

LOHARUKA

URBAN

Vista

Live in Leisure

Feel on top of the world at your vista

Surround yourself with a green green world. Bathe your soul in nature's lap while living a life of leisure and luxury at your very own Urban Vista. Escape to your abode of peace and serenity away from all the dust, the dirt and the commotion of city life.

ARIEL VIEW

ROAD NAME & PRIME LOCATION SHOULD BE MENTIONED

LOCATION MAP

DUM DUM METRO

AIRPORT

CHARKA
URBAN
Vista

CITY CENTER II

UPCOMING METRO

ECO PARK

TATA MEDICAL CENTER

SALT LAKE SECTOR-V



Major Arterial Road -	2 minutes
Airport -	10 minutes
City center II -	5 minutes
Upcoming metro -	5 minutes
upcoming silicon valley -	5 minutes
Tata medical center -	10 minutes
Salt Lake sector-V -	15 minutes

Location

Nested in close proximity to the Kolkata International Airport,

Urban Vista is a tranquil sanctuary with hassle-free connectivity to recreational amenities.

A short drive away from **City Centre II**, **Eco Park**, **Mico Park**, and **Nalban**, this upcoming residential address also offers an easy reach to the IT hub of Kolkata at **Saltlake Sector V**. Come and experience living in an idyllic oasis.

Gateway to Greenery
Gateway to Luxury

GATE
VIEW

510
EARTH
TOP PROPERTY | BEST DEALS

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ADVENTURE JUNGLE AREA

510
EARTH
TOP PROPERTY | BEST DEALS

The Natural Connect

Green presence in our urban lives fosters our connection with nature and lead us to better human well-being. Numerous studies show the beneficial effects of urban green, like stress reduction, decreased respiratory trouble and improved concentration.

So, step out and feel your body and mind rejuvenating itself amongst nature's finest colour.

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Landscape Perfection

Feel proud of your possession as Urban Vista is built to introduce a life that you dream of. The manicured landscape is thoughtfully designed to elevate the aesthetic appeal of your home.



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O.A.T.
AREA



CABANA VIEW

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Green, green & more green

Greenery cleans and cools the air for improved quality of life. So take a break from artificial air conditioning and just enjoy nature's cool breeze on a hot summer evening. Prepare your body for another hard day at work.

Breathe in fresh air and breathe out stress.

The peaceful spot

Immerse yourself in serenity while gazing at the starry sky after a day long rat race. Take a break from the stress of daily life to find peace in your your mind & soul.

LINEAR PERGOLA

BARBEQUE AREA



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Unplug & Unwind

After a hard day in a world flooded with laptops and mobile screens, just taking some time out to unplug and go outside for a little fresh air and a glass of cold iced tea, that can do wonders for reducing stress. Let out all the tension accumulating in your body as you prepare for a good night's sleep.

Revisit your childhood today

Bring back the old days, the golden days while watching your children swing away in joy, whence you enjoy the nostalgic aroma of nature that takes you back to another time, another world.



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SITTING AREA VIEW



YOGA & OUTDOOR GYM VIEW



CRICKET PITCH

Fresh Inside, Fresh Outside

Listen to the chirping sound of birds while focusing on mindfulness and breathing. Let it lower your stress levels and soothe your senses. Soak in the bright sunlight that infuses Vitamin D into your bones while working out at the open gym.

Cricket Practice Pitch

Be it a weekend, an early morning game, or some net practice in the evening, you can swing it like Sachin anytime you want at Urban Vista's very own cricket pitch.



KIDS PLAY AREA



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Kindergarten

Filled with abundant amenities, it's a world of adventure for your little ones. Watch them put on their imaginary capes, swish their magic wands and unleash their dragons while playing with their little friends.

Premium Club House

Lavish clubhouse awaits you with abundant amenities. Be it an indoor game zone for you and your little one or shape up your body and muscle, Urban Vista offers everything for your comfort.

Unlimited Entertainment awaits.

