

*Imagine a collection
of your fondest experiences*

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MOD  **RN**
PROPERTIES

*A re-imagination of life
and luxuries*

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*Seamless leisure, luxury
and athleisure landscapes*

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INTRODUCING

NAVYOM

Kolkata's first expandable living

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*Own a 15 acre
panorama view*



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*See quiet
Hear the greens
Forest bathe
Float on a bed of water*



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*A revolution in sports facilities
at residential developments*

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Getaway like



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*Borderless living is
natural for kids*

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Majestic ground floor lobby

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Villa like duplex



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*Expandable
Flexible
Functional*



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*An additional room for
your choices*



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More space across spaces



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*For the love of
king size wardrobes*

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*Homes with attached
terrace gardens*

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Space for celebrations



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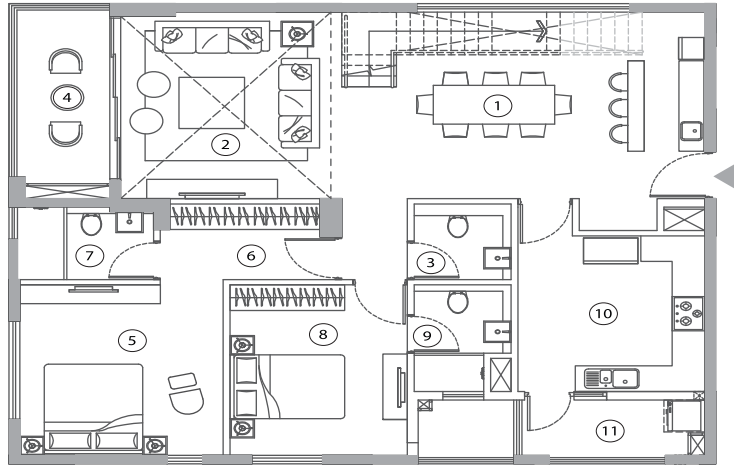
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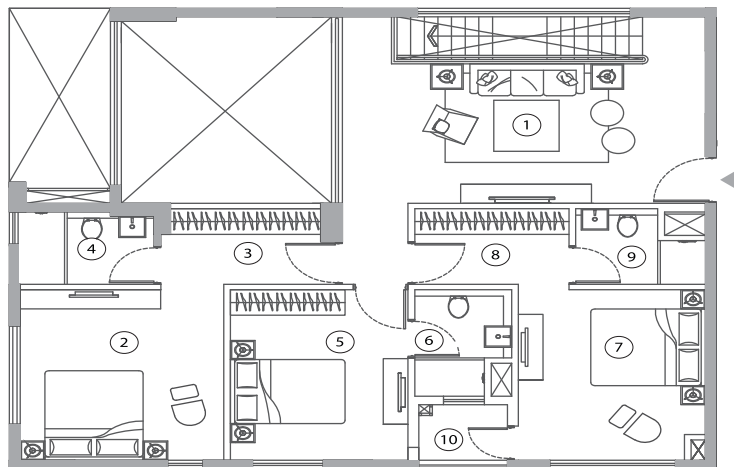
TOWER 1 | 5 BHK DUPLEX | UNIT A



UNIT A DUPLEX LOWER - (FLOOR 3, 5, 7, 9)

No.	Space Type	Dimension (Ft.Inch.)	Area (Sq.Ft.)
1	DINING	21'10" X 14'4"	668
2	LIVING	13'5" X 14'4"	
3	TOILET	10" X 5'10"	
4	EXTENDED LIVING	6'1" X 13'10"	266
5	BEDROOM 1	12'3" X 13'2"	
6	DRESSER	7" X 5'10"	185
7	TOILET	2" X 5'7"	
8	BEDROOM 2	10'8" X 13'2"	195
9	TOILET	10" X 8'2"	
10	KITCHEN	3" X 12'0"	
11	SERVICE YARD	11'0" X 4'11"	

CARPET AREA 1314 sq.ft. • BALCONY AREA 142 sq.ft.



