



- The grand locale** – The name itself refers to the location of the residential towers at the heart of Kolkata's emerging region. Ambey Gateway offers top-notch conveniences for one's well-being and the international airport in close proximity makes you the Man of Moment.
- Spread over 3 Acres of Land** – Spread out over 3 acres of land, Ambey Gateway is a community of a few number of apartments for few selective people. Although situated at the most happening location of the city, it's an oasis offering urban living at its best.
- 7 Residential Towers** – Introducing seven classical well-styled, and premium towers that set themselves apart for the unique design and utmost functionality.
- Exclusive Club building** – Studded with super-luxurious amenities, Club Grandstand complements your style of living. Twenty thousand square feet of the expansive club is the embodiment of elegance and townships.
- 240 Luxurious Apartments** – Built with the luxury of immense space, the apartments offer plush living with futuristic amenities. Flooded with ample daylight, each apartment is thoughtfully designed for you to celebrate living at the most-desired address of the city.
- Ample open space** – Living is redefined here with unlimited amenities including an expansive outdoor game zone, kids' play zone, jogging track, adda zone and many more. Abundance of facilities awaits here for you to explore with more open space surrounding the residential towers.

THE PROJECT AT A GLANCE

Ambey Gateway is thoughtfully designed to introduce luxurious living at the most happening location of the city. Offering a grand living by the airport, it sits at the centre of look for an exquisite state of living. The magnificent residential towers are the true reflection of grandeur where comfort comes in the redefined way. Envisioned for plush living, Ambey Gateway is the finest expression of urban living amidst uber-luxury amenities.



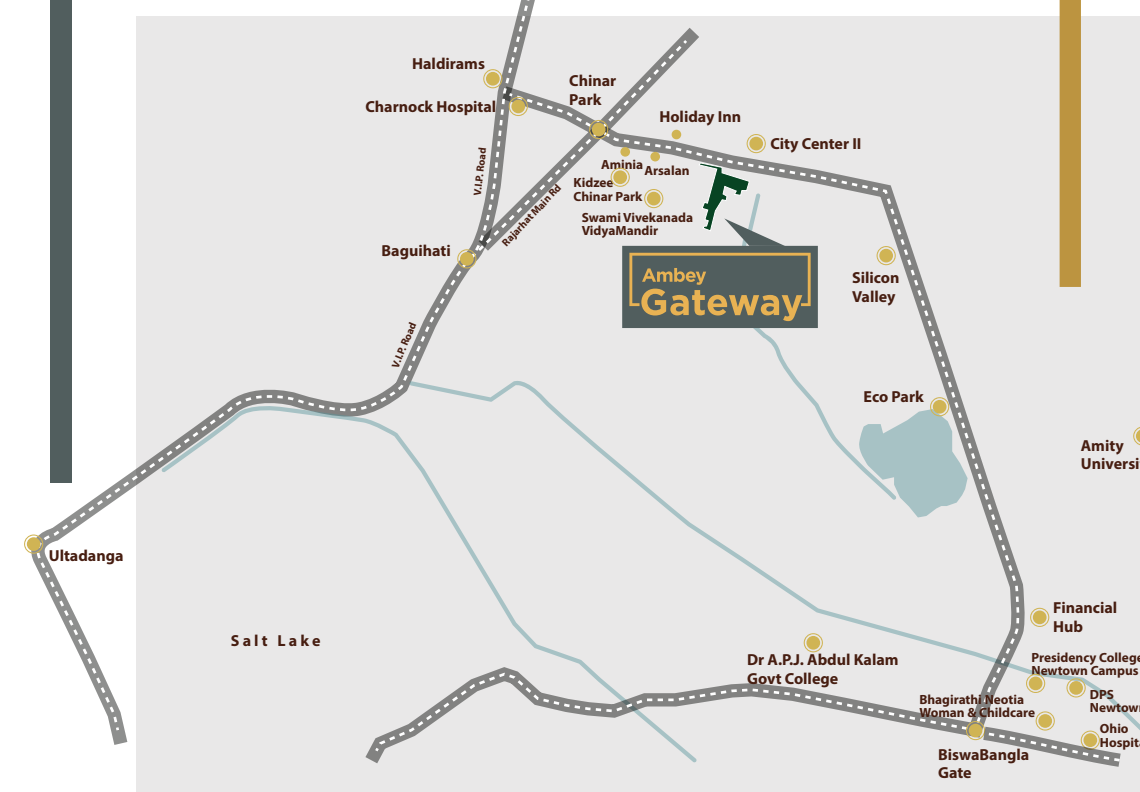
- LEGENDS**
- 1 ENTRANCE / EXIT GATE
 - 2 ENTRANCE PLAZA
 - 3 HERBAL GARDEN
 - 4 TOWER DROP OFF
 - 5 CAR PARKING
 - 6 CLUB DROP OFF
 - 7 ENTRY THROUGH PORTALS
 - 8 ADDA ZONE
 - 9 CLUB LAWN
 - 10 RELAXATION ZONE
 - 11 PATHWAY / JOGGING TRACK
 - 12 YOGA / MEDITATION AREA
 - BY THE PAVILION GARDEN
 - 13 OPEN AIR THEATER
 - 14 FEATURE WALL
 - 15 MULTIPURPOSE COURT
 - 16 SCULPTURE GARDEN
 - 17 SCREEN WALL
 - 18 KIDS PLAY AREA
 - 19 MOUNDS WITH PLANTATION
 - 20 CRICKET NET PRACTICE
- 4 BHK FLAT
 - 3 BHK FLAT
 - 2 BHK FLAT

