

ALCOVE Duets

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www.alcoverealty.in/duets

THE BALLYGUNGE LEGACY



A rare collection of eight expansive residences designed for the city's most distinguished families and legacy buyers. Where heritage meets modern grandeur in the heart of Kolkata.

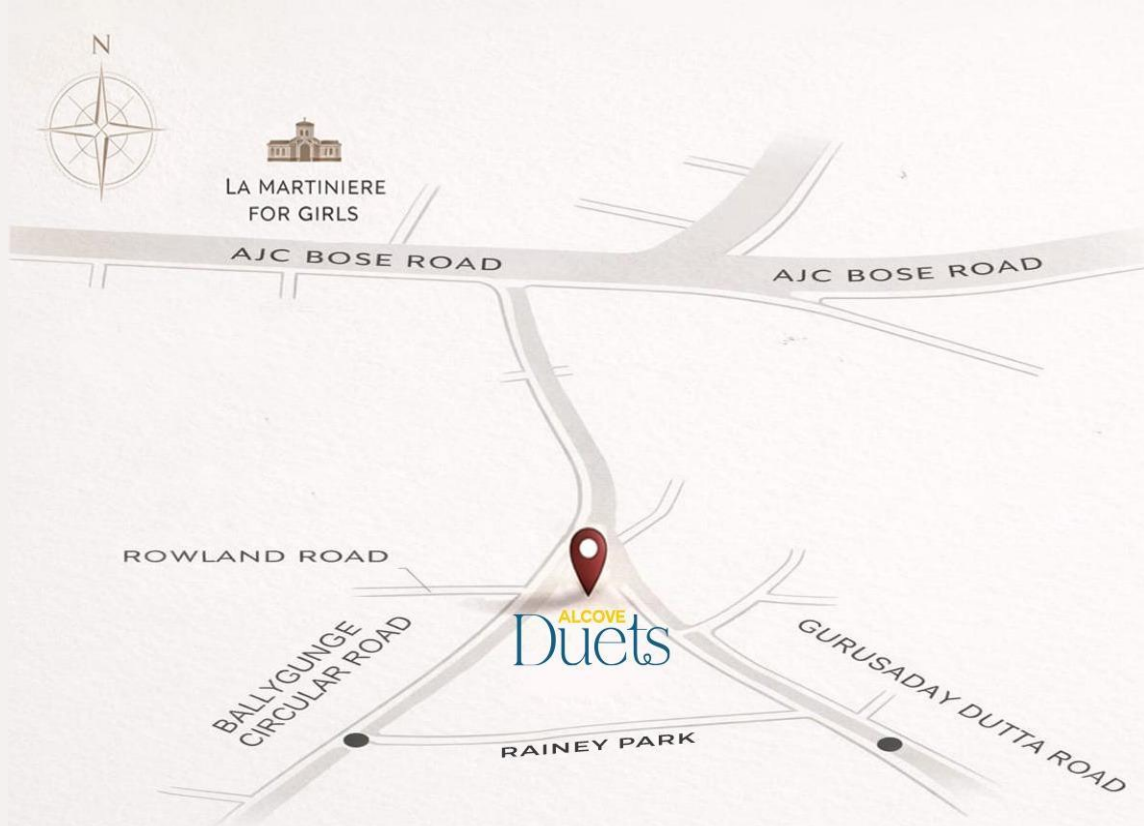


An aerial photograph of a modern, curved skyscraper with a light-colored facade and dark window panels. The building features a series of balconies with curved railings. It is situated in an urban environment with trees and a city street visible in the background. The text "AN UNRIVALED ADDRESS OF DISTINCTION" is overlaid on the image in a white, serif font.

AN
UNRIVALED
ADDRESS
OF
DISTINCTION

An aerial photograph of a modern, curved building with a distinctive golden, grid-like roof structure. The building is situated in a dense urban environment with many other buildings and lush green trees. A road with cars is visible in the foreground, and the overall scene is bathed in the warm, golden light of late afternoon or early morning. The building's design is sleek and contemporary, contrasting with the more traditional architecture of the surrounding area.

Nestled within the quiet elegance of Ballygunge, where the city's legacy resides. Alcove Duets offers a sanctuary of absolute privacy amidst the storied streets of Kolkata, providing a rare retreat for those who valued understated luxury.



