

## Location so tempting...

Peaceful, serene and green environment - within walking distance are -

Hospitals, Multiplex, Bus Terminals, Malls, Schools, Temples, Departmental Stores & Entertainment Centres



**MAYFAIR**  
*Residency*  
ITI ROAD ♦ JYOTINAGAR

A project by :

**KOYAL PROPERTIES (P) LTD.**  
Sevoke Road, Siliguri

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*Building Relationships ...*  
An Anand Mangal Initiative  
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**NORTH EAST**  
**REALTY**  
Contact : 96799-97901

Marketing Partner :

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### DISCLAIMER

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Welcome to

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Step into a new form of  
Luxury for your dreams to come true.

A P+4 Luxurious Residential Complex

Welcomes just 32 Families

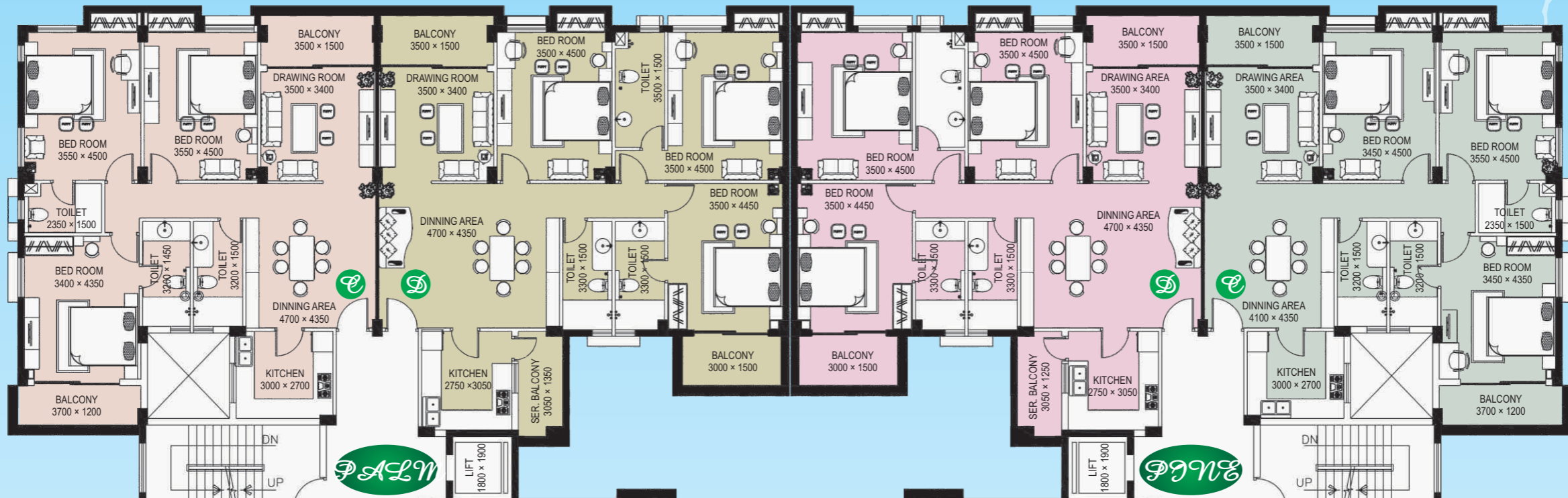
at

ITI Road, Jyoti Nagar, Siliguri equipped with all modern  
facilities, greenery and lots of open space.



### AMENITIES:

- Eco Friendly design with 50% green / open space.
- Children park having swings, slides, sea-saws, etc.
- Landscaped Garden
- 24 X 7 Security Service.
- CCTV and surveillance system.
- Access Control System (RFID)
- Video Door Phone in each flat.
- Intercom in each flat.
- 24 X 7 clean water supply.
- Automatic Lift in each block
- Fully equipped Air-conditioned health club with multi gym
- Modern swimming pool with filtration plant.
- 24 X 7 power back up through D.G. set
- Air-conditioned Community hall.
- Air-conditioned and Fully furnished Games Room having Pool Table, Table Tennis, Carrom, Card/Chess Room etc.
- Exclusively decorated lobbies.
- Wide staircases with exclusive stainless steel railings.
- Visitors Car Parking.
- Panoramic views from all balconies.



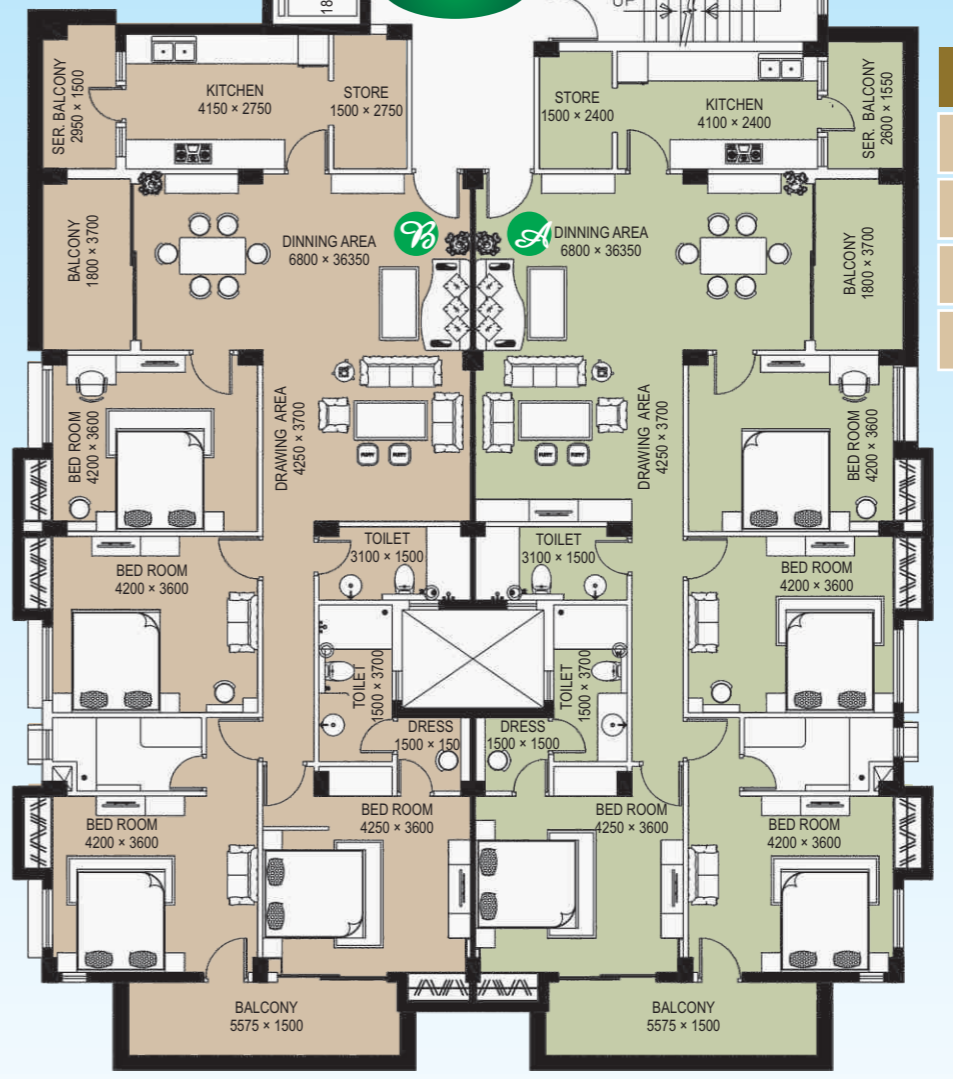
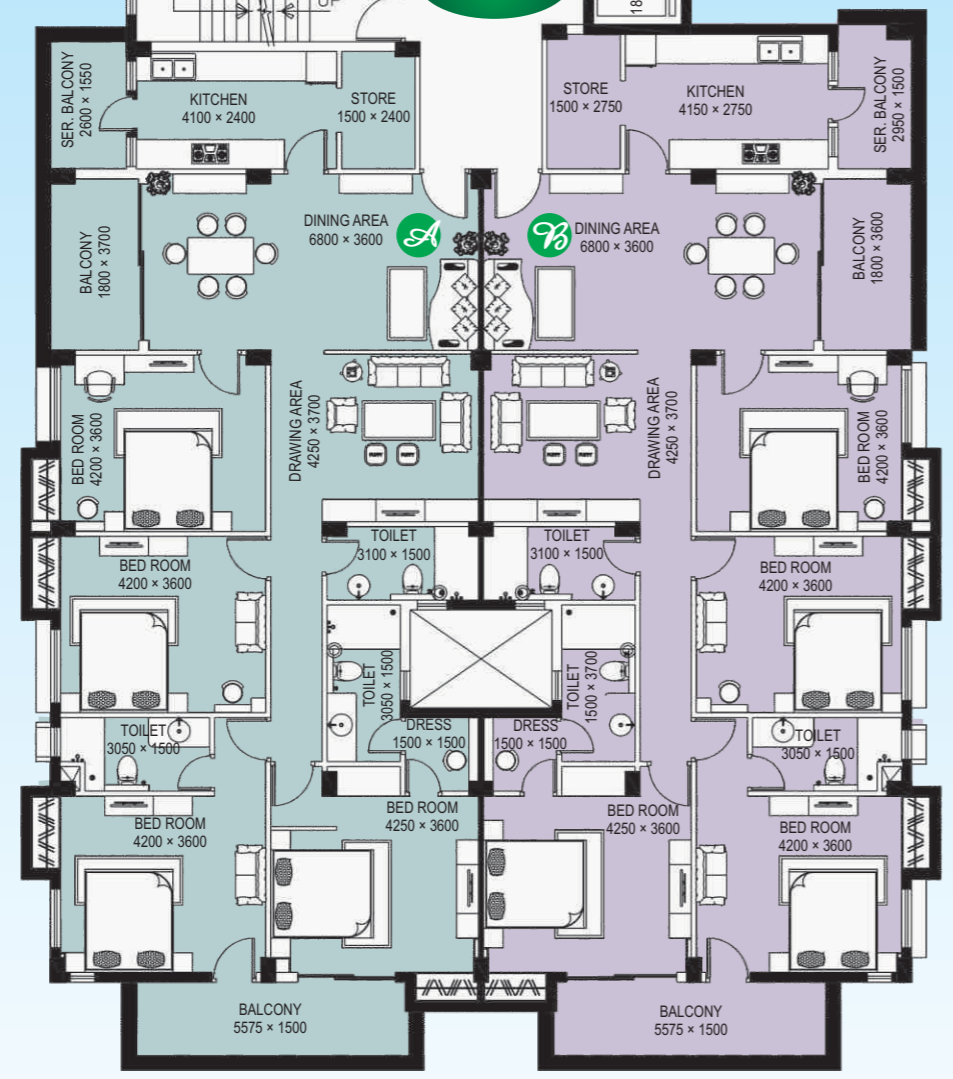
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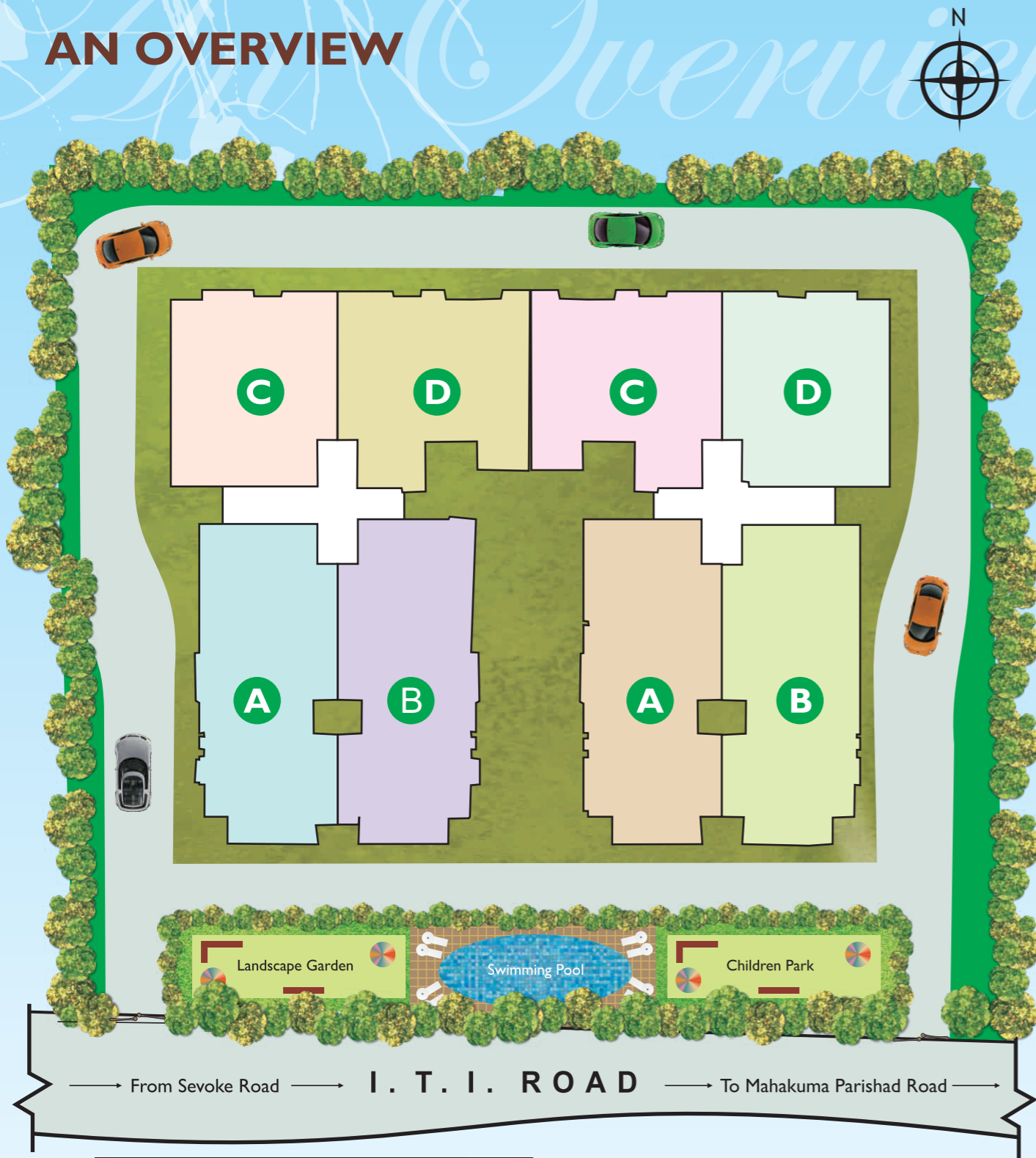
FLAT	TYPE	SIZES
A	4 BHK	2312
B	4 BHK	2352
C	3 BHK	1663
D	3 BHK	1849



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Typical Floor Plan (1st, 2nd, 3rd & 4th Floor)

# AN OVERVIEW



Night View

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# SPECIFICATIONS

## Structure

Earthquake Resistant RCC Framed structure with infill brick walls.

## Elevation

Skilled & quality craftsmanship of Mayfair's tradition to make the complex a symbol of class.

## Wall finish

Internal : Wall putty of reputed brand.  
External : Painted in combination of Acrylic & Textured Paint finish.

## Windows

Colour Anodised Casement Aluminum windows with Glass Panel (Fitted with Grills)

## Doors

Frames : Wooden Frames  
Shutters : Water resistant flush door

## Kitchen

Counter : Granite top with Stainless Steel Sink  
Walls : Ceramic Tiles upto 2 feet above counter

## Toilets

Walls : Glazed Ceramic Tiles upto door height  
Fittings : C.P. Fittings of reputed brand with hot & cold line.  
Sanitary : White Vitrified sanitary-ware & wall mounted E.W.C of reputed brand.

## Flooring

Bed Room, Drawing,  
Dinning & Balcony : Vitrified Tiles  
Toilets & Kitchen : Select Marbles

## Electricals

Concealed wiring with fire resistant ISI grade copper conductors having provision for adequate points, TV & Telephone sockets in drawing / dining & master bed room. A.C. points in all the bed rooms. Protective M.C.B's & elegant modular switches.



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