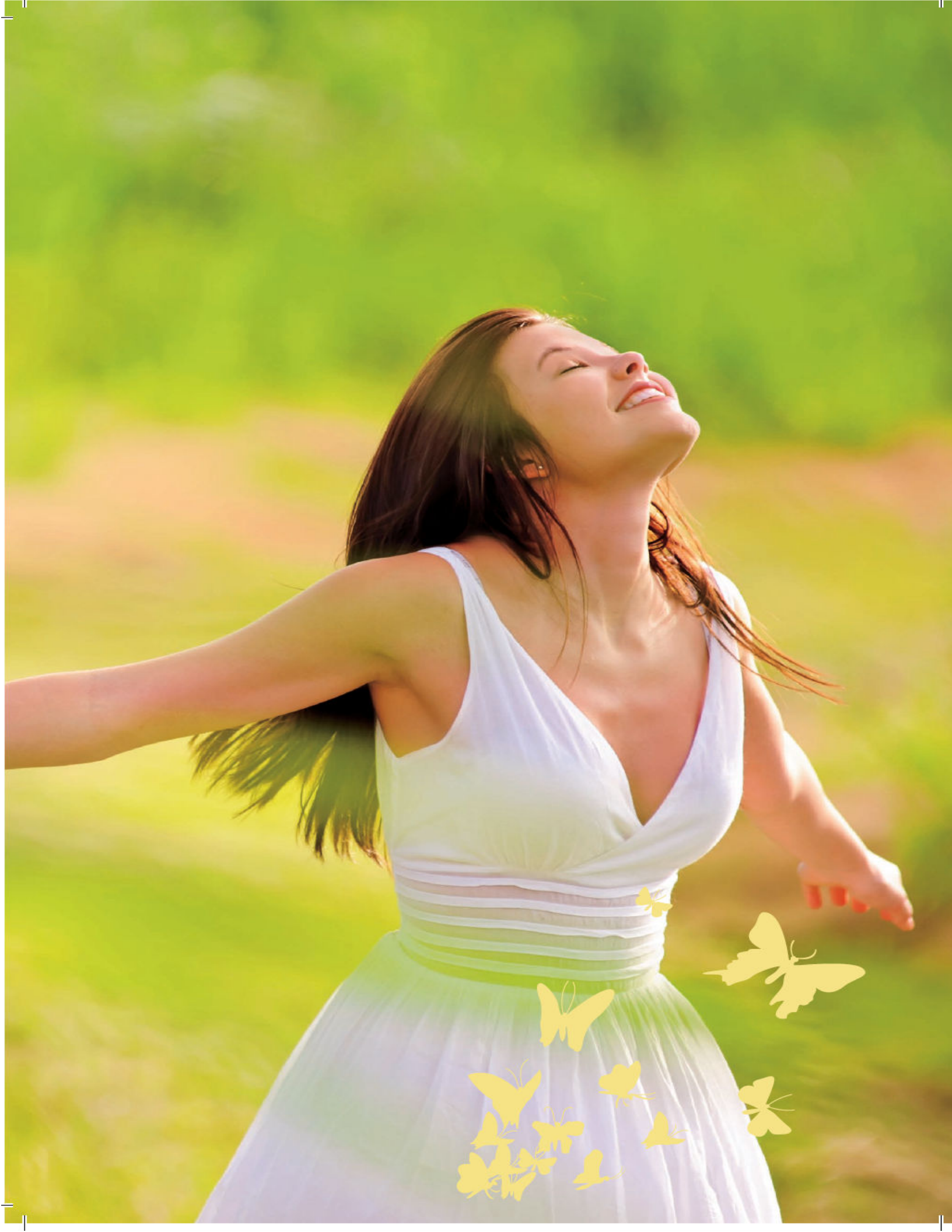






*A home for life*







# Welcome to Modello Highs

Most people who are keen to buy homes, desire to move into futuristic locations.

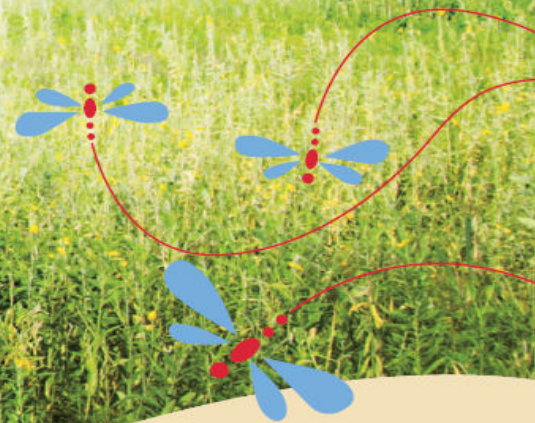
Locations benefiting from infrastructure growth.

Projects that accommodate modern structures.

Facilities that enhance lifestyle standards.

Most projects offer one or two such attributes.

Modello Highs is a rare residential property to offer all three.







The biggest challenge in modern living is the need to match the splendours of the outside with lifestyle conveniences of the inside.

Modello Highs is designed to provide a modern, spacious and stylish dwelling.

Created around 3 lac square feet on EM Bypass.

Structured around two- and three-bedroom apartments

Designed around spaciousness to maximise breeze and sunlight.

Marked by the use of modern fittings and features.

Resulting in an international quality of lifestyle in a Kolkata location.

Bringing the global home.

116 three-bedroom apartments,  
42 two-bedroom apartments and  
13 luxurious duplex apartments

Split air-conditioners in all bedrooms and  
living/dining room

Servants' quarters available with  
selected 3 BHK apartments

More than 80% of apartments are  
either South-facing or facing  
the landscaped garden







Modello Highs residents will not need to take a flight around the world to quench their thirst for space. All they will need to take is a flight down the stairs.

Modello Highs is designed to provide residents with expansive acres to relax, to wind out, to let go. To rest after day's hustle and bustle. For the rest of their life.

Modello Highs aims to satisfy the intense craving for the moments of solitude to counter the stress of the contemporary urban lifestyle.

Seventy per cent of the property is open (including play area).

The sprawling landscaped garden will provide a one-ness with nature. Where children will be liberated from spending time indoors. Where the middle-aged will be able to jog and stay fit. Where the elderly will be able to mix with like-minded gentry.

70% of the property dedicated to open space

17,000 square feet of total area dedicated to greenery

3,400 square feet playground for outdoor games

6,700 square feet of landscaped garden



All successful achievers  
inevitably need to graduate  
to a 'High standard' of living.  
Metaphorically and literally.



171 apartments (three towers)

Tower 1: Basement plus ground plus 16 floors

Tower 2: Ground plus 16 floors

Tower 3: Basement plus ground plus 17 floors







One of the things that property buyers at Modello Highs will enjoy is a clear perspective of life.

Literally.

The 17-storey property will be the tallest in the vicinity and one of the highest across the arterial stretch.

Majority of Modello Highs apartments will be open on three sides. Making it possible for home owners at Modello Highs to enjoy an unimpeded view of wetlands and panoramic sight of the city.

The location will provide more than just a balcony view of the sunrise, sunset and changing seasons; it will provide a ringside view of the splendours of life.

The magic of any residential offering comes down to three critical drivers. Location, location, location.

Modello Hights is located on the Chourringhee of tomorrow. The Eastern Metropolitan Bypass.

The EM Bypass is where all the action of the future will be. The largest hotels. The biggest residential facilities. The metro rail stations. The schools. The flyovers and the upcoming BRTS corridor facilitating quicker throughput.

The result is that Modello Hights is the right offering at the right time at the right location.





3 minutes from Shaheed Khudiram Metro Station

3 minutes from the nearest market

14 minutes from Ruby Crossing

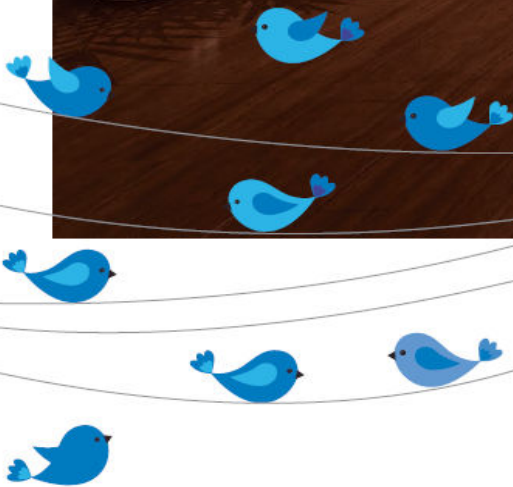
20 minutes from South City mall

20 minutes from ITC Sonar Hotel

Proximity to reputed hospitals like Peerless, Rabindranath Tagore International Institute of Cardiac Sciences and Medica

Proximity to reputed schools and colleges like Ramkrishna Mission, DPS, Heritage, B D Memorial, Indus Valley, Kolkata Public School, Baghajatin Sammilani College

For all those looking for increased standards in life, Modello Highs brings in best in class facilities.





A state-of the art air-conditioned gymnasium. Where the last thing one will need to exercise is caution. As one sweats and steams and de-stress in the Jacuzzi.

Or a library lounge where it will be possible to absorb the silence, engage the intellect and rise to a higher level.

Or a air-conditioned community hall, ideal for parties and get-togethers.

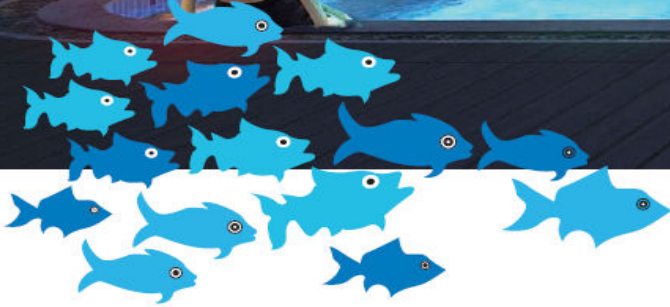
Making it possible not just to meet acquaintances. But to create a community.



One of the principle attractions at Modello Highs is the swimming pool.

The main pool and a separate children's pool.

Where it will be possible to take a dip, soak and wipe away the worries of life.







## Flooring.

Living/dining/bedrooms:  
Vitrified tiles

Master bedroom:  
Vitrified tiles

Servant's room:  
Ceramic tiles

## Kitchen.

Flooring: Ceramic antiskid  
tiles

Walls: POP / Putty finish

Fittings and interiors:

Stainless steel sink with wall  
tiles upto 2 ft from counter  
table

Kitchen platform:

Granite slab

Provision for exhaust and  
cold water

## Toilets.

Flooring: Ceramic antiskid  
tiles

Walls: Toilet dado(7') –  
ceramic tiles

Fittings and interiors: C.P  
Fitting – standard make,  
sanitary ware and cistern



**Windows:** Anodized aluminium casement window

**Doors and internal doors:** Salwood door frame with teak veneer finished on both faces except for kitchen and toilet doors which will have commercial faced inners.

**Electrical fittings:** Insulated copper wiring with modular switch and MCB in each flat.

**Exteriors:** Texture paint, Rear side – Acrylic paint

**Water supply:**

- 24/7 water supply
- Water treatment plant

**Power back-up:**

2 BHK - 1 KVA, 3 BHK - 1.5 KVA, Duplex - 3 KVA

**Security:**

- 24/7 Security Services
- CCTV and Intercom
- Entrance door shall have night latch, door knocker and a magic eye

# Master plan





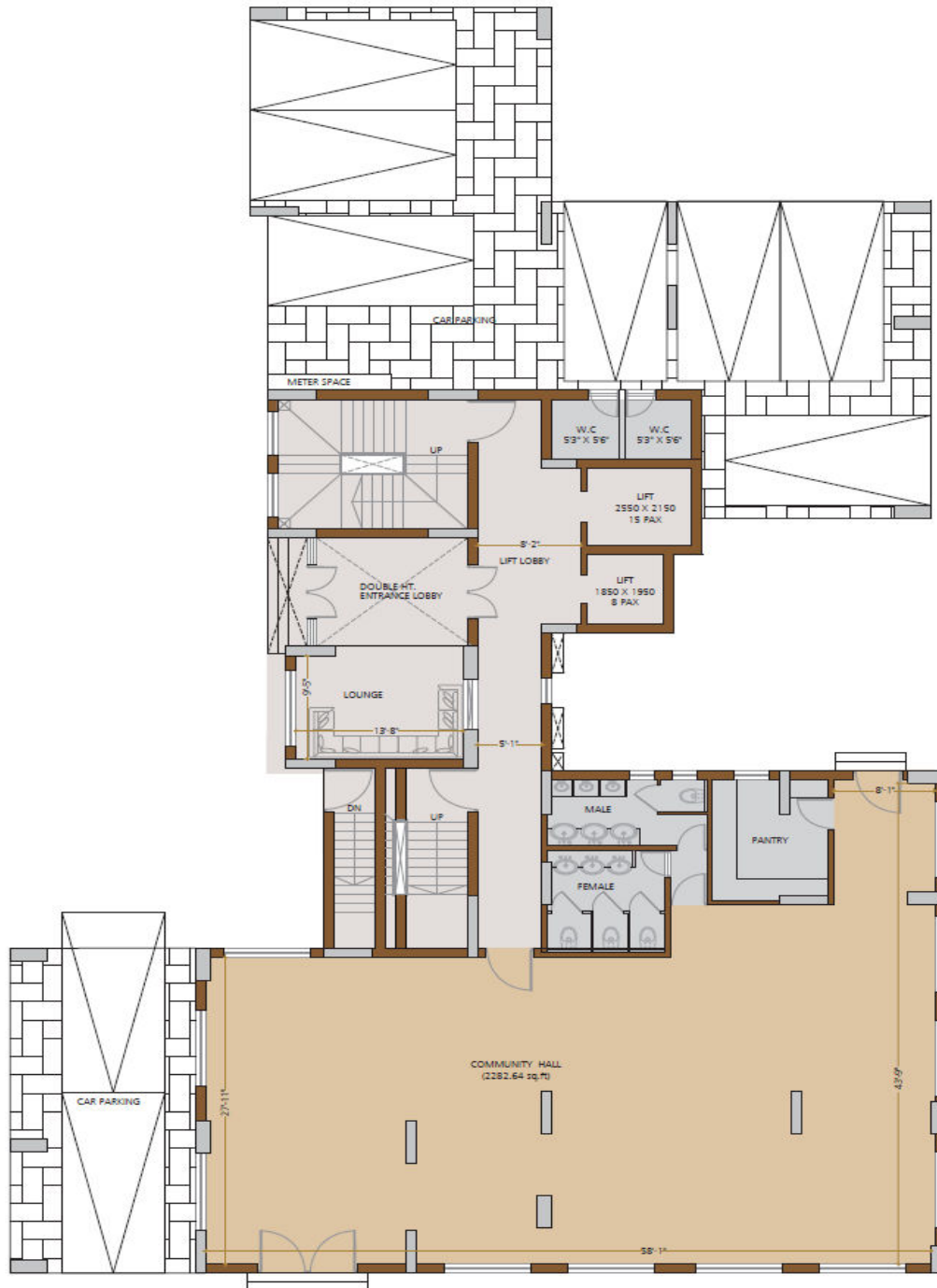
# Block 1 - Typical floor plan (4th to 14th)



