



NIRMAN
VISTAA

A Home with a Life





Welcome to Modern Urban Living

Nirman Vistaa is a modern housing project that has 2 & 3 Bedroom apartments that range from 948 sft. to 1497 sft. Strategically located, it is just a few minutes drive from the airport and is in very close proximity to happening places as well. Metro Rail connectivity is an added advantage, thus making it very convenient for those who travel frequently.



All that is Grand

The Apartments at **Nirman Vistaa** have been planned and designed keeping in mind the needs of modern day families. They are spacious and airy, and come with all the amenities that one would expect in a modern home. **Nirman Vistaa** has a fully integrated **Clubhouse** that has a Swimming Pool, Community Hall with Kitchen, Indoor Games Room and Modern Gym making it perfect for those who want to stay fit and healthy.





Facilities

Water Filtration Plan

24 Hours Power backup

24 Hours Water Supply

Security with 24 Hours

CCTV surveillance

Grand Entrance Gate

Perfectly Located, Conveniently

Connected, perfect better living

you always dreamed of.

Amenities

Swimming Pool

Modern Multi Gym

AC Banquet Hall with Kitchen

Indoor Games Room

Multi Purpose Hall

Live Green

About 50% open space area
filled with greenery

High window guarantee

better view and cross ventilation

Rooftop Lawn.

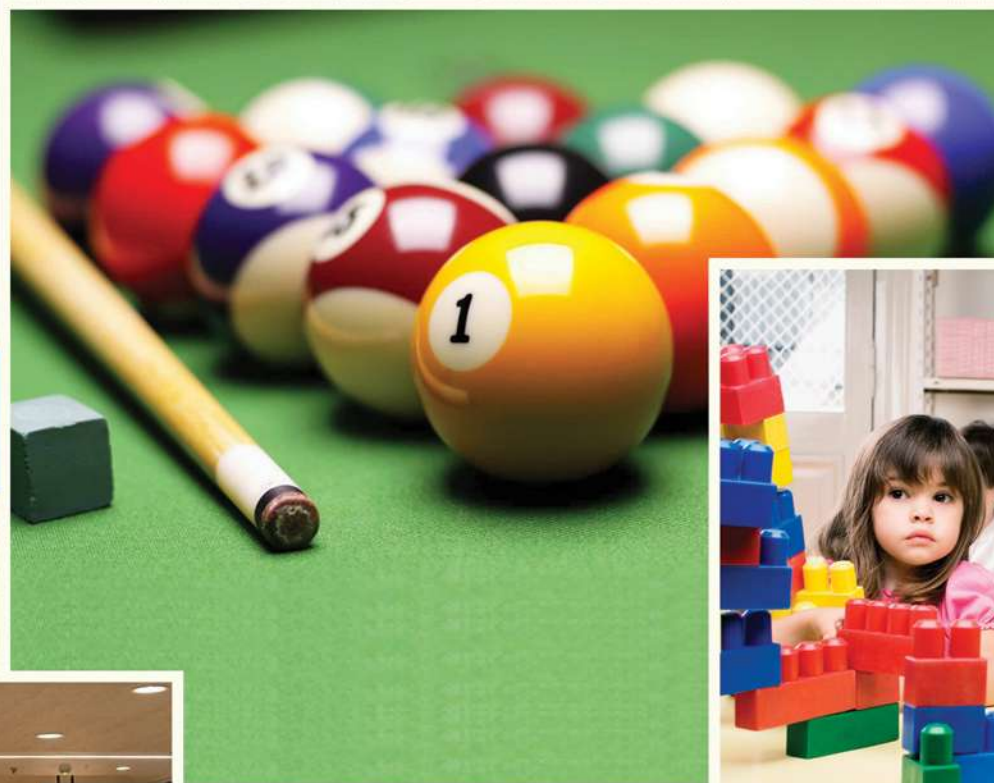






NIRMAN
VISTAA

THE CLUB



Specifications

FOUNDATION

Earthquake resistant Deep RCC
Pile foundation and RCC frame structure.

