

Developer s



AN GROUP



HELICON GROUP

Site Address

207, Dakshindari Road,
Lake Town, Kolkata - 700 048

RERA:

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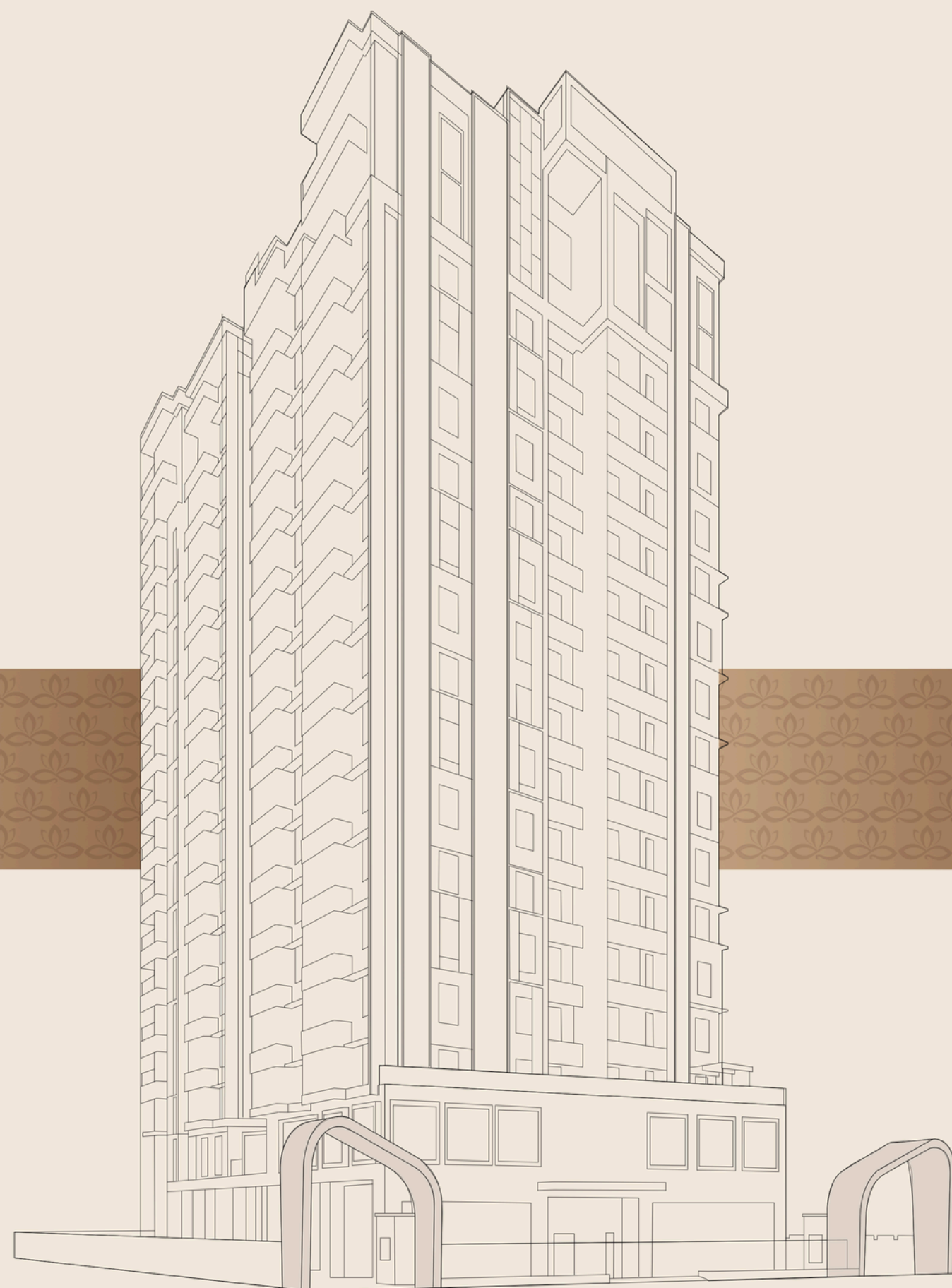


Concept & Design by: F9PLANET STUDIO

ATREYAA



— Heavenly Homes —



ATREYAA



— Heavenly Homes —

Welcome to your Urban Paradise

!!

