



QUINTESSA
experience luxury

psgroup.in/quintessa

Step in where life unfolds like a masterpiece and rediscover the essence of living at North Kolkata.

Indulge in a symphony of amenities and lifestyle, where every desire is catered to. From invigorating workouts to refreshing swims, from igniting your spirit of adventure to letting your kids feel joy surging through their souls, here every bond is nurtured with a touch of luxury and nature's bounty. Here, 80 families will find their footprints writing a tale of countless memories, exclusively.

Come, celebrate moments of triumph with like-minded neighbours and cherish every joyous occasion. Come to a place that isn't just a destination but a realisation of life's extraordinary possibilities.



28,000

sq.ft. of Club Luxuries

35+

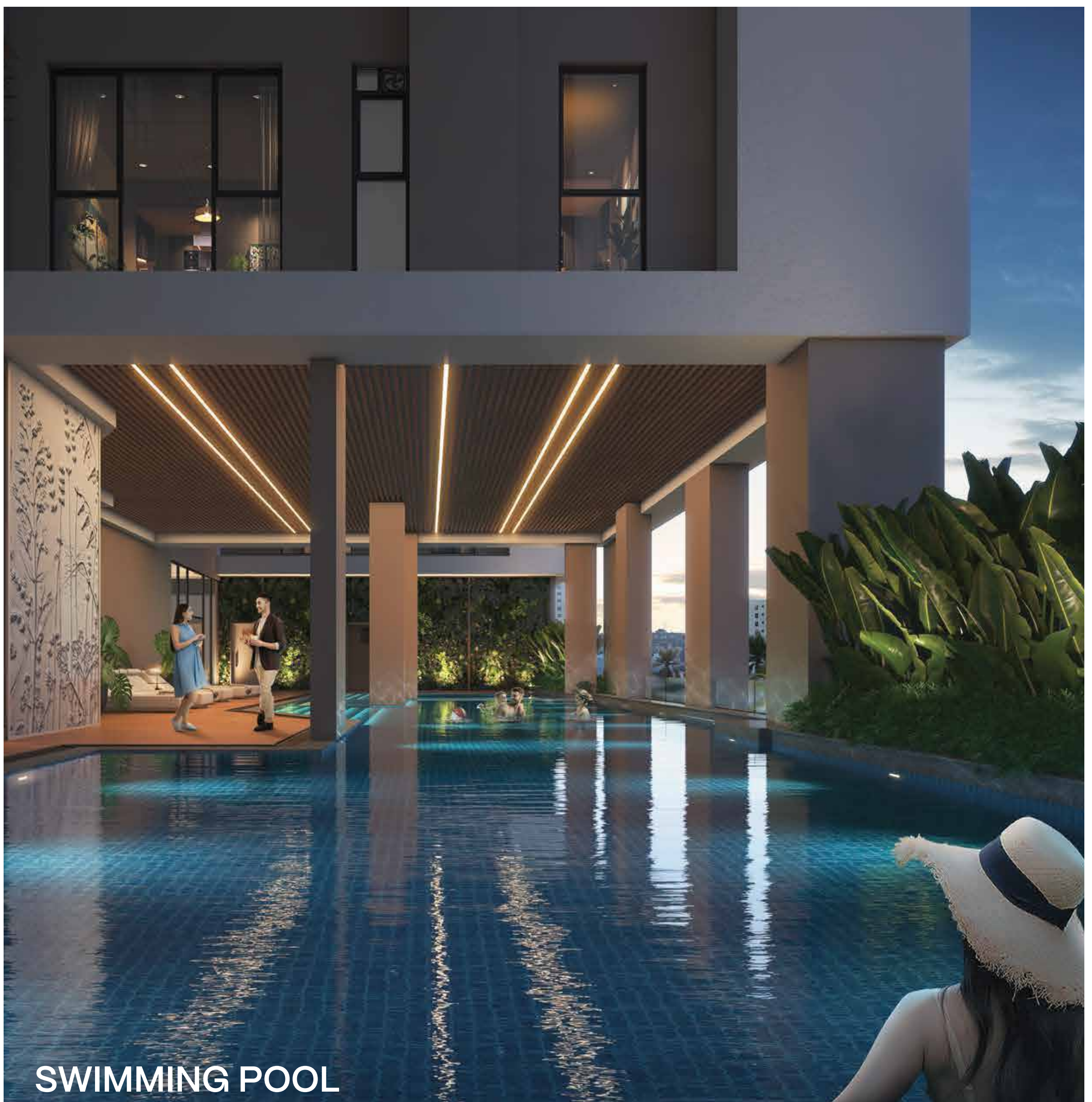
Activities

175+

Trees

3/4/5

BHK Simplex and Penthouses

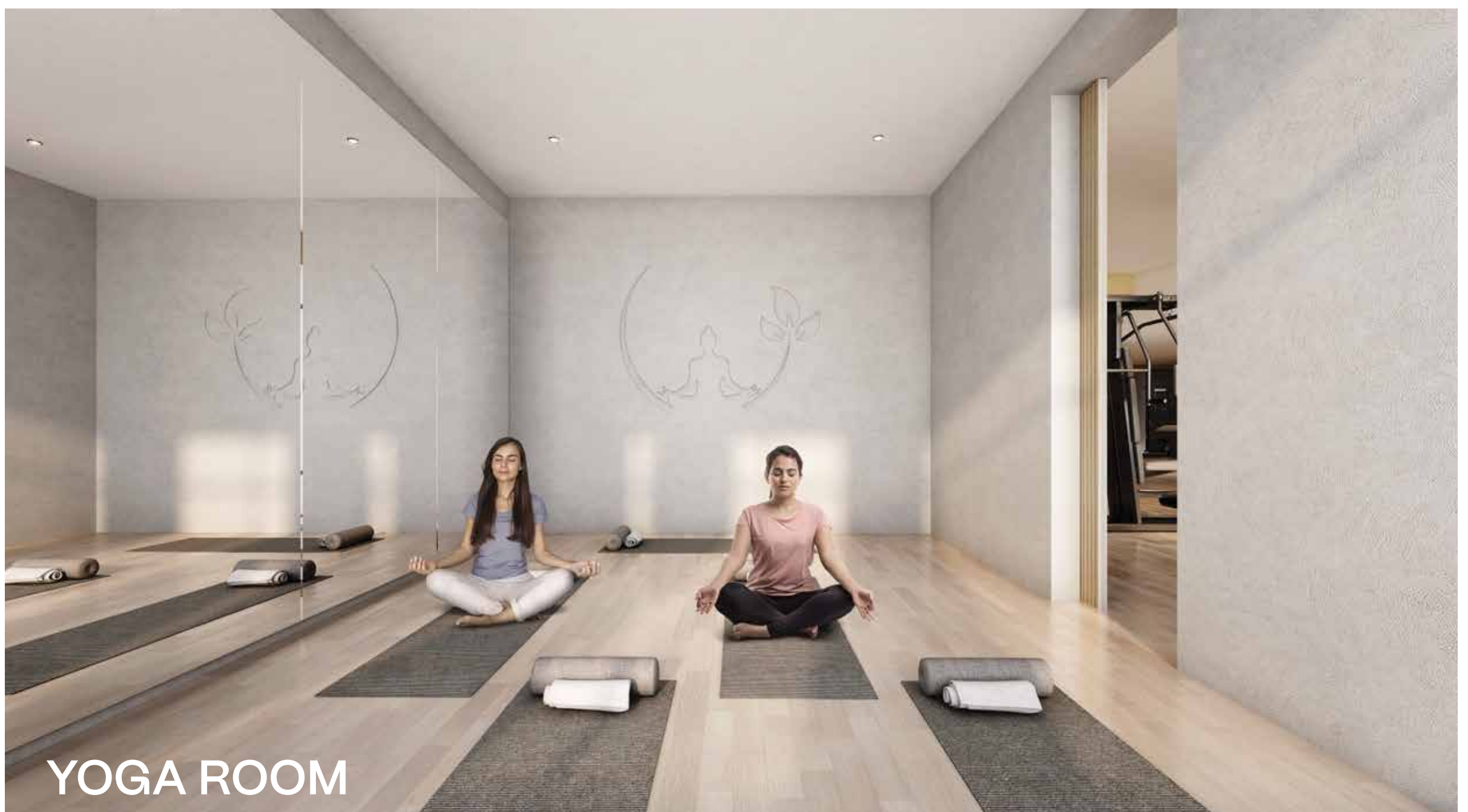


SWIMMING POOL

CRAFT A FITNESS REGIME

Swimming pool
Jacuzzi
Massage room
Steam room

Indoor gymnasium
Outdoor gymnasium
Yoga room
Jogging track



UNLEASH YOUR SPORTY SPIRIT

Squash court

Badminton courts

Foosball

Volleyball

Pool table

Table tennis

Air hockey

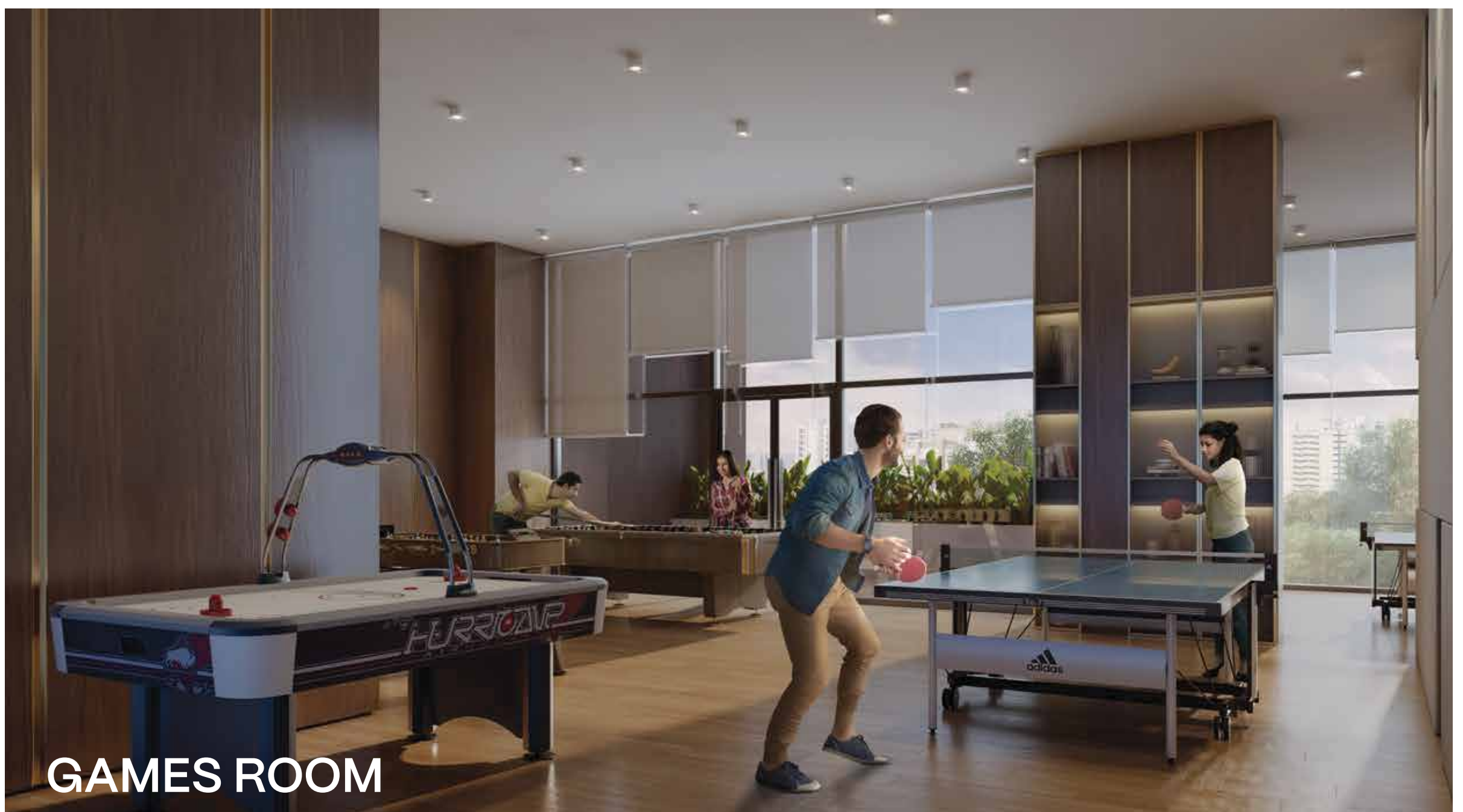
Carrom

