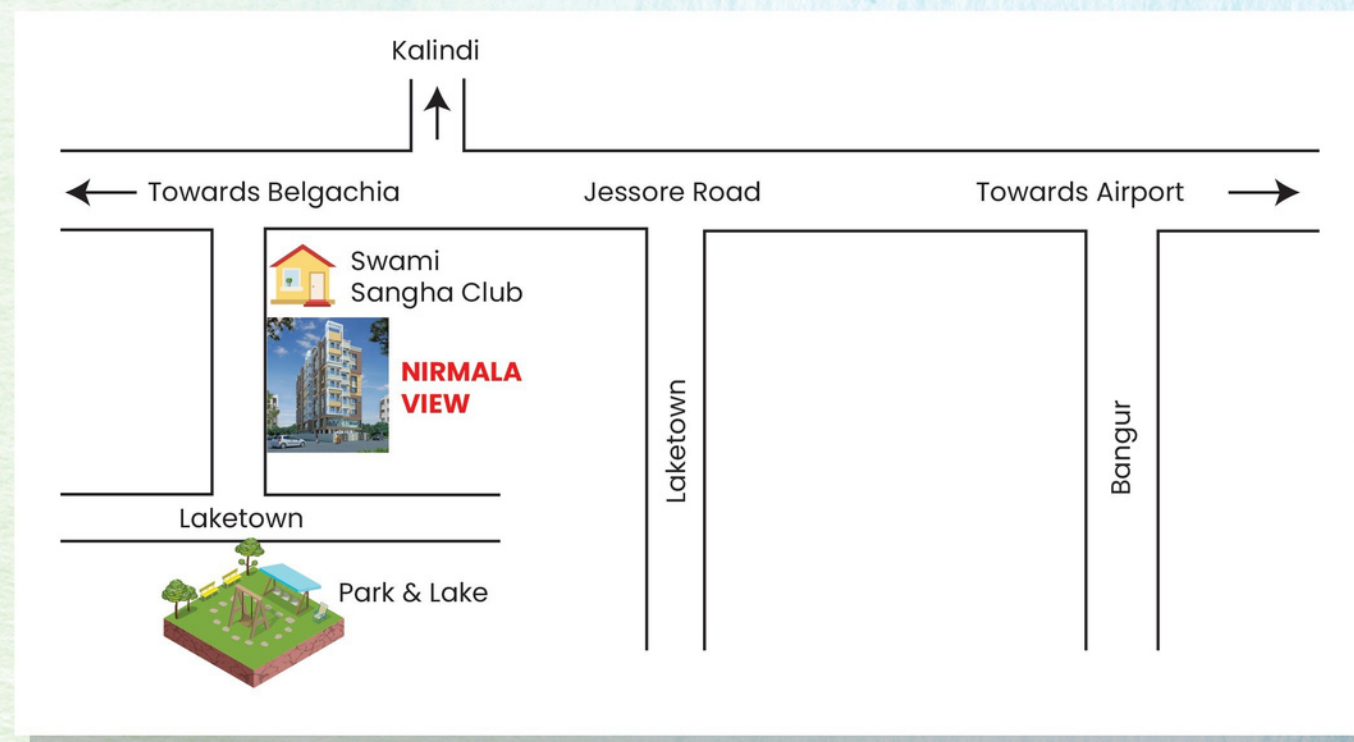


# Location Map



*Project Site:*  
"Nirmala View", 176B, Jessore Road, Kolkata – 700 089

DISCLAIMER : All details in this booklet are for easy information and concept purpose only, and to not from part of the agreement.  
This document is tentative and developers reserve the right to make variations and modification



Get ready for a  
**new beginning...**



**Nirmala View**

# Nirmala View

An enhanced living amidst concrete structures. 24 Distinguished units sharing the charm and ambience of NIRMALA VIEW. A proficiently designed Building maintaining the quality and standard of contemporary architecture. A home away from the bustling crowd yet conveniently connected to the happening world.



## Amenities



AC Community Hall



24 Hrs. Water Supply



CCTV & Security Services



AC Game Room



Roof Garden

## Specifications



### Flooring

Vitrified Tiles in Bedroom, Living Room, Dining Room, Balcony & Kitchen, Toilets with Anti-Skid Tiles/Marbles.