Action, Romance, Comedy, Adventure - what's your favourite genre? Alas, no need to wait for the weekend to enjoy a movie. Urban Vista very own Miniplex is ready for your movie-time. Let's sit back, relax and enter into the realm of the silver screen.

LOHARUKA
CLUB
Vista Live in Leisure

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A cool retreat

Indulge yourself in a soothing sight of the cool blue water while you recline by the pool on a summer evening. Take a splash with family and friends and enjoy a summer day or a cool evening at the pool!

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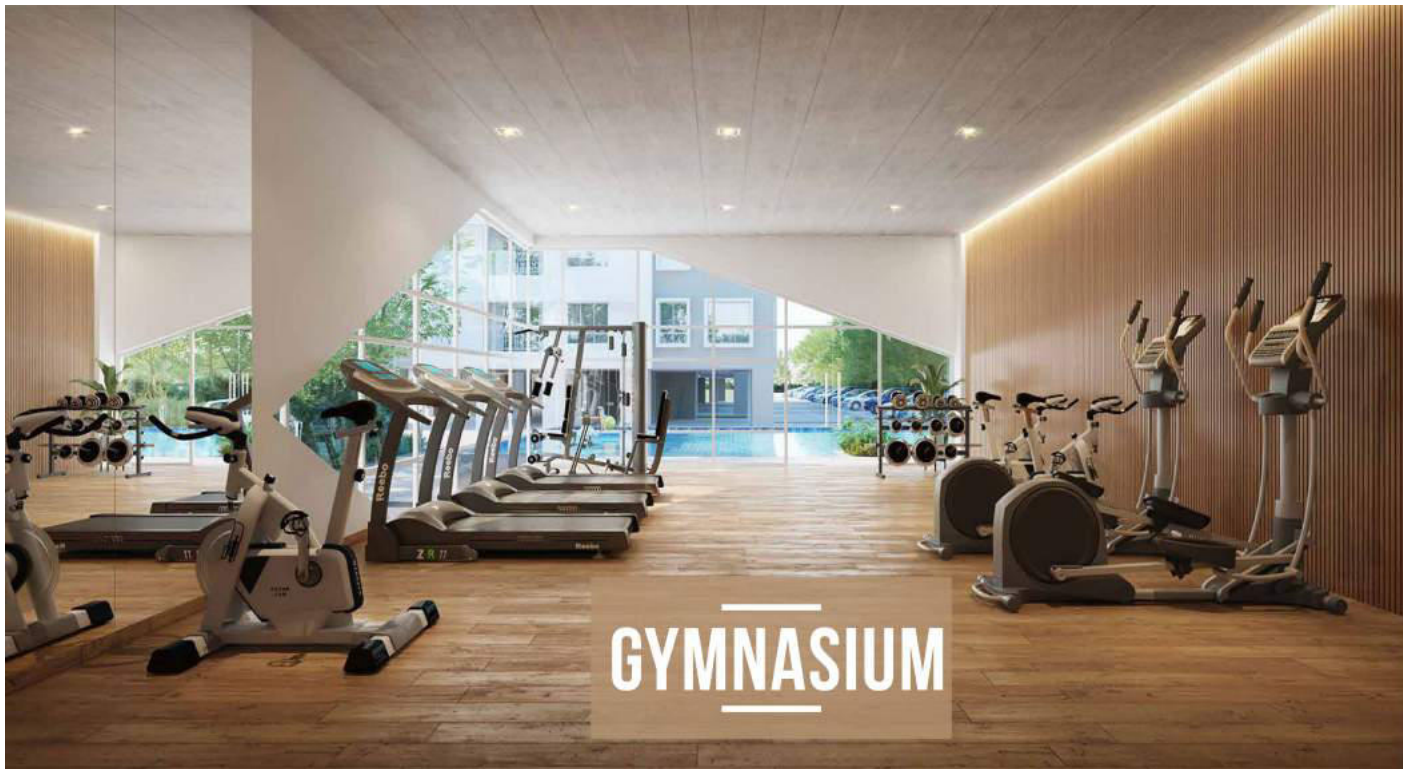
CLUB
POOL

Indoor Games

Indoor game zone for you and your little one.
It offers Snooker, Table Soccer, Table Tennis,
Chess, Carrom etc. for your enjoyment.

