



UNIMARK SIKHA-TUKU

TOLLYGUNGE

.....
life beyond luxury



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Convenience, Culture & Comfort

The three values that have been infused in every aspect of Unimark Sikha-Tuku, a luxury residential project located in the heart of Tollygunge and designed specifically for the city's cultural elite. A project which places you at the center of one of Kolkata's most cultural and historic localities, Unimark Sikha-Tuku seeks to offer its residents exceptionally designed apartments brimming with class, efficiency and opulence.





LOCATION

Shopping Malls

Big Bazaar, Ganguli Bagan	2.9 km
South City Mall	3.3 km
Metropolis Mall	4.4 km
Lake Mall	5.7 km
Gariahat Market	6.2 km

Local Markets & Convenience Stores

Bansdroni Bazaar	0.7 km
Spencer's, Naktala	1.5 km

Health Care

Astha Medical Centre, Netaji Nagar	1.0 km
Medinova Diagnostic Service, Bansdroni	1.2 km
Life Line Clinic, Naktalla	2.0 km
RSV Hospital, Tollygunge Phari	3.3 km
EEDF, Jodhpur Park	3.8 km
Peerless Hospital	4.8 km
Medica Superspeciality Hospital	6.1 km

Education

Blooming Buds, Netaji Nagar	0.2 km
The Future Foundation School	0.4 km
G.D. Birla Centre for Education, Azadgarh	0.5 km
Kidzee, Ranikuthi	0.6 km
Assembly of God Church, Ashok Nagar	0.8 km
South City International School	3.3 km

Transportation

Metro Station:	
Bansdroni	1.1 km
Tollygunge	2.2 km
E.M. Bypass Connectors	
Patuli	5.1 km
Ajaynagar	5.2 km



Map not to Scale



ROUND THE CLOCK
Connectivity and Convenience



Stay Connected Whenever, Wherever, However

Few locations can offer the connectivity and centrality that is offered by Unimark Sikha-Tuku. With access to several forms of transport such as the metro, tram, railway, taxi-cabs and buses from right across the street, you know that you are deeply connected to every part of Kolkata and nobody is ever far away from you.



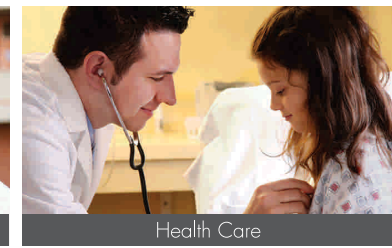
Food & Dining



Shopping



Education



Health Care



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A Rich Culture

Be a part of the rich heritage of Kolkata, and enjoy a legacy that has been centuries in the making. Celebrate festivals, walk around film studios, enjoy street shopping and revel in a community and living experience that is part of the classical Indian culture.





Rediscover Yourself

Whether you enjoy your morning walk, a fresh cup of tea, spicy street food or that 5 am round of golf, Unimark Sikha-Tuku is built for rediscovering yourself, your home and your city.





Space and Comfort

More Space for You and Your Family

Every apartment is Vastu-friendly, cross-ventilated and open on most sides, allowing natural breeze and abundant sunlight into your living space. Beautiful home layouts, efficient space utilization and attention to detail are core elements of the Unimark Sikha-Tuku design.

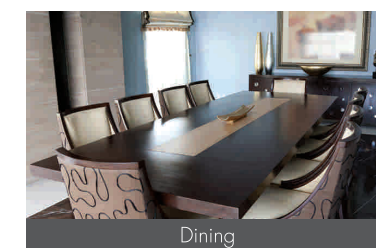




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A Sense of Serenity, Privacy and Tranquility

Lavish master bedrooms, spacious living areas, wide-open balconies and plush terraces have all been planned to provide your home with a feeling of serenity, privacy, harmony and tranquility. Each and every home in Unimark Sikha-Tuku has been carefully planned and designed so as to maximize living area and provide residents with an ultra-comfortable experience.



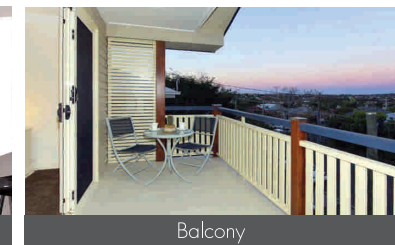
Dining



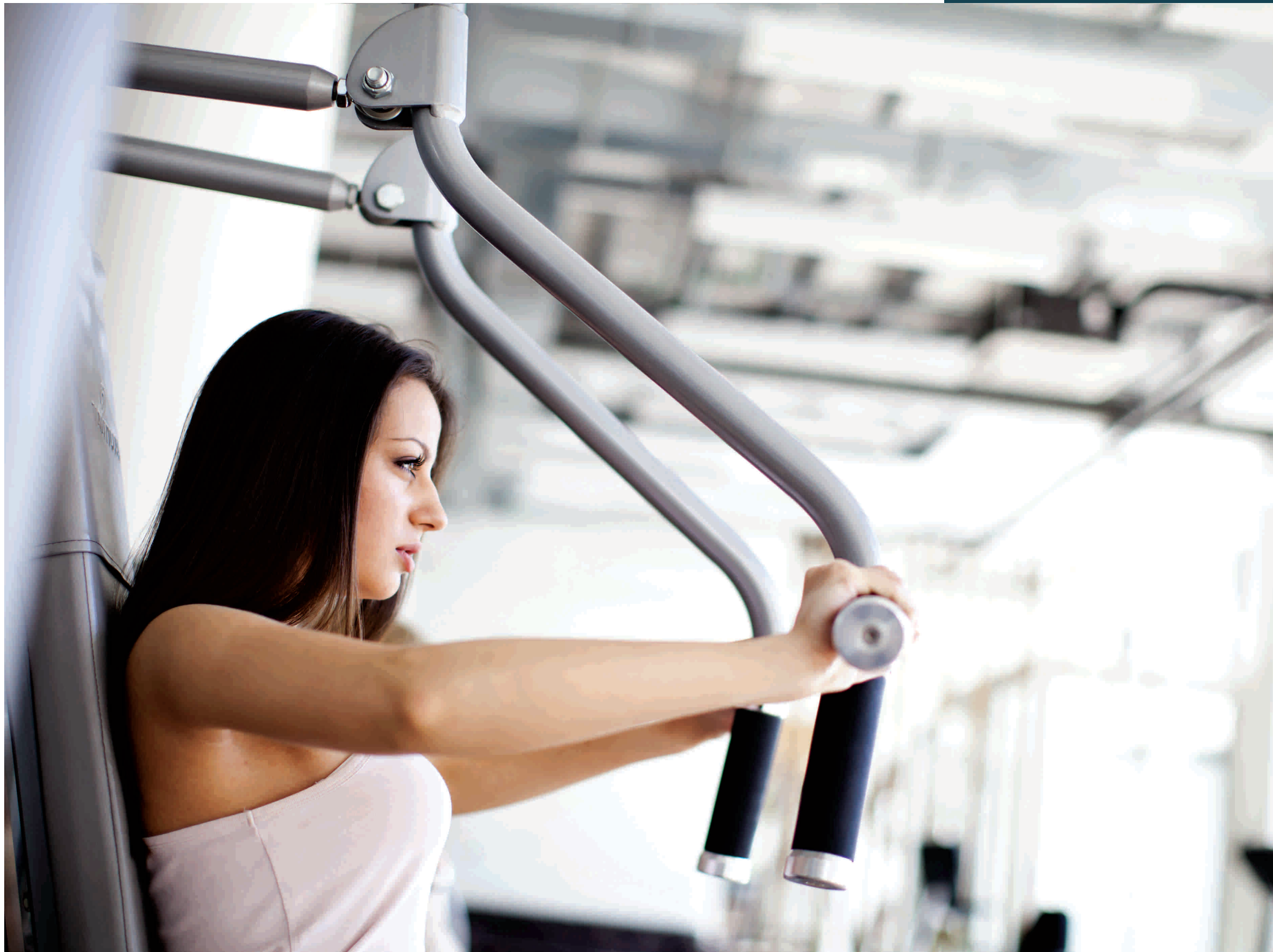
Toilet



Kitchen



Balcony



Planned for Life, Health
and Beauty

Watch the sunset from the beautifully landscaped rooftop terrace, practice yoga, meditate or exercise in the gym, host parties and celebrations in the banquet area and find many more ways to get together, enjoy and simply live a great life at Unimark Sikha-Tuku.



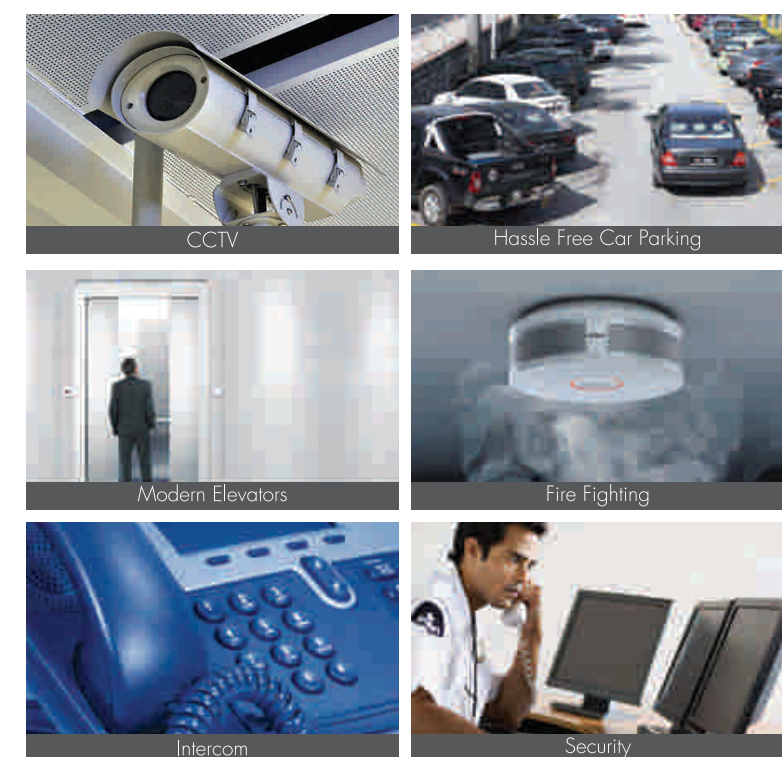
Community Hall



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Safety and Security at Every Step

Live life without worry at Unimark Sikha-Tuku. With CCTV security and surveillance, modern fire safety procedures as per government regulations, intercom systems, power back-up and high-end elevators, every step has been taken to ensure our residents' safety and security to provide the peace of mind every home owner deserves when he steps into his home.





SPECIFICATIONS



Bed Rooms

Flooring: Vitrified tiles
Wall & Ceiling: POP finish



Living & Dining

Flooring: Vitrified tiles
Wall & Ceiling: POP finish



Doors & Windows

Main entrance door: Decorative flush door with lock
Internal doors: Flush doors painted on both sides
Windows: Powder coated aluminum or UPVC windows with clear glass



Electrical

Concealed copper wiring and MCB in each apartment
Switches: Modular of reputed brand
AC points in living room and all bedrooms
24x7 power back up for common areas



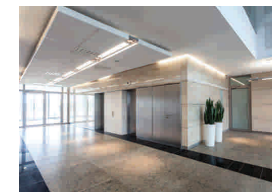
Kitchen

Flooring: Anti-skid ceramic tiles
Wall & Ceiling: Ceramic tiles up to two feet above counter level, POP finish
Counter: Granite countertop
Fittings & fixtures: Stainless steel sink and provision for exhaust
CP fittings: Jaguar or equivalent