UNIT A DUPLEX UPPER - (FLOOR 4, 6, 8, 10)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	FAMILY AREA	22'6" X 11'1"	276
2	BEDROOM 3	12'3" X 13'2"	266
3	DRESSER	7" X 5'10"	
4	TOILET	8'2" X 5'7"	185
5	BEDROOM 4	10'8" X 13'2"	
6	TOILET	5'10" X 8'2"	268
7	BEDROOM 5	11'3" X 13'2"	
8	DRESSER	9'3" X 5'10"	268
9	TOILET	7'10" X 5'10"	
10	BALCONY	5'4" X 4'11"	

CARPET AREA 1140 sq.ft. • BALCONY AREA 26 sq.ft.



REASONS TO PREFER

Overview

- Palatial 5 BHK villament that bring families together.
- Expansive vistas of the luxurious landscape in full view with French style tall windows.
- 3-side-open south-facing homes with natural ventilation.

Living & Dining

- Unhindered living and dining space with spacious balcony.
- Dining area leads to 21-ft-tall living area, segregated by a glass divider. Living area opens onto a balcony with tall glass glazing.

Family Area

- An exclusive family area on the upper level, with a view of the living space below, as well as an infinite view of the landscaping.

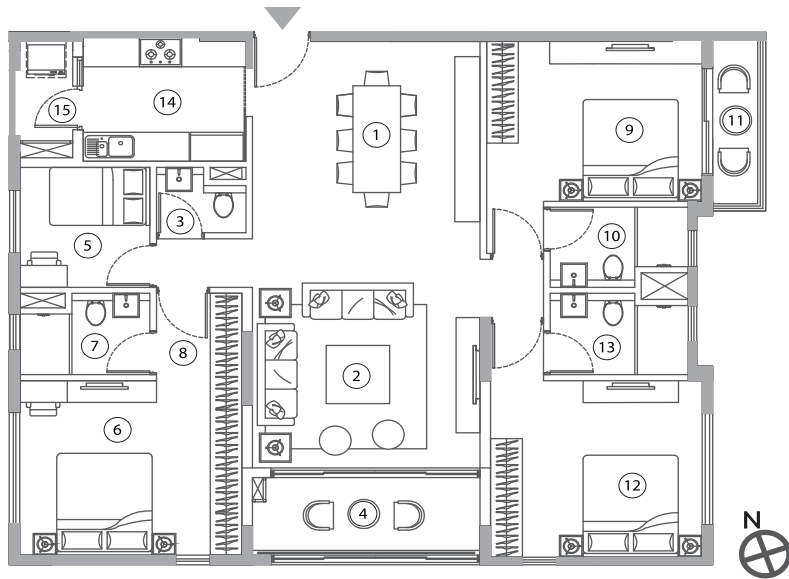
Kitchen

- Dedicated spaces for modern and contemporary kitchens.
- An island counter or breakfast table is possible if foyer is taken within.
- Separate service yard along with kitchen to wash, dry and iron.

Bedrooms

- South facing, with full length windows, enlarged wardrobe space and an expansive view of the landscape in the master bedroom.

TOWER 1 | 4 BHK | UNIT B



UNIT B
(FLOOR - 2 TO 11)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	DINING	14' X 13'5"	537
2	LIVING	14'1" X 15'8"	
3	TOILET	5'7" X 4'10"	
4	EXTENDED LIVING	14'1" X 4'11"	
5	STUDY	8'1" X 8'2"	66
6	BEDROOM 1	13'9" X 11'10"	236
7	TOILET	8'1" X 5'6"	
8	DRESSER	4" X 5'11'5"	
9	BEDROOM 2	13'5" X 10'10"	239
10	TOILET	8'7" X 5'5"	
11	BALCONY	3" X 11'6'3"	216
12	BEDROOM 3	13'2" X 11'11"	
13	TOILET	8'7" X 5'6"	
14	KITCHEN	10'1" X 8'4"	110
15	SERVICE YARD	3'11" X 6'9"	

CARPET AREA 1512 sq.ft. • BALCONY AREA 70 sq.ft.



