

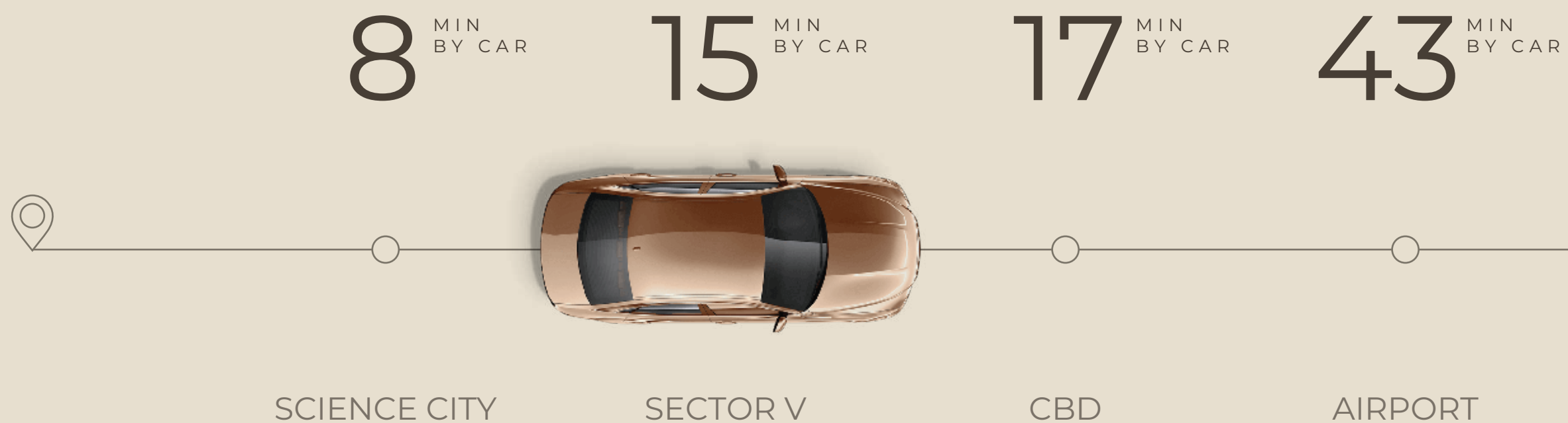
