SATTVIK

GATEWAY - II

A DISTINGUISHED RESIDENTIAL ADDRESS

IN THE HEART OF NEWTOWN

THE NEWTOWN LEGACY

SATTVIK
GATEWAY - II

CRAFTED FOR
THE DISCERNING



HERITAGE
DISTINCTION
LUXURY

Experience a prestigious address with seamless access to New Town's prime destinations.

JUST

5 MINUTES

FROM BISWA BANGLA GATE

WHERE ICONIC CONNECTIVITY MEETS ELEVATED LIVING





SATTVIK
GATEWAY - II

WHERE SPACE, LIGHT, AND AIR

COME TOGETHER IN PERFECT HARMONY—CRAFTED FOR THOSE WHO EMBRACE THE EXCEPTIONAL.

EXCLUSIVE 3 & 4-SIDE OPEN RESIDENCES

WITH UNINTERRUPTED VIEWS, ELEVATED PRIVACY, AND BOUNDLESS FREEDOM.


GATEWAY
A WARM WELCOME TO
A BETTER TOMORROW
More than just a home, it's a lifestyle.

GROUND FLOOR PLAN



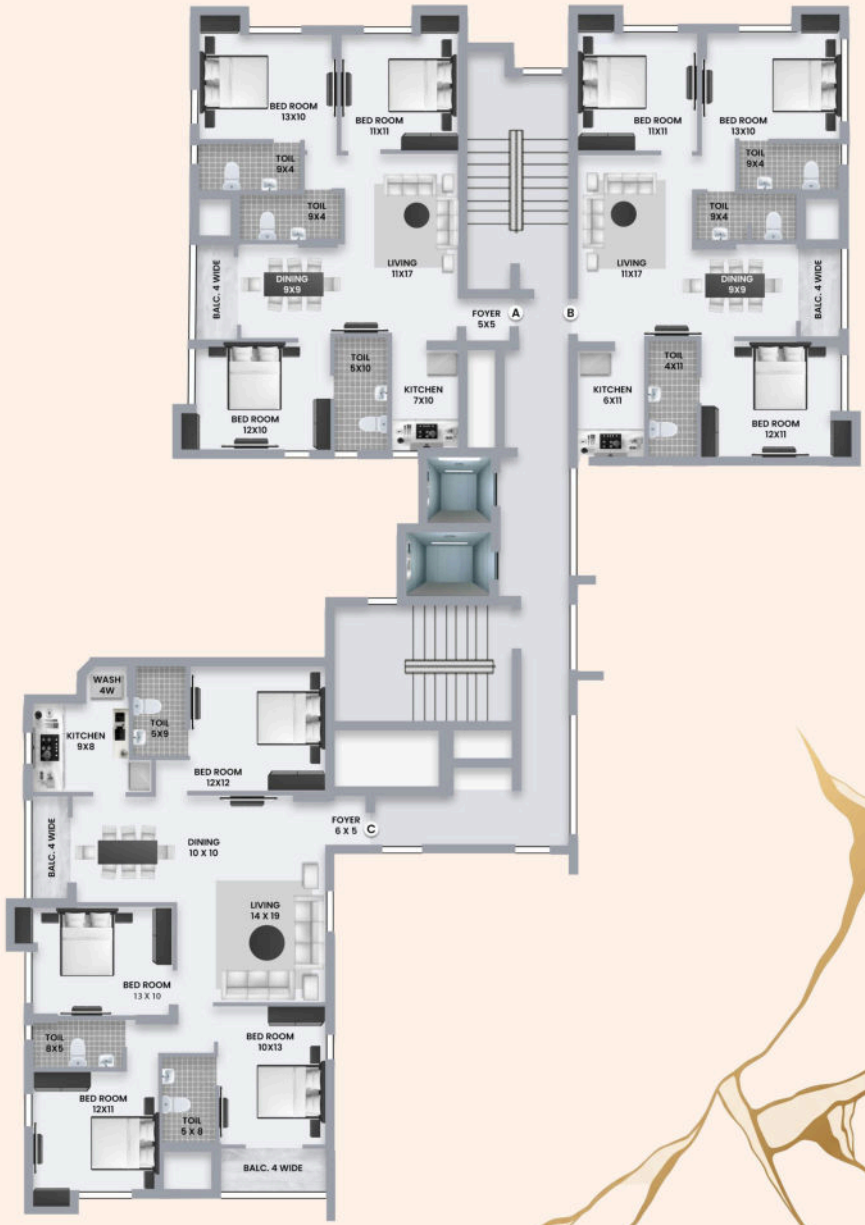
LEGEND:

01. Entry/ Exit gate
02. Security room
03. Driveway
04. Walkway/ Jogging track
05. Drop-off
06. Feature plantation
07. Feature bamboo plantation
08. Nature play area
09. Stepping stones
10. Play mound with slides
11. Activity wall
12. Climbing logs
13. Sculptural installations
14. Garden seats
15. Mechanical parking
16. Open Parking
17. Feature planter
18. Peripheral plantation
19. Space for services

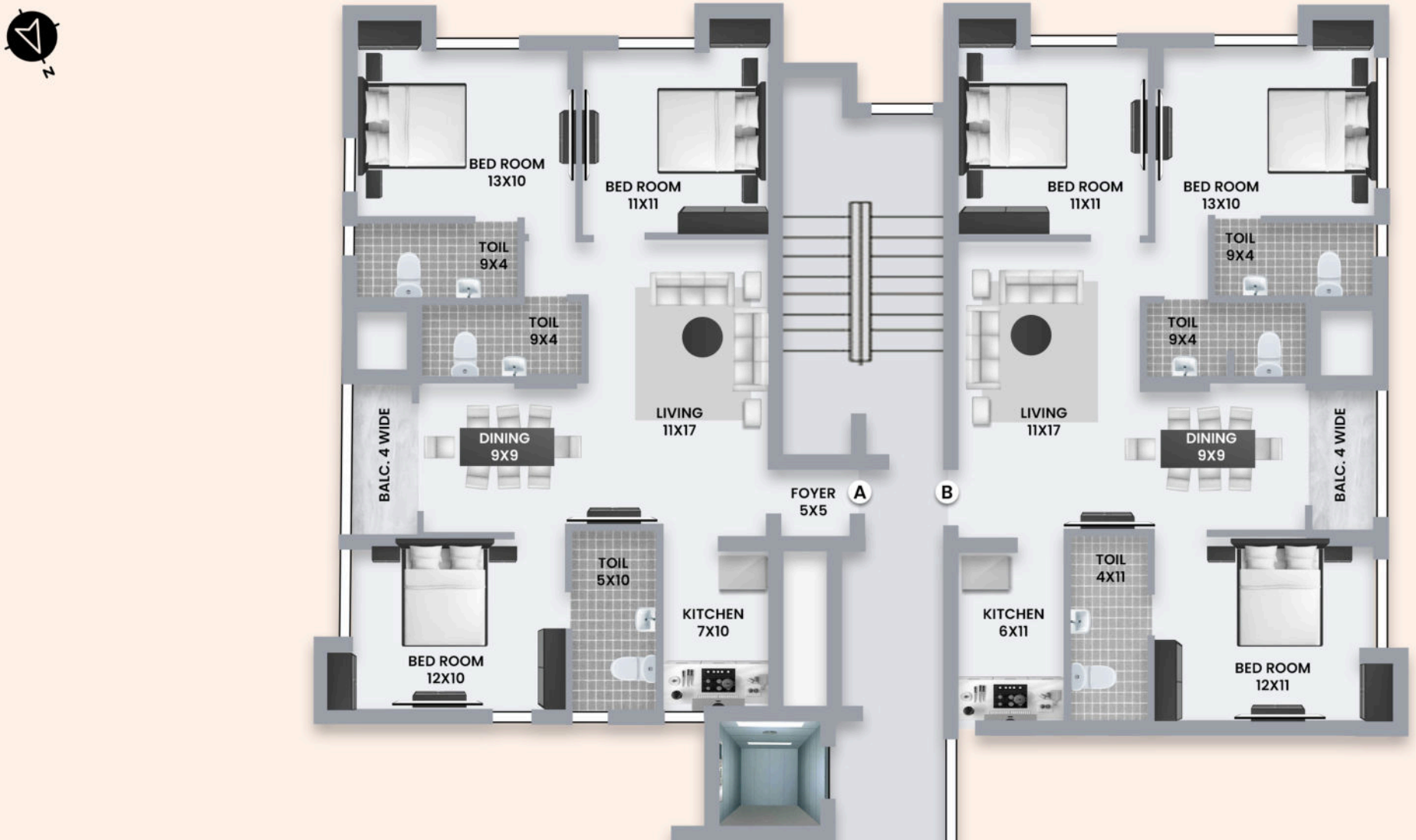
THOUGHTFULLY PLANNED LAYOUTS CRAFTED FOR SEAMLESS LIVING AND EFFORTLESS ELEGANCE

