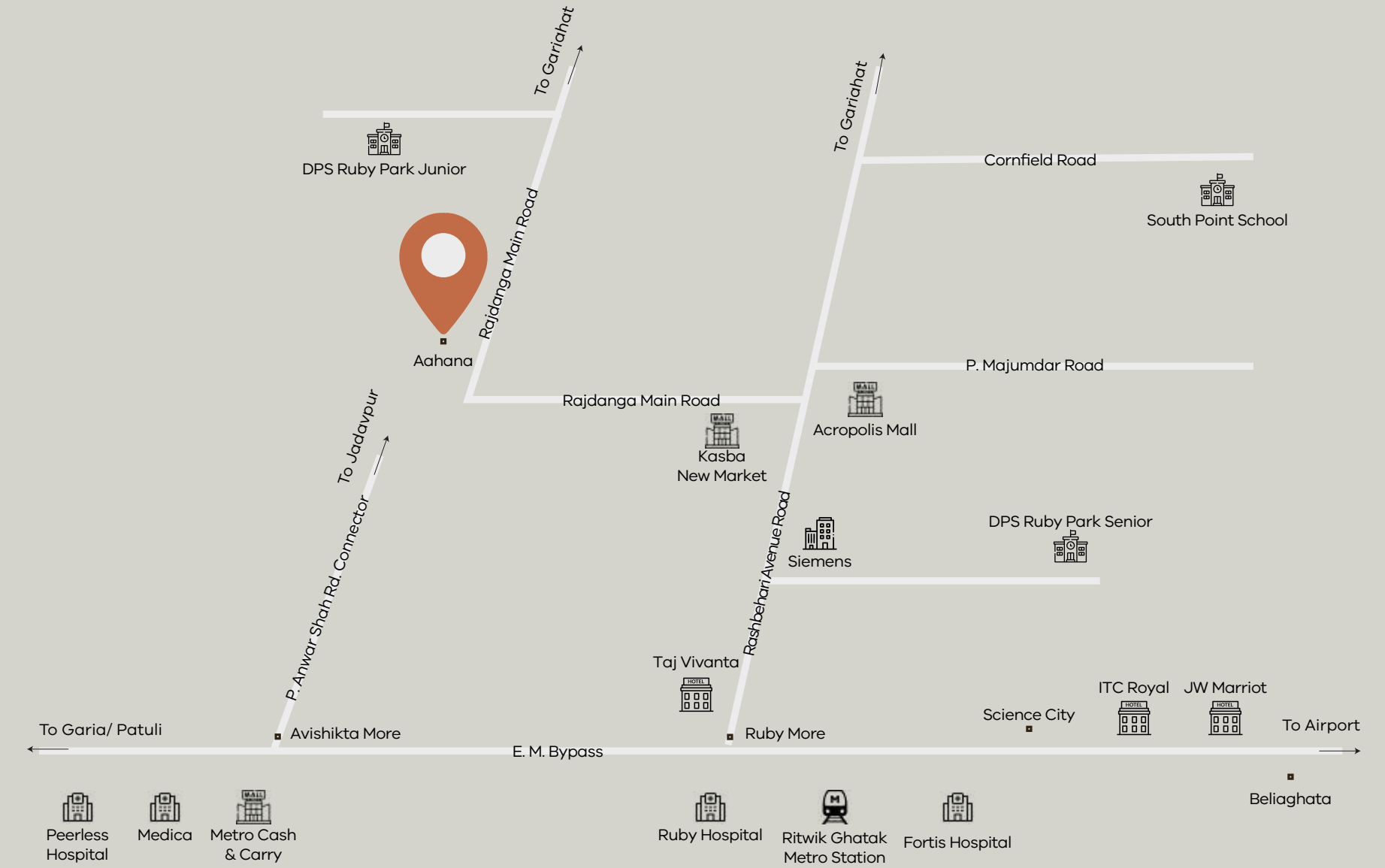
Passport Office

8 MINS

Gariahat

12 MINS

ITC Sonar



Map is not according to scale.