THE MASTER PLAN

SPECIFICATIONS

- CIVIL**
- Structure:** Reinforced Cement Concrete (RCC) frame structure.
- Wall:** AAC Block wall with plaster finish.
- LIVING/DINING**
- Flooring:** Vitrified Tiles.
- Wall:** Putty (Ready to paint).
- Celling:** Putty (Ready to Paint).
- Main Door:** Sal Wood frame with flush door.
- Internal Doors:** Sal wood frame with flush door.
- Windows/Glazing:** Aluminium Windows with toughened glass.
- Electrical:** Modular switches with copper wiring.
- Distribution Board:** Reputed Make.
- BEDROOMS**
- Flooring:** Vitrified Tiles.
- Wall:** Putty (Ready to Paint).
- Celling:** Putty (Ready to Paint).
- Internal Doors:** Sal wood frame with flush door.
- Windows/Glazing:** Aluminium Windows with toughened glass.
- Electrical:** Concealed Copper Wiring with modular switches. DTH/Cable TV Wiring.
- BALCONY**
- Flooring:** Vitrified Tiles.
- Door:** Aluminium sliding doors with toughened glass.
- Rolling:** Glass designed to match exterior elevation.
- KITCHEN**
- Flooring:** Anti-Skid tiles.
- Wall:** Ceramic tiles upto 2ft height above the counter.
- Celling:** Putty (Ready to paint).
- Windows/Glazing:** Aluminium windows with toughened glass.
- Counter:** Granite Slab.
- Electrical:** Concealed Copper Wiring with modular switches. Electrical point for refrigerator, water filter and exhaust fan.
- Plumbing:** Hot and cold water provision.
- TOILETS**
- Flooring:** Anti-Skid tiles.
- Wall:** Ceramic tiles.
- Celling:** Putty (Ready to Paint).
- Windows/Glazing:** Aluminium glass Louver.
- Sanitaryware:** Reputed Make.
- CP Fitting:** Reputed Make.
- UTILITY (Ground Floor Lobby)**
- Flooring:** Imported Marble.
- Wall:** Tiles/Imported marbles/Paints with Wall paneling.
- Celling:** False Ceiling as per design intent.
- Stair:** Kota Stone.
- ELEVATOR**
- Reputed make with Automatic Rescue Device (ARD).
- GRID POWER & BACK UP POWER**
- 100% power back up for common areas and utility areas. Provision for power backup in every apartment at extra cost.
- AIR CONDITIONING**
- Provision of space for outdoor unit for split AC along with drainage pipe. AC copper wiring and cabling at extra cost will be installed as per provision.

