

**an  
international  
abode  
in Calcutta**

**niavara**

LIVE THE  
**surround  
beauty**  
EXPERIENCE









**niavara**  
LIMITED EDITION HOMES

# niavara

Niavara is an expression of  
purpose to build a home.

The term is a fusion of two

Sanskrit words:

नि and वृ

नि suggests intent and  
वृ means shelter.



niavara

love-struck  
at first sight



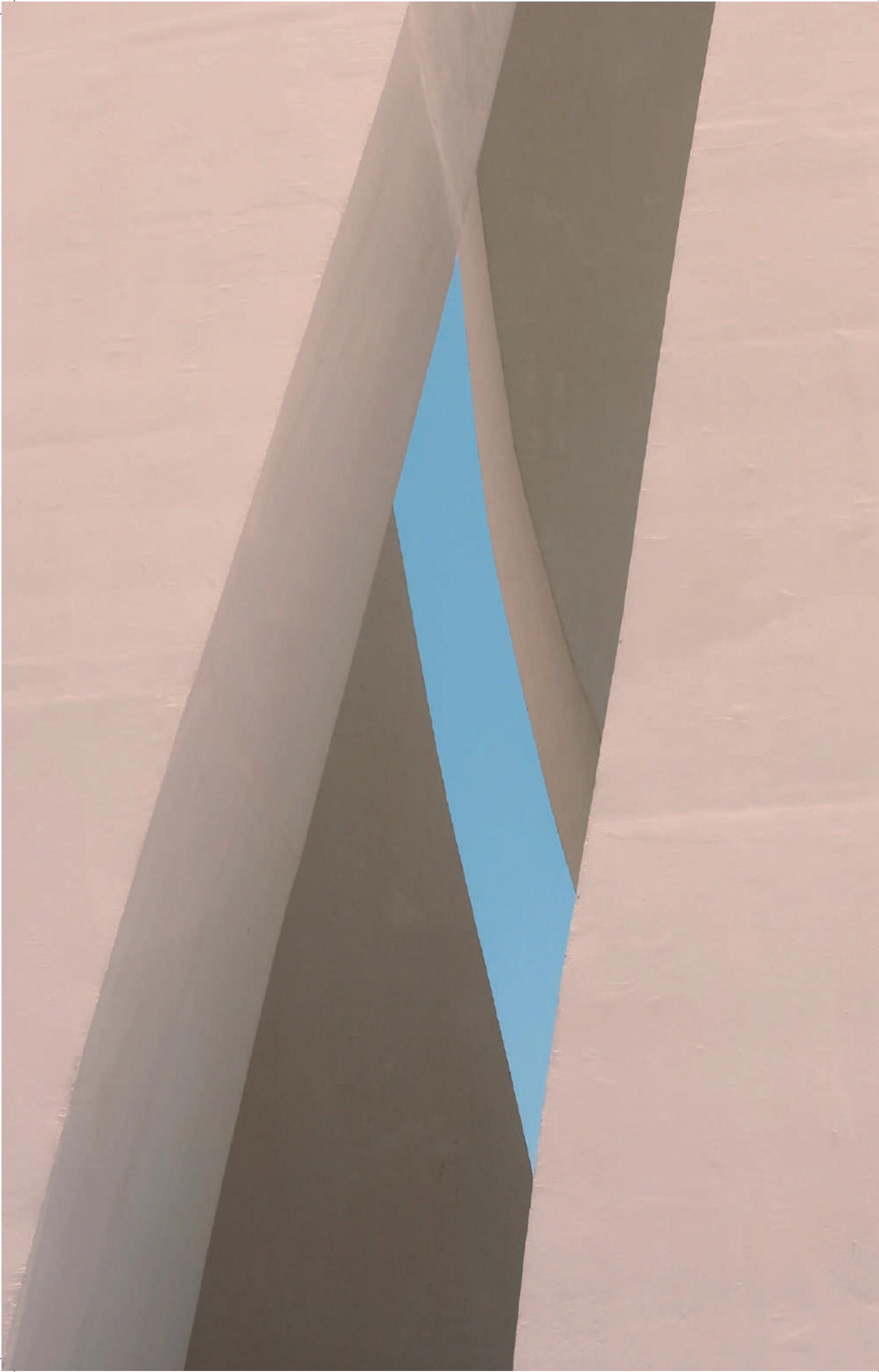
# love-struck at first sight

is the first impression that will  
stay with you forever, caused  
by the stunning beauty of

**niavara.**

Get set for a romantic journey.