Chess

Pickle ball court

Half basketball court

Futsal



GAMES ROOM



PICKLE BALL COURT

NURTURE ENDLESS JOY

Kids pool

Kids play room

Rockwall climbing

Rope & ladder
climbing

Slides

Ball pool

Toy house

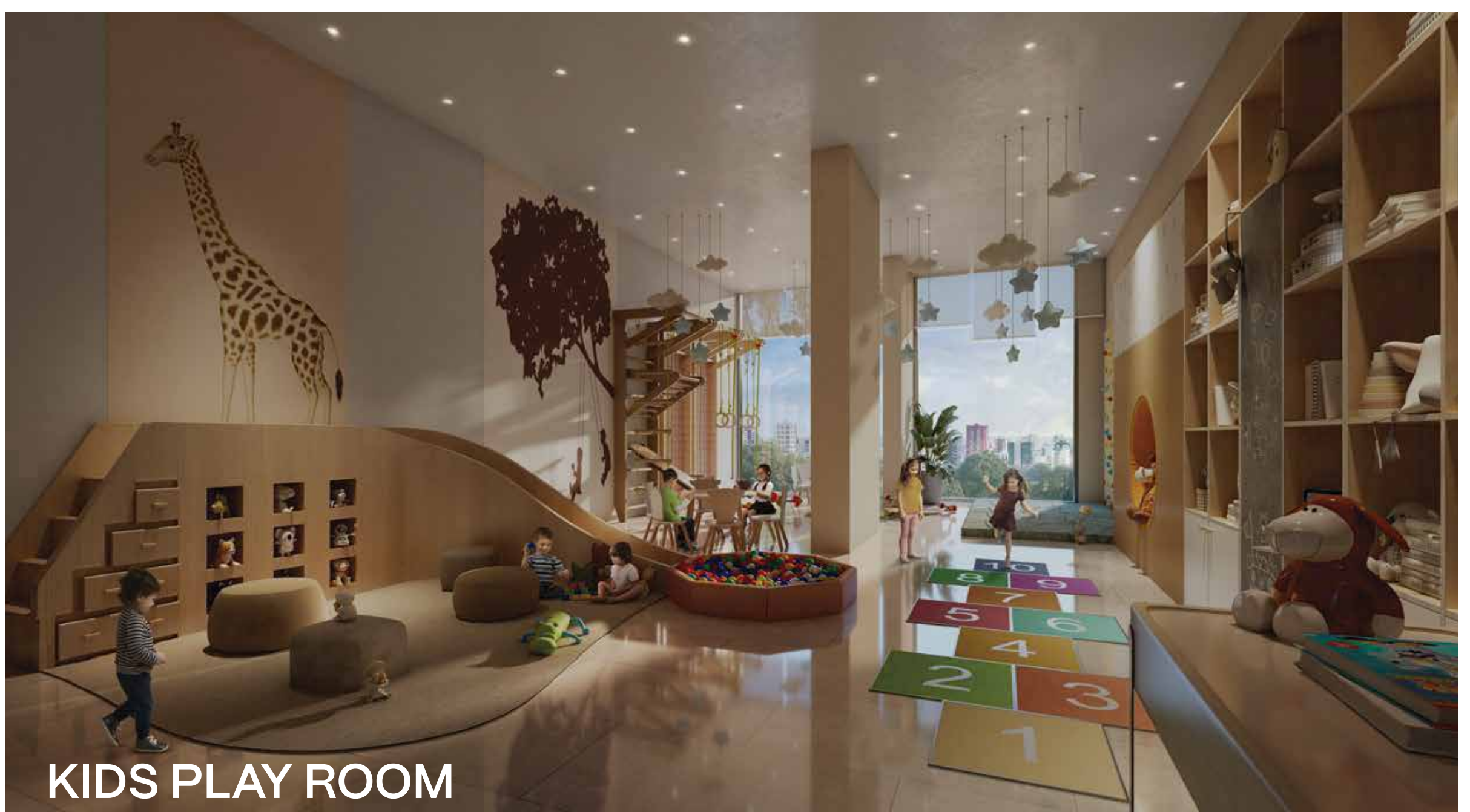
Hop scotch

Library

Mini reading area



KIDS POOL



KIDS PLAY ROOM

CREATE TIMELESS MEMORIES

Guest room

Party hall

Cafeteria

Mini theatre

Cards room

Activity room

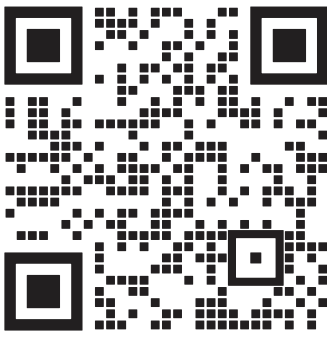


CARDS ROOM



CAFETERIA

LOCATION



Scan for location



*Map not to scale

ACCESSIBILITY THAT KEEPS YOU AHEAD OF TIME

Commute

Phoolbagan Metro	1.5 Kms
Airport	10.3 Kms

Healthcare

Apollo Hospitals	3.9 Kms
Manipal Hospitals	4.1 Kms

Shopping & Entertainment

Kankurgachi Pantaloons	0.8 Kms
Mani Square	1.9 Kms

Education

Don Bosco School	4.3 Kms
La Martiniere Boys/Girls	6.7 Kms

Business Districts

Burra Bazaar	3.9 Kms
Dalhousie	5.3 Kms

GREEN FEATURES



WATER CONSERVATION

- Dual flushing system
- Water efficient fixtures
- Rain water harvesting and storage tank
- Water recycling system
- Ground water recharge
- Water monitoring system

ENERGY CONSERVATION

- Energy efficient lights in common areas
- Driveway lights with timers
- Grid-tie solar power generation for common areas
- Electric charging point for 20% of vehicle capacity

SOLID WASTE MANAGEMENT

- Sewage treatment plant

- Segregation of organic and inorganic waste at source to recycle waste into natural fertilizers for plants
- Organic waste composter

OCCUPATIONAL HEALTH & COMFORT

- Building orientation planned for ample natural light and ventilation reduces use of luminaries and air conditioners
- Low VOC paints prevent health hazards and indoor pollution
- CFC free air-conditioners
- Roof tile with high solar reflective index
- Use of native plants in landscape as it requires less water, fertilizers and maintenance
- Water softening plant
- Defined pedestrian walk for joggers and walkers



SITE PLAN



- 3 BHK
- 3 BHK + STUDY
- 4 BHK
- 4 BHK + STUDY

LEGEND

- 1 Arrival
- 2 Front plaza
- 3 Feature wall & mount garden
- 4 Driveway
- 5 Residential drop-off zone
- 6 Screened service area
- 7 Multiple sports court & outdoor gym
- 8 Sports courts
- 9 Jogging track
- 10 Badminton court
- 11 Swimming pool
- 12 Exit



FLOOR PLANS

4 BHK I UNIT A (6th to 14th Floor)



This Home is lat the rear corner of the project secluding it from the buzzing street. It comes with spacious bedrooms with dedicated wardrobe space and a Southeast opening.

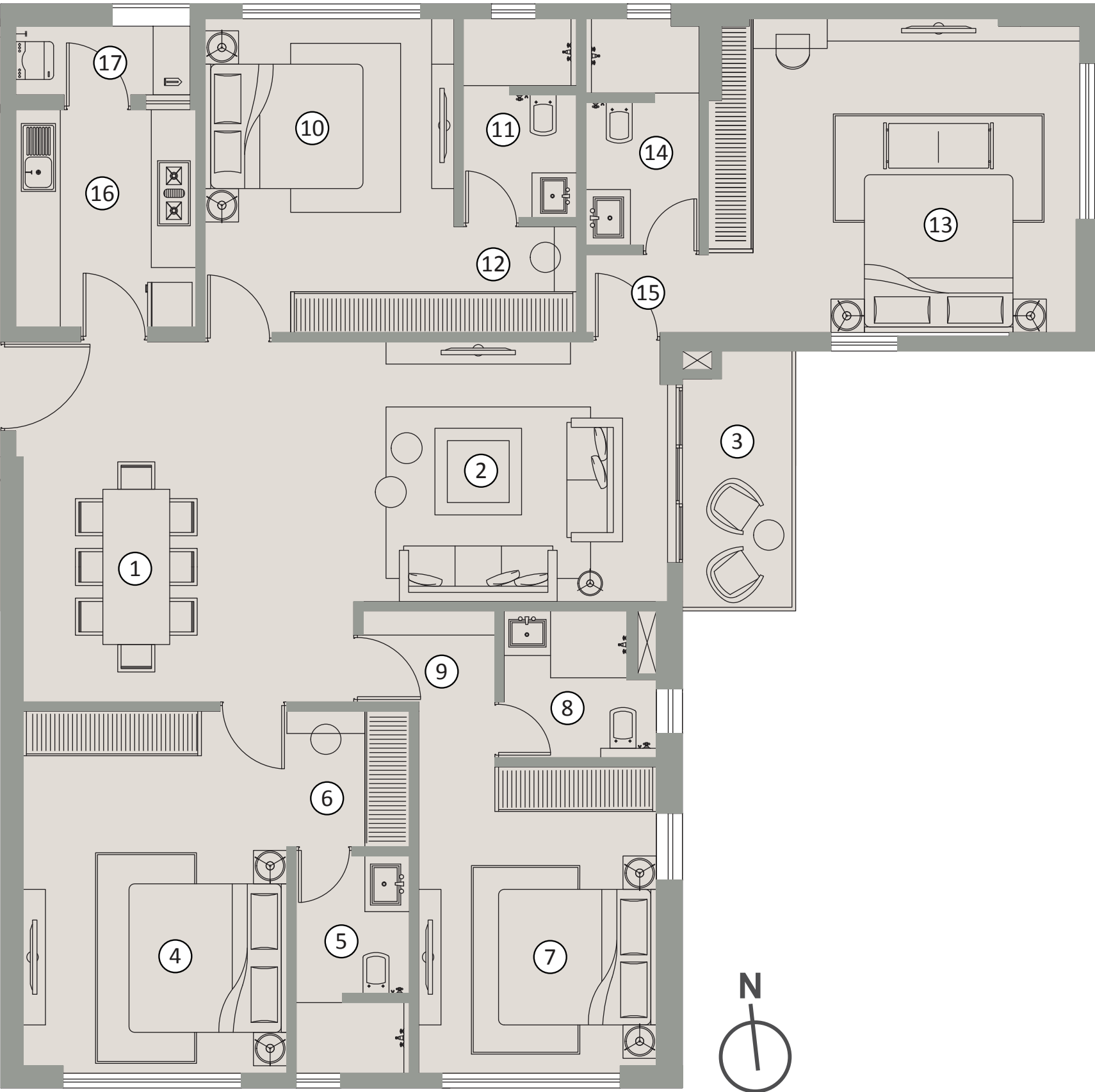
3 side open Vaastu compliant West entry apartment.

Enjoy ample morning sunlight filling the space with positivity and mproved air circulation.

Wide balcony with ample space for a swing and a coffee table, ideal for relaxation.

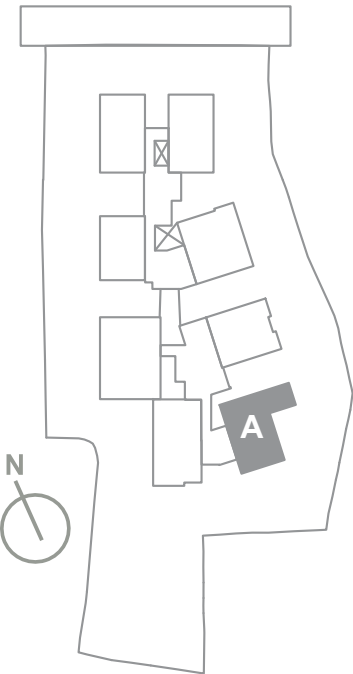
A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1576 sq.ft. | BALCONY AREA 83 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	14'7"X 15'11"	448
2	LIVING	13'10"X 11'6"	
3	BALCONY	5'0" X 11'6"	
4	BEDROOM 1	11'8"X 16'0"	264
5	TOILET	5'0" X 9'7"	
6	DRESSER	5'0" X 6'0"	
7	BEDROOM 2	10'6" X 13'6"	214
8	TOILET	6'9" X 6'6"	
9	DRESSER	5'10" X 4'0"	
10	BEDROOM 3	11'0" X 13'10"	222
11	TOILET	5'0" X 8'9"	
12	DRESSER	5'5" X 4'8"	
13	BEDROOM 4	16'5" X 14'0"	293
14	TOILET	5'0" X 10'0"	
15	FOYER	5'5" X 3'5"	
16	KITCHEN	7'11" X 9'7"	103
17	SERVICE YARD	7'9" X 4'0"	
	SERVENT QUARTER	5'11" X 7'11"	48



FLOOR PLANS

4 BHK + STUDY | UNIT B (5th to 14th Floor)



This home comes with an extra balcony and an additional room that can be used as a puja room, den, or study, to suit your need.

3 side open Vaastu compliant East entry apartment.

Openings on all 4 directions and tall windows allow improved air circulation and ample natural light throughout the day.

Enjoy both sunrise and sunset with an East facing and another West facing balcony.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

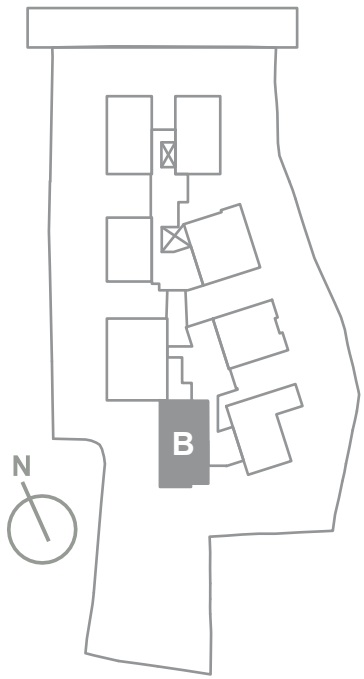
Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1589 sq.ft. | BALCONY AREA 136 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	16'2" X 17'11"	495
2	DINING	9'11" X 10'4"	
3	BALCONY	5'0" X 9'10"	
4	PASSAGE	4'1" X 13'10"	
5	INFORMAL SEATING & PUJA SPACE	12'8" X 10'5"	126
6	BEDROOM 1	12'11" X 13'4"	241
7	TOILET	5'9" X 9'4"	
8	FOYER	6'2" X 3'7"	
9	BEDROOM 2	11'1" X 13'11"	262
10	TOILET	5'4" X 10'8"	
11	BALCONY	6'1" X 11'1"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	14'6" X 10'6"	187
13	TOILET	7'9" X 4'11"	
14	BEDROOM 4	12'8" X 10'5"	177
15	TOILET	5'0" X 10'5"	
16	KITCHEN	5'11" X 10'1" / 3'7" X 4'9"	97
17	SERVICE YARD	5'0" X 4'4"	
	SERVANT QUARTER	5'11" X 8'2"	48



FLOOR PLANS

4 BHK | UNIT C (5th to 14th Floor)



A lavish and grand home with a large living & dining and spacious bedrooms with dedicated wardrobe space is ideal for those looking out for capacious apartments.

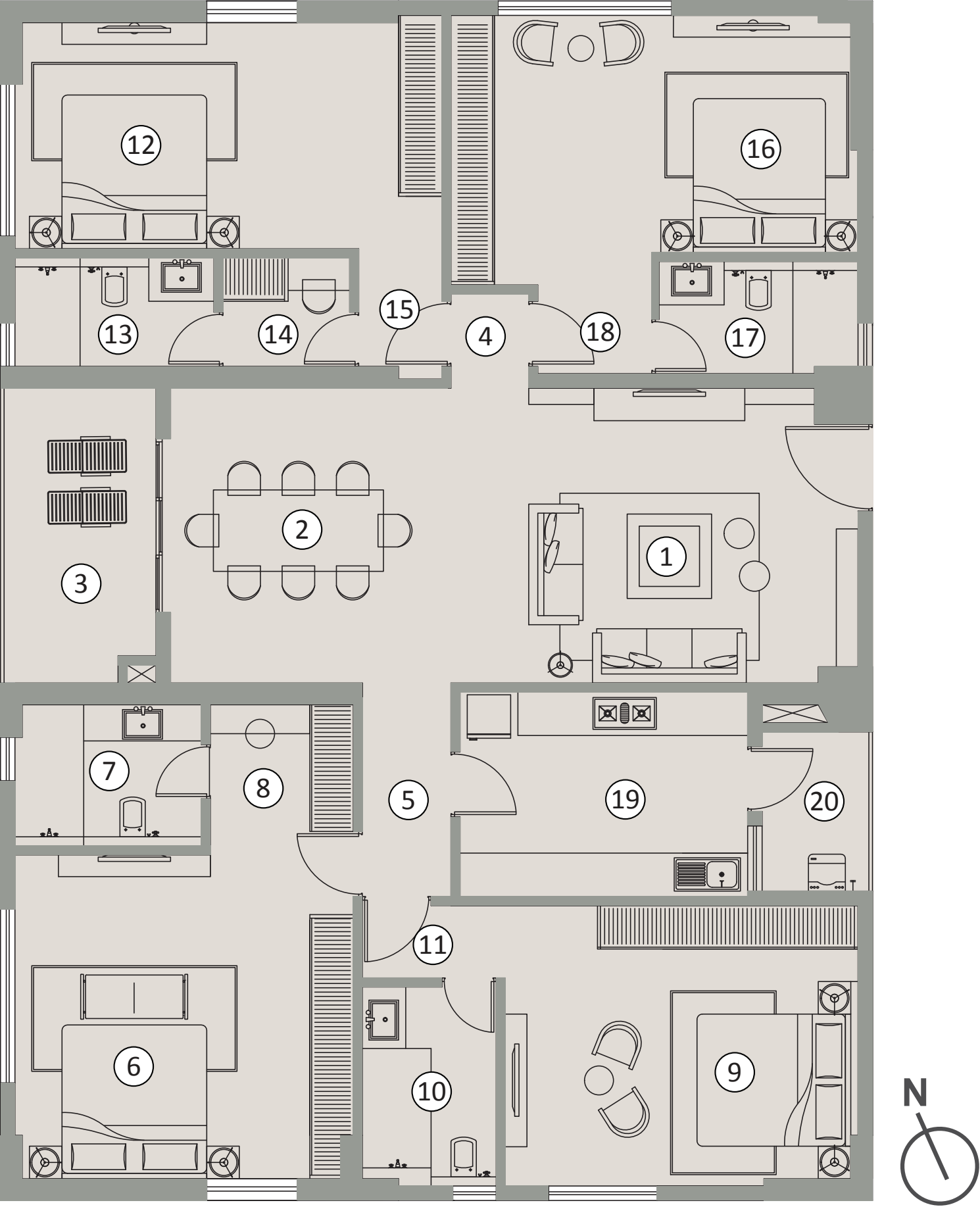
3 side open Vaastu compliant East entry apartment.

An expansive balcony alike a terrace offers stunning sunset views with ample space for a swing and a coffee table, perfect for relaxation.

The large living-dining space is an ideal setting for social gathering and hosting elegant dinners.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

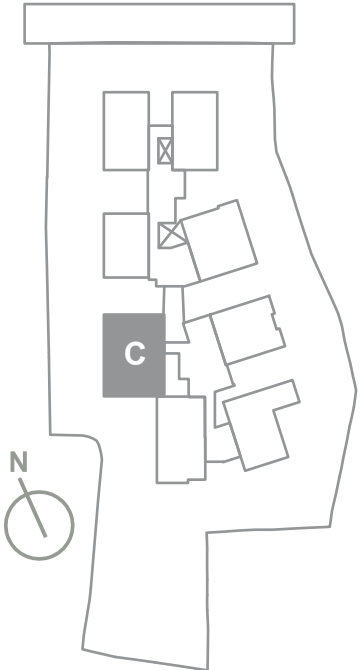
Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1903 sq.ft. | BALCONY AREA 130 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	18'5" X 13'4"	559
2	DINING	12'9" X 13'4"	
3	BALCONY	7'1" X 13'4"	
4	FOYER	3'6" X 4'3"	
5	PASSAGE	4'0" X 9'8"	321
6	BEDROOM 1	15'4" X 14'8"	
7	TOILET	8'5" X 6'5"	
8	DRESSER	6'6" X 6'10"	277
9	BEDROOM 2	16'0" X 12'9"	
10	TOILET	6'1" X 9'0"	
11	FOYER	6'6" X 3'3"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	19'4" X 10'3"	292
13	TOILET	9'0" X 4'11"	
14	DRESSER	5'9" X 4'11"	
15	FOYER	3'9" X 5'4"	275
16	BEDROOM 4	18'5" X 10'9"	
17	TOILET	9'0" X 5'1"	
18	DRESSER	5'2" X 5'6"	157
19	KITCHEN	13'0" X 9'3"	
20	SERVICE YARD	5'0" X 7'3"	
	SERVANT QUARTER	9'9" X 6'7"	60
*Additional Servant Quarter only for 5th Floor		5'11" X 7'11"	48



FLOOR PLANS

3 BHK + STUDY | UNIT D (5th to 13th Floor)



Optimum space planning and functionality is the key to his home.

3 side open Vaastu compliant West entry apartment.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

An expansive East-facing balcony, seamlessly connected to the extended living and dining area and two bedrooms heightens the sense of space and provides picturesque sunrise vistas.

An additional room with powder room can double up as a children's room, study area, den or guest room.

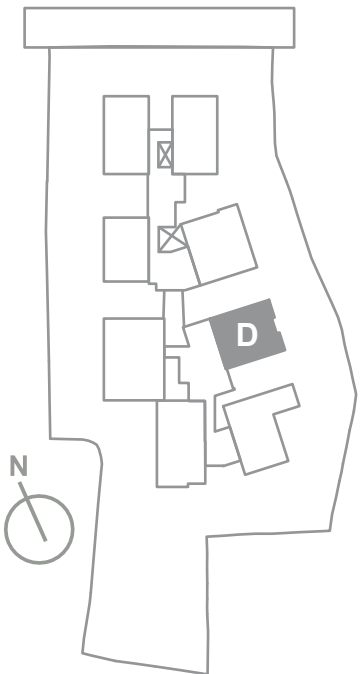
A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1241 sq.ft. | BALCONY AREA 95 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	19'9"X10'5"	420
2	LIVING	11'10"X10'5"	
3	BALCONY	6'6"X 10'6"	
4	POWDER TOILET	5'0"X5'3"	226
5	BEDROOM 1	14'0"X11'4"	
6	TOILET	5'11"X 6'8"	
7	DRESSER	7'4"X4'3"	193
8	BEDROOM 2	13'0"X11'0"	
9	TOILET	5'11"X 6'8"	
10	DRESSER	4'11"X3'11"	193
11	BEDROOM 3	14'0"X10'8"	
12	TOILET	5'0"X 10'2"	
13	STUDY	7'1"X 11'3"	79
14	KITCHEN	7'4"X 11'0"	104
15	SERVICE YARD	4'6"X 6'0"	
	SERVANT QUARTER	5'11"X 7'11"	45



FLOOR PLANS

4 BHK I UNIT E (5th to 12th Floor)



This is a Sunrise view home with spacious bedrooms and large wardrobe spaces.
3 side open Vaastu compliant West entry apartment.

The large living-dining space is an ideal setting for social gathering and hosting elegant dinners.

An expansive East-facing balcony, seamlessly connected to the extended living and dining area and two bedrooms heighten the sense of space and provides picturesque sunrise vistas.

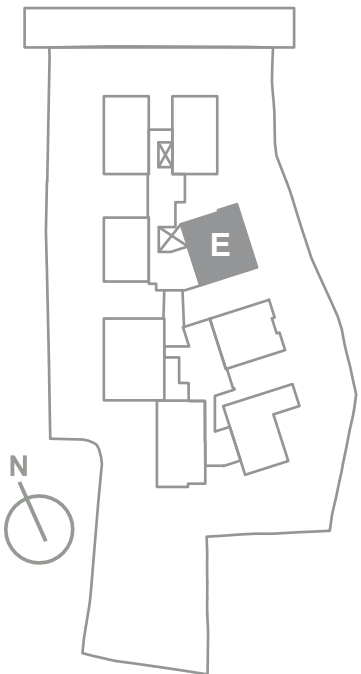
A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1549 sq.ft. | BALCONY AREA 88 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	13'0" X 11'6"	433
2	LIVING	19'4" X 11'6"	
3	BALCONY	6'0"X 9'7"	
4	BEDROOM 1	13'0" X 14'0"	274
5	TOILET	6'2" X 8'7"	
6	DRESSER	8'7" X 5'0"	
7	BEDROOM 2	12'0" X 13'8"	231
8	TOILET	6'0" X 8'3"	
9	DRESSER	4'4" X 5'0"	
10	BEDROOM 3	12'0" X 11'0"	186
11	TOILET	8'7" X 5'1"	
12	FOYER	2'11" X 5'6"	
13	BEDROOM 4	11'0" X 15'1"	252
14	TOILET	6'2" X 7'11"	
15	DRESSER	6'2" X 6'9"	
16	KITCHEN	7'11" X 10'10"	112
17	SERVICE YARD	6'5" X 4'0"	
	SERVANT QUARTER	7'4" X 12'0"	66



FLOOR PLANS

4 BHK | UNIT G (6th to 13th Floor)



A thoughtfully designed home facing Manicktala main road with optimal space planning and functionality.

3 side open Vaastu compliant East entry apartment.

