

# SCARDO VILLA

LUXURY CONDOS

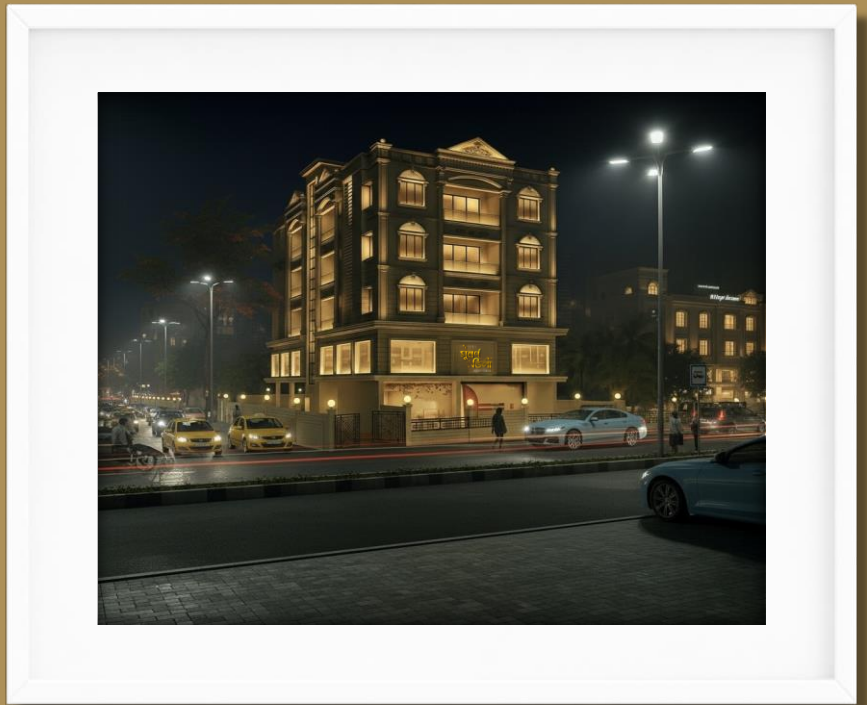
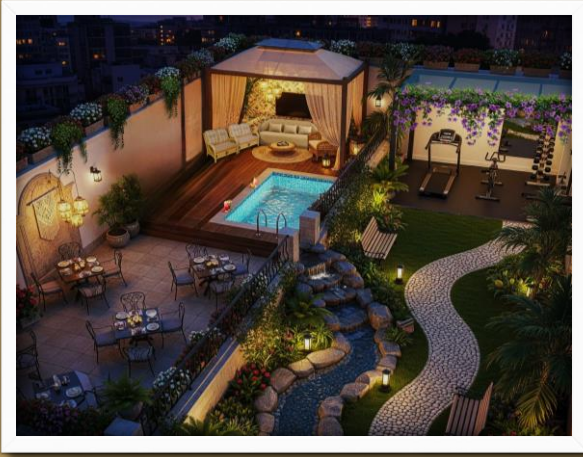




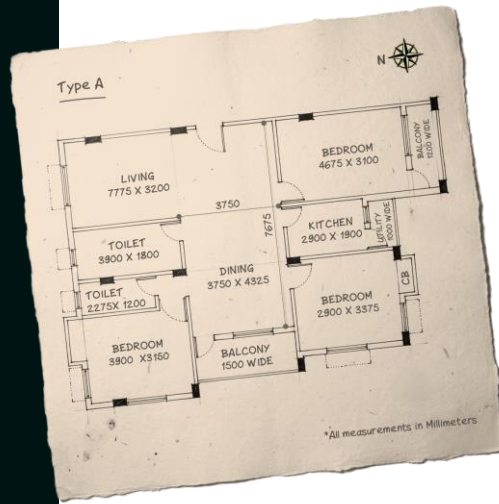


## TALES UNFOLD AS YOU UNWIND

Subarno Villa rises in the midst of the city, yet breathes with the soul of a sanctuary. It is where sophistication wears a softer tone, where design embraces the language of luxury, and where every detail whispers of comfort made timeless. Each dawn here is a new beginning, each twilight a lingering pause, and in between lie moments that feel like tales waiting to be told. This is not simply a home – it is a haven where life's narratives unfold naturally, within a soothing serenity, cradled in opulence and ease.

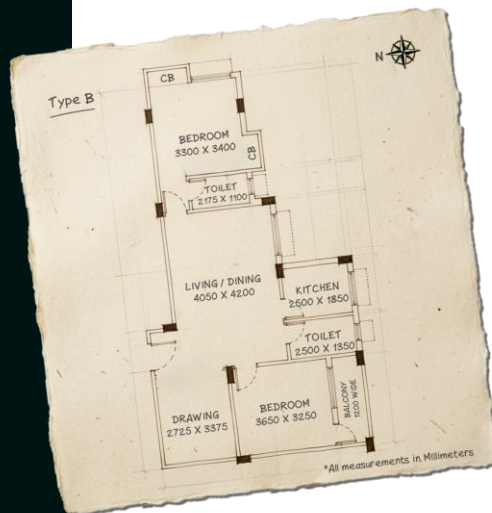


# FLOORPLANS



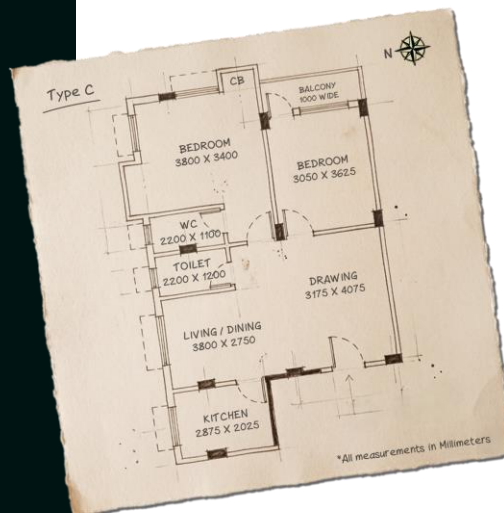
AREA STATEMENT					
Type	Covered Area	Proportionate Area of Stair, Lift & Lobby	Built Up Area	Common Area	Super Built Up Area
A	1317	95	1412	353	1765

\*All measurements in Square Feet



AREA STATEMENT					
Type	Covered Area	Proportionate Area of Stair, Lift & Lobby	Built Up Area	Common Area	Super Built Up Area
B	884	64	948	237	1185

\*All measurements in Square Feet



AREA STATEMENT					
Type	Covered Area	Proportionate Area of Stair, Lift & Lobby	Built Up Area	Common Area	Super Built Up Area
C	803	58	861	215	1076

\*All measurements in Square Feet

# AUTOMATED ANALYSIS





At Subarno Villa, luxury is not just seen but experienced through intelligent design. Residences are equipped with wi-fi controlled gadgets, lights, fans, and climate systems - all operated effortlessly through sleek touch panels or your mobile device. From setting the perfect ambiance to personalizing comfort modes, automation adapts intuitively and seamlessly to your lifestyle. Silent yet transformative, this smart ecosystem turns daily living into an oasis of ease and refinement.



# SOAKING EUPHORIA





Bathrooms at Subarno Villa are crafted as retreats for indulgence, blending style with stillness. While wall-hung commodes and glass partitions ensure a clutter-free, contemporary aesthetic, modern shoulder showers and refined diverters make every shower an evolved experience, complemented by chic wash basins that harmonize practicality with timeless elegance.



**KOHLER**

TRAVEL

PHOTOGRAPHY



24/7 SECURITY PERSONNEL: The round-the-clock human security protocol is managed by a professional team of guards bringing a reassuring human presence to oversee the digital security arrangement.

**FIRE PROTECTION SYSTEM:**

Thoughtfully positioned in the kitchen, an LPG leak detection mechanism coupled with modern fire extinguisher team up to provide proactive protection against unforeseen events.



**CAMERA SURVEILLANCE**

SYSTEMS: Placed across the premises this ensures constant live vigilance, that can be tracked live or monitored later.



DIGITAL DOOR LOCK: A contemporary security device, this blends style with strength, giving residents effortless entry, modern day convenience and enhanced safety.



**HIKVISION®**

BUSSTILES

BLOOM



Above the residences, an elevated green retreat awaits you — a terrace where nature meets nurture. Designed for leisure and wellness, this sanctuary softens the edges of daily life with its calm, verdant presence. It is more than a garden in the sky; it is a restorative experience curated for the few who belong here.



**HUES OF NATURE:** Ample greens laced with floral plants in plenty, bring freshness and reset the balance of life. Also, bird feeders will welcome chirps, cheer and more colours.

**MINI GYM:** A close-to-nature fitness corner adds verve to your health and makes living a thing to relish.

**REFLEXOLOGY PATHWAY:** A barefoot stroll that soothes blood circulation and ensures vitality flows and shows in you.

**PARK-STYLE SEATING:** Thoughtfully arranged spaces for conversations or just some solitary moments to reflect.

**AMBIENT LIGHTING:** Subtle illumination transforms evenings into luminous escapes.

**FAUX-GRASS LADEN FLOOR:** A natural feel underfoot, anchoring the terrace, yet to muddy trails or stains.





# ECSTATIC DRINKS

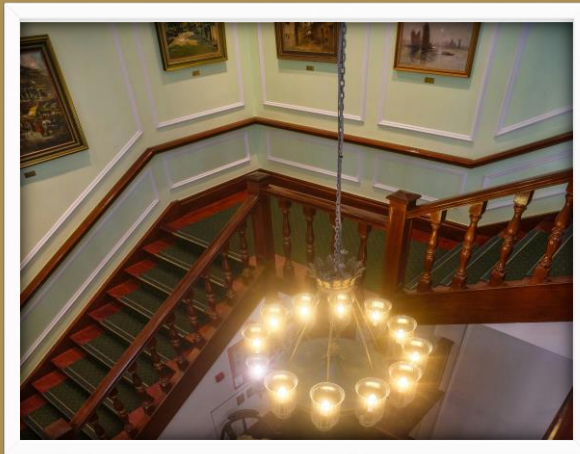


The Boho terrace is a spirited expression of class and exuberance – chic, free-flowing, and alive with character. Crafted for gatherings and relaxing alike, it is an intimate canvas where design, leisure, and personality converge. The Gazebo here comes with Elegant Furniture to craft an alcove meant for some jubilant moments spent with your dear ones, that linger. An inviting Plunge Pool offers a refreshing dip beneath the open sky, designed perfectly for heavenly leisure. A quality Outdoor A/V Entertainment arrangement would turn evenings into cinema nights or music lounges under the stars. And to top it up, a magnificent Boho-Themed Décor would eclectically add a texture of sophisticated charm to the space.

# BESPOKE AESTHETICS



STAIRCASE LANDINGS: Every level here is punctuated with thoughtfully adorned landings. Exquisite chandeliers and curated showpieces lend interiors both, a sense of warmth and a touch of grandeur.



DRIVEWAY WITH VERTICAL GARDENS & FOUNTAIN: The entryway is framed with lush vertical greenery, where a trickling fountain and subtle lighting create a serene prelude to what lies within. It is less a driveway, more an overture of elegance.

TEAKWOOD DOORS: Solid teakwood entrances embody permanence and prestige, their craftsmanship speaking of refinement and subtle luxury. A doorway that sets the tone for what lies beyond.



# FINEST FUTURE ELEVATORS



**ELEVATOR:** High-speed, whisper-quiet quality elevators ensure vertical travel is smooth, safe and refined. Reliability meets comfort in every ride.

**POWER BACKUP:** A robust power backup system ensure uninterrupted living. Life is on song ceaseless, seamless whatever the hour.

**UPVC BALCONY DOORS & WINDOWS:** Sleek, durable, and insulated, they frame outdoor views while keeping interiors calm and quiet. A blend of strength and serenity.

**TILES FLOORING:** Premium grade floor and wall tiles take every nook and cranny of your home a notch higher in terms of sophistication and aesthetics.

**EV CHARGING POINTS:** Future-ready charging systems offer convenience for electric mobility, reflecting a lifestyle attuned to tomorrow.



***Kajaria***

# LOCATION DETAILS



## CONNECTIVITY

- Rail : Howrah Station, 15 mins drive (4.2 km)
- Airport : Netaji Subhash International Airport, 30 mins drive (10 km)
- Metro : Shovabazar Metro Station
- Ferry : Shovabazar Launch Ghat

## MEDICAL

- Medical College, 13 mins drive ( 2.8 km)
- Nursing Homes: Sanjeebani , Starlink, Dream land ,Recovery (1 km)

## EMERGENCY

- Fire Station : Nimtollah Fire Station , 1.6 km
- Police Station : Shyampukur Police Stn, 500 m

## NECESSITY

- Super Market
- Veg/Fish Market
- Banks : PNB , Axis Bank ( 1 min)

## EDUCATION

- School : A V School
- College : Seth Anandram Jaypuria College

## HISTORICAL SITES

- Shovabazar Raj Bari, Girish Ghosh's House, Kumartuli

## ENTERTAINMENT

- Multiplex : Star Theatre

# সুবর্ণ ভিলা

LUXURY CONDOS

## THE DEVELOPERS

Anuska Engineering Works started as a statement against the mediocre professional standards that dominated the field of construction services 20 years ago. We wanted to set a new benchmark and work as consultants, solving our clients' problems. The company soon grew and cemented itself as the new golden standard in commercial construction. Today we continue to build on that legacy and strive for excellence at everything we do.



[anuskaengineering.com](http://anuskaengineering.com)

## THE PROMOTERS

At Anuska Ventures, we believe homes are more than structures — they are expressions of dreams, anchors of aspirations, and vessels of happiness. Our unwavering belief in quality, precision, and trust reflects in every square foot we deliver. Our mission is to redefine the experience of homeownership by developing residential projects that deliver unmatched value, superior craftsmanship, and unwavering trust



ANUSKA<sup>TM</sup>  
VENTURES

[anuskaventures.com](http://anuskaventures.com)

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WBRERA/P/KOL/2024/002047 9147327227 [subarnovilla.in](http://subarnovilla.in)

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