



turquoise



Find beauty in living close to nature

Live everyday in the very lap of nature
- the vast openness of Turquoise and
its lush greenery invites you to live green
and make friends with nature.

EXCLUSIVE ROOFTOP GARDEN & ADDA ZONE
PARKING SPACE | CONCIERGE SERVICE
24x7 SECURITY | HIGH-SPEED LIFTS



65% OPEN SPACE

LANDSCAPED GARDENS | MULTIPLE PLAYGROUND
PARKS AND FIELDS | BERMS ALONG PONDS AND LAKES

Enjoy your lifestyle in a highrise apartment

Turquoise is offering 1 & 2 BHK apartments in various highrise clusters. Together, these blocks have 312 apartments equipped with modern facilities and amenities.



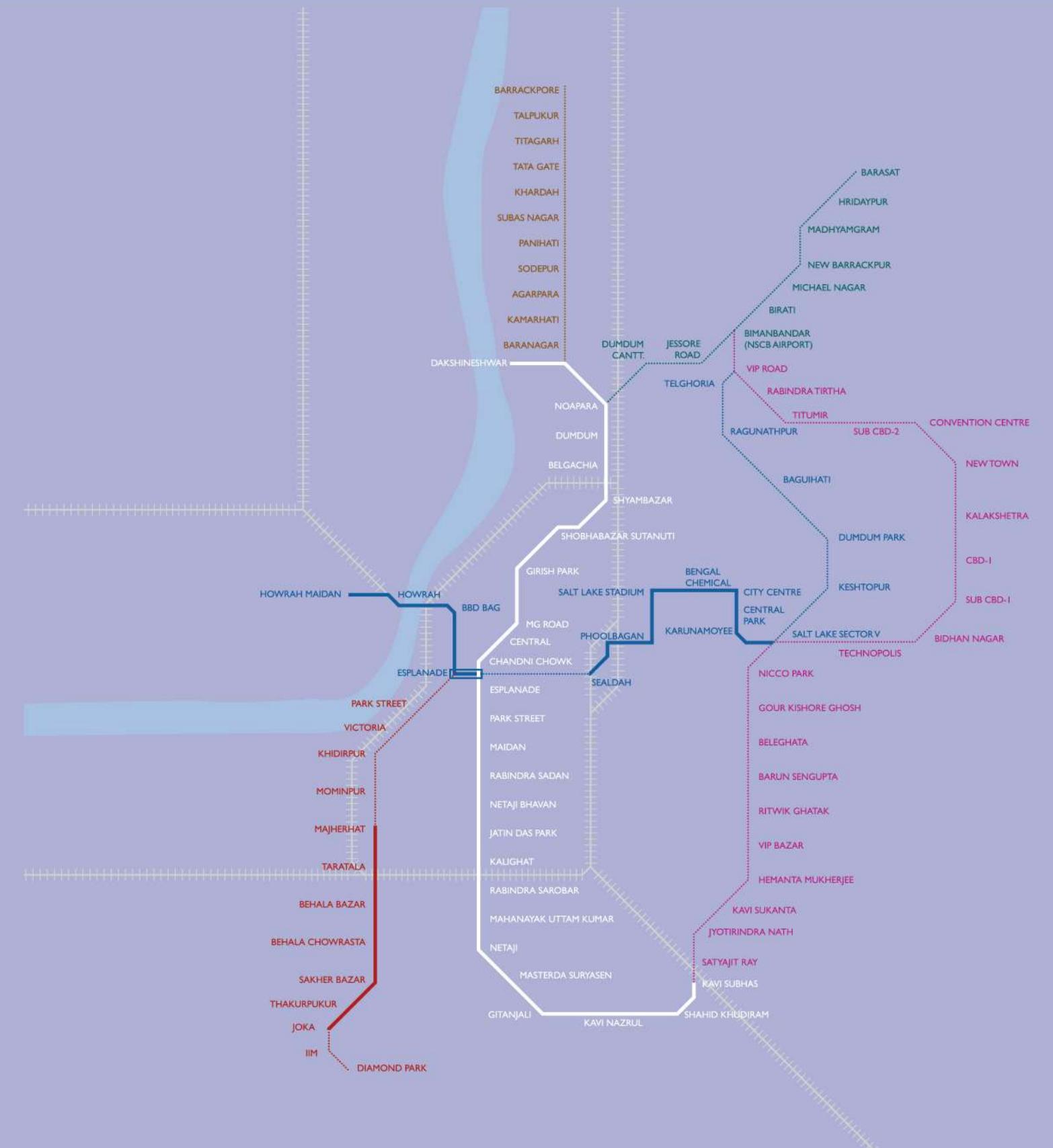
ROAD MAP



CONNECTIVITY	km
JOKA METRO	4.2
THAKURPUKUR METRO	5.7
BEHALA CHOWRASTA	9.0
TARATALA CROSSING/METRO	12.0
MAJERHAT RAILWAY STATION	12.7
ALIPORE/NEW ALIPORE	13.0
TOLLYGUNGE METRO	13.2
PARK STREET	20.1
BBD BAG	20.4
SEALDAH RAILWAY STATION	22.6
HOWRAH RAILWAY STATION	23.9
SALT LAKE	27.6
NEW TOWN	29.8
AIRPORT	38.4

Map not to scale

 PROPOSED METRO ROUTE



IN THE VICINITY

SCHOOLS

- Gems Akademia International School
- EL Bethel School
- Delhi Public School, Joka
- Kendriya Vidyalaya, Pailan
- Bidya Bharati Girls' High School
- Vivekananda Mission School
- MP Birla Foundation H.S. School



