

A HOME.
FOREVER AFTER.



BLISS



Dream home.

Where the view from the verandah will not be restricted to the neighbour's drawing room.

Where the morning walk that the doctor prescribed will not be limited to finding one's way through a crowd.

Where the cricket match your child deserves will not be restricted to a 5 X 3 feet 'pitch' between two apartments.

My friend, the search for your dream home is finally over.

Welcome home to Ideal Hill View!

PEACE



Luxury homes.

The right choice. For a number of reasons.

Close to the hills.

Where you can watch the sun rise as you recline in your bedroom.

Where you can relax as the gentle breeze from the hills calms you to sleep.

Where you can de-stress your tired nerves as bird song fills the evening.

Where you can see your child run with abandon across the open greens.

My friend, finally a home that you genuinely deserve.

Welcome home to Ideal Hill View!





COMMUNITY

There are two kinds of living.

One, completely to yourself. Where your neighbour is a distant figure you only occasionally meet.

And the other in a community.

Where you know everyone and everyone knows you.

Where there is someone to ask for help in case you are having trouble with the car.

Where you are not greatly worried if your child is not in by sunset.

Where you are at ease even if you have to leave your wife alone for a fortnight while you are away on a business trip.

Where 'festival' means 300 people, gaiety, colour and pictures.

And – best of all – where you can still be completely by your own when you want.

Welcome home to Ideal Hill View!



ENHANCING PRIDE

Never before. Unprecedented.

Just two ways of describing what Ideal Hill View truly means.

A world-class residential opportunity for the first time in Guwahati.

Bringing the best of urban living standards to the city.

These are some of the things that make it special:

- **It is big:** A sprawling residential community spread over 1,61,684 square feet.
- **It will enhance community:** With 246 apartments spread across the estate.
- **It will be an address to cherish:** Overlooking the hills across a sprawling meadow.
- **It will be pride-enhancing:** With 80% of its area open and landscaped.

Just the kind of place where you will want to invite friends and relatives.

Welcome home to Ideal Hill View!



INTEGRITY

Trust

Because you will be giving your life's hard earned money to a real estate developer. Because you are never sure whether what you have been promised will be delivered. In this respect you will just not have to worry. Because Ideal Hill View is brought to you jointly by established name in the field.

Ideal Group

- The **Ideal Group** has promoted a string of premium residential properties like Ideal Towers, Ideal Gardens, Ideal Apartments, Ideal Residency, Ideal Villas, Ideal Heights and Ideal Lake View in Kolkata.
- All Ideal Group properties have been completed on schedule using the best fittings, fixtures and materials.
- Ideal Group properties have enhanced the value of their respective pin codes and reported an attractive appreciation.

Himatsingka Group

The **Himatsingka Group**, a well established entity in North-East India, has been a pioneer in automobile dealership since inception. It has successfully adapted to varying customer needs and the environmental harmony. The Group's businesses comprise automobile dealership, hire purchase finance, real estate, tea plantation cum production, hotels, leisure infrastructure, lifestyle stores, transportation and logistics.

Architects

Designed by **Architect Hafeez Contractor**, one of the prominent architects of India. Who has conceptualised magnificent properties like the Aralias, Mongnolias, Awasekar, M.P. Mills Tower, and ATS Greens. Winner of prestigious awards like the CW Top Architect Award 2007 and India's Top Ten Architect Award 2007.

Banka & Associates, leading architects of Guwahati, will also help bring this project to reality.

Welcome home to Ideal Hill View!



ELEVATION

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PROXIMATE

Near and far.

When it comes to a dream home, we want both.

The assurance of proximity to where we need to commute everyday.

The feel of distance from harsh external realities.

Ideal Hill View represents a balance of both.

- Only a kilometre from Pratiksha Hospital
- Close to schools. KVA Khanapara: 3 kilometres, Narengi Government School: within one kilometre and DPS 7 kilometres
- Guwahati Airport approximately 20 kilometres and railway station 6 kilometres from Ideal Hill View

Built to give the feeling of being far from the madding crowd.

Welcome home to Ideal Hill View!



SPECIFICATIONS

Walls

- Internal: plaster of paris finish
- Common area: paint
- External: paint

Flooring

- Tiles in living room
- Tiles/laminates in bedrooms
- Marble/tiles/stone in all common areas

Electrical

- Concealed copper wiring and

sufficient light and power points

- TV/telephone/AC points in the living room and all bedrooms

Kitchen

- Dado of ceramic tiles
- Granite platform
- Stainless steel sink

Toilet

- Concealed pipeline using standard materials

- Ceramic tiles dado

- Tiled flooring
- CP fittings of superior brands

Doors

- Flush doors with accessories

Windows

- Aluminum/UPVC windows with grill

Lift

- 13 elevators of a leading brand

Generator

- For common area lighting and lifts
- Standby generator - for all flats

Other facilities

- 24-hour water supply
- Covered car parking space for residents and visitors

FACILITIES

- Intercom facility in each apartment connected to the main gate.

Result: enhanced safety

- All car parking space for residents and visitors are covered.

Result: Protection of your valuable assets

- Optional servants' room on each floor. Common servants' toilet and bathing room.

Result: enhanced convenience

- Professional property maintenance agency.

Result: Up-to-date facility at all times.

- Adequate fire safety service.

Result: protection for your family.

- Centralised water supply.

Result: consistent water availability (24X7).



- Club: Swimming pool • Well-equipped indoor gymnasium
- Community hall for parties and get-togethers • 80% area open and landscaped.



Co-developed by:



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Architects

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Disclaimer

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