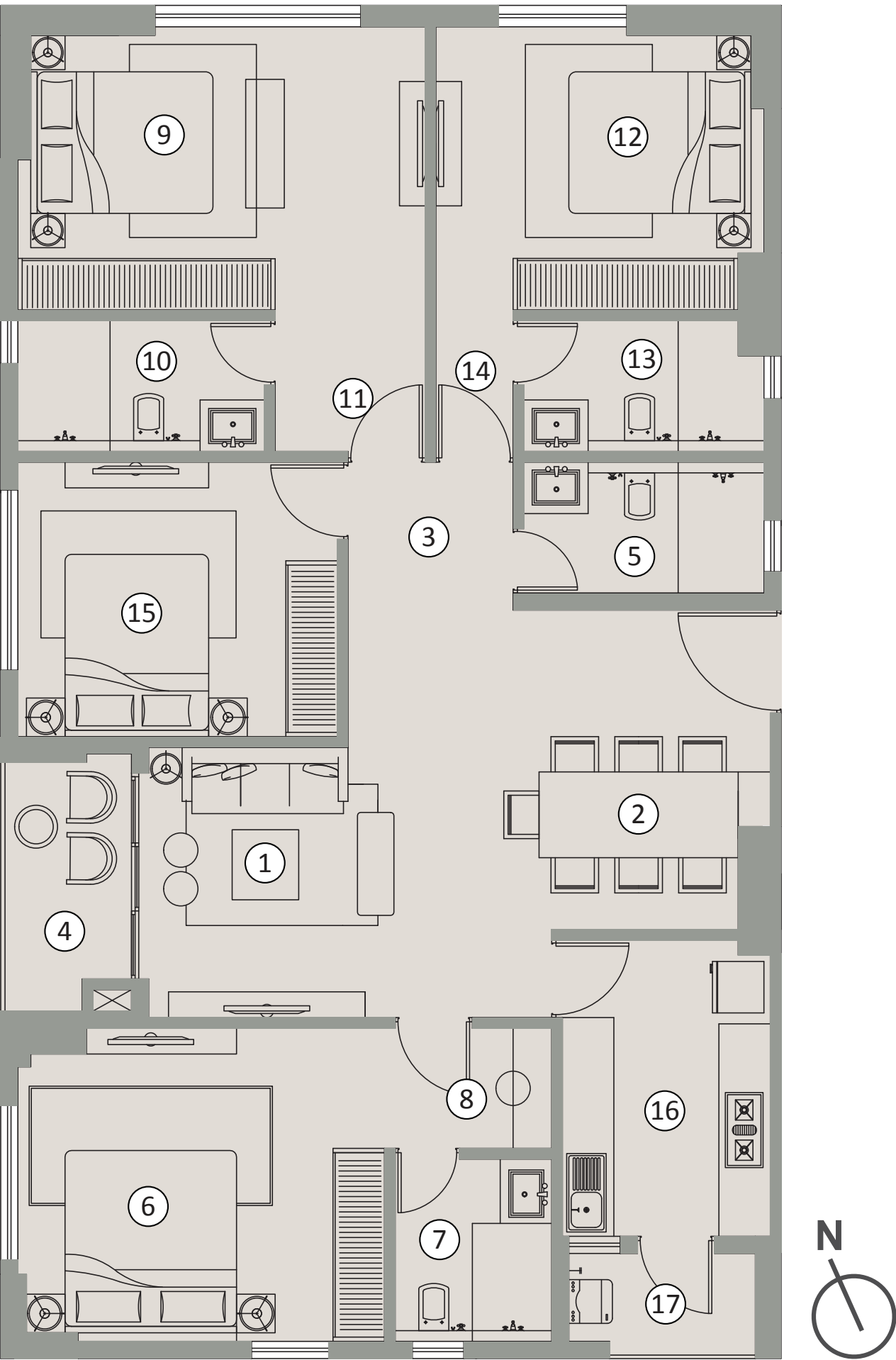
Spacious West-facing balcony , offers great sunset views and is spacious enough for a swing and a coffee table set up.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

The living & dining area has been strategically zoned to enhance the experience of using the space and a common toilet maximizes this effect of zoning.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

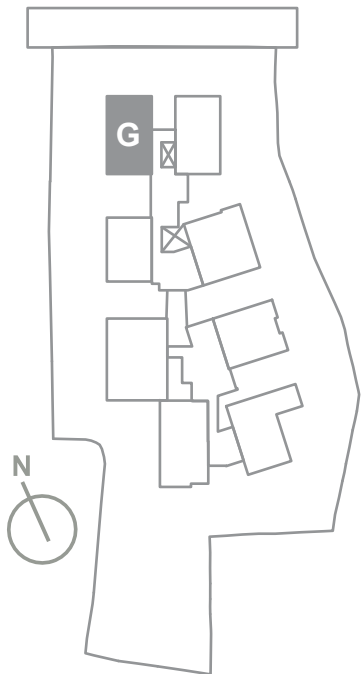
Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1371 sq.ft. | BALCONY AREA 72 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	15'5"X10'4"	425
2	DINING	16'2"X12'3"	
3	PASSAGE	6'4"X10'11"	
4	BALCONY	5'0"X 9'6"	
5	COMMON TOILET	9'2"X5'0"	235
6	BEDROOM 1	14'0"X12'0"	
7	TOILET	6'0"X7'0"	
8	DRESSER	6'5"X4'7"	243
9	BEDROOM 2	15'7"X10'10"	
10	TOILET	9'5"X5'0"	
11	FOYER	5'9"X5'5"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	12'7"X10'10"	191
13	TOILET	9'2"X5'0"	
14	FOYER	2'11"X5'5"	
15	BEDROOM 4	12'3"X10'6"	128
16	KITCHEN	7'11"X11'4"	
17	SERVICE YARD	7'2"X3'11"	116
	SERVANT QUARTER	5'0"X7'10"	
			40



FLOOR PLANS

4 BHK | UNIT H (6th to 13th Floor)



A thoughtfully designed home facing Manicktala main road with optimal space planning and functionality.

3 side open Vaastu compliant West entry apartment.

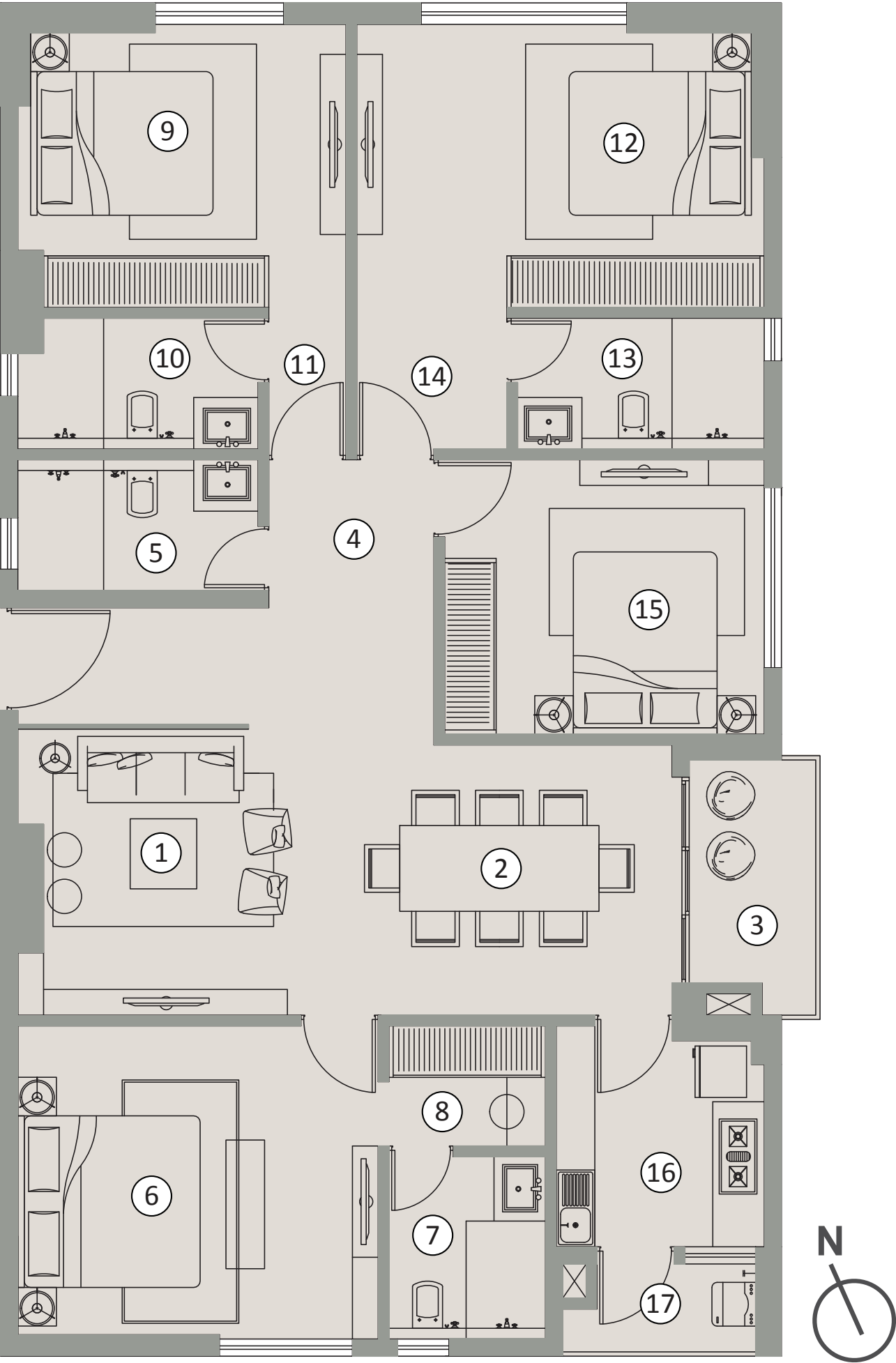
Spacious East-facing balcony offers great sunrise views, with ample space for a swing and a coffee table set up.

Spacious bedrooms with dedicated wardrobe space optimizes functionality.

The living & dining area has been strategically zoned to enhance the experience of using the space and a common toilet maximizes this effect of zoning.

A large kitchen with dedicated service area, makes organising chores such as laundry, dishwashing, drying, and ironing convinient.

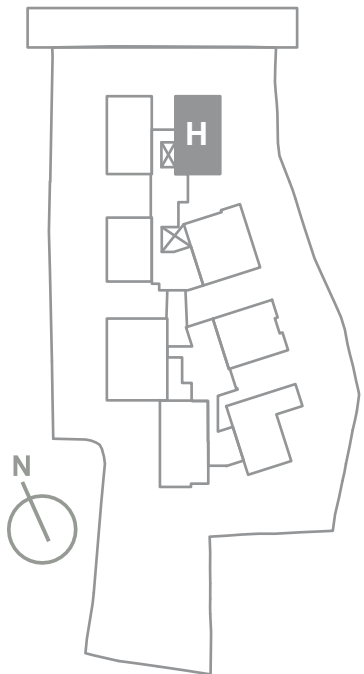
Separate helper's area and service yard connected to the kitchen makes it easy to manage household services.



CARPET AREA 1402 sq.ft. | BALCONY AREA 70 sq.ft.

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	LIVING	15'11" X 15'7"	465
2	DINING	9'1" X 10'4"	
3	BALCONY	5'0" X 10'1"	
4	PASSAGE	6'4" X 5'8"	
5	COMMON TOILET	9'2" X 5'0"	233
6	BEDROOM 1	13'9" X 12'0"	
7	TOILET	6'0" X 7'0"	
8	DRESSER	6'0" X 4'7"	191
9	BEDROOM 2	12'7" X 10'10"	
10	TOILET	9'2" X 5'0"	
11	FOYER	2'11" X 5'5"	

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
12	BEDROOM 3	15'7" X 10'10"	243
13	TOILET	9'5" X 5'0"	
14	DRESSER	5'9" X 5'5"	
15	BEDROOM 4	12'3" X 10'6"	128
16	KITCHEN	7'11" X 8'5"	
17	SERVICE YARD	7'5" X 3'6"	89
	SERVANT QUARTER	9'2" X 5'5"	



SPECIFICATIONS



BEDROOM, LIVING & DINING

Flooring: Bare finish for all habitable spaces

Wall Finish: Putty

Ceiling: Putty

Windows: Aluminium windows

Doors & Frame: Main door will be provided

Electricals: Modular switches

HVAC: Outdoor along with indoor units

Service lines: Drainage/conduit/water supply (all points completed without false ceiling)

TOILET

Flooring: Tiles

Wall: Tiles for dado

Windows: Aluminium windows

Electricals: Modular switches

Bathroom: Sanitary & CP fittings

Ceiling: False ceiling & trap door

Exhaust fan: Integrated with windows

KITCHEN

Flooring: Bare finish for all habitable spaces

Wall: Putty

Ceiling: Putty

Windows: Aluminium windows

Electricals: Modular switches

Exhaust fan: Integrated with windows

BALCONY

Flooring: Anti-skid tiles

Wall: Painted to match exterior elevation

Ceiling: Paint with lights installed

Railing: Aluminium/SS railing designed to match exterior

Balcony lighting: Light fixtures

SERVANT'S ROOM

Flooring: Tiles

Wall: Ready to paint

Ceiling: Ready to paint

Door: Doors with frames

Electrical: Modular switches

SERVANT'S TOILET

Flooring: Tiles

Wall: Tiles for dado

Ceiling: Ready to paint

Door: Doors with frames

Windows/Glazing: Aluminium windows

Bathroom: Sanitary & CP fittings



For more details contact:

 98363 94449

 info@mdproperties.co

SITE ADDRESS

Site: 223C, Maniktala Main Road, Kolkata 700054

Developed by:



It's Familytime

Marketed By:



4 Decades | 150+ Completed Projects
10+ Green Projects under Development | 15,000+ Happy Residents



CORPORATE OFFICE

1002 EM Bypass, Kolkata 700105

Landowner:



Disclaimer: This document is merely conceptual in nature and is to be used for general information purpose only. All information mentioned in this document is for representative purpose only. Any interested party should verify all the information mentioned in this document independently with the Developer prior to making any decision for buying any property in the Housing Project. The user of this document shall be deemed to have confirmed that he/she has not relied on any information contained herein while making any booking/purchase in the Project of the Developer