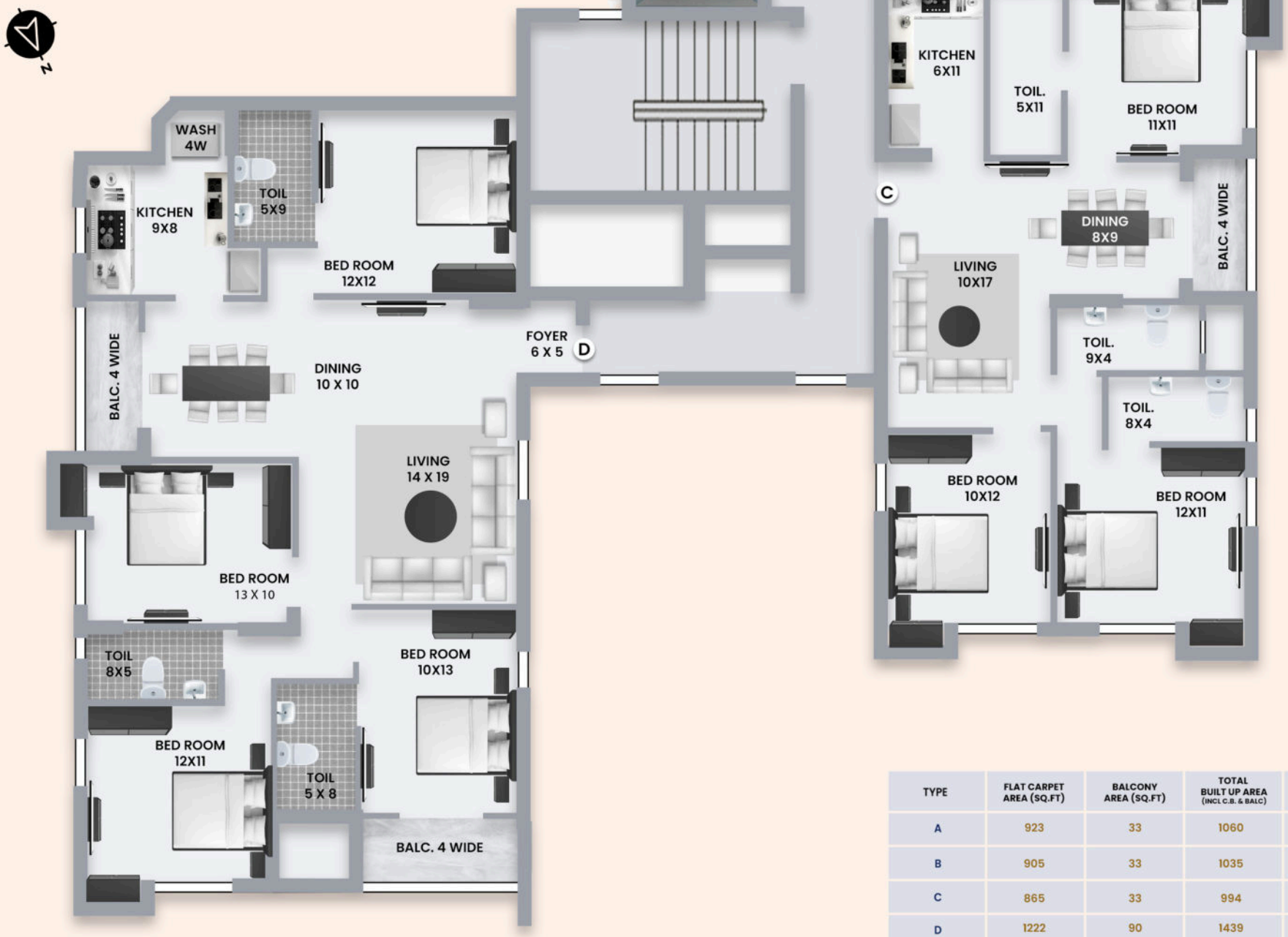


2ND & 3 RD FLOOR



TYPICAL FLOOR PLAN





TYPE	FLAT CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	TOTAL BUILT UP AREA (INCL C.B. & BALC)	SUPER BUILT-UP (SBU)
A	923	33	1060	1474
B	905	33	1035	1439
C	865	33	994	1382
D	1222	90	1439	2000

PODIUM

LEGEND :

01. Swimming pool
02. Pool deck
03. Slot drain
04. Overflow channel under deck
05. Seat cum planter
06. Stepped planter
07. Stepping stones
08. Community lawn
09. Sculptural installations
10. Paved plaza
11. Hangout deck
12. Pebble seats
13. Leisure lawn
14. Stretching deck
15. Adda plaza
16. Feature planters



TERRACE FLOOR PLAN