Toilets

Flooring: Anti-skid ceramic tiles
Wall & Ceiling: Designer ceramic tiles up to door height, POP finish
Sanitary ware: Parry ware/Hind ware or equivalent
CP fittings: Jaguar or equivalent



Common Area

Main entrance lobby: Exquisitely designed with Marble/Granite/Tiles
Floor lobbies: Vitrified tiles
Stairwell: Kota Stone
Elevators: Automatic elevators of Otis / Kone/ Schindler or equivalent make



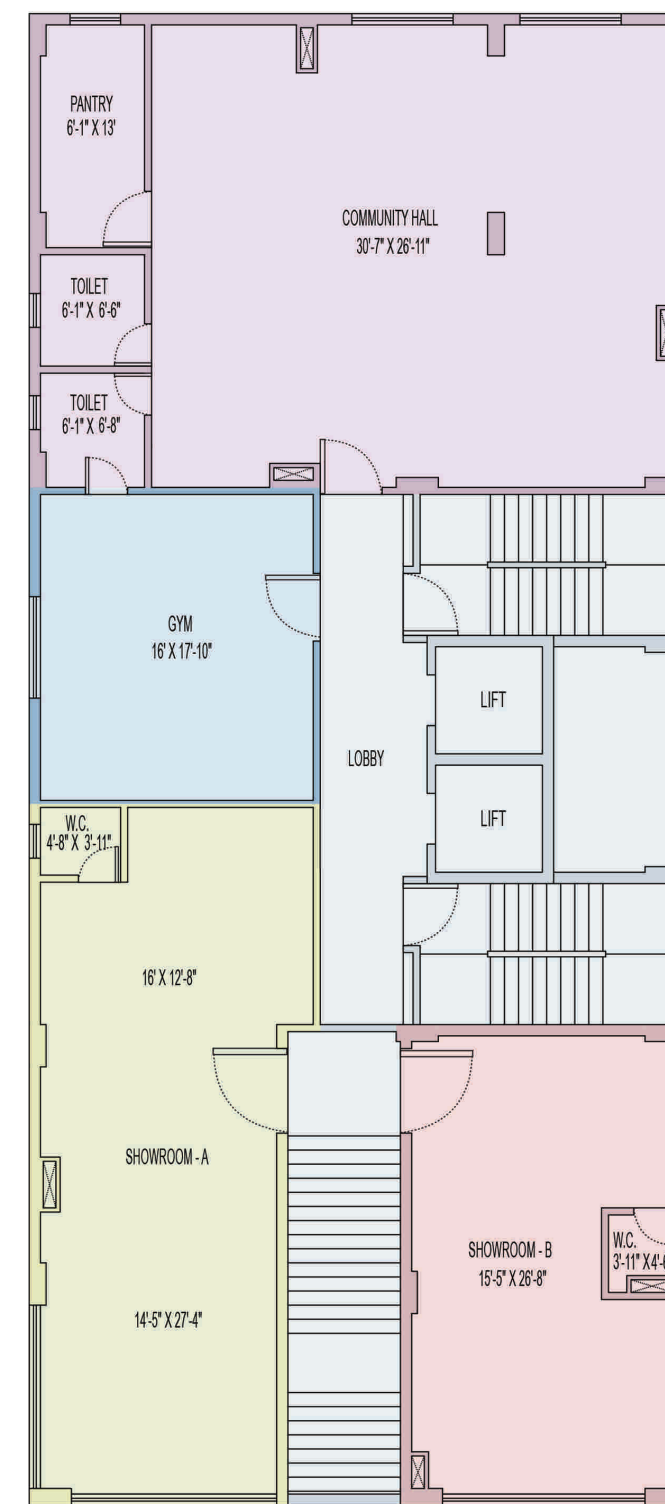
Safety & Security

Intercom system
24x7 CCTV surveillance systems for common areas
Modern fire fighting and alarm system as per government regulations



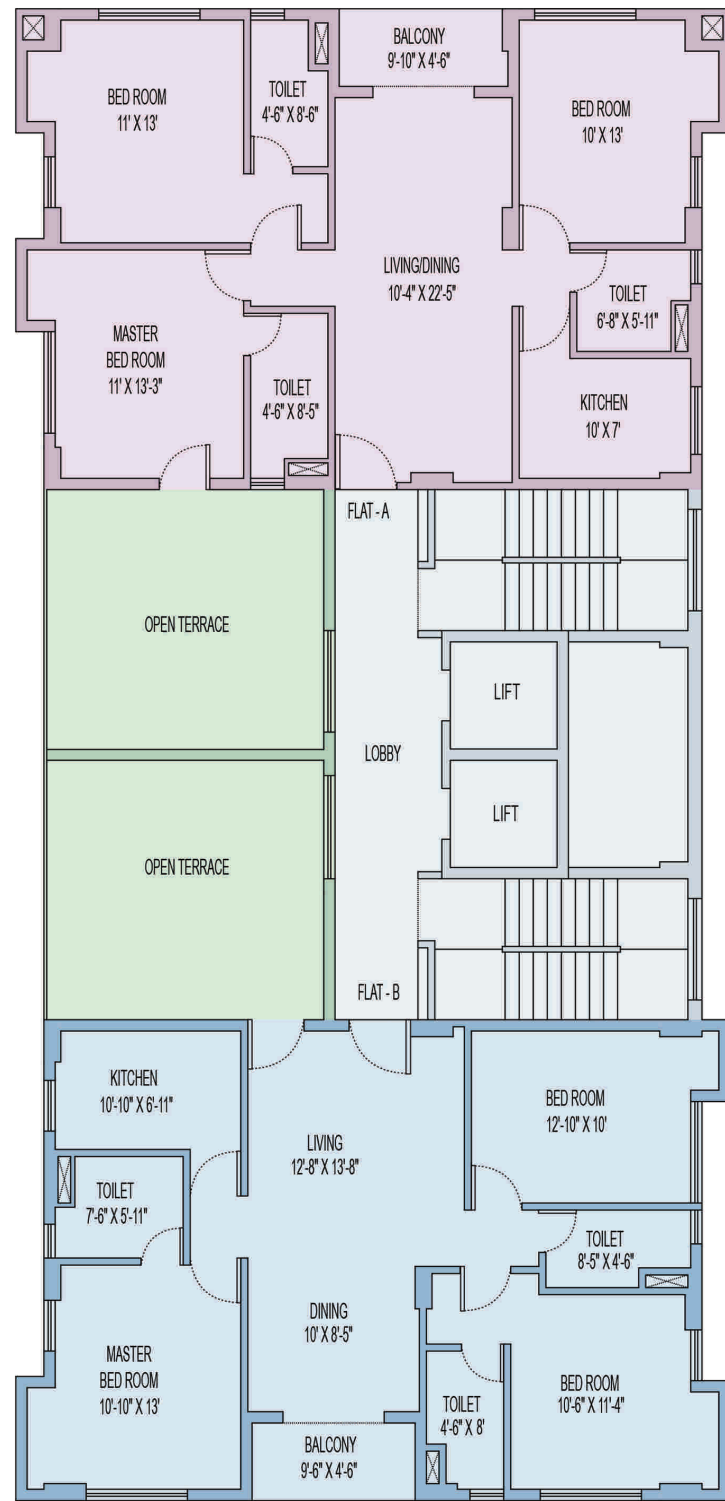
Ground Floor Plan

- Showroom - A : 995 Sq.ft.
- Showroom - B : 665 Sq.ft.



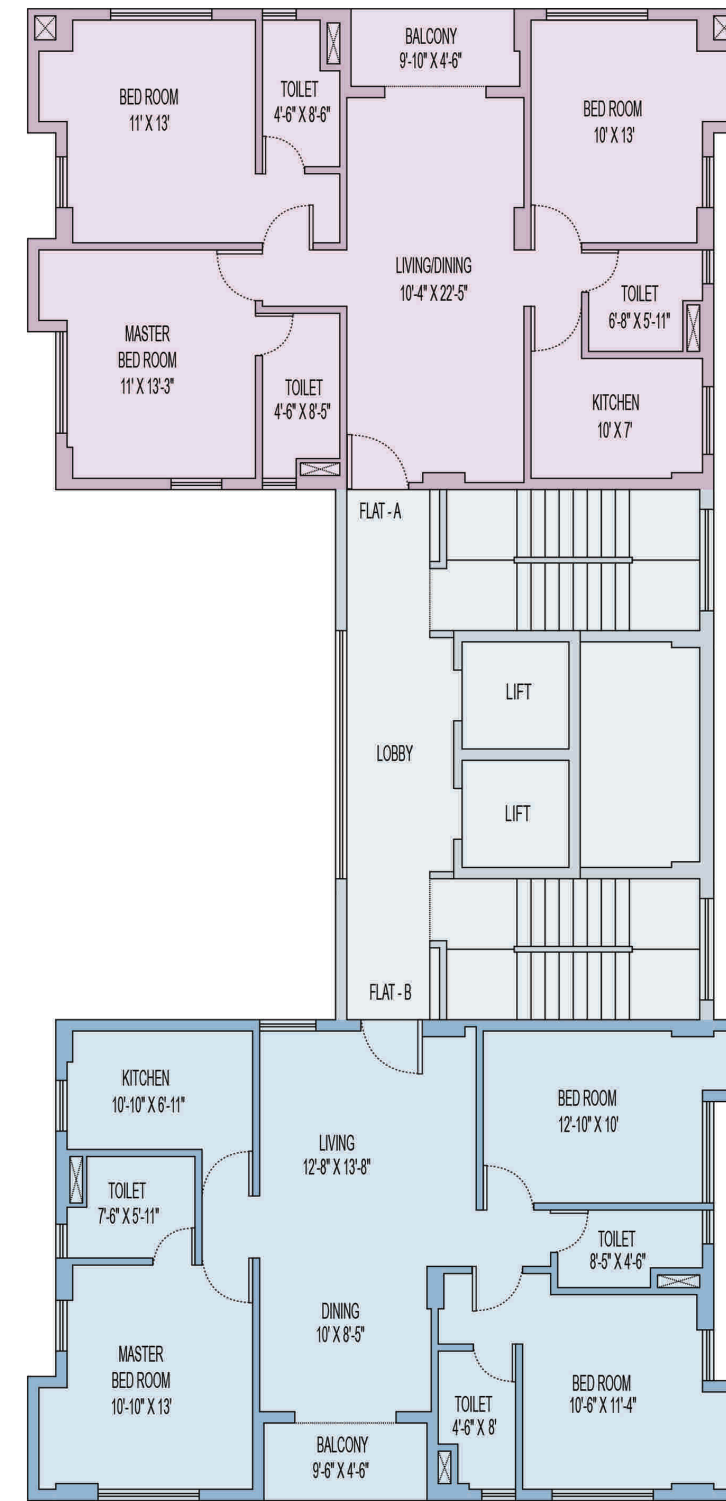
First Floor Plan

- Showroom - A : 939 Sq.ft.
- Showroom - B : 665 Sq.ft.



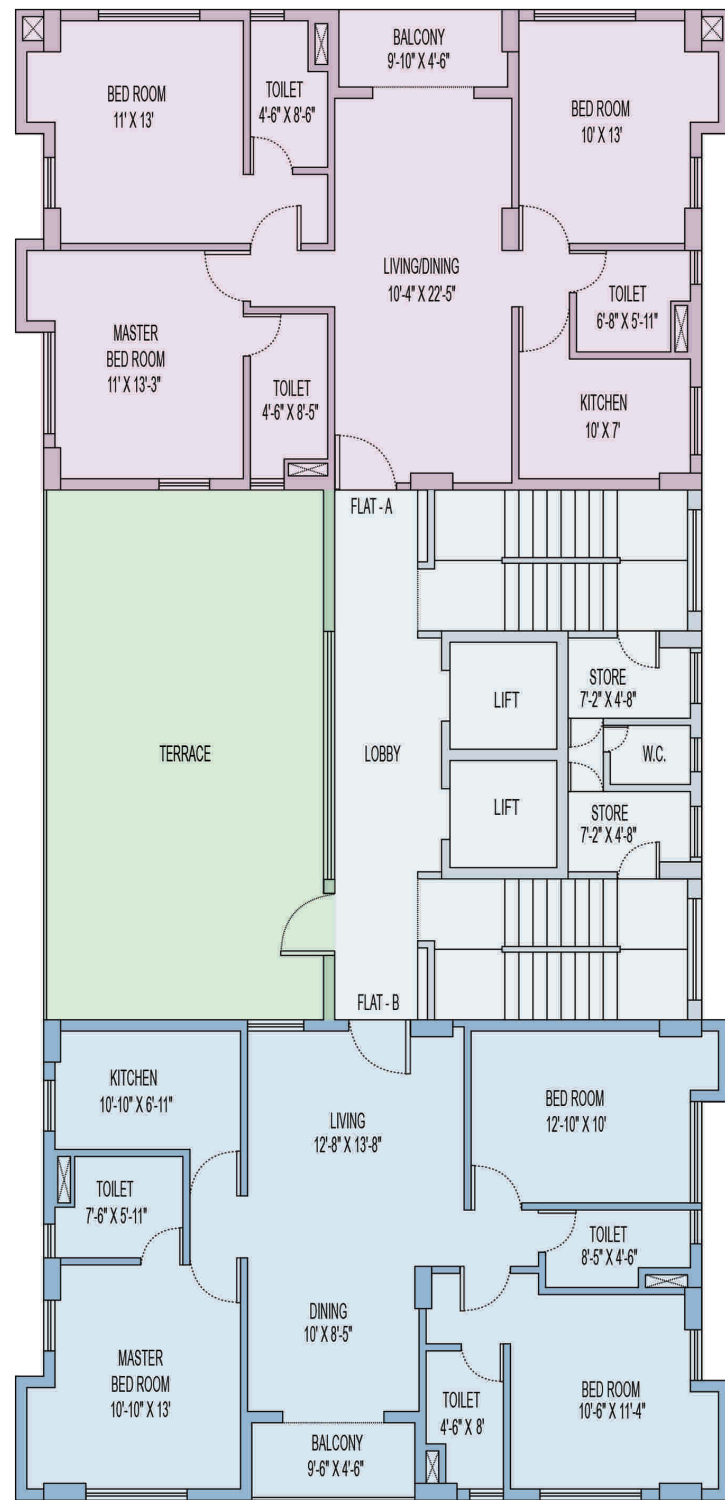
Second Floor Plan

- Flat - A : 1,628 Sq.Ft.
- Flat - B : 1,635 Sq.Ft.



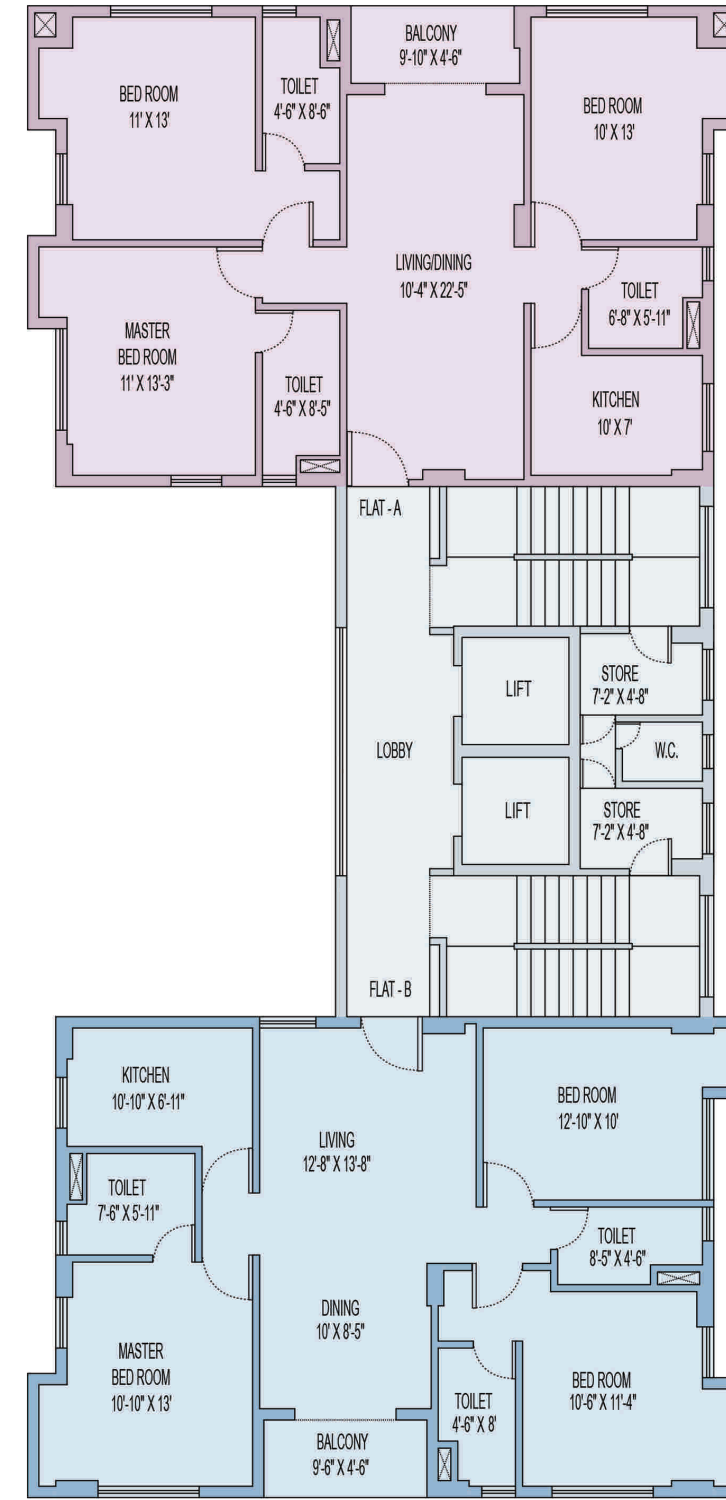
Third to Sixth Floor Plan

- Flat - A : 1,502 Sq.Ft.
- Flat - B : 1,509 Sq.Ft.



Seventh Floor Plan

Flat - A : 1,585 Sq.Ft.
Flat - B : 1,592 Sq.Ft.



Eighth & Ninth Floor Plan

Flat - A : 1,585 Sq.Ft.
Flat - B : 1,592 Sq.Ft.

DEVELOPER



Unimark Riviera



Eterna



Ramsnehi Unimark Tower



The Unimark Asian



The Unimark Grand



Astral



Unimark Springfield



Sherwood Estate

Creating happy communities.
Trusted brand.

Unimark is a leading real estate development group based in Kolkata. Representing the evolution of Heritage Realty Group into a new era of growth and development, Unimark was founded by Mr. Harsh Vardhan Patodia with the objective of creating premium landmark spaces that showcase exemplary architectural design and construction quality, and providing a standard of service that is unsurpassed in the industry.

Unimark and Heritage Realty share a legacy of innovation and a history of service excellence. The group's portfolio spans across residential, commercial, industrial, retail and entertainment complexes, including developments of over six million square feet in Kolkata, Chennai and Bangalore.

Powered by imagination, innovation and creativity, and with over twenty million square feet of upcoming developments spread across premium residential complexes, hi-tech commercial buildings, world-class IT parks and new-age integrated townships, Unimark is committed to transforming the Indian real estate industry.

Enterprise by:



Member:

