

Developed by:
Bengal Kyal
(An Assisted sector company with the West Bengal Housing Board)

An Enterprise of:

VINAYAK
GROUP

Architect:
 **AGRAWAL & AGRAWAL**
Architects Planners Interior Designers

Preferred Marketing by:

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REALTORS
Where trust comes first
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Disclaimer: This document is not a legal offering. It only describes the intent & concept of Citrus Cove. All the areas/dimensions/layout/elevations/pictures etc. are only indicative and not as per scale. All the details are subject to change, alteration and modification as per the developer's discretion.


BLOSSOM
COUNTY
Wind. Water. Wellness.


www.advacomunique.com



"A little lane - the brook runs close beside,
And spangles in the sunshine, while the fish glide swiftly by;
And hedges leafing with the green springtide;
From out their greenery the old birds fly,
And chirp and whistle in the morning sun...
And all the spring in this sweet lane is seen."

-John Clare

Wind. Water. Wellness.
Welcome to Blossom County.



"On the green of the hill
We will drink our fill
Of golden sunshine"

- John Keats

Superior and integrated living experience at **New Alipore**

65 premium dwelling units across twin towers of G+10 floors

Freehold land across **83 cottahs** with 70% area open to the skies

Mostly south-facing or **water-view apartments**

Large waterbody across 16% of total area (16 cottahs of water)

World class amenities for all residents



Wind. Water. Wellness.

Enter nature's own world where water meets earth meets sky. Be surrounded by green expanses, tranquil surroundings, a sense of calm and the fresh water breeze from the waterbody right next to you.

Blossom County is a breath of fresh air amidst the stifling congestion of the city. It is therefore seen as a fitting response to the chaotic urban surroundings.


70% area open to the skies

Mostly south-facing or water-view apartments





Wind. Water. Wellness.



Live life **waterside**. Experience the cool breezes from the waterbody just outside your window. Stare in silence at the water from your balcony to soothe your senses and be free from all worries of a cluttered neighbourhood as this expanse will be yours forever.

Live your life under the calm spell of water. Prosper in a green environment that fills you with peace at night, refreshes you each morning and engages you into vivacity with its shimmering sunlight.

The water deck at Blossom County can be used for myriad purposes: yoga in the morning, sitout for the elderly, for private conversations with friends and for simply sitting alone to absorb the tranquility that water provides.





Wind. Water. *Wellness.*

Enter a world of science and nature that
conspires to offer a *therapeutic* life.

Fully vastu-compliant flats with well-ventilated
and airy interiors that allow controlled light.

The southwinds engulf you at all times.

Blossom County consists of twin towers with G + 10 floors

Decorated deck with a landscaped garden

3 and 4 BHK apartments with servant quarters



Blossom County comes with superior amenities and world class facilities, which will offer something for everyone. From infant to elderly, all community members will find their entertainment and social needs fulfilled to the hilt. State-of-the-art facilities include:

- ✿ Vaastu-compliant flats
- ✿ An open deck for picturesque view of the natural water body with adequate seating arrangements
- ✿ An open terrace-cum-deck on the top floor of the Block I which can be used for small get-togethers and parties
- ✿ Natural water body surrounded by decorated garden
- ✿ Air-conditioned gymnasium to stay healthy and fit
- ✿ Air-conditioned community hall with open terrace
- ✿ Landscaped garden
- ✿ Indoor games room – chess and carrom
- ✿ Billiards room
- ✿ Intelligent fire-fighting system for your safety
- ✿ CCTV at the main gate of the building and lobby
- ✿ Centralised multi-channel dish TV facility
- ✿ Cable TV and broadband-compatible telephone points
- ✿ Intercom and video door phone facility
- ✿ Round-the-clock security



Specifications

Living / Dining / Lobby / Passage

Floor

- Premium Quality Vitrified Tiles

Walls & Ceiling

- Wall Putty (Ready to paint)

Bedrooms

Floor

- Wooden laminated flooring in master bedroom and premium quality vitrified tiles in other bedrooms