Artist's impression

BEAUTIFUL BY DESIGN



WOULDN'T IT BE
LOVELY IF HOME
FELT JUST LIKE A
RETREAT?

That's why, from the moment you arrive at Aahana, you are greeted with nature and art, from planter-lined pathways to lush greenery graced with carefully curated sculptures. This is landscape as experience, designed to exude beauty from the very first step.



LARGER THAN LIFE

LIFE IS BETTER
WHEN IT'S
BOTH
SPACIOUS &
PRIVATE.

Aahana rises as a single, exclusive tower set within an expansive 52-kattah land parcel. With 70% of the area kept open, Aahana never feels congested. Wide setbacks, generous breathing room, and open skies create a sense of proportion that is increasingly uncommon in the city.



THE RECEPTION



Artist's impression

Guests are greeted with understated luxury. Calm materials, thoughtful lighting, and clean architectural lines create a space that feels composed and considered.



THE HOMES

EVERY APARTMENT
HAS THREE
SIDES OPEN, FILLING
YOUR HOME WITH
NATURAL LIGHT &
CROSS-VENTILATION.



BUILT FOR BIGGER LIVES

CHOOSE FROM
2500 TO
4700 SQ. FT.
BUILT-UP AREA.

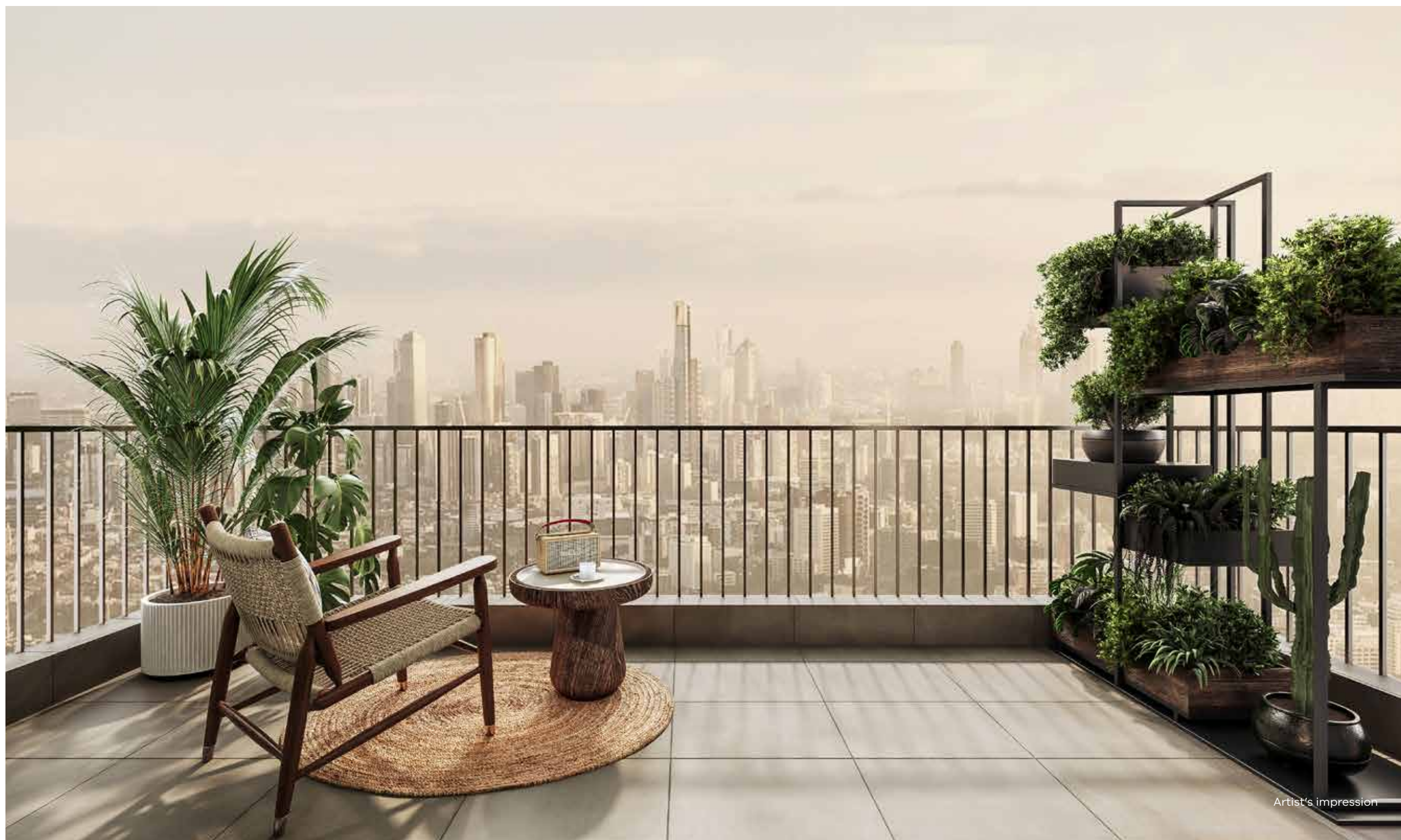
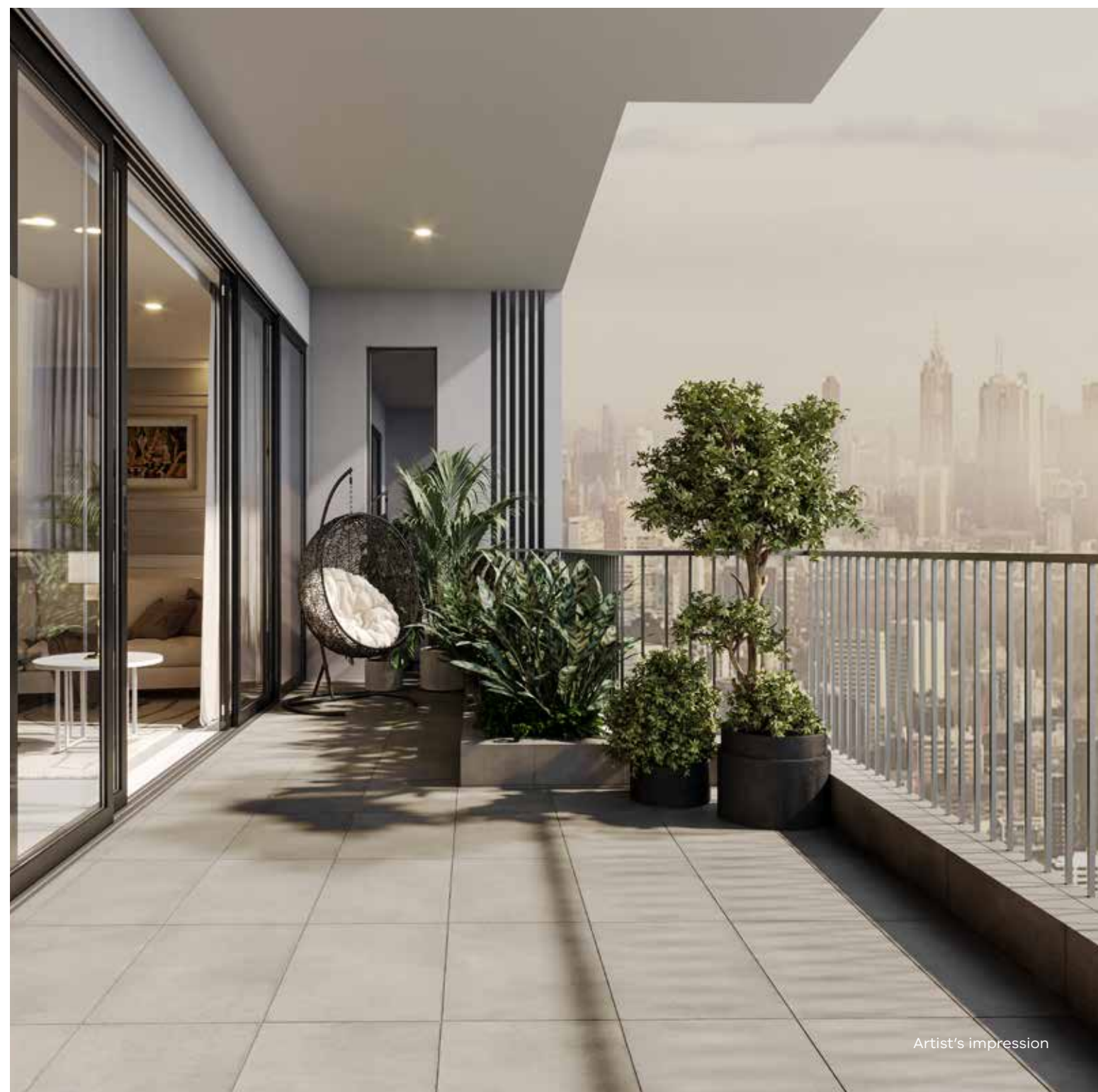