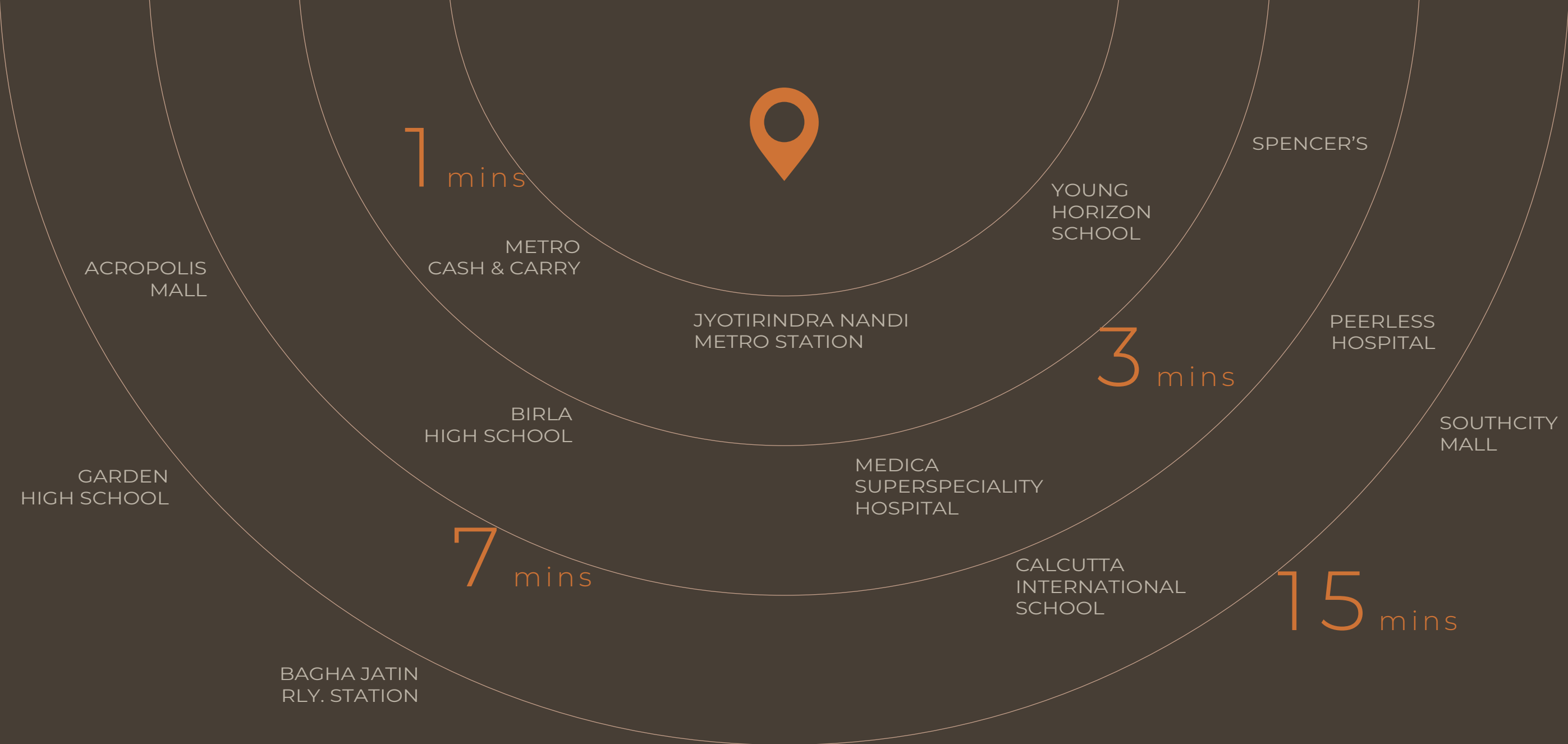
mirania