**surround  
beauty  
is not an  
object but  
a feeling**

You experience it the moment you step into  
the world of **niavara**.

A world where aesthetics and geometry,  
lines and curves, light and shadow,  
reflections, colours and the sights  
and sounds of Nature come together  
to embrace you.



A woman in a black dress stands in a large, minimalist room with a curved wall and a pool of water. The room has a high ceiling and a large, curved wall that reflects the light. The woman is standing on a platform, looking down at something in her hands. The pool of water is in the foreground, reflecting the woman and the wall. The overall atmosphere is serene and modern.

# niavara

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**an ecosystem  
of dynamic  
space as seen  
by the famous  
architect  
Ricardo Bofill**

Fluidity, symmetry and the unexpected define the creative magic of the architect who has created and inspired many landmarks, styled by postmodern aesthetics. He believes, "Architecture is the victory of man over the irrational." Niavara is inspired by this vision.

**niavara**

# the man who envisioned niavara

The architect's  
initial sketch  
of Niavara.

Creativity and innovation drive Ricardo Bofill, the inventor of some of the world's most unusual structures. He is known for his massive housing projects that use geometric forms by drawing inspiration from Mediterranean and Arab architecture. His buildings are beautiful and at the same time functional. As soon as he was approached to create a project in India, that too in an iconic city like Calcutta, he agreed!

He looked at the city, its architecture, heritage, creativity, bohemia, warmth and graciousness and blended them using contemporary design and efficient space management. He has dovetailed the best of Europe with the emotions of Calcutta. This project is not just work but an emotion in itself. He tried to incorporate the beauty of the city to create a marvel that has never been made in this country. While planning, it was very challenging to retain trees and make the whole thing a holistic neo-living experience. Ultimately, he hopes that the people of Calcutta-India for that matter-would appreciate this labour of love.

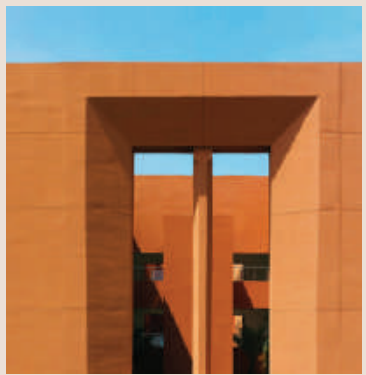


Ricardo Bofill is a Spanish architect from Barcelona, Catalonia. He is the President and Chief Architect at Ricardo Bofill Taller de Arquitectura. With 25 years of experience at RBTA, he has expertise in the design of large-scale masterplans, smart cities, public facilities, residential schemes, office buildings and mixed-use compounds.

## international aesthetics iconic structures



El Sargazo Apartments, Spain



Mohammed VI  
Polytechnic University, Morocco



La Muralla Roja, Spain



# symmetry

AT

# niavara

is poetry in spatial elegance

## Project Overview

Niavara maintains a fine balance between beauty and functionality, nature and luxury. It is where amenities play a key role.



“Beauty is truth,  
truth beauty...” – John Keats

niavara

high-rise  
living  
brought  
to life like  
never  
before

Celebrate ultra-luxe global standards in your way of living. The tallest luxury condominium in central Calcutta will take your breath away. Imagine sky-kissing balconies attached to every bedroom and every conceivable creature comfort built in. Enjoy the luxury of your 3-sides open apartment.

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# niavara

“Love of beauty is taste. The creation of beauty is art.”

– Ralph Waldo Emerson



## **life in the heart of central Calcutta away from the hustle and bustle**

The beauty of Niavara is not just in its modern styling and world-class amenities but the location too.

Though it is in busy Central Calcutta, approachable through the Moulali junction or Philips crossing, it is tucked away in quiet Convent Road, offering you an urban oasis, full of greenery and open space for leisure walks. What's more, schools, hospitals, shopping centres and a railway station are easily reachable.

