

Developed by

# IDEAL

pillars of **trust**

**Ideal Real Estates Pvt. Ltd.**  
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Architects

**Architect  
Hafeez  
Contractor**

**S&S**  
SANON SEN & ASSOCIATES  
KOLKATA

Consultants

**JW**  
JW CONSULTANTS LLP  
formerly Y S Sane Associates

**SC** SITE  
CONCEPTS  
INTERNATIONAL  
Landscape & Land Use Planning  
Singapore • China • India  
www.sconcepts.com.sg

Preferred financier



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Tallest towers.

Airy and green open spaces.

Superior facilities.

World class Residents' Club.





# Ideal Grand. The best residential address in Howrah.

82%  
area open  
to the skies.

4 residential blocks  
of G+16 floors each.

Spread across

280 *cottahs*  
of land.

First-of-its-kind Residents' Club  
in Howrah with superior facilities.

384

air-conditioned  
apartments  
(2 BHK/3 BHK/4 BHK)

Redefining  
the pin code.







*My garden of flowers is also my cherished  
patch of thoughts and dreams.*

*The thoughts grow as freely as the flowers,  
and the dreams are as beautiful.*

# Spirituality and peace.

At Ideal Grand.

Definitely  
greener  
and grander.

Landscaping by Site Concepts International of Singapore.

Destination for a better quality of life.

Abundant greenery: banquet hall with lawn,  
central greens and an aroma garden.

31,000 sq. ft of landscaped greens.

82% area open to the skies.

An oasis of green solitude in  
the middle of Howrah.







*The air that angels breathe and  
the sky that the birds bear on  
their wings is far more delicious,  
more pure and more free...*

# Luxury.

At Ideal Grand.

Definitely **taller**  
and **grander.**



Soak and rejuvenate in the wellness of the first rays of the sun from your window.

Watch the magic of daybreak from your home in the  
**tallest towers of Howrah** at G+16 floors.

Highest affinity to the sky and open spaces; an unheard of luxury in Howrah.

Apartments are oriented in such a manner that they are either  
**river-facing** or **garden-facing**.

Airy and well-ventilated apartments with ample play of light and breeze.

Each apartment will have **pre-installed air-conditioners**.

Offering utmost convenience and peace of mind for buyers.

384 air-conditioned apartments of 2, 3 and 4 BHK across four blocks,  
ranging between 1,110 sq. ft and 1,785 sq. ft

Designed by the celebrated architect, **Hafeez Contractor**.



I can sit, I can stare, I can think.  
From my home, 'time' is the shortest  
distance between two places.

G.T. Road

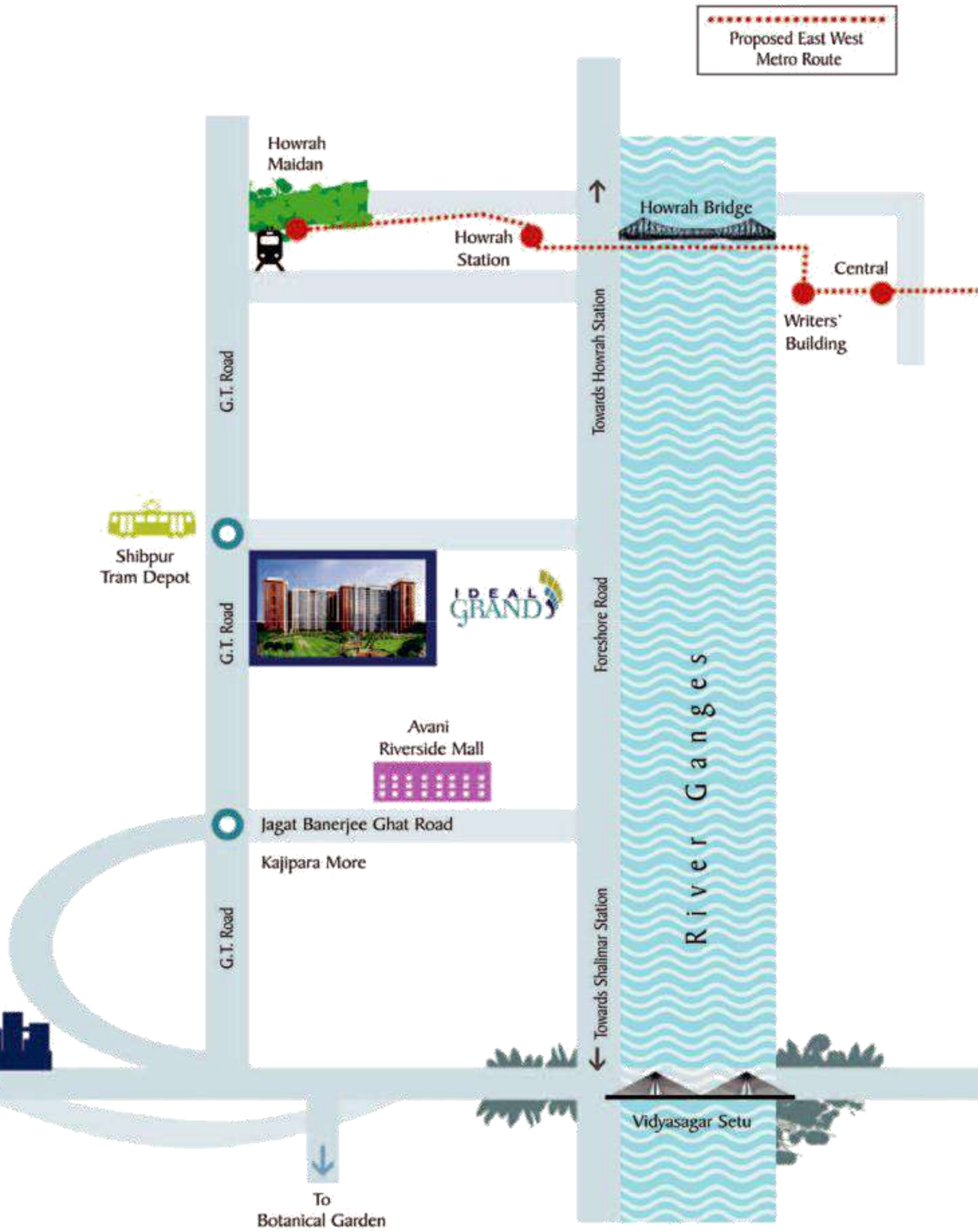
# Connectivity.

