



eden
DEVPRAYAG
River crafted lifestyle



A monumental vision
is rising by the Ganga



A riverside lifestyle

is unfolding beyond all compare

An aerial photograph of a lush green landscape. In the center, there is a large, circular area densely packed with trees, representing a heritage garden. This central area is surrounded by a wide, open green field. A paved road with a yellow and black striped curb winds around the perimeter of the central forested area. The background shows rolling hills covered in dense green forest under a clear sky.

An expansive habitat

is taking shape alongside
the centuries-old heritage garden



The Prayag life is emerging, offering nothing less than

pure privilege



eden
DEVPRAYAG
River crafted lifestyle

9 ACRES

UNINTERRUPTED

UNMISSABLE

5 Stately Towers



Elegant Simplex



Exclusive Duplex



1.85 lakh Sft
Landscaped Podium



75,000 Sft
Professionally Managed Club

An aerial photograph of a dam with a concrete structure and a metal railing. The water is turbulent and greenish-blue, with white foam and rapids. The scene is captured from a high angle, showing the flow of water over the dam and into the pool below.

INSPIRED BY THE VERY

essence of Prayag

“CRAFTING A TRUE REFLECTION OF LUXURY BY THE RIVER”



ARYA SUMANT
Managing Director
Eden Realty Group



KUMAR SATYAKI
Joint Managing Director
Eden Realty Group

The first time we stood on this site and looked at the breathtaking views, we didn't just see a piece of land - we felt a profound sense of responsibility. The natural beauty of the Ganga and the Botanical Garden and the way sunlight played across the horizon demanded more than just another residential complex. *It demanded a tribute.*

We realised that this location was meant to be the canvas for something sacred. This is why we looked towards **Devprayag**, the godly confluence where Alaknanda and Bhagirathi merge in perfect harmony. At the Sangam, the ethereal calm of Alaknanda combines with the unbridled vitality of Bhagirathi for synthesising equilibrium through the balanced majesty of Ganga.

To us, Eden Devprayag is not just a name; it is a commitment to embody the virtues of that holy junction: **balance, purity, and the power of unity**. We took it upon ourselves to "craft" a lifestyle that honors the site's spirit, ensuring that every home here benefits from the same sense of peace and flow found at the river's edge.

This project is our way of doing justice to this remarkable location - creating a sanctuary where the essence of the river and the joy of a **Simply Happier** life meet.



Artist's impression

“A SANCTUARY DESIGNED AROUND NATURE”



Ar. MALAY Kr. GHOSH
Principal Architect
Espace

The site stands out as the only substantial land parcel in the twin cities of Kolkata and Howrah that **boasts the Ganga to its south**. This unique geographical feature granted us an extraordinary opportunity - to design homes where residents can **experience both sunrise and sunset** from the very same vantage point on their cantilevered open terraces. In order to fully capture this breathtaking panorama, the towers and podium have been thoughtfully designed in an arc shape.

The architectural design of the flats further enhances the living experience by allowing **abundant natural light and the cool Ganga breeze** to flow through each home, while the implementation of architectural fins minimises the heat. **The fins are inspired by the ever - moving rhythm of the river**, creating vertical ripples that echo the dynamic energy of the Ganga. As sunlight moves across the façade, they orchestrate a mesmerising play of light and shadow, reminiscent of the shimmering surface of the river.

The use of lightweight blocks for internal walls provides residents with maximum flexibility and autonomy when it comes to interior design, ensuring that every home can truly reflect the personality and preferences of its occupants.

Central to the development is a 4.5 - acre expanse of podium greens and exclusive club facilities. These communal spaces are inspired by the spiritual and practical essence of confluence, embodying and redefining what it means to live the Prayag Life. The amenities are thoughtfully curated to achieve balance - peace for the mind, energy for the body, and flow for the soul - catering to the needs and aspirations of every age group within the community.

Eden Devprayag is an architectural promise - a place where life doesn't just happen; it flows with grace, purpose, and prosperity.

GRANDEUR BEGINS WITH
THIS RIVERFRONT ICON





A PANORAMA PAINTED WITH
COLOURS OF THE RIVER AND THE SKY





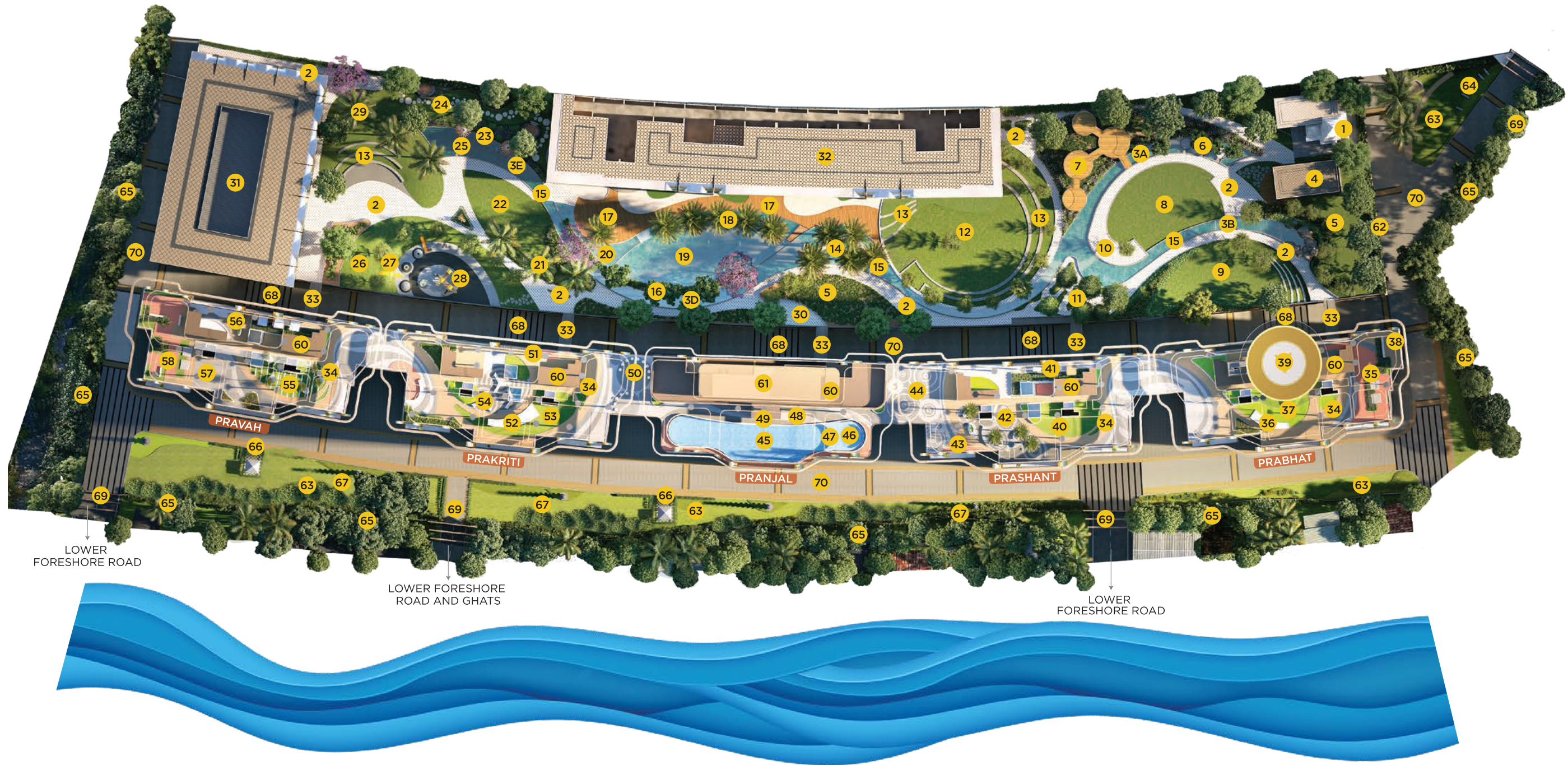
Artist's impression



Artist's impression

TOWERING ABOVE,
A REMARKABLE WORLD

MASTER PLAN



*not to scale

MASTER PLAN

LANDSCAPING THAT ENABLES FLOWING RHYTHM AT EVERY CURVE

LEGENDS

PODIUM LANDSCAPE

1. TEMPLE
2. WALKING TRAIL
3. WATER SPINE
 - 3A. SOOTHING WAVES
 - 3B. CASCADING WAVES
 - 3C. BACKFLOW EDDY
 - 3D. PERENNIAL WATERFALL
 - 3E. FLAT WATER
4. ENTRANCE LOBBY PAVILION
5. FLOWERING MEADOW
6. SUNKEN SEATING
7. ELEVATED SEATING
8. SOCIAL GATHERING LAWN
9. YOGA/RELAXATION LAWN
10. WATERSIDE DECK
11. PINE FOREST
12. MULTIPURPOSE LAWN
13. AMPHITHEATER SEATING
14. FLOATING PALM DECK
15. CROSS OVER BRIDGE
16. POOL EDGE PLANTER
17. POOL DECK
18. SHALLOW DECK
19. SWIMMING POOL
20. KIDS' POOL
21. PALM GROVE
22. LEISURE LAWN
23. FOREST SECLUSION POD
24. FOREST TRAIL
25. STEPPING STONES
26. KIDS' PARK
27. PLAY MOUND
28. KIDS' PLAY ZONE
29. LEISURE MOUND
30. REFLEXOLOGY WALK
31. INDOOR GAMES ARENA
32. LIFESTYLE CLUBHOUSE
33. TOWER ACCESS BRIDGE

TERRACE FLOOR LANDSCAPE

34. WALKING TRAIL
35. TRANQUIL ZONE
36. GARDEN PAVILION
37. YOGA LAWN
38. SUNRISE POINT
39. VIEW PORT
40. PUTTING GOLF
41. WORK FROM TERRACE NOOK
42. REFLEXOLOGY WALK
43. BOARD GAMES ZONE
44. JAMMING ZONE
45. INFINITY SWIMMING POOL
46. KIDS' POOL
47. SHALLOW WATER DECK
48. POOL DECK
49. WATERFALL FEATURE
50. PARTY ZONE
51. SENIOR CITIZEN SEATING
52. MULTIPURPOSE PAVILION
53. RECREATION LAWN
54. HANGOUT ZONE
55. PALM COURT
56. CONVERSATION NOOK
57. POTLUCK COURT
58. SUNSET POINT
59. MEDITATION DECK
60. TOWER ACCESS POINT
61. NABHAM CLUBHOUSE

GROUND FLOOR LANDSCAPE

62. BANQUET/PODIUM DROP-OFF
63. DECORATIVE GARDEN
64. MOUND SEATING
65. PERIPHERAL GREEN
66. FAMILY CABANA
67. SCULPTURE POINT
68. TOWER DROP-OFF
69. ENTRY/EXIT
70. DRIVEWAY

A woman with her hair in a ponytail, wearing a white sports bra and leggings, is sitting in a meditative lotus position on a wooden deck. She is surrounded by a lush green environment with tall trees in the background and a wooden bowl on the deck in front of her. The scene is captured in a soft, natural light, suggesting a peaceful outdoor setting.