COLLEGES

- Praxis Business School
- CMRI Nursing School
- Dreams Institute of Technology
- Indian Institute of Management (IIM-Kolkata), Joka
- Pailan College of Management



BANKS

- SBI Thakurpukur
- HDFC Bank, Thakurpukur
- Axis Bank, Thakurpukur
- Allahabad Bank, Thakurpukur
- Bank of Baroda
- Union Bank of India



SHOPPING & ENTERTAINMENT

- Rasapunja Bazar
- Pailan Bazar
- Thakurpukur Bazar
- Reliance Trends, Thakurpukur
- Amtala Bazar
- Genexx Mall, Thakurpukur (Upcoming)
- Deluxe Mall, Thakurpukur (Upcoming)



HEALTHCARE

- Searight Hospital
- ESI Hospital
- Bharat Sevashram Hospital
- BMRI Hospital
- Naturopathy
- Thakurpukur Cancer Hospital & Research Centre
- Narayan Memorial Hospital
- Kasturi Nursing Home



GemsCity

Enjoy the convenience of
a well-connected location

Dedicated Bus Service To Metros-

A residents' only bus service connects you to nearby metro stations, markets and bus stands. This dedicated & exclusive service will keep your daily commute simple & hassle-free.



- Tollygunge Metro
- Thakurpukur Metro
- Joka Metro



A world of learning
right next to door

GEMS AKADEMIA INTERNATIONAL SCHOOL
20 ACRE CAMPUS | NURSERY TO GRADE 12
CISCE / CAIE CURRICULUM | DAY CUM WEEKLY
& FULL BOARDING PROGRAMME