Walls & Ceiling

- Wall putty (ready to paint)

Kitchen

Walls

- Rectified joint-free tiles up to 2'-0" on counter walls and wash areas, balance wall putty (ready to paint)

Floor

- Anti-skid vitrified tiles

Counter

- Granite counter

Fitting / Fixtures

- Stainless steel sink and Jaquar or equivalent fittings

Ceiling

- Wall putty (ready to paint)

Bathrooms

Walls and Floor

- Walls – Joint Free Rectified tiles, Floor - Anti Skid Ceramic tiles

Sanitary Ware / CP Fittings

- Parry ware or equivalent brands sanitary ware and Jaquar or equivalent CP fittings

Doors & Windows

Entrance Doors

- Decorated flush doors with integrated video door phone

Internal Doors

- Flush doors

Windows

- Aluminium panel

Electrical

- Modular switches (Havell's / Legrand or equivalent make) and copper wiring

Power Backup

- For common areas

Apartment Type

- Power Backup at extra cost

Intercom System

- Between apartment to apartment and apartments to all service areas

Security System

- CCTV camera surveillance

Lobby

Entrance Lobby

- Exquisitely designed at ground floor

Lift

- Automatic lifts of Schindler/Kone or equivalent make

Ground Floor Plan





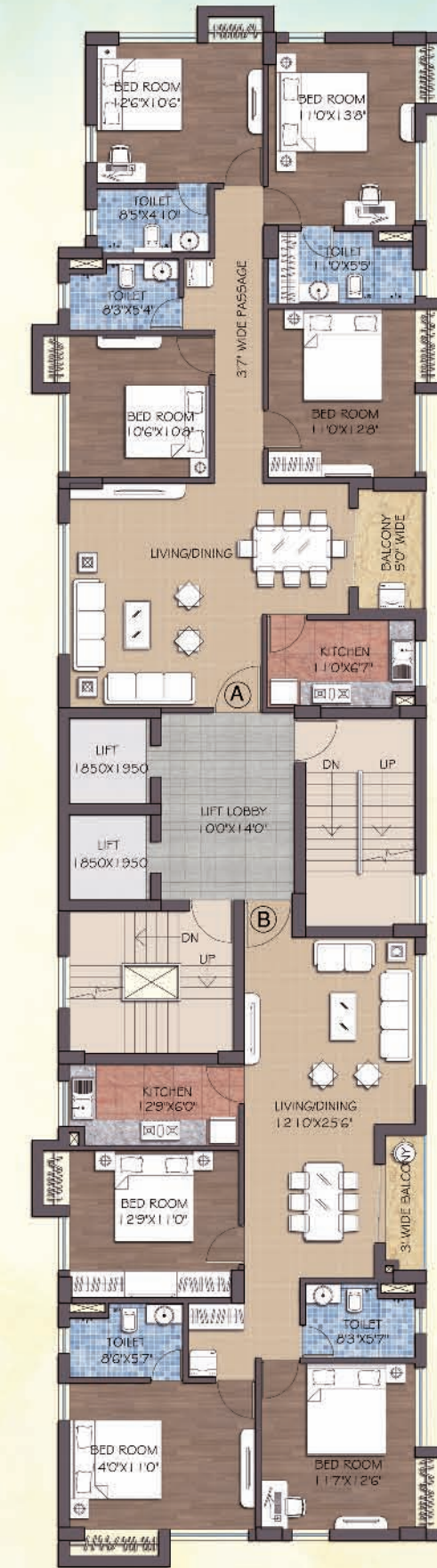
Block -1
First Floor Plan



Block -1
Typical Floor Plan (2nd-8th Floor)



Block -1
Typical Floor Plan (10th Floor)



Block -2
Typical Floor Plan (2nd-10th Floor)