Perfectly placed. Effortlessly connected. Quietly iconic.

LOCATION MAP

Ballygunge, Kolkata

Location Advantages

Clubs & Lifestyle

- Calcutta Cosmopolitan Club – 1.5 km
- Calcutta South Club – 1.9 km
- The Saturday Club – 2.1 km
- Calcutta Club – 2.1 km
- Ballygunge Arena – 3.2 km
- Calcutta Rowing Club – 3.4 km
- Rotary Club of Calcutta – 3.5 km
- Tollygunge Club – 5.7 km

Healthcare

- Neotia Bhagirathi Woman & Child Care Centre – 1.2 km
- Belle Vue Clinic – 800m
- Fortis Hospital Anandapur – 6.9 km

Retail & Hospitality

- Quest Mall – 1.1 km
- Forum Courtyard Mall – 1.2 km

Educational Institutions

- La Martiniere for Girls – 700m
- La Martiniere for Boys – 700m

7 DUPLEX HOMES

Sprawling two level living spaces designed for grand entertaining and family life

Duplex 6781sq.ft (approx.)

Expansive square footage providing a canvas for high-net-worth lifestyles

8 TOTAL RESIDENCES

An ultra limited collection ensuring unmatched exclusivity and neighborhood privacy

1 SIMPLEX UNIT 3505sq.ft (approx.)

A single, prestigious simplex residence for those seeking horizontal vastness











Reception

MASTER PLANS

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MASTER PLAN



LEGEND

1. VEHICLE ENTRY/ EXIT GATE
2. PEDESTRIAN ENTRY/ EXIT GATE
3. DG
4. DRIVEWAY
5. ALIGNMENT AREA
6. OPEN TERRACE
7. GOOMTY



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GROUND FLOOR PLAN

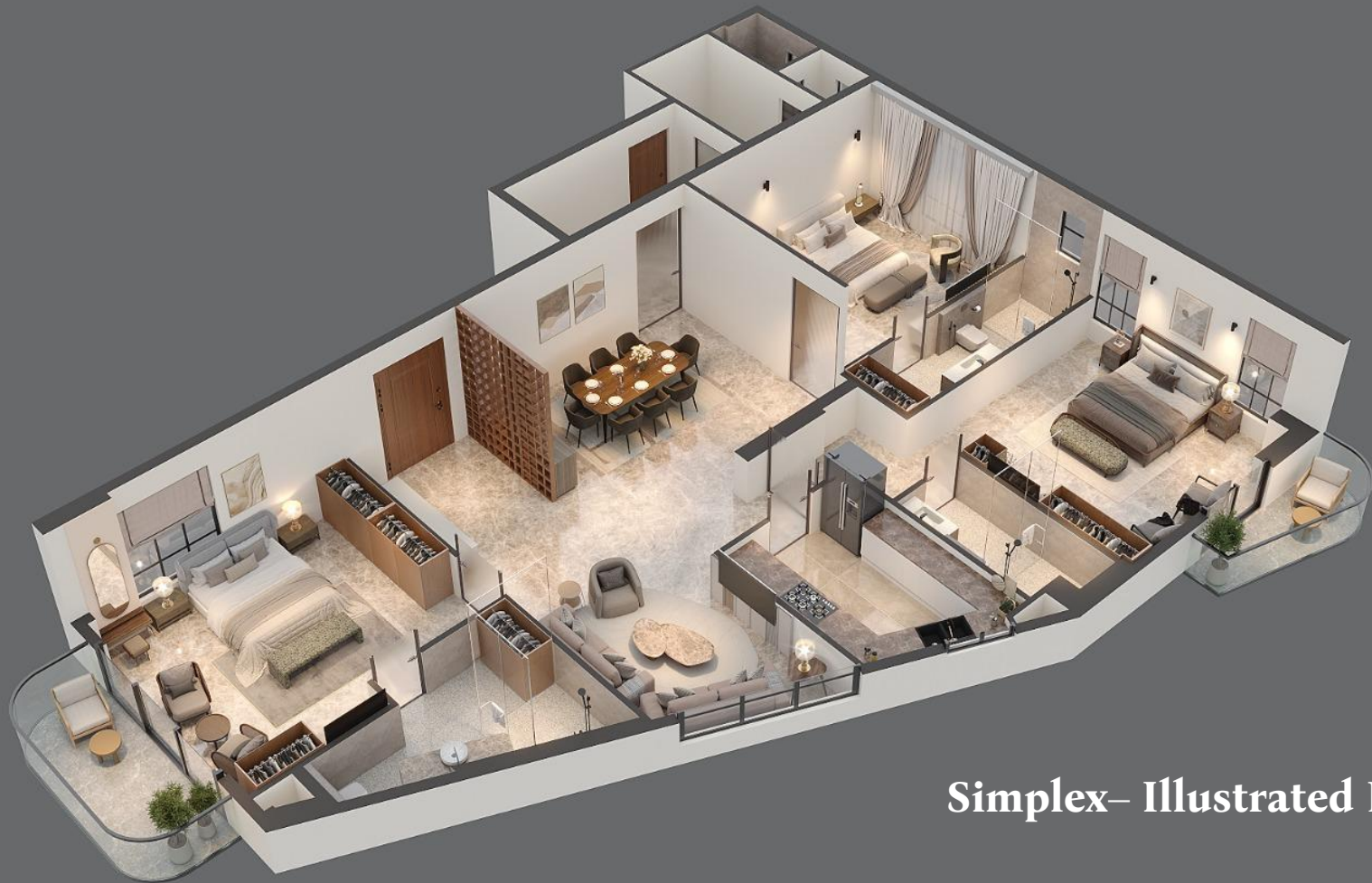


LEGEND

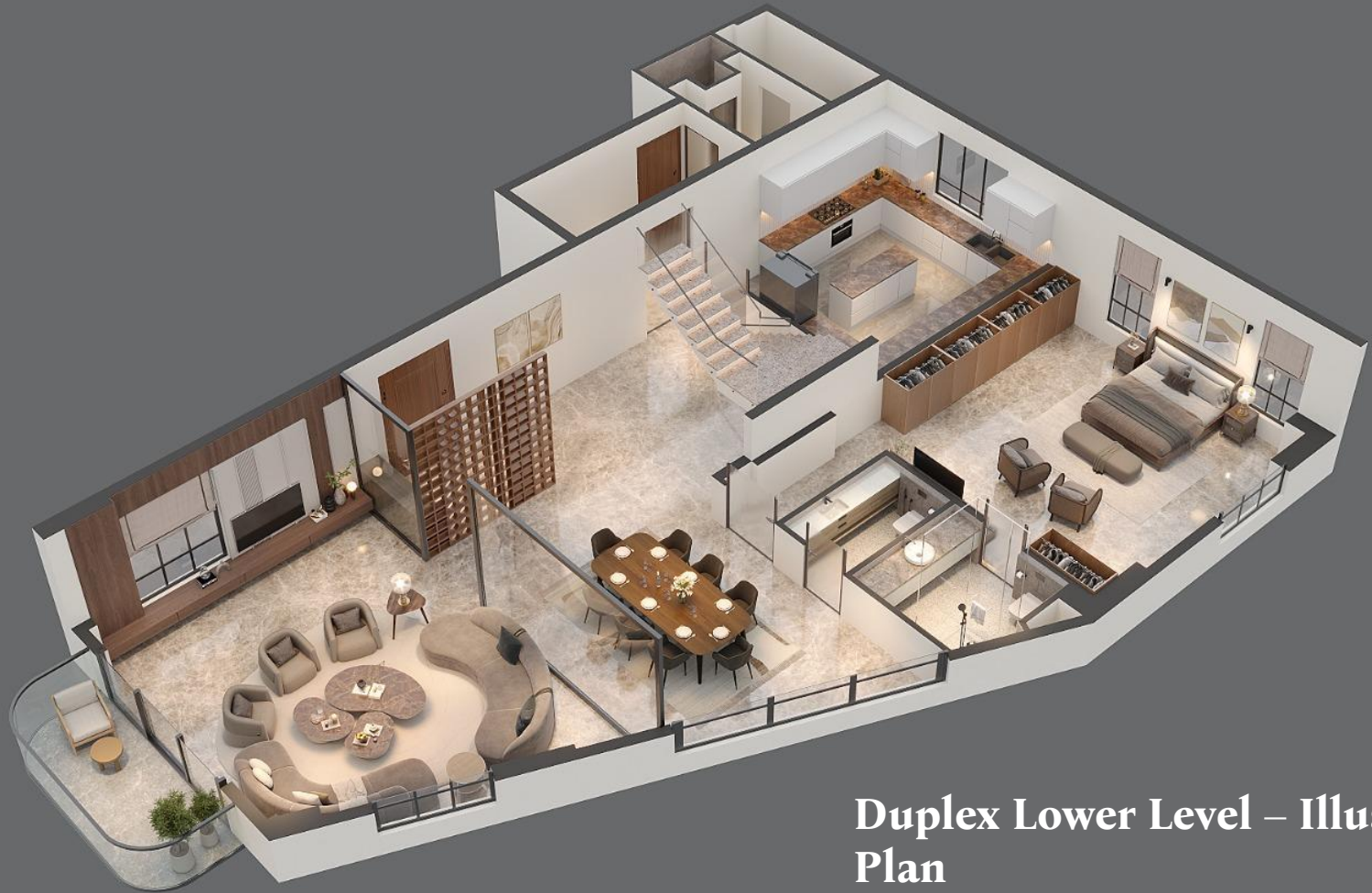
- 1. VEHICLE ENTRY/ EXIT GATE
- 2. PEDESTRIAN ENTRY/ EXIT GATE
- 3. DG
- 4. DRIVEWAY
- 5. ALIGNMENT AREA
- 6. RECEPTION
- 7. GYM
- 8. MULTILEVEL CAR PARKING