ELEVATION

A unique blend of ornamental and modern architecture

EXTERNAL WALLS

Eco Friendly AAC blocks / Fly ash bricks with
plastered finished & blending with the weather
proof acrylic base paint and other decorative finish.

INTERNAL WALLS

AAC block/ Fly ash bricks with plastered finished and putty finish

STAIR CASE & LOBBY

Spacious staircase, elegant lobby, ground floor
lobby and other floor lobby with granite / tiles floor finish.

BALCONY

MS Railing

FLOORING

Good Quality vitrified tiles in all bedrooms, living/ dining area
& balcony, anti skid ceramic tiles in kitchen & toilets

KITCHEN

Granite top platform with stainless steel sink of reputed
make & glazed tiles up to 2ft. above the cooking platform.

WINDOWS

Aluminium sliding windows

DOORS

Wooden frame with solid core flush door in
all rooms fitted with all accessories of reputed make

TOILETS

Ceramic tiles up to door height, provision for HOT &
COLD water supply, European style sanitary fittings of
reputed make with elegant good quality CP fittings.

ELECTRICAL

Copper wiring or equivalent in concealed MCB of HAVELLS
or equivalent, AC points in Master Bedrooms with adequate
Electricals points.

LIFT

Reputed make in each block

OTHER TREATMENT

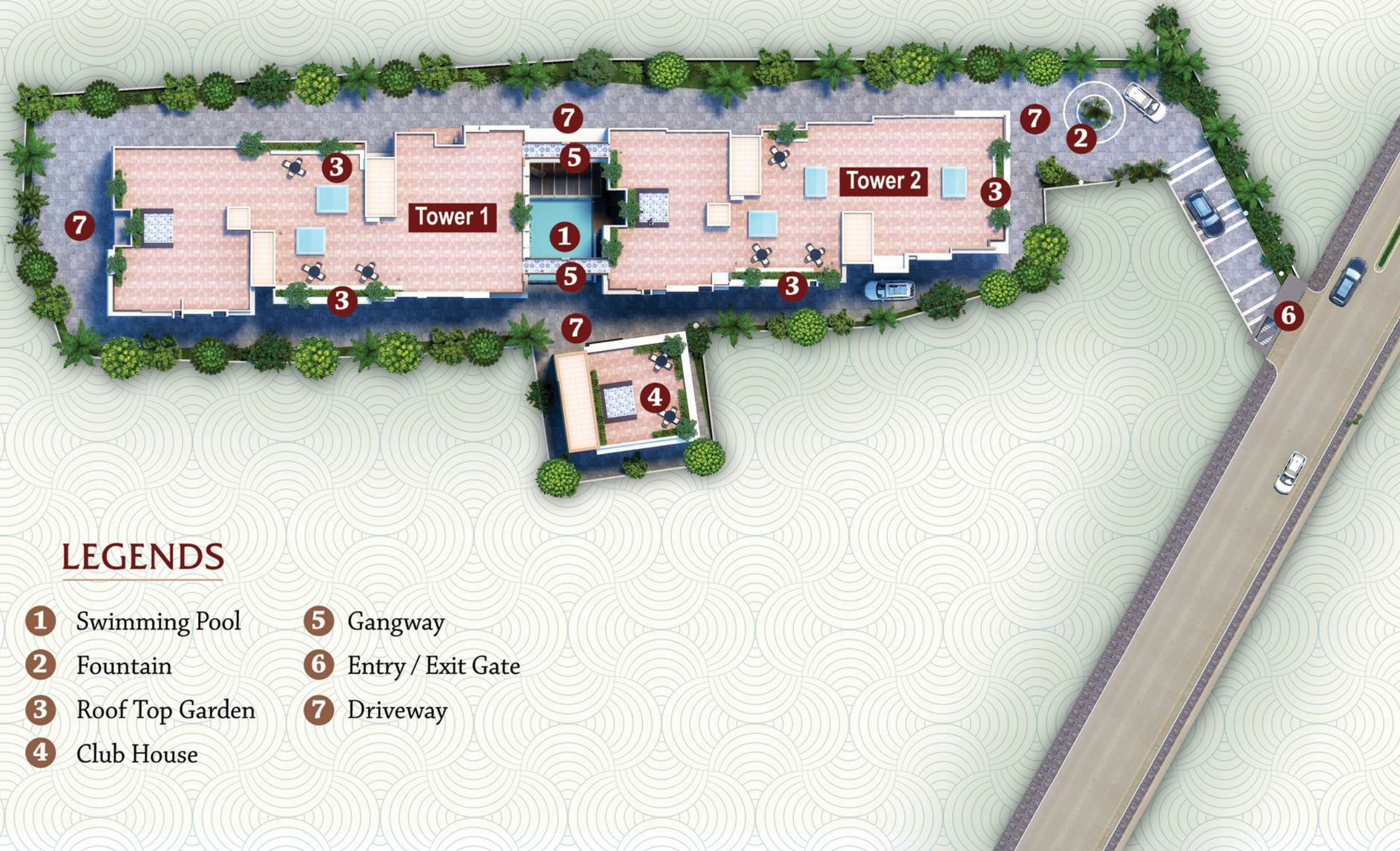
Adequate roof treatment in all the blocks