CONVENIENCES

Get what you need, easily



HIGH SPEED LIFTS



ROOF TOP GARDEN
& ADDA ZONE



SPACE FOR BANK & ATM



RAIN WATER HARVESTING



WELL-LIT INTERNAL ROADS



DOCTOR CHAMBER



LAUNDRY SERVICE



SEWERAGE TREATMENT PLANT



24 HOURS FILTERED
WATER SUPPLY



24 HOURS GATED SECURITY
WITH CCTV



MULTIPLE CONVENIENCE
STORES



STATE-OF-THE-ART
FIRE SAFETY



COMMON WASHROOMS
ON GROUND FLOORS



INTERCOM CONNECTIVITY
THROUGHOUT THE PROJECT



DEMARCATED AREA FOR
GARBAGE DISPOSAL



IN-HOUSE
PLUMBER, ELECTRICIAN,
GARDENER, CARPENTER &
PEST-CONTROL ON CALL



EXCLUSIVE UNADULTERATED
FRUITS/VEGETABLES
& DAIRY OUTLET



STANDBY GENERATOR
FOR POWER LOAD
TO APARTMENTS



Enjoy 40,000 sq. ft. of
beautiful club life

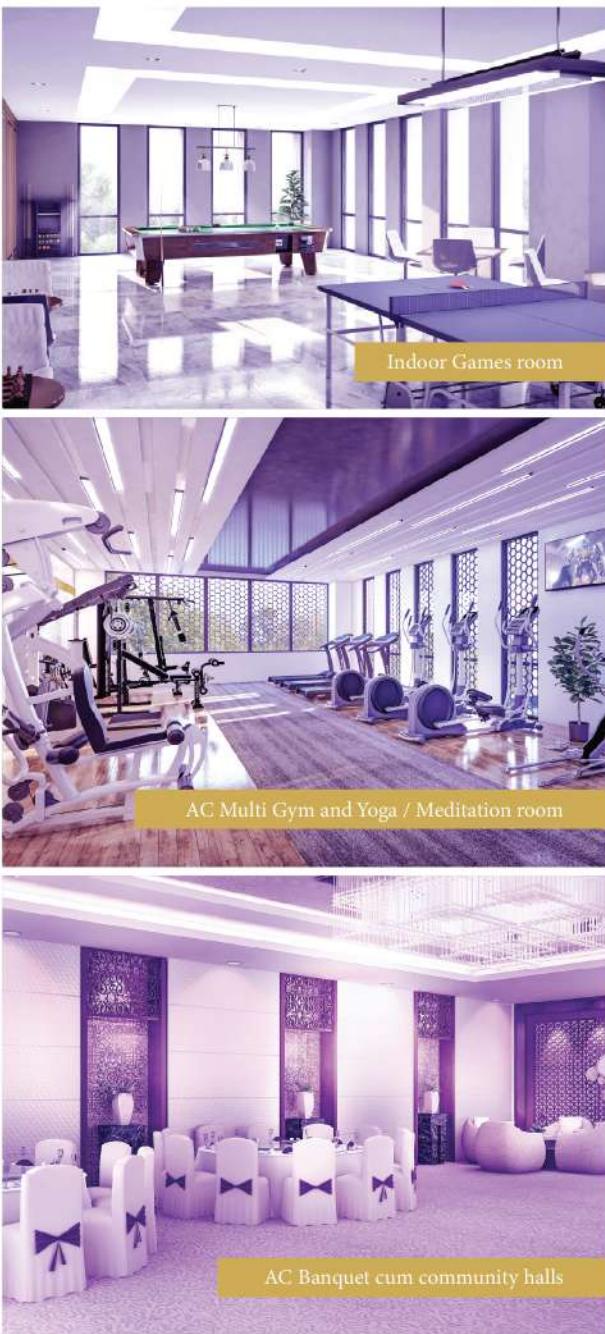


At ease, at Opal.

