SIDDHA eden

LakeVille

Experience bliss by the tranquil

LAKE

Embrace the sky from your

SKYWALK



Up above the world so high

Your life awaits in the sky



Basketball court and Shooting range on the Rooftop Skywalk

Enjoy life to the core

Boasting a bouquet of amenities that gift you the life you deserve,
the Rooftop Skywalk at Siddha Eden LakeVille elevates your life, and how.

Skywalk Features

Element gardens, Children's play area, Shooting range, Half basketball court, Chess, Lawn, Table tennis, Sit-out spaces, Party lawn, Water-sports area, Jogging track, Observatory deck with telescope, Putting greens, Amphitheatre, Skyplex, Badminton court and more...



North Kolkata's Tallest Rooftop Skywalk
with all modern amenities and facilities, for those who want to live the easy life in a secure gated community.

Beautifully landscaped sky garden
adds a touch of natural serenity. A pristine promenade by the tranquil waters.



Water-sports area on the Rooftop Skywalk

Club on Floors 23 and 24

Come home to a happening club



Situated on the top two floors,
the club gives you a chance to scale the heights of entertainment with your family and friends.

On Floor 24 — Library • Spa • Swimming pool with deck
Yoga room • Gymnasium • Washroom

On Floor 23 — Hobby room • Multi-purpose hall • Miniplex • Table tennis room
Games room • Admin room • Coffee shop with pantry • Toddlers' room
Crèche • Squash court • Washroom

On the Ground Floor — Swimming pool with deck • Party hall with washroom









Games room on Floor 23



The address of happiness

The rooms of smiles

SPECIFICATIONS

Structure
Earthquake-resistant RCC-framed structure with monolithic concreting

Internal Walls
RCC/ACC wall overlaid with white cement putty

Doors
Doors with tough timber frames and solid-core flush shutters

Windows
Aluminium frames with fully glazed shutters and quality fittings

Flooring
Vitrified-tile flooring in all bedrooms, living/dining rooms

Kitchen
Floor Ceramic tiles | **Countertops** Granite with steel sink
Dados Ceramic tiles up to a height of 2 feet from the countertop

Toilet
Floor Anti-skid ceramic tiles
Dados Ceramic tiles up to 7 feet/up to soffit of lintel level

Sanitaryware
Chromium-plated fittings, white high-quality porcelain fixtures

Electricals
Superior-quality concealed copper wiring with the latest modular switches

Telephone Wiring
Central distribution console networked with all apartments

Exterior
Weatherproof exterior texture finish

Lift Facia
Combination of granite and laminate above wooden panel

Interior
Internal walls Smooth, impervious plaster of paris or wall putty
Common area Obd/plastic emulsion paints over putty

**Fittings as per actual materials used. Accessories shown are for illustration purpose only.*







Master bedroom

SERENITY
will be your neighbour

HAPPY
will be your middle name


Jogging track

A charming lakeside just for you. Take a breath of fresh air in the mornings on the jogging track. Visit the play area in the afternoon with your little one. The 18-acre Bonhooghly lake makes life bright and sunny at Siddha Eden LakeVil e. The ake is being beautified by Siddha Group and Eden Realty.