A	1841 sqft.	C	1448 sqft.
B	1720 sqft.	D	1699 sqft.



# Block 2 - Ground floor plan



# Block 2 - Typical floor plan (3rd to 13th)



A	1113 sqft.	C	1624 sqft.
B	1128 sqft.	D	1832 sqft.



# Block 3 - First floor plan



# Block 3 - Typical floor plan (2nd to 15th)

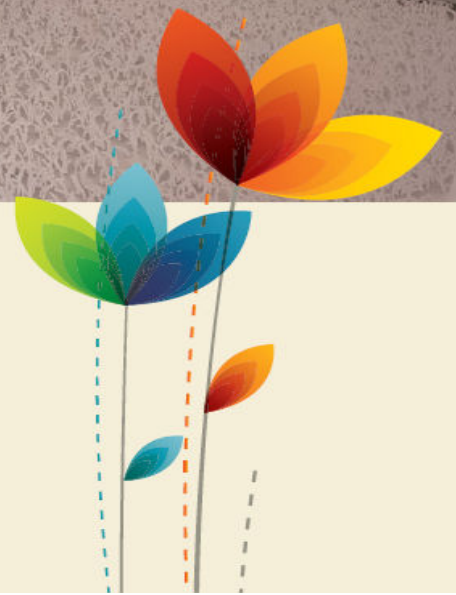


A	1807 sqft.	C	1676 sqft.
B	1803 sqft.	D	1118 sqft.



## Duplex flats

13 premium duplex flats | Ranging from 3070 to 4731 sq feet | Having exclusive open terrace



# Block 1 - Second floor plan (duplex)



A	1928 sqft.	C	3444 sqft.
B	3550 sqft.	D	4211 sqft.



# Block 1 - Third floor plan (duplex)



A 1841 sqft.

# Block 1 - 15th floor plan (duplex)



A	4070 sqft.	C	3285 sqft.
B	3597 sqft.	D	3867 sqft.



# Block 1 - 16th floor plan (duplex)



# Block 2 - 14th floor plan (duplex)



A 4731 sqft.

C 1624 sqft.

D 1832 sqft.



# Block 2 - 15th floor plan (duplex)



B	3070 sqft.	C	3767 sqft.
---	------------	---	------------

# Block 2 - 16th floor plan (duplex)



# Block 3 - 16th floor plan (duplex)



A	4170 sqft.	C	3756 sqft.
B	3974 sqft.	D	1118 sqft.

# Block 3 - 17th floor plan (duplex)



D 1118 sqft.





OFFICE & SITE

MODELLO VENTURES LLP

Office & Site Address: Mouza: Kumrakhali  
J.L No 18, Holding No 266, on EM Bypass  
(Kumrakhali Connector), P.O Narendrapur  
Kolkata - 700 103

Phone: 9874994666/9830405600

ARCHITECT



M/S AGRAWAL & AGRAWAL ARCHITECTS PVT LTD,  
2/5 Sevak Baidya Street, 2nd floor, Kolkata - 700 029

MEMBER OF



*This is not a legal document. It describes the conceptual plan and intent of the builder. The images and details mentioned in this document are tentative and subject to change at the sole discretion of the developer and/or architects. Internal door layout, car parking spaces and other specifications may change without notice. All images are artist's impression. Details/specs are subject to change.*