LOCATION



- Chinar Park Metro(Proposed): **50 meters**
- Fern Residency: **270 meters**
- Chinar Park Crossing: **300 meters**
- Noapara Temple: **300 meters**
- Big Bazar & Spencer's: **500 meters**
- Holiday Inn: **500 meters** (via chinar park crossing)
- City Centre II: **800 meters**
- Charnock Hospital: **900 meters**
- VIP road Holdiram: **1.5 km**
- Holiday Inn Express Airport: **2.9 km**
- Kolkata Airport: **3 km**
- Ecopark: **3.4 km**
- ILS Hospital: **5.4 km**
- DPS School Newtown: **7.4 km**
- Tata Medical Center: **7.9 km**

ACCESS TO THE PRIVILEGED LIFE



AMENITIES

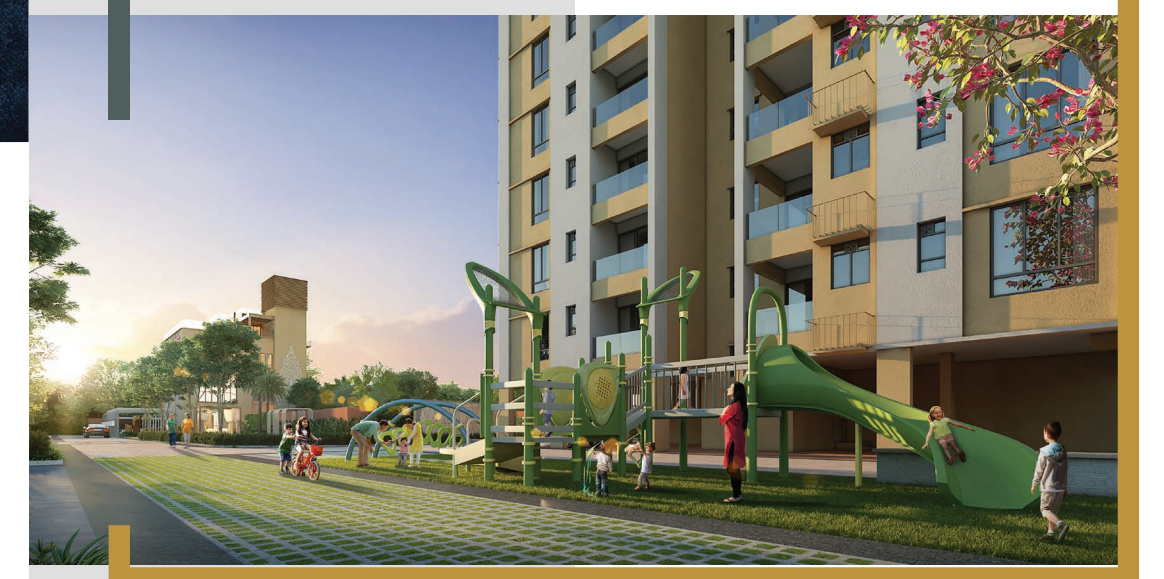
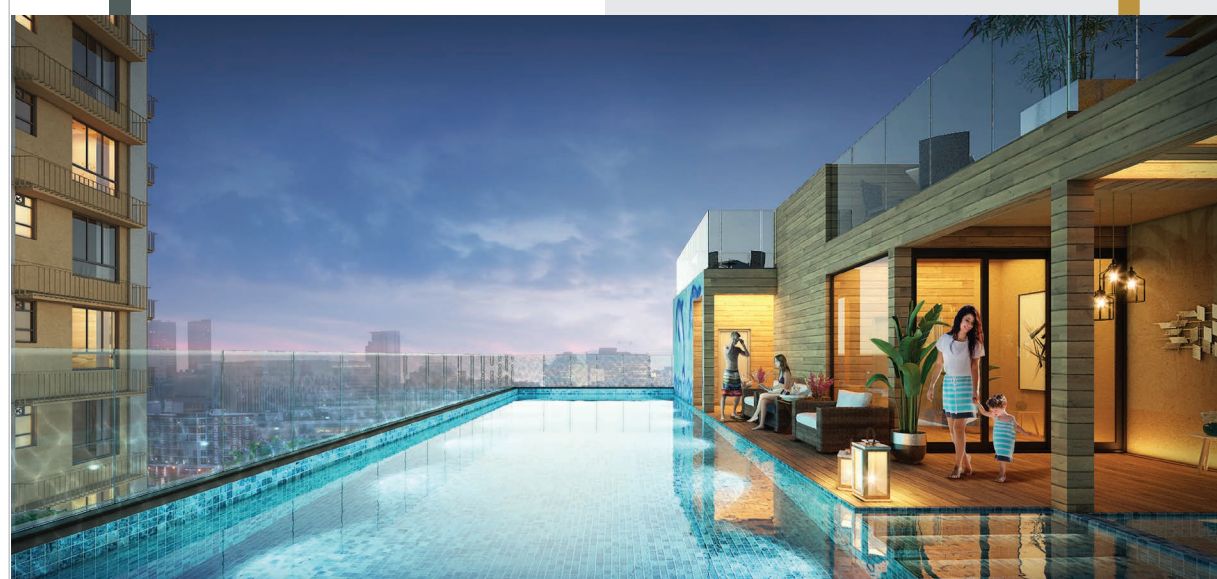
- INDOOR**
- Squash Court
 - Gymnasium
 - Mini theatre
 - Yoga Room
 - Multipurpose Hall
 - Indoor Games Room
 - Toddler's Room
 - Co-Working Space
 - Steam
 - Play Station Zone
- OUTDOOR**
- Infinity Swimming Pool
 - Toddler's Pool
 - Cricket Net Practice
 - Open Air Theatre
 - Children Play Area
 - Multipurpose Court
 - Yoga/Meditation Area by the Pavilion Garden
 - Adda Zone
 - Club Lawn
 - Pathway/Jogging Track
 - Herbal Garden
 - Walk Through Portals
 - Feature Wall
 - Relaxation Zone
 - Sculpture Garden

Ambey Group
Residential | Commercial | Township Development

Corporate Address: M/S. AMBEY REALTORS LLP
PS IXL, Room No. - 205, 2nd Floor, Biswa Bangla Sarani,
Beside Holiday Inn Hotel, Chinar Park, New Town, Kolkata: 700136
Project Address: Holding No. 520, 6 others, Biswa Bangla Sarani,
Opposite to Holiday Inn Hotel, Chinar Park, New Town, Kolkata: 700157

Ambey Gateway is being developed in compliance to provisions of Real Estate (Regulation & Development) Act, 2016 (Act). The project will be registered with the authority once it is notified and the Rules under the Act are framed by the Govt of West Bengal.
Disclaimer: This document is merely conceptual in nature and is to be used for general information purpose only. All information mentioned in this document is for representative purposes only. Any interested party should verify all the information mentioned in this document independently with the developer prior to making any decision for buying any property in the housing project. The user of this document shall be deemed to have confirmed that he/she has not relied on any information contained herein while making any booking/purchase in the project of the developer.

Ambey Gateway



THE FLOOR PLANS

TOWER 1 UNIT INFO: Typical 2nd to 9th Floor

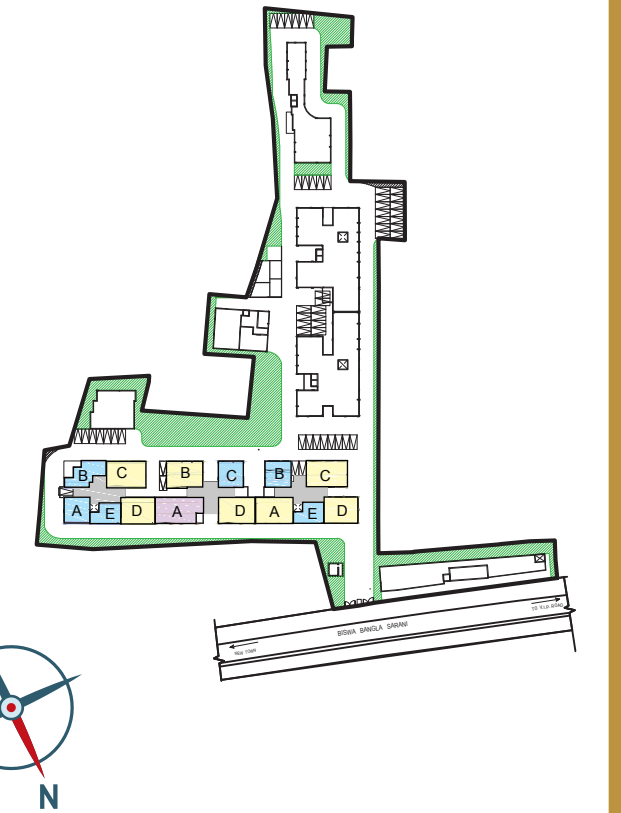
FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	2 BHK & 2 TOILETS	706	43
FLAT -B	2 BHK & 2 TOILETS	777	48
FLAT -C	3 BHK & 3 TOILETS	1179	52
FLAT -D	3 BHK & 3 TOILETS	983	49
FLAT -E	2 BHK & 2 TOILETS	626	33

TOWER 2 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	4 BHK & 4 TOILETS	1328	58
FLAT -B	3 BHK & 3 TOILETS	1036	53
FLAT -C	2 BHK & 2 TOILETS	698	47
FLAT -D	3 BHK & 3 TOILETS	1063	66

TOWER 3 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	3 BHK & 3 TOILETS	1085	38
FLAT -B	2 BHK & 2 TOILETS	734	47
FLAT -C	3 BHK & 3 TOILETS	1191	56
FLAT -D	3 BHK & 3 TOILETS	994	47
FLAT -E	2 BHK & 2 TOILETS	620	33

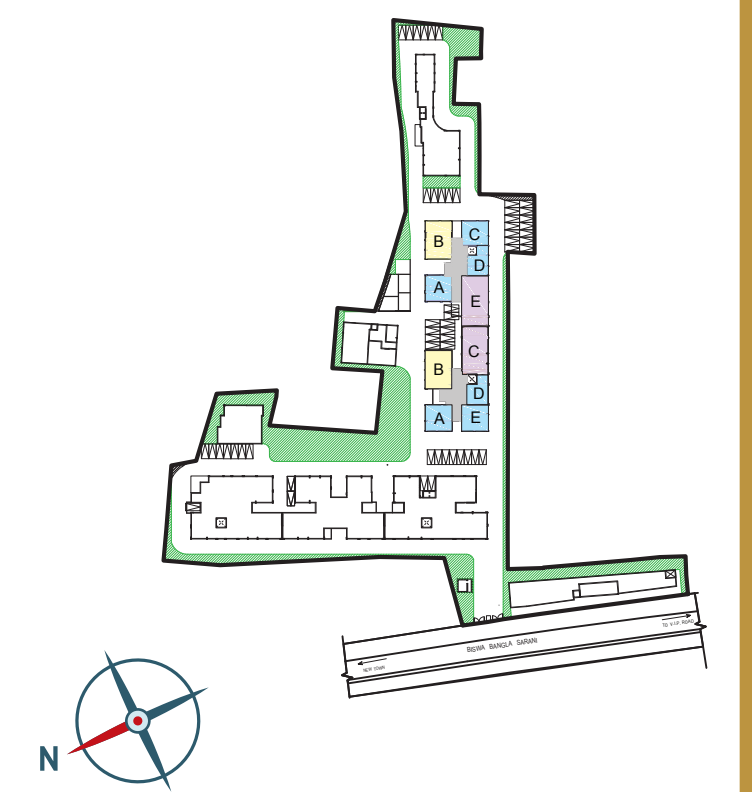


TOWER 4 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	2 BHK & 2 TOILETS	732	46
FLAT -B	3 BHK & 3 TOILETS	1113	42
FLAT -C	4 BHK & 4 TOILETS	1424	53
FLAT -D	2 BHK & 2 TOILETS	617	30
FLAT -E	2 BHK & 2 TOILETS	723	68

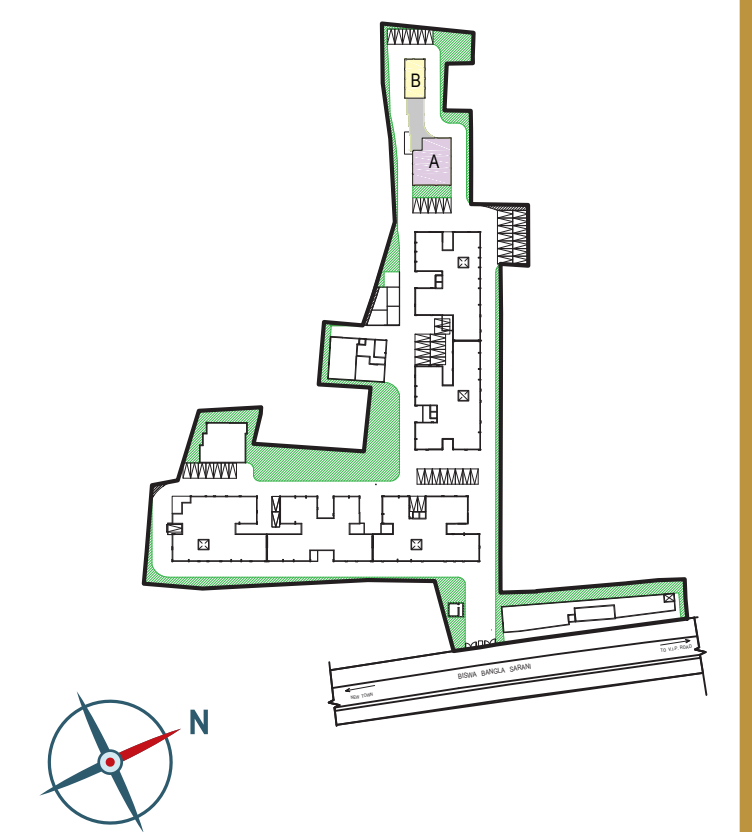
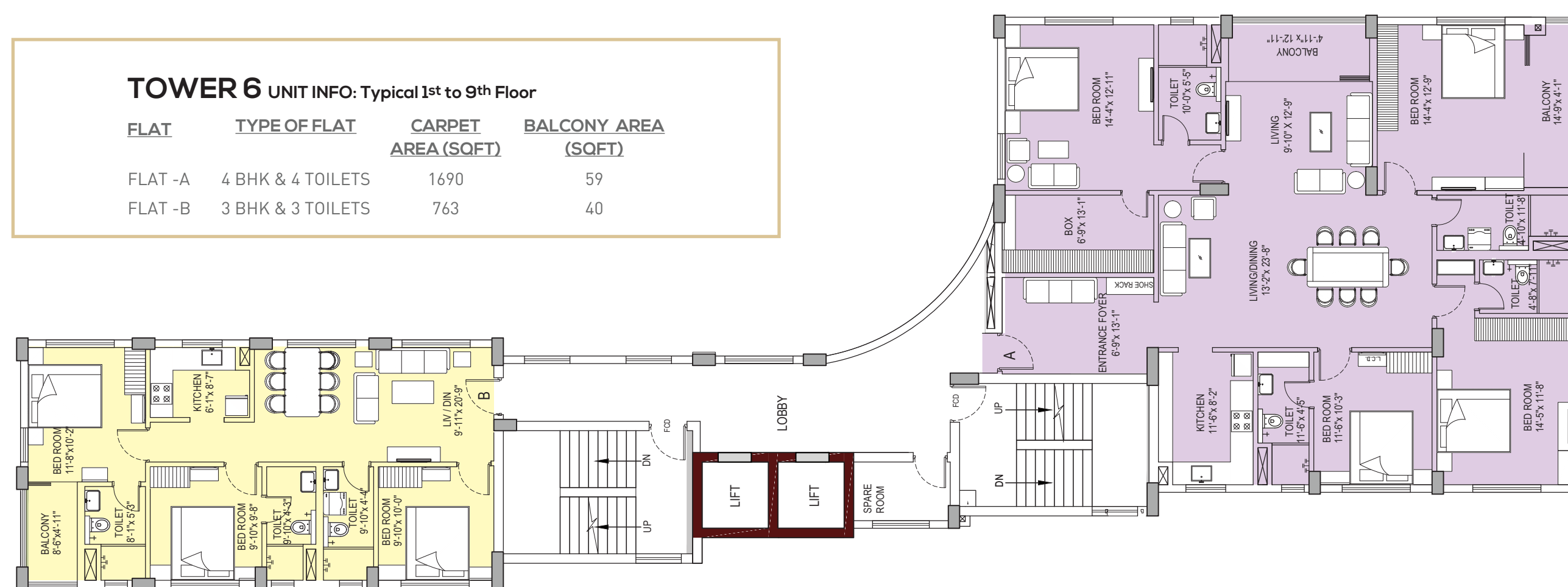
TOWER 5 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	2 BHK & 2 TOILETS	732	48
FLAT -B	3 BHK & 3 TOILETS	1109	48
FLAT -C	2 BHK & 2 TOILETS	680	59
FLAT -D	2 BHK & 2 TOILETS	599	21
FLAT -E	4 BHK & 4 TOILETS	1492	51



TOWER 6 UNIT INFO: Typical 1st to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	4 BHK & 4 TOILETS	1690	59
FLAT -B	3 BHK & 3 TOILETS	763	40



Ambey Gateway

All internal dimensions for carpet area from the unfinished wall surface. Minor variation (+/-) 3% in actual carpet area may occur on account of site condition/column/finishes and architectural requirement.

LEGEND

2 BHK FLAT	-----	Blue
3 BHK FLAT	-----	Yellow
4 BHK FLAT	-----	Purple