

ACCESS TO THE PRIVILEGED LIFE



Epitome of **Grandeur**That denotes signature living

It's the living at your most desired residence where unparalleled luxury meets true elegance.







50 meters

270 meters

300 meters

300 meters

500 meters

500 meters

800 meters

900 meters

1.5 km

2.9 km

3.4 km

3 km

5.4 km

DPS School Newtown: 7.4 km

7.9 km

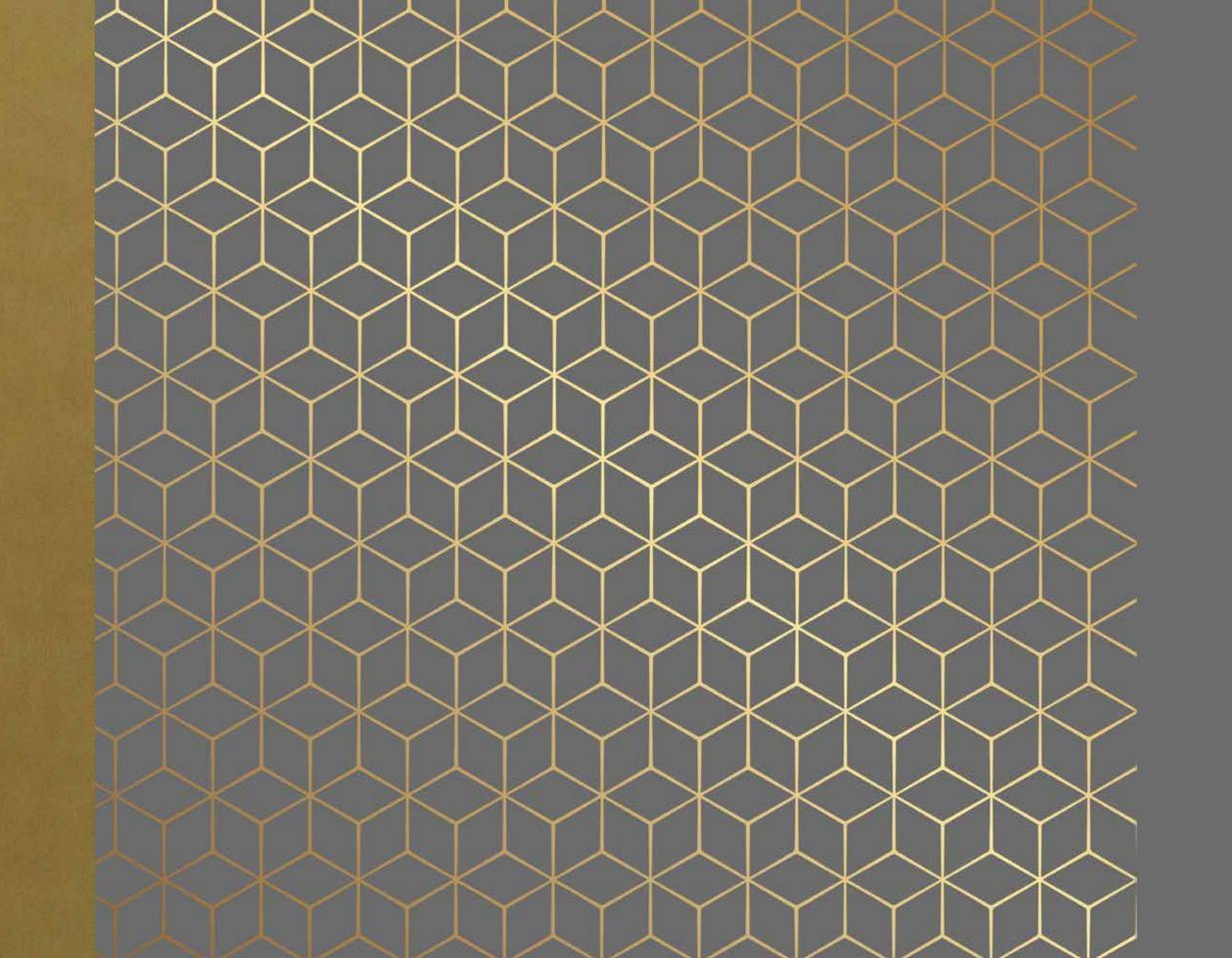
Live where the road leads to glorious today

Living by the Airport makes you the man of the moment. Living at the center of convenience nelps you riding on the wings of winning. Ambey Gateway is here at the heart of the City of Joy's development at Chinar Park. Airport.



Plush Residence
At the Gateway of Kolkata
Spread Over 3 acres of Land
7 Premium Residential Towers
Luxury Club
Unlimited Amenities
Empty Open Space
Royal Game Zone
Redefined Lifestyle

Ambey Gateway-



You are born to rule a different life

me choose to earn fame. Some achieve it by ving his own path. But very few are discerning ough to tame the future by taking right decision the right moment. Because one needs to belong the happening center of TODAY. So, choose up life here, at Ambey Gateway Because











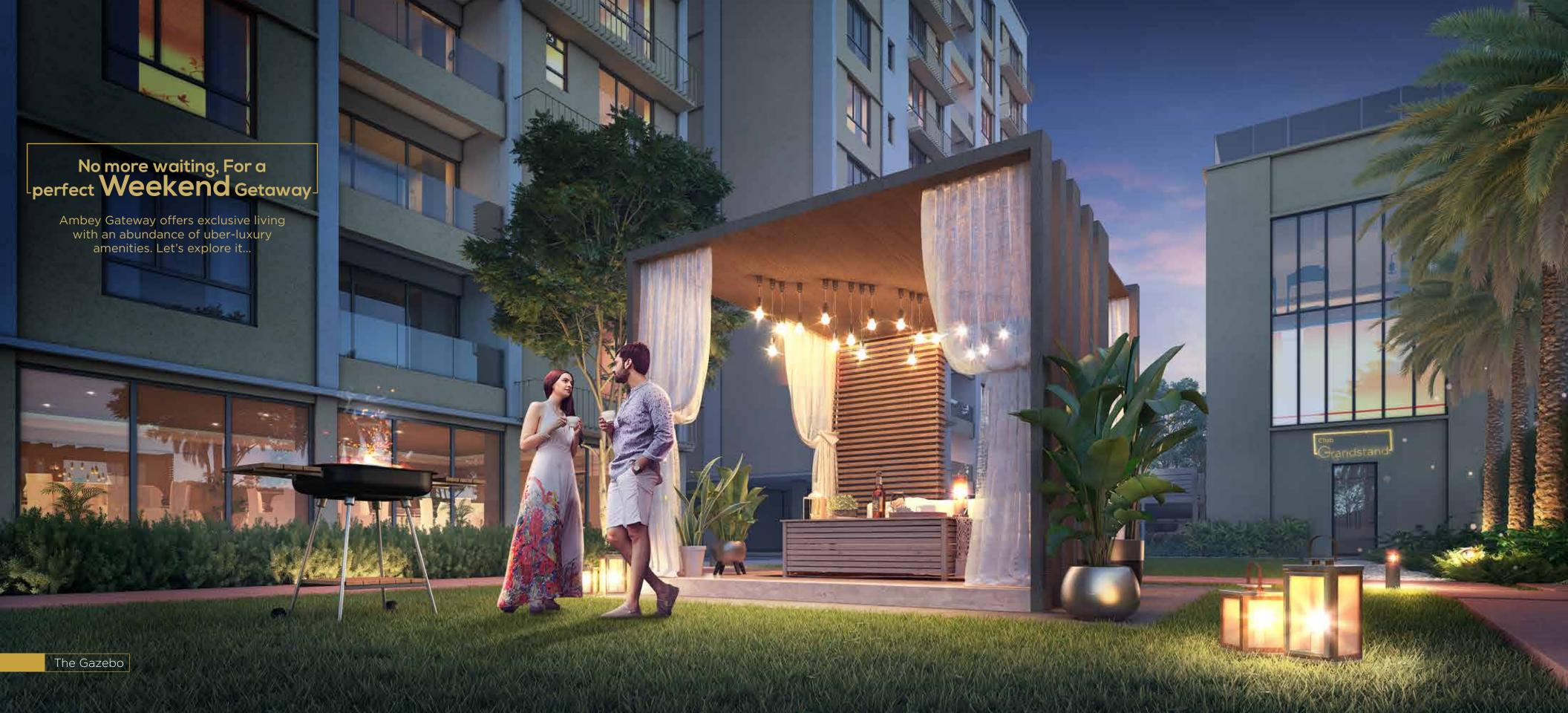








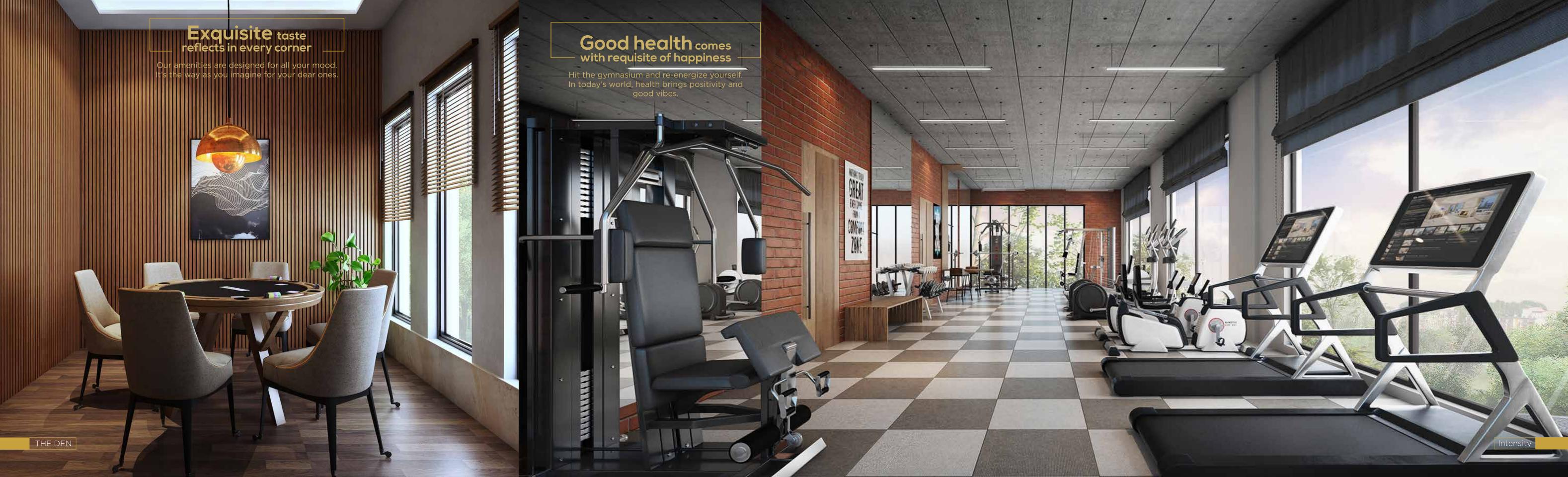






















AMENITIES

INDOOR

- 1. Squash Court Racketeer Room
- 2. Gymnasium Intensity
- 3. Mini Theatre **Cinematheque**
- 4. Yoga Room **Shunya**
- 5. Multipurpose Hall **Venue**
- 6. Indoor Games Room Cueball Corner
- 7. Toddler's Room **Play House**
- 8. Co-Working Space @Work
- 9. Steam **Steam Retreat**
- 10. Play Room **The Den**

OUTDOOR

- 1. Infinity Swimming Pool **Skypool**
- 2. Toddler's Pool Little Duck's Pool
- 3. Cricket Net Practice Gateway Pitch
- 4. Open Air Theatre Open Stage
- 5. Children's Play Area **Jungle Gym**
- 6. Multipurpose Court **The Courtyard**
- 7. Yoga/Meditation Area by the Pavilion Garden **Healing Meadows**
- 8. Seating Tiers Gallery Staircase
- 9. Adda Zone **Chat Room**
- 10. Club Lawn Green Field
- 11. Pathway/Jogging Track **The Track**
- 12. Herbal Garden **Botanique**
- 13. Walk Through Portals **The Greenway**
- 14. Feature Wall Gateway Herald
- 15. Relaxation Zone Chiller Zone
- 16. Sculpture Garden Rock Garden

OTHER FEATURES

FIRE SAFETY & SECURITY

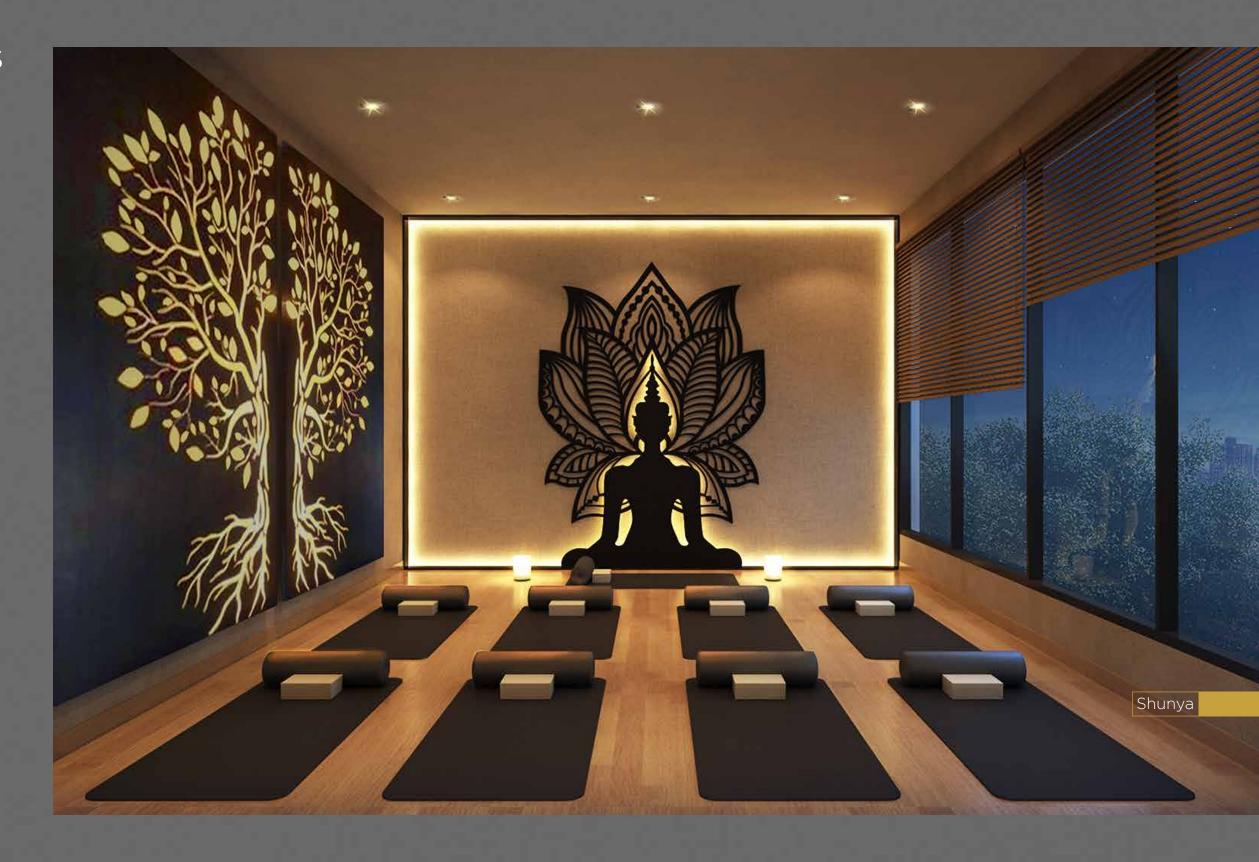
- 1. Analog addressable type fire detection and alarm system.
- 2. Fire panel for the complete complex and pin pointed addressing system.
- 3. Photo electric smoke detector at common area as per norms.
- 4. Sprinkler system and fire hose as per norms.
- 5. CCTV Camera.
- 6. Boom Barrier.

GREEN HOMES

- 1. Organic waste composter.
- 2. Water efficient fixtures.
- 3. Rainwater Harvesting.
- 4. Ground Water recharge pits.
- 5. Water treatment plant.
- 6. Sewage treatment plant.
- 7. Water meter monitoring at ground level.
- 8. Recycled water for gardening.

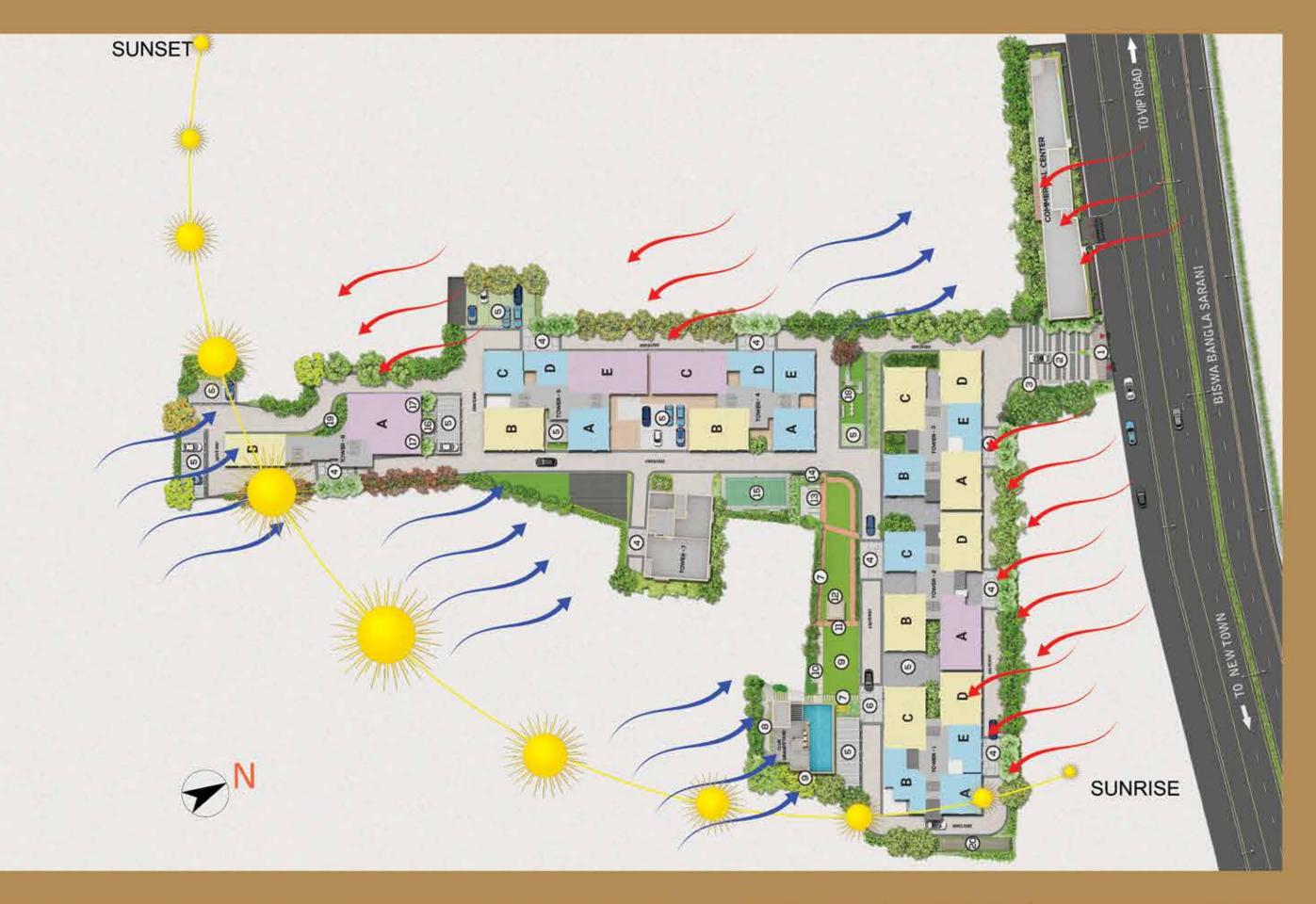
OCCUPATIONAL HEALTH & COMFORT & LIFE STYLE

- 1. Dedicated Club Block.
- 2. Low VOC paints in common areas.
- 3. Fully Air Conditioned ground floor Lobby.
- 4. Chlorine Free Swimming Pool.
- 5. Wheel Chair Ramp all the way to Lobby.









Master plan ___ with Legend ___

- 1 ENTRANCE / EXIT GATE
- 2 ENTRANCE PLAZA
- 3 HERBAL GARDEN
- 4 TOWER DROP OFF
- 5 CARPARKING
- 6 CLUB DROP OFF
- 7 ENTRY THROUGH PORTALS
- 8 ADDA ZONE
- 9 CLUBLAWN
- 10 RELAXATION ZONE
- 11 PATHWAY / JOGGING TRACK
- 12 YOGA / MEDITATION AREA
 - BY THE PAVILION GARDEN
- 13 OPEN AIR THEATER
- 14 FEATURE WALL
- 15 MULTIPURPOSE COURT
- 16 SCULPTURE GARDEN
- 17 SCREEN WALL
- 18 KID'S PLAY AREA
- 19 MOUNDS WITH PLANTATION
- 20 CRICKET NET PRACTICE





The Floor Plans

_with area chart ₋

BLOCK 1 UNIT INFO 1st

FLAT	TYPE OF FLAT	RERA CARPET AREA(SQFT)	BALCONY AREA(SQFT)
FLAT -A	2BHK & 2 TOILETS	706	43
FLAT-B	2BHK & 2 TOILETS	777	48
FLAT-C	3BHK & 3 TOILETS	1179	52
FLAT-D	3BHK & 3 TOILETS	983	49
FLAT -E	2BHK & 2 TOILETS	626	33

BLOCK 2 UNIT INFO 1st

FLAT	TYPE OF FLAT	RERA CARPET AREA(SQFT)	BALCONY AREA(SQFT)	TERRACE AREA(SQFT
FLAT -A	4BHK & 4 TOILETS	1328	58	92
FLAT-B	3BHK & 3 TOILETS	1036	53	199
FLAT-C	2BHK & 2 TOILETS	698	47	198
FLAT -D	3BHK & 3 TOILETS	1063	66	

BLOCK 3 UNIT INFO 1st

FLAT	TYPE OF FLAT	RERA CARPET AREA(SQFT)	BALCONY AREA(SQFT)	TERRACE AREA(SQFT)
FLAT -A	3BHK & 3 TOILETS	1085	38	
FLAT-B	2BHK & 2 TOILETS	734	47	
FLAT-C	3BHK & 3 TOILETS	1191	56	123
FLAT -D	3BHK & 3 TOILETS	994	47	116
FLAT -E	2BHK & 2 TOILETS	620	33	

LEGEND

2 BHK FL AT -

4 BHK FL AT



The Floor Plans

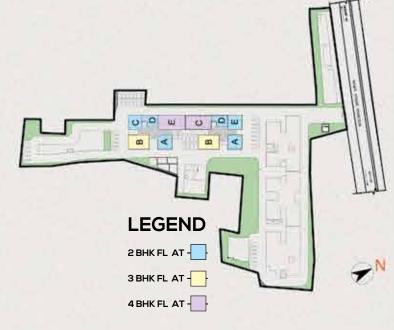
with area chart .

TOWER 4 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT -A	2 BHK & 2 TOILETS	732	46
FLAT-B	3 BHK & 3 TOILETS	1113	42
FLAT-C	4 BHK & 4 TOILETS	1424	53
FLAT-D	2 BHK & 2 TOILETS	617	30
FLAT-E	2 BHK & 2 TOILETS	723	68

TOWER 5 UNIT INFO: Typical 2nd to 9th Floor

FLAT	TYPE OF FLAT	PET AREA (SQFT)	BALCONY AREA (SQFT)
FLAT-A	2 BHK & 2 TOILETS	732	48
FLAT-B	3 BHK & 3 TOILETS	1109	48
FLAT-C	2 BHK & 2 TOILETS	680	59
FLAT-D	2 BHK & 2 TOILETS	599	21
FLAT -E	4 BHK & 4 TOILETS	1492	51









The Floor Plans

_with area chart _

TOWER 6 UNIT INFO: Typical 1st to 9th Floor

FLAT	TYPE OF FLAT	CARPET AREA	BALCONY AREA	

(SQFT) (SQFT)

UV / DIN 9-11"x 20-9

 FLAT -A
 4 BHK & 4 TOILETS
 1690
 59

 FLAT -B
 3 BHK & 3 TOILETS
 763
 40





SPECIFICATIONS

CIVIL

Structure: Reinforced Cement Concrete(RCC) frame

structure.

Wall: AAC Block wall with plaster finish.

LIVING/DINING

Flooring: Vitrified Tiles.

Wall: Putty (Ready to paint).
Ceiling: Putty (Ready to Paint).

Main Door: Sal Wood frame with flush door. Internal Doors: Sal wood frame with flush door.

Windows/Glazing: Aluminium Windows with toughened glass.

Electrical: Modular switches with copper wiring.

Distribution Board: Reputed Make.

BEDROOMS

Flooring: Vitrified Tiles.

Wall: Putty (Ready to Paint).

Ceiling: Putty (Reday to Paint).

Internal Doors: Sal wood frame with flush door.

Windows/Glazing: Aluminium Windows with toughened glass.

Electrical: Concealed Copper Wiring with modular switches.

DTH/Cable TV Wiring.

BALCONY

Flooring: Vitrified Tiles.

Door: Aluminium sliding doors with toughened glass.
Railing: Glass designed to match exterior elevation.

KITCHEN

Flooring: Anti Skid tiles.

Wall: Ceramic tiles upto 2ft height above the counter.

Ceiling: Putty (Ready to paint).

Windows/Glazing: Aluminium windows with toughened glass.

Counter: Granite Slab.

Electrical: Concealed Copper Wiring with modular switches.

Electrical point for refrigerator, water filter and

exhaust fan.

Plumbing: Hot and cold water provision.

TOILETS

Flooring: Anti Skid tiles. Wall: Ceramic tiles.

Celiling: Putty (Ready to Paint).

Windows / Glazing: Aluminium glass Louver.

Sanitaryware: Reputed Make.

CP Fitting: Reputed Make.

UTILITY (Ground Floor Lobby)

Flooring: Imported Marble.

Wall: Tiles/Imported marbles/Paints with Wall panelling.

Ceilling: False Ceiling as per drawing Intent.

Stair: Kota Stone.

LIFT

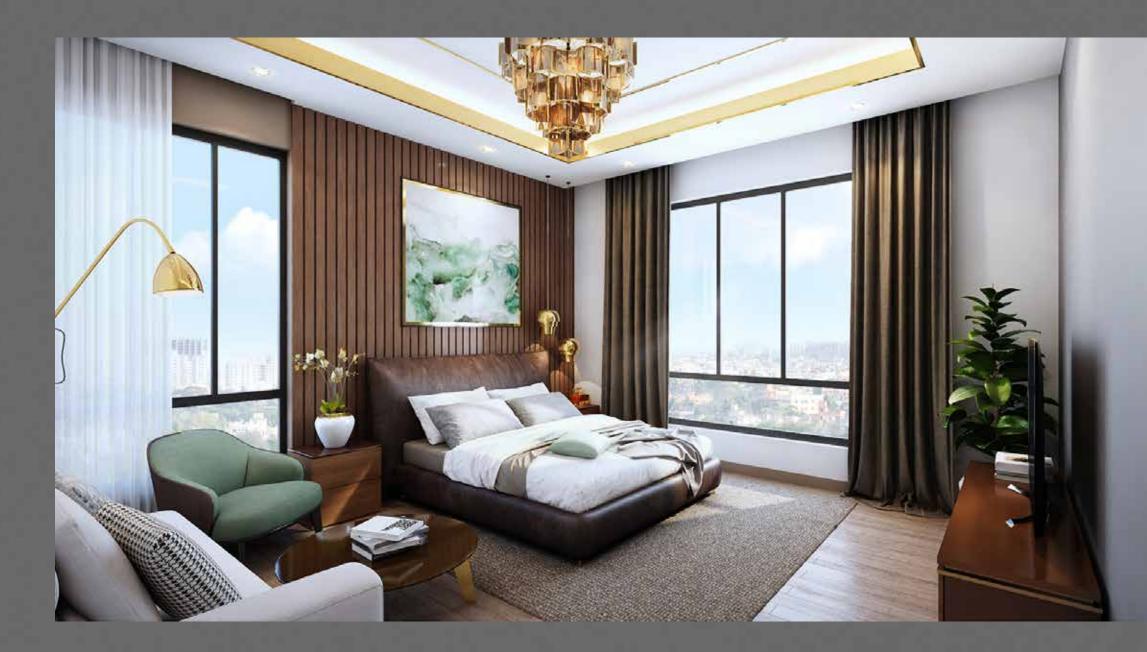
Reputed make with Automatic Rescue Device (ARD).

GRID POWER & BACK UP POWER

100% power back up for common areas and utility areas. Provision for power back in every apartment at extra cost.

AIR CONDITIONING

Provision of space for outdoor unit for split AC along with drainage pipe. AC copper wiring and cabling at extra cost will be installed as per provision.



Message from the Architect

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Amber Creations is an architectural and interior design firm with over 25 years of experience. Firm is being run and managed by Amber Chandgothia who is a class topper from University of Roorkee 1992 batch and has also done Masters in Architecture in Urban Design from Jadavpur University. They have worked on several residential, hospitality, school and commercial projects in the eastern part of the country.

Ambey Gateway has been designed keeping in mind compact homes amidst a crafted landscaped setting to provide comfort and peace of mind to residents of all age groups. Minute details have been considered during planning stage to avoid functional issues for residents in future.

Message from Chairman



We're creating an exceptional living with state-of-the art amenities and uncompromising qualities. Live your life at the premium residences to feel privileged.

About the Developer

Ambey Group, one of the premier construction and infrastructure companies, started its journey two decades ago and has carved a niche for itself in the real estate sector. Over the past two decades, they have become a name synonymous with excellence and truth. Their aim is to focus on building modern-age urban infrastructure while going beyond imagination.

Ambey Group has created benchmark with the successful completion of 17 projects and 560 units in the major cities of the country. Also, Ambey Group ensures customer satisfaction and commits to offer timely delivery.

Our Ongoing Projects_



Amistad

Joint initiative with PS Group



Ecovalley



Ambey Aangan





Project Address: Holding No.: Holding no. 520 & others, Biswa Bangla Sarani,
Opposite to Holiday Inn Hotel, Chinar Park, New Town, Kolkata- 700157.
Corporate Address: M/S. AMBEY REALTORS LLP
PS IXL, Room No.- 205, 2nd Floor, Biswa Bangla Sarani,
Beside Holiday Inn Hotel. Chinar Park, New Town. Kolkata: 700136
RERA Registration Number: xxxxxxxxxx/xxxxx/xxxxx

Ambey Gateway is being developed in compliance to provisions of Real Estate (Regulation & Development)

Act, 2016 ("Act"). The project will be registered with the authority once it is notified and
the Rules under the Act are framed by the Govt of West Bengal.

Marketed by:



6 033 4002 4002



Disclaimer: This document is merely conceptual in nature and is to be used for general information purpose only. All information mentioned in this document is for representative purposes only. Any interested party should verify all the information mentioned in this document independently with the developer prior to making any decision for buying any property in the housing project. The user of this document shall be deemed to have confirmed that he/she has not relied on any information contained herein while making any booking/purchase in the project of the developer. Furniture Layout as shown to help the applicant to conceptualise unit, none of the furniture shown is provided with the unit as highlighted in the attachment