**niavara**





where  
niavara is  
located

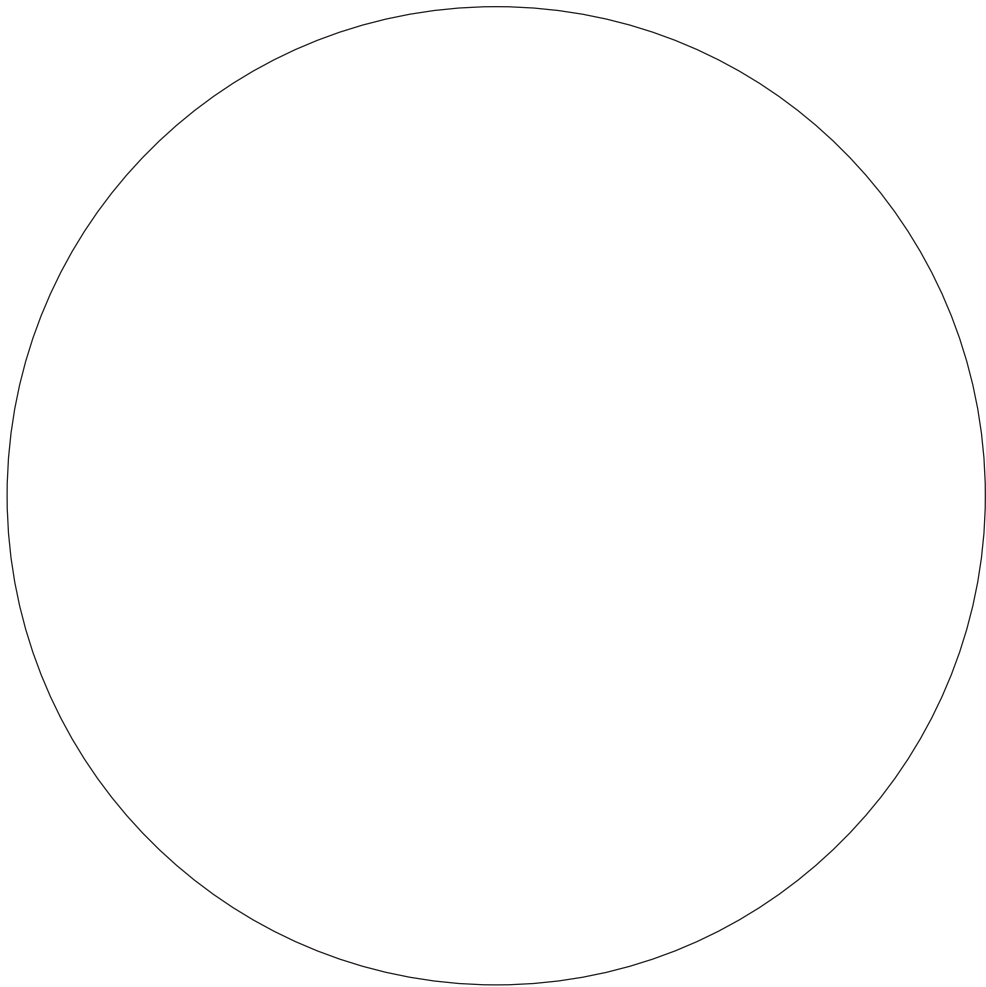
7 Convent Road  
in the heart of Central Calcutta

Moulali Crossing	400 m
Calcutta Boys' School	500 m
Sealdah Railway Station	1.2 km
St James' School	1.3 km
Park Street	2.2 km
New Market Area	2.3 km
Bhagirathi Neotia Hospital	2.5 km
Maa Flyover	3.4 km
Apollo Gleneagles Hospital	6.1 km

## the beauty is in the mystery on arrival

The approach to Niavara is through an unassuming wooden gate that keeps you guessing. The gate opens and voila, you are in a sylvan world with a pathway lined with trees. The green vertical landscaping of the compound walls which take you by surprise, adds to the wooded charm. Residents and visitors to Niavara can drive the entire length, enjoying the beauty of the driveway. It is flat, well-lit and designed for safety with plenty of parking space. Residents can get dropped off to the grand entrance lobby which leads to the apartments through elevators. There is also a multi-level parking space with charging points for electric cars.