CLUB FACILITIES

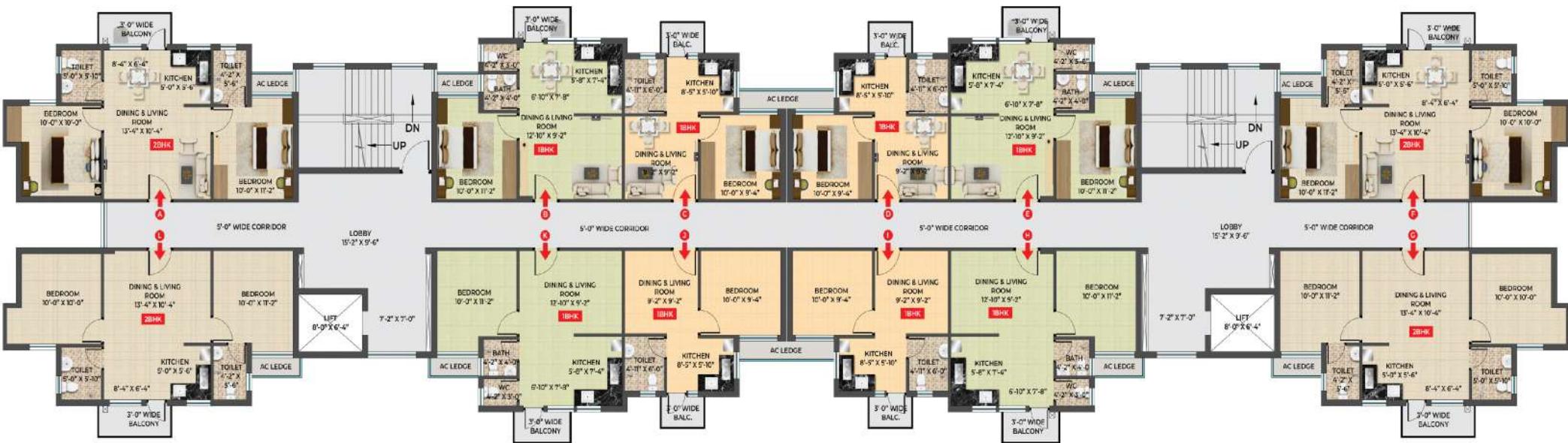
AC BANQUET CUM COMMUNITY HALLS | SWIMMING POOL WITH TODDLER'S SPLASH POOL
AC MULTI GYM WITH STEAM ROOM | FAMILY RESTAURANT | BAR CUM RESTAURANT
AC COMMUNITY THEATRE | PARTY LAWN WITH BARBECUE AREA | OPEN TERRACE
YOGA AND MEDITATION ROOM | LIBRARY | EXCLUSIVE ADDA ZONES | CAFETERIA
INDOOR GAME ROOMS | POOL & SNOOKER | TABLE | CARDS ROOM | PUTTING GOLF
CRECHE | GUEST ROOMS

Opal, the premium lifestyle club at Gems City has been designed for an active social life. Relax with your friends & family in a cool, comfortable ambience after a hectic day at work. Kick back in the pool, cafe or bar and let the good times roll.









Turquoise

Tower 1 & 2 (G +12)

FLAT NO.	NO. OF BEDROOMS & TOILETS	CARPET AREA (SQ FT)	BALCONY AREA (SQ FT)	BUILT UP AREA (SQ FT)	STANDARD BUILT UP AREA (SQ FT)
A	2B - 2T	488	24	569	768
B	1B - 1WC & 1T	351	18	403	544
C	1B - 1T	259	13	302	407
D	1B - 1T	259	13	302	407
E	1B - 1WC & 1T	351	18	403	544
F	2B - 2T	488	24	569	768
G	2B - 2T	488	24	569	768
H	1B - 1WC & 1T	351	18	403	544
I	1B - 1T	259	13	302	407
J	1B - 1T	259	13	302	407
K	1B - 1WC & 1T	351	18	403	544
L	2B - 2T	488	24	569	768

Developer
SM
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 BEYOND BUSINESS