At Ideal Grand.  
Definitely **closer**  
and **grander.**



Grand Trunk Road, the epicenter of development in Howrah.  
It is a **modern and aspirational**  
residential and commercial settlement now.

With large townships and commercial spaces planned  
over the next three years, the value of the  
area is expected to appreciate substantially.



**Well connected** to malls, railway stations, the business district,  
retail destinations, schools, colleges and hospitals.



# Leisure.

At Ideal Grand.

Definitely **more relaxing**

and **recreational.**



1st Exclusive  
Residents' Club of Howrah  
spread across an area  
of more than 25,000 sq. ft





*I am not an island. We're all bits  
and pieces of a continent.*

The soothing environment of a peaceful  
neighbourhood, clubbed with its proximity to green,  
brings refreshment, relaxation and rejuvenation.

# Harmony.

of green and constructed areas.

At Ideal Grand.

Definitely **more united**  
and **grander.**



Landscaped gardens with a  
walking and jogging track  
and a separate cycling lane.

Private banquet garden  
of 5,200 sq. ft



Swimming Pool

Indoor Badminton Court

Modern Air-Conditioned Gym

Table Tennis

Pool Table

Banquet Hall and Party Lawn

A place where the **entire**  
**family has something to do.**



1st club in Howrah with a  
**21,000 sq. ft**  
cricket **field.**

Your private nest of peace, calm and solitude.  
Within a community that doesn't intrude, yet  
**always reaches out to help.**





Ground Floor Plan



✿ Second Floor Plan



First Floor Plan



Spacious, relaxed and leisurely to spend many  
fun-filled hours with  
the entire family.





# Activity.

At Ideal Grand.

Definitely more enjoyable  
and **unwinding.**







# Therapy.

At Ideal Grand.  
Definitely **healthier**  
and **grander.**

*To feel keenly the beauty of a morning  
rose, to write poetry in the sunlight.  
I simply come back to where I belong.*

Imagine **an emerald carpet**  
**with landscaped gardens**  
at your doorstep. All after a hard day's work.

The buildings are located in a manner to ensure the  
greatest ventilation and sunlight.

Because the home itself is panacea for the soul.

A **futuristic lifestyle model**  
of a residential condominium.

A place where you can contemplate in  
silence, cherish the privacy indoors  
without worrying about safety, or simply  
chat with a loved one in the garden.





Openness.

At Ideal Grand.

Definitely more airy  
and expansive.