Niavara promises a  
tranquil atmosphere with  
**75% open space.**  
Best of all, while  
re-greening the  
landscape with new  
trees, **many**  
old trees have  
been retained  
too in the project.

MANY  
OLD  
TREES  
ARE  
RETAINED



**ground  
space**

- Kids' Play Zone
- Senior Citizens' Corner
- Jogging Track
- Zen Garden
- Reflexology Path
- Garden Seating Area





The beautiful  
landscaped garden has  
a Kids' Play Zone.

KIDS'  
PLAY  
ZONE

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Senior  
Citizens' Corner,  
overlooking the  
surrounding beauty.

SENIOR  
CITIZENS'  
CORNER

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Jogging Track,  
in the midst of  
greenery to refresh body  
and limbs.

JOGGING  
TRACK

niavara





ZEN  
GARDEN

Natural elements of rock, gravel, sand, wood and very few plants make it a beautiful minimalist landscape.



REFLEXOLOGY  
PATH

The path stimulates acupuncture points on the soles of the feet to help you relax.



Garden  
Seating Area  
A place where you  
can relax in the  
midst of Nature.

GARDEN  
SEATING  
AREA

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# harmony

AT

# niavara

is where the differences  
are consistent

## Social Space

It is where peace of mind  
and the joy of living come  
together. Enjoy a bouquet  
of high-class experiences  
with your neighbours  
at the podium and rooftop.



# SOCIAL SPACE

ONE

## SOCIALISE @ PODIUM

Swimming pool

Banquet hall

Residents' Lounge

Gym

Yoga area

Library

AV room

Crèche

Picnic zone

Indoor games room

Barbeque zone

---

TWO

## UNWIND @ ROOFTOP

Party deck

Terrace garden

Open-air meditation zone

---





## **life flourishes when you socialise @ podium**

The podium, flanked by trees, spans the ground level and rises to level two. It is the heart of Niavara and celebrates community living as an elevated residential experience.

The deck club at Niavara is a chill zone for residents. Residents can access it directly from the tower with exclusive elevators and staircase. Packed with multiple facilities, the club and lap pool allow them to unwind, rejuvenating both body and mind.



Jump into the lap  
pool, flanked by a  
modern deck.

You can also  
loungue around the pool  
in your deck chairs.

SWIMMING  
POOL

**niavara**





## BANQUET HALL

The exclusive Club@ Podium can be directly accessed from the Tower. The banquet hall has a separate entry so the privacy of the residents remains intact.

“Outer beauty attracts, but inner beauty captivates.”

- Kate Angell

**niavara**



## RESIDENTS' LOUNGE

Where you can sit and chill.



## GYM

The gym, facing the deck and flanked by greenery on the other side, takes care of the fitness fanatic in you and adds a little spring to your step.







Step into the ultra-modern AV room and tune in to the world of cinema, music and showbiz.

## ULTRA-MODERN AV ROOM



## LIBRARY

Browse the old-fashioned way and satisfy your appetite for reading.

"Everything has beauty. But not everyone sees it."  
- Confucius



## INDOOR GAMES ROOM

An area laid out for indoor games like pool, bowling, table tennis, bridge and board games like chess.



## YOGA AREA

A place for you to get  
your physical, mental and  
spiritual self together.

"Beauty is the illumination of your soul."

- John O'Donohue

niavara





Where your child will  
be taken care of while you  
are busy.

CRÈCHE



PICNIC ZONE

For times when  
you want to go  
for a picnic but  
not too far.



## BARBEQUE ZONE

Making cooking outdoors fun!



# UNWIND @ ROOFTOP

life  
gets  
classier  
at  
the  
top

The rooftop has a great  
view of the city skyline.  
It is a spectacular spot  
where you can party with  
friends or just sit around  
while enjoying the view.



## party deck and terrace garden

The rooftop has  
a party deck and  
a terrace garden for  
you to enjoy the  
best of two worlds.



View from the terrace

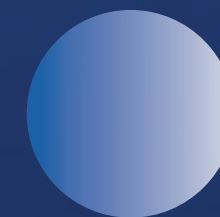


# proportion AT niavara

is where apartments are  
efficiently managed

## Apartment Details

Every home is a modern-day epitome of spatial efficiency where opulence marries value engineering. They are designed efficiently and with empathy. Find a home that enhances your whole family's lifestyle.





# HOME SPACE

## SPATIAL PLANNING

Planned with the idea of  
allowing space for a family  
to bond, by keeping the  
community space in the centre  
and the bedrooms around it.

---

## SPATIAL EFFICIENCY

A key design thought  
applied to the spatial planning  
of the apartments is the best utilisation  
of space. It's planned to maximise  
your livable area.

---



# THREE SIDES OPEN

Airy, fresh and full of sunlight.

# TWO BALCONIES

One from your bedroom and  
one from the living room.

# VAASTU COMPLIANT

In keeping with the  
principles of Vaastu. It's important  
to us too.

# 3 & 4 BHK

Niavara showcases a variety of  
three-bedroom and  
four-bedroom homes.

It includes 29 three-bedroom homes  
with three toilets each,  
57 three-bedroom homes with  
two toilets each and 30 luxurious  
four-bedroom homes with 4 toilets each.

# LIMITED PENTHOUSES

Lavish six-bedroom  
homes with  
six toilets each.

Every apartment has a central  
courtyard, a living room and  
a balcony.



OPEN-TO-SKY  
TERRACE  
IN YOUR  
APARTMENT -  
THE ULTIMATE  
LUXURY!



t a l l a p a r t m e n t s

floor  
to  
floor  
height



11  
FEET

The 11 feet height of  
each floor adds to the  
grandeur.



The living room which is in the centre, is surrounded by the bedrooms to enable family bonding and interaction. The homes are efficiently designed without corridors. Thoughtfully fitted with storage space and cross-ventilated with three open sides.

Homes are vastu compliant for harmonious balance with the elements of Nature and well-being.

Separate servant quarters in the apartments are an added benefit that make life hassle-free.



## SPACE FOR PLUSH INTERIORS

Niavara showcases a variety of three-bedroom and four-bedroom homes and penthouses with luxurious attached balconies.





# scale AT niavara



is making small big

## Facilities and Features

At Niavara all the little details are  
taken care of and life here is better,  
for the environment and you.





thoughtful  
details



CCTV surveillance



Exclusive elevators



Standby generator



Two levels of car parking

Facilities

- CCTV surveillance
- Video door phone surveillance
- Two levels of car parking
- Standby generator unit
- Exclusive elevators for residents
- Amenities for the specially abled





## **niavara is built with care**

The roof offers space for you to meditate under God's open sky. Your family, your guests and you are also assured of complete 24x7 security—backed by CCTV surveillance and a state-of-the-art video door phone system. The security system keeps all main entrances, exits, parking lobby and club areas under complete surveillance.

Round-the-clock power is assured with a standby generator unit along with power back-up facilities for all common areas.

The high-speed elevators and a service elevator make movement between floors smooth and quick. The separate elevator access to the club banquet ensures exclusivity.

Common areas are air-conditioned. Amenities for the specially abled are in place and express the caring ethos of Niavara.





Solar panel

## eco consciousness defines niavara

Use of solar energy in Niavara not only reduces dependence on conventional energy but lowers maintenance costs. There are charging points for residents using electric vehicles. The charging stations can be co-shared or purchased for exclusive use. The use of recycled material for construction makes the project rooted in sustainability. It uses non-toxic

low-VOC paint, 40% less water and 70% less electricity, compared to conventionally made buildings. Use of biodiesel in back-up gensets save carbon emission. What's more, Niavara's Sewage Treatment Plant keeps sewage water clean and its Organic Waste Converter makes kitchen and garden waste useful as compost.



### Green Features

- IGBC Green Homes Platinum Pre-certified
- Solar power
- Electric car charging points
- Sewage treatment plant
- Organic waste converter

If you are looking for a home in the midst of Nature and fitted with eco-friendly modern amenities, look no further. Welcome to an experience of beautiful living.