Beautified lakeside view



Children's play area



Seating zone

Facilities & Conveniences

Visitors' car parking area

Intercom network

Rainwater harvesting system

Water-treatment plant

Firefighting system

Sewage treatment plant

Solar lighting in certain areas

Power backup for common areas

24/7 water supply

Elevators

Facility management system

Security with 24/7 surveillance

CCTV

Terrace garden

Residents' cycle stand

Guest house

Pet-friendly zone

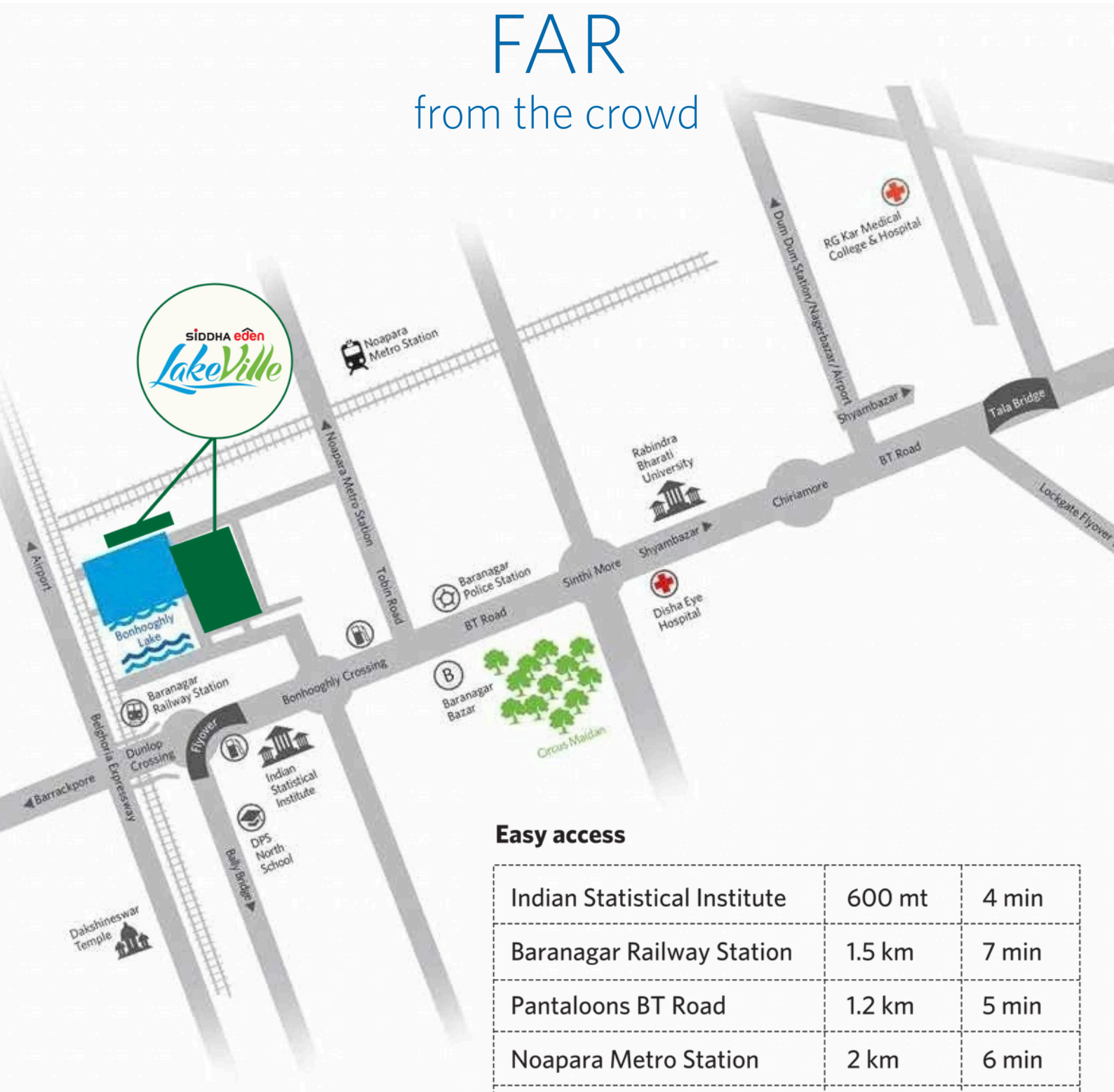
Sidewalk, pergola, seating zone

Ramp for people with special needs in suitable areas

and more...

CLOSER
to schools, offices, malls

FAR
from the crowd



N

Map not to scale

Easy access

Indian Statistical Institute	600 mt	4 min
Baranagar Railway Station	1.5 km	7 min
Pantaloons BT Road	1.2 km	5 min
Noapara Metro Station	2 km	6 min
DPS North School	2.3 km	8 min
Shyambazar 5 Point	5 km	16 min
Airport	7.2 km	18 min

Estimated distance and time

SIDDHA

Home is where you discover the real you. Siddha's aim is to develop high quality homes within your budget and add to your pleasant discoveries. Since its inception in 1986, Siddha has been crafting residential and commercial spaces with a difference, to make good living affordable in Kolkata, Jaipur, Mumbai and Bengaluru.

Siddha's perseverance and passion for quality homes drive it forward with every new project. Led by Group Chairman Chandra Prakash Jain and Group Managing Director Sanjay Jain, Siddha creates and sells high-quality housing in India.

Siddha believes that the magic of craftsmanship lies beyond the reality of construction. It is the ability to sculpt better lives by designing and crafting living spaces that sets Siddha apart.

Architect

AGRAWAL & AGRAWAL
Architects Planners Interior Designers

Agrawal & Agrawal, led by Jay Prakash Agrawal, the renowned architect, ranks amongst Eastern India's leading architectural practitioners.
It is known for its residential apartments, commercial complexes, townships, IT infrastructure, complexes, malls, hotels, institutional and leisure projects.

Legal Adviser

SAHA & RAY
Advocates

Saha & Ray, Advocates, Kolkata, is a premier law firm specialising in real estate and property laws. Armed with international affiliations and global terms of reference, the firm is headed by Avik Saha and Jayati Ray.

eden REALTY
Building Dreams. Designing Lifestyle

Established in Kolkata in February 2003, the Eden Realty Group aims to develop quality infrastructure and real estate projects. The Group constantly innovates for quality and design excellence and works towards making living spaces affordable and delivering true value for money and solutions for every strata of the society.

Eden Realty has the distinction of having delivered Kolkata's first real estate FDI project:
Eden City Maheshtala Phase I, comprising 27 towers. Bonorini - the first-of-its-kind refugee rehabilitation project benefitting 800 refugee families has also been delivered in PPP mode with Siddha Group and the Government of West Bengal.

Under efficient leadership of Shri Sachchidanand Rai - Chairman, Eden Realty Group brings innovation, efficiency and professionalism to its team.

Indian Green Building Council
FOUNDING MEMBER

Green homes for you and the environment

Silver rated certified project under IGBC's 'Green Homes' norms.

Siddha Eden LakeVille is registered as a 'Green Homes' project by the Indian Green Building Council (IGBC). 'Green Homes' is the first rating programme developed in India, exclusively for the residential sector.

SIDDHA

eden REALTY
Building Dreams. Designing Lifestyle

SKYWALKS
AT SIDDHA

Project Financial
Assistance

YES BANK

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