



WESTROAD
—OPHELIA—

BLOSSOM LIVING



FRONT VIEW
FRAMED BY
BLOSSOMS



Ophelia, surrounded by blossoms, is where life flows in harmony. Petal-soft mornings to breezy, peaceful evenings. Each home blossoms with calm, airy serenity. Here blossoms living experience that blooms with you.



MASTER PLAN



LEGENDS

01 AC COMMUNITY HALL

02 AC FITNESS CENTER

03 AC GAMES ROOM

04 GREEN AREA

05 DG SPACE

06 TRANSFORMER SPACE

07 DRIVEWAY

08 FIRE FIGHTING SYSTEM

ROOFTOP SWIMMING POOL

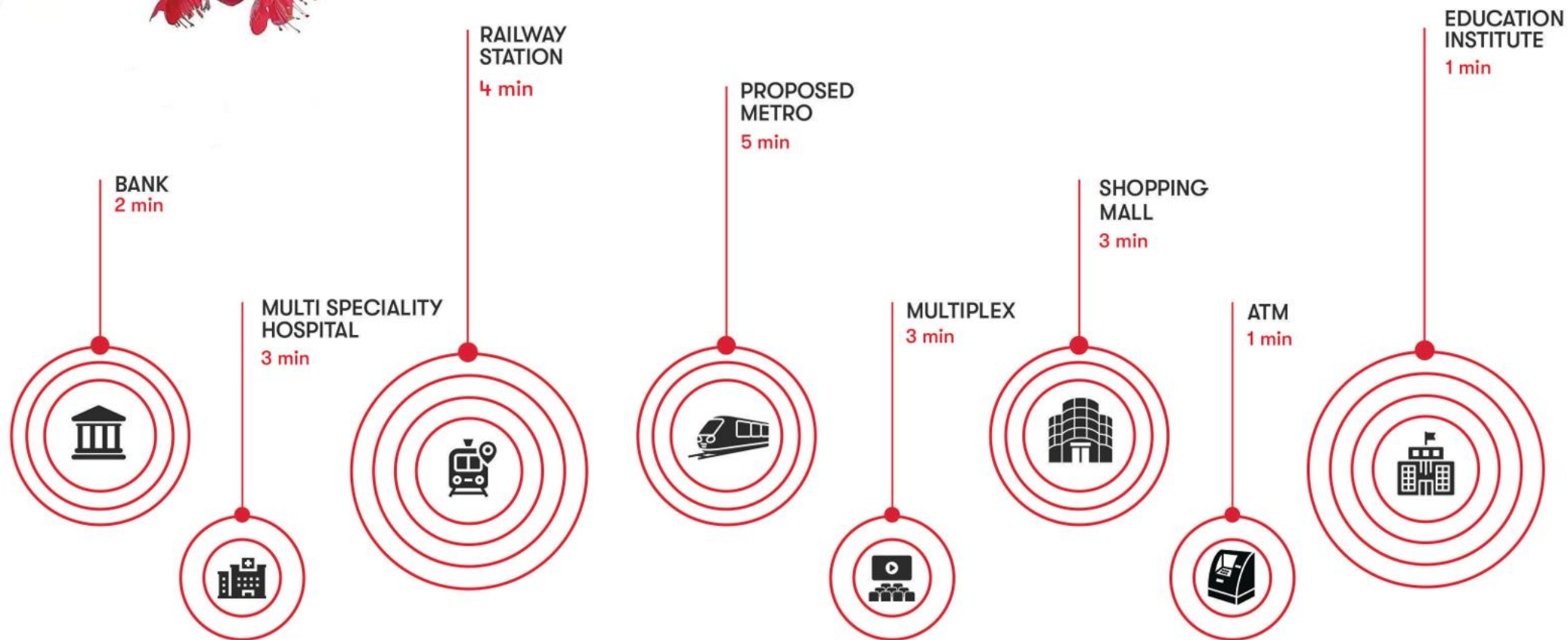


ARTIST'S IMPRESSION



LOCATION ADVANTAGE

Live at **Ophelia**, where life flows with ease and every comfort blossoms just around you.





OPHELIA

ARTIST'S IMPRESSION

UNIQUENESS OPHELIA

At Ophelia, homes are designed to welcome natural light and fresh air, with every space planned thoughtfully for everyday comfort.