LEGEND :

01. Leisure lawn(turf)
02. Reflexology area
03. Seat cum planter
04. Elder's court
05. Tensile canopy/ Metal pergola
06. Paved plaza
07. Fragrance garden
08. Metal pergola with canopy
09. Yoga turf
10. Zen sculpture
11. Dense bamboo screen
12. Viewing deck
13. Seating under floral trellis
14. Champa court
15. Seating alcove
16. Party lawn
17. The Al-fresco lounge
18. Bar/ Barbeque counter
19. Stepped planter
20. Feature planters



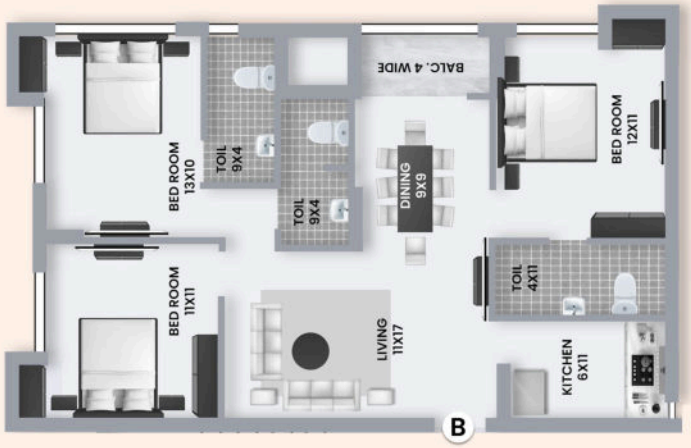
FLAT - A




BALC. 4 WIDE
BED ROOM 12X10
DINING 9X9
TOIL 9X4
TOIL 9X4
BED ROOM 13X10
TOIL 5X10
KITCHEN 7X10
LIVING 11X17
BED ROOM 11X11
FOYER 5X5
A

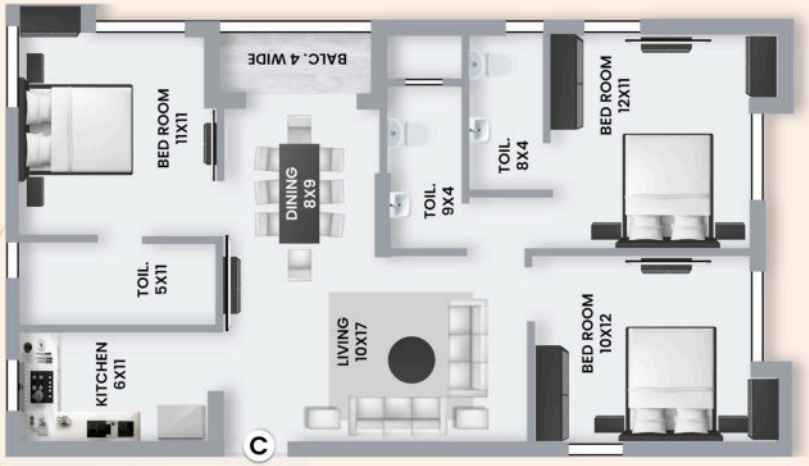
FLAT - B




BALC. 4 WIDE
BED ROOM 13X10
TOIL 9X4
TOIL 9X4
DINING 9X9
BED ROOM 12X11
BED ROOM 11X11
LIVING 11X17
TOIL 4X11
KITCHEN 6X11
B

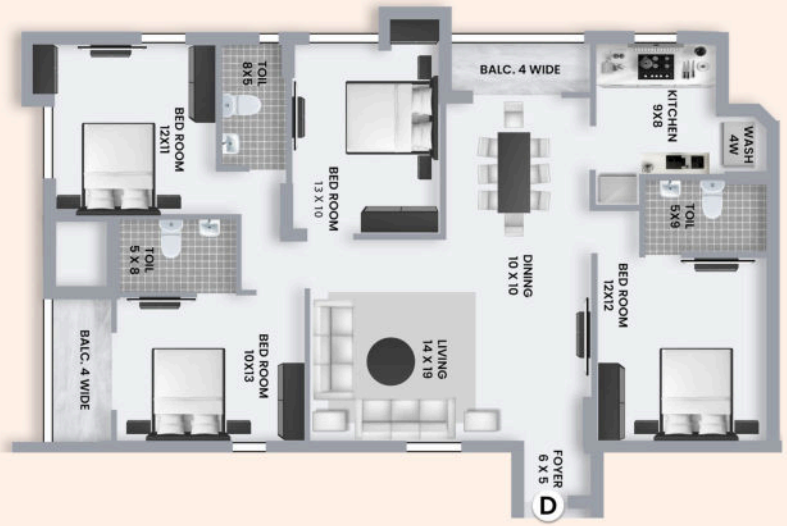
FLAT - C




BALC. 4 WIDE
BED ROOM 11X11
DINING 8X9
TOIL. 9X4
TOIL. 8X4
BED ROOM 12X11
TOIL. 5X11
LIVING 10X17
BED ROOM 10X12
KITCHEN 6X11
C

FLAT - D




BALC. 4 WIDE
TOIL 8X5
BED ROOM 12X11
BED ROOM 13 X 10
KITCHEN 9X8
WASH 4W
TOIL 5X9
TOIL 5 X 8
DINING 10 X 10
BED ROOM 12X12
BALC. 4 WIDE
BED ROOM 10X13
LIVING 14 X 19
FOYER 6 X 5
D



A LANDMARK OF ELEVATED LIVING

Elita brings together refined architecture, expansive openness, and timeless elegance to create an address that stands apart. Thoughtfully designed for abundant light, seamless ventilation, and elevated comfort, every detail reflects a life of distinction.

- 3 & 4 Side Open
- Vastu Compliant
- Premium Amenities
- Excellent Connectivity

ELEVATED LIFESTYLE

WHERE LEISURE MEETS LUXURY



AMENITIES

- SWIMMING POOL
- ASSOCIATION ROOM
- GYM
- INDOOR GAMES ROOM
- KIDS PLAY AREA
- JOGGING TRACK
- MODERN LANDSCAPE
- YOGA DECK
- PARTY LAWN



Swimming Pool

Refresh and recharge in the serene pool.

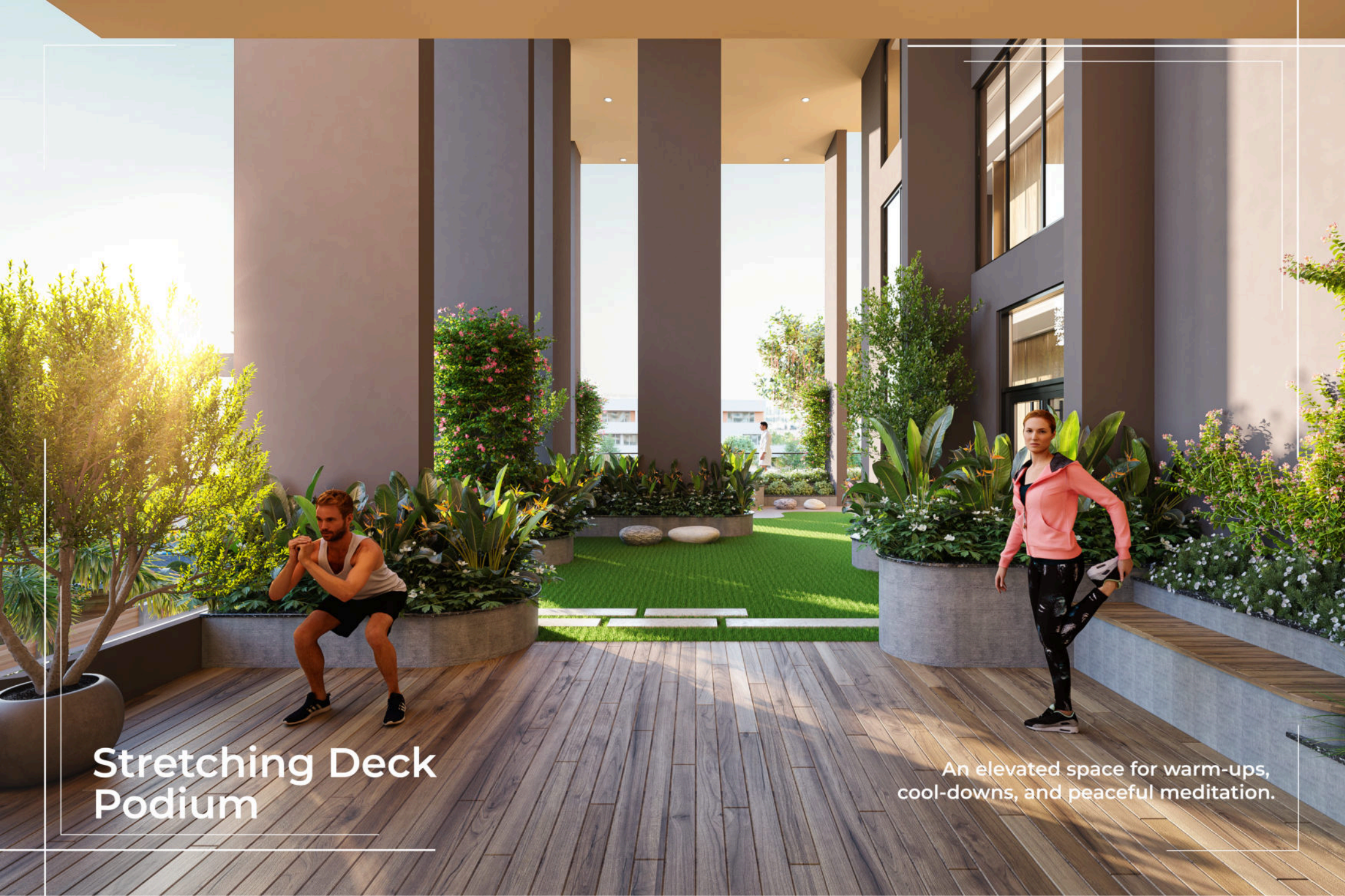

Silence, stillness,
and private horizons.



Kids Play Area

A vibrant outdoor space for
kids to play, explore, and grow.


Where childhood
reaches new heights,
one joyful climb at a time.



Stretching Deck Podium

An elevated space for warm-ups, cool-downs, and peaceful meditation.


Yoga Turf
Embrace peaceful mornings in serene open-air green spaces.



