

**EDEN**  
**Spring**  
**Villas**

Nature. Health. Life.

A central logo for 'EDEN Spring Villas' enclosed in a thin black rectangular border. The word 'EDEN' is in a green, all-caps serif font. 'Spring' is in a large, blue, serif font. 'Villas' is in a black, serif font. Below the text is the tagline 'Nature. Health. Life.' in a smaller, black, sans-serif font. To the right of the text is a decorative blue branch with small circles.

# The EDEN Promise



We understand and fully appreciate that buying a home is one of the most important decisions of your life. We will try and do whatever we can to make this experience smooth and pleasurable. More importantly, we will be honest and transparent in guiding you through this important journey so that you make the right decision for you and your family.





The  
Essence

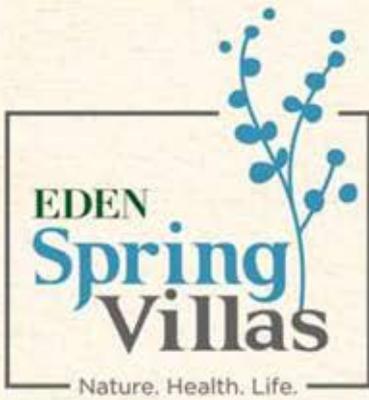




Live in a world cocooned from the urban chaos of apartment living. Dwell in your own bungalow in a superior location that is within the city, yet out of this world!

## Welcome to Eden Springvillas





## Project at a glance

Type of  
Bungalows:

**3BHK  
Bungalows**



Number of  
Bungalows:

**47**



Unit Sizes:

**1560sqft**  
(Built Up)

Authority:

**Kolkata  
Municipal  
Corporation**

Electricity:

**CSEC /  
WBSEB**

Date of Launch:

**July 2022**

Developer:

**Nortech Property Pvt. Ltd.**





The  
Essence



## Kids Play Area





The  
Essence

Badminton Court





The  
Essence



## Swimming Pool





# Location

A neighborhood is only as good as its surrounding pin code. And it's surrounding peace. At Eden Springvillas, distances are only a matter of minutes. So that you're never too far from the world.



2.2 kms from Joka Metro Station and strategically located behind IIM Joka.



## KEY DISTANCES

D.H. ROAD	1.3 Kms
IIM JOKA	1.7 Kms
RELIANCE SMART POINT	2.0 Kms
ESI HOSPITAL	2.2 Kms
JOKA METRO	2.2 Kms
THAKURPUKUR	4.0 Kms
TOLLYGUNGE METRO	8.8 Kms
MORE SUPER MARKET	1.9 Kms