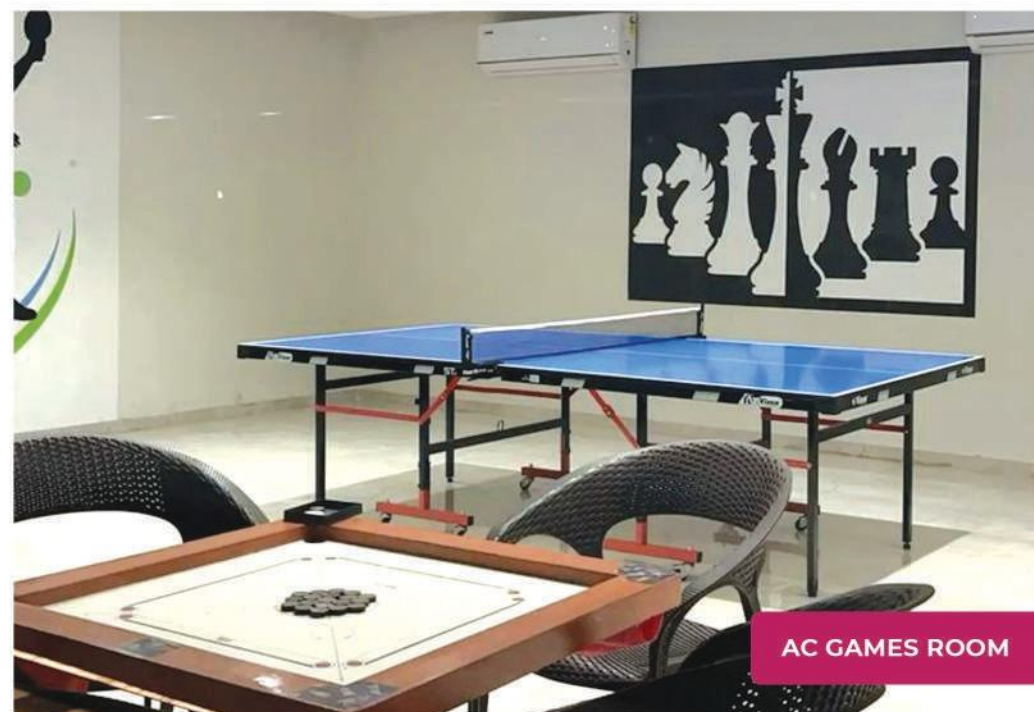
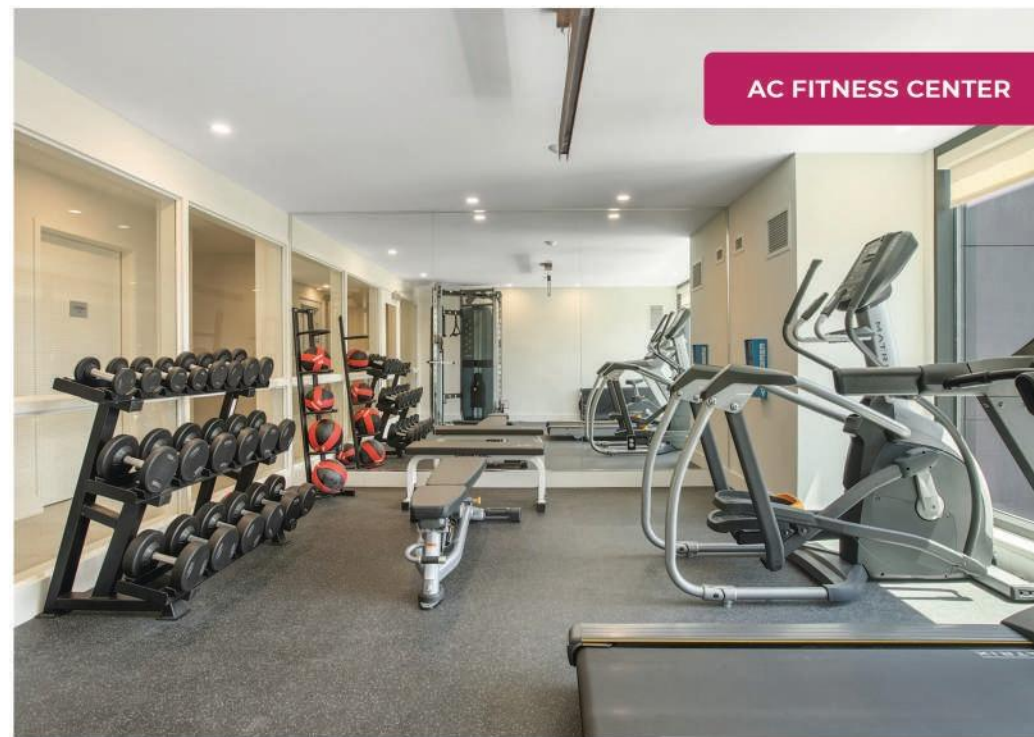
ARTIST'S IMPRESSION