Block - I
First Floor Plan,
Flat A



Block	Floor	Flat	Type	Area (sq. ft)
I	1st	A	3 BHK	1,555

Open Terrace: 208 sq. ft

Block - I
Typical Floor Plan (2nd-8th Floor),
Flat A



Block	Floor	Flat	Type	Area (sq. ft)
I	2nd-8th	A	4 BHK	1,805

Block - I
Typical Floor Plan (2nd-9th Floor),
Flat B



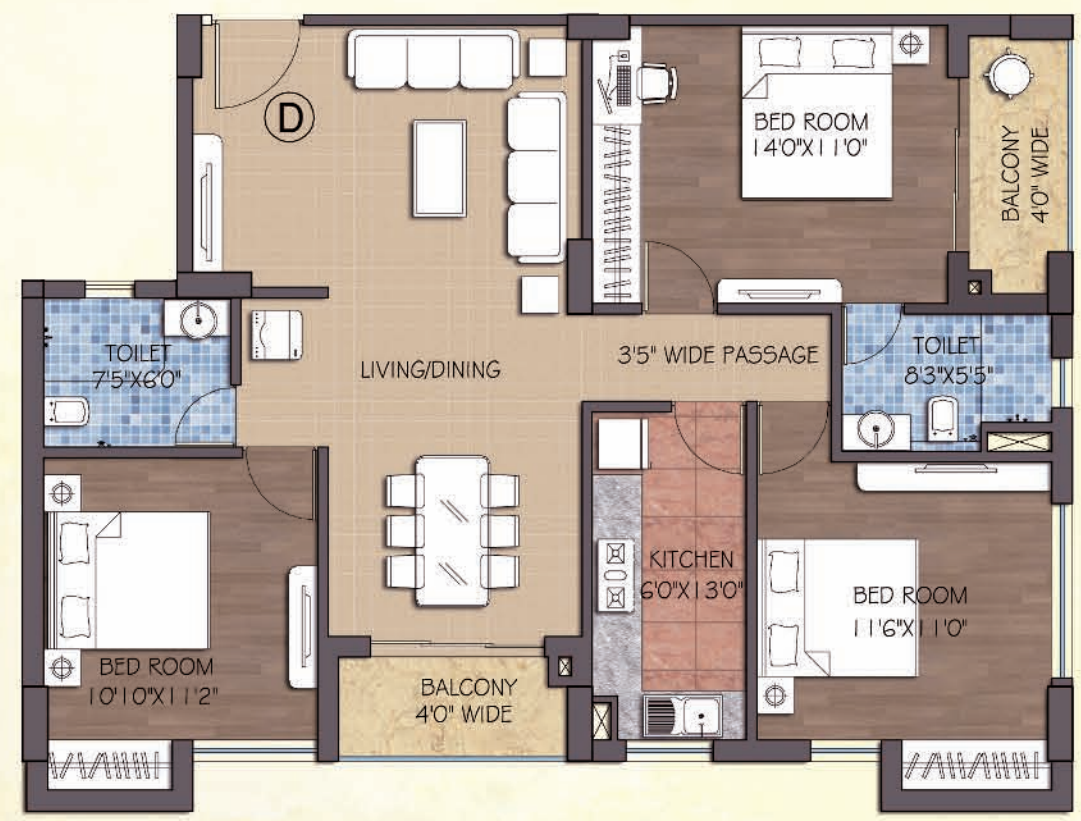
Block	Floor	Flat	Type	Area (sq. ft)
I	2nd-9th	B	4 BHK	1,828