VACANT LAND

R.S. DAG NO. - 829 & 855  
VACANT LAND

G+1 BUILDING

G BUILDING

G+1 BUILDING

G BUILDING

10'-0" WIDE COMMON PRIDAGE

10'-0" WIDE COMMON PRIDAGE

G+1 BUILDING

G BUILDING

10'-0" WIDE COMMON PRIDAGE

10'-0" WIDE COMMON PRIDAGE

G+1 BUILDING

G BUILDING

R.S. DAG NO. - 830 & 1303

R.S. DAG NO. - 830

VACANT LAND

VACANT LAND

BLACK TOP ROAD

VACANT LAND

VACANT LAND

BLACK TOP ROAD

GROUND FLOOR PLAN  
SCALE: 1:100

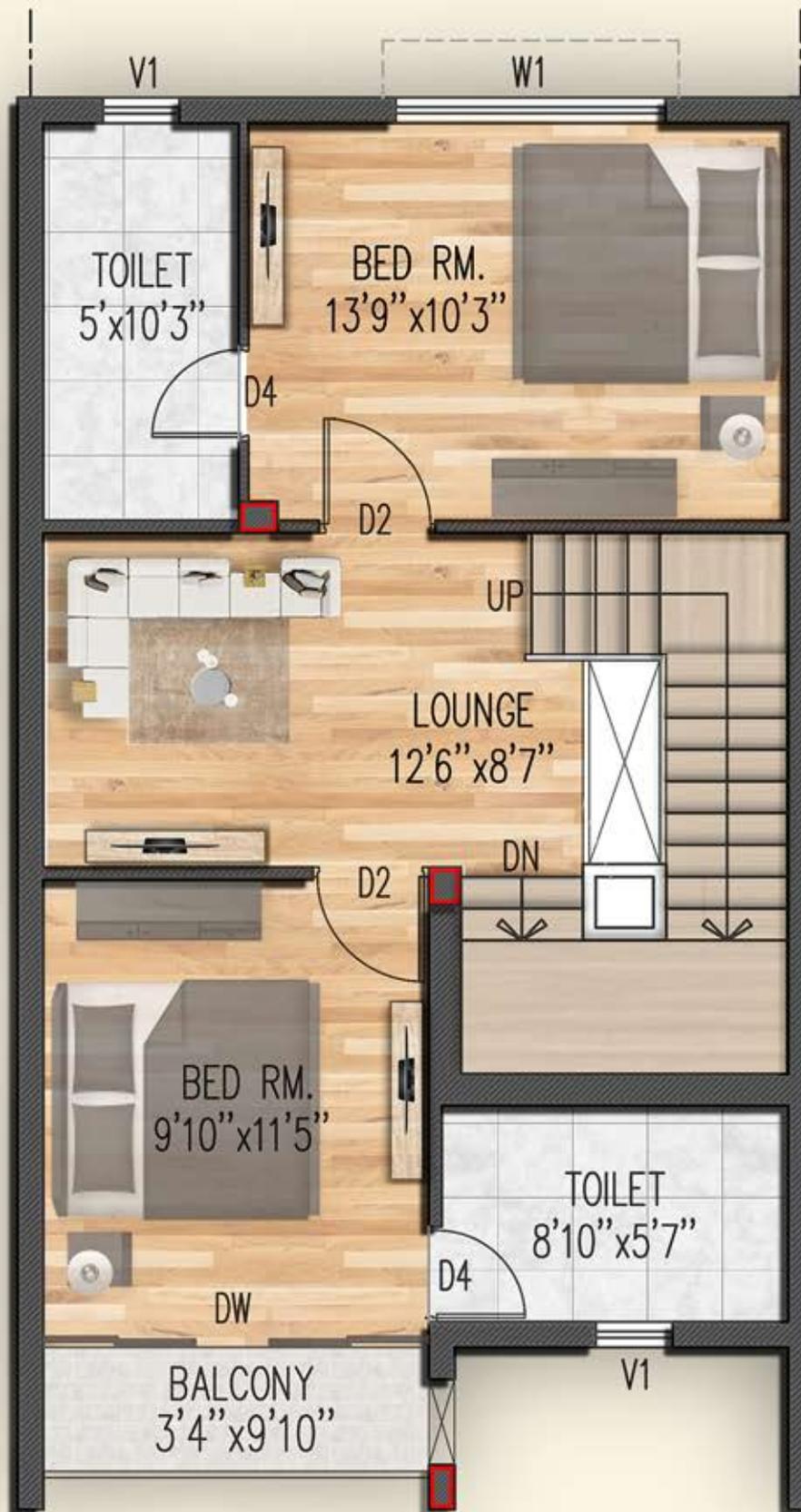


TO DIAMOND HARBOUR ROAD



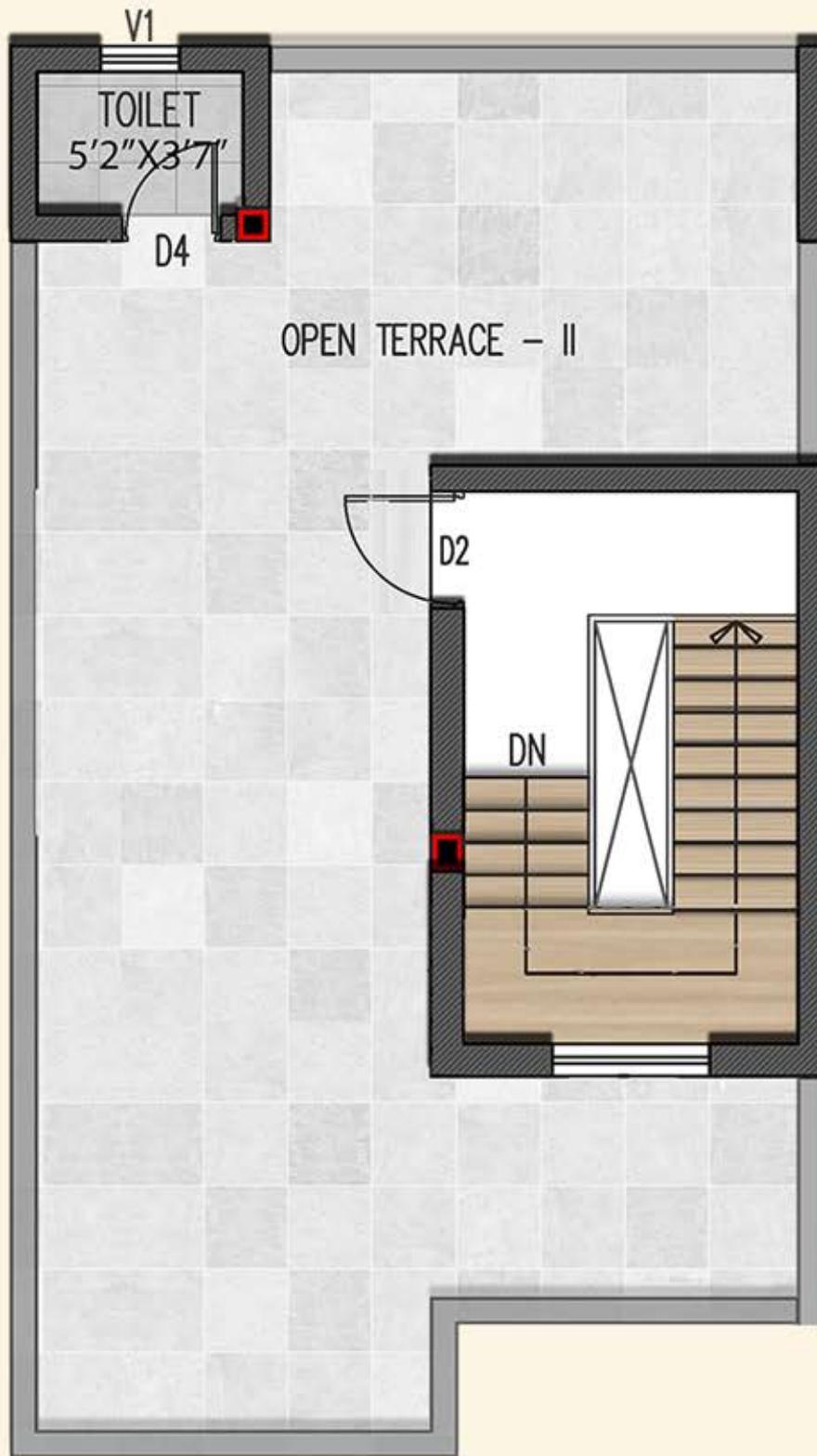
GROUND FLOOR PLAN