Where the essence of luxurious living meets the practicality of affordability. Situated in a prime location and designed with an eye for elegance and comfort, Atreyaa redefines modern urban living with a unique blend of sophistication and convenience. Every aspect of these high-rise apartments has been meticulously crafted to cater to your aspirations, Offering not just a residence but an exceptional lifestyle experience.

Atreyaa invites you to embrace a new standard of living where your dreams of opulence are within reach, without compromise.

YOUR HEAVENLY HOMES !!

ATREYAA

— Heavenly Homes —



The Divine address of Connected Living

Live closer to a life of urban ease and
utmost convenience!



Location Map



map not to scale**



St. Xaviers University
Amity University
The Bhawanipur Education Society
NSHM

30 min
34 min
45 min



Heritage School
Newtown School
Lamartiniere School
DPS Mega City

11 min
26 min
30 min
32 min



Hyatt
Plush 28
JW Marriott
ITC Royal Bengal
Mainland China

10 min
11 min
17 min
18 min
29 min



Nicco Park
ECO Park
Aquatica

16 min
21 min
25 min



Dafodil Hospital
Apollo Hospital
ILS Hospitals
Charnock Hospital
AMRI Hospital

3 min
10 min
11 min
12 min
13 min



Belghachia Metro Station
City Centre
Kolkata Railway Station
Airport
Sealdah Station
Howrah Railway station