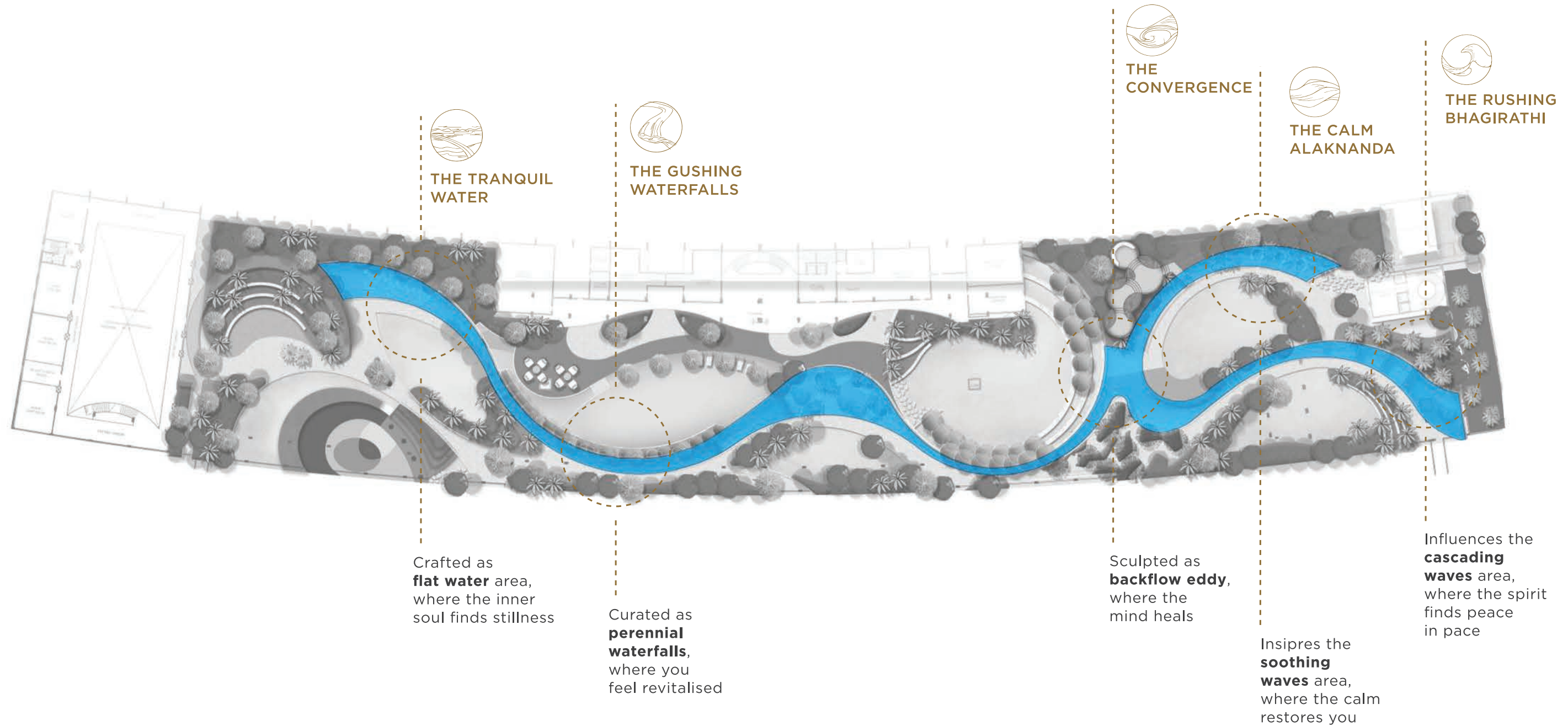
Guided by water,

WE SCULPTED THE LIVING
GREENS OF PRAYAG LIFE

1.85 Lakh Sft Devprayag Inspired Podium
86% Open to Sky Space

FROM THE SACRED DEVPRAYAG TO THE SOULFUL LANDSCAPE OF PRAYAG LIFE

OUR INSPIRATION CONTINUES



“WHEN SPIRITUALITY INSPIRES THE LAND AND BECOMES A LANDSCAPE”



Ar. JOYITA DAS

Landscape Architect
Layers Design Studio



Ar. DWAIPAYAN BHATTACHARYA

Landscape Architect
Layers Design Studio

A Sanctuary Designed Around Nature

For the first time, I saw my City of Joy, Kolkata, from the opposite bank of the Ganga. The city looked familiar, yet different - calm, distant, and beautiful. That moment became the starting point of Eden Devprayag.

The project's closeness to the river reminded us of Devprayag, the sacred confluence where the mighty Ganga begins its journey. The idea of origin, flow, and movement inspired the landscape design.

At the centre of the site, a water stream represents the journey of the Ganga. As one walks along it, the landscape expresses different moods of the river - small cascading falls, gentle flows, swirling eddies, and quiet stretches. These are created through changes in levels, planting, textures, and water movement.

Around this central spine, the landscape recalls the hilly Gangetic region. Pine - like plantations, rolling earth mounds, and open meadow lawns recreate the feeling of the upper Himalayan terrain. Pathways rise and dip gently, making the walk playful and experiential, with small vantage points placed for pause and views.

The swimming pool becomes the larger water body within this setting, while activity spaces are carefully placed within smaller themed gardens, creating a cohesive and immersive **river - inspired landscape**.



INSPIRED BY THE
ALAKNANDA

THE SOOTHING
WAVES AREA IS
MADE TO CREATE
AN AURA OF CALMNESS
AROUND **THE TEMPLE**





Artist's Impression



MOVED BY
THE BEAUTY OF
ALAKNANDA

THE SERENE & SOOTHING
SPACE IS CURATED
TO EXPERIENCE
TRANQUILLITY AROUND
THE **SUNKEN SEATS**



INFLUENCED BY
THE ENERGY OF
BHAGIRATHI

THE CASCADING WAVES
IS CRAFTED ALONG THE
BOULDER GARDEN





DRIVEN BY
THE ETHOS OF
THE CONFLUENCE

THE CONVERGENCE
IS MADE TO BREATHE
LUSHNESS OF GROWING
GRASSLANDS



TOUCHED BY
NATURE'S BEAUTY
AT THE CONVERGENCE

THE LANDSCAPE
IS CREATED TO REFLECT
THE FOREST'S SECRETS
AMIDST THE
PINE PLANTATION





Artist's impression



INSPIRED BY
THE STILLNESS OF
PRAYAG'S BACKFLOW

THE BACKFLOW EDDY
IS MADE TO EXPLORE
THE INNER SOUL
AT THE **YOGA LAWN**



IMPRESSED BY
THE ENERGY OF THE
GUSHING STREAMS

THE PERENIAL WATERFALLS
IS DESIGNED TO SOOTHE
YOUR SENSES AT THE
PALM GROVE ENCLAVE





LEARNT FROM THE ESSENCE
OF PRAYAG'S STILL WATERS

THE FLAT WATER AREA IS
SHAPED TO NURTURE
SERENITY AROUND THE
FOREST SECLUSION PODS



Artist's Impression



Artist's Impression



THE HIGH-FIVE OF
PRAYAG LIFE REACHES
OUT TO THE SKY



The magnificence

OF SOCIAL CLUB, EXPERIENCED
FOR THE FIRST TIME

tatvan
THE PODIUM CLUB

nabham
THE TERRACE CLUB

tatvan

THE PODIUM CLUB

Lush and leisure comes fine-tuned at this **professionally managed private club**. Celebrate, explore, rejoice in life's finest and fittest pleasures overlooking the Ganga.







Artist's impression

ICONIC DOUBLE-HEIGHT CLUB TATVAN RECEPTION

GRAND DOUBLE-HEIGHT
BALLROOM



Artist's impression



EXPERIENTIAL DOUBLE-HEIGHT INDOOR SPORTS ARENA
WITH BADMINTON, PICKLEBALL, SQUASH COURTS AND TABLE TENNIS ALONG SIDE A LUXURY SPORTS LOUNGE





Artist's impression

REFRESHING
JUICE LOUNGE



LIVELY KIDS'
PLAY AREA

TATVAN OUTDOOR

Stepped Amphitheatre

Swimming Pool

Kids' Pool

Yoga/Relaxation Lawn

Sunken Seating

Multipurpose Lawn

Elevated Seating

Forest Seclusion Pod

Floating Walkway

Floating Palm Deck

Outdoor Gymnasium

Kids' Play Zone

TATVAN INDOOR

Banquet Hall

Gymnasium

Steam Rooms

Karaoke Room

Table Tennis Room

Board Games Zone

Sports Lounge

Indoor Kids' Play Zone

Indoor Badminton Courts

Indoor Pickleball Courts

Indoor Basketball Court

Squash Courts

Billiards Lounge

Card Room

Co-working Space

Café

Restaurant-cum-Bar

Juice Lounge

Guest Rooms

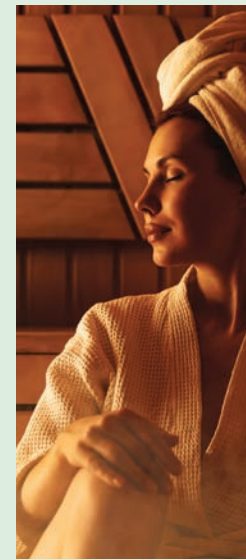
Business Centre

Salon

Laundry

Exhibition Hall

Mini Theatre



nabham

THE TERRACE CLUB

RESIDENTS' EXCLUSIVE CLUB

NOTHING BUT 270-DEGREE EPIC

At Eden Devprayag, we believe lifestyle should feel abundant, not limited. Every space is designed to keep giving you new ways to relax, celebrate and reconnect with yourself.