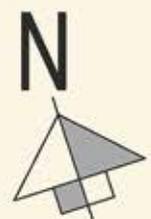


1ST FLOOR PLAN





ROOF PLAN





## Amenities

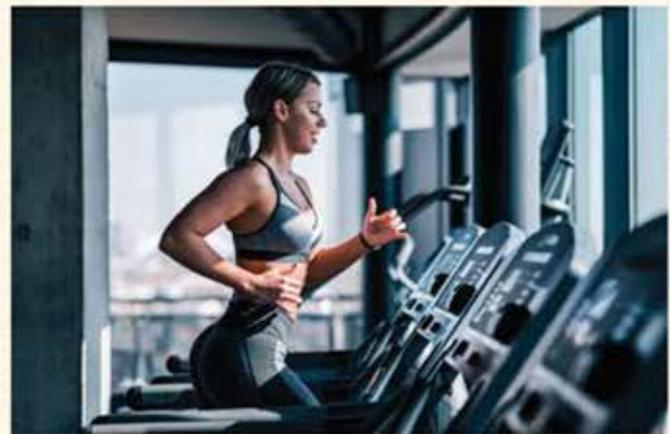
Eden Springvillas has a total area of 105 cottahs including 47 lavish dwelling units.

Avail your passport to a lavish Clubhouse dedicated to its 50 inhouse resident families with something for everyone to do.

It comes with superior amenities and world class facilities, which will offer something for everyone. From infant to elderly, all community members will find their entertainment and social needs fulfilled to the hilt. State of the art facilities include:



Swimming pool



Air-conditioned gymnasium



Indoor games room



Association room



**BLOCK-F**  
**GROUND FLOOR PLAN**  
**(CLUB HOUSE)**





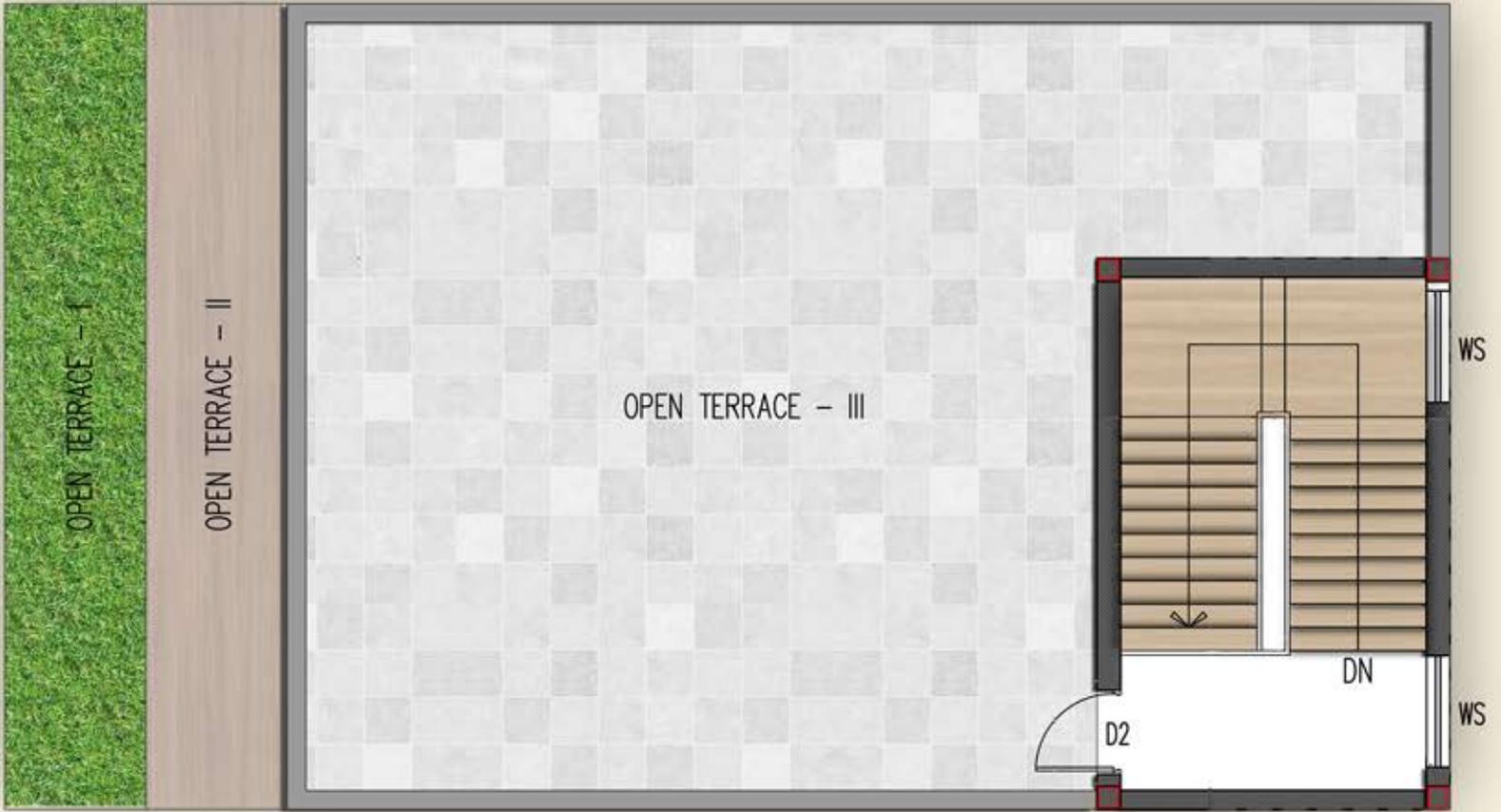
1ST FLOOR PLAN  
(CLUB HOUSE)





2ND FLOOR PLAN  
(CLUB HOUSE)





ROOF PLAN  
(CLUB HOUSE)



# FAQ

**Name of Project:** Eden Spring Villas

**Site Address:** 9/12/5Yeni Sarani Kolkata – 700104 South 24 PGS

**P.S.:** Haridevpur / P.O – Joka / Mouza - Kalua

**Type of Bungalows:** 3 BHK (Subject to Customization)

**Number of Bungalows:** 47 units

**Land Type:** Freehold

**Total Land Area:** 105 katah

**Unit Sizes:** G+1 + Terrace -1356 sq ft (Built up)

**Authority:** KMC Electricity: CESC / WBSEB

**Source of water:** Boring and KMC

**Date of Launch:** July, 2022

**Expected Date of Possession:** 24 months from date of launch

**Package Price:** 80 lacs + Extra Charges + GST

**Extra Charges:** 2-3 Lacs Approx

**Facilities:** Gated community / Wide Entrance/ wide enough internal road / ample number of trees/ street lights / children play corner / guest parking space.