10 min
10 min
12 min
17 min
21 min
31 min



Diamond Plaza
Mani Square
City Centre 1
City Centre 2

9 min
10 min
10 min
19 min

Your home embraces the skyline with
Elegance Leisure

ATREYAA
Heavenly Homes



Gated Community



Highly Accessible



State-of-the-art Amenities



Adda Corner



Gymnasium



Infinity Swimming Pool



Vastu Compliant



Premium Lifestyle Facilities



24 x 7 Security Service



A piece of heaven on earth



2

Majestic Towers

108

4

Luxury Penthouse

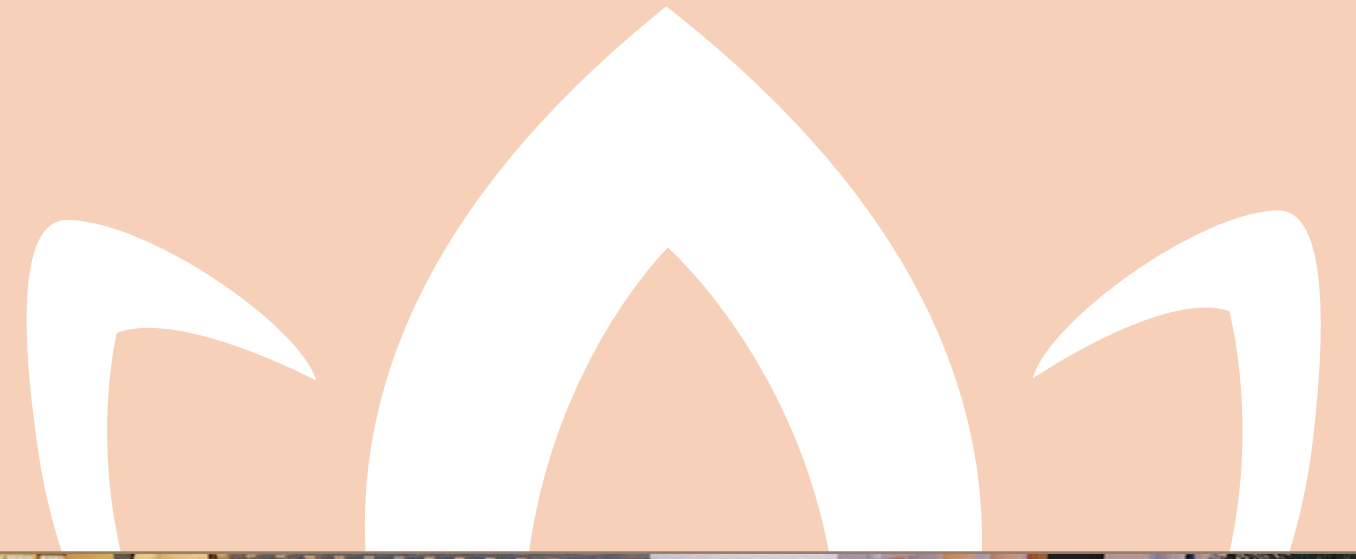
11^{ft.}

Floor -to-Floor Elegance



ATREYAA

— Heavenly Homes —





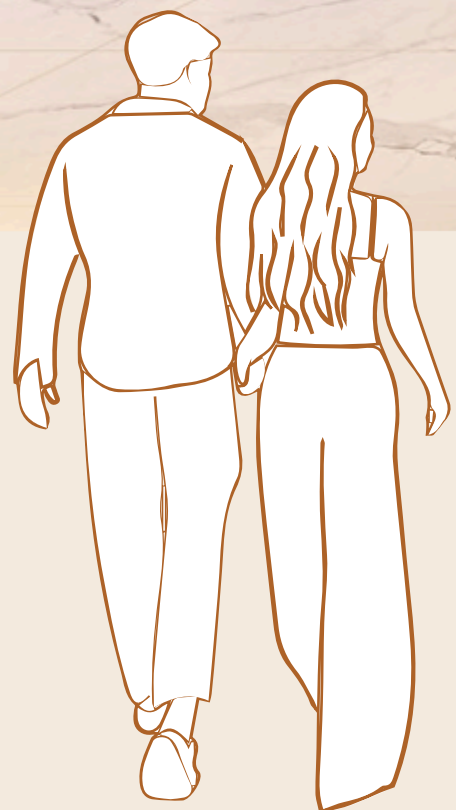
 Temple View



Superiority in heaven and **on earth**



 Double Height Entrance Lobby



The grand welcome you **deserve**



Party Area

Where every night is a **Celebration**





 Community Hall


ATREYAA 
— Heavenly Homes —



 Indoor Games



Crafted for **Champions** Designed for you



Push your limits **Break the barrier**





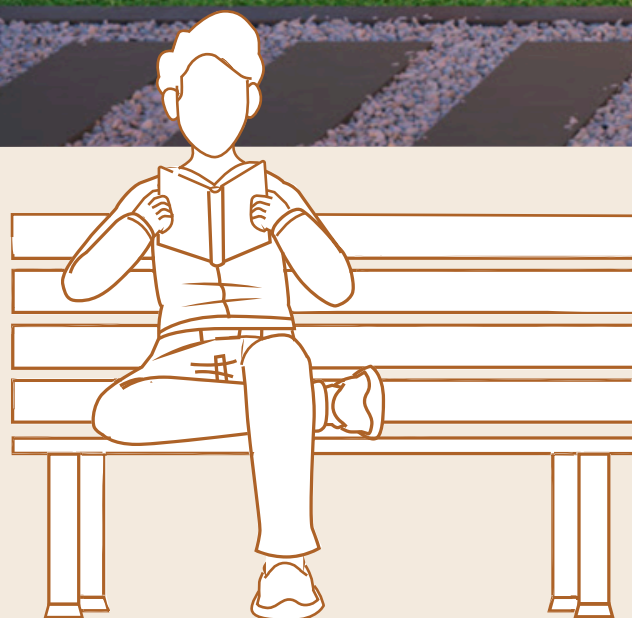
 Card Room

Where strategy meets **Style**





Senior Citizen Adda Zone



Adda Corner Quiet, for your soft whispers.