INDOOR GAMES





GYMNASIUM



Tone yourself to perfection

It's time to work up those muscles and shape up those curves.

Gift yourself a body that will make others go green with envy.

Enjoy state-of-the-art equipment at Urban Vista's very own gymnasium.

A place where you can tone yourself to perfection!

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A venue designed for every special occasion

Every special occasion needs a special venue. Make memories forever in the thoughtfully designed banquet at the comfort of your own Club Vista. Gift your guests an occasion to remember for life.

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BASKETBALL COURT



LAWNTENNIS COURT

The Basketball Court

Now dunk a basket with friends and neighbours in your very own half basketball court. Teach your children the game and watch them become the likes of Michael Jordan among their friends.

A Court For Different Strokes

Serve it up like Leander Paes in a tennis match with your loved ones. Pick up the racket and bring a part of your heyday to life.

BADMINTON COURT



Time to raise those Badminton Rackets

What's more relaxing than a game of badminton on a winter morning or a summer evening. Enjoy yourself with adults and children while getting some exercise all at the same time!

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PHASE - II

PHASE - I

PHASE - II

PHASE - I

1. Green Amphitheatre
2. Parents Sitting Area
3. Kid's Play Area
4. Sand Pit
5. Swing Square
6. Sitting Square
7. Multipurpose Big Lawn
8. Decorative Garden Frames
9. Mini Cricket Pitch
10. Joggers Track
11. Linear Pergola Sitout
12. Barbeque Zone
13. Cabanas
14. Central Garden - Entry 1
15. Leaf Pergola
16. Grand Fountain
17. Senior Citizen Lawn

18. Bio-diversity Trail
19. Green Dune Garden
20. Sports Arena - on MLCP
21. Swimming Pool & Kids Pool
22. Club Vista

PHASE - II

23. Jungle Adventure Area
24. Trellis Seating
25. Aerobics & Yoga Lawn
26. Open Gym
27. Coconut Grove
28. Garden Seating
29. Sculpture Point
30. Entry Feature Wall-entry 2
31. Peripheral Green
32. Tower Drop Off - Special Paving

CENTRAL GARDEN

PHASE - I





FLAT NO	BUILT-UP (SQ.FT)	Carpet (SQ.FT)	Balcony (SQ.FT)
1	893	796	33
2	600	512	33
3	700	612	33
4	683	582	34
5	664	565	33
6	814	720	33
7	834	734	33
8	793	708	33
9	793	711	33
10	665	581	35
11	644	561	36
12	871	784	32



FLAT NO	BUILT-UP (SQ.FT)	Carpet (SQ.FT)	Balcony (SQ.FT)
1	812	702	58
2	681	585	33
3	682	590	33
4	673	574	33
5	887	783	36
6	938	848	34
7	813	721	37
8	812	720	37
9	812	723	34
10	815	723	37
11	883	794	37





FLAT NO	BUILT-UP (SQ.FT)	Carpet (SQ.FT)	Balcony (SQ.FT)
1	656	562	31
2	680	576	33
3	640	544	33
4	850	749	33
5	897	802	34
6	813	722	37
7	814	722	37
8	814	722	37
9	869	769	44



TYPICAL FLOOR
BLOCK- D



FLAT NO	BUILT-UP SQ.FT	Carpet SQ.FT	Balcony SQ.FT
1	862	765	31
2	900	804	34
3	814	728	31
4	816	722	37
5	866	766	39
6	639	549	38
7	695	602	31



TYPICAL FLOOR
BLOCK- F

CLUB VISTA AMENITIES & FACILITIES

GROUND FLOOR

Decorated Lobby with Reception
Gymnasium & Yoga Room,
Spa, Sauna & Steam Bath,
Swimming Pool & Kid's Pool

1ST FLOOR

Banquet Hall with Kitchen & Store

2ND FLOOR

Games Room, Kids Play Area,
Coffee shop, Salon

3RD FLOOR

Miniplex, Squash, Library Room
Hobby Room, Cards Room.