REASONS TO PREFER

Overview

- 3-side-open residences with natural light throughout the day.

Living & Dining

- Seamless living and dining, offering an expandable living which can double up as a work station, lounge, or play area. You also have the choice of merging it to create a large living room.
- South-open balcony provides breezy summers and sunlit winters.

Bed Room 1

- King-size 17-ft-long wardrobe space and large windows.
- For those preferring a 3 BHK, the study can merge with the master bedroom, making it a grand suite.

Study

- Flexible utility as a kids room/study room/guest room.

Bedroom 2

- Comes with an attached balcony for enjoying the morning sun with a cup of coffee.

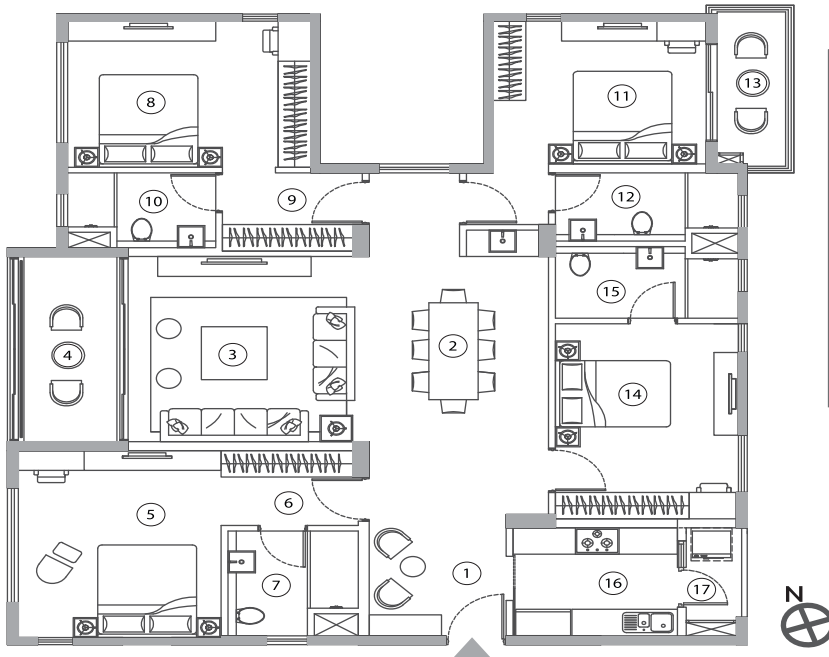
Bedroom 3

- Tall windows facing east, to bring in the morning sun, and south window to cross ventilate the room.

Kitchen

- Kitchen extends to the service yard, for washing, drying or ironing.

TOWER 1 | 4 BHK | UNIT C



UNIT C (FLOOR - 2 TO 11)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	FOYER	8'2" X 8'6"	567
2	DINING 12' X 10'9"	19	
3	LIVING 14'11" X 13'9"		
4	EXTENDED LIVING 5'9" X 13'9"		
5	BEDROOM 1 12'2" X 13'11"		271
6	DRESSER 3' X 5'7"8		
7	TOILET 7'10" X 7'10"		
8	BEDROOM 2 14'7" X 10'11"		
9	DRESSER 4' X 5'108		254
10	TOILET 10" X 5'7"	8	
11	BEDROOM 3 12'9" X 10'8"		
12	TOILET 10'11" X 5'1"		
13	BALCONY 7" X 12'8"		217
14	BEDROOM 4 11'0" X 14'6"		
15	TOILET 10'11" X 5'4"		
16	KITCHEN 10" X 8'9"		
17	SERVICE YARD 3'8" X 6'11"		104

CARPET AREA 1825 sq.ft. • BALCONY AREA 85 sq.ft.