EVARA

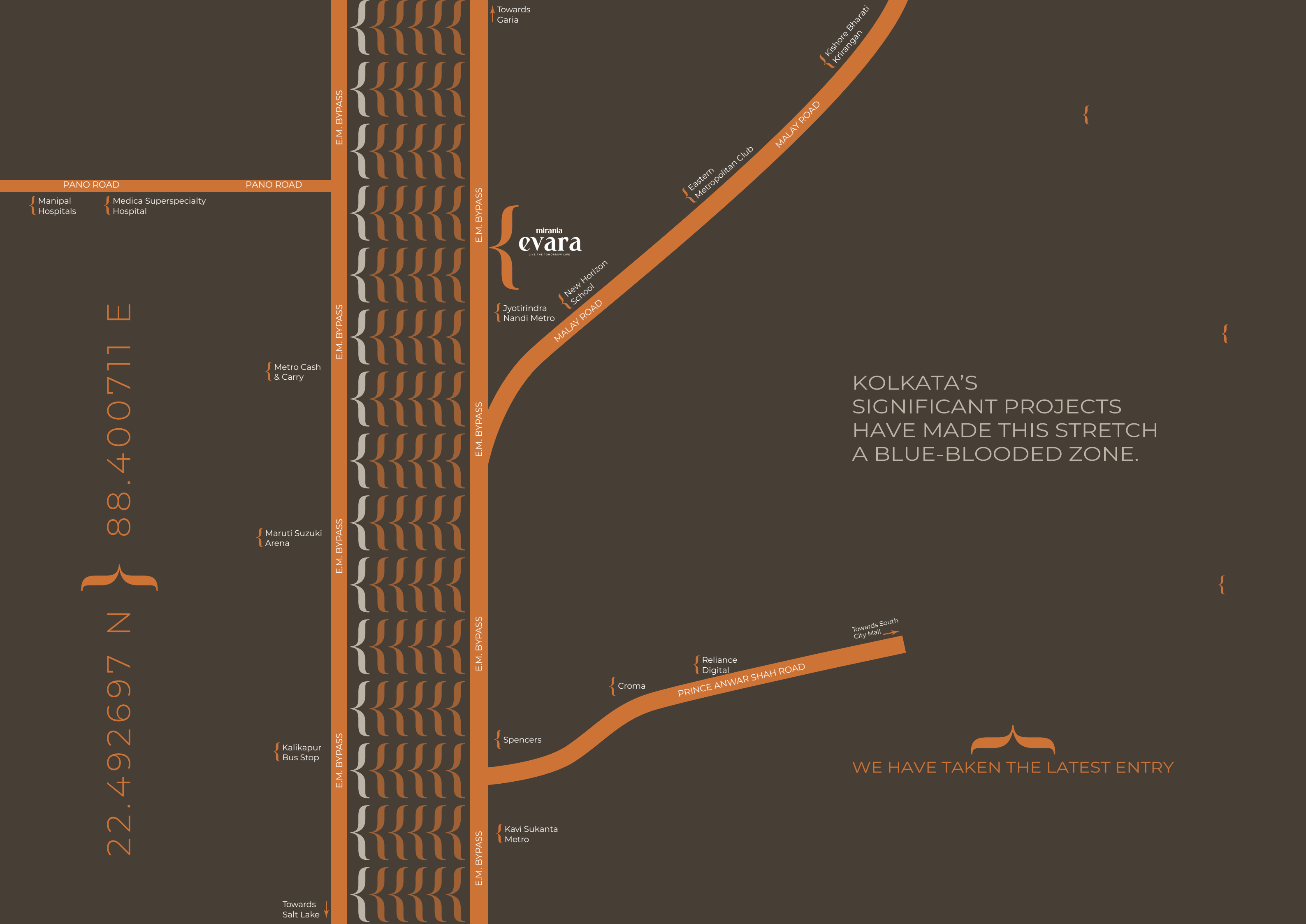
LIVE THE TOMORROW LIFE  
ON EM BYPASS

 **MD Properties**  
TURN DREAM INTO REALTY  
WBRERA/A/NOR/2023/000115





22.492697 N } 88.400711 E



KOLKATA'S  
SIGNIFICANT PROJECTS  
HAVE MADE THIS STRETCH  
A BLUE-BLOODED ZONE.

WE HAVE TAKEN THE LATEST ENTRY





## ARCHITECT'S NOTE

This project is crafted to offer a unique living experience in a stand-alone building, combining modern lifestyle with a distinct charm. The vision was to create a dream home with a minimalist design, simple details, and smart planning.

With five spacious 3 BHK and 4 BHK units per floor, each apartment is designed to maximize natural light and airflow, ensuring a serene, functional living space. Balconies are thoughtfully positioned to offer stunning views of lush greenery, while triple-height sky balconies on alternate floors further enhance the connection with the outdoors.

The tower's façade uses vertical elements to break the linear pattern and highlight its unique verticality. A rooftop lifestyle club with an infinity pool, wellness facilities, and community spaces, including a spill-over lawn, adds to the modern, practical appeal.

Overall, the design brings together comfort, style, and a sense of openness, creating a harmonious living environment tailored for contemporary life.

