

~ Mandeville ~  
**Garden Court**  
(Phase III)

~ Live elegance ~

“

The light is what  
guides you home,  
the warmth is what  
keeps you there.

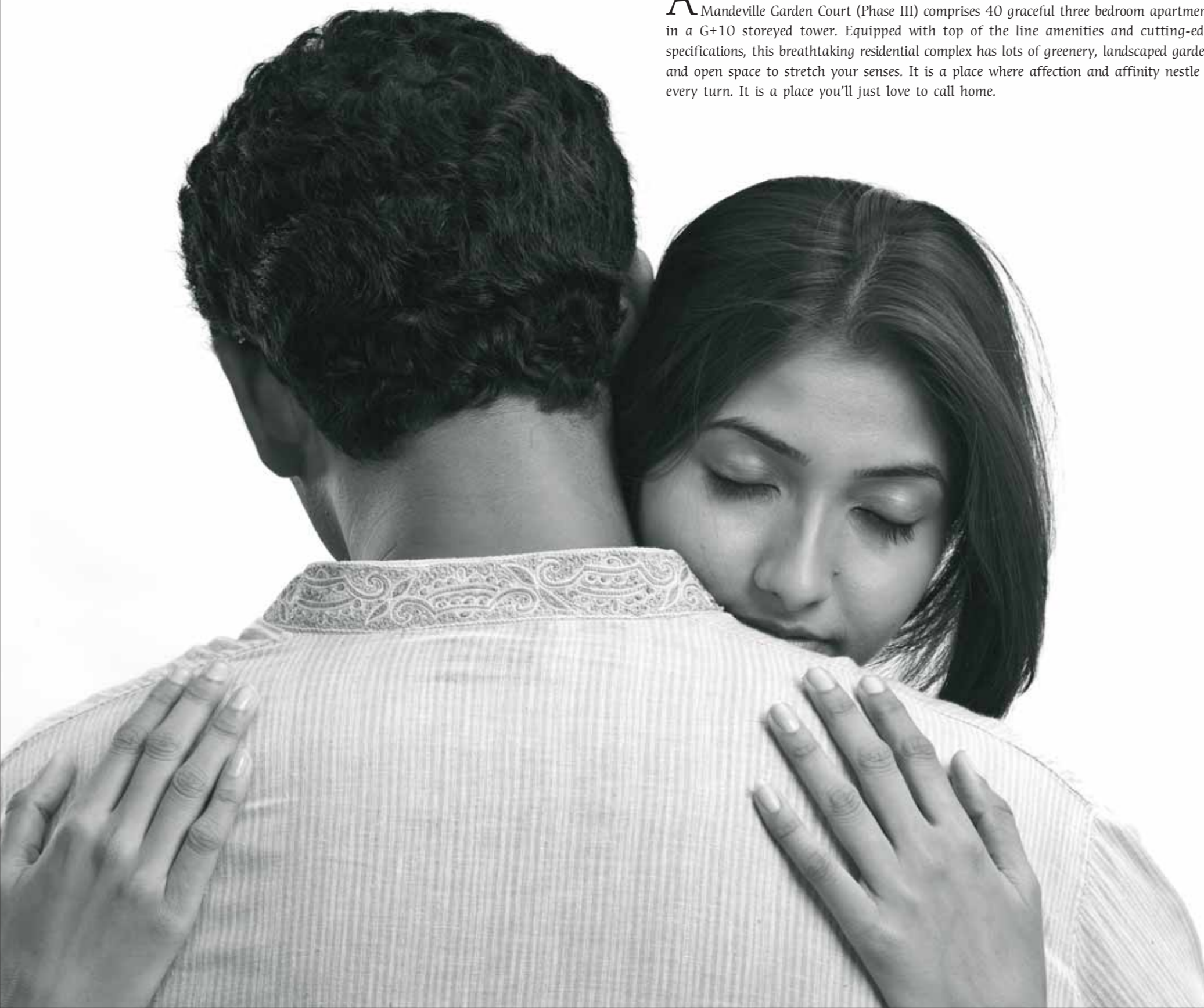
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## The new face of Ballygunge

**B**ALLYGUNGE. It's elegant, royal, cultured, warm and convenient. One of the best destinations in Kolkata, the place evokes a number of emotional responses of which dreaming of a home out here is one. But it's difficult to move in to a home at Ballygunge these days because the locality is designed in such a fashion that it's not easy to expand it further. But we have identified an excellent location right at this place and developing a sprawling home called Mandeville Garden Court (Phase III). Know it quickly to own a home out here very soon. This premium residential complex targeted to a niche clientele is fast making the skyline of Ballygunge even more fascinating and lucrative.

