

Developed by

IDEAL

pillars of trust

Ideal Real Estates Pvt. Ltd.
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sales@ideal.in | www.ideal.in

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.siteconcepts.com.sg

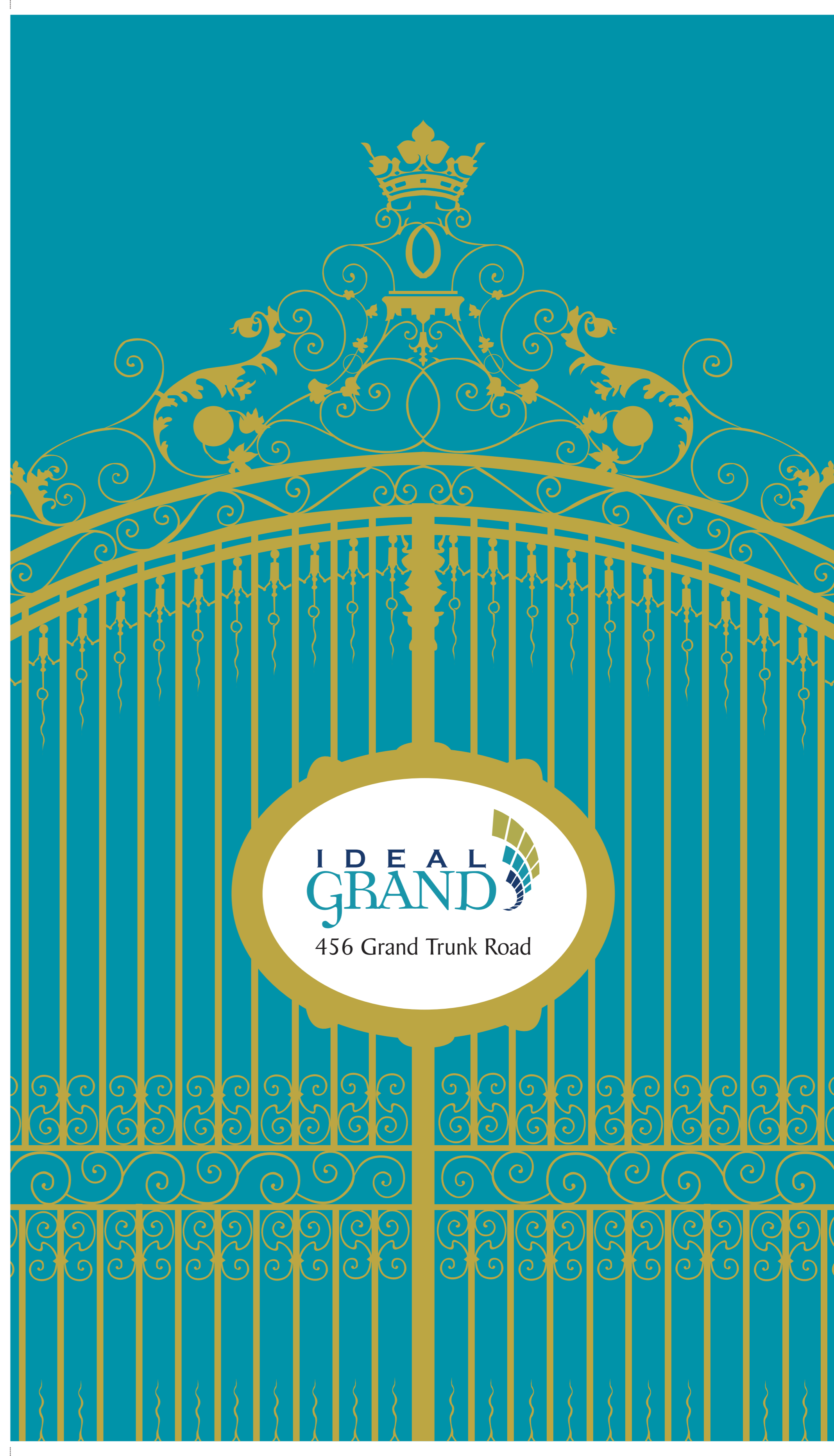
Preferred financier



State Bank of India

Contact:

Biplab : **89818-02313**
Siddhartha : **98363-31301**



adv | info@advacommunique.com

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

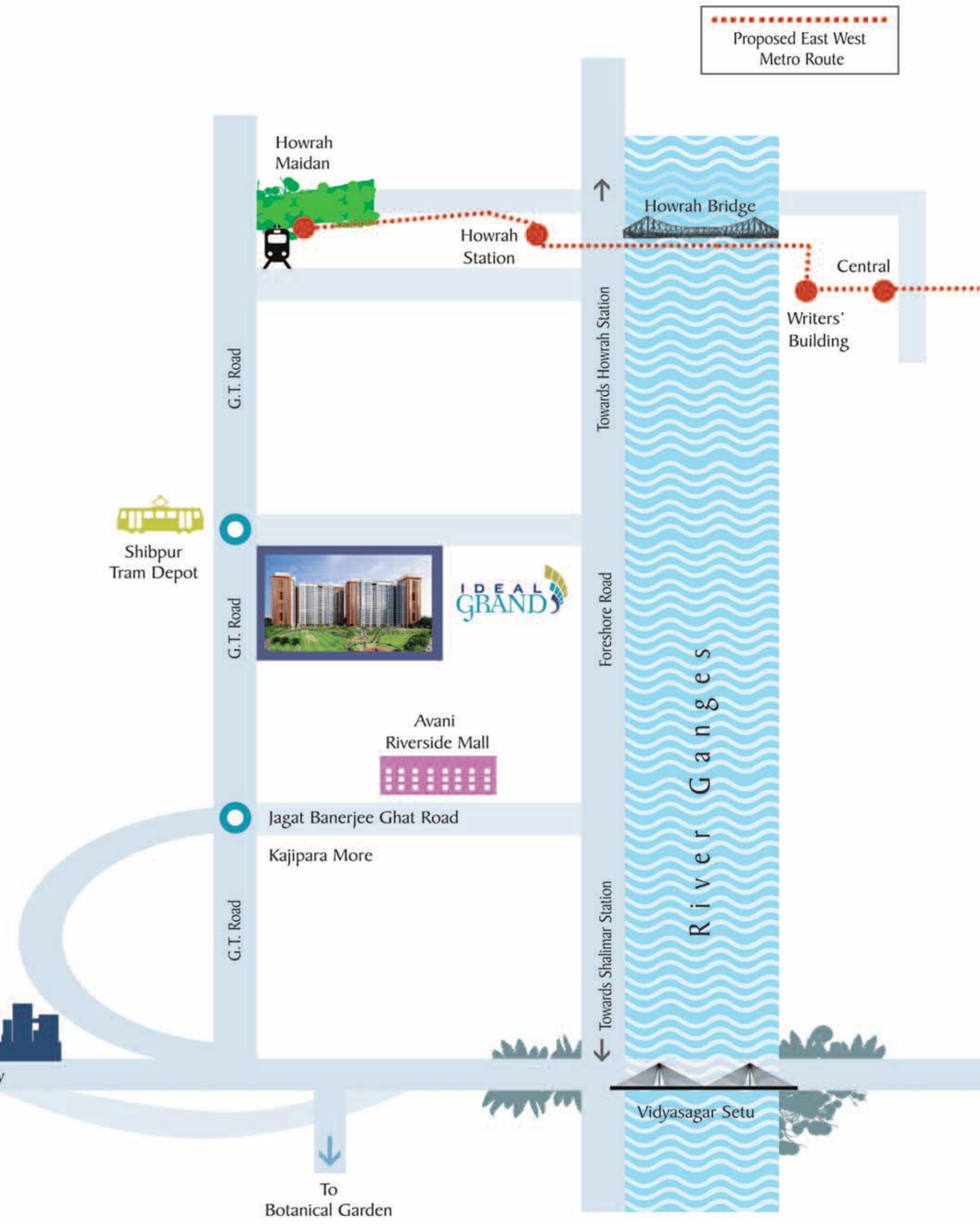
Connectivity.

At Ideal Grand.

Definitely **closer**
and **grandier.**



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



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

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

Leisure.