Block - I
Typical Floor Plan (1st-8th Floor),
Flat C



Block	Floor	Flat	Type	Area (sq. ft)
I	1st-8th	C	3 BHK	1,545

Block - I
Typical Floor Plan (1st-10th Floor),
Flat D



Block	Floor	Flat	Type	Area (sq. ft)
I	1st-10th	D	3 BHK	1,510

Block - I
Typical Floor Plan (1st-10th Floor),
Flat E



Block	Floor	Flat	Type	Area (sq. ft)
I	1st-10th	E	3 BHK	1,540

Block - I
Typical Floor Plan (9th&10th Floor, Duplex),
Flat A



Block	Floor	Flat	Type	Area (sq. ft)
I	9th & 10th	A	5 BHK Duplex	2,967

Open Terrace: 330 sq. ft

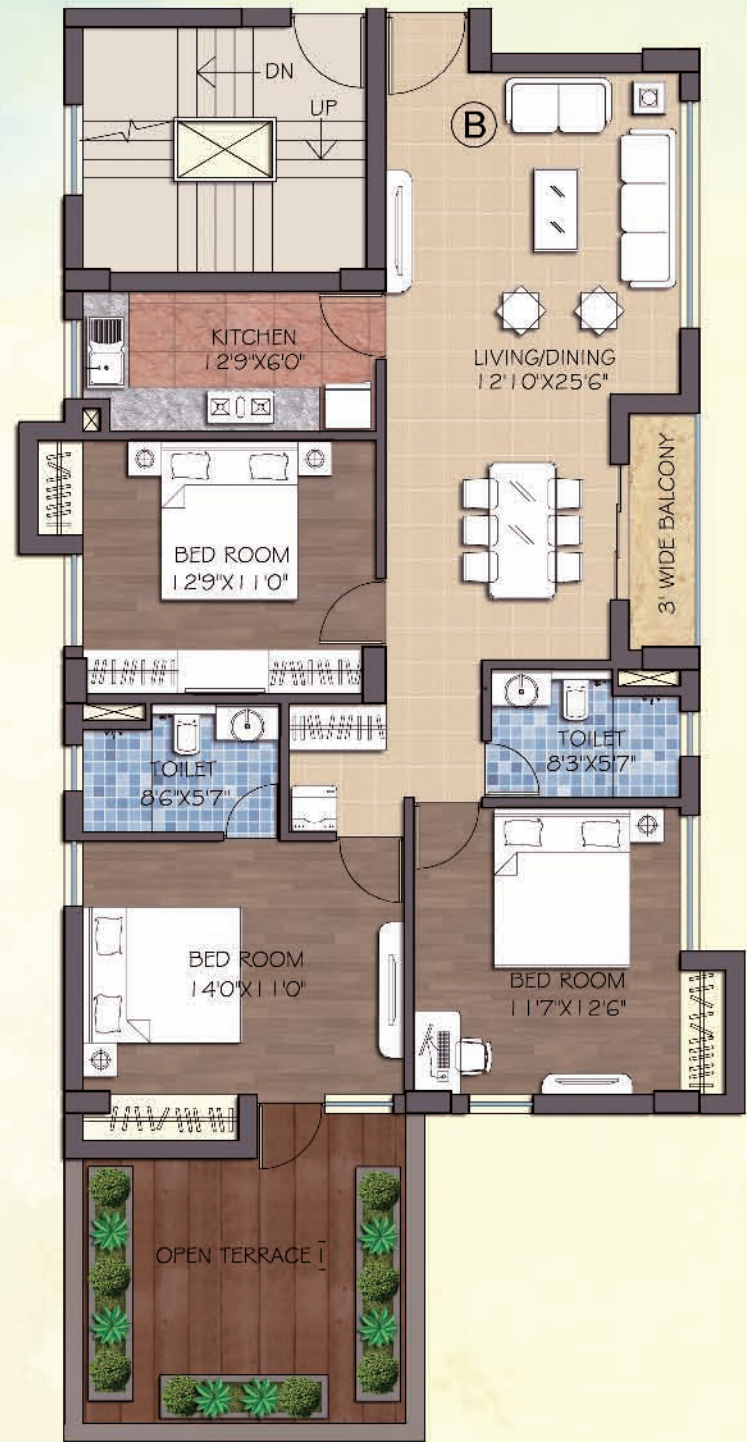


Block -1
Typical Floor Plan (9th&10th Floor, Duplex),
Flat C



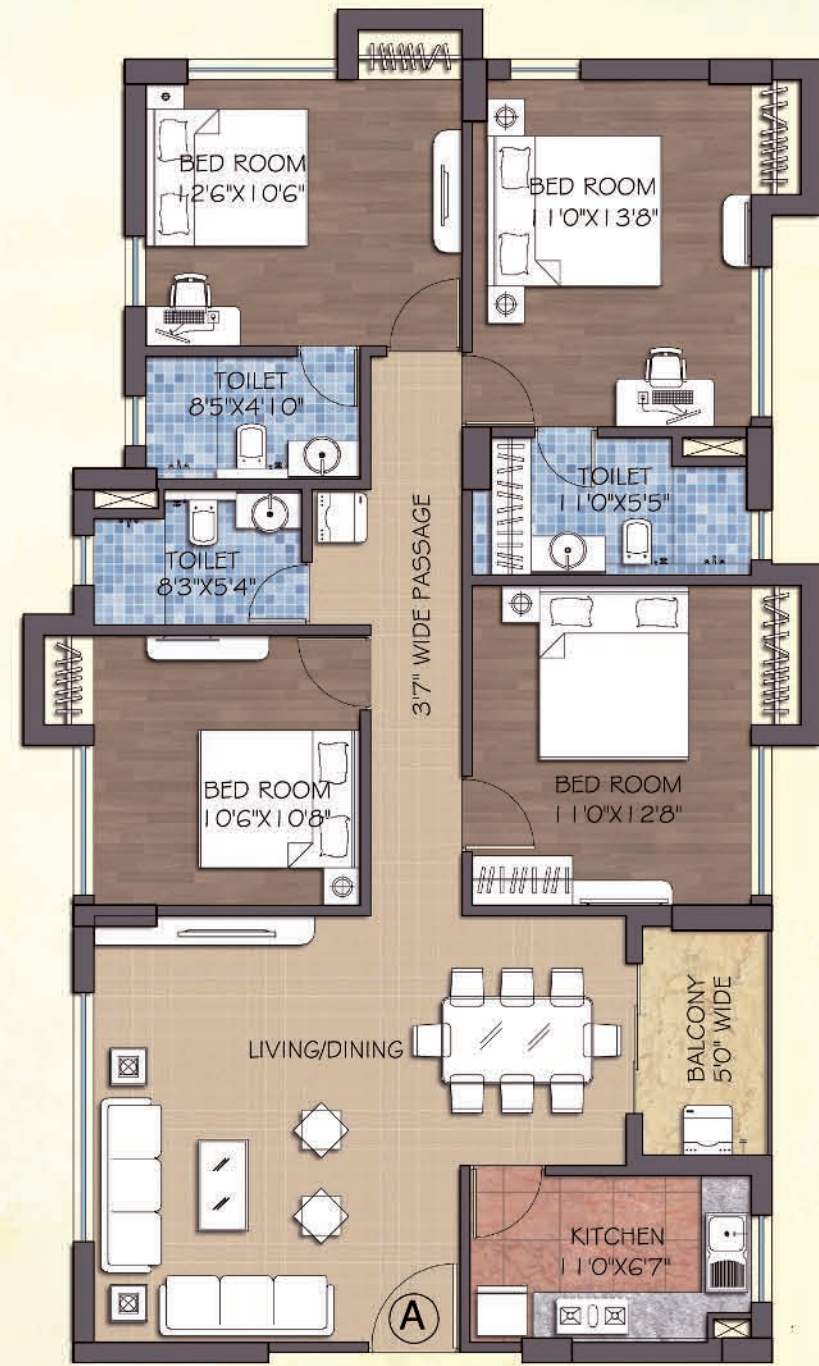
Block	Floor	Flat	Type	Area (sq. ft)
I	9th & 10th	C	5 BHK Duplex	2,820
Open Terrace: 330 sq. ft				