REASONS TO PREFER

Overview

- 3-side-open cross-ventilated homes with full length windows.
- East and west side open, allowing natural air and light throughout the day.
- Apartment vista of the sprawling central landscaped garden.

Living & Dining

- Seamless living and dining, offering an expandable living which can double up as a work station, lounge, or play area. You also have the choice of merging it to create a large living room.
- Entrance foyer with waiting area for visitors.
- Living and dining spaces overlook the sprawling central landscaped garden.

Bed Room 1

- Dedicated wardrobe space overlooking the elongated central greens.

Bedroom 2

- Bedroom overlooks the leisure garden.
- Separate his and her wardrobe spaces.

Bedroom 3

- Attached balcony for morning coffee, yoga and fitness sessions.

Bedroom 4

- East open room that welcomes the morning sun.

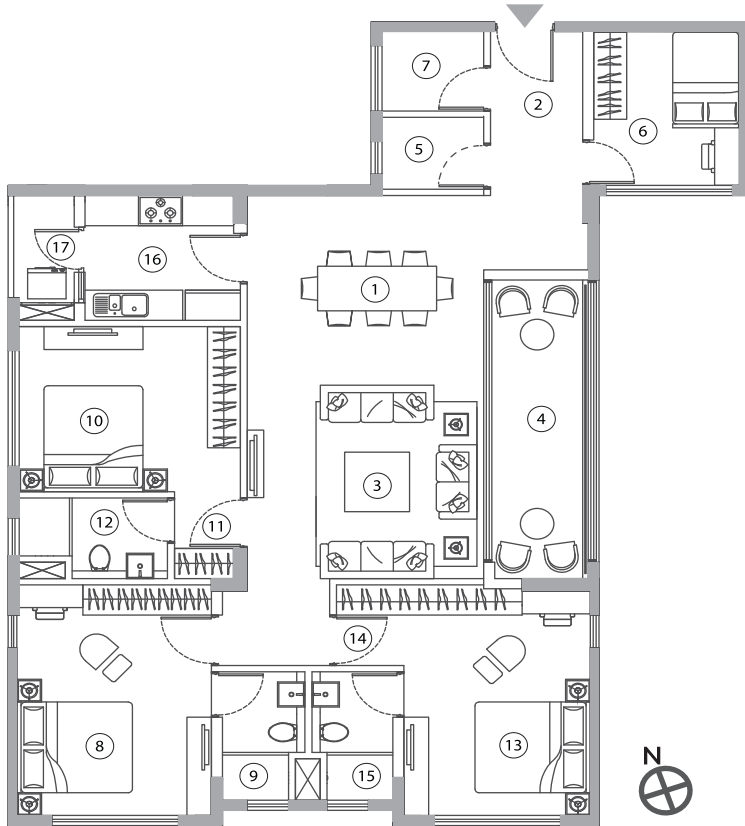
Kitchen

- Separate service yard beside the kitchen, for washing, drying and ironing needs.

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TOWER 2 & 5 | 4 BHK | UNIT A



UNIT A (FLOOR - 2 TO 9)

No.	Space Type	Dimension (Ft. Inch)	Area (sq. Ft.)
1	DINING	14'1" X 8'6"	741
2	FOYER	6" X 15	
3	LIVING	14'1" X 16'5"	
4	EXTENDED LIVING	6'3" X 19'5"	
5	PUJA ROOM	6'1" X 4'8"	
6	STUDY ROOM	8'8" X 10'0"	
7	STORE ROOM	6'1" X 5'2"	
8	BEDROOM 1	11'7" X 15'0"	216
9	TOILET	11" X 8'4"	
10	BEDROOM 2	13'3" X 10'9"	207
11	DRESSER	6" X 5'8'3"	
12	TOILET	8'10" X 5'3"	226
13	BEDROOM 3	11'2" X 15'0"	
14	DRESSER	0" X 5'3"	
15	TOILET	4'10" X 8'4"	104
16	KITCHEN	8'10" X 8'2"	
17	SERVICE YARD	3'11" X 7'0"	

CARPET AREA 1631 sq.ft. • BALCONY AREA 31 sq.ft.

REASONS TO PREFER

Overview

- South facing breezy apartment with east and west side open.
- Overlooking the expansive leisure garden.

Living & Dining

- Seamless living and dining, offering an expandable living which can double up as a work station, lounge, or play area. You also have the choice of merging it to create a large living room.
- Entrance foyer has been designed for a store room, or a puja room.

Study

- The study room can be converted into a den or a guest room or a small work from home office.

Kitchen

- Spacious kitchen such that the master chef along with helpers can come together to cook for larger gatherings.
- A separate service yard with intelligent everyday space needs.

Bed Room 1

- South facing, naturally ventilated, with a dedicated wardrobe space, overlooking the garden.

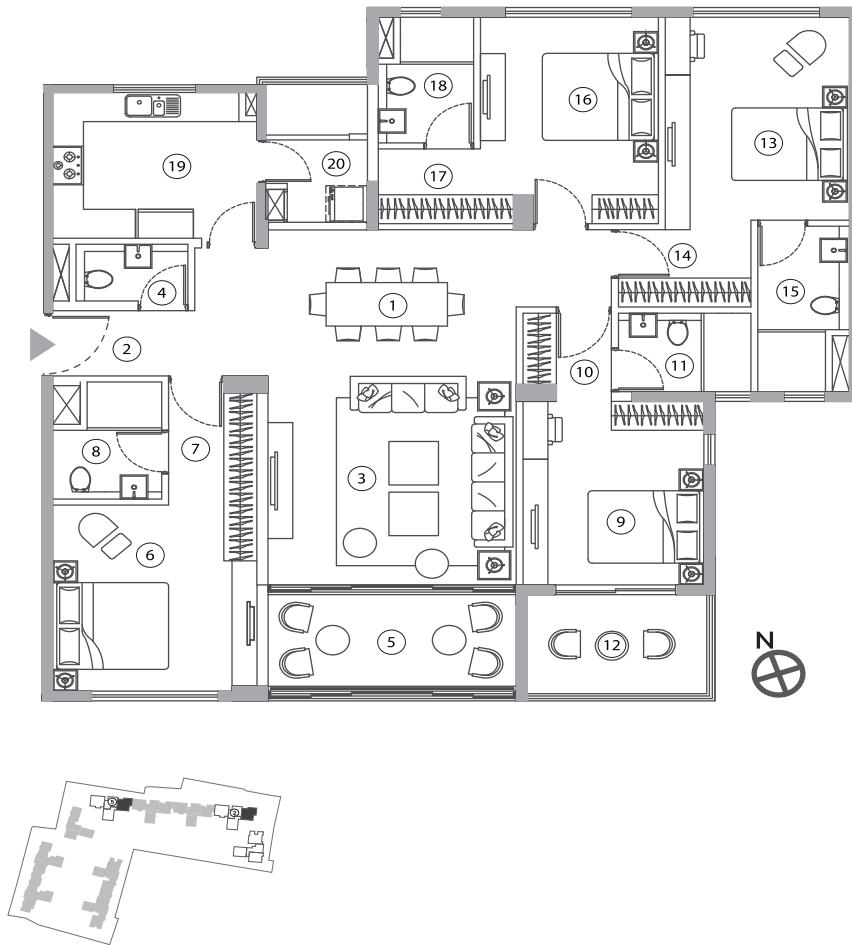
Bedroom 2

- Elongated view of the central landscaped garden with a dedicated wardrobe space.

Bedroom 3

- South facing breezy room overlooking the leisure garden. It has the most spacious wardrobe.

TOWER 2 & 5 | 4 BHK | UNIT B



UNIT B
(FLOOR - 2 TO 11)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	DINING '2" X 9	19 '11"	789
2	FOYER '5" X 4	8 '5"	
3	LIVING 14'9" X 14'2"		
4	TOILET 6'8" X 3'10"		242
5	EXTENDED LIVING 14'9" X 6'9"		
6	BEDROOM 1 12'2" X 12'8"		292
7	DRESSER '9" X 5'3"8		
8	TOILET '6" X 7'11"	6	253
9	BEDROOM 2 10'9" X 12'6"		
10	DRESSER '3" X 6'3"		223
11	TOILET 7'10" X 5'4"		
12	BALCONY '2" X 7'31"		154
13	BEDROOM 3 11'0" X 13'9"		
14	DRESSER '11" X 5'3"		
15	TOILET 5'6" X 11'3"		
16	BEDROOM 4 10'7" X 14'0"		
17	DRESSER 6'1" X 5'1"		
18	TOILET 5'8" X 8'6"		
19	KITCHEN '2" X 9'12"		
20	SERVICE YARD 6'0" X 4'7"		

CARPET AREA 1821 sq.ft. • BALCONY AREA 113 sq.ft.

REASONS TO PREFER

Overview

- 3-side-open independent cross ventilated breezy apartment.
- The apartment overlooks the expansive kids play zone.
- 2 well ventilated and spacious balconies - one with living and another with a bedroom.

Living & Dining

- Seamless living and dining, offering an expandable living which can double up as a work station, lounge, or play area. You also have the choice of merging it to create a large living room.

Kitchen

- Spacious kitchens such that the master chef along with helpers can come together to cook for larger gatherings.
- A separate service yard with intelligent everyday space needs.

Bed Room 1

- South open breezy room with an extensive wardrobe space for him and her.

Bedroom 2

- The room comes with an attached balcony on the south corner making it breezy throughout the day. It also opens towards the east which will invite the morning sunrise.

Bedroom 3

- Perfect for kids, overlooking several play areas.

