









Embrace the future











## A new level of boutique living

Based on the winning design from Living Steel's International Architecture Competition, *Restello* reinvents luxury living.

Conceived by UK firm Piercy Conner Architects & Designers, *Restello* combines traditional Eastern architecture with innovative sustainable practices to create the very latest in modern living experiences. The steel structure allows for long spans, creating uninterrupted living spaces; and the perforated façade filters the light while providing natural ventilation. It's your very own urban utopia.

Featuring 12 boutique duplex homes, with enviable double height terraces, *Restello* espouses the latest in smart, sustainable residential design without compromising on liveability.





Restello has been designed to provide optimum comfort in a secure and private setting.

This is open plan living at its most luxurious and sophisticated. The two storey floor plan accommodates three or four bedrooms (each with en suites), a generous kitchen, and an expansive living and dining area. Secure lifts stop at each floor. Complete the picture with your choice of finishes and fittings, and you will have created your own personalised sanctuary.

## Designed to fit your lifestyle