 Yoga Deck

The spirit of your **Soul** finds Life





Dive into luxury and relaxation
in our **Swimming Pool**

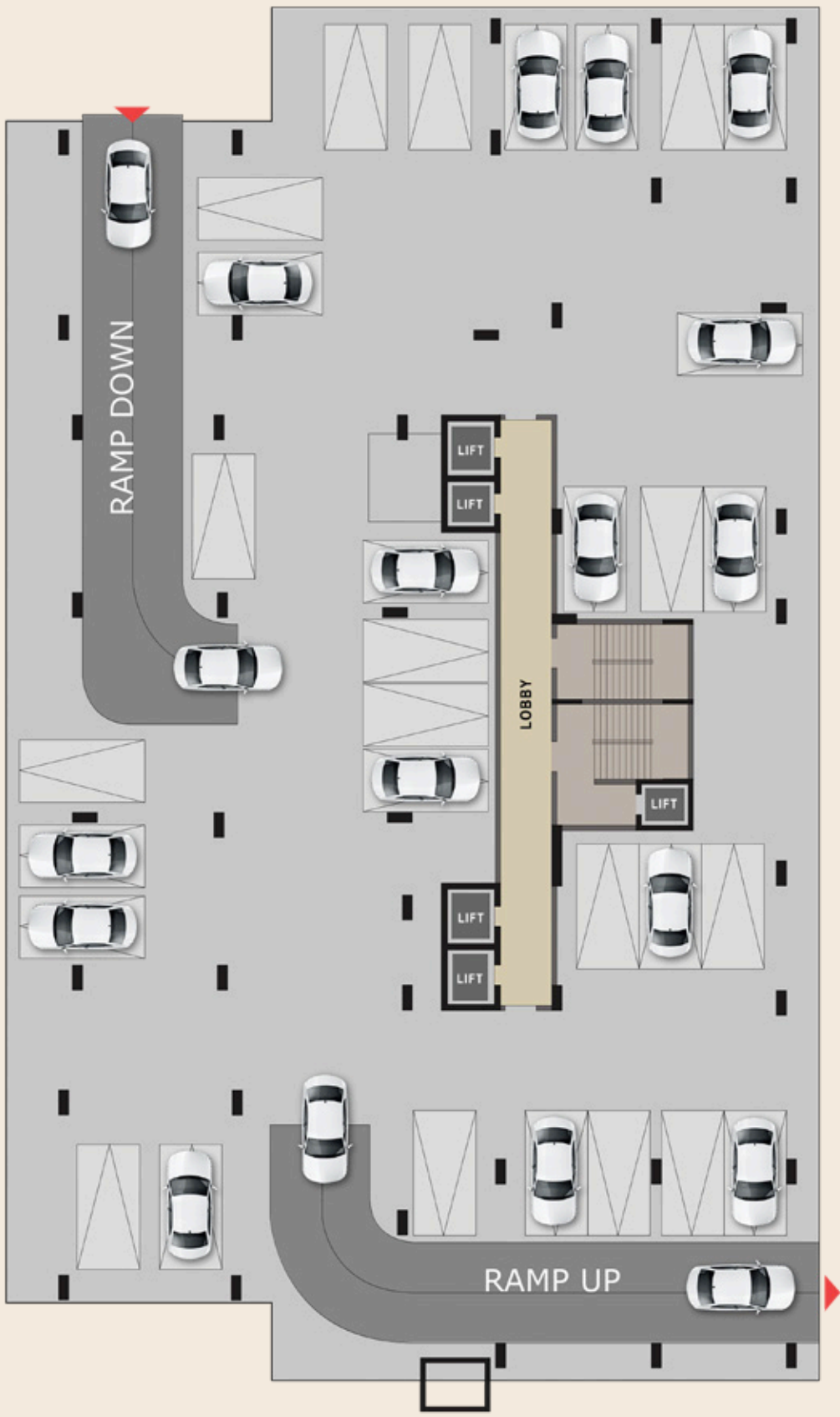


Master Plan



Legends

- | | | |
|----------------------------|---------------------------|-------------------------|
| 1. ENTRY GATE | 6. COMMERCIAL SPACE | 11. OPEN CAR PARKING |
| 2. EXIT GATE | 7. INTERNAL DRIVEWAY | 12. COVERED CAR PARKING |
| 3. SECURITY GOOMTY | 8. DROP OFF ZONE | 13. SERVICES |
| 4. COMMERCIAL ENTRY / EXIT | 9. RAMP (WAY TO BASEMENT) | 14. TEMPLE |
| 5. COMMERCIAL PLAZA | 10. MLCP CAR PARKING | 15. PERIPHERAL GREEN |



Basement Plan





First Floor Plan



2nd Floor Plan

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)	OPEN TERRACE (SQ.FT.)
A	3BHK + 3T	1405	149	1665	2314	342
B	4BHK + 4T	-	-	-	-	-
C	3BHK +3T	1173	147	1408	1957	-
D	3BHK +3T	816	49	957	1331	-
E	3BHK +3T	1171	119	1385	1925	-
F	4BHK + 4T	1387	169	1667	2317	-
G	3BHK +3T	947	60	1095	1522	-
H	3BHK +3T	1037	49	1185	1647	-





Typical Floor Plan (3rd - 14th)

