



EXPERIENCE QUALITY

living



Dear Friend,

Owning a home is a one-time experience. Hence, the home itself needs to live up to the standards of that experience. The thought behind creating Solaris Shalimar lies in our wish to provide people with the perfect home at the perfect price.

At Eden Realty, we have always advanced with the vision of 'Housing for All'. With each of our Solaris projects, we not only ensure the finest quality homes with modern amenities, but also encourage green living.

With Solaris Shalimar, we have set the bar higher in terms of quality residences and facilities at efficient pricing. With immense joy, I invite you to be a part of the Solaris family.

Regards,

Sachchidanand Rai
Chairman, Eden Realty



THE TIME HAS COME TO UPGRADE YOUR

lifestyle





THE MOMENT IS HERE TO EMBRACE THE

next

THE REASON IS HERE TO WELCOME THE

opportunity



SO, WHAT ARE YOU WAITING FOR?

The time is now.





Presenting **Solaris Shalimar** – a housing complex that combines the advantage of luxurious facilities with the serenity of a natural environment. Nestled in a prime location, Solaris Shalimar would make the perfect address for your dream home.

Here, luxury comes with comfort. And convenience accompanies the extravagance of a modern lifestyle.

G+12 | 8 TOWERS | 2 & 3 BHK



AERIAL

MIRACLES DON'T HAPPEN TWICE
A HOME AT SUCH *location*
WON'T COME EVER AT THIS *price.*



AERIAL VIEW

Artist's impression
on actual drone shoot image

LOCATION OF A *lifetime* NEVER EXPLORED BEFORE

Own your ideal home in the most coveted location of **Shalimar**. An address that takes you to all major destinations in Kolkata within 30 minutes.



