

NEW
ROYAL
ENCLAVE

 Adjacent to **New Town**

The inception of a
ROYAL & CLASSY
LIFESTYLE



 NEAR **SHAPOORJI BUS STAND**



COMPANY OVERVIEW

Dharitri Infraventure Pvt Ltd is a leading real estate company in India, with its headquarter in Kolkata, where we conceptualise realty projects with both affordability and aesthetics in mind. **Dharitri also has offices in two prominent cities of India i.e. Mumbai & Bhubaneswar.** At Dharitri our main goal is to make our clients happy with whatever they have invested in! We stress on the idea “**beauty of life**” with an added emphasis on “**quality of living**”.

In this dubious world of business we work with sincerity and honesty, and endeavour to cater to our client's requisitions and expectations. Our well trained and experienced professionals provide efficient and custom-made solutions for each and every client, and guide them through the maze of real estate investments. Rather than having only a business transaction, we believe in a wholesome solution approach!



ABOUT NEW ROYAL ENCLAVE

New Royal Enclave occupies a scenic lush green locale, and is designed to take full advantage of its location amidst nature's splendor. Hence the layout embraces its natural flora and fauna and blends it with modern architectural buildings and bungalows placed around them. Take a rejuvenating stroll every day around the complex, and you would assuredly come back with a mind bereft of stress and trepidation.

PROJECT FEATURE

TYPE OF PROJECT : Residential

ADDRESS : Adjacent to Newtown

TYPE OF FLATS : 1 BHK 2 BHK & 3 BHK

TYPE OF BUNGALOWS : 4 katha, 3 katha, 2 katha, 1.5 katha, 1 katha & Row House

EXTERIOR AMENITIES

Amenities play a key role when it comes to a residential property. Because, it is not only about a great property, but also about open spaces and facilities that are provided for people's convenience, enjoyment, or comfort. Keeping in mind today's hectic life and increasing pollution levels, we have developed the amenities in such a way that helps to calm your mind and eases the stress levels.



- PLAY GROUND
- AMPHI THEATER
- CLUB HOUSE
- CHESS ROOM
- CHILDREN PLAY AREA
- COMMUNITY PARTY LAWN
- SEWAGE TREATMENT
- MAINTENANCE OFFICE
- HOUSEKEEPING FACILITIES
- WET & DRY GARBAGE PIT
- SWIMMING POOL
- LANDSCAPED GARDEN
- FOUNTAIN
- GARDEN WALKWAY
- INTERCOM CONNECTIVITY
- HOUSE GUARD IN BUNGALOW BLOCK
- CLOSE CIRCUIT TV