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
A	3BHK + 3T	917	149	1665	2314
B	4BHK + 4T	1405			
C	3BHK +3T	1173	147	1408	1957
D	3BHK +3T	816	49	957	1331
E	3BHK +3T	1171	119	1385	1925
F	4BHK + 4T	1387	169	1667	2317
G	3BHK +3T	947	60	1095	1522
H	3BHK +3T	1037	49	1185	1647



15th Floor Plan

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)	ROOF (SQ.FT.)
C	3BHK +3T	1173	147	1408	1957	
D	3BHK +3T	816	49	957	1330	
E	3BHK +3T	1171	119	1385	1925	-
H	3BHK +3T	1037	49	1185	1647	-



3D Isometric

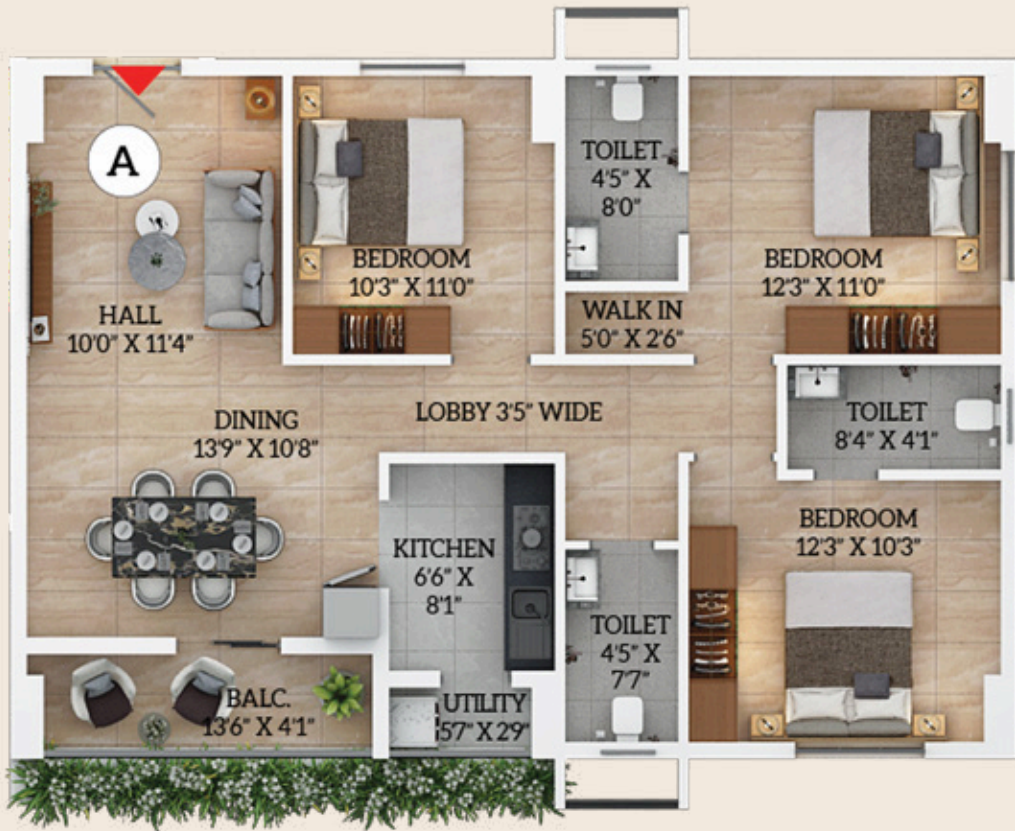


Key Plan

3D Isometric



Key Plan



Flat - A

S/Built -up Area - 1494 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
A	3BHK + 3T	917	71	1075	1494



Flat - B

S/Built -up Area - 2314 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
B	4BHK + 4T	1405	149	1665	2314



3D Isometric



Key Plan



Flat - C

S/Built -up Area - 1957 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
C	3BHK + 3T	1173	147	1408	1957



3D Isometric



Key Plan



Flat - D

S/Built -up Area - 1331 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
D	3BHK + 3T	816	49	957	1331



3D Isometric



Key Plan

3D Isometric



Key Plan



Flat - E

S/Built -up Area - 1925 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
E	3BHK + 3T	1171	119	1385	1925



Flat - F

S/Built -up Area - 2317 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
F	4BHK + 4T	1387	169	1667	2317



3D Isometric



Key Plan



Flat - G

S/Built -up Area - 1522 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
G	3BHK + 3T	947	60	1095	1522



3D Isometric



Key Plan



Flat - H

S/Built -up Area - 1647 Sq.ft.