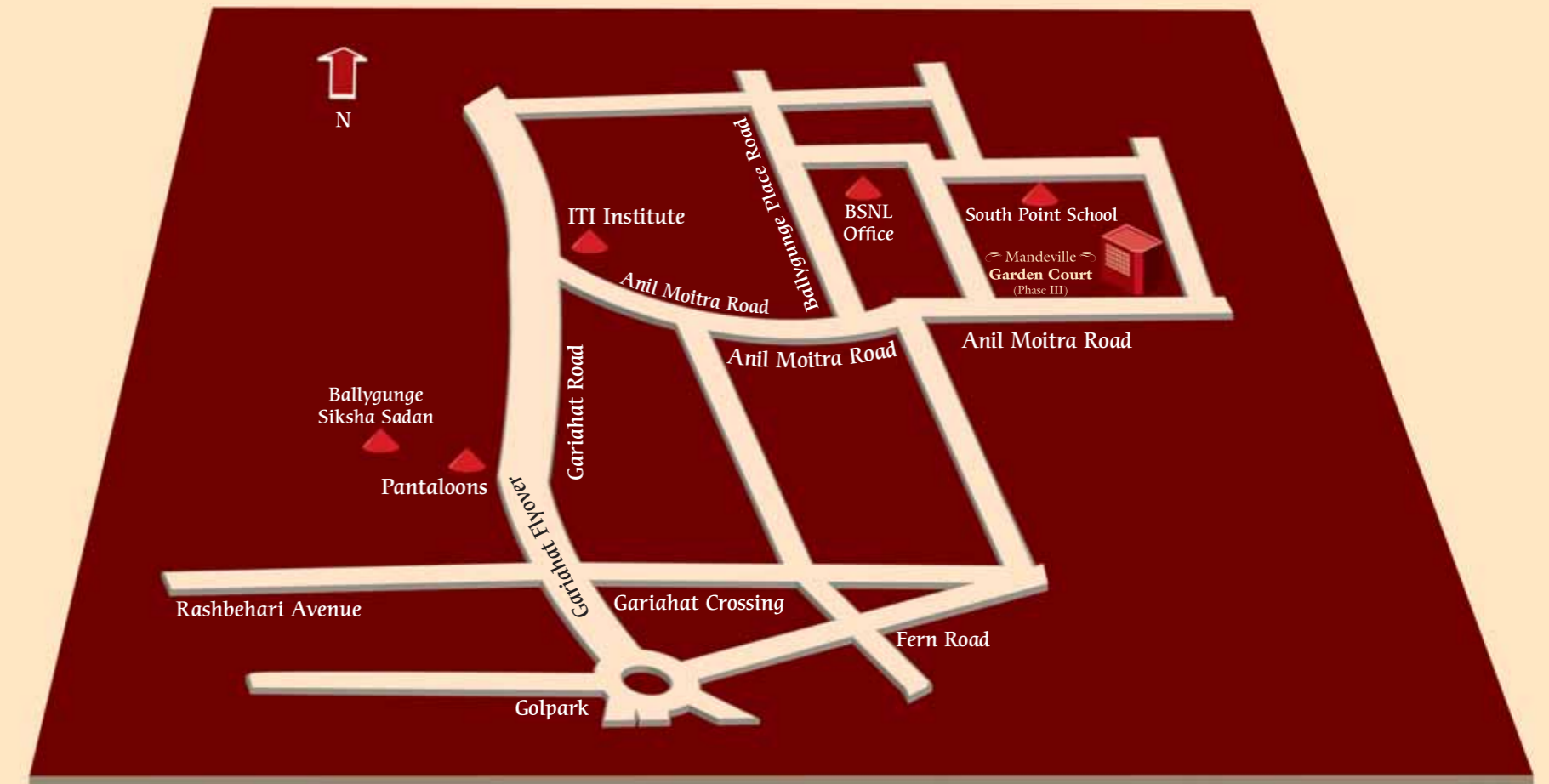




### You'd just long to come back home

**A**N exquisitely designed premium residential complex right at the heart of Ballygunge, Mandeville Garden Court (Phase III) comprises 40 graceful three bedroom apartments in a G+10 storeyed tower. Equipped with top of the line amenities and cutting-edge specifications, this breathtaking residential complex has lots of greenery, landscaped gardens and open space to stretch your senses. It is a place where affection and affinity nestle at every turn. It is a place you'll just love to call home.

### Location Map (Project landmark: South Point School)



#### Major landmarks

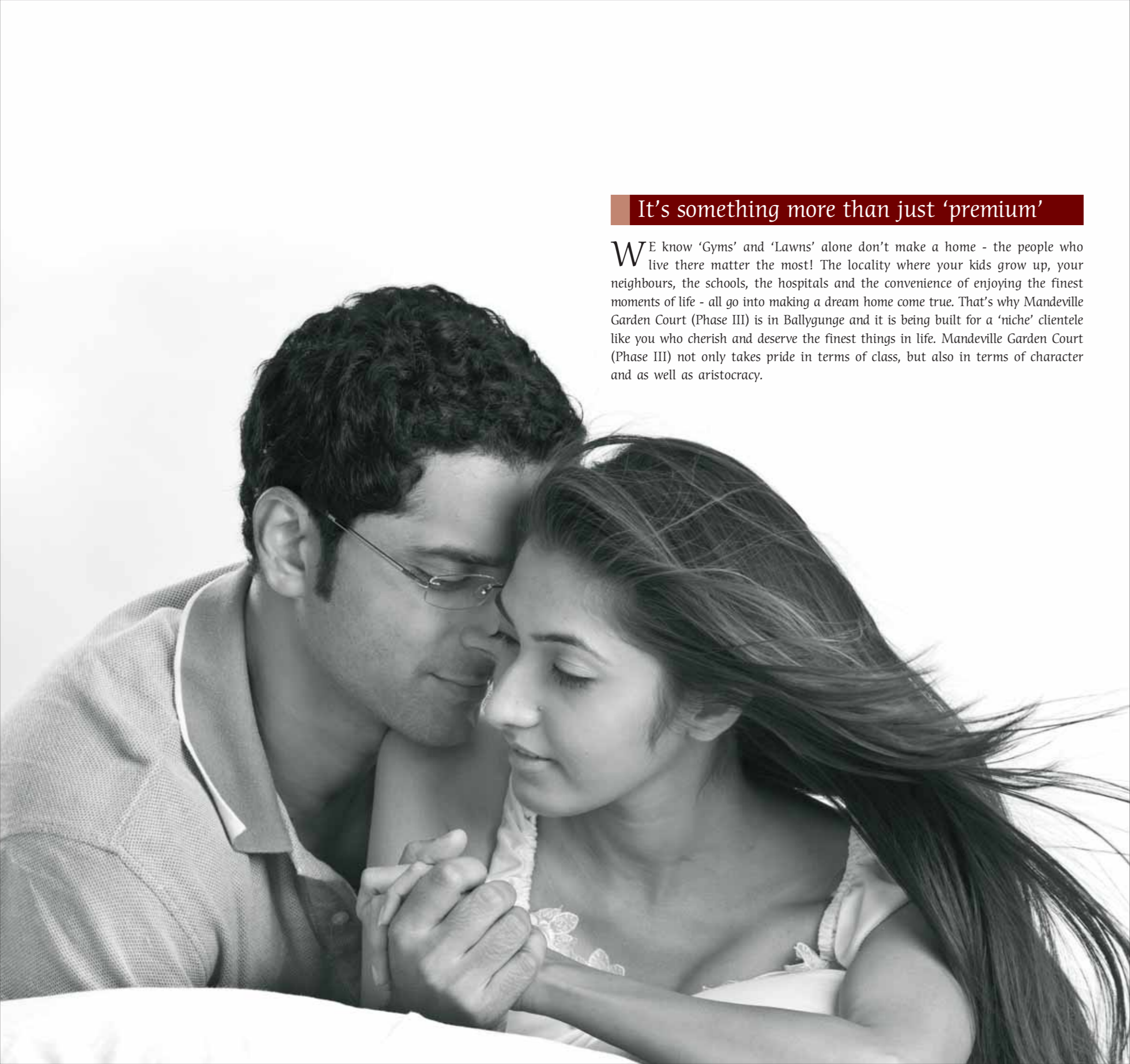
Airport: 45 mins | Howrah Station: 30 mins  
 Sealdah Station: 15 mins | Park Street:  
 20 mins | EM Bypass: 10 mins | City Center  
 Mall: 20 mins | South Point School: 0.0 Kms  
 ATM: 1 min | Haldiram's Sweet Shop: 5 mins

#### Other landmarks

South City Mall: 15 mins | Forum Mall: 20  
 mins | Heritage School: 10 mins | St. Xaviers:  
 15 mins | Don Bosco: 10 mins | London Paris  
 Multiplex: 5 mins | Taj Bengal: 20 mins  
 ITC Sonar: 12 mins

#### Medical facilities

Apollo Hospitals: 25 mins | Calcutta National  
 Medical College Hospital: 10 mins | Wockhardt  
 Medical & Research Centre: 25 mins | AMRI:  
 10 mins | BM Birla: 20 mins | R N Tagore  
 Hospital: 15 mins



**It's something more than just 'premium'**

WE know 'Gyms' and 'Lawns' alone don't make a home - the people who live there matter the most! The locality where your kids grow up, your neighbours, the schools, the hospitals and the convenience of enjoying the finest moments of life - all go into making a dream home come true. That's why Mandeville Garden Court (Phase III) is in Ballygunge and it is being built for a 'niche' clientele like you who cherish and deserve the finest things in life. Mandeville Garden Court (Phase III) not only takes pride in terms of class, but also in terms of character and as well as aristocracy.

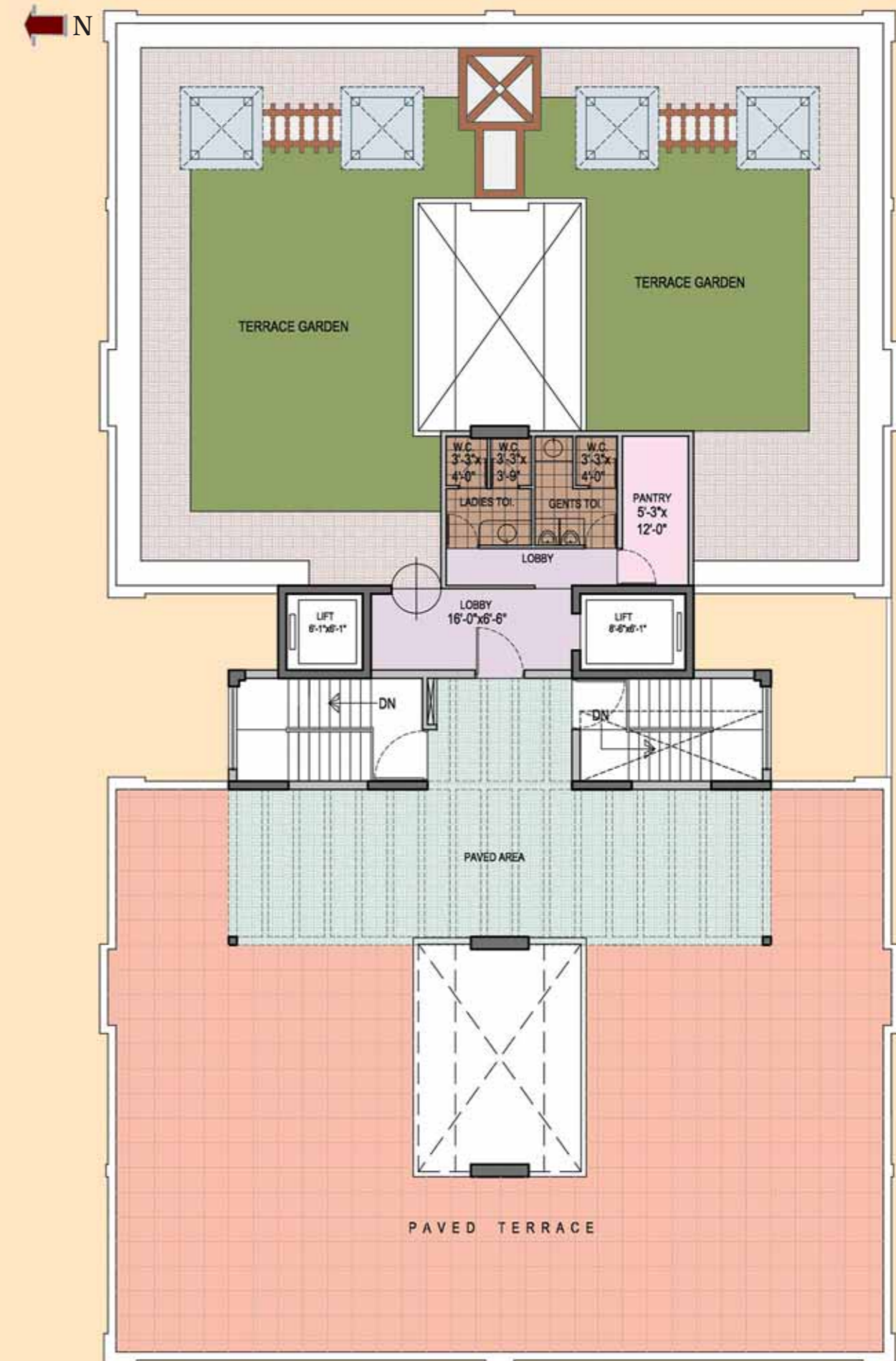


**Site Plan**

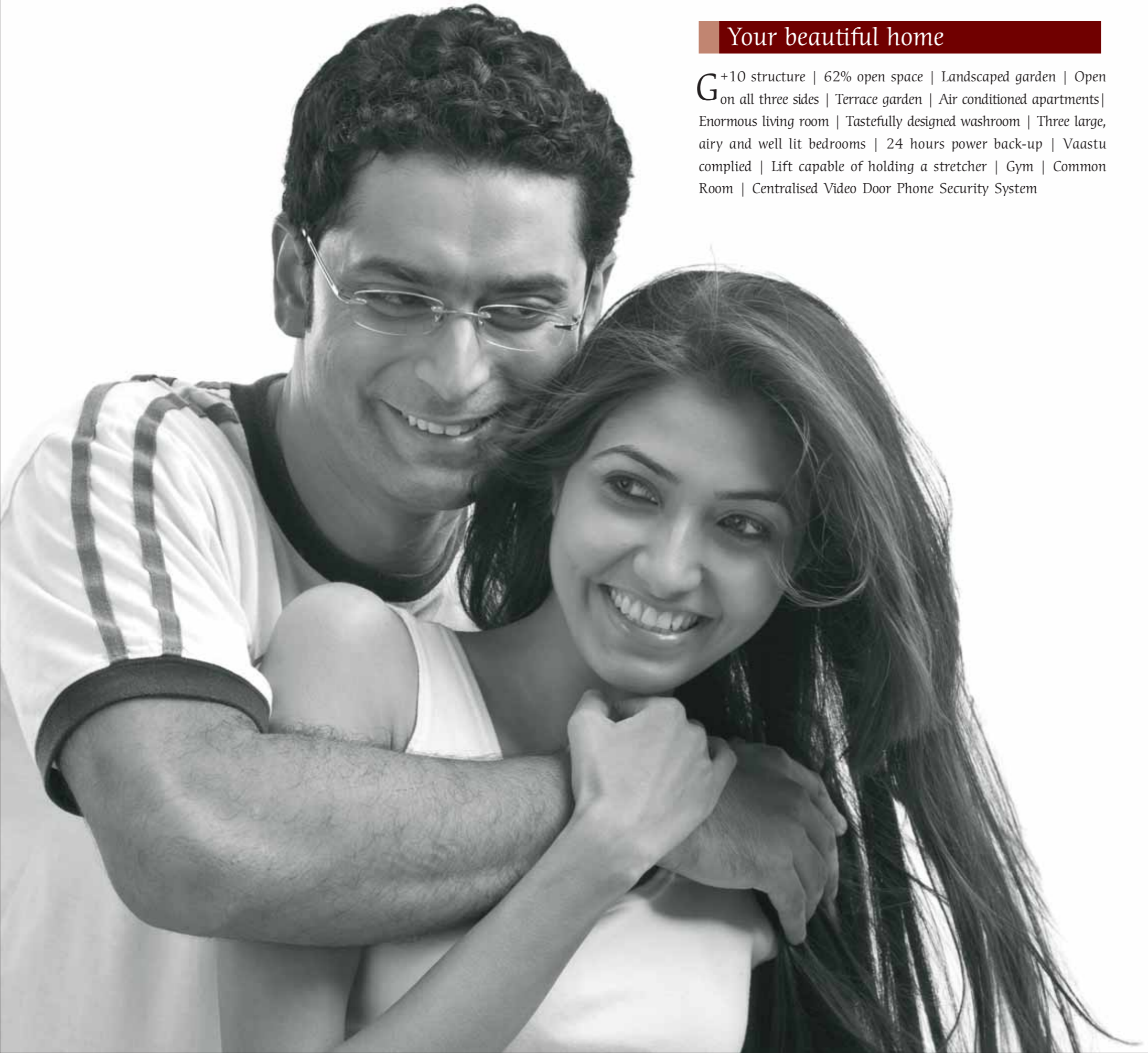


### Cherish the sweetest moments of life

A surprise kiss from your daughter to a surprise gift from your husband, there are so many things that complete life. Happiness also depends a lot on private space - a space that gives you the feel that you are secured but not caged. Mandeville Garden Court (Phase III) is designed exactly like that. It gives you the privacy you want and the ambience you expect in an aristocratic residential complex. When you close the heavy wooden door, you are on your own and as soon as you open it, you are back amongst your neighbours and greenery.



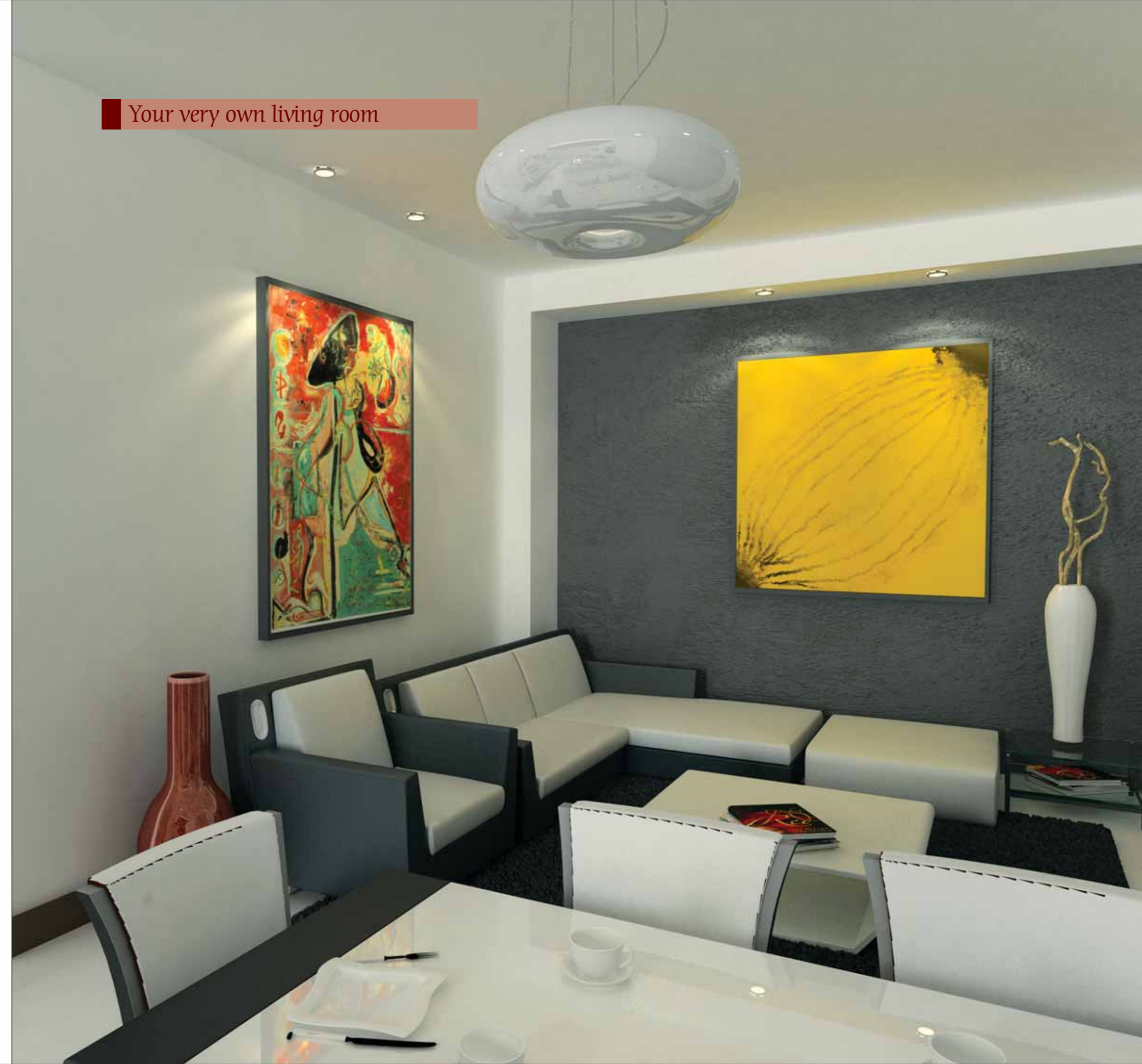
Roof Plan



### Your beautiful home

G +10 structure | 62% open space | Landscaped garden | Open on all three sides | Terrace garden | Air conditioned apartments | Enormous living room | Tastefully designed washroom | Three large, airy and well lit bedrooms | 24 hours power back-up | Vaastu complied | Lift capable of holding a stretcher | Gym | Common Room | Centralised Video Door Phone Security System

### Your very own living room

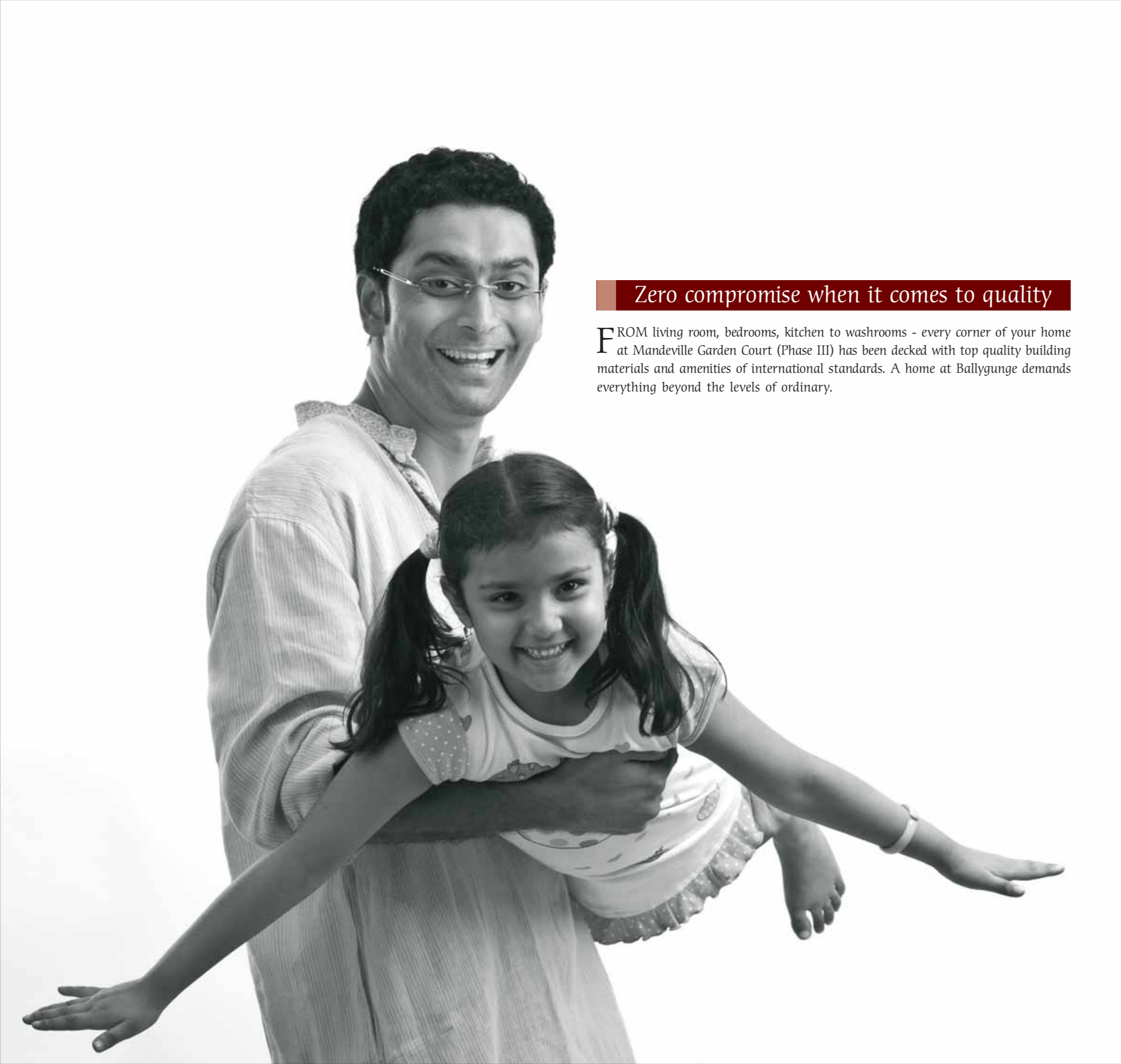




What's up for dinner?



Relax. Recline. Regenerate.



*Zero compromise when it comes to quality*

FROM living room, bedrooms, kitchen to washrooms - every corner of your home at Mandeville Garden Court (Phase III) has been decked with top quality building materials and amenities of international standards. A home at Ballygunge demands everything beyond the levels of ordinary.

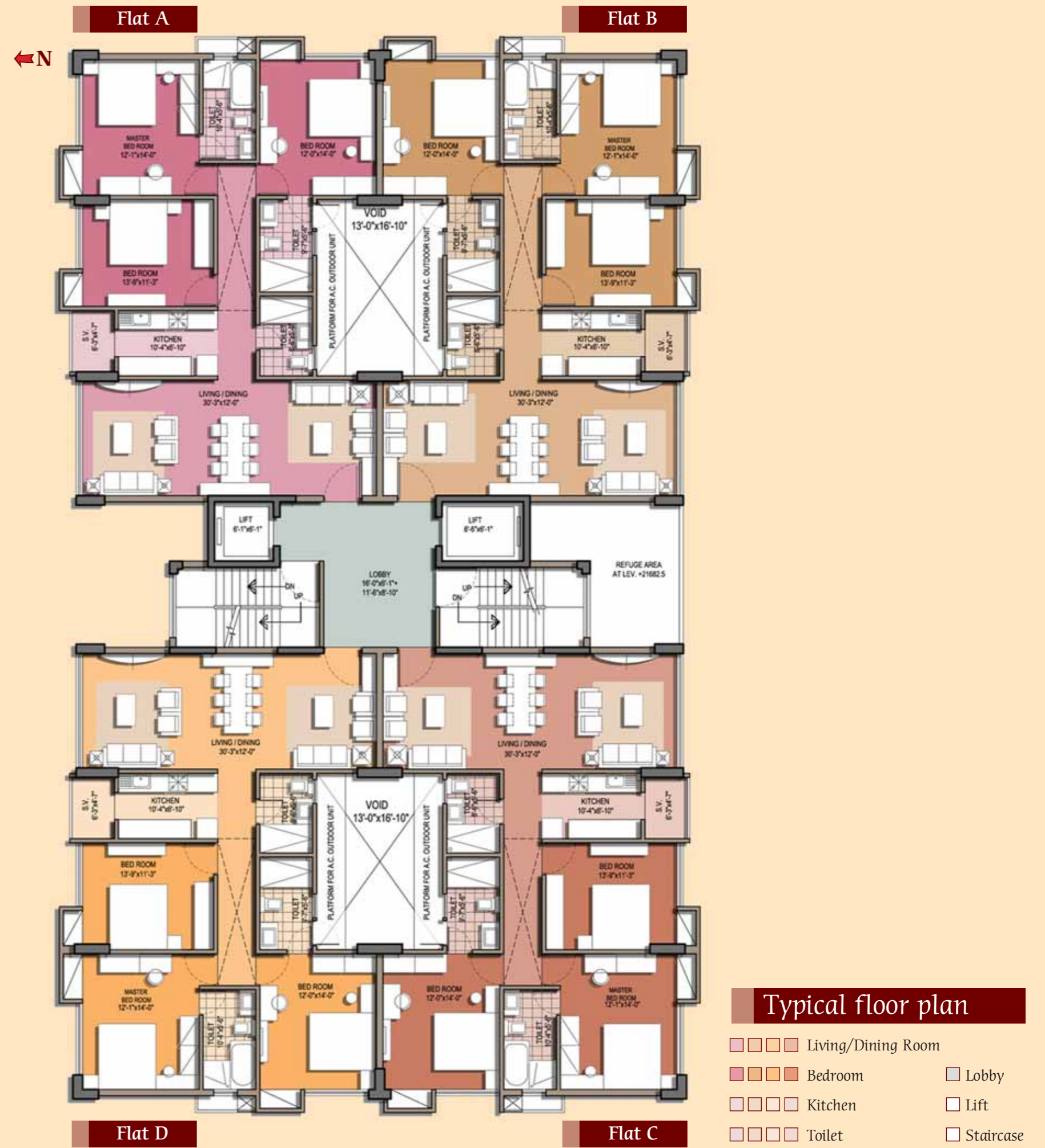


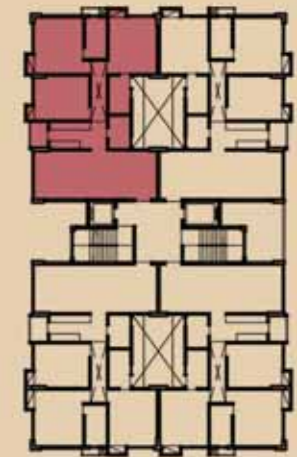
*Every part of your home is designed with care*





Your home. Designed to inspire awe.

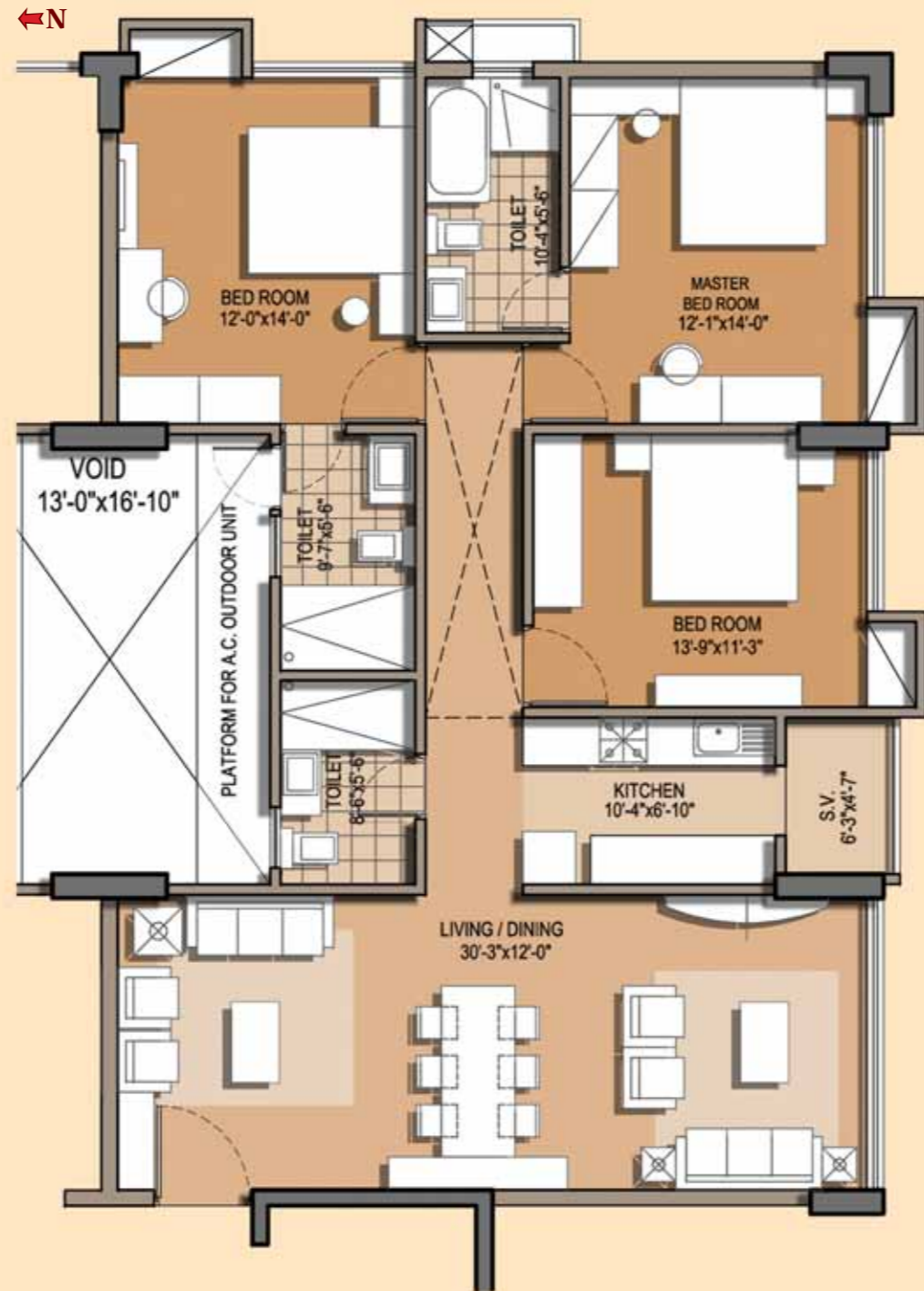
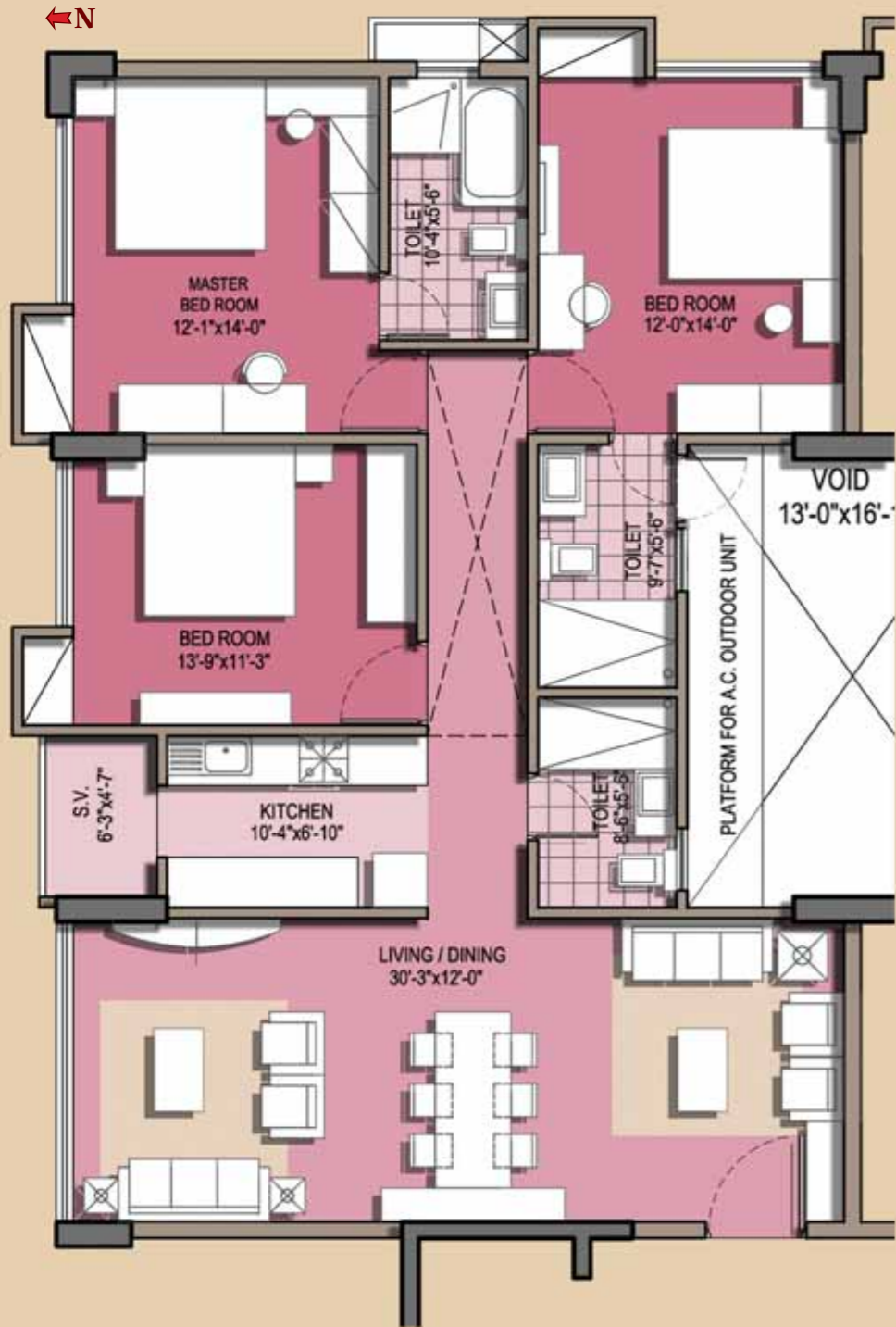




Typical flat plan

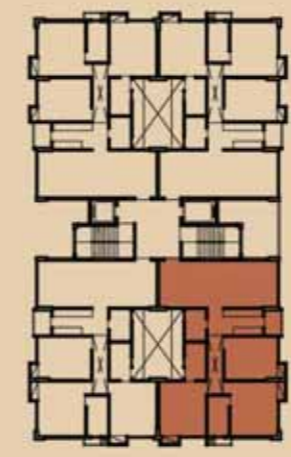
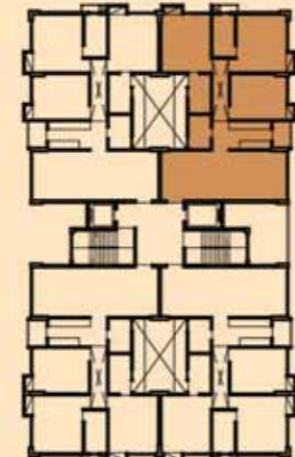
Flat A

Saleable area 1,921.90 sq ft



Flat B

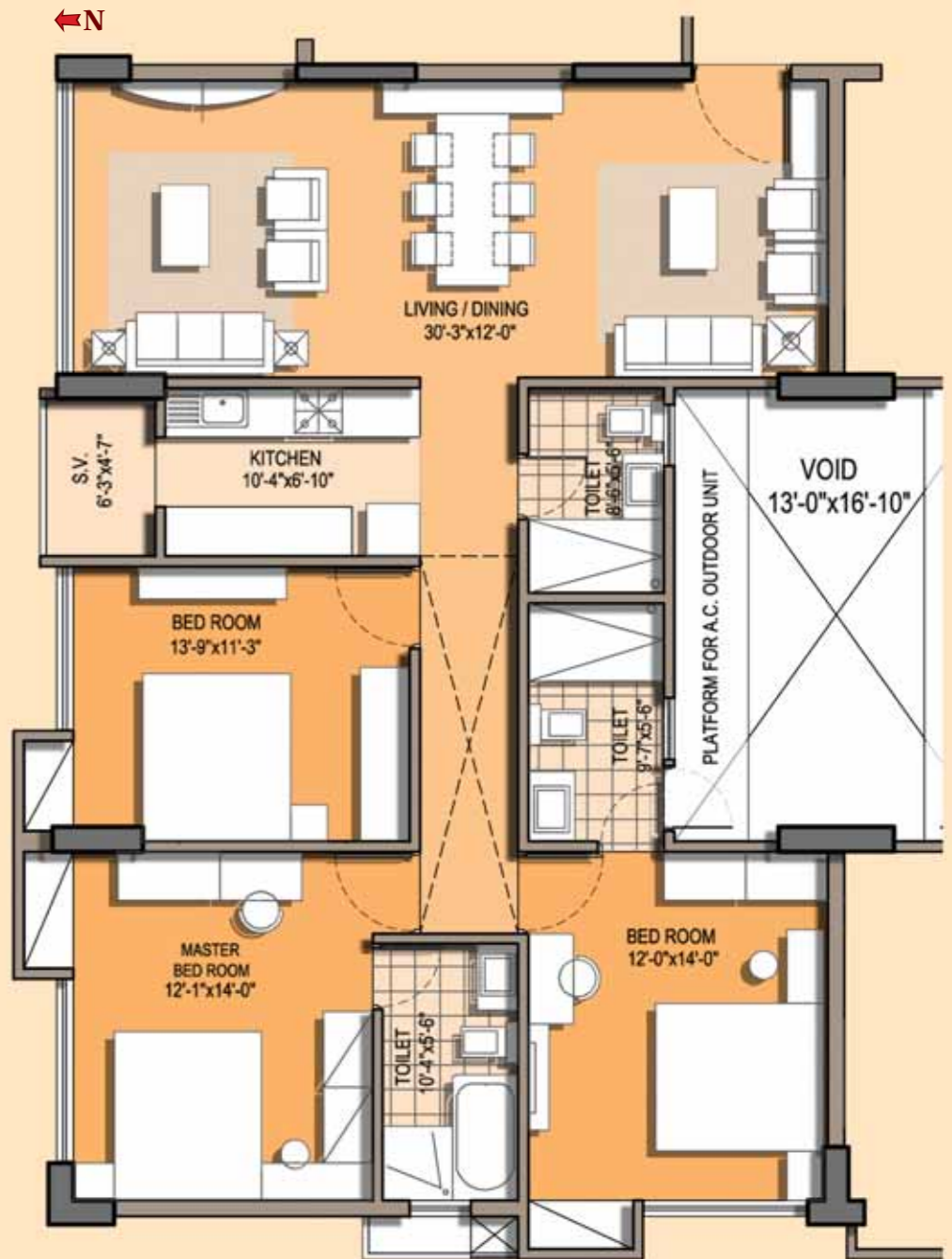
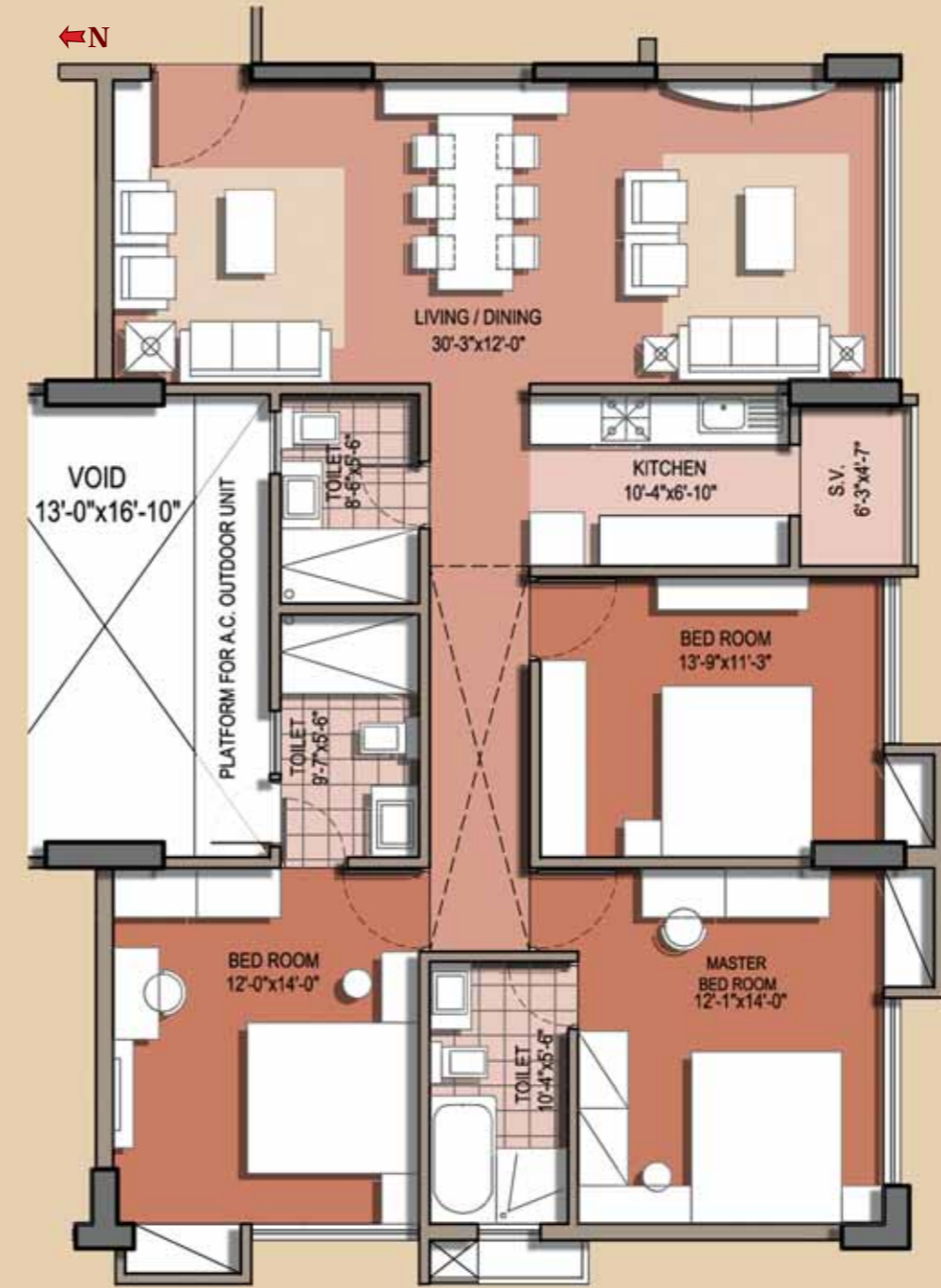
Saleable area 1,922.11 sq ft



Typical flat plan

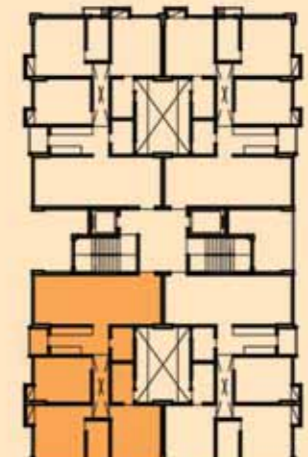
Flat C

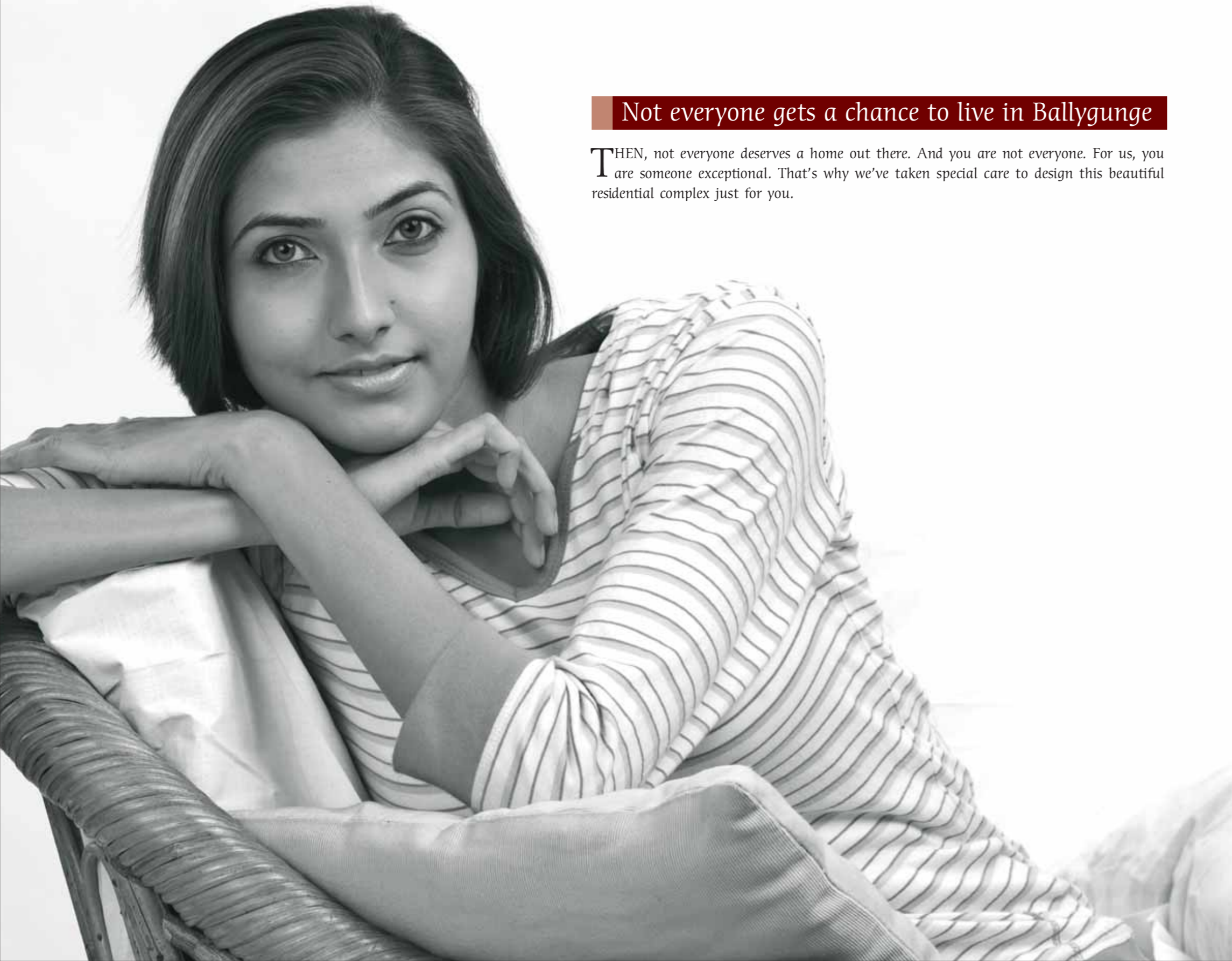
Saleable area 1,923.31 sq ft



Flat D

Saleable area 1,923.09 sq ft





### Not everyone gets a chance to live in Ballygunge

THEN, not everyone deserves a home out there. And you are not everyone. For us, you are someone exceptional. That's why we've taken special care to design this beautiful residential complex just for you.



### Cross sectional view of your apartment

- 1 Informal sitting area
- 2 Dining Area
- 3 Formal Living Area
- 4 Kitchen
- 5 Master Bedroom with attached Bathroom and Bathtub
- 6 Second Bedroom with attached Bath
- 7 Third Bedroom
- 8 Common Bathroom

### Cross sectional view of your apartment in parts



Master bedroom



Attached Bathroom of Master Bedroom



Kitchen



*When are you moving in?*

**B**OOK your home in the third installment of Mandeville Garden Court (Phase III) right at Ballygunge. Love it and live it with pure pride.



Brought to you by



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**Architect** INNATE **Structural Engineer** Manoj Kanti Majumdar (Former Engineer-in-Chief, KMC)

Disclaimer: This brochure is not a legal document. It describes the conceptual plan to convey the intention of Mandeville Garden Court (Phase III). The images, specifications, and details in this brochure are tentative and subject to change at the sole discretion of the developer without any prior notice.