Whether single-level or duplex, each residence is crafted with scale and intelligent planning. Large living areas and thoughtfully zoned layouts ensure that the sense of space flows through your home, creating a natural balance between openness and privacy.

OPEN LIVING

AAHANA FEATURES LARGE, BEAUTIFULLY APPOINTED BALCONIES, CONNECTED TO THE LIVING ROOM AND MOST BEDROOMS.

Some units offer triple-height terraces, perfect for elevated gatherings.





LARGE
KITCHENS
BUILT FOR
BOTH YOUR
FAMILY AND
LARGER
GATHERINGS.

Wide counters, dedicated utility areas, and intelligent planning ensure that function and elegance coexist. There is room to cook, to organise, to store, and to breathe.

MASTER BEDROOM



BEDROOM 2





BEDROOM 3



BEDROOM 4



Artist's impression

USE THE
EXTRA ROOM
IN THE 4.5
BHK AS A
CHILD'S
BEDROOM.



Artist's impression

OR A HOME
OFFICE.

WALK-IN
CLOSET SPACE
FOR EVERYDAY
INDULGENCE.





BEAUTIFULLY APPOINTED
BATHROOMS WITH
LUXURY FITTINGS AND
REFINED FINISHES CREATE
AN ATMOSPHERE THAT
FEELS EFFORTLESSLY
SOPHISTICATED.



Artist's impression

DUPLEX RESIDENCES THAT
FEEL MORE EXPANSIVE
AND LUXURIOUS.

THE CLUB AT AAHANA

THE G+2
STANDALONE CLUBHOUSE
IS FITTED WITH ALL THE
AMENITIES THAT MAKE
LIFE MORE ENRICHING.



Our private social space extends the experience of boutique living beyond your residence. It offers everything you need to recharge or connect. With only 30 families in the community, every amenity feels accessible, unhurried, and personal.

ROOFTOP SWIMMING POOL + KIDS POOL

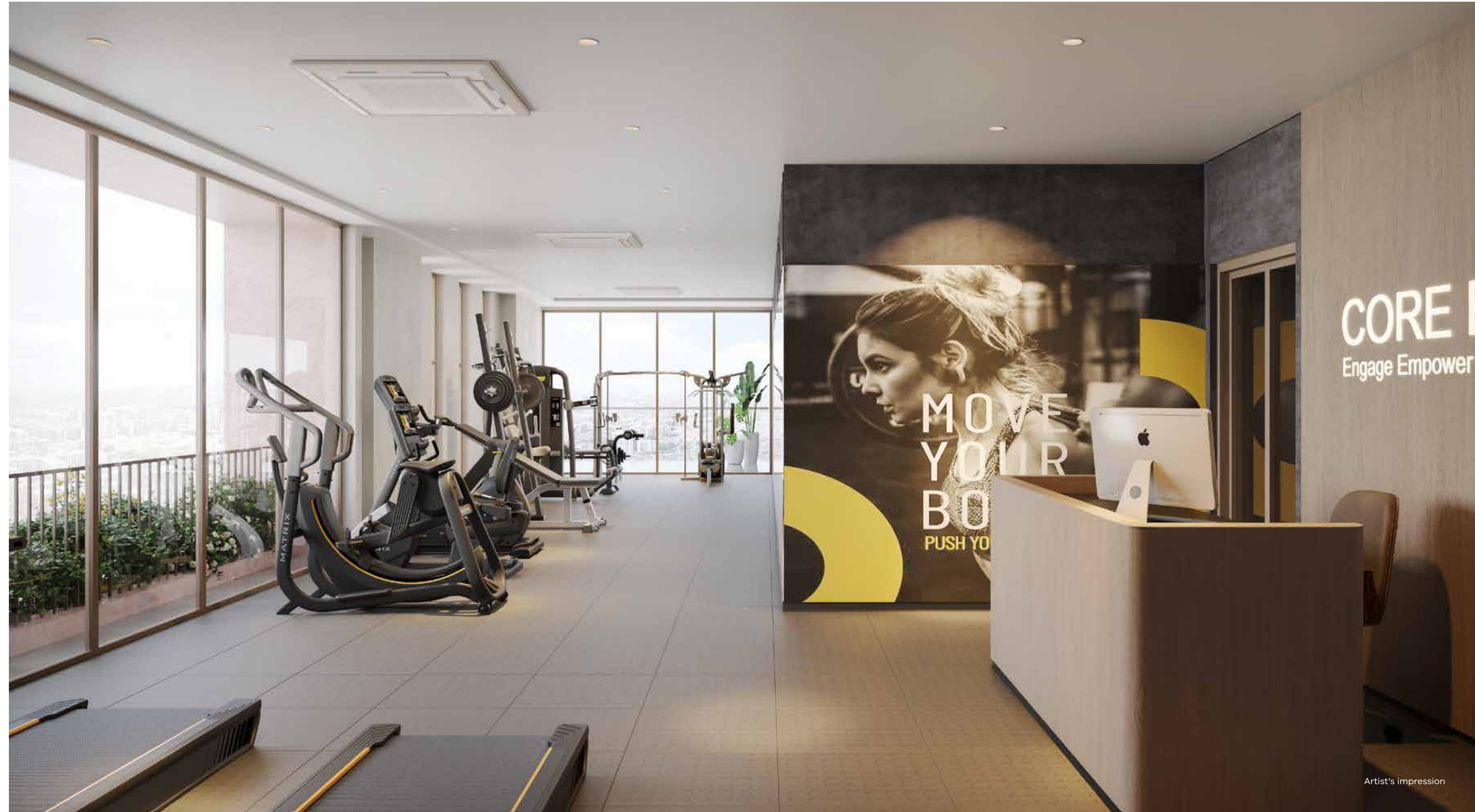




GAMES ROOM

Artist's impression

FULLY
EQUIPPED
GYM



Artist's impression

LOUNGE



BANQUET SPACE WITH KITCHEN

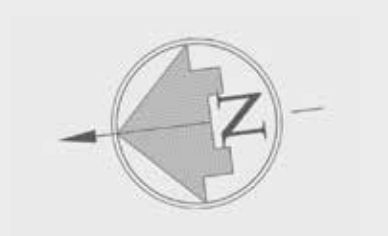


MASTER PLAN



LEGEND

- | | |
|----------------------|----------------------|
| 1. ENTRY / EXIT GATE | 6. LANDSCAPE ELEMENT |
| 2. GUARD ROOM | 7. LAWN |
| 3. ENTRANCE PLAZA | 8. CLUB ARRIVAL |
| 4. TOWER DROP-OFF | 9. GREEN AREA |
| 5. DRIVEWAY | 10. SERVICE AREA |



CLUB PLANS



GROUND FLOOR



1st FLOOR



TERRACE





LAND PARTNER

Nortex Group, part of the Poddar family of Kolkata, brings over five decades of experience in industry and real estate. Known for its trust-driven and professionally managed approach, the group now has interests in healthcare and real estate including Iris Hospital, Kolkata, and continues to grow with a steady and responsible outlook.

nørtex

Artist's impression

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LAND PARTNER

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