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT -UP (SQ.FT.)	S/BUILT UP (SQ.FT.)
H	3BHK + 3T	1037	49	1185	1647





Vision is the art of seeing what is
Invisible to others





15th Floor Plan - Penthouse

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)	ROOF (SQ.FT.)
A (Penthouse)	4.5BHK + 6T	1603	71	1820	2530	538
B (Penthouse)	5BHK + 5T	2321	222	2719	3779	932
F (Penthouse)	5BHK + 5T	2291	242	2705	3760	833
G (Penthouse)	4.5BHK + 6T	1630	60	1842	2560	547



16th Floor Plan



Penthouse 3D Isometric



Key Plan



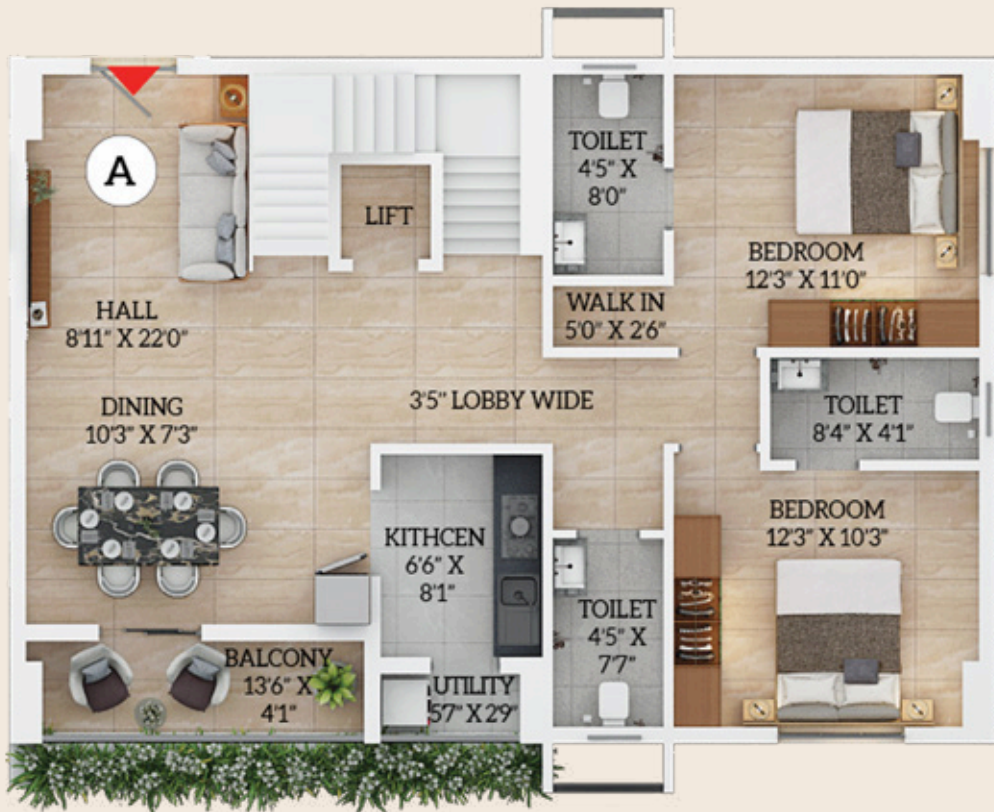
Lower Penthouse



Upper Penthouse



Private Roof



Penthouse - A & G

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)	ROOF (SQ.FT.)
A	4.5BHK + 6T	1603	71	1820	2530	538
G	4.5BHK + 6T	1630	60	1842	2560	547



Penthouse 3D Isometric



Lower Penthouse



Upper Penthouse



Private Roof



Key Plan



Penthouse - B & F

FLAT MKD	FLAT TYPE	CARPET (SQ.FT.)	BALCONY (SQ.FT.)	BUILT-UP (SQ.FT.)	S/BUILT UP (SQ.FT.)	ROOF (SQ.FT.)
B	5 BHK + 5T	2321	222	2719	3779	932
F	5 BHK + 5T	2291	242	2705	3760	833



Specifications

Space Specification:	Luxury Specification
Super Structure:	Earthquake Resistant Reinforced Cement Concrete Structure
Living & Dining Room:	Range of Premium 4' x 2' Italian finish tiles
Master Bedroom:	Range of Premium 4' x 2' Italian finish tiles
Other Rooms :	Range of Premium 4' x 2' Italian finish tiles
Kitchen Floor:	Range of Premium 4' x 2' Italian finish tiles
Counter top:	Granite
DADO:	Up to 3' Height in combination tiles (Premium)
Water Proofing:	All Bathrooms, Roof / Terrace
Toilet Floor:	Anti-Skid tiles size 4' x 2'
DADO:	Anti-Skid tiles size 4' x 2' up to Lintel height
Sanitary Fixture:	Grohe, Kohler or equivalent
Plumbing :	Supreme of equivalent
Balcony:	Toughened Glass Railing
Door:	Wooden Frame & Flush Door upto 8' Height (Reputed Brand)
Entry Main Door:	Decorative Doors upto 8' Height
Door Handle & Lock:	Godrej or equivalent
Window:	Glazed Coated Aluminum UPVC of Reputed Brand (Height 6')
Internal Finish:	Putty (Asian or Equivalent)
Electrical Finish:	Havells or equivalent
Common Lobby:	Tiles with reception desk
Lift:	Reputed brand
Parking Area:	Multilevel parking zone



Where every
home feels like
Heaven



Developer



AN GROUP

AN Group stands as a trusted name in Kolkata's real estate landscape, built on a legacy of 24 years in the construction industry. Since our foray into real estate development in 2001, we have consistently delivered about 50 projects that blend thoughtful design with lasting quality. Our commitment is simple yet rare to craft homes that reflect both elegance and practicality, ensuring every property seeker finds their perfect match. With a diverse portfolio of meticulously developed 2 BHK, 3 BHK, and 4 BHK apartments across Kolkata, AN Group continues to set benchmarks in modern urban living, backed by integrity, expertise, and a deep understanding of what clients truly value.

Developer



HELICON GROUP

With a humble beginning in 1978 through Bangur Supermarket Complex, our founder Late Surendra Kumar Goenka set in motion the unwavering vision in real estate. Joined later by his son, Rajiv Goenka, they together embarked on a journey of growth, delivering a number of successful projects nearing about 100, across Kolkata, Odisha and Rajasthan, shaping a lasting legacy of excellence.

Architect



D.J. Consultants & Associates

Kolkata based architectural firm is known for its vibrant and prestigious creations across prominent areas like SSDM, Rajarhat, BMC, KMC, Newtown, Hidco, Saltlake & Maheastalla. The firm has established partnerships with major real estate players in Kolkata. The architect plans the layout ensures compliance, and integrates premium materials and smart technology. We offering a high-end living experience. Our Philosophy is to focus on sustainable development with a commitment to both the project and people. Our quest is to create better living.

Vastu Consultant



Hari Shankar Gupta

A Connoisseur of Vedic Vastu and Fengshui, has been into the profession since 1995. The list of clients include Hindalco Industries, Kiswok Industries, Shyam Sell Group, Salagram Industries, Jaipur Rugs, WMW Industries, GKD Industries, Premier Bars & Pipes, B.D. Castings, Jaya Biscuits, ILS Hospital, P. B. Academic School, Saini International School, Silk Affair P Ltd, Saini Hyundai to name a few. He trained under many famous International Teachers like Master Joseph Yu, Master Cecil Lee, Master Mass, Master Peter Leung, Master Roxane Louis, Lady Chris Griscom, Dr. Victor Backus to name a few. He is the Jt. Secretary of the National Council of The Institution of Vastu Science (India).



Ranjeet Kumar Surana

40+ Years of Industry Experience Specializing in powerful yet practical Vastu solutions for: Industrial Spaces, Commercial Properties, Residential Homes, Evaluated Industrial Places, Tea gardens, Warehouses, Resorts, Schools, Hospitals, Corporate buildings, & Showrooms of 10000+ Clients throughout India, USA, Dubai, Canada, Australia, Singapore, Malaysia & Many more.

Brand Consultant



To create environments that inspire a love of living. We will do this by creating beauty in the build environment, incorporating design innovation and strong adherence to quality, and always being responsive to our clients, communities and environments affected by our work. We aim to serve the most creative as well as effective branding approaches, that touch all the verticals of marketing and create a distinguished position with the help of outstanding aesthetic skills for each real estate project.