At Ideal Grand.

Definitely **more relaxing**
and **recreational.**

Club
Royale

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



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.**

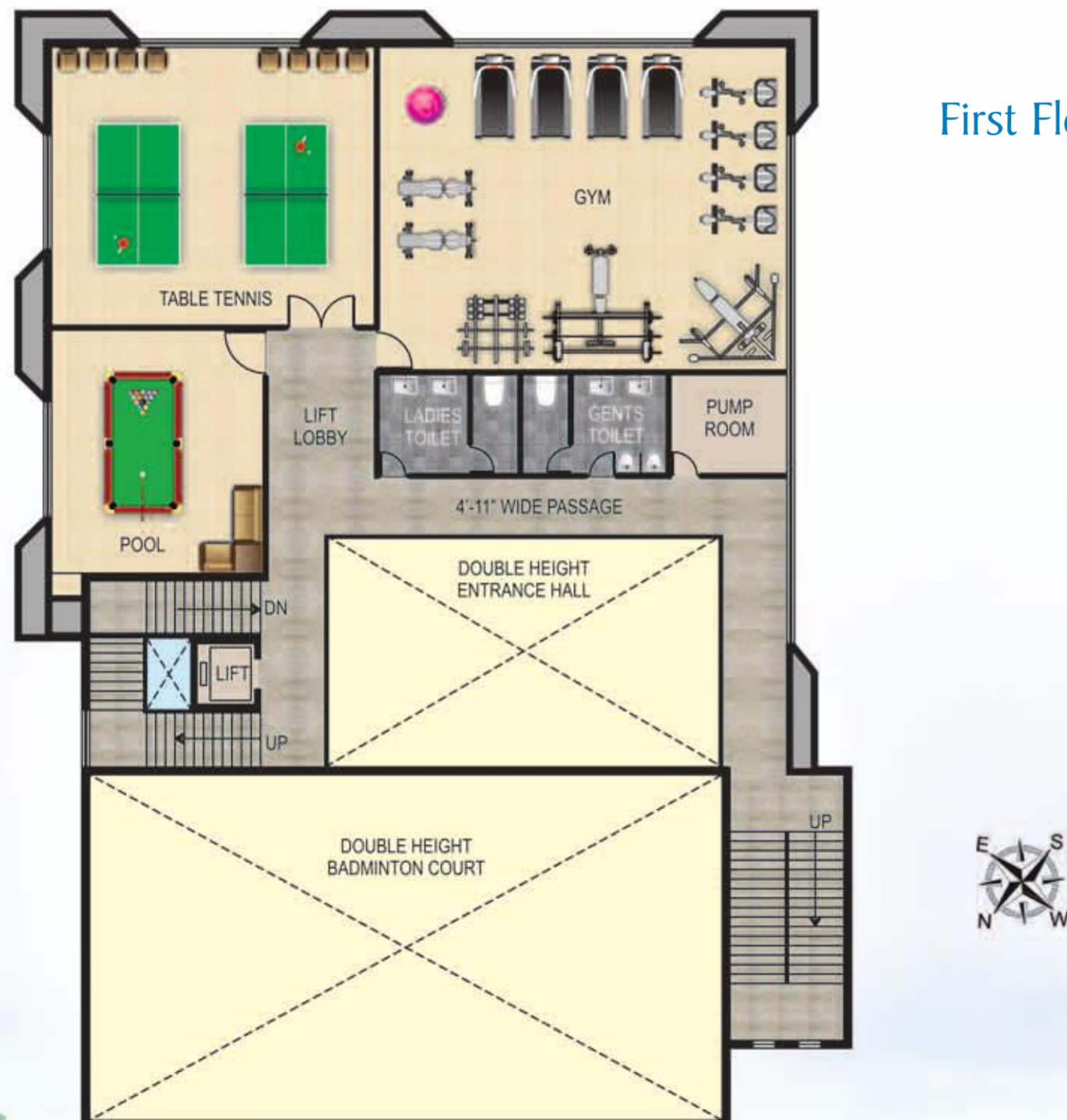
Ground Floor Plan



✿ 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



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



Imperia



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