Shalimar Station - 2 mins

Vidyasagar Toll Plaza - 5 mins

Santragachi Terminus - 10 mins

Howrah Station - 12 mins

Esplanade - 15 mins

Park Circus - 16 mins

Burrabazar - 17 mins

Gariahat - 20 mins

Science City - 20 mins

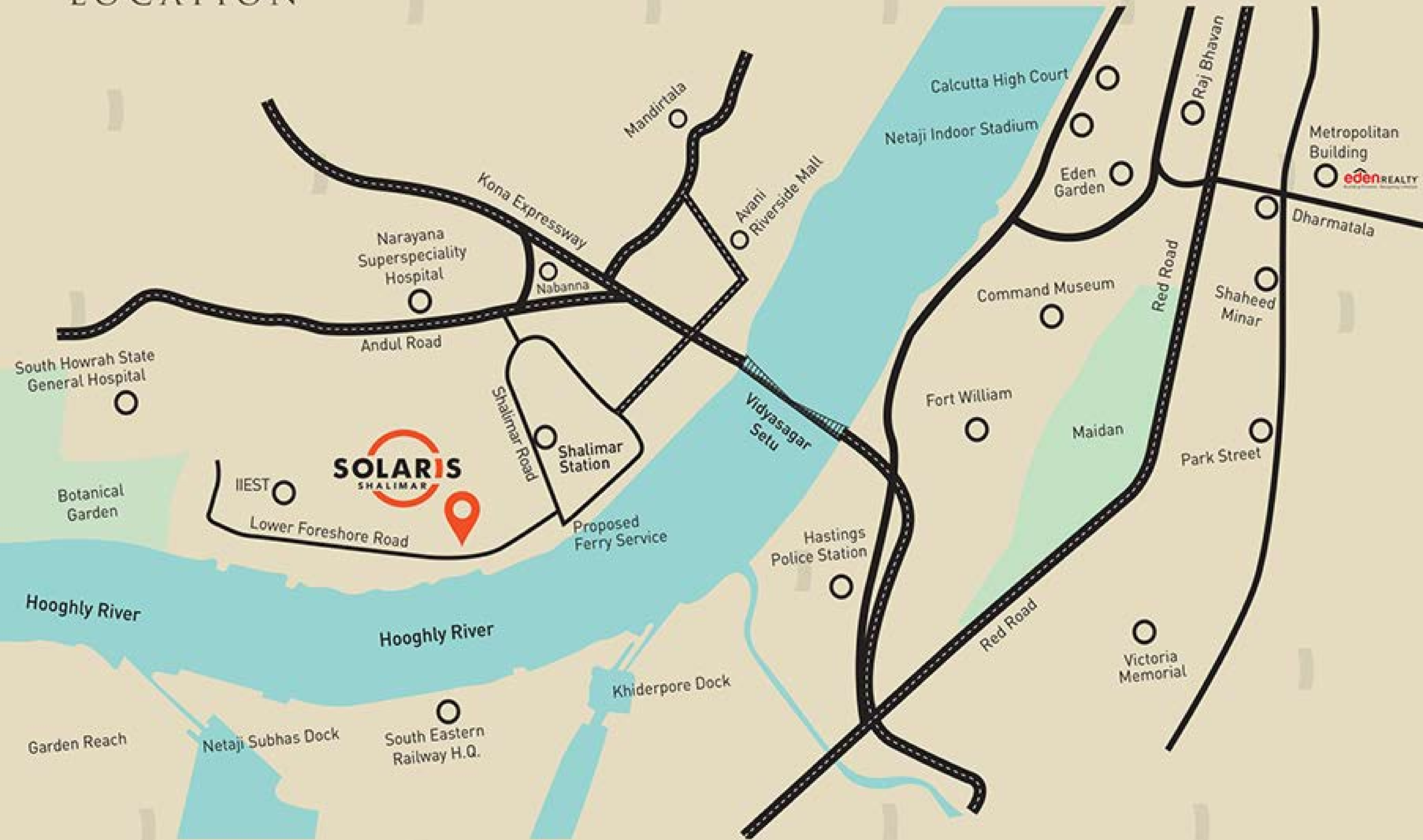
Ruby Hospital - 25 mins

Jadavpur - 25 mins

Salt Lake Sec V - 28 mins



LOCATION







 DRIVEWAY



 IN-HOUSE CONVENIENCE BLOCK

A HOME NESTLED
IN THE NEIGHBOURHOOD OF

nature



OVERLOOKING
THE GANGES

CLOSE TO
THE BOTANICAL GARDEN

SURROUNDED BY
12000+
LIVING PLANTS

Experience nature's orchestra. A home enveloped with a wide variety of trees and birds.
Gentle breeze from the river Ganges sets the mood of the day.

Be it for your morning yoga or an evening stroll, let nature's ensemble provide the music.