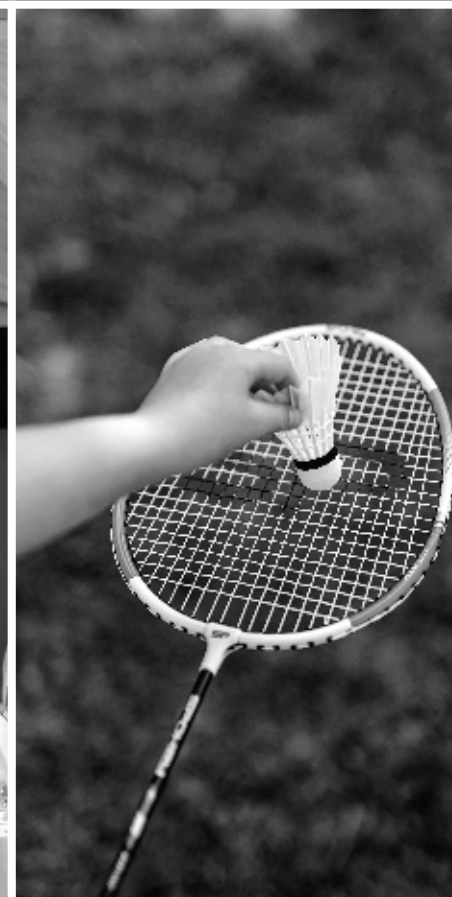
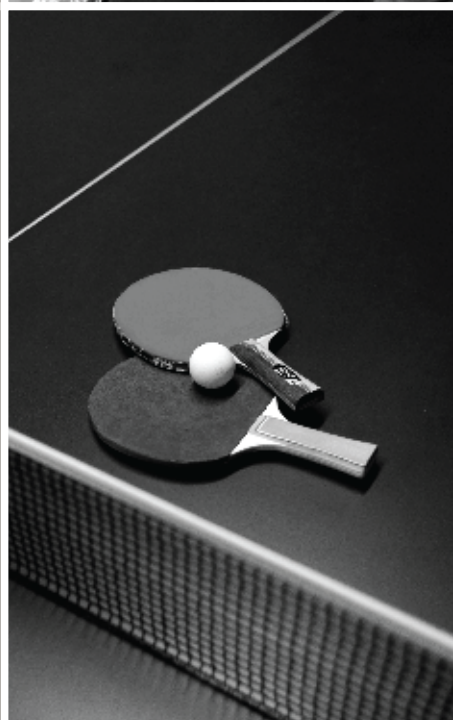
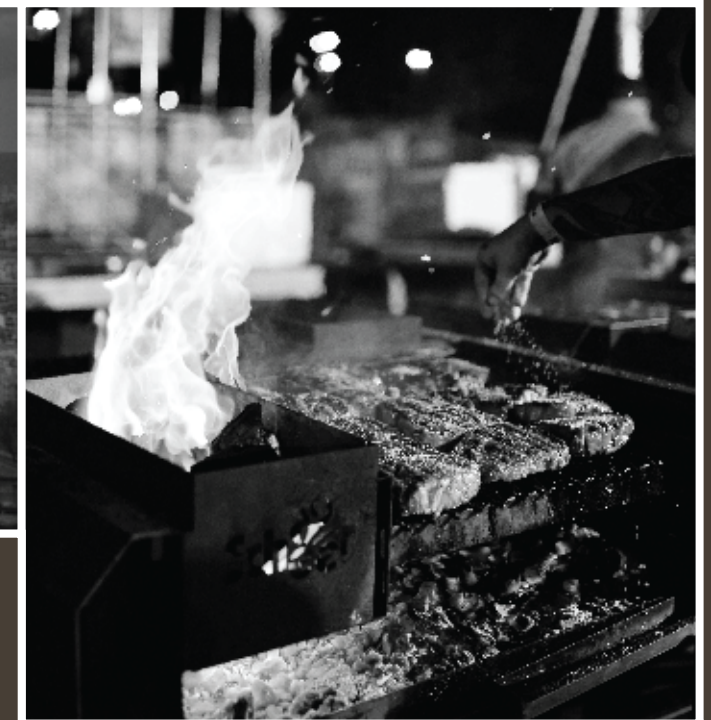
- Ar. Raj Agarwal & Associates