# balance AT niavara

is the tipping point  
between perfection  
and imperfection.





The lobby

## **niavara is the perfect blend of precision and poise**

It is the amalgamation of  
amenities  
and aesthetics  
which makes the project  
a perfect symbol of  
beautility brought to life.

“Beauty is the promise of happiness.”  
- Edmund Burke

**niavara**





## **niavara encompasses all that is inherently beautiful**

A rare mixture of  
symmetry,  
harmony,  
proportion, scale  
and balance,  
it is a project like no  
other. Discover your  
international abode in the  
heart of Calcutta.

“Rare is the union of beauty and purity.”  
-Juvenal

**niavara**





Sugam Habitat Off EM Bypass



Morya BL Shah Road Off New Alipore



Sugam Park Asansol



Urban Lakes Konnagar



Sugam Sudhir Off Kamalgazi More

## About Sugam

The joy of creating homes has captured Sugam for over 35 years. Weaving spaces with sheer imagination, with the foresight to build abodes that feel like home even 20 years in the future. Sugam Group, led by a stellar team of dedicated professionals, has touched thousands of lives. They are a harbinger of happy communities. With 3.5 decades of experience in the development of 25+ completed projects and 3 million sq ft, Sugam Group enjoys the trust of its 7000+ residents and continues to convert homes into memories and memories into contentment. Renowned for projects like Sugam Habitat, Sugam Serenity, Sugam Sudhir, Sugam Park (Narendrapur), Sugam Park (Asansol), Sugam Business Park (Sector V) and Hungerford House. Sugam Group believes in the celebration of togetherness.

Sugam's promise is to create space with imagination, tradition and love. This belief guides our design, developments and a stellar team from around the world. We build happy communities.

All new projects are IGBC Certified in compliance with Sustainable Development. Having won more than 30 National Awards, it's no wonder that the Group is at the forefront of real estate development in Eastern India.

So far so good.

3.5 Decades • 25+ Projects Completed • 7000+ Happy Residents • Currently Developing 11 Million sq ft





Diamond City South Tollygunge



Diamond City West Ho Chi Minh Sarani



Diamond Plaza Jessore Road



Diamond Heritage Strand Road



The 42 Chowringhee

## About Diamond Group

Starting with a small step, Diamond Group has grown from strength to strength into diverse ventures with more than 3 decades of experience. The group is an established name in the manufacture of lubricants and special chemicals, coastal shipping, real estate and logistics. Driven by innovation and creativity, the group has built over 6 million sq ft of landmark projects like Diamond City West, Diamond City South, Diamond City North, Diamond Heritage, Diamond Plaza, The 42 as well as Diamond Logistics Hub.



Disclaimer

‘Niavara’ is the new name given to the project originally conceptualised with the name ‘7 Convent’. Both are one and the same. Niavara is developed by Avikam Buildcon LLP (Maps shown are not to scale). The specifications may be subject to minor modifications and shall be covered in the agreement with allottees. Images and visuals are graphic artwork created by designers and the final product may vary from the same. The brochure is for representation purpose only and does not constitute part of any legal offer/contract. The interior design and furnishing shown in the brochure are not provided with the apartments. There could be change in height in the building and addition/alteration of areas in the project for which the developer shall take separate consent from the buyers as required by law. The intimation of any amendment to the contents of this brochure shall be deemed to have been made in the allotment documents and/or the agreement in favour of the buyer/s and the buyer/s is advised to use discretion before making application and before entering upon agreement to make itself aware of the same. The buyer/s must verify all the details and specifications, including but not limited to the area, amenities, specification, services, terms of sales, payments and all other relevant terms independently and should make their own enquiries and where applicable obtain appropriate professional advice as to their particular circumstances prior to concluding any decision for buying any unit. All purchases shall be subject to the terms of the agreement with the allottee and in case of any inconsistency or contradiction between the brochure and agreement, the agreement shall prevail. The promoter or its agents shall not be liable to the buyer/s for any or any claims due to any inconsistency between the brochure and contractual documents.

Co-Landowners and Developers



Landowner



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Kolkata 700 014

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