Block -2
First Floor Plan, Flat B



Block	Floor	Flat	Type	Area (sq. ft)
2	1st	B	3 BHK	1,535
Open Terrace: 202 sq. ft				

Block -2
Typical Floor Plan (2nd-10th Floor),
Flat A



Block	Floor	Flat	Type	Area (sq. ft)
2	2nd-10th	A	4 BHK	1,835

Block -2
Typical Floor Plan (2nd-10th Floor),
Flat B



Block	Floor	Flat	Type	Area (sq. ft)
2	2nd-10th	B	3 BHK	1,535





A neighbourhood is only as good as its surrounding pin code. And it's surrounding peace. At Blossom County, distances are only a matter of minutes. So that you're never too far from the world.

- 2 minutes from Sri Sri Academy and 10 minutes from MP Birla School
- 3 minutes from Food Bazaar
- 1 minute from B P Poddar hospital and 5 minutes from Woodlands and CMRI
- 10 minutes from Mahanayak Uttam Kumar (Tollygunge) metro
- 2 minutes from reputed banks
- Within 15 minutes from malls

Location map



With over 25 years of existence, Vinayak Group has created a niche in the real estate arena. Its consistency, passion for work and dedicated customer services has helped the brand earn prominence. With a versatile range of offerings, the Group has emerged as a passionate real estate entity, catering to a variety of customers and winning their confidence with every project.

Vinayak Group, a debt-free concern, has already completed over 8.5 lacs square feet of real estate space since its inception and is working steadily towards developing more than a million square feet in the coming years.

However, the Group has maintained sustainable relations not only with the land owners but also with the leading developers of Kolkata with whom the Group has formed joint ventures / partnerships (such as PS Group, Srijan Group, Space Group, Empress Group, West Bengal Housing Board etc.) launching successful real estate projects in Kolkata.

Among the earlier and initial projects of the Group are Shailja Towers, Vinayak Enclave, Vinayak Tower and Vinayak Conclave, etc. – all residential projects in Kolkata.

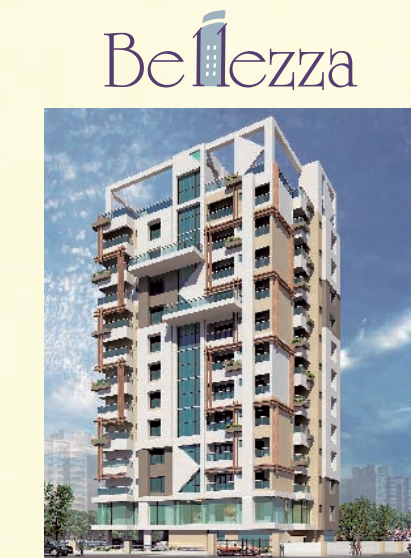
Current Projects



Bask in the pride of living amidst abounding greenery, breathe the fresh air, recline in comfort and luxury, commute to social hotspots within minutes and experience the sheer joy of exuberance at Sapphire Vinayak. In other words, graduate to an elite lifestyle and redefine the meaning of life. Located conveniently at Kasba, Sapphire Vinayak gives you the best locational advantages. Important schools, colleges, hospitals, shopping destinations are now just a few steps away from your new home.



The project located near Kankurgachi, in the heart of Maniktala offers a blend of luxurious features and a healthy green environment. With the best of players in the real estate industry of Kolkata i.e. PS Group, Vinayak Group and Srijan Group coming together the project will surely set a benchmark in the industry.



Strategically located at Kamalgazi, this is a premium project offering modern amenities at a most sought after location.



Located at Hazra More, this high-end project offers a green, serene and healthy living environment amidst myriad locational benefits in partnership with PS Group.



The project located on the Narkeldanga Main Road (near Phoolbagan), offers the best of amenities and other alluring features like location and abounding greenery in partnership with PS Group.



Florenza, conveniently located on the Diamond Harbour Road, is a hymn to the skies. One of the few highrises in the area, it offers breathtaking views of lush greens and clear blue skies. With almost 70% open area, this is one promising project by the Vinayak Group.