SPORTS ARENA

A 20,000 Square Feet Area Designed
As Sports Arena On Terrace Of Multi
Level Car Park Building Comprises-

One Lawn-tennis court,
Three Badminton Courts &
One Half Basket ball Court.

EVERGREEN LIFESTYLE

URBAN VISTA, spread over more
than 7 acres is a well planned
mega residential complex with
world class amenities and
facilities.

It is an ensemble of luxurious
lifestyle, which fulfills all your
expectations and dream home
you have been looking for.

Club Vista rejuvenates you after a
long day in your office. Unwind
yourself and relish your
achievements in life.

URBAN VISTA FACILITIES & UTILITIES

Automated Elevators In Each Block

24 Hours CCTV Security

24 Hours Power Backup

Rain Water Harvesting System

Fire Fighting Systems

Water / Iron Filtration Plant

Sewage Treatment Plant

Intercom Network

Cable TV Connection Provision

SPECIFICATION

- **Structure:** RCC framed construction.
- **Internal walls:** Cement plastering overlaid with smooth
imperious wall putty.
- **Doors:** wooden door frame with 30 mm thick flush doors.
- **Windows:** Aluminum windows with large glass panels.
- **Flooring:** Vitrified tile flooring in all bedrooms, living/dining
room, and common areas.
- **Kitchen:** Floor vitrified/ceramic tiles, countertops granite
with steel sink, dados ceramic tiles up to a height of 2 feet
from the granite top.
- **Toilet:** floor ceramic tile flooring, dados ceramic tiles up to
6'-0" height, Geyser points in all bathrooms.
- **Balcony:** Decorative MS railings up to 3 (Three) Feet Height.
One washing machine point in one balcony shall be provided.
- **Sanitary ware:** White, high quality porcelain fitting. Chromium
-plated fitting of Jaquar or equivalent. Geyser point in all bath-
rooms and one washing machine point in balcony.
- **Electricity:** Superior quality concealed wiring with the modular
switches and miniature circuit breakers of genuine make.
One TV point in the living room and one in the master
bedroom shall be provided. One A. C. point in all bedrooms
shall be provided.
- **Telephone Wiring:** Central distribution box at ground floor and
wiring to each apartment, with provision for points in the living
hall.
- **Exterior Paint:** Latest weather proof non-fading exterior finish.



About the Developer

The Loharuka Group had started its journey with the aim of creating spaces and redefining the experiences of living. In the last two decades, they have constructed more than 15 lakh square feet of residential and commercial spaces. Their creations are the representations of their dedication, strong passion, and commitment towards their customers. They have a diversified presence in the real estate, infrastructure & hospitality sector and their success lies in delivering the best that meets global standards.

Since inception, they have engaged in building dream homes by combining world-class infrastructure and modern amenities. The Group is now ideally situated to build on its successful beginning by leveraging its established brand image to achieve exponential growth. From ultra-premium to budget homes, they strive to fulfil the dreams of their customers and make their brand stand out from all the others in the real estate industry of India.

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ONGOING PROJECT



GREEN HEIGHTS - I KOLKATA



URBAN GREEN, PHASE - II KOLKATA



FRESHA - I KOLKATA



SQUARE BANGLORE

COMPLETE PROJECT



GREEN HEIGHTS - RAJARHAT, KOLKATA



URBAN GREEN, PHASE - I, KOLKATA



GREEN CHINARI - NEWTOWN, KOLKATA



FRESHA - I - RAJARHAT, KOLKATA



GREEN OASIS - KANKHALI, KOLKATA



GREEN RESIDENCY - KANKHALI, KOLKATA



GREEN ENCLAVE - RAJARHAT, KOLKATA



GREEN ISLAND - RAJARHAT, KOLKATA



GREEN LEAF - VIP ROAD, KOLKATA



GREEN VALLEY - KANKHALI, KOLKATA



LITTLE EARTH - KOWALE, PUNE



GREEN CITY - HANDEWADI, PUNE



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