Key Plan



NIRMAN
VISTAA

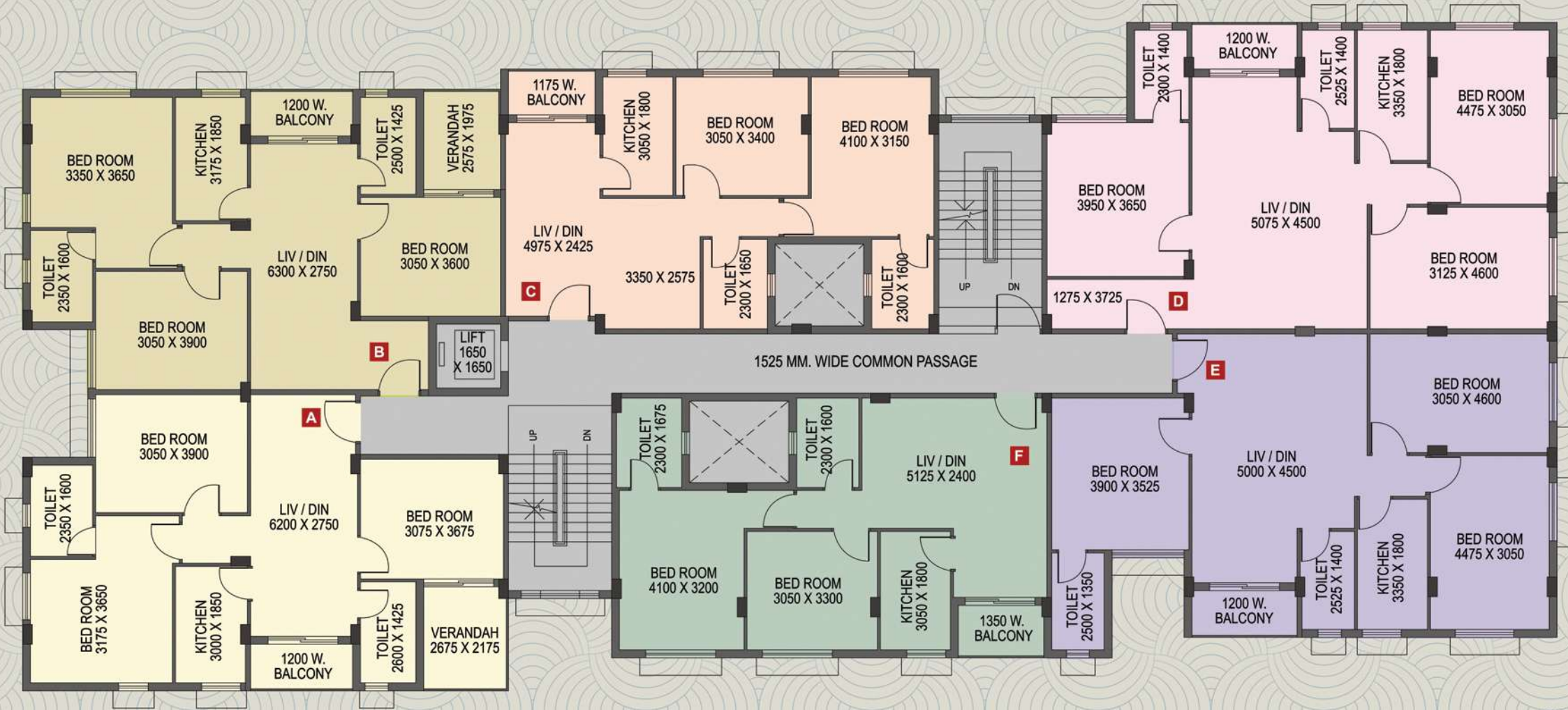


LEGENDS

- | | | | |
|---|-----------------|---|-------------------|
| 1 | Swimming Pool | 5 | Gangway |
| 2 | Fountain | 6 | Entry / Exit Gate |
| 3 | Roof Top Garden | 7 | Driveway |
| 4 | Club House | | |



Typical Floor Plan (Tower 1)



Area Statement

Flat No.	Flat Type	Carpet Area Flat	Carpet Area Balcony	Covered Area	Saleble Area
A	3 BHK	782 sft.	96 sft.	935 sft.	1300 sft.
B	3 BHK	824 sft.	88 sft.	971 sft.	1350 sft.
C	2 BHK	678 sft.	29 sft.	755 sft.	1049 sft.
D	3 BHK	988 sft.	34 sft.	1077 sft.	1497 sft.
E	3 BHK	925 sft.	37 sft.	1018 sft.	1415 sft.
F	2 BHK	679sft.	32 sft.	759 sft.	1055 sft.



Typical Floor Plan (Tower 1)