Barbeque & Alfresco Lounge Terrace

Enjoy weekend cookouts and sunset dinners under open skies.

CURATED
SPACES
FOR
WELLNESS
&
SOCIAL WARMTH.

ELEVATED
LIVING
WITH
URBAN
GRACE.


Gymnasium
Energize your fitness routine
in a modern wellness space.
Artistic impression. Visual representation only; actual features, layout, and finishes may vary.



Indoor Games Room

Unwind, play, and connect in a dedicated entertainment lounge

Artistic impression. Visual representation only; actual features, layout, and finishes may vary.



Community Hall

An elegant venue for celebrations and memorable gatherings.

Artistic impression. Visual representation only; actual features, layout, and finishes may vary.



THE ART OF
OPULENT LIVING

Where fluid design meets sunlit serenity
in every square foot.

Redefining everyday luxury
for the modern family.



Artistic impression. Visual representation only, actual features, layout, and finishes may vary.



NIGHT AERIAL

ILLUMINATING
THE ART OF URBAN LIVING.

LOCATION PROXIMITY

NESTLED IN THE HEART OF ***NEWTOWN'S*** EVOLVING SKYLINE, ELITA REDEFINES THE PRIVILEGE OF LOCATION.

EDUCATION

TECHNO INTERNATIONAL NEW TOWN	0.3KM
ASIAN BUSINESS SCHOOL	0.3KM
IEM	2.5KM
IIFT KHARAGPUR KOLKATA EXTENSION CENTRE	0.5KM
ALAHI UNIVERSITY	0.5KM
AMITY UNIVERSITY	0.6KM

SHOPPING

CITY CENTRE SALT LAKE	0.6KM
AXIS MALL	1.2KM
MANI SQUARE	0.7KM
CITY CENTRE NEW TOWN	0.7KM
QUEST MALL	1.2KM
ACROPOLIS MALL	12.3KM