A CENTRAL COURTYARD ENLIVENED WITH

flora and fauna

BE MESMERIZED BY THE BLISSFUL *atmosphere*



CENTRAL LANDSCAPE

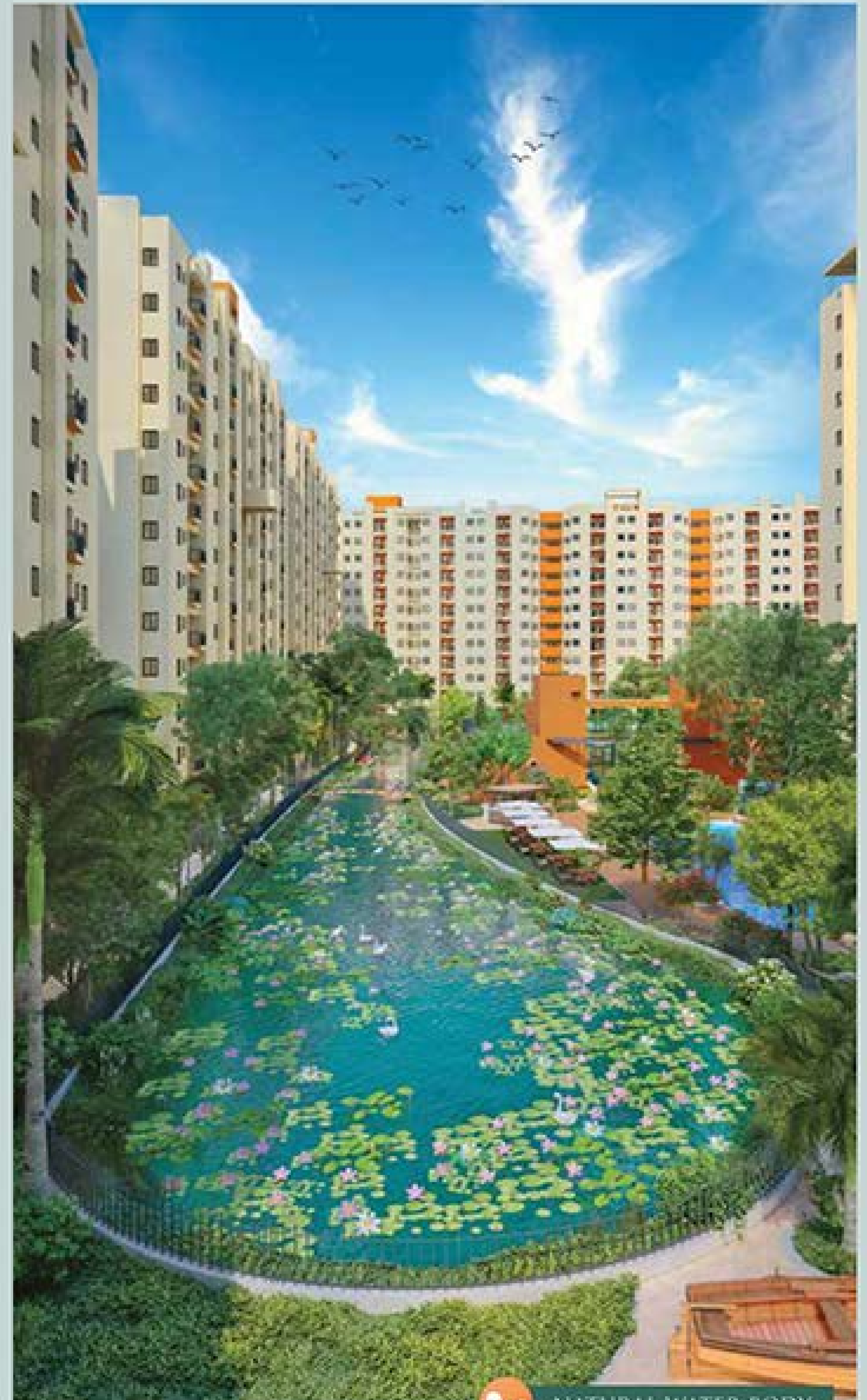


LEGENDS

- | | | | |
|---------------------------|----------------------------------|----------------------------|------------------------|
| 1 Natural Water Body | 7 Swimming Pool Deck with Lounge | 16 Multipurpose Lawn | 26 Board Games Plaza |
| 2 Club Sargam | 8 Outdoor Shower Area | 17 Senior Citizen's Corner | 27 Outdoor Gymnasium |
| a AC Gymnasium | 9 Alfresco Cafe | 18 Family Cabana | 28 Nursery |
| b Banquet cum Kala Kendra | 10 Badminton Courts | 19 Trellis | 29 Toddler's Play Area |
| c Changing Room | 11 Waterside Deck with Seating | 20 Children's Play Area | 30 Building Drop Off |
| d Spa Room | 12 Beach Themed Activity Area | 21 Activity Area | 31 Sculptures |
| 3 Rooftop Community Space | 13 Hammock Garden | 22 Climbing Wall | 32 Connecting Bridge |
| 4 Swimming Pool | 14 Jogging-Walking Track | 23 Chess Block | 33 Entrance Gates |
| 5 Jacuzzi | 15 Yoga & Meditation Zone | 24 Hopscotch Zone | 34 Leisure Seating |
| 6 Kids' Pool | | 25 The Maze | 35 Basement Entry/Exit |

SEEK COMFORT IN THE COOL *stillness*

-  NATURAL WATER BODY
-  FAMILY PERGOLA
-  WATERSIDE DECK WITH SEATING



NATURAL WATER BODY



FAMILY PERGOLA



BE EMBRACED BY THE ARMS OF *greenery*

-  CENTRAL LAWN
-  SENIOR CITIZEN'S CORNER
-  YOGA & MEDITATION ZONE
-  TRELLIS
-  NURSERY
-  JOGGING-WALKING TRACK
-  HAMMOCK GARDEN
-  LEISURE SEATING



CENTRAL LAWN



SENIOR CITIZEN'S CORNER



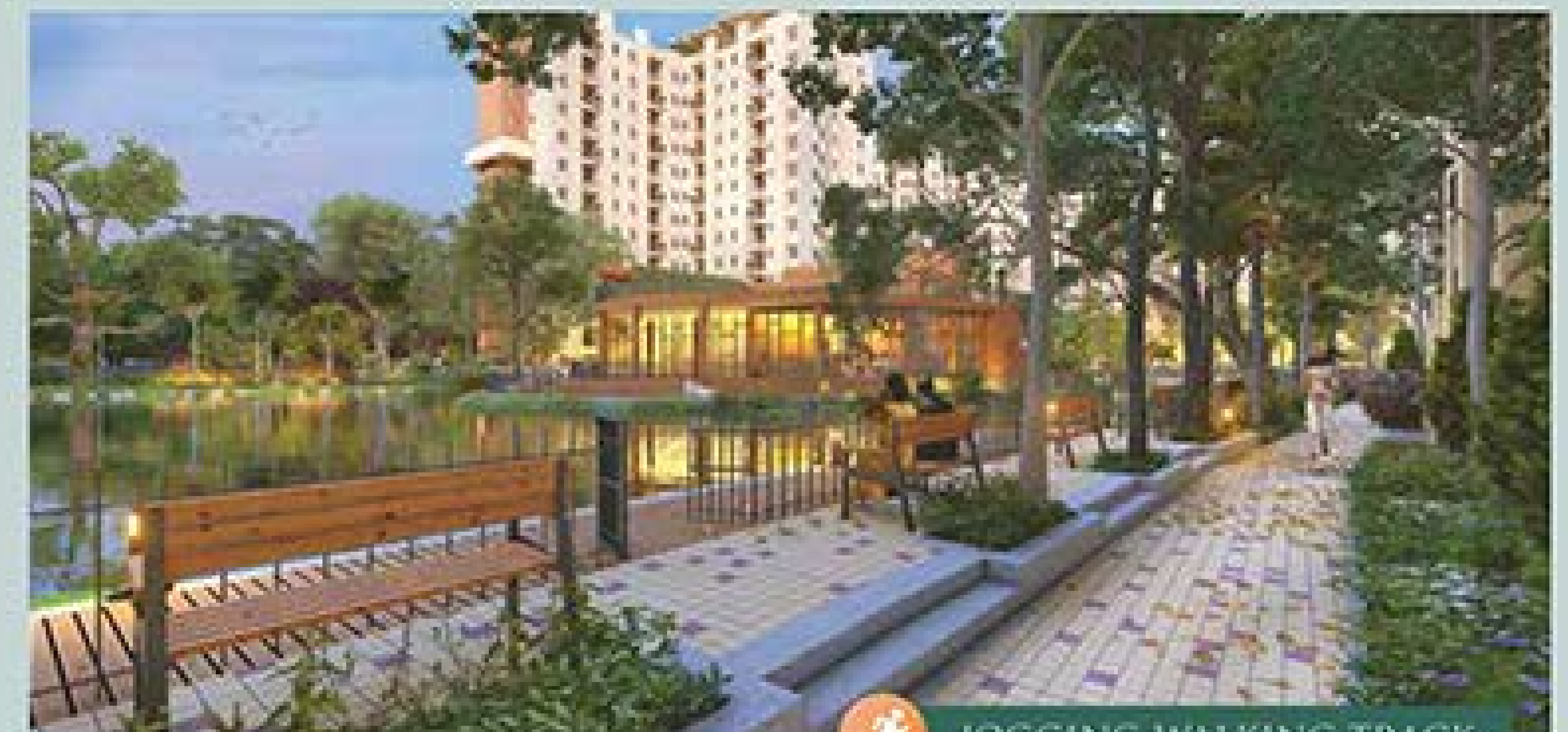
TRELLIS



NURSERY



YOGA & MEDITATION ZONE



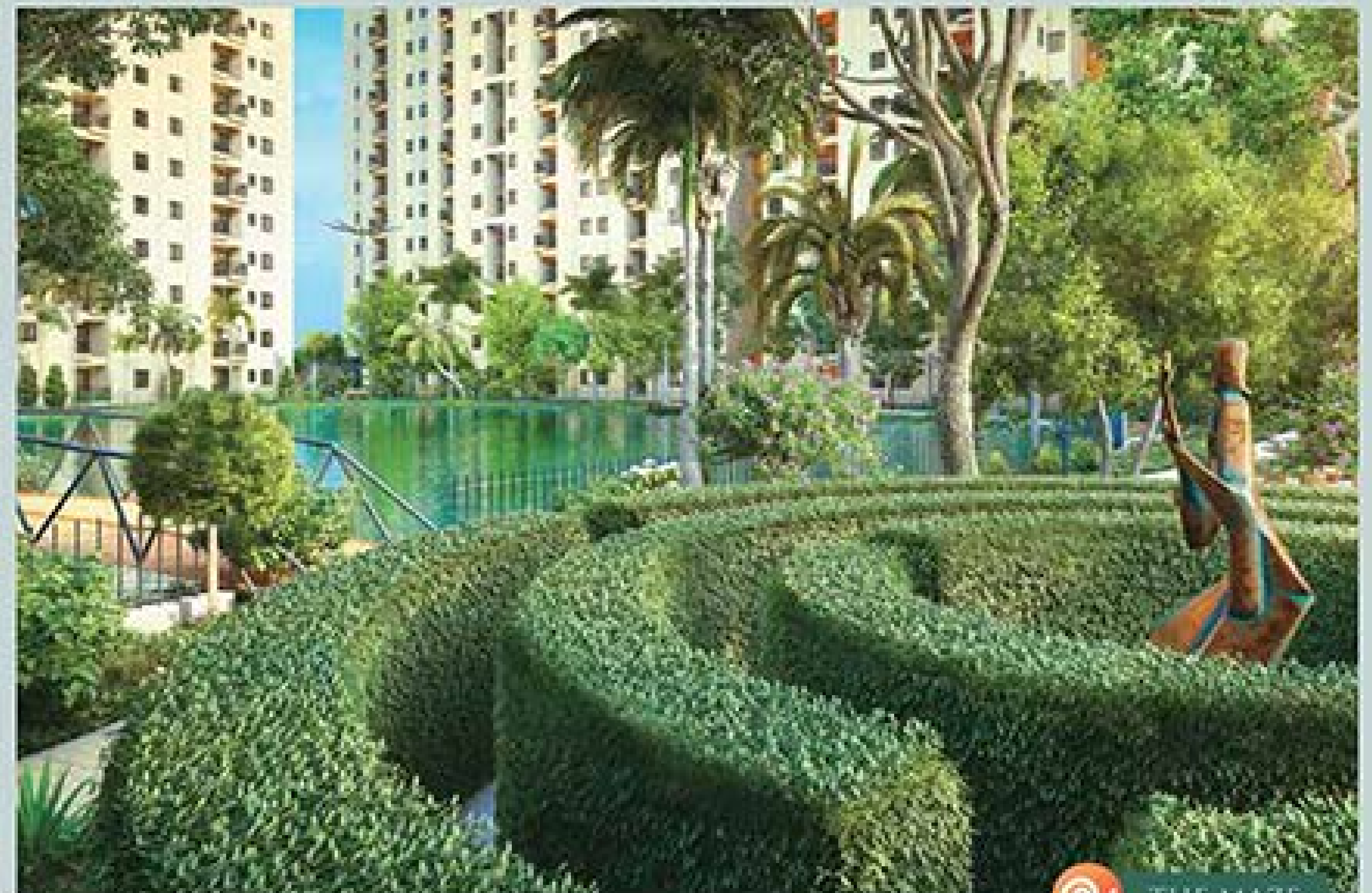
JOGGING-WALKING TRACK

GREET HEARTY
LAUGHTER
WITH A
healthy heart

-  BOARD GAMES CORNER
-  THE MAZE
-  BADMINTON COURTS
-  CHILDREN'S PLAY AREA
-  TODDLERS' PLAY AREA
-  OUTDOOR GYMNASIUM
-  CLIMBING WALL
-  CHESS BLOCK
-  HOPSCOTCH ZONE



BOARD GAMES CORNER



THE MAZE



BADMINTON COURTS



TODDLERS' PLAY AREA



CHILDREN'S PLAY AREA



OUTDOOR GYMNASIUM

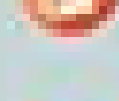
A black and white photograph of a woman with long hair, wearing large headphones, looking down. The background is a blurred cityscape. The text is overlaid on the right side of the image.

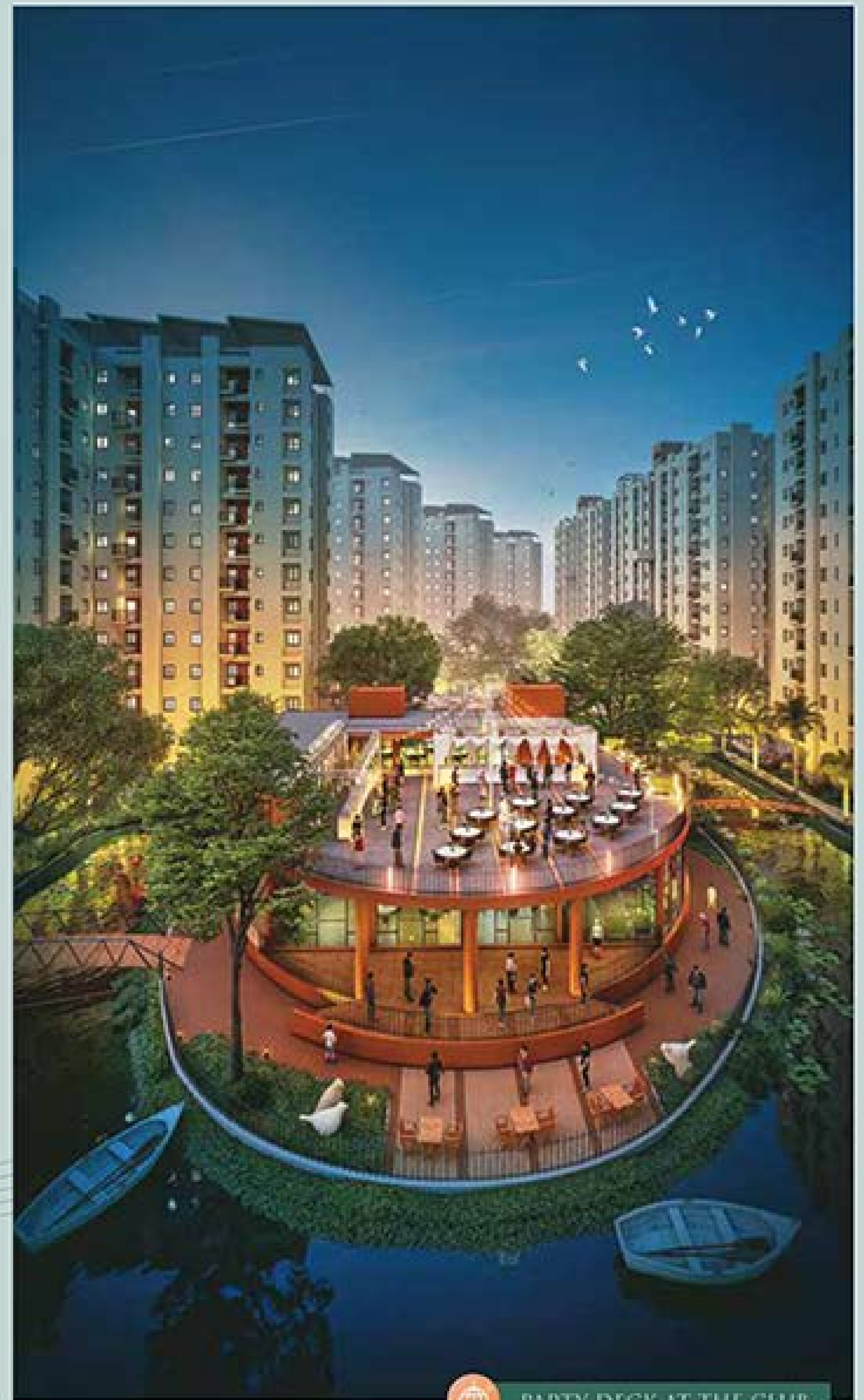
SAVOUR THE LUXURIES OF AN

urban lifestyle

CLUB *Sargam*

Unwind at **Club Sargam**, a destination for your leisure! Experience an exquisite array of modern amenities and the best urban lifestyle to make your moments truly memorable.

-  PARTY DECK AT THE CLUB
-  SWIMMING POOL/KIDS' POOL
-  ALFRESCO CAFE
-  JACUZZI
-  BEACH THEMED ACTIVITY AREA
-  CLUB RECEPTION
-  GAMES ROOM
-  BANQUET CUM KALA KENDRA
-  AC GYMNASIUM
-  OUTDOOR SHOWER AREA



PARTY DECK AT THE CLUB





SWIMMING POOL / KIDS' POOL / DECK



ALFRESCO CAFE / JACUZZI



BEACH THEMED ACTIVITY AREA



 CLUB RECEPTION



 GAMES ROOM



 BANQUET CUM KALA KENDRA: VIEW-1



 BANQUET CUM KALA KENDRA: VIEW-2



HARNESSING THE POWER OF *Sun*

Solaris Shalimar supports eco-friendly living and believes in sustainable resources. The roof-top grid-tied solar plant will contribute towards:

- Cleaner atmosphere
- Global energy sustainability
- Subsidizing monthly maintenance cost





CENTRAL LANDSCAPE



COME HOME TO THE *comforts* OF A SAFE HAVEN

At **Solaris Shalimar**, we have collated various features for your ultimate comfort. Right from all-day security to ample car parking spaces, everything has been designed to prioritize your convenience and safety.

-  24×7 POWER BACK UP
-  24×7 SECURITY GUARDS
-  CCTV CAMERA
-  WATER TREATMENT PLANT
-  SEWAGE TREATMENT PLANT
-  RAINWATER HARVESTING
-  CONVENIENCE BLOCK
-  PASSENGER & STRETCHER LIFT
-  FIRE SAFETY FEATURES









GET THE PMAY CLSS

advantage

All flats at **Solaris Shalimar** are eligible for the **Credit Linked Subsidy Scheme (CLSS PMAY)**

- Benefits up to **₹2.67 lakhs** will be paid directly to the home loan account of eligible buyers
- First-time homebuyers with annual family income up to **₹18 lakhs** are eligible
- Eligible buyers can directly approach their banks for the same



Liyaans
PROPERTIES
MAHESH SOMANI GROUP

☎ **98300 13890**
☎ **033 4084 4084**

Member - IGBC



Architect



Legal Advisors

BK Jain & Co
& Advocates | DSP Law
Associates

A member of



Sales Partner

SUREHOMZ
www.surehomz.com

Financed by



#DISCLAIMER: The layout, building plans, specifications, features and benefits proposed at Solaris Shalimar are preliminary and subject to finalization. The company despite making all efforts to carry them out, may affect such variations, additions, deletions and/or modifications therein as it may deem appropriate and fit as per the suggestions of its architect or as may be directed by any competent authority. Maximum length has been considered while mentioning the dimensions. This may vary at some points in a room. However, the carpet area of the apartment(s) may increase or decrease up to a maximum of 3% and if there is any increase or reduction in the carpet area of the apartment during the time of handing over possession of the apartment, the actual carpet area shall be recalculated and the amount of total price payable shall affect accordingly. No complaint regarding design, layout and accommodation shall be entertained by the company. All dimensions have been rounded off. Marginal variations may be necessary during construction. Dimensions indicated in the floor plans are in feet and inches and are inner dimensions of all spaces (excluding wall thickness). Furniture layout shown in the brochure are suggestions only to show how the apartments can be used. No furniture is provided in the apartment. The Solaris Shalimar project images and illustrations used in this brochure are artist's impressions and are indicative only.