IMPORTANT LANDMARK



LAYOUT





AMENITIES IN BLOOM MODE



AC GYMNASIUM



AC GAMES ROOM



CHILDREN PLAY
AREA



AC CLUB HOUSE



LANDSCAPE GARDEN



SENIOR CITIZEN
AREA



ROOFTOP
SWIMMING POOL



YOGA ZONE



Like petals unfolding, each space reveals a new mood, a new moment,
made for living beautifully, not just staying.



ADVANCED
FIRE FIGHTING SYSTEM



5 LAYER SECURITY SYSTEM

GATED COMMUNITY



24X7 WATER SUPPLY



24X7 POWER BACKUP



EV CHARGING



REFLEXOLOGY PATH



HIGH SPEED
ELEVATORS



FLOOR PLAN



3BHK
TYPE- A1
(3B+2T+1B)



1106 SQFT
TOTAL
CHARGEABLE AREA

828 SQFT
TOTAL
BUILT UP AREA

**UNIT
DETAILS**

- ▶ South & Road Facing Unit.
- ▶ Corner Flat.
- ▶ Three Side Open Unit.



1120 SQFT
TOTAL
CHARGEABLE AREA

835 SQFT
TOTAL
BUILT UP AREA



3BHK
TYPE- A3

(3B+2T+1B)



**UNIT
DETAILS**

- ▶ South & Road Facing Unit.
- ▶ Corner Flat.
- ▶ Three Side Open Unit.



1050 SQFT

TOTAL
CHARGEABLE AREA

784 SQFT

TOTAL
BUILT UP AREA



3BHK
TYPE- A6

(3B+2T+1B)



UNIT DETAILS

- ▶ Corner Flat.
- ▶ Enjoy Southern Breeze with South Facing Unit.
- ▶ Three Side Open Unit.



3BHK TYPE- A8

(3B+2T+1B)



1000 SQFT

TOTAL
CHARGEABLE AREA

745 SQFT

TOTAL
BUILT UP AREA

UNIT DETAILS

- ▶ Three Side Open Unit
- ▶ Spacious Bedroom with Cross Airy Ventilation.
- ▶ Corner Flat.



860 SQFT

TOTAL
CHARGEABLE AREA

641 SQFT

TOTAL
BUILT UP AREA



2BHK
TYPE- A2

(2B+2T+1B)



**UNIT
DETAILS**

- ▶ Enjoy Southern Breeze with South & Road Facing Unit.
- ▶ Great Airy Ventilation.
- ▶ Well-designed Layout.



2BHK TYPE- A7

(2B+2T+1B)

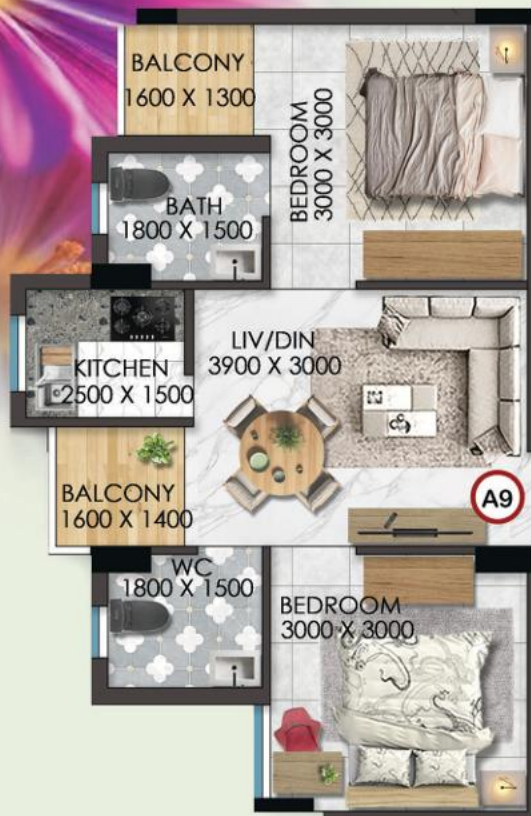


815 SQFT
TOTAL
CHARGEABLE AREA

610 SQFT
TOTAL
BUILT UP AREA

UNIT DETAILS

- ▶ Double Balcony Unit.
- ▶ Stunning Landscape View of the Open Greenery.
- ▶ Spacious Bedroom with Cross Airy Ventilation.



748 SQFT
TOTAL
CHARGEABLE AREA

558 SQFT
TOTAL
BUILT UP AREA



2BHK
TYPE- A9

(2B+2T+2B)



UNIT DETAILS

- ▶ Double Balcony Unit.
Spacious Bedroom with Cross
- ▶ Airy Ventilation.
- ▶ Noise Insulation & Elevator Proximal
Easy Access.



1BHK
TYPE- A4

(1B+1T+1B)



435 SQFT

TOTAL
CHARGEABLE AREA

324 SQFT

TOTAL
BUILT UP AREA

**UNIT
DETAILS**

- ▶ Great Airy Ventilation.
- ▶ Maximum Sunlight.
- ▶ Stunning Landscape View of the Open Greenery.



445 SQFT
TOTAL
CHARGEABLE AREA

332 SQFT
TOTAL
BUILT UP AREA



1BHK
TYPE- A5

(1B+1T+1B)



UNIT DETAILS

- ▶ Stunning Landscape View of the Open Greenery.
- ▶ Enjoy Southern Breeze
- ▶ Elevator-proximal easy access,



WESTROAD
OPHELLA

ARTIST'S IMPRESSION

SPECIFICATIONS



STRUCTURE

G+7 Structure

Designed on a Piling Foundation RCC Frame structure with AAC Blocks.

Walls- AAC Blocks : Make: UAL /ACC.

Cement : UltraTech / ACC / JSW or Similar Reputed Brand

Steel : Fe 550+ Reputed Brand.

INTERIOR SPECIFICATIONS

Staircase & Lobby : Spacious staircase, elegant lobby & floor corridors with good quality Marble/ Kota stone / Granite.

Flooring : Vitrified Tiles in Living / Dining & Bedrooms (Varmora / Kajaria).

Wall : 3-Coated Putty of Reputed Brand (JK / Asian Paints).

KITCHEN

Floor : Ceramic Tiles (Varmora / Kajaria).

Counter : Granite Counter Top.

Sink : Stainless Steel Sink (ISI)

Dado : Glazed Tiles -2 ft. above counter (Varmora/ Kajaria).

TOILETS

Floor : Ceramic Tiles (Varmora / Kajaria).

Dado : Glazed Tiles.

W.C. : European type of Jaquar/Parryware or similar reputed brand.

CP Fittings : Reputed brand (Jaquar / Cera).

ELECTRICAL

Wiring : Concealed Copper Wiring (Finolex / RR Kabel).

Switches & Switchgears : Reputed Brand (Hager / Anchor / Havells).

Power Supply : Through WBSEB network.

Generator : Power backup – 24×7 (Kirloskar / CAT / Johnson).

Lift : Reputed brand (Kone / Fujitec).

Windows : Coated Anodized Aluminum windows with glass panels
(Glass make: Saint Gobain).

DOORS

Main Door : Laminated Flush Door with Godrej Locking System.

Internal Door : Both side Paint finish flush doors with Cylindrical Lock.



THE ART OF ADDRESS MAKING



OUR BRAND CHOICE



ABOUT WESTROAD

Welcome to Westroad—where quality meets affordability. We deliver on our promises, offering stylish, comfortable homes that match your requirements. From peaceful escapes to lively urban spots, we craft lifestyles with care and build lasting relationships based on trust. Discover the Westroad difference, where your satisfaction is our top priority.

7+

YEARS OF EXCELLENCE

7+

COMPLETED PROJECT

6.23+

LAKH. SQ. FT. DELIVERED

7.23+

LAKH. SQ. FT. UNDERWAY



RECENT PROJECT



WESTROAD CANVAS
BARASAT

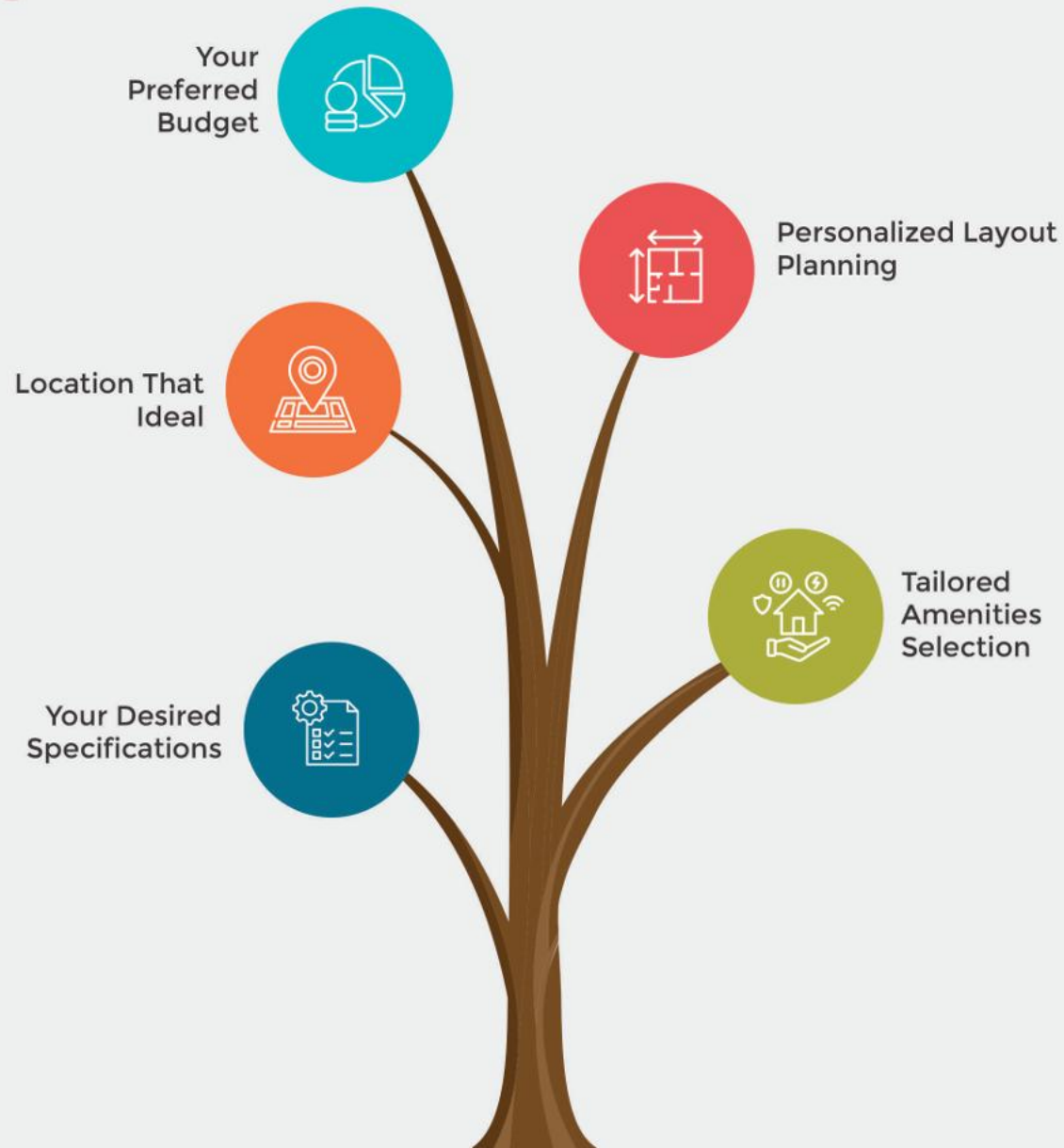


WESTROAD HEIGHTS
BARASAT



WESTROAD ICONIC
RAJARHAT

INSPIRED BY YOU





Seniors

KATIL

Apello

THE

THE

THE

THE

CHAI POINT

BLUE DART

SBI ATM

OPHELIA

ARTIST'S IMPRESSION



VISIT OUR WEBSITE



Regd. Office

Qube, Unit No-814 Plot-IID/31/1, Street No-1111,
Major Arterial Road, Kolkata, 700161

Site Office

Barasat - Ghol Road,
Near Narayana School

Disclaimer : Information in "Ophelia" brochure is for general guidance only. All details are subject to change without prior notice. The developer reserves the right to make alterations as deemed necessary. Prospective buyers are advised to verify all details independently before making any decisions.