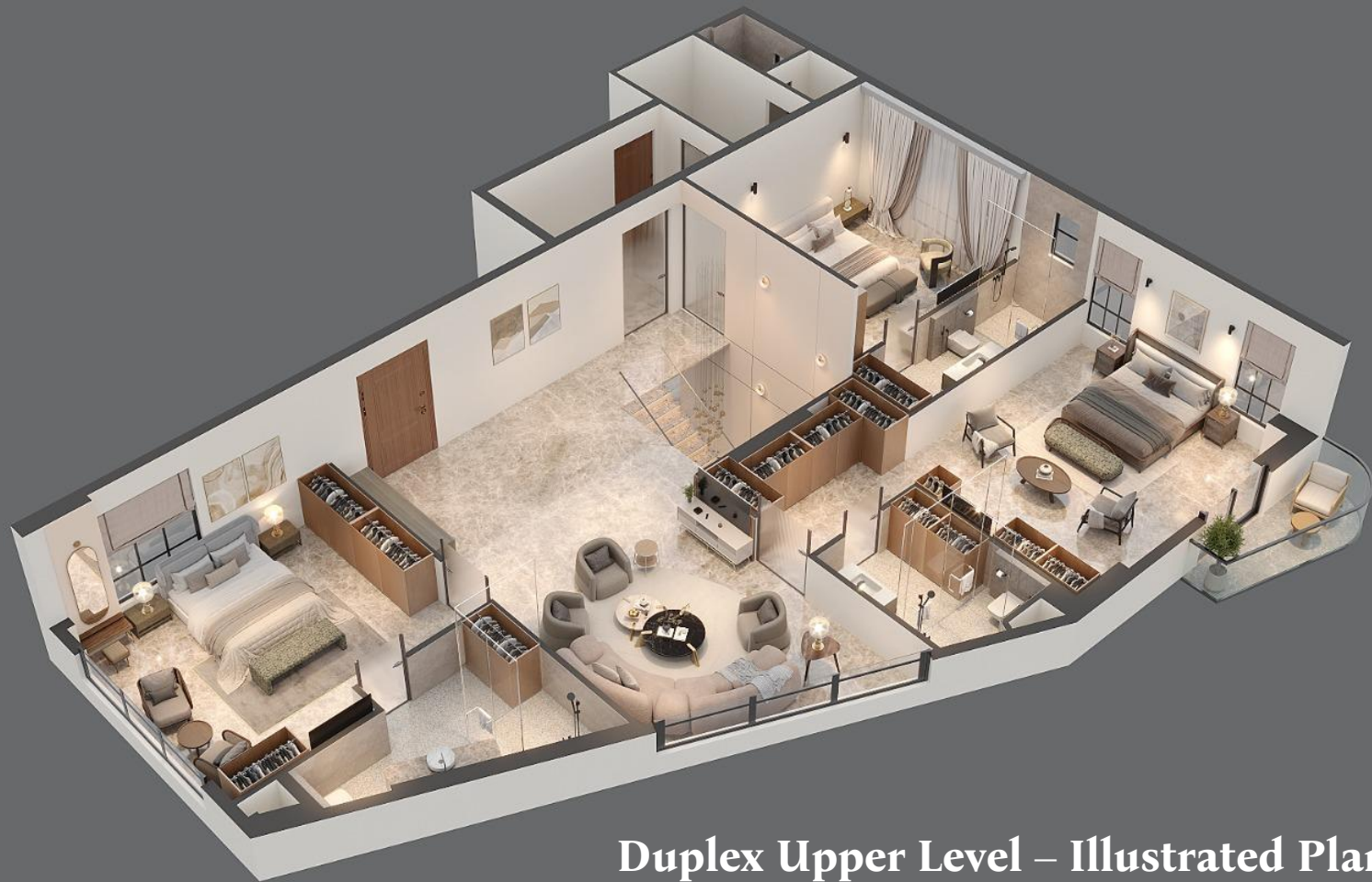
UNIT PLANS



Simplex– Illustrated Plan



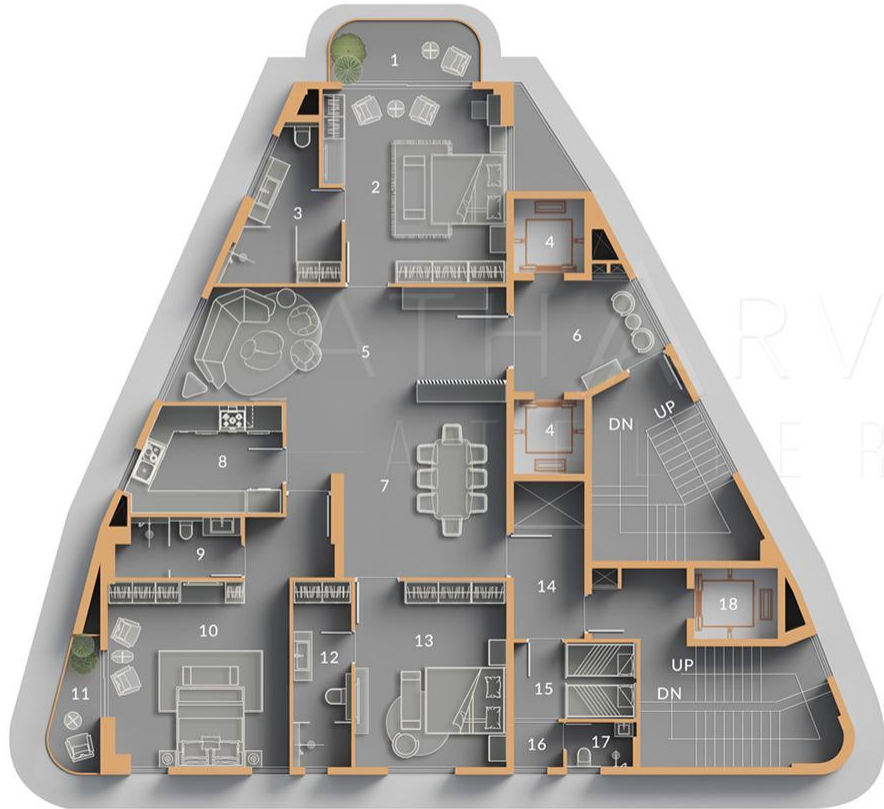
Duplex Lower Level – Illustrated Plan



Duplex Upper Level – Illustrated Plan

FLOOR PLANS

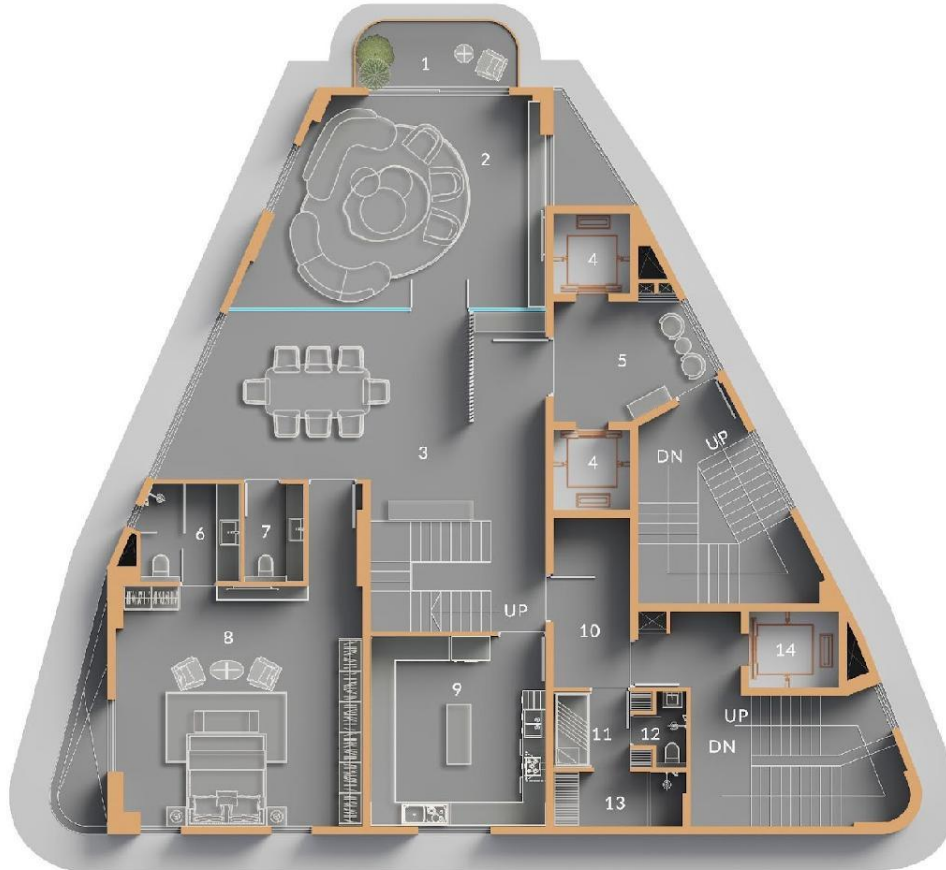
SIMPLEX LAYOUT PLAN (3BHK PLAN)



NO.	SPACE TYPE	DIMENSIONS
1	BALCONY	13'7"X 5'7"
2	BEDROOM	16'3" X17'2"
3	TOILET	6'7"(Avg) X 14'3"
4	PASSENGER LIFT	6'3" X 6'7"
5	LIVING ROOM	10'11"X10'2"
6	LOBBY	12'10"(avg)X9'10"
7	DINING	19'5"X25'8"
8	KITCHEN	12'X10"X9'6"
9	TOILET	11'2"X5'4"
10	BED ROOM	16'1"X16'5"
11	BALCONY	3'10"(avg)X12'1"
12	TOILET	5'2"X16'5"
13	BED ROOM	13'4"X16'5"
14	LOBBY	6'3"X13'11"
15	MAID'S ROOM	10'10"X6'9"
16	LOW WASH	4'4" X 4'3"
17	W.C.	5'10" X 3'11"
18	FIREMAN'S LIFT	7'5" X 6'3"



DUPLEX LOWER LAYOUT PLAN (4BHK PLAN)