## GROUND FLOOR LEVEL

- Grand Entrance
- Boulevard
- Temple
- Senior Citizen's Corner
- Water Feature



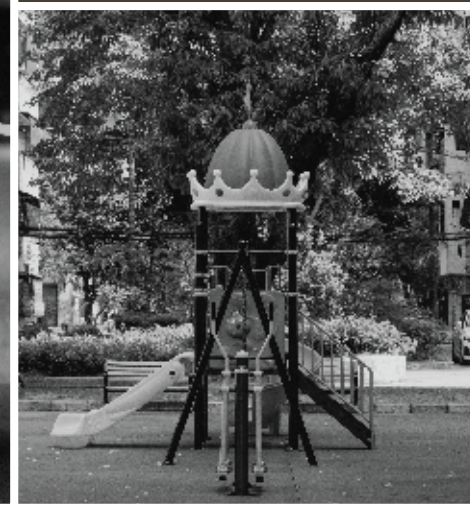
## TERRACE LEVEL

- Infinity Swimming Pool with Submerged Lounge
- Kids Pool
- Pool Deck
- Badminton / Pickleball Court with Gallery
- Multipurpose Lawn
- Garden Pavilion
- Stepping Stone
- Reflexology Path
- Telescope Zone
- Walkway
- Kid's Play Area
- Swing Plaza
- Adda Zone
- Terrace Lounge
- BBQ Counter



## FIRST FLOOR LEVEL

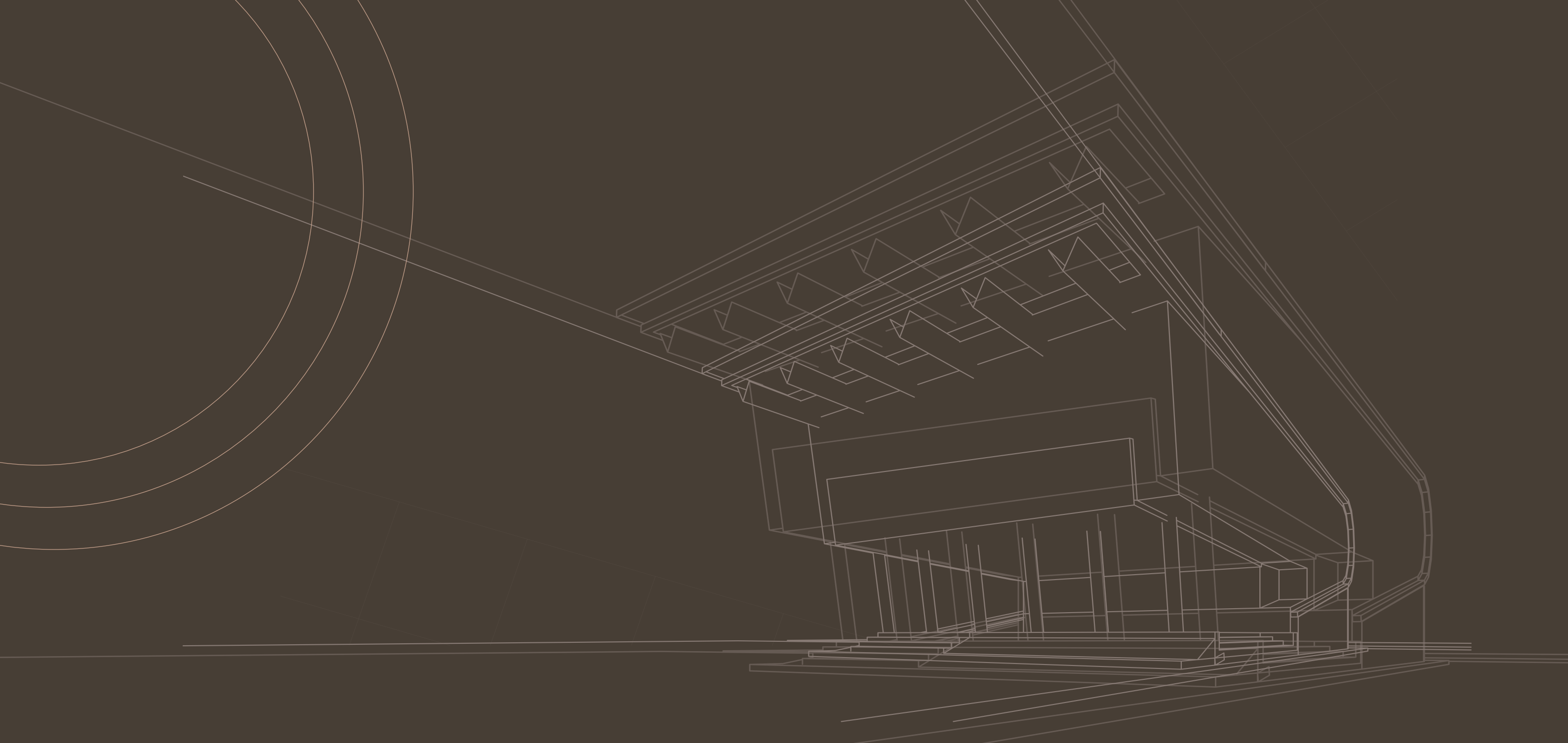
- Banquet with Terrace
- Yoga
- Gymnasium
- Steam & Sauna
- Massage Room
- Co-working Space
- Toddlers Play Room
- Indoor Games Arena
- Open Kids' Play Area
- Reading Zone