350 SQ. FT.

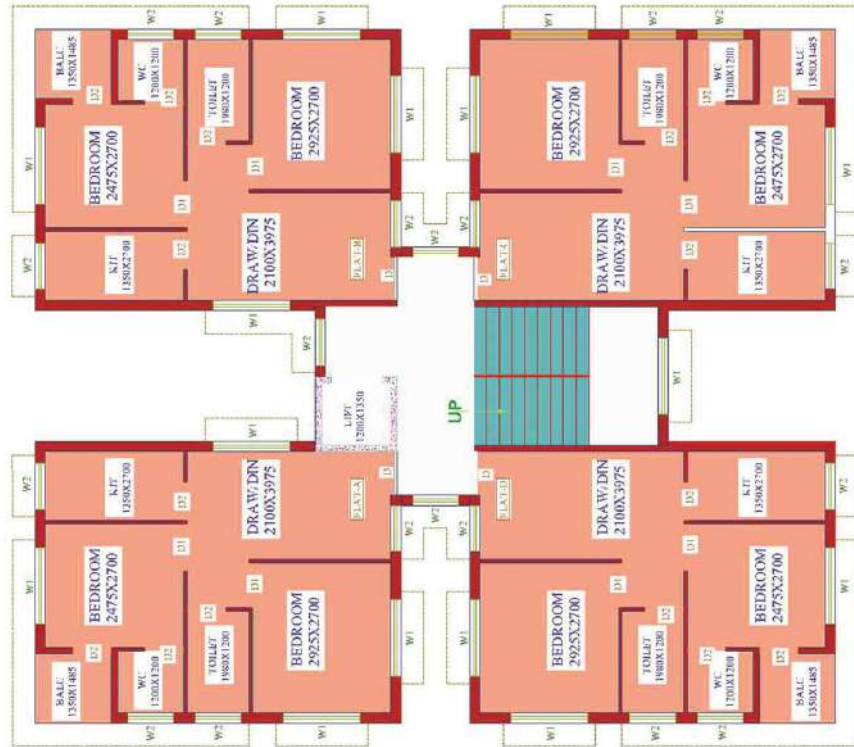


450 SQ. FT.

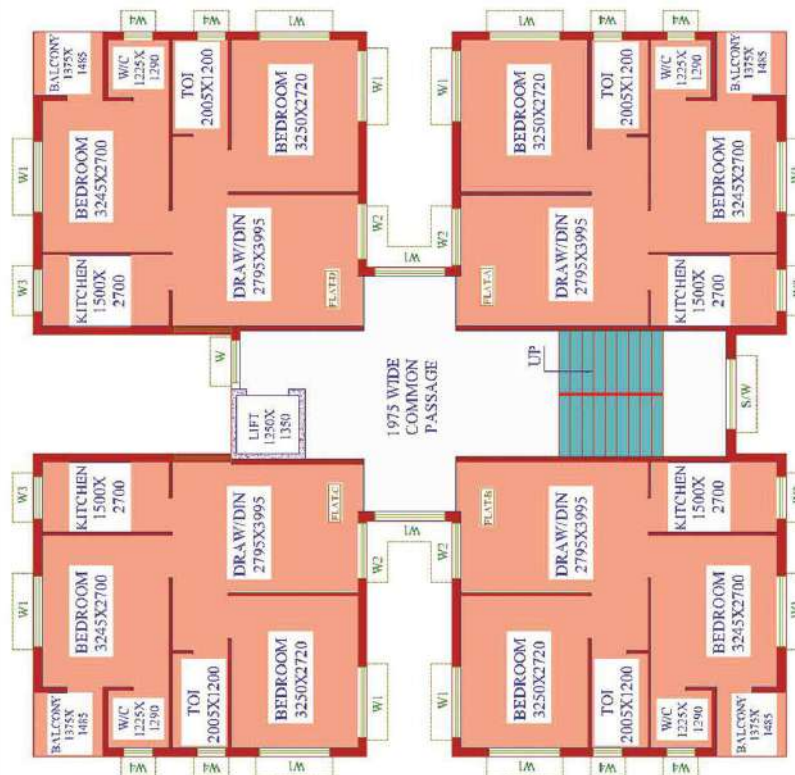
PROJECT : NEW ROYAL ENCLAVE



FLOOR PLAN FOR FLATS



600 SQ. FT.



750 SQ. FT.



900 SQ. FT. & 1019 SQ. FT.

INTERNAL SPECIFICATION

KITCHEN

1'6" breadth Stand Black Stone
Concealed pipe line will be used
Kitchen wall tiles 2' above counter only
Flooring : 1'x1' tiles or Marble marwar with 4" skirting

DOORS

Door frame : 2.5"x4" Shale wood.
Main door shutter : Panel door with teak polish with door lock
Internal door shutter : Flash door upto 32 mm thick. With door lock.
Door hardware : Stainless Steel

LIVING & BEDROOM

2'x2' tiles or Marble marwar. With 4" skirting.
All electrical wiring to be concealed in wall and ceiling
Electrical Light Points
Modular type Standard company.
Electrical wires : Standard company.
Internal wall finish : Walls and ceiling to be finished with putty.
WINDOWS
3 or 4mm thick Clear Glass with 12mm Square Bar grill.
Sliding Anodised Aluminium Window (two track).

WASHROOM

Toilet wall tiles up to lintel height 6'
1'x1' tiles or Marble marwar with 6" wall tiles
Toilet- Light point, Geyser point & Exhaust fan point.
Exquisite Sanitary Standard Company
Fixtures.