### Windows

Anodized Aluminum Section.

### 3. Balcony

Decorative with MS Railings / Glass fittings.

### Kitchen

Granite / Marble Slab Counter with Stainless Steel Sink. Ceramic Tiles upto 3 Ft. height above platform.

### Toilets

Tiles up to door heights, Hot & Cold Water Point, European Style WC and basin of reputed make, Contemporary CP Fittings of Branded Quality.

### Doors

Quality Flush Doors with Laminations and Fittings.

### Lift

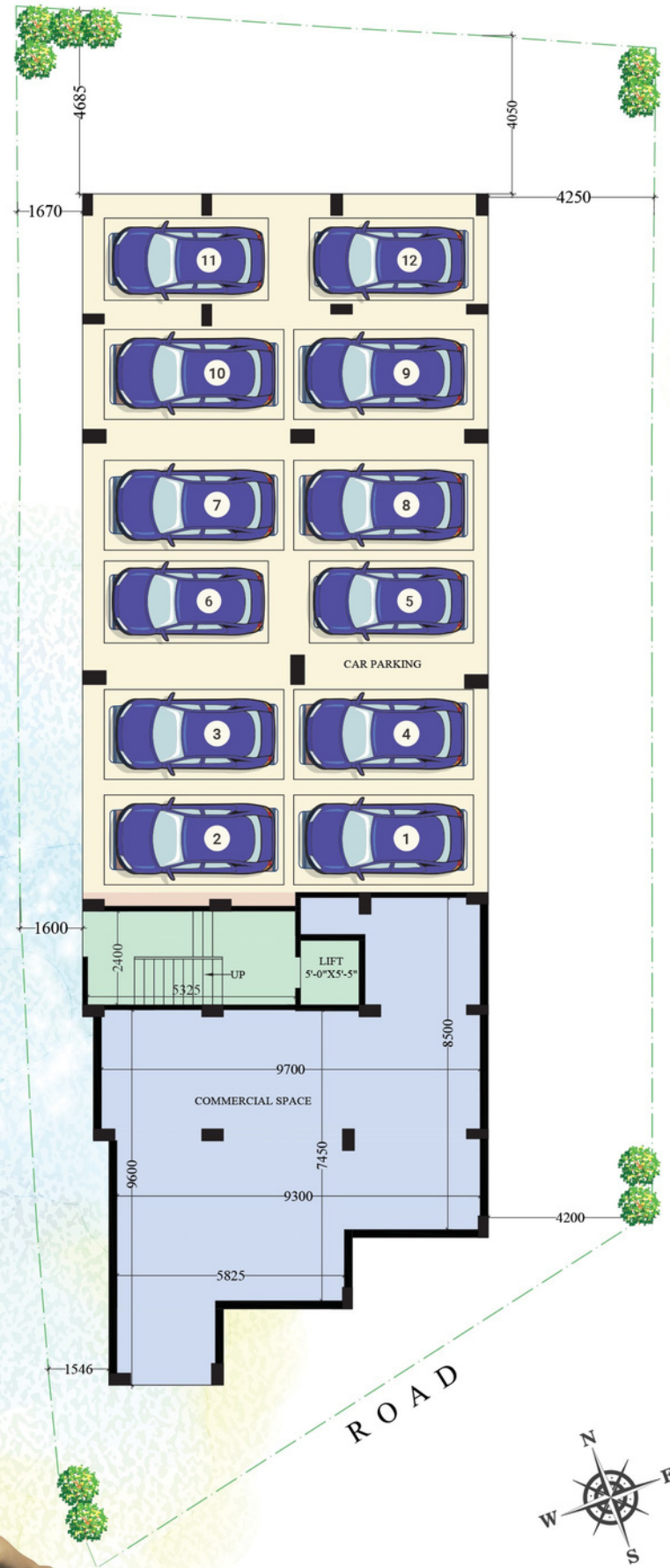
Make Johnson or equivalent.

### Electric

Concealed copper wiring with latest modular switches, points of AC, TV & telephone in living Room & all Bedrooms, Power Points and Exhaust fan points in Kitchen & toilets

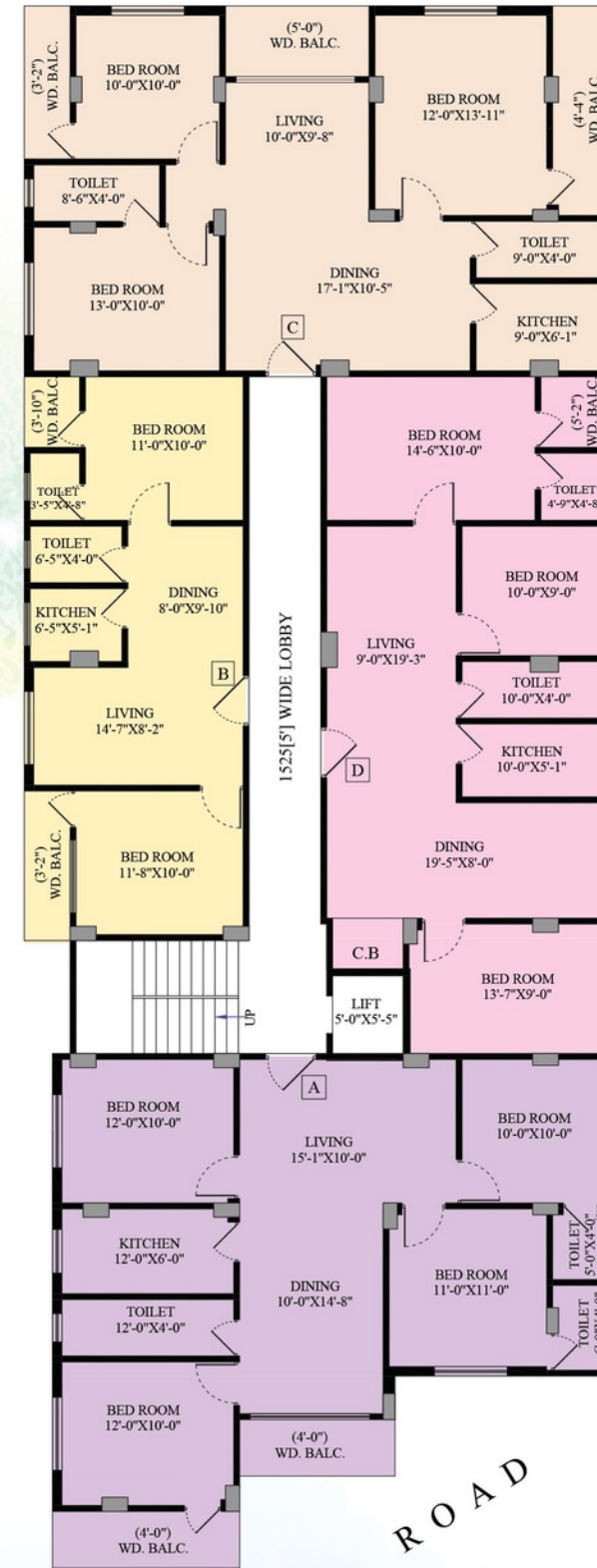
# Ground Floor Plan

Nirmala View



# Typical Floor Plan

Nirmala View



| Flat | Flat Type | Covered Area | Built-up Area | Saleable Area (23%) |
|------|-----------|--------------|---------------|---------------------|
| A    | 4 BHK     | 1123 SFT.    | 1242 SFT.     | 1615 SFT.           |
| B    | 2 BHK     | 608 SFT.     | 672 SFT.      | 874 SFT.            |
| C    | 3 BHK     | 1055 SFT.    | 1167 SFT.     | 1517 SFT.           |
| D    | 3 BHK     | 931 SFT.     | 1030 SFT.     | 1339 SFT.           |



# ABOUT AN GROUP

AN Group is one of the most promising brands among Real Estate Developers in Kolkata. With its deep roots in the construction industry for last 15 years, we ventured into Real estate around the year 2006 and have since been developing projects in Kolkata.

AN Group ensures property seekers get exactly what they desire. With a variety of projects having 2BHK, 3BHK and 4BHK flats and apartments across Kolkata.

## PAST PROJECTS



**Nirmala Sharanam**  
Lake Town



**Nirmala Ruby**  
EM Bypass



**Nirmala Royal**  
Jessore Road



**Nirmala Apartment (P-916)**  
Lake Town



**Nirmala Vatika**  
Golaghat



**Nirmala Plaza**  
Paikpara