## SEAMLESS FACILITIES



Air-conditioned Lobby



Valet Parking



Energy Efficient Common Area Lighting



EV Charging



24hr Security



CCTV Surveillance



Rain Water Harvesting



Water Treatment Plant



Sewage Treatment Plant



Waste Management



DG Backup



High Speed Lifts



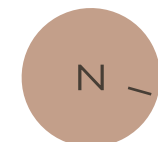
# MASTER PLAN



## LEGENDS

- 1. ENTRY/ EXIT GATE
- 2. GATE COMPLEX & GUARD ROOM
- 3. INTERNAL DRIVEWAY
- 4. JOGGING TRACK
- 5. DROP OFF
- 6. WATER FEATURES
- 7. SCULPTURE
- 8. PEBBLE SEATING

- 9. GRAND CIRCLE
- 10. TEMPLE
- 11. GREEN MOUND
- 12. SERVICES
- 13. ENTRANCE DRIVE EXPERIENCE
- 14. PERIPHERAL GREEN
- 15. SEAT
- 16. PARKING
- 17. FEATURE WALL



MAP NOT TO SCALE



# FIRST FLOOR PLAN

C



D



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| C         | 3BHK + 3T          | 996         | 67                   | 125                   | 1143     | 47        | 1727          |
| D         | 3BHK + 3T          | 1023        | 44                   | 126                   | 1141     | 46        | 1723          |



# SECOND FLOOR PLAN



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| A         | 4BHK + 4T          | 1505        | 115                  | 143                   | 1718     | 47        | 2543          |
| C         | 3BHK + 3T          | 996         | 67                   |                       | 1143     | 46        | 1663          |
| D         | 3BHK + 3T          | 1023        | 44                   |                       | 1141     |           | 1598          |
| E         | 3BHK + 2T          | 926         | 42                   | 143                   | 1041     |           | 1529          |



# THIRD FLOOR PLAN



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| A         | 4BHK + 4T          | 1505        | 115                  |                       | 1718     | 47        | 2471          |
| B         | 4BHK + 3T          | 1380        | 77                   |                       | 1542     | 46        | 2222          |
| C         | 3BHK + 3T          | 996         | 67                   | 33                    | 1143     |           | 1617          |
| D         | 3BHK + 3T          | 1023        | 44                   | 26                    | 1141     |           | 1611          |
| E         | 3BHK + 2T          | 926         | 42                   |                       | 1041     |           | 1458          |

# 4TH, 7TH, 10TH, 13TH & 16TH FLOOR PLAN



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| A         | 4BHK + 4T          | 1505        | 115                  | 31                    | 1718     | 47        | 2487          |
| B         | 4BHK + 3T          | 1380        | 77                   | 44                    | 1542     | 46        | 2244          |
| C         | 3BHK + 3T          | 996         | 67                   | 23                    | 1143     |           | 1612          |
| D         | 3BHK + 3T          | 1023        | 44                   | 36                    | 1141     |           | 1616          |
| E         | 3BHK + 2T          | 926         | 42                   |                       | 1041     |           | 1458          |



# 5TH, 8TH, 11TH, 14TH & 17TH FLOOR PLAN



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| A         | 4BHK + 4T          | 1505        | 115                  | 33                    | 1718     | 47        | 2487          |
| B         | 4BHK + 3T          | 1380        | 77                   | 36                    | 1542     | 46        | 2240          |
| C         | 3BHK + 3T          | 996         | 67                   | 33                    | 1143     |           | 1617          |
| D         | 3BHK + 3T          | 1023        | 44                   |                       | 1141     |           | 1598          |
| E         | 3BHK + 2T          | 926         | 42                   |                       | 1041     |           | 1458          |