Cheque in favour of- "NORTECH PROPERTY PVT LTD A/C EDEN SPRING VILLAS"

# USP

## **1. EXCELLENT LOCATION WITH METRO & DH ROAD CONNECTIVITY**

Excellent connectivity with close proximity (1.3 KMS.) from DH Road

and close to Joka Metro (2.2 kms.), with school, colleges and hospitals nearby.

It's a life time opportunity to have an independent home within affordable pricing.

## **2. SHARE EVERY MOMENT WITH NATURE**

Away from the chaos of city life, but yet very close to the city in a pollution free area,

come share your life with nature.

## **3. OPEN SPACE**

Approx. 60% Open space.

## **4. DEVELOPER'S CREDENTIALS**

Trustworthy and renowned developer with an excellent track record,

ensures best quality and meeting deadlines.

## **5. CUSTOMIZABLE BUNGALOW PROJECT**

The most affordable bungalow near Joka metro with the concept of " own land – own home ".

We are pleased to offer customization option as per requirement which is the

unique feature of this project.

## Past projects at a glance



EDEN TOLLY SIGNATURE

60  
Projects  
Delivered



EDEN TOLLY LAKESIDE

Average  
Completion Period\*  
2 years 6 months



EDEN ASTOR PARK



EDEN ROMA



EDEN EXOTICA



EDEN PAVILION



EDEN FLORA



EDEN WINDSOR PARK

Average  
Delivery Early by\*\*  
3 months



EDEN EMERALD



EDEN FRESCO



EDEN ROYALE



EDEN MOORE



EDEN DOVER GARDENS



EDEN IMPERIAL



EDEN BROOKSIDE



EDEN ELEGANTE



EDEN DAFFODIL

## Past projects at a glance



EDEN RESIDENCY



EDEN GARDENIA



EDEN SUNFLOWER



EDEN PETALS



EDEN BELVEDERE



EDEN HABITAT



EDEN CROWN



EDEN FLORA 2



EDEN HORIZON



EDEN ELEMENTS



Upcoming  
Projects  
20L sq ft



EDEN SIGNATURE PLUS



EDEN CASCADES



EDEN IXORA



EDEN RICHMOND PARK



EDEN SKY TERRACE



EDEN TOLLY GREENWOOD



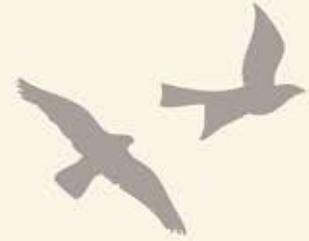
10  
projects  
Under Construction



EDEN PEARLS



EDEN STERLING



# MAKING HOME BUYING

*A pleasurable experience*

## EDEN PRIVILEGE CARE

We understand that buying a home is a very important decision of your life. And we also understand that you feel apprehensive about the process of buying a home. At Eden Group, we care about your deepest concerns. In order to ease your worries and to make this process as comfortable as possible for you, we offer you Eden Privilege Care.

### **Customization of flats**

No two families are the same. Then why should two homes be the same? Get the opportunity to customize your flat according to your taste and preferences.

### **Dedicated Personal Relationship manager**

Enjoy individual care and personal advice by your specially appointed friend from Eden.

### **Brand Transparency**

Rest assured that the fixtures and materials that go into making your dream home conform to the open declaration that we provide.

### **Price Transparency**

Now all prices and extra charges are mentioned clearly on our website. Don't worry about discovering hidden charges later.

# EDEN PRIVILEGE CARE

## **Refer a Friend**

Tell a friend about our unique services and enjoy fabulous discounts when you purchase your next home

## **24x7 Online Chat**

Need info? Feel free to log onto our website and enjoy a one on one conversation with your friends here at Eden. Anytime, anywhere!

## **Online Updates**

Stay up to date with the progress report of your dream home as it nears completion.

## **Time Bound Service**

Each service be it Execution of Agreement for Sale, Sanction of Home Loan or any service request shall be completed in a time bound manner through a digital platform. We take pride in delivering your dream home within the promised time or even before that.

## **Rate Us**

You can rate your experience with us after every step you complete. We always welcome your valuable feedback and thrive to better our services.

For any discussion or questions regarding the above, please feel free to approach your Relationship Manager.

We wish you the best and strive to make your home buying experience exciting and pleasurable!



**We have delivered  
60 projects in last  
15 years**

**(Average delivery  
3 months before  
promised  
possession date)**



**EDEN**  
Real Estate. Smart Performance.

**We have  
Zero Debt  
(even in this market)**



**EDEN**  
Real Estate. Smart Performance.