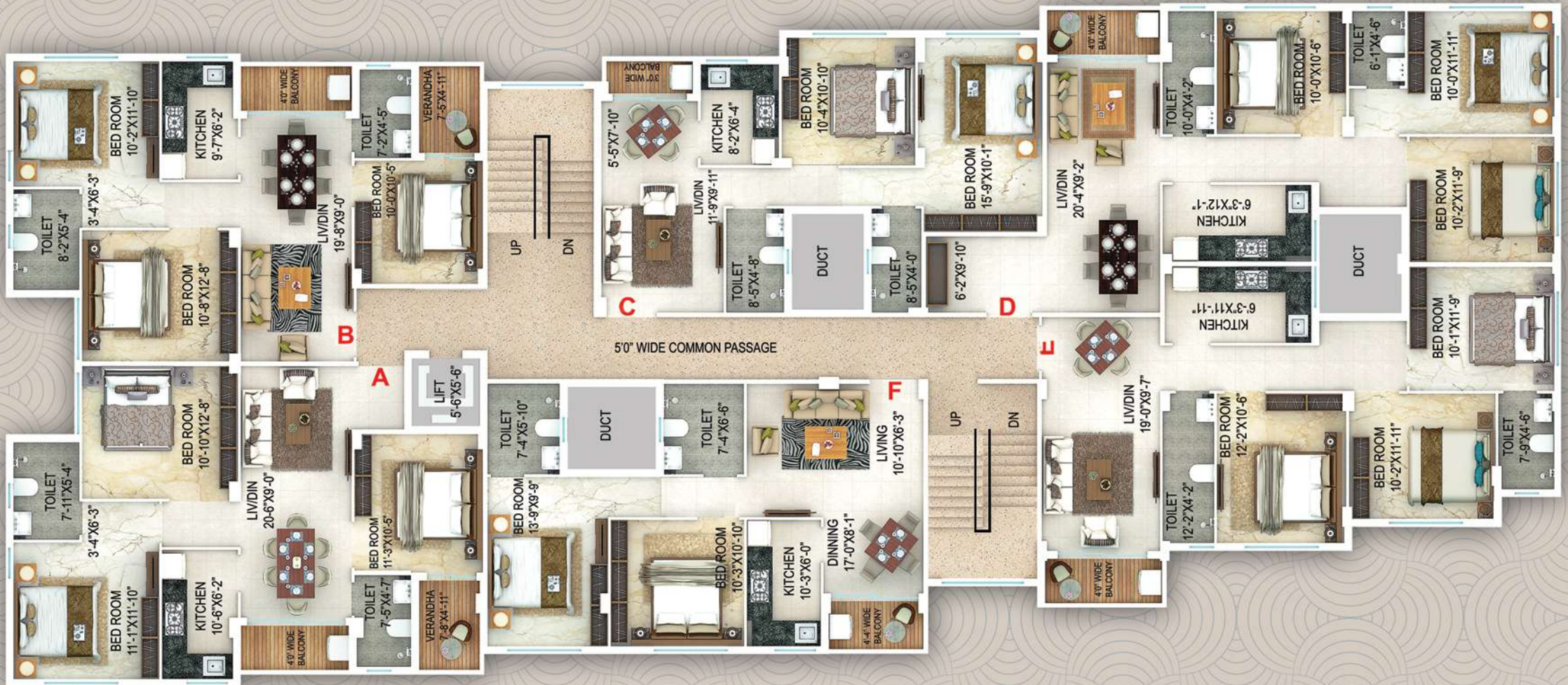
Typical Floor Plan (Tower 2)



Area Statement

Flat No.	Flat Type	Carpet Area Flat	Carpet Area Balcony	Covered Area	Saleble Area
A	3 BHK	785 sft.	72 sft.	912 sft.	1268 sft.
B	3 BHK	726 sft.	70 sft.	854 sft.	1187 sft.
C	2 BHK	618 sft.	21 sft.	682 sft.	948 sft.
D	3 BHK	853 sft.	37 sft.	943 sft.	1311 sft.
E	3 BHK	810 sft.	39 sft.	904 sft.	1257 sft.
F	2 BHK	657 sft.	33 sft.	734 sft.	1020 sft.





Location Map



Locational Conveniences:

The complex is also well-connected to the rest of the city by a network of highways and roads.

- 5 mins. from NSCBI Airport ■ 5 mins. from City Centre 2 ■ 7 mins. from Charnock Hospital
- 10 mins. from Eco Tourism Park ■ 2 mins. from Chinar Park Crossing

Not to Scale

PAST PROJECTS



NIRMAN GREENS, Kalipark, Rajarhat



NIRMAN AALAYA, Sarat Pally, Bablatala



NIRMAN ALPHA - 2, Newtown

NIRMAN GROUP The Background

Nirman Group has established itself as a leading real estate developer in Kolkata. Each project is executed after thorough and meticulous planning, thus catering to the preference and taste of our customers. The company's aim is to accommodate every need of its customers' during the design phase. Our planning, attention to detail and excellent designs are evident in all our projects and hence these have become prime properties of North Kolkata. **Nirman Group** has to its credit an impressive list of previously completed and ongoing projects. Our residential and commercial properties are considered as real estate landmarks and have proved to be secure and sound investments for all our investors and have helped us gain the satisfaction and trust of all our stakeholders.



NIRMAN ALPHA - 3, Newtown



Developer:
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PROJECT ARCHITECTS:

