



ALTAMIRA

DRA GROUP®



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MODERN
PROPERTIES



ALTAMIRA

v. Spanish

Gaze higher



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....And watch your *paradiso* unfold.

Disclaimer: The image used is indicative and may not bear resemblance to the actual offering



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Standing on elite grounds.
Proximo to all things wonderful.

67A/1 Ballygunge Circular Road

DRA Altamira is a 262 feet high elite residential tower, with B + G + 19 floors featuring fifteen sky villas offering 360 degree views of the city!

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Luxury deserves to be limited *edicion.*

Otherwise, what's the point?

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A *recepçion*
to remember

For the elated arrivals.



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The welcome says it all.

The Altamira Reception Lobby has a triple height ceiling (32-feet).

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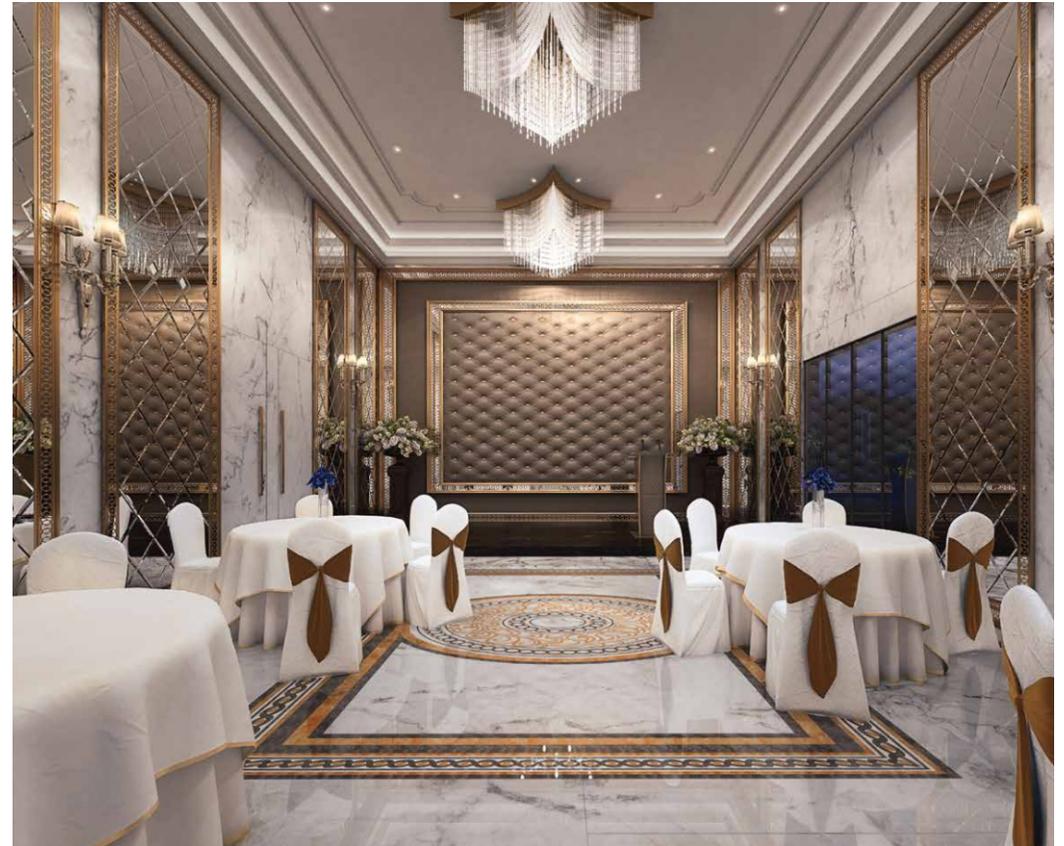
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Exquisite Celebrations

Entertain your guests in an elegant ambience.

