



LET YOUR SUPREMACY SHOW

Emperador

WORLD CLASS WORK SPACES ON CHOWRINGHEE



9073 66 55 99

MODERN
PROPERTIES

Embrace a mesmerising view of the largest greenscape in Kolkata at Emperador.

Good location means good business. And what could be better than being at an iconic location ~ Chowringhee. A commercial hub of its kind, it boasts of a central location with all business conveniences nearby.

A reflection of your stature, an office at Emperador will ensure that your business receives the fillip it needs. Not just a luxe façade, but efficiently planned workspaces with attention to design details will enhance your business experience at Emperador.

An array of small and large sizes to choose from, pick the one that suits your business needs the most.



9073 66 55 99

MODERN
PROPERTIES

SPECIFICATIONS

FOUNDATION

RCC pile foundation

STRUCTURE

Earthquake resistant reinforced concrete cement (RCC) framed structure with seismic compliance as per IS Code

COMMON TOILETS

Antiskid vitrified tiles

ROOF

Water and heat proofing of the roof finished with roof tiles

STAIR CASE

Granite/Kota stone

UNIT MAIN DOOR

Electronic rolling shutter

WINDOWS

Windows matching with the elevation

ELECTRICAL

Concealed copper wiring till main DB with premium quality MCB's

DRIVEWAY

Greenery lined driveway with paving tiles



9073 66 55 99

MODERN
PROPERTIES

FACILITIES

Air-conditioned entrance lobby
Intercom
DTH/Cable
2 Passenger elevators
1 Service elevator
100% Power back-up for common areas
24x7 Water supply
Modern Fire fighting

equipments as per of WBF&ES norms
Iron removal and water softener plant

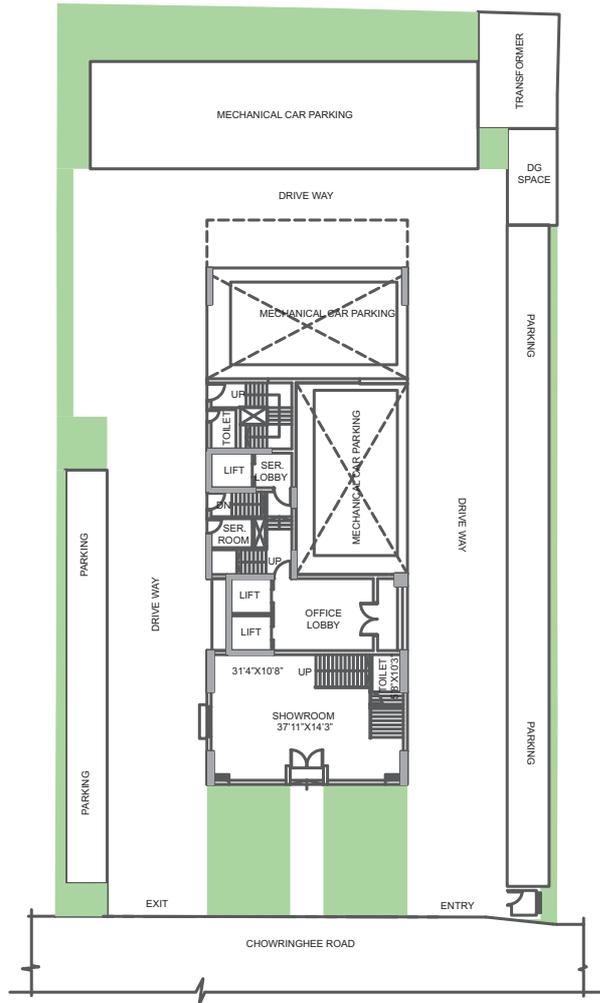
Power Supply & Back Up
CESC HT/LT deposits, cabling charges and transformer charges to be paid by buyers.
100% power back up at extra cost as per the requirement of the buyers



9073 66 55 99

MODERN
PROPERTIES

SITE PLAN



GROUND FLOOR PLAN

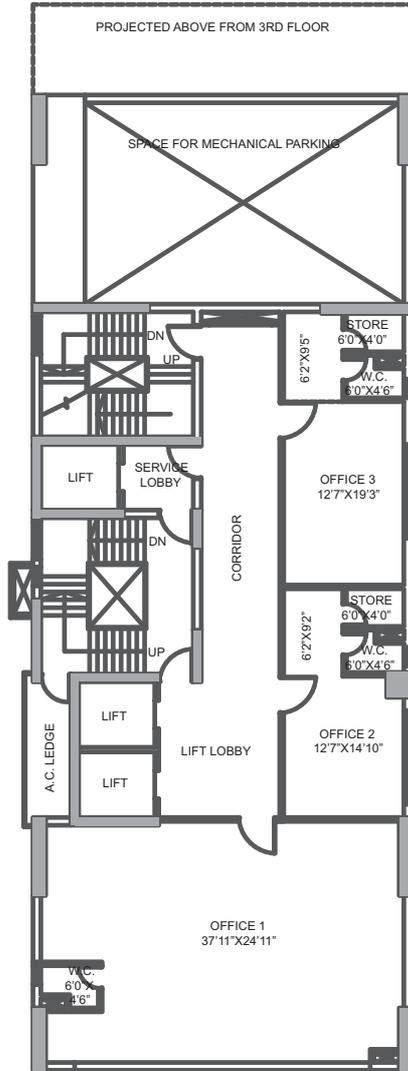
Type	Carpat Area sq.ft.	BUA sq.ft	SBU sq.ft.
Showroom	905	1051	1480



9073 66 55 99

MODERN
PROPERTIES

FLOOR PLANS



2ND FLOOR PLAN

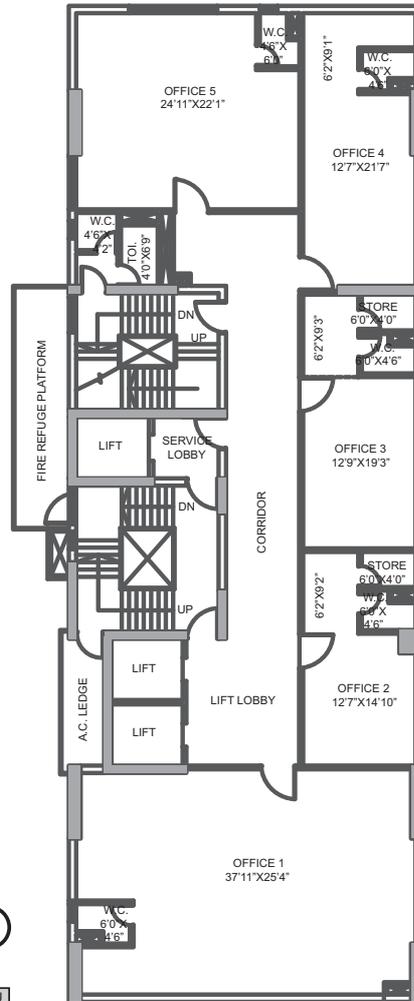
Type	Carpat Area sq.ft.	BUA sq.ft.	SBU sq.ft.
Office 1	937	1042	1532
Office 2	294	334	491
Office 3	356	407	599



9073 66 55 99

MODERN
PROPERTIES

FLOOR PLANS



3RD, 4TH, 6TH FLOOR PLAN

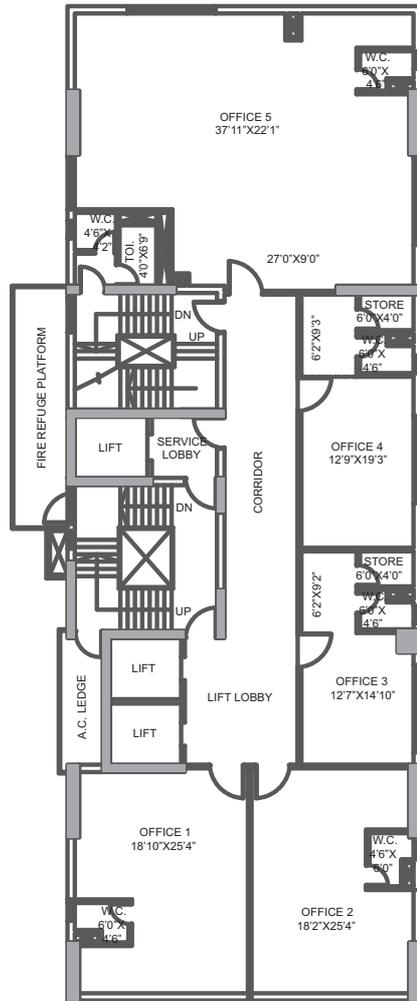
Type	Carpat Area sq.ft.	BUA sq.ft.	SBU sq.ft.
Office 1	937	1042	1532
Office 2	294	334	491
Office 3	356	396	582
Office 4	381	436	641
Office 5	544	602	885



9073 66 55 99

MODERN
PROPERTIES

FLOOR PLANS



7TH - 9TH FLOOR PLAN

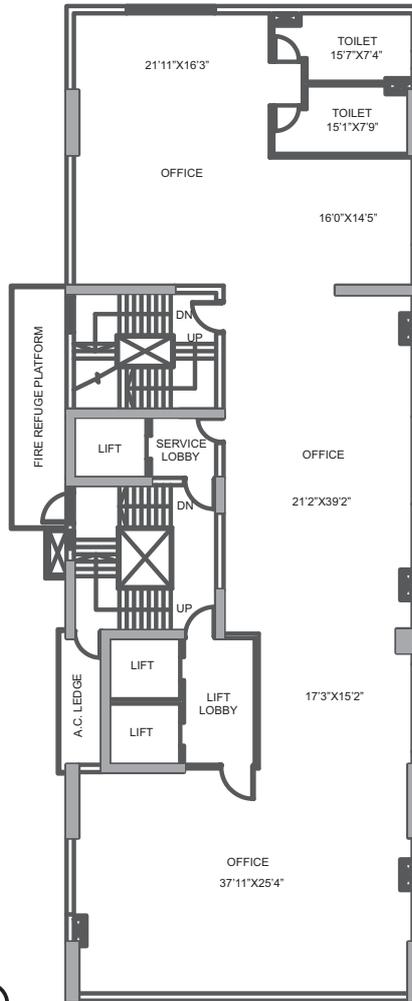
Type	Carpat Area sq.ft.	BUA sq.ft	SBU sq.ft
Office 1	477	539	793
Office 2	450	505	743
Office 3	294	334	491
Office 4	356	396	582
Office 5	1062	1170	1721



9073 66 55 99

MODERN
PROPERTIES

FLOOR PLANS



10TH - 16TH FLOOR PLAN

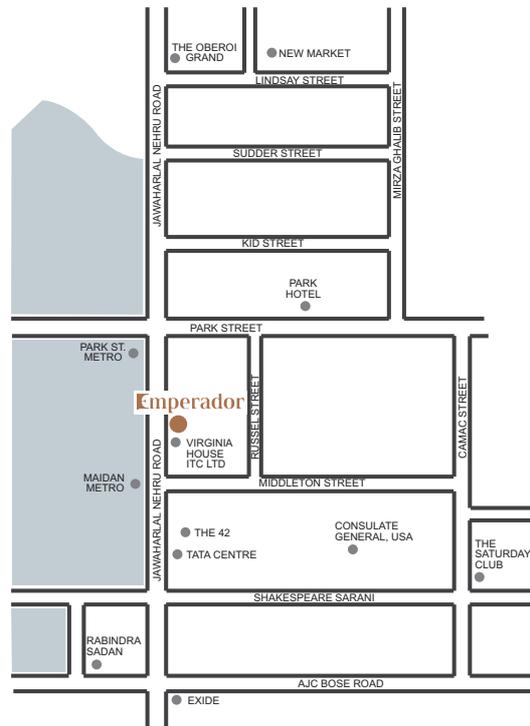
Type	Carpat Area sq.ft.	BUA sq.ft	SBU sq.ft
Office	3161	3462	4876



9073 66 55 99

MODERN
PROPERTIES

LOCATION



CORPORATE HOUSES		FINANCIAL INSTITUTIONS	
Chatterjee International	140 m	State Bank of India	650 m
Industry House	1.4 Km	Standard Chartered	1.2 Km
		Axis Bank	1.05 Km
HOTELS		COMMUTE	
The Park Hotel	500 m	Maidan Metro	260 m
The Oberoi Grand	1 Km	Howrah Station	6.7 Km

SITE ADDRESS

36C/1, Chowringhee Road, Kolkata 700071



9073 66 55 99

MODERN
PROPERTIES