BUNGALOW : 1 KATHA



1ST FLOOR

GROUND FLOOR

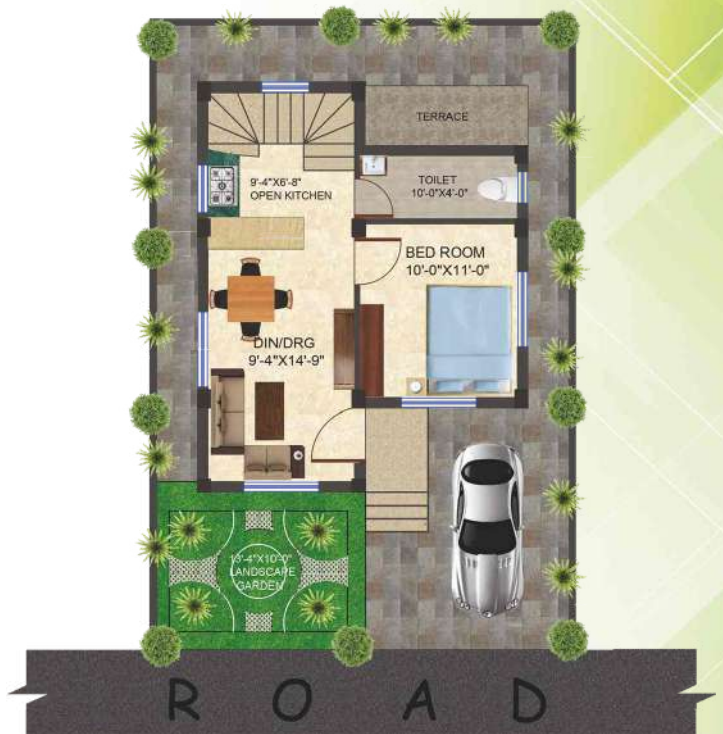


BUNGALOW : 1.5 KATHA



1ST FLOOR

GROUND FLOOR



BUNGALOW : 2 KATHA



1ST FLOOR

GROUND FLOOR



BUNGALOW : 4 KATHA



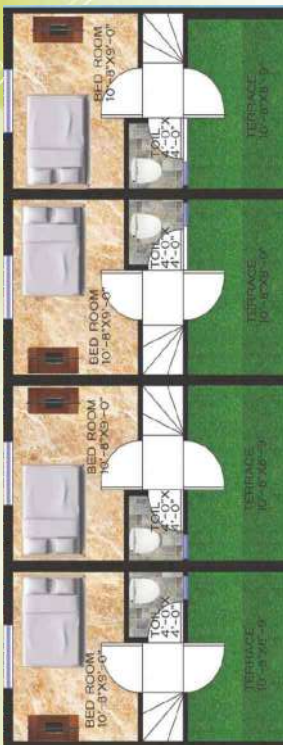
GROUND FLOOR



ROW HOUSE



1ST FLOOR



GROUND FLOOR



NEW ROYAL ENCLAVE

Adjacent to New Town



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

LOCATION POINTER

Rabindra Bharati Global School	: Adjacent	St Xavier's University	: 14 Mins
Shapoorji Sukhobristi Tower	: 2 Mins	Shapoorji Bus Stand	: 8 Mins
Kolkata Karigari Bhavan	: 14 Mins	WBSEDCL	: 7 Mins
State Bank of India	: 13 Mins	Ohio Hospital	: 20 Mins
Punjab national bank	: 16 Mins	Downtown Mall	: 13 Mins
Apollo Pharmacy	: 8 Mins	Salt Lake Sec V	: 34 Mins
Spencer Shopping Plaza	: 2 Mins	Unitech Infospace	: 20 Mins
Restaurant : Tessa Restaurant	: 2 Mins	Axis & Central Mall	: 10 Mins



OFFICE ADDRESS

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**AVAILABLE FROM
ALL LEADING BANKS**

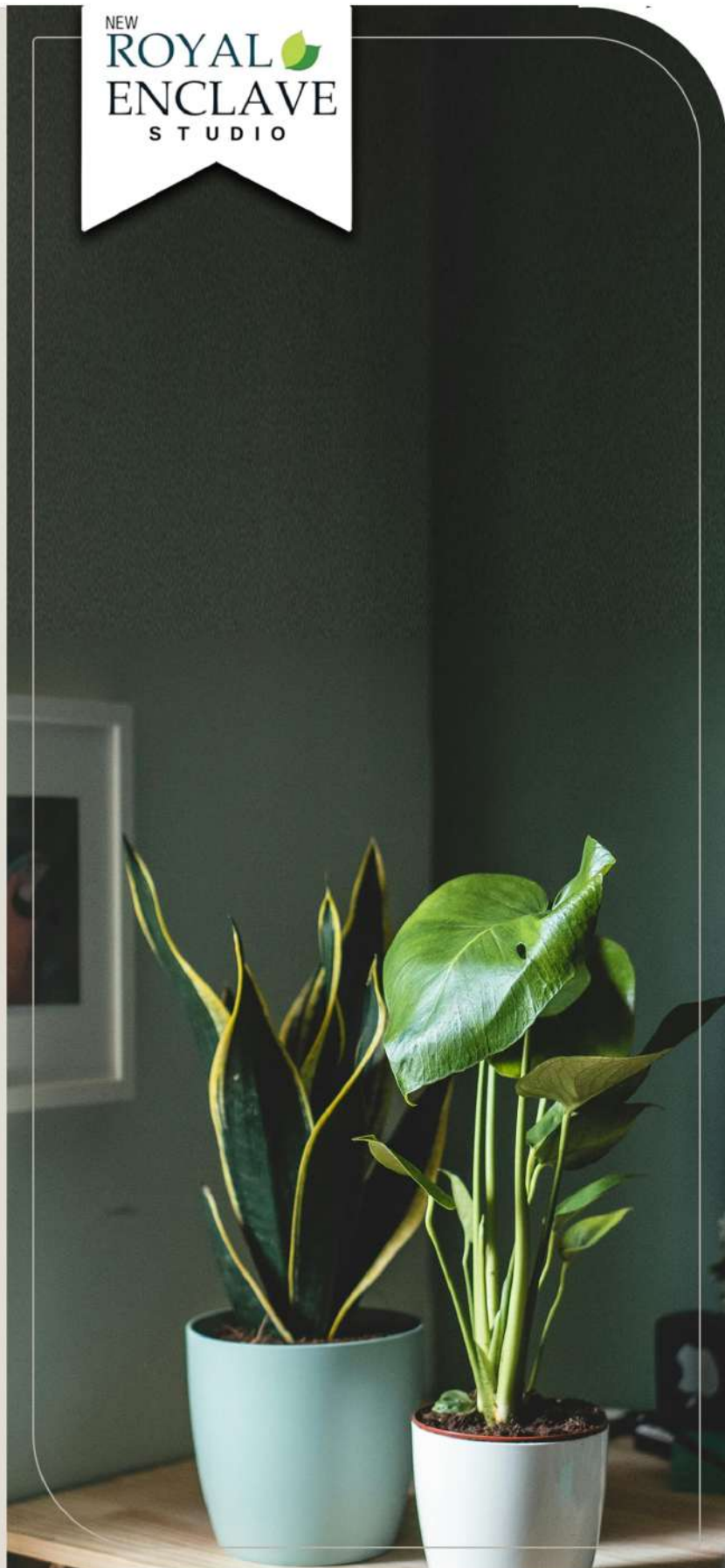
All illustrations are artist's impression only. The information herein is subject to change without notification as may be required by the authorities or developer's architect. Whilst every care has been taken in providing these information, it cannot form part of an offer or contract.

NEW
ROYAL
ENCLAVE
S T U D I O

A GRAND CURTAIN RAISER

FIND YOUR HOME IN
NATURE

Location
Quick facts
Features
Offers



A GRAND CURTAIN RAISER

NEW
ROYAL
ENCLAVE
STUDIO

STUDIO APARTMENT for modern living

New Royal Enclave. Welcome to your dream studio apartment, where smart design meets urban convenience.

Whether you're a professional, student, or first-time Home-Buyer, this home offers the perfect combination of luxury, functionality, affordability, location and lifestyle.

It is a premier Villament Community that redefines luxurious living. Offering a perfect balance of tranquility and urban convenience, this development is situated on 30 acres of breathtaking lush green adjacent to New Town Action Area III terrain. **Beside the ISCKON Temple.**

Equipped with state-of-the-art amenities, New Royal Enclave Studio is an epitome of opulent.

Living and a personalized sanctuary where comfort meets sophistication, creating an Extraordinary Lifestyle meant for you.

Your Gateway to Contemporary
COMFORT

Green Location | Pollution-free | Community Living | Budget-Friendly Price | Quality Construction



LIFE AT NEW ROYAL ENCLAVE



A P R I Z E D L O C A T I O N

OFFERING

THE BEST SUNRISES IN NEW TOWN

- A planned terrain with a mix of residential, commercial, I.T. and Institutional zones
- It is the employment hub of Kolkata comprising of several well-known MNC's
- Smooth network of arterial roads providing sound all round connectivity
- The upcoming yellow Metro line will function shortly . It is just 12 mins from the project
- Massive demand for residential complexes across multiple price segments
- Green pollution-free neighborhood with a fresh air promise-ideal for Community living
- The zone is dotted with large natural water bodies essential for sustainable developments

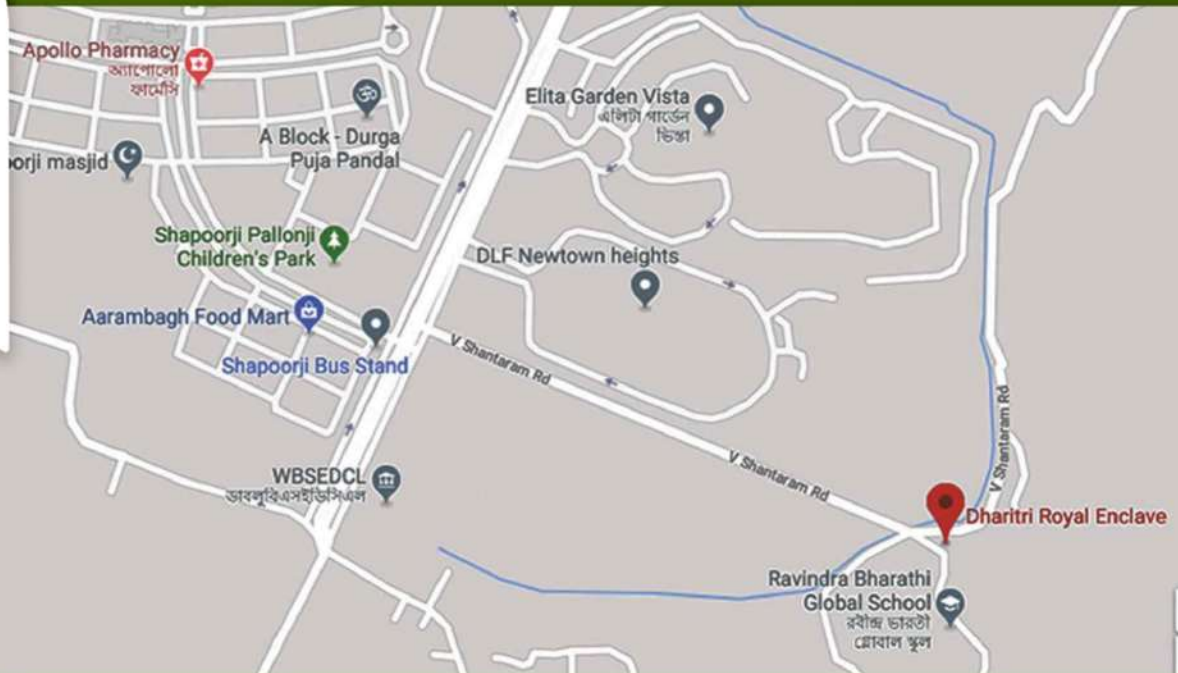
IDEAL FOR

Young Professionals:- Live near work and enjoy vibrant city life.

Students:- Comfortable living with proximity to educational institutions.

Investors:- High rental yield and strong resale value.

BESIDE
ISKCON
T A M P L E



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Spencer Shopping Plaza	: 2 Mins	Unitech Infospace	: 20 Mins
Restaurant : Tessa Restaurant	: 2 Mins	Axis & Central Mall	: 10 Mins

A PERFECTLY SELECTED LOCATION FOR A PICTURESQUE LIFE



The proposed elevation.
An Artist's impression.

NEW
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ENCLAVE
STUDIO



A GRAND CURTAIN RAISER

The proposed elevation.
An Artist's impression.

NEW
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STUDIO





A woman with long dark hair, wearing a white long-sleeved shirt and light-colored pants, is sitting on a white wooden armchair on a balcony. She is smiling and looking at a small object in her hands. The balcony has a white wooden table and another armchair with striped cushions. There are several potted plants, including a large green plant in a blue pot and a smaller one in a white pot. The background shows a modern building with large windows and a clear blue sky.

APARTMENT FEATURES

Optimized Layout ::

- Thoughtfully designed to maximize space and light.
- Open floor plan for seamless living.

Luxurious Bathroom ::

- Premium tiles and modern sanitary ware.

Private Balcony ::

- A cozy outdoor space to unwind and enjoy views.

Furnishing Options ::

- Fully-furnished or semi-furnished options available.



TYPICAL FLOOR PLAN





Isometric Views of Typical Apartments



ALL IN ONE HOMES

now in New Town

LOCATION

CONNECTIVITY

LIFESTYLE

AMENITIES

LOCALITY

GREENERY

BOOK A SITE VISIT TODAY

Special Offer

- Early Bird Discounts
- Pre-Book now
- Enjoy extra benefits
- Visit our site today
- Call us for details
- Don't miss this golden Deal!