# 6TH, 9TH, 12TH, 15TH & 18TH FLOOR PLAN



| FLAT TYPE | FLAT CONFIGURATION | CARPET AREA | BALCONY/UTILITY AREA | TERRACE/SKY DECK AREA | FLAT BUA | STORE BUA | SALEABLE AREA |
|-----------|--------------------|-------------|----------------------|-----------------------|----------|-----------|---------------|
| A         | 4BHK + 4T          | 1505        | 115                  | 49                    | 1718     | 47        | 2495          |
| B         | 4BHK + 3T          | 1380        | 77                   | 32                    | 1542     | 46        | 2238          |
| C         | 3BHK + 3T          | 996         | 67                   | 33                    | 1143     |           | 1617          |
| D         | 3BHK + 3T          | 1023        | 44                   | 26                    | 1141     |           | 1611          |
| E         | 3BHK + 2T          | 926         | 42                   |                       | 1041     |           | 1458          |



# SPECIFICATIONS

## SUPERSTRUCTURE

Earthquake resistant monolithic construction

## LIVING DINING & BEDROOMS

Imported marble flooring

Putty wall finish

## BALCONY

Imported marble flooring

Aluminium sliding door

## TERRACE & SKY DECK

Vitrified Tiles Flooring

## KITCHEN

Anti-skid vitrified tiles flooring

Dado upto 2ft.

Black granite counter top

Stainless steel sink with drainboard and provision for exhaust

Fittings: Kohler, Grohe, Jaquar or equivalent with mixture

## TOILETS

Anti-skid vitrified tiles flooring

Sanitaryware: Kohler, Grohe, Jaquar or equivalent

Fittings: Kohler, Grohe, Jaquar or equivalent with mixture

## DOORS & WINDOWS

Main Door: Decorative Wooden door with lock

Internal Doors: High quality flush door with lock

Windows: Aluminium windows

## ELEVATORS

From reputed manufacturer and includes stretcher facility

## ELECTRICALS

Concealed copper wiring

Modular switches of reputed make

VRF air conditioning

24x7 Power back-up

## EXTERNAL FINISH

Weatherproof texture paint

## WATERPROOFING & TREATMENTS

High quality waterproofing from reputed manufacturer

Anti termite treatment

## GREEN FEATURES

Rain water harvesting

Energy efficient common area lighting

Water recycling from STP (For flushing)

Water treatment plant

Solid waste management

EV Charging Point

## SAFETY FEATURES

Dedicated security personnels

Mygate App, Intercom and Video Door Phone

24x7 CCTV surveillance for common areas

Modern fire fighting & alarm system as per Government Regulations

24x7 Valet Parking

Mirania

## ABOUT MIRANIA

With our definition of grandeur and magnificence being class-apart, we don't just redefine a better tomorrow but also space your new identity.

Headquartered in Kolkata, Mirania Realty, founded by Mr. Rambilas Mirania Agarwal and now headed by his sons, focuses on conceptualizing the residential, commercial, and warehousing sectors for those who seek the finer things in life. With two decades of expertise in this sector, we set the standard for opulence in the City of Joy with generational paces that embody sophistication and endless possibilities within.

We prioritize comfort and security for every valued customer through thoughtfully designed living and working spaces. As we expand our presence in the City of Joy, our customers foster a positive perception that elevates the real estate sector to new heights. Dedicated to cultivating a brand identity that radiates sophistication and luxury, we create connections that are crafted with exceptional care and attention.

2 DECADES  
OF EXPERTISE

2.0 MILLION SQ.FT  
DELIVERED

2.5 MILLION SQ.FT  
UNDER DEVELOPMENT

## LEGACY OF EXCELLENCE

LAKWOOD ESTATE



LAGUNA BAY



MIRANIA HORIZON



MIRANIA LAKEFRONT



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