AIRPORT

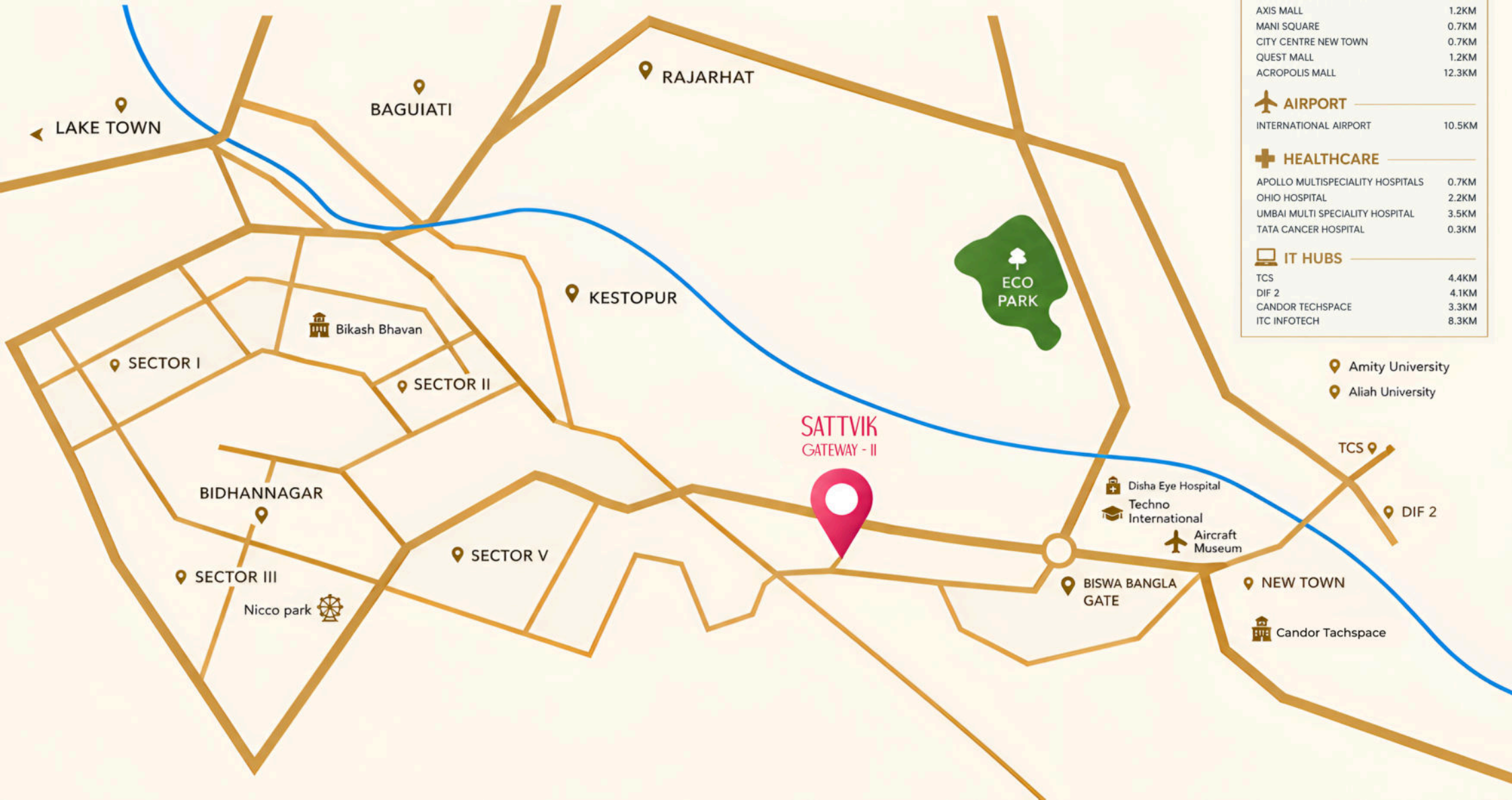
INTERNATIONAL AIRPORT	10.5KM

HEALTHCARE

APOLLO MULTISPECIALITY HOSPITALS	0.7KM
OHIO HOSPITAL	2.2KM
UMBAI MULTI SPECIALITY HOSPITAL	3.5KM
TATA CANCER HOSPITAL	0.3KM

IT HUBS

TCS	4.4KM
DIF 2	4.1KM
CANDOR TECHSPACE	3.3KM
ITC INFOTECH	8.3KM



ELEVATED

BOUNDLESS

PRESTIGE

ELITE

GRANDEUR



TWILIGHT SOPHISTICATION

An address set in an enchanting nightscape, adding a whole new dimension to everyday living.



OUR LEGACY

Sattvik Group (formerly known as Gurukul Group) has steadily flourished over the years, earning us the esteemed reputation of being one of Kolkata's most trusted developers. Founded in Kolkata in 2007, our business has evolved, yet our core values remain unchanged. With a rich legacy of over 12 years of foundational experience under our previous banner, we have fostered profound connections with the people of Kolkata that are bound to endure for generations. Now, spearheading a new era in Kolkata's real estate landscape as Sattvik Group, we remain deeply committed to excellence, innovation, and crafting the dreams of our homeowners.

PAST PROJECTS



Gurukul Granade



Gurukul Grandure



Gurukul Heights



Gurukul Umang



Gurukul Lakeview



ARCHTECT

LANDSCAPE ARCHITECT

UDBHAV

DESIGNING & VISUALISATON

Archetive Visuals

RERA NO

SATTVIK

GATEWAY - II

LIFE IS NOT ABOUT LUXURY
IT'S ABOUT LIVING BEAUTIFULLY

SITE OFFICE
PRAMANIK PARA STREET, THAKDARI, NEWTOWN, WEST BENGAL 700102

CORPORATE OFFICE
2ND FLOOR, AMBASSADOR APARTMENT
61A PARK STREET, TALTALA, KOLKATA - 700 016

+91-9088834008

www.sattvikgroup.com

DISCLAIMER
This brochure presents a conceptual overview of *SATTVIK GATEWAY - II* and is not a legal offering. All visuals are artist's impressions and for representation purposes only. Features, layouts, and specifications are subject to change at the discretion of the developer and/or architects without prior notice.