Vast expanses stretching before you. Acres of silence within  
your hand's reach. Where going out for an evening  
walk is actually **going into yourself.**

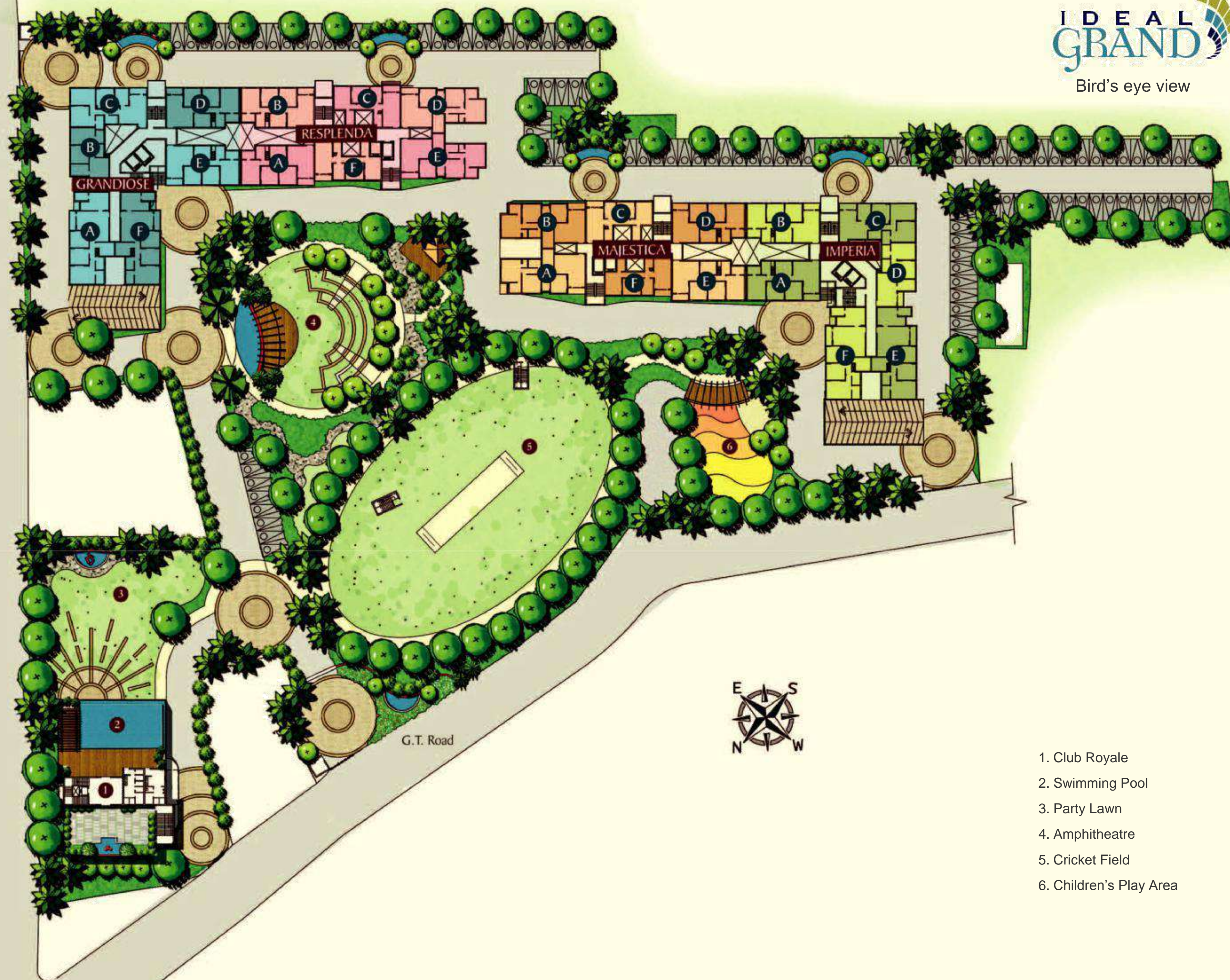




Ideal Grand.  
The tallest  
towers in Howrah  
with a river-view.