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 🌐 www.thesmgroup.co.in

WBRERA/P/SOU/2023/000859
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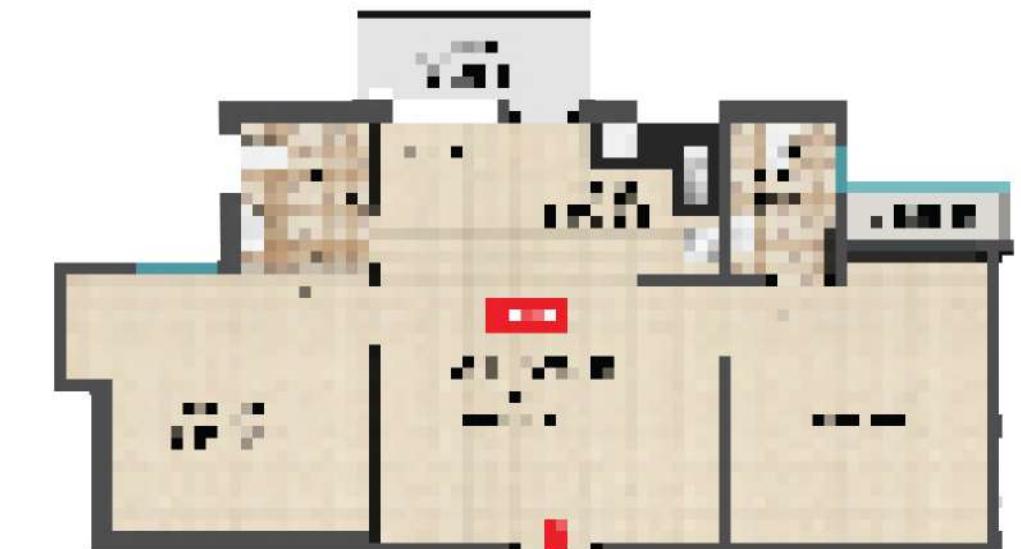


Turquoise

Tower 1 & 2 (G +4)

FLAT NO.	NO. OF BEDROOMS & TOILETS	CARPET AREA (SQ FT)	BALCONY AREA (SQ FT)	BUILT UP AREA (SQ FT)	STANDARD BUILT UP AREA (SQ FT)
A	3B - 2T	488	24	569	768
B	2B - 1WC & 1T	351	18	403	544
C	1B - 1T	259	13	302	407
D	1B - 1T	259	13	302	407
E	2B - 1WC & 1T	351	18	403	544
F	3B - 2T	488	24	569	768

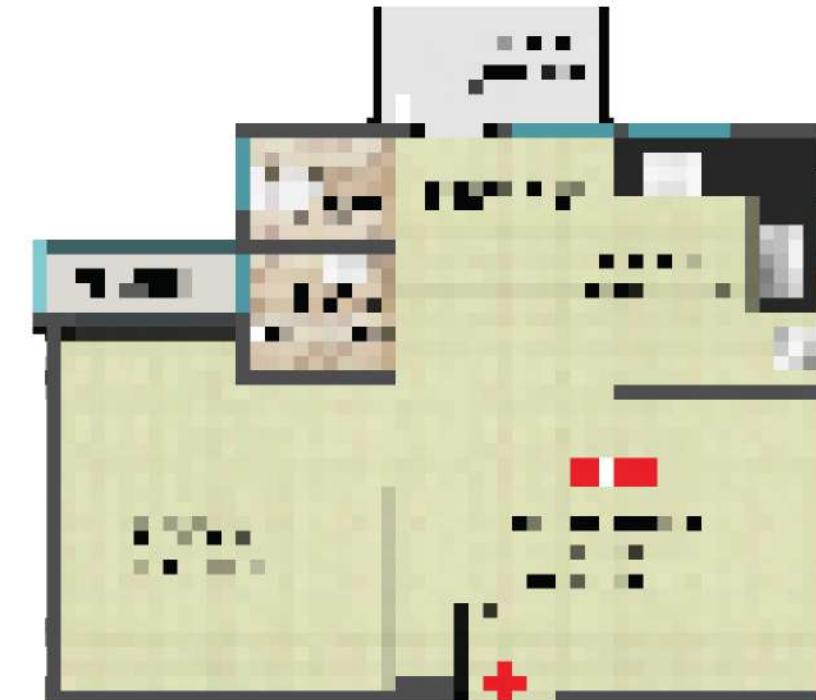
Flat Layout



2 BHK

Carpet area	Built up area	Super built-up area	Balcony area
488 Sq.ft	569 Sq.ft	768 Sq.ft.	24 Sq. ft.

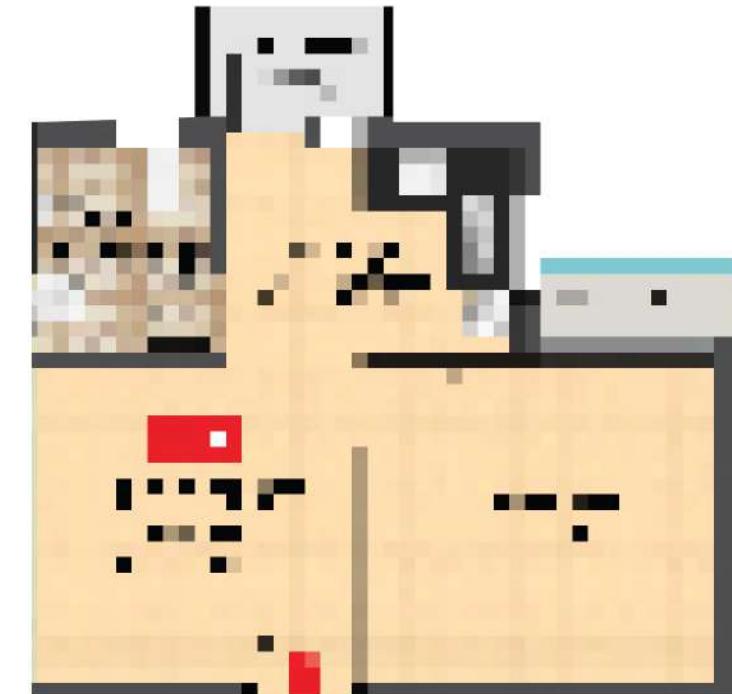
Flat Layout



1 BHK

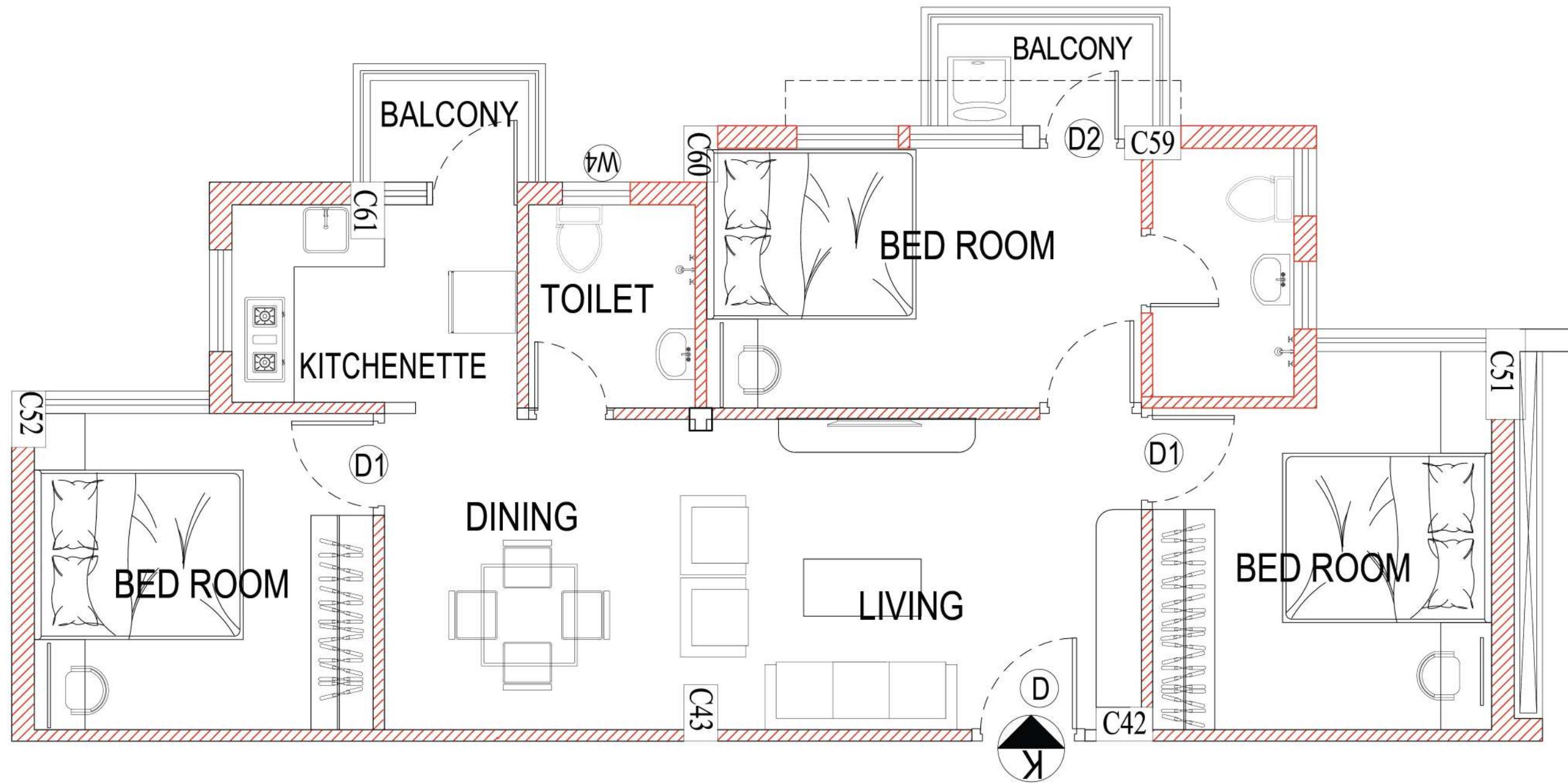
Carpet area	Built up area	Super built-up area	Balcony area
351 Sq.ft	403 Sq.ft	544 Sq.ft.	18 Sq. ft.

Flat Layout



1 BHK

Carpet area	Built up area	Super built-up area	Balcony area
259 Sq.ft	302 Sq.ft	407 Sq.ft.	13 Sq. ft.



INSTALLMENTS	DUE DATE	PERCENTAGE OF PAYMENT
APPLICATION MONEY	IMMEDIATE	
BOOKING MONEY	ON RECEIPT OF ALLOTMENT	10% (LESS 50000)
AGREEMENT MONEY	WITHIN 21 DAYS FROM ISSUANCE OF ALLOTMENT	10%
1ST INSTALLMENT	ON PILLING WORK OF BUILDING	10%
2ND INSTALLMENT	ON FOUNDATION OF BUILDING	10%
3RD INSTALLMENT	ON GROUND FLOOR ROOF CASTING OF BUILDING	10%
4TH INSTALLMENT	ON 3RD FLOOR ROOF CASTING OF BUILDING	7.50%
5TH INSTALLMENT	ON 6TH FLOOR ROOF CASTING OF BUILDING	7.50%
6TH INSTALLMENT	ON 9TH FLOOR ROOF CASTING OF BUILDING	7.50%
7TH INSTALLMENT	ON 12TH FLOOR ROOF CASTING OF BUILDING	7.50%
8TH INSTALLMENT	ON BRICK WORK OF RESPECTIVE UNIT	5%
9TH INSTALLMENT	ON INTERNAL PUTTY OF RESPECTIVE UNIT	5%
10TH INSTALLMENT	ON TILES WORK OF RESPECTIVE UNIT	5%
11TH INSTALLMENT	BEFORE HANDOVER OF THE UNIT	5%



Marketing Partner
NK Realtors Pvt. Ltd.
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Architect
Prakalpa



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