Perched above it all, the terrace club Nabham offers a thoughtfully curated world of recreation wrapped in comfort, privacy and luxury.





Artist's impression

FROM SUNRISE TO SUNSET
AN INFINITY POOL WITH
AN EXCLUSIVE PANORAMIC
VIEW OF THE GANGA



NABHAM INDOOR

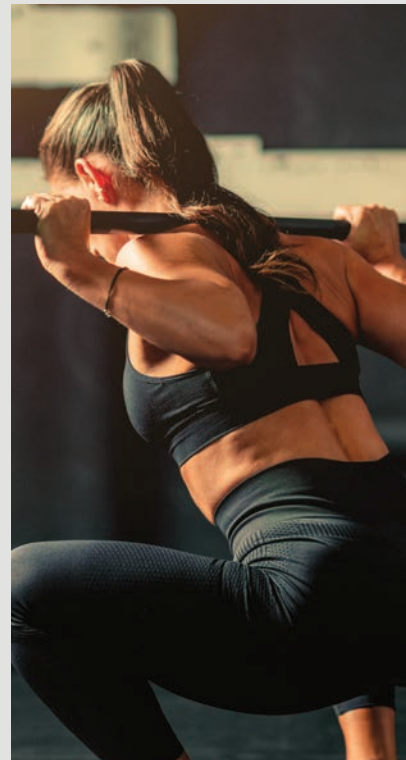
Ganga-view Gymnasium
Cards Room
Mini Banquet

Library
Pool Table
Board Games Zone

NABHAM OUTDOOR

Ganga-view Infinity Swimming Pool
Kids' Pool
Pool Deck
Party Zone
Potluck Court
Meditation Deck
Sunset Point
Putting Golf

Waterfall Feature
Jamming Zone
Shallow Water Deck
Garden Pavilion
Yoga Lawn
Sunrise Point
Multi-purpose Pavilion
Work-from-Terrace Nook





Those who know
THE RHYTHM OF PRAYAG LIFE
KNOW THAT NOTHING ELSE MATTERS

THE BENEFITS OF CHOOSING RIVER CRAFTED LIFESTYLE

A CALMER DAILY CLIMATE

The river moderates temperature and light,
shaping a naturally comfortable environment

A GHAT THAT ENCOURAGES PAUSE

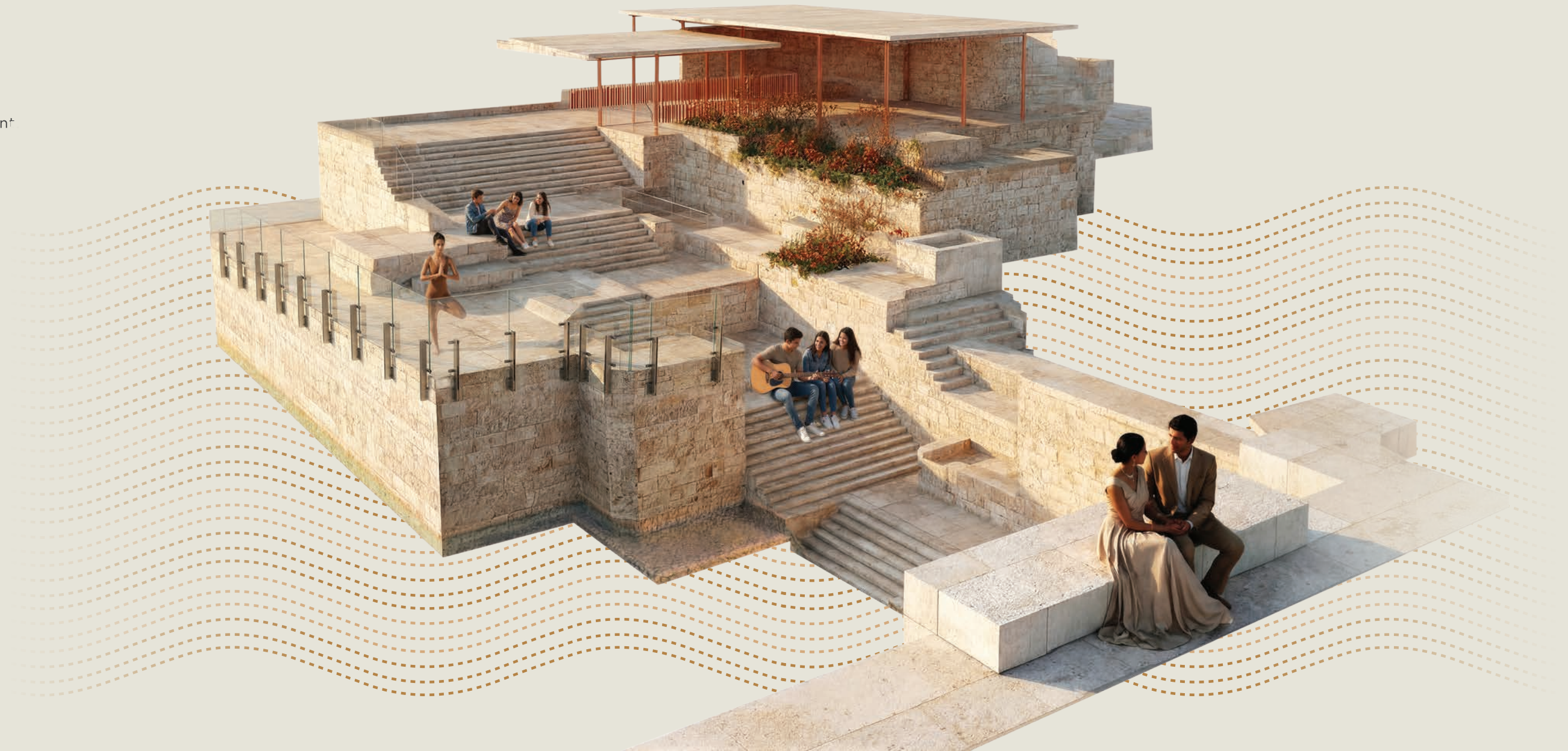
Landscaped ghats and river walks invite
reflection, without ritual or formality.

A HORIZON THAT OPENS THE MIND

Expansive views bring clarity, space,
and an unhurried sense of time.

A SETTING THAT CONNECTS PEOPLE

Evenings by the river naturally become
moments of conversation, gathering
and belonging.



AN ADDRESS THAT
rewrites
THE RIVERFRONT



Artist's impression

01

ONLY RESIDENTIAL PROJECT OF
**KOLKATA & HOWRAH WITH
GANGA IN THE SOUTH**

03

75,000 SFT **PODIUM
AND TERRACE CLUB**

05

270-DEGREE GANGA VIEW
FROM THE TERRACE

07

WITNESS THE RARE EXPERIENCE OF
SUNRISE AND SUNSET FROM
THE SAME BALCONY

09

UNIQUE EXPERIENCE OF
DOUBLE/QUAD HEIGHT TERRACES

02

1.85 LAKH SFT
**PRAYAG-INSPIRED
LANDSCAPED PODIUM**

04

EXCLUSIVE ACCESS TO
A **BENARAS-STYLE
GANGA GHAT**

06

ENJOY **LOWER TEMPERATURES**
AND **BETTER AQI** WITH LUSH
GREENERY INSIDE & OUTSIDE

08

**CONNECTED WITHOUT
COMPROMISE** - JUST 12 MINS FROM
VICTORIA MEMORIAL

10

ICONIC ARCHITECTURAL MARVEL
THAT ECHOES THE **EVER-FLOWING
RHYTHM OF THE GANGA**

DEVPRAYAG AT EDEN SWARNABHOOMI:

A LANDMARK OF LIVING AND LEGACY

At the confluence of vision and legacy rises Swarnabhoomi - a township imagined not just as a destination, but as a living, breathing landmark of tomorrow. Spanning 35 acres of thoughtfully planned land, Eden Swarnabhoomi is conceived as an integrated ecosystem where scale meets soul. At its heart stands Devprayag, embodying the spirit of harmony, balance, and elevated living. This is not merely a development - it is the shaping of a complete environment where every element complements the other, creating a seamless tapestry of life, leisure, and belonging.

Premium Residences - planned for crafting a series of private worlds designed for comfort, elegance, and splendor.

Private Club - an exclusive retreat for recreation, networking, and refined indulgence.

Serene Ghat - tranquil riverfront Benaras-style ghat that will invite reflection, celebration, and timeless rituals.

Curated High-Street Retail - vibrant avenues of boutique experiences and everyday retail.

Luxury Hospitality - elevated stays and 5-star experiences that welcome the world with warmth and grandeur.