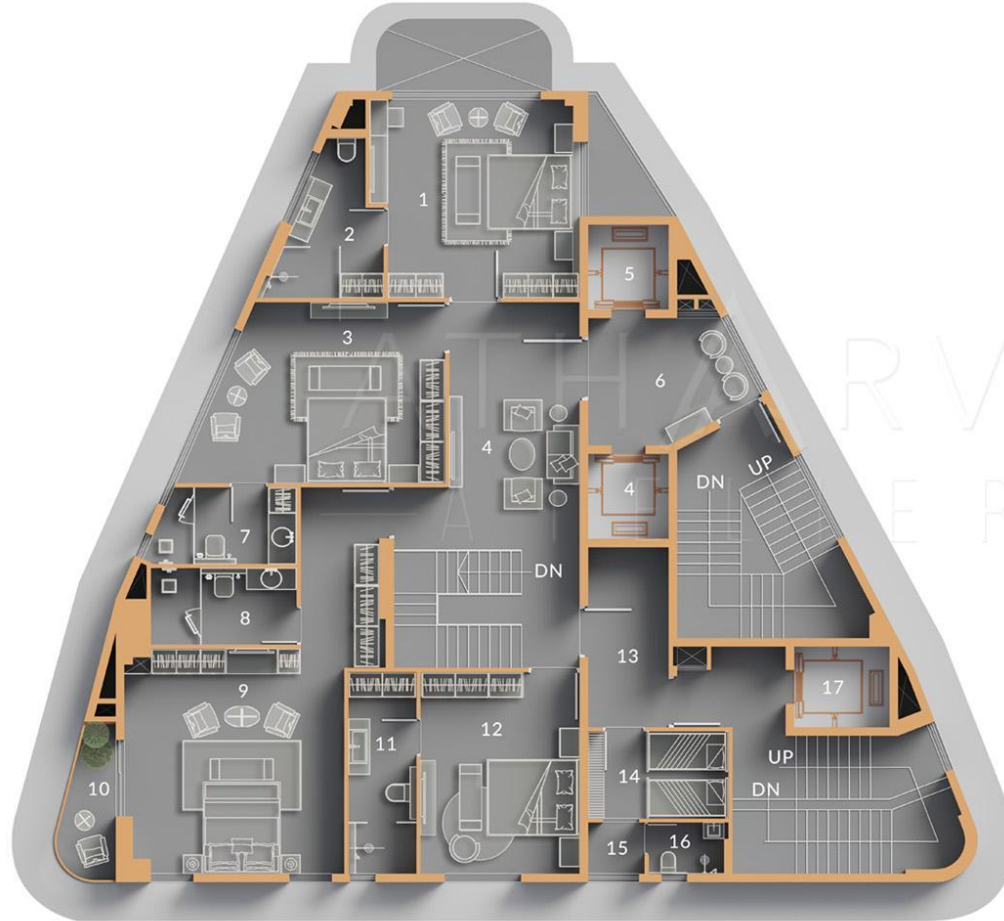


NO.	SPACE TYPE	DIMENSIONS
1	BALCONY	13'7" X 5'7"
2	LIVING ROOM	22'0" (avg) X 17'8"
3	DINING	14'4" X 26'3"
4	PASSENGER LIFT	6'3" X 6'7"
5	LOBBY	12'10" (avg) X 9'10"
6	TOILET	8'11" (Avg) X 8'0"
7	PD.TOILET	4'11" X 8'0"
8	BEDROOM 1	20'3" X 19'8"
9	KITCHEN	14'4" X 15'7"
10	LOBBY	6'3" X 13'11"
11	SERVANTS' ROOM	6'3" X 6'3"
12	TOILET	4'7" X 6'3"
13	UTILITY	10'10" X 4'5"
14	FIREMAN'S LIFT	7'5" X 6'3"



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DUPLEX UPPER LAYOUT PLAN 4BHK



NO.	SPACE TYPE	DIMENSIONS
1	BED ROOM-2	14'4"X15'4"
2	TOILET-2	5'0"x12'5"
3	BED ROOM-5	17'10"X14'0"
4	LOBBY/SITTING	10'0"X19'3"
5	PASSENGER LIFT	6'3" X 6'7"
6	LOBBY	12'10" (avg) X 9'10"
7	TOILET-5	11'3"x6'0"
8	TOILET-4	11'3"x6'0"
9	BED ROOM-4	17'0"X17'5"
10	BALCONY	3'10" (avg) X 12'1"
11	TOILET-3	5'3"x15'7"
12	BED ROOM-3	12'4"X15'7"
13	LOBBY	6'3"X13'11"
14	MAID'S ROOM	10'10"X6'9"
15	LOW WASH	4'5"X4'0"
16	W.C.	5'10"X4'0"
17	FIREMAN'S LIFT	7'5" X 6'3"



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ROOF FLOOR LAYOUT PLAN



NO.	SPACE TYPE	DIMENSIONS
1	LOBBY	12'10" (avg) X 9'10"
2	PANTRY	6'3" X 7'0"
3	LOBBY	8'5" X 6'3"
4	TOILET	5'3" X 5'4"
5	FIREMAN'S LIFT	7'5" X 6'3"



SECURE YOUR LEGACY

For enquiries regarding private viewings and exclusive placement, please connect with our sales team.