

Silver IKON

G+12 iconic high-rise offering ultra-premium residences that redefine luxury living, thoughtfully crafted for achievers who aspire for more and truly want it all.

 1/3, Cal Jessore Road, Bangur, Kolkata-700055



*Artist Impression

★ Rooftop Amenities

Designed for Wellness



- Landscaped Party Lawn with Barbeque Area
- Infinity Swimming Pool with Elegant Pool Deck
- Jogging & Walking Track
- Open-Air Amphitheatre
- Senior Citizens' Seating Zone
- Chit-Chat Corner
- Badminton Court
- Pickleball Court
- Green Turf Lawn
- Peaceful Temple
- Decorative Planter Zones with Landscaping



✦ First Floor Layout

Designed for Wellness



Tower - 2

Amenities on First Floor

- Fully Equipped Modern Gymnasium
- Indoor Games Room
- Air-Conditioned Community Hall
- Maintenance Office
- Yoga

Specification:

✦ Structure & Finishes

- RCC framed earthquake-resistant structure
- Vitrified tile flooring (4' x 2' size) in living, dining, and bedrooms
- Anti-skid Vitrified tiles in all bathrooms
- Smooth internal wall finish with wall putty
- Marble / Anti-skid Vitrified tiles finished staircase and entrance lobby
- SRI-compliant tile flooring on roof

✦ Kitchen

- Granite/Quartz kitchen platform with stainless steel sink, with hot & cold water connection.
- Premium quality ceramic wall tiles up to dado height
- Provision for microwave, chimney and water filter

✦ Bathroom & Plumbing

- High-quality concealed plumbing system
- Wall-hung commodes of reputed make
- Premium wash basins and sanitary fittings
- Hot & cold water supply with geyser points in all bathrooms

✦ Electricals & Air Conditioning

- Concealed branded electrical wiring with modular switches
- AC points in all bedrooms and living area
- TV points in living area and bedrooms

✦ Doors & Windows

- Branded flush doors with premium locks and fittings
- UPVC sliding windows with glass panels

Location Advantage:

✦ Connectivity & Commute

- | | |
|---------------------------------------|--------|
| • DumDum and Belgachia Metro Stations | 2.7 km |
| • Kolkata International Airport | 3.8 km |
| • Bidhannagar Station | 4.5 km |

✦ Hospitals:

- | | |
|---------------------|--------|
| • ILS Hospital | 2.2 km |
| • Charnock Hospital | 2.8 km |
| • RG Kar Hospital | 3.6 km |

✦ Schools and Colleges:

- | | |
|---------------------------------------|---------|
| • Aditya Academy | 250 m |
| • G.D Coenka School | 450m |
| • Kidzee | 1.8 kms |
| • North Point Senior Secondary School | 2.3 kms |
| • Kendriya Vidyalaya | 2.7 kms |

✦ Marketplace

- | | |
|-----------------|---------|
| • Diamond Plaza | 600 m |
| • Zudio | 1.7 kms |
| • City Centre | 4.7 kms |

✦ Temples

- | | |
|-------------------|--------|
| • Iskcon | 1.6 km |
| • Buddhist Temple | 2.5 km |
| • Hanuman Mandir | 2.5 km |

Typical Flat Layout

Designed for the rhythm of real living



Tower - 2



Tower - 1

Area Statement

Tower 1

FLAT NO.	FLAT TYPE	SUPER BUILT-UP AREA (Sq.Ft.)	-25%	BUILT-UP AREA (Sq.Ft.)	FLAT CARPET AREA (Sq.Ft.)	BALCONY CARPET AREA (Sq.Ft.)	FLAT + BALCONY CARPET AREA (Sq.Ft.)
A	4BHK - 3T	2300	575	1725	1215	175	1390
B	3BHK - 2T	1500	375	1125	759	127	886

Tower 2

FLAT NO.	FLAT TYPE	SUPER BUILT-UP AREA (Sq.Ft.)	-25%	BUILT-UP AREA (Sq.Ft.)	FLAT CARPET AREA (Sq.Ft.)	BALCONY CARPET AREA (Sq.Ft.)	FLAT + BALCONY CARPET AREA (Sq.Ft.)
A	3BHK - 2T	1300	325	975	686	74	760
B	2BHK - 2T	825	206	619	456	28	484
C	2BHK - 2T	1050	263	788	574	52	626
D	3BHK - 2T	1350	338	1013	734	63	797



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