1. Club Royale
2. Swimming Pool
3. Party Lawn
4. Amphitheatre
5. Cricket Field
6. Children's Play Area



Grandiose



Resplenda



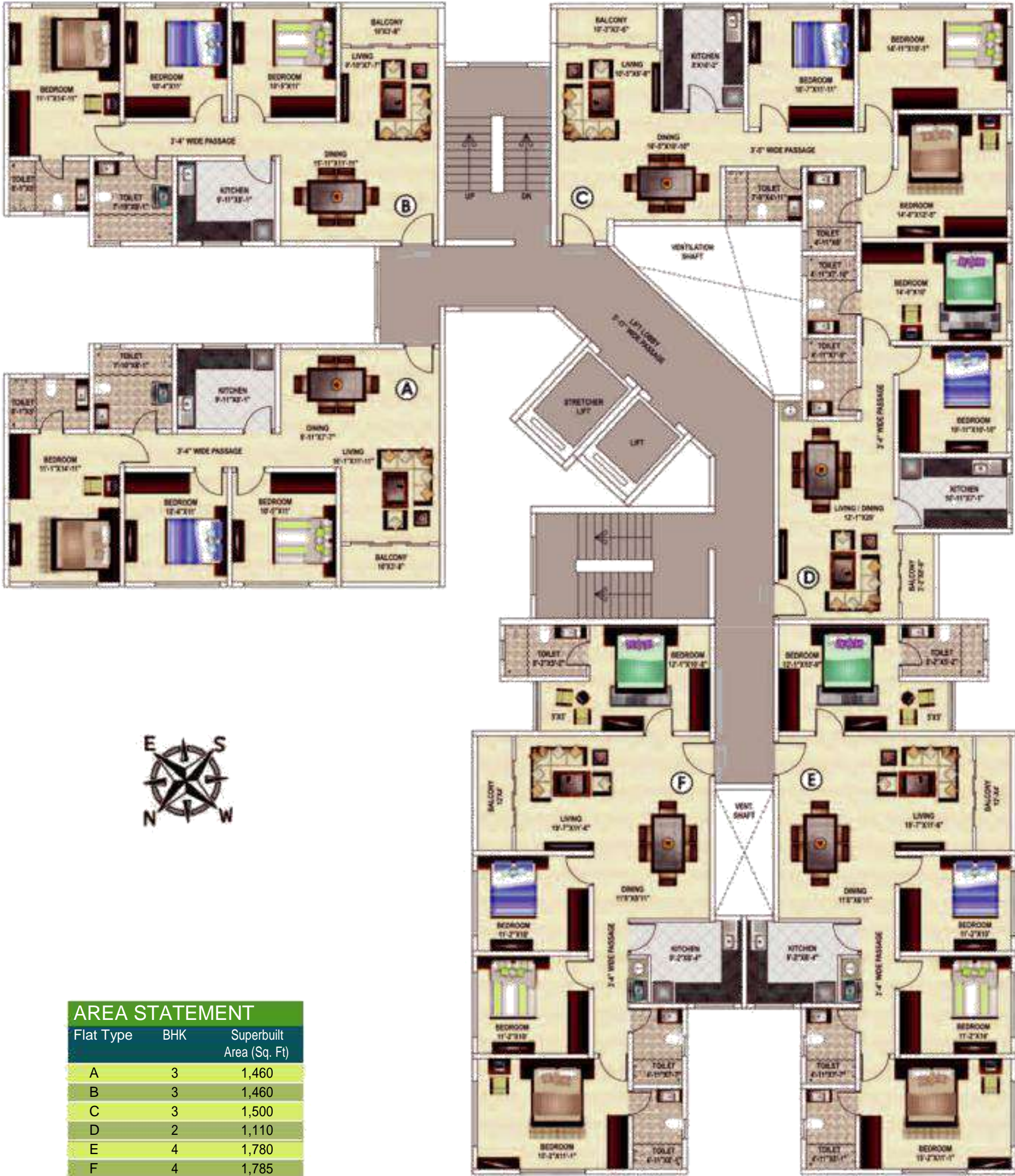


Majestica

Imperia



AREA STATEMENT		
Flat Type	BHK	Superbuilt Area (Sq. Ft)
A	3	1,605
B	3	1,600
C	2	1,170
D	3	1,460
E	3	1,450
F	2	1,170



AREA STATEMENT		
Flat Type	BHK	Superbuilt Area (Sq. Ft)
A	3	1,460
B	3	1,460
C	3	1,500
D	2	1,110
E	4	1,780
F	4	1,785



# Specifications

## WALLS

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

## FLOORING

- Tiles in living rooms and bedrooms
- Marble / Tiles / Stone in all common areas

## ELECTRICAL

- Concealed copper wiring
- Sufficient light and power points
- Television / Telephone points in living / dining room and all bedrooms
- A.C. of reputed brands in living / dining room and all bedrooms

## KITCHEN

- Dado of ceramic tiles
- Granite platform

## TOILET

- Concealed pipeline using standard material
- Ceramic tiles dado
- Tiled flooring
- CP fittings of superior brands

## DOORS

- Flush doors with accessories

## WINDOWS

- Aluminium windows with grill

## LIFT

- Two elevators of a leading brand in each tower

## GENERATOR

- For common area lighting and one lift in each tower ■ Standby generator for all flats

## OTHER FACILITIES

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