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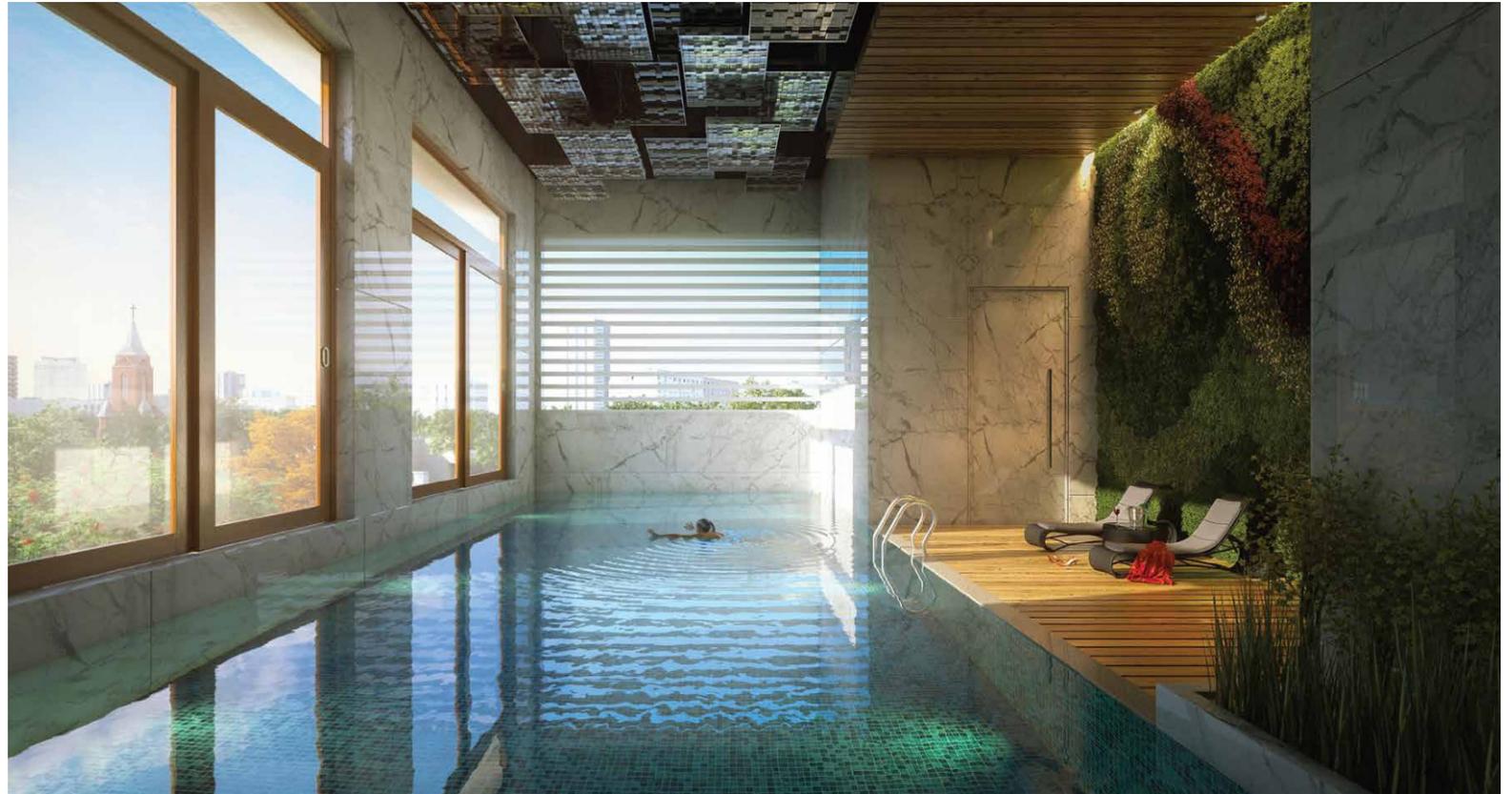
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Leisurely Pursuits

Unwind in the cool depths of the swimming pool, overlooking the heritage church in the vicinity.

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Active Senses

Rigorous workouts, minus the crowd at state-of-the-art Gymnasium

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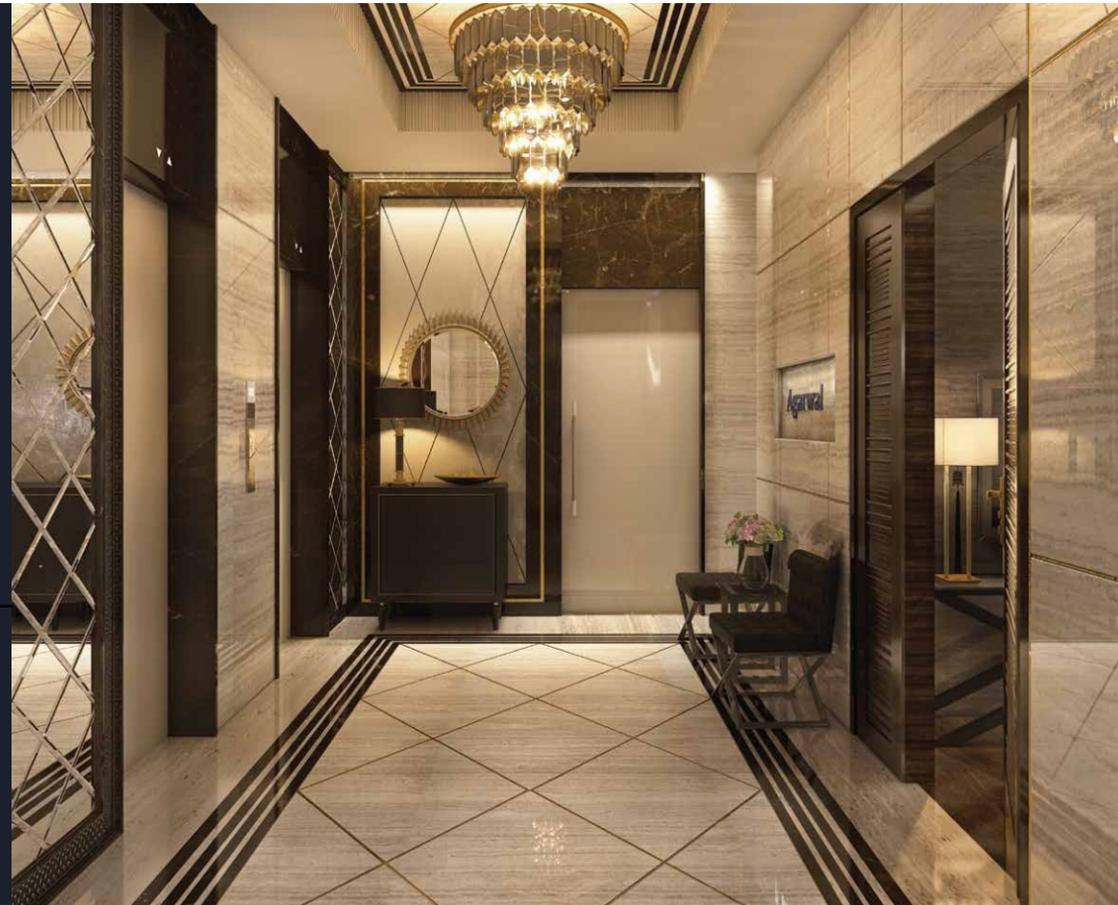
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Step out of the elevator
and into your Private Lift Lobby.

Magnifico!

With a décor of your choice, you can make this space
a reflection of all that your home stands for.

Disclaimer: Raw exclusive lobbies will be handed over



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830 square feet of columnless living space, within every Altamira sky villa.

Exclusivity, done right.

Disclaimer: Raw state finish will be handed over. Please see details with developer.

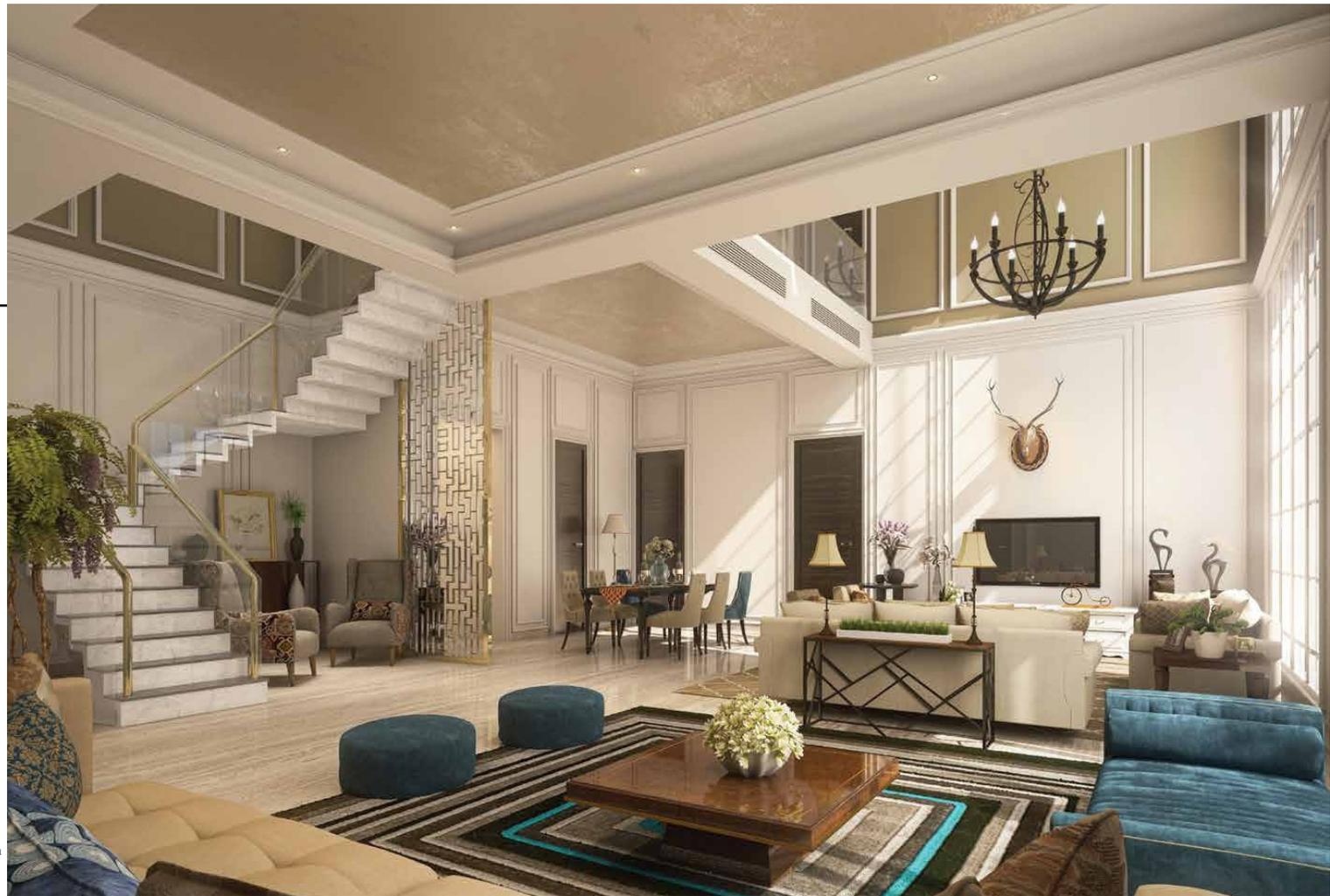


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Delight *el doble*

Duplex
Option 1 : 8 bedroom



Disclaimer: Simplex sky villas can be turned in Duplex sky villas. Cutout provision is subject to Architect & Structural Consultant approval



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Delight *el doble*

Duplex

Option 2 : 6 bedroom + den + study



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An oasis of calm.
Relax.
Rejuvenate.
Repeat.

Disclaimer: Images are for reference only. Sky villas will be raw



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Darjeeling tea in bed. Amidst serene chimes of distant church bells, Mornings will never be the same again.

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Whip up that family recipe. Savour the taste of memories.

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Suite with a private deck,
por favor [please]?

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La Especificación

(The Specifications)

Nature of Land
Leased land 99 years + 99 years starting from May 2014
Aligned portion gifted to KMC for road widening

Building Permit No.
2017080030 dated 28/06/2017

WB Hira Registration No.
HIRA/P/KOL/2018/000093

Certification
Gold Rated Green Building pre certified by IGBC

Foundation & Structure
Foundation : RCC substructure on piles
Super structure : RCC frame structure
Earthquake-resistant reinforced concrete framed structure

National Building Codes & Practices
IS:875(III):2015 - Wind Load / Design Load
IS:456:2000 - Code of practice for PCC & RCC
IS-1893-2016 - Designed as per National Building Code 2016, Satisfies Torsion / Earthquake / Ductile Design

Vaastu
Vaastu compliant

Tower Height
80 metres (262 feet)

No. of Storeys
B+G+19

No. of Sky Villas
14 + Penthouse = 15 Sky Villas

Disclaimer: All above Specifications are only indicative & subject to changes.



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The After-Hour *Grande* Luxuries

Private viewing deck with a panorama of skylines with every sky villa



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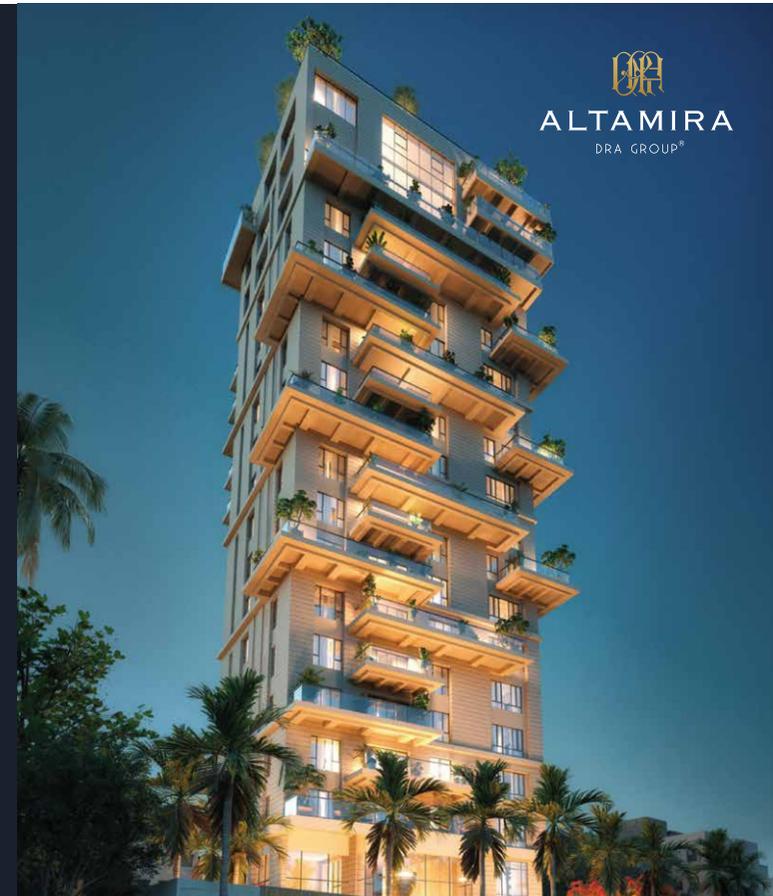
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La Natura!
 [Live Natural]

DRA Altamira, a prominent **IGBC Gold rated** Development project, is thoughtfully designed to value the greatest essence of eco-system in our nature. It demonstrates an intent to design and build a high performance residential building in accordance with IGBC green homes criteria.

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Car Park

Combination of mechanical (MLCP) & independent car park on ground floor / basement

Basement

Height of 4 metres
Ramp designed for 1:8 ratio
All three lifts opens in basement

Amenities

Gymnasium
Swimming Pool
Multipurpose Lounge
Space provided for makeshift
Badminton Court on the driveway

Reception Lobby

Exquisite fully air-conditioned 32 feet high entrance lobby

Service Entrance

Separate service entrance
Drivers room & toilet

Elevators

Two high-speed passenger lifts
One stretcher-cum-service lift

Security

24x7 vigilance by trained professional security staff supported by CCTV surveillance at strategic locations in all common areas
Integrated digital intercom phone system

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Water Supply:

KMC filtered water exclusively stored & supplied

Fire Safety

Fire protection system with hydrant and sprinkler system as per fire authority norms

Sky Villas

Customisable raw Sky Villas
Each Sky Villa covers an entire floor, with all four sides views
Floor to floor height 3,8 metres
More than 800 Sq. ft. of columnless living area

Sky Decks

Decorative hand-rail with glass panelling
Expansive Sky Decks (single / double / triple / open to sky)

Exclusive Lift lobbies:

Customisable raw exclusive lift lobby

Staircases

Two spacious staircases
Staircases provided with fire-resistant doors
Paint finish in corridors, staircases, landings and other common areas

Air-conditioning

Air-conditioning using VRV/VRF system with temperature controlled arrangement (optional)

Power Backup

100% power backup to all apartments (optional)
100% power backup in all common areas
Instant changeover with auto synchronized DG sets

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La Direccion

[The directions]

The coordinates of plush living, within easy distance from the city's core points & neighbourhoods.

GPS Coordinates

22° 32' 23.1828" N
88° 21' 30.9349" E



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● *About Us*

DRA Group is known for its dedication to international standard quality, contemporary architecture and design aesthetics, and timely delivery of projects. Steered under the able leadership of our Chairman & Founder Mr Dayaram Agarwal and MD & CEO Mr Abhishek Agarwal, the group has created a renowned presence in the past two decades in Bengaluru and Kolkata.



● *The Team*

Architect

Since its modest beginning under the leadership of architect Mr JP Agrawal, **Agrawal & Agrawal** has eventually grown to leave its mark all over the country. As one of the foremost architectural companies in Eastern India, the firm, till date, has designed more than 400 projects across 12 states for a myriad clientele.

Structural Consultants

Sterling Engineering Consultancy Services Pvt. Ltd began in 1978 with Late NB Hadker and Mr Kamal N Hadker as its founding members. Driven by the idea of bringing together like-minded engineers and creating a pool of talent, the values of creativity and innovation are ingrained in the company and are still thriving after three successful decades.

SPA Consultants, an organisation of structural engineers, was set up in 1987 by Mr Sanjiv J Parekh and now has a pool of three Associates, four Design Engineers and 17 CAD Engineers. SPA Consultants provides consultancy services for various types of projects.



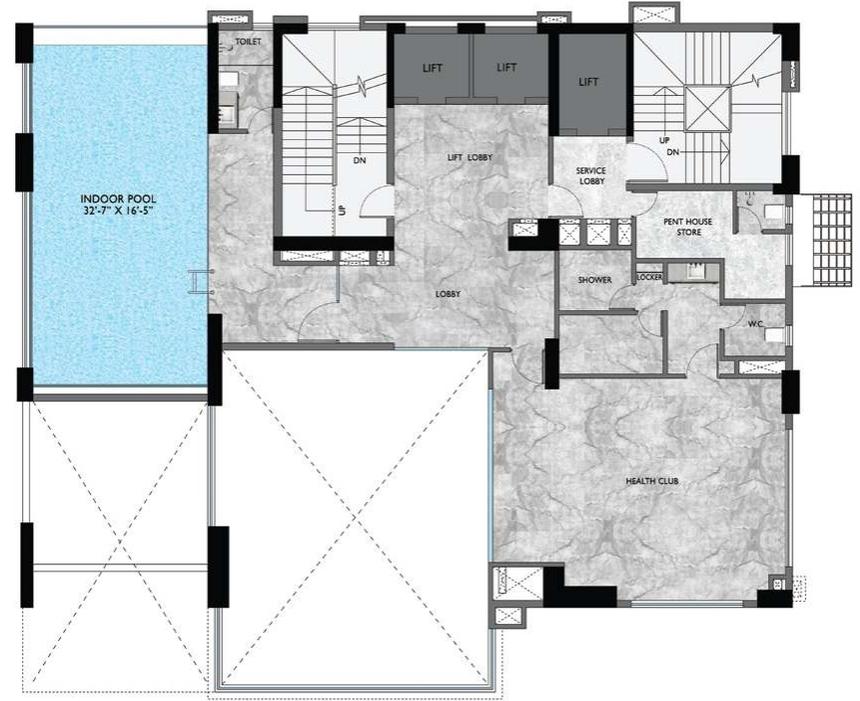
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GROUND FLOOR



FIRST FLOOR



SKY VILLA I

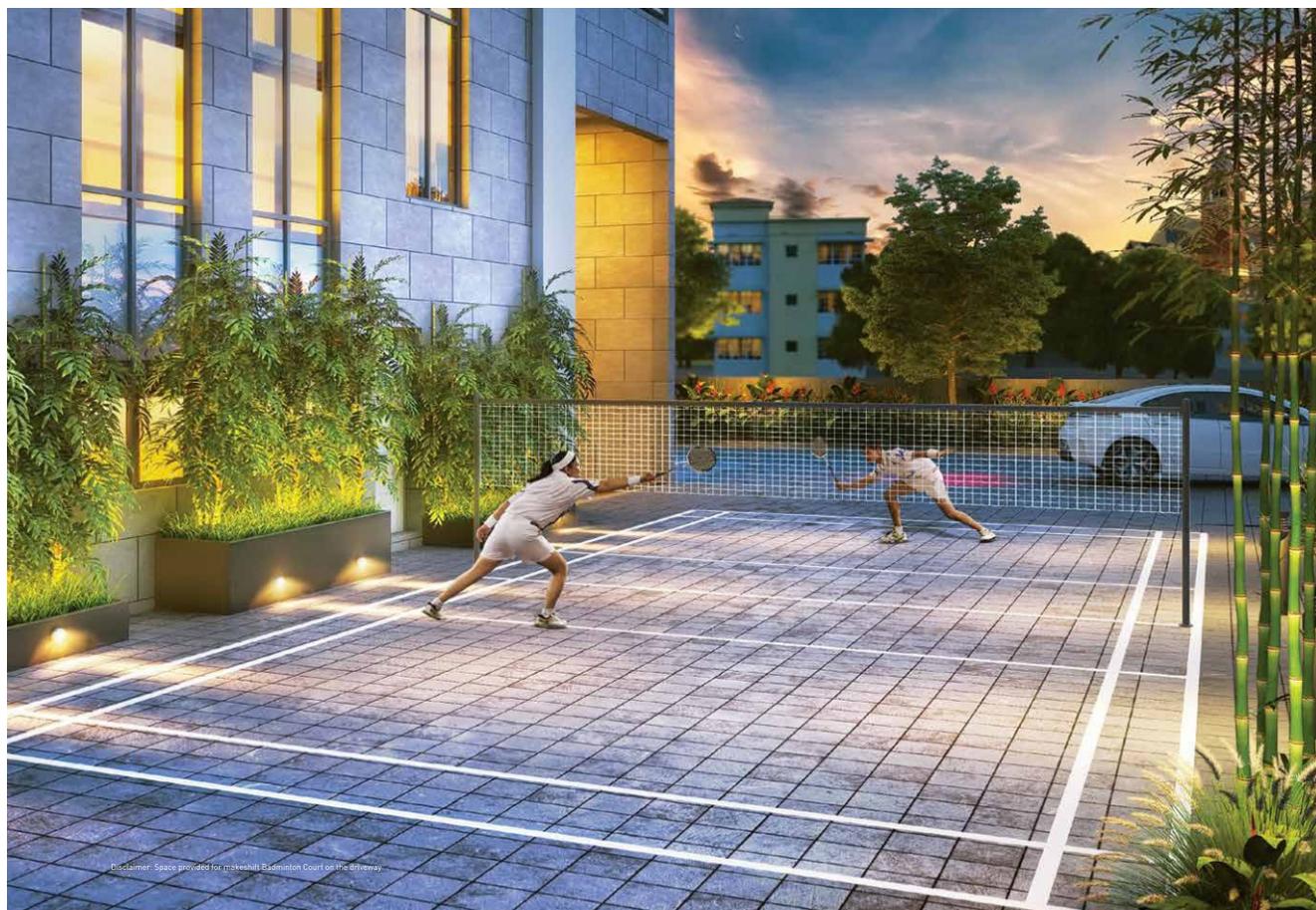
Floor plan is indicative & subject to changes.

Floor plan is indicative & subject to changes.



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Disclaimer: Space provided for makeshift Badminton Court on the driveway.

Floor Plans

Disclaimer: All floor plans are subject to changes. Please take the correct layout of the sky villa from the Developer



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FOURTH FLOOR



SKY VILLA IV

FIFTH FLOOR



SKY VILLA V

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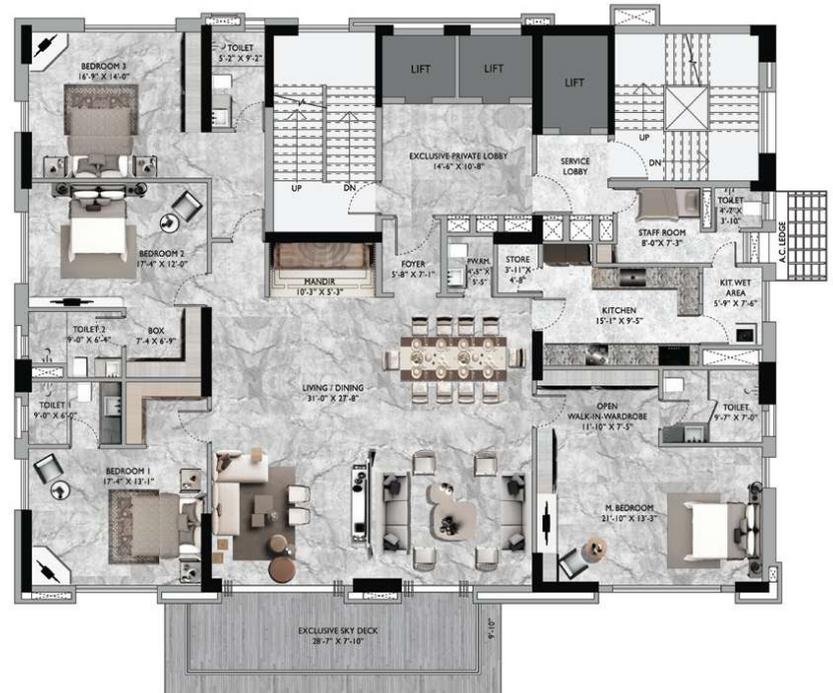
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SECOND FLOOR



SKY VILLA II

THIRD FLOOR



SKY VILLA III

Floor plan is indicative & subject to changes

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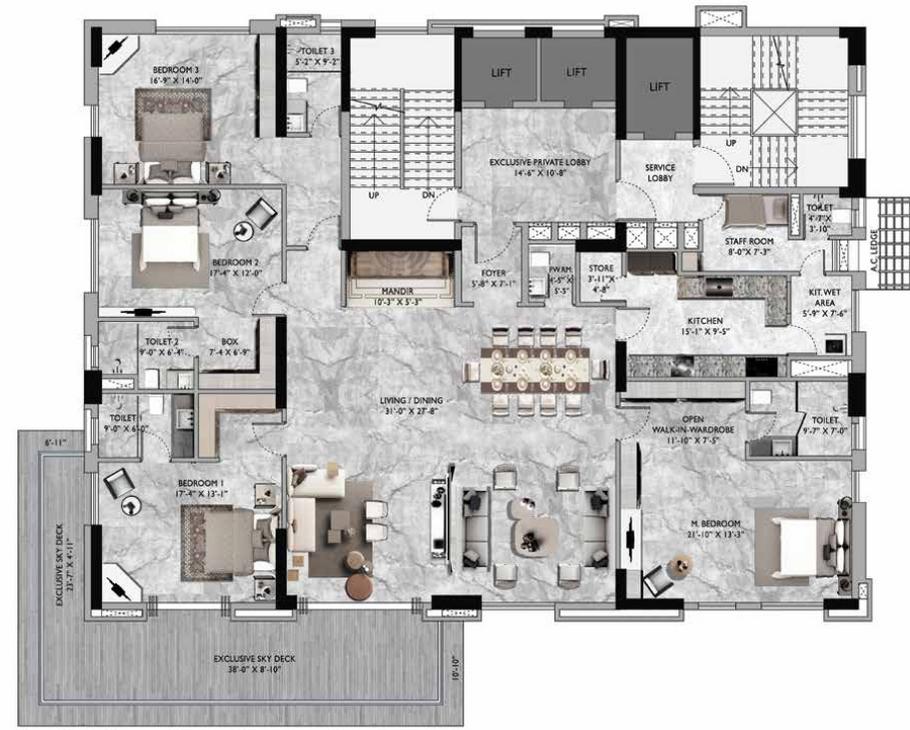
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SIXTH FLOOR



SKY VILLA VI

SEVENTH FLOOR



SKY VILLA VII

⌵ Floor plan is indicative & subject to changes



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TWELFTH FLOOR



SKY VILLA XII

FOURTEENTH FLOOR



SKY VILLA XIV



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TENTH FLOOR



SKY VILLA X

ELEVENTH FLOOR



SKY VILLA XI



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FIFTEENTH FLOOR



SKY VILLA XV

SIXTEENTH FLOOR



SKY VILLA XVI

Floor plan is indicative & subject to changes

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