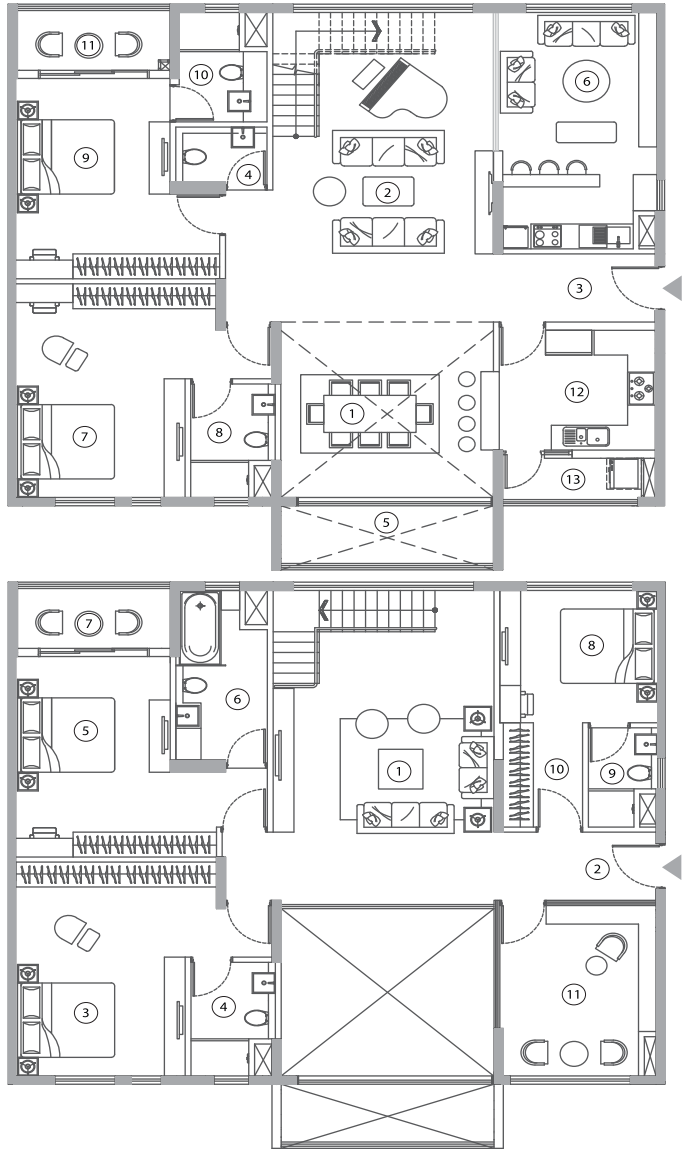
Bedroom 4

- Overlooking the expansive play zone.

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TOWER 2 | 6 BHK DUPLEX | UNIT C



UNIT C DUPLEX LOWER - (FLOOR 2, 4, 6, 8, 10)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	DINING	15'1" X 13'11"	811
2	LIVING	15'8" X 24'8"	
3	FOYER	11'6" X 5'5"	
4	TOILET	6'6" X 4'4"	
5	EXTENDED LIVING	15'1" X 5'1"	207
6	FAMILY ROOM	11'4" X 18'10"	
7	BEDROOM 1	12'0" X 17'0"	
8	TOILET	6'0" X 9'0"	286
9	BEDROOM 2	10'11" X 15'11"	
10	TOILET	6'3" X 8'8"	310
11	BALCONY	10'10" X 5'3"	
12	KITCHEN	11'1" X 9'6"	145
13	SERVICE YARD	9'6" X 3'9"	

CARPET AREA 1734 sq.ft. • BALCONY AREA 184 sq.ft.

TYPE C DUPLEX UPPER - (FLOOR 3, 5, 7, 9, 11)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	PAMREA	15'8" X 17'11"	393
2	FOYER	11'6" X 5'5"	
3	BEDROOM 3	12'0" X 17'0"	286
4	TOILET	6'0" X 9'0"	
5	BEDROOM 4	11'0" X 15'11"	356
6	TOILET	6'6" X 13'6"	
7	BALCONY	10'10" X 5'3"	
8	BEDROOM 5	11'3" X 10'6"	200
9	TOILET	4'11" X 7'10"	
10	DRESSER	5'8" X 8'8"	142
11	STUDY	11'1" X 13'4"	

CARPET AREA 1523 sq.ft. • BALCONY AREA 60 sq.ft.

REASONS TO PREFER

Overview

- A celebration of architecture and design, bringing together 3 generations.
- Overlooking the expansive leisure and luxury landscapes.
- Cross ventilated homes with full length windows to invite natural air and light.
- South facing breezy residences.

Living & Dining

- Unhindered living and dining space with spacious balcony for your morning workout.
- Dining area opens to 21 feet tall living and balcony with a huge glass facade.

Den & Family Area

- Exclusive family area cum den on the upper level for maximum family time. Exclusive den area adjoining to the living for private parties.

Bed Room 1 & 3

- Elaborate, with dedicated spaces, overlooking the landscaped garden.

Bedroom 2 & 4

- Bedrooms on the upper and lower levels come with a skyline view of the city on one side and expansive kid's play area on the other.

Bedroom 5

- The room on the upper level can be converted into a play room for kids.

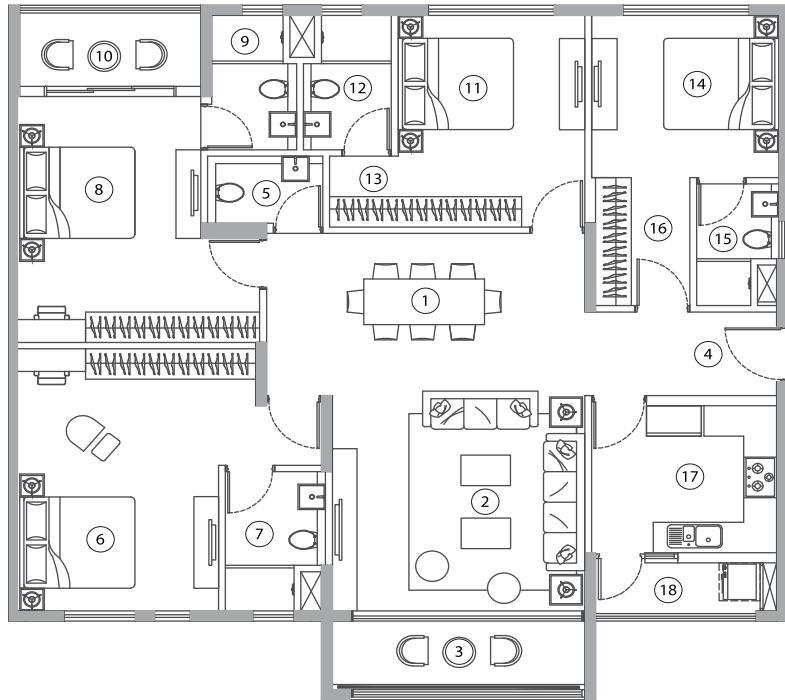
Study Room

- Offering you the choice to turn into a guest room, library or a private theatre.

Kitchen

- Spacious kitchen such that the master chef along with helpers can come together to cook for larger gatherings.
- A separate service yard with intelligent everyday space needs.

TOWER 5 | 4 BHK | UNIT C



UNIT C
(FLOOR 2 TO 11)

No.	Space Type	Dimension (Ft. Inch)	Area (Sq. Ft.)
1	DINING	19'1" X 10'6"	577
2	LIVING	15'1" X 13'11"	
3	EXTENDED LIVING	15'1" X 4'1"	
4	FOYER	11'6" X 5'5"	
5	TOILET	6'11" X 4'4"	286
6	BEDROOM 1	12'0" X 17'0"	
7	TOILET	6'0" X 9'0"	
8	BEDROOM 2	10'11" X 15'11"	304
9	TOILET	5'1" X 8'8"	
10	BALCONY	10'10" X 5'3"	216
11	BEDROOM 3	11'2" X 13'8"	
12	TOILET	5'3" X 8'8"	200
13	DRESSER	4'1" X 4'7"	
14	BEDROOM 4	11'3" X 10'6"	145
15	TOILET	4'11" X 7'10"	
16	DRESSER	5'8" X 8'8"	
17	KITCHEN	11'1" X 9'6"	
18	SERVICE YARD	9'6" X 3'9"	

CARPET AREA 1806 sq.ft. • BALCONY AREA 101 sq.ft.



REASONS TO PREFER

Overview

- 3-side-open, with abundant natural air and light.
- Overlooks the large landscaping.
- 2 spacious balconies.

Living & Dining

- Seamless living and dining, offering an expandable living which can double up as a work station, lounge, or play area. You also have the choice of merging it to create a large living room.
- Entrance foyer with waiting area for visitors.

Bed Room 1

- South open, breezy room with a dedicated wardrobe space for him and her.

Bedroom 2

- Balcony with a view of the city's skyline. Dedicated wardrobe spaces.

Bedroom 3

- Offers city view, with large wardrobe space, ideal for grandparents.

Bedroom 4

- Turn into a plush guest room, library or a private theatre.

Kitchen

- Spacious kitchen such that the master chef along with helpers can come together to cook for larger gatherings.
- A separate service yard with intelligent everyday space needs.

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Developers



Site: 48 Manmohan Banerjee Road, Kolkata 700038

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