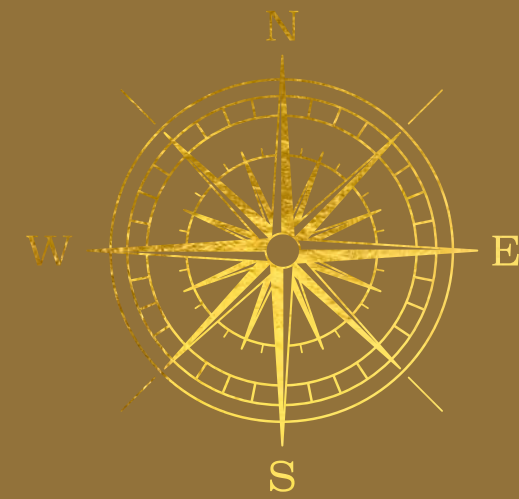
And the list is endless, evolving every day to accomplish the vision. Together, these elements unfold across a potential 5.5 million Sft, yet Eden Swarnabhoomi is defined by more than its scale. It is about equilibrium where legacy meets lifestyle, and long-term vision shapes a township that feels both expansive and intimate.

eden
SWARNABHOOMI



Artist's impression

GANGA AND BOTANICAL GARDEN VIEW



GANGA AND VIDYASAGAR SETU VIEW

GANGA AND DOCK VIEW



Scan for Location

*not to scale

THE ONLY RIVERFRONT PRESENCE THAT COMMANDS BOTH BANKS

MAJOR CITY NODES

Shalimar Railway Station	01 min
Vidyasagar Toll Plaza	05 mins
Santragachi Railway Station	10 mins
Howrah Railway Station	12 mins
Rabindra Sadan Metro Station	12 mins
Dalhousie	15 mins
Burrabazar	17 mins
Gariahat	20 mins
Science City	20 mins
Sector V	28 mins
Airport	40 mins

*Upcoming

MALLS & SHOPPING CENTRES

Riverside Mall	05 mins
Forum Mall	14 mins
Phoenix Grand Victoria Mall*	14 mins
Quest Mall	18 mins
South City Mall	25 mins
Acropolis Mall	25 mins

RECREATION & PLACES OF INTEREST

Botanical Garden	02 mins
Victoria Memorial	11 mins
Alipore Zoo	11 mins

EDUCATIONAL INSTITUTIONS

IIST Shibpur	02 mins
St. Agnes Convent	13 mins
Modern High School for Girls	16 mins
La Martiniere School for Boys/Girls	16 mins
RP Sanjeev Goenka School	17 mins
St. Xavier's College/Loreto College	17 mins

HOSPITALS

Narayana Superspecialty Hospital	03 mins
Woodlands Hospital	13 mins
Ruby Hospital	25 mins

CLICK HERE

for location




Artist's impression



Artist's impression

SHAPED BY NATURE, ELEVATED BY DESIGN



Pure privilege
IS OWNING THE SKY,
WITH THE RIVER
FOREVER IN YOUR EYES

ELEGANT SIMPLEX

EXCLUSIVE DUPLEX

MOSTLY SOUTH-FACING

WELL-VENTILATED

ABUNDANCE OF NATURAL
WIND AND LIGHT

RARE EXPERIENCE OF SUNRISE & SUNSET
FROM THE SAME BALCONY

DOUBLE/QUAD HEIGHT TERRACES

FIVE TOWERS OF FLOWING LUXURY

PRAVAH

PRAKRITI

PRANJAL

PRASHANT

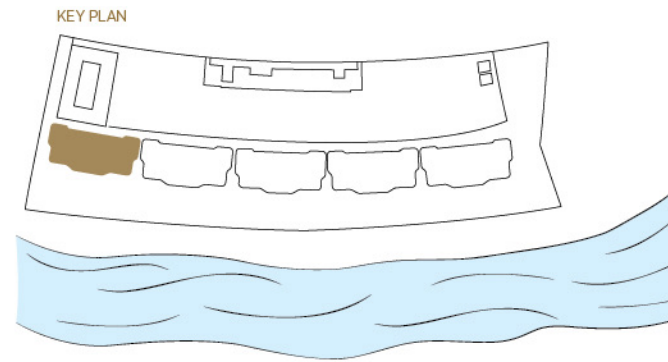
PRABHAT

ACROSS EACH OF THE FIVE TOWERS
PRAVAH, PRAKRITI, PRANJAL, PRASHANT,
PRABHAT, THE EXPERIENCE REMAINS UNIQUE
AND TAILOR-MADE FOR A SOULFUL LIVING.



Artist's Impression

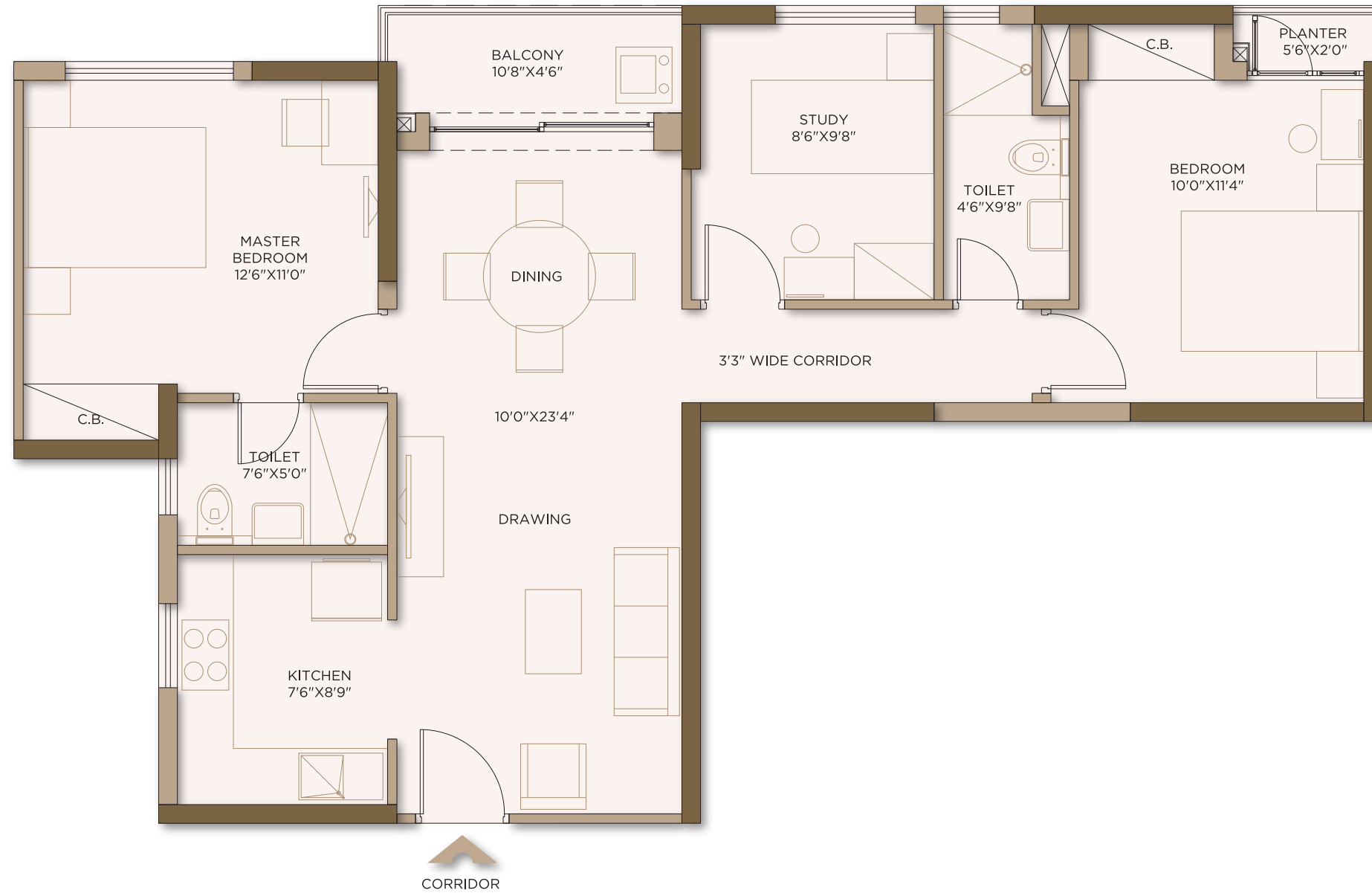
PRAVAH TYPICAL FLOOR PLAN



Flat	Code	Type	Floors	Carpet Area (Sft)	Unit Area for CAM (Sft)
#1	TE	3B+2T	1 st to 20 th	940	1565-1575
#1	QDE	4B+4T Duplex	21 st onwards	1798	3005
#2	QE	4B+4T	1 st to 21 st , 23 rd , 25 th	1479	2390-2395
#2	QES	4B+3T	22 nd , 24 th , 26 th	1417	2300
#3	TGS	3B+2T	1 st to 20 th	1013	1630
#3	PG	5B+5T	21 st to 26 th	2173	3555
#4	TGL	3B+3T	1 st to 20 th	1150	1820
#5	QW	4B+3T	All	1463	2370-2375
#6	TW	3B+2T	1 st to 20 th	940	1565-1575
#6	QDW	4B+5T Duplex	21 st onwards	1896	3080
#7	BD	2B+2T Duplex	All except 7 th , 12 th , 17 th , 22 nd , 27 th , 28 th	930	1455
#8	BS	2B+1S+2T	3 rd onwards	799	1290

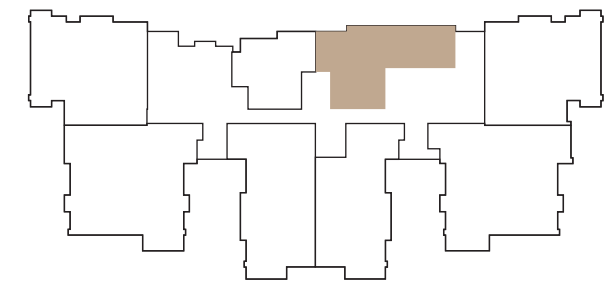


BS
2B+1S+2T
3RD to 28TH FLOOR



Carpet area	799 sft
Carpet+Balcony	844 sft
Built-up area	924 sft
Planter	11 sft
Unit area for CAM	1290 sft

KEY PLAN

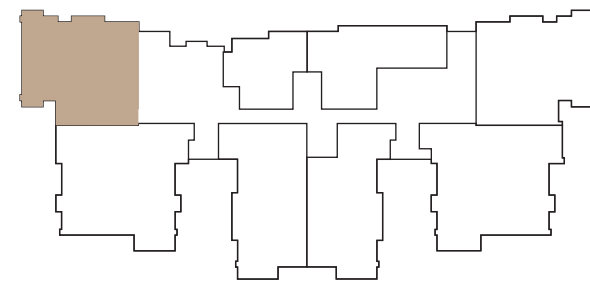


TW
3B+2T
1ST to 20TH FLOOR

Carpet area	940 sft
Carpet+Balcony	1017 sft
Built-up area	1108 sft
Terrace + Planter	TW1 - 57 sft TW2 - 71 sft TW3 - 69 sft
Unit area for CAM	TW1 - 1565 sft TW2 - 1575 sft TW3 - 1575 sft



KEY PLAN

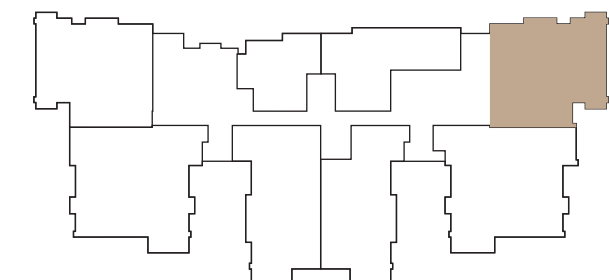


TE
3B+2T
1ST to 20TH FLOOR



Carpet area	940 sft
Carpet+Balcony	1017 sft
Built-up area	1108 sft
Terrace + Planter	TE1 - 57 sft TE2 - 71 sft TE3 - 69 sft
Unit area for CAM	TE1 - 1565 sft TE2 - 1575 sft TE3 - 1575 sft

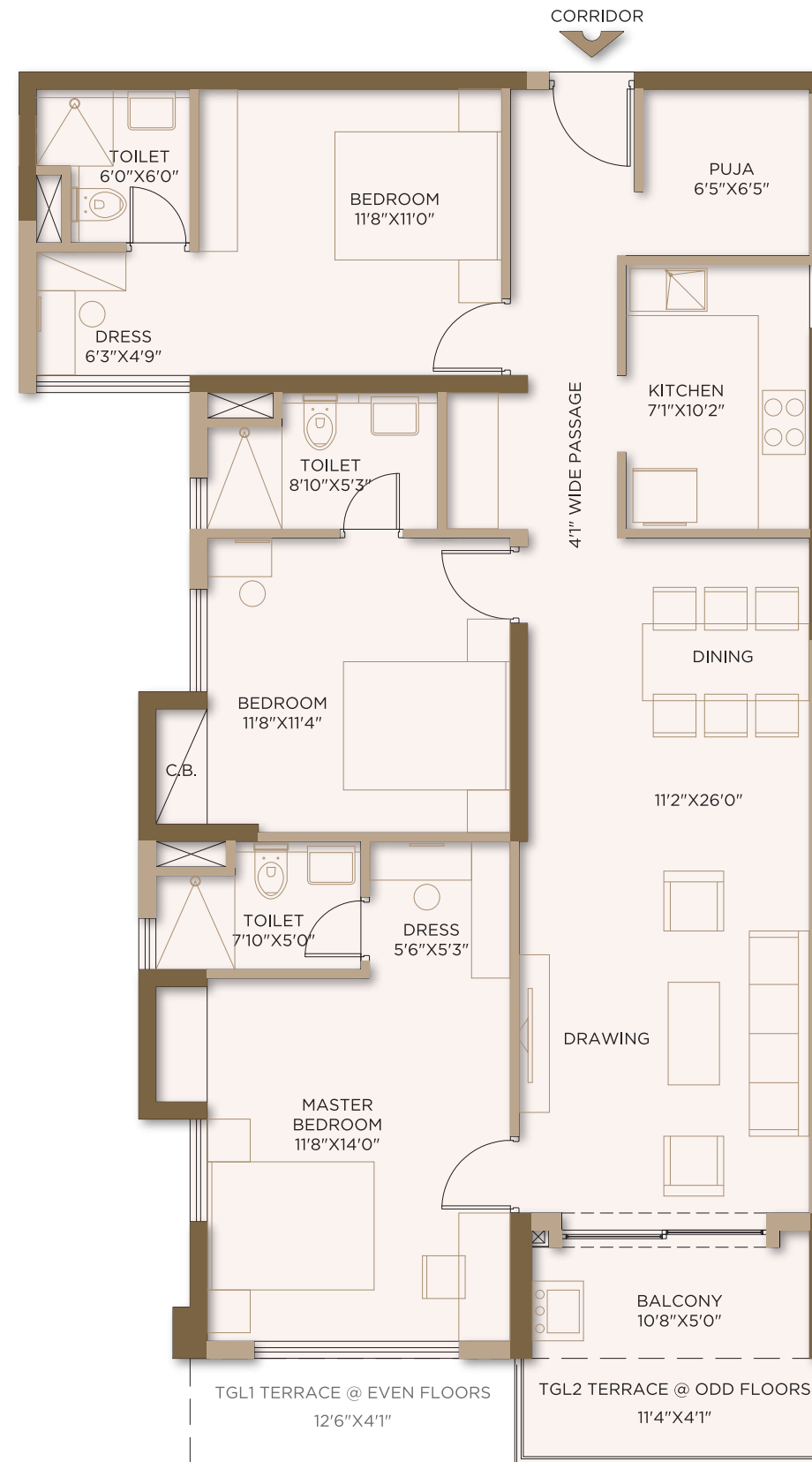
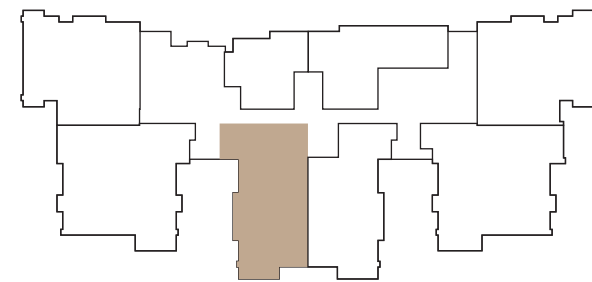
KEY PLAN



TGL
3B+3T
1ST to 20TH FLOOR

Carpet area	1150 sft
Carpet+Balcony	1202 sft
Built-up area	1293 sft
Terrace	TGL1 - 49 sft
	TGL2 - 55 sft
Unit area for CAM	1820 sft

KEY PLAN

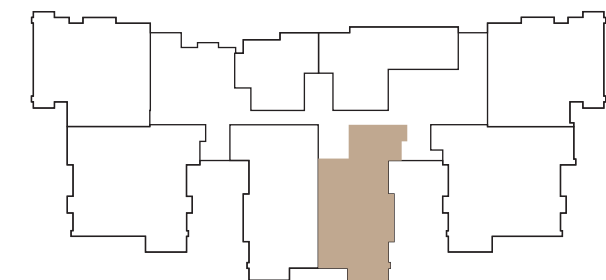


TGS
3B+2T
1ST to 20TH FLOOR



Carpet area	1013 sft
Carpet+Balcony	1063 sft
Built-up area	1156 sft
Terrace	TGS1 - 48 sft TGS2 - 55 sft
Unit area for CAM	1630 sft

KEY PLAN

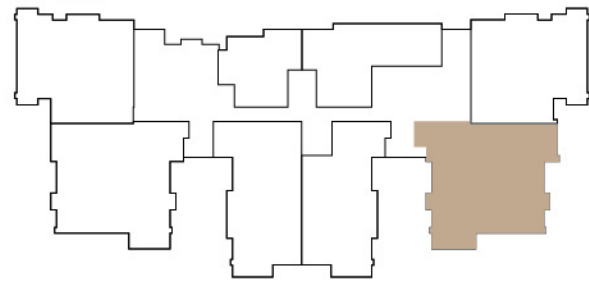


QES
4B+3T
22ND, 24TH & 26TH FLOOR

Carpet area	1417 sft
Carpet+Balcony	1510 sft
Built-up area	1630 sft
Terrace	QES1 - 79 sft QES2 - 74 sft
Unit area for CAM	2300 sft



KEY PLAN

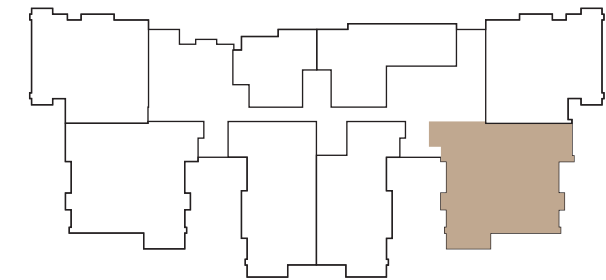


QE
4B+4T
1ST to 21ST, 23RD & 25TH FLOOR



Carpet area	1479 sft
Carpet+Balcony	1571 sft
Built-up area	1698 sft
Terrace	QE1 - 67 sft
	QE2 - 79 sft
	QE3 - 74 sft
Unit area for CAM	QE1 - 2390 sft
	QE2 - 2395 sft
	QE3 - 2395 sft

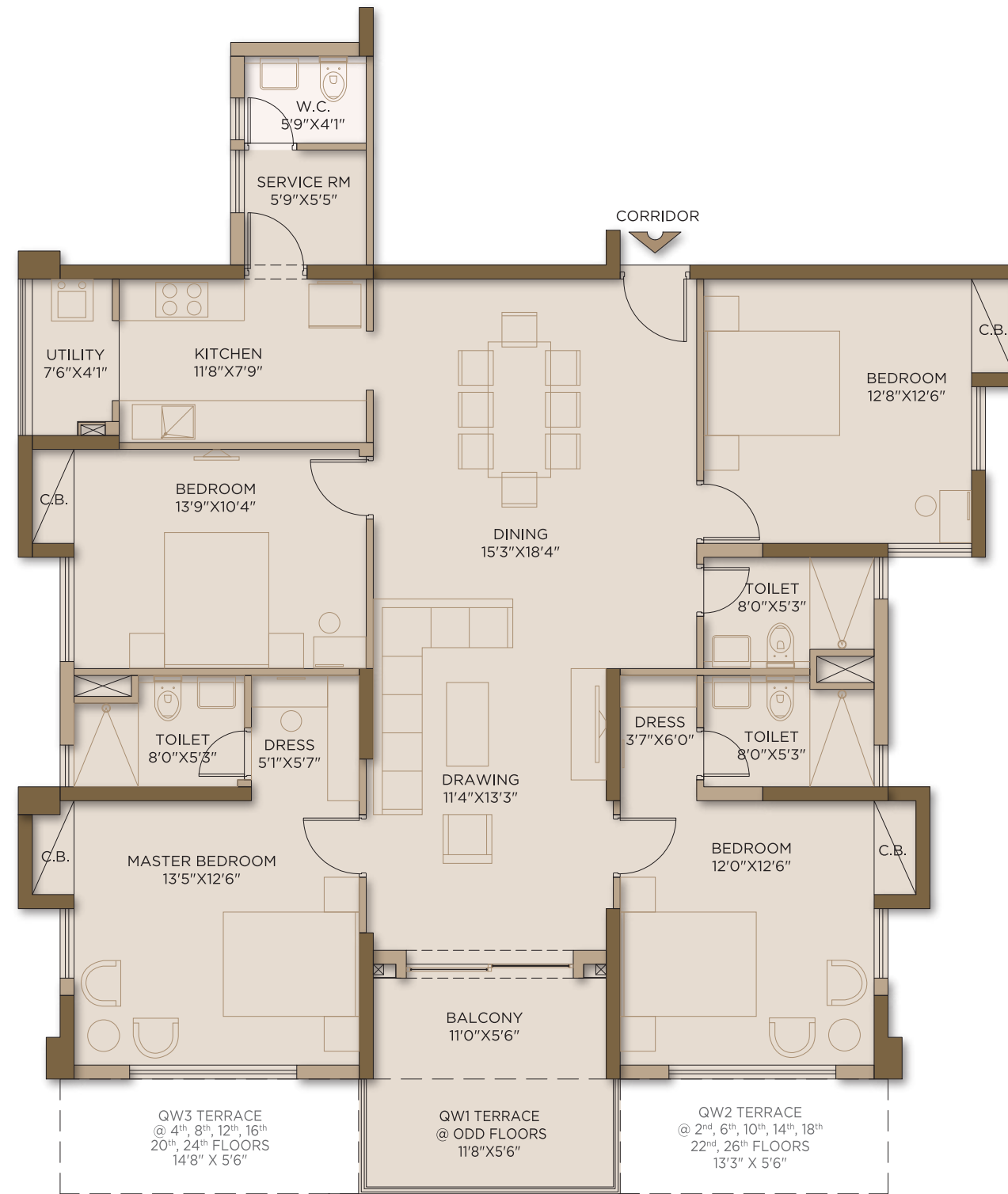
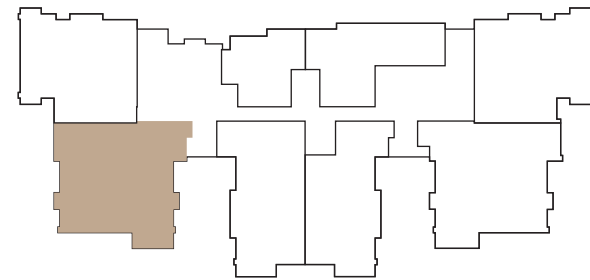
KEY PLAN



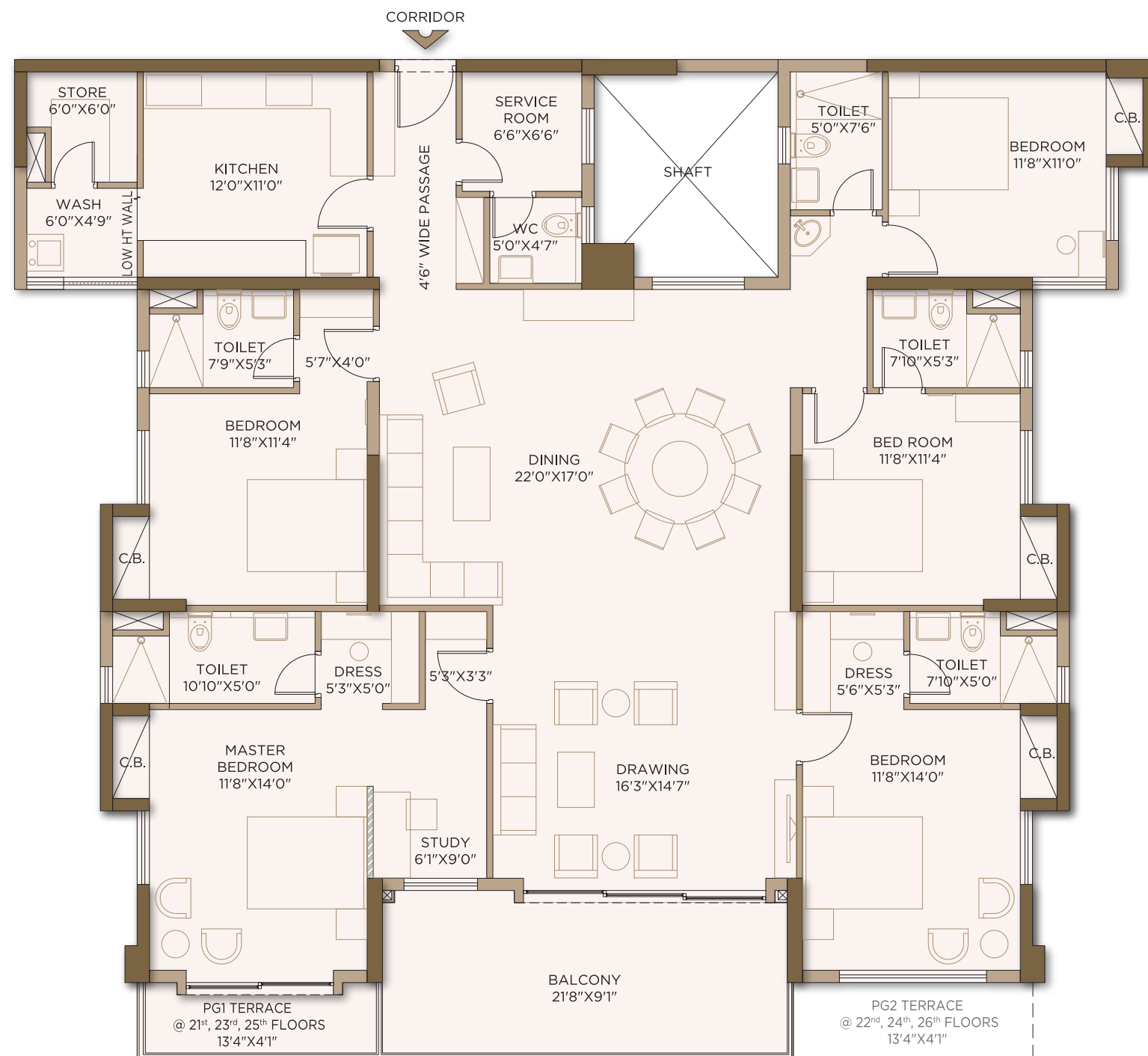
QW
4B+3T
1ST to 26TH FLOOR

Carpet area	1463 sft
Carpet+Balcony	1552 sft
Built-up area	1683 sft
Terrace	QW1 - 67 sft QW2 - 74 sft QW3 - 82 sft
Unit area for CAM	QW1 - 2370 sft QW2 - 2375 sft QW3 - 2375 sft

KEY PLAN

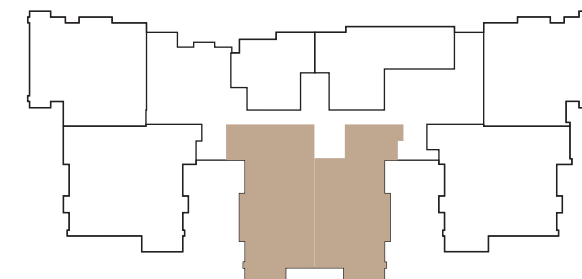


PG
5B+2T
21ST to 26TH FLOOR



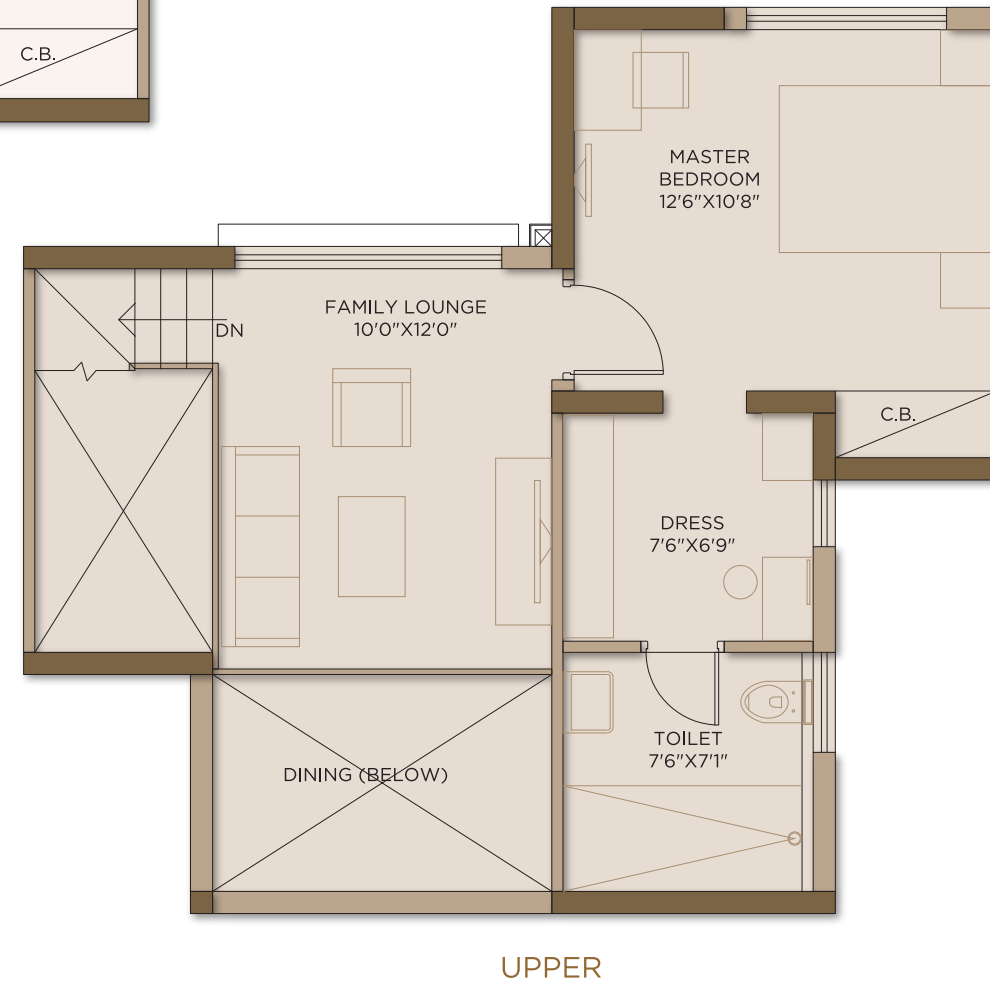
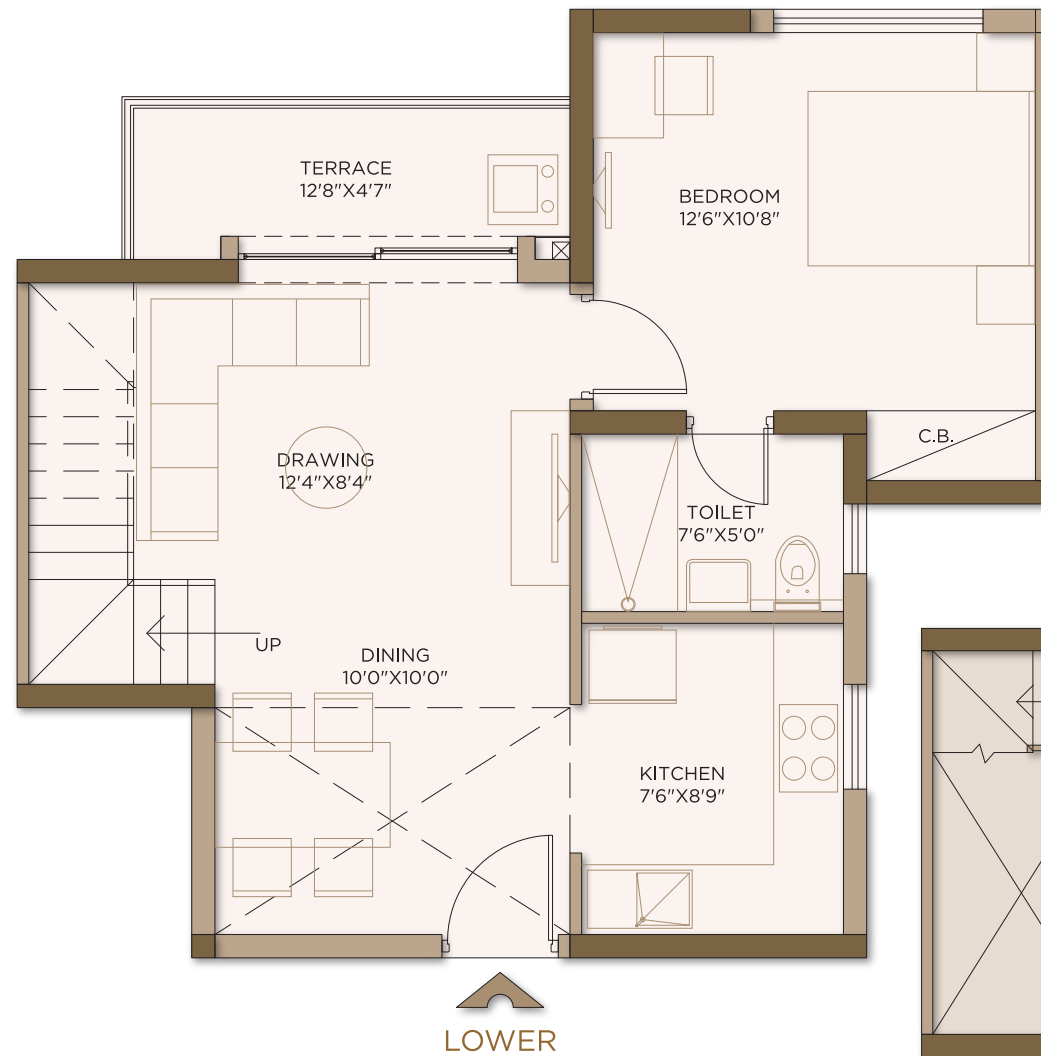
Carpet area	2173 sft
Carpet+Balcony	2368 sft
Built-up area	2538 sft
Terrace	55 sft
Unit area for CAM	3555 sft

KEY PLAN

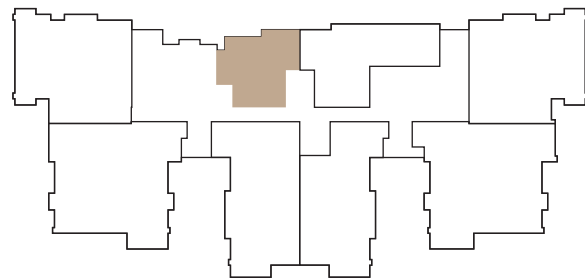


BD
2B+2T DUPLEX
1ST, 3RD, 5TH, 8TH, 10TH, 13TH, 15TH
18TH, 20TH, 23RD & 25TH FLOOR

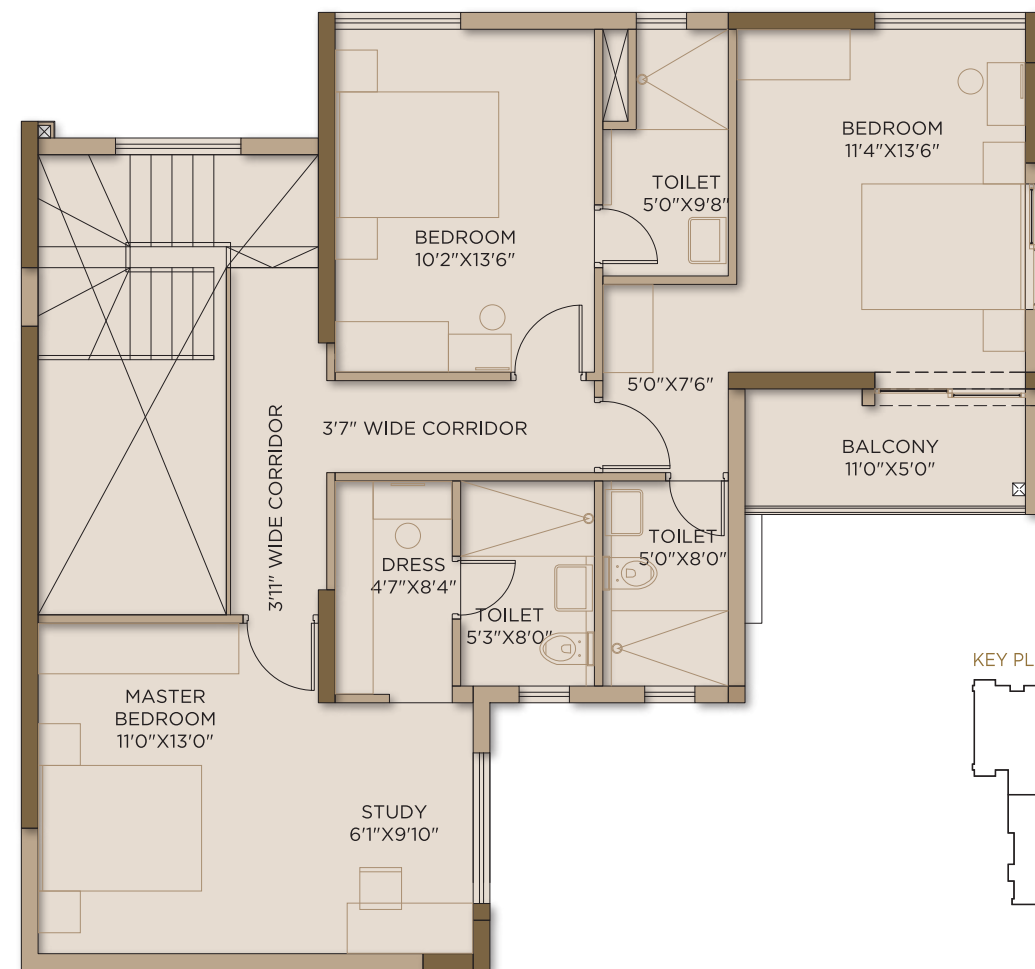
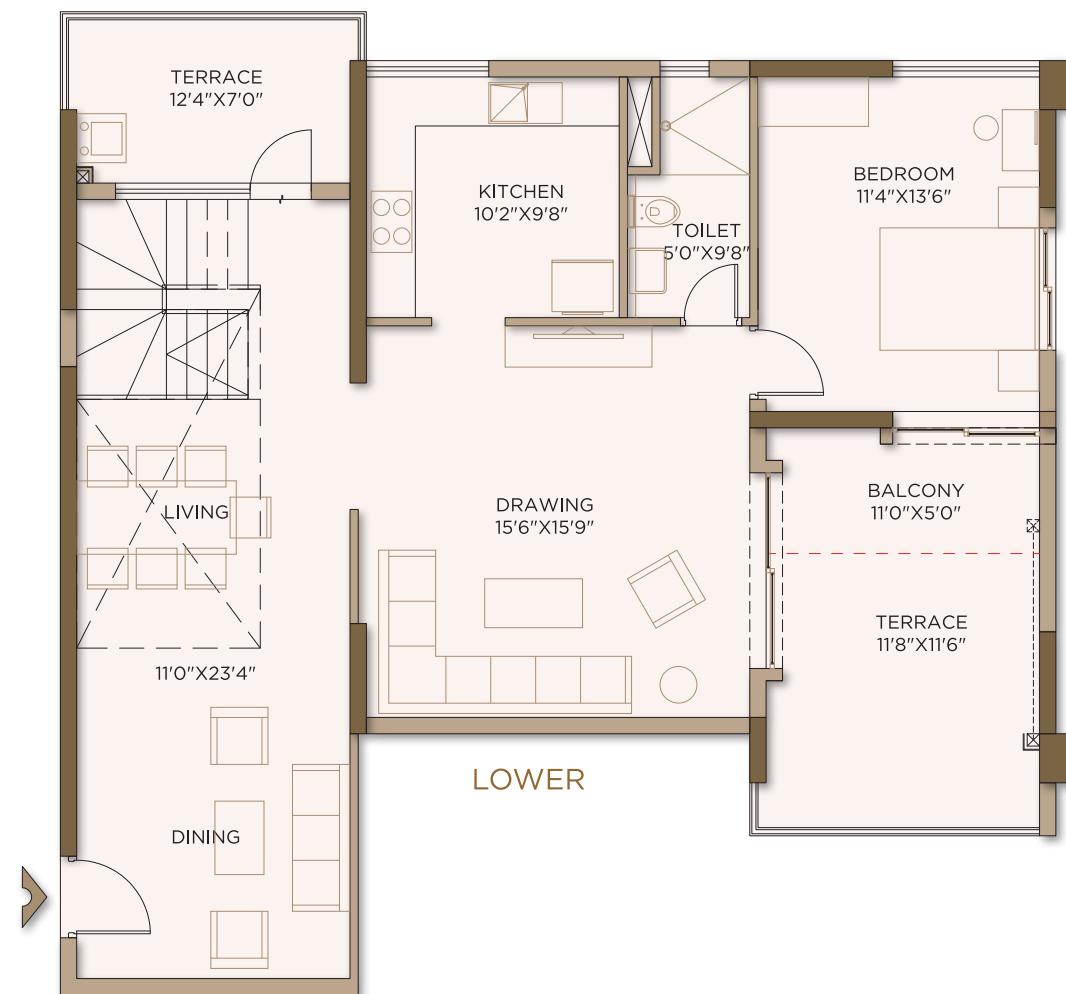
Carpet area	930 sft
Carpet+Balcony	1037 sft
Built-up area	1135 sft
Terrace	58 sft
Unit area for CAM	1455 sft



KEY PLAN

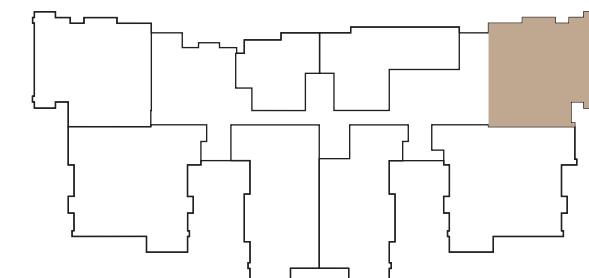


QDE
4B+4T DUPLEX
21ST, 23RD, 25TH & 27TH FLOOR



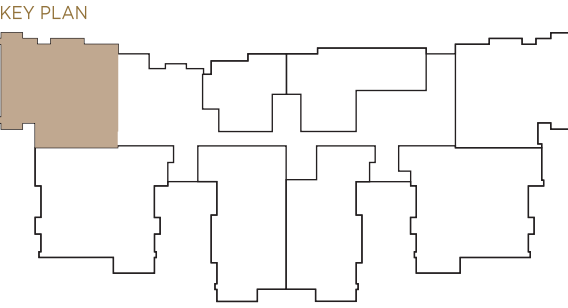
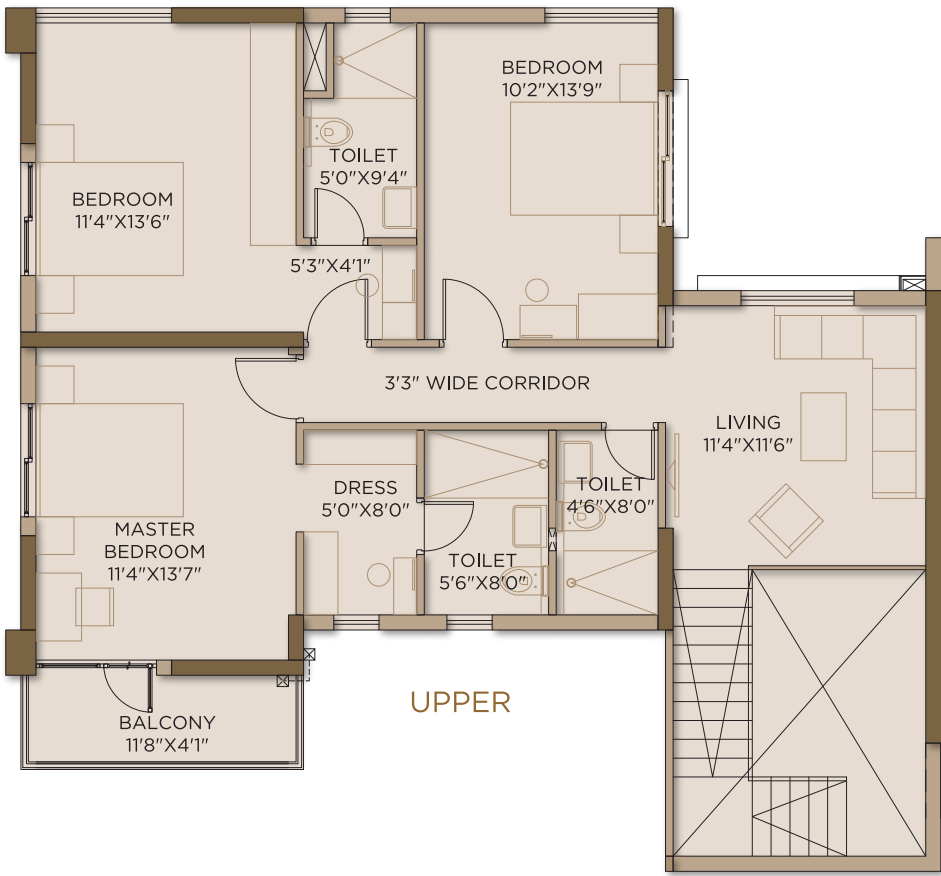
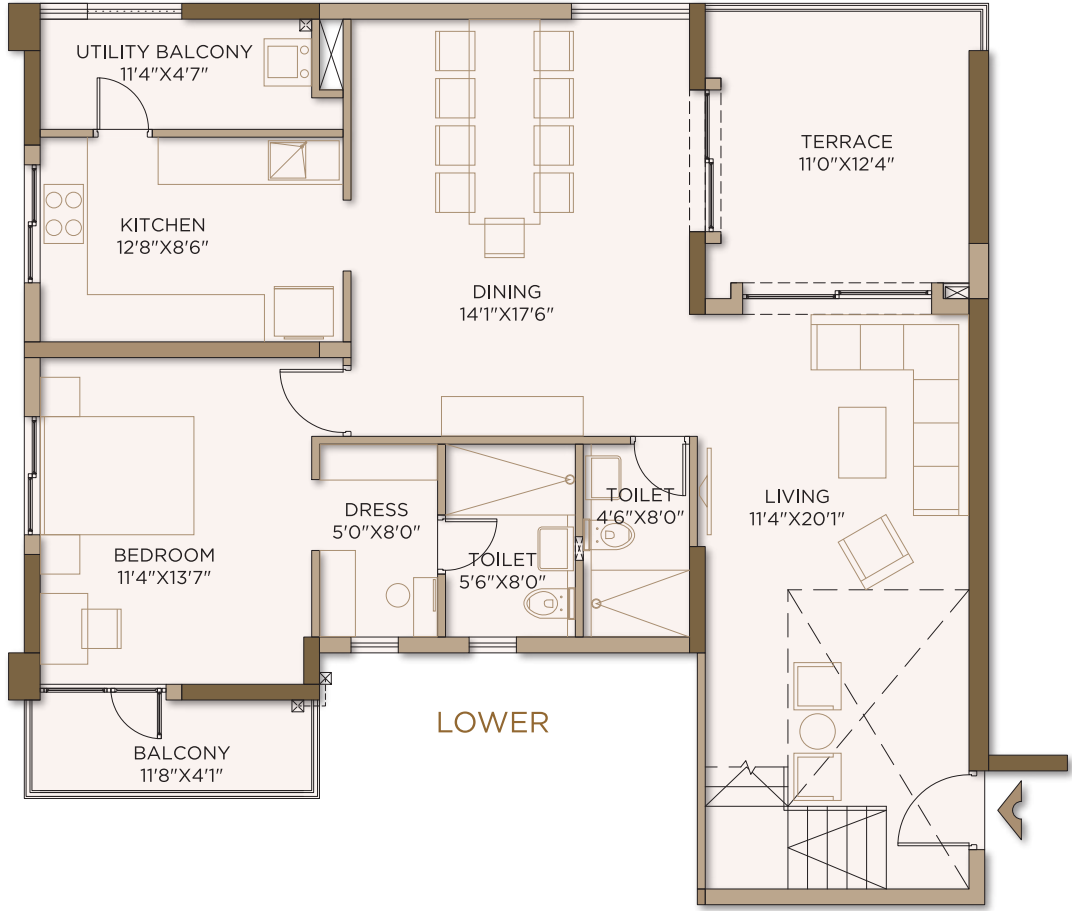
Carpet area	1798 sft
Carpet+Balcony	1913 sft
Built-up area	2087 sft
Terrace	215 sft
Unit area for CAM	3005 sft

KEY PLAN



QDW
4B+5T DUPLEX
21ST, 23RD, 25TH & 27TH FLOOR

Carpet area	1896 sft
Carpet+Balcony	1997 sft
Built-up area	2170 sft
Terrace	137 sft
Unit area for CAM	3080 sft





All images are Artist's Impression



BUILDING WITH PURPOSE: SIMPLY HAPPIER!

As today's developers, our journey goes beyond building spaces or crafting lifestyles - it's about truly understanding the people we serve. Over time, by thoughtfully serving our customers and deeply caring about their needs, we've discovered a guiding truth: **happiness is the true measure of success.**

This insight has reshaped who we are. Every project we build and every experience we design is anchored in clarity, ease, and joy. We continue this journey with the belief that value lies not just in what we say, but in the delight and happiness we bring to the people we serve.

Because *when care meets thoughtfulness, life becomes simply happier.*

**CURATING LIFESTYLES
FOR 23+ YEARS**

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CONSTRUCTION ONGOING**

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ROOTED IN THE PROMISE OF *Sustainability*



Set on the sacred banks of the Ganga, Eden Devprayag is IGBC Pre-Certified Gold - a quiet promise to live in balance with nature. Thoughtful planning, energy - efficient design, and mindful use of water and resources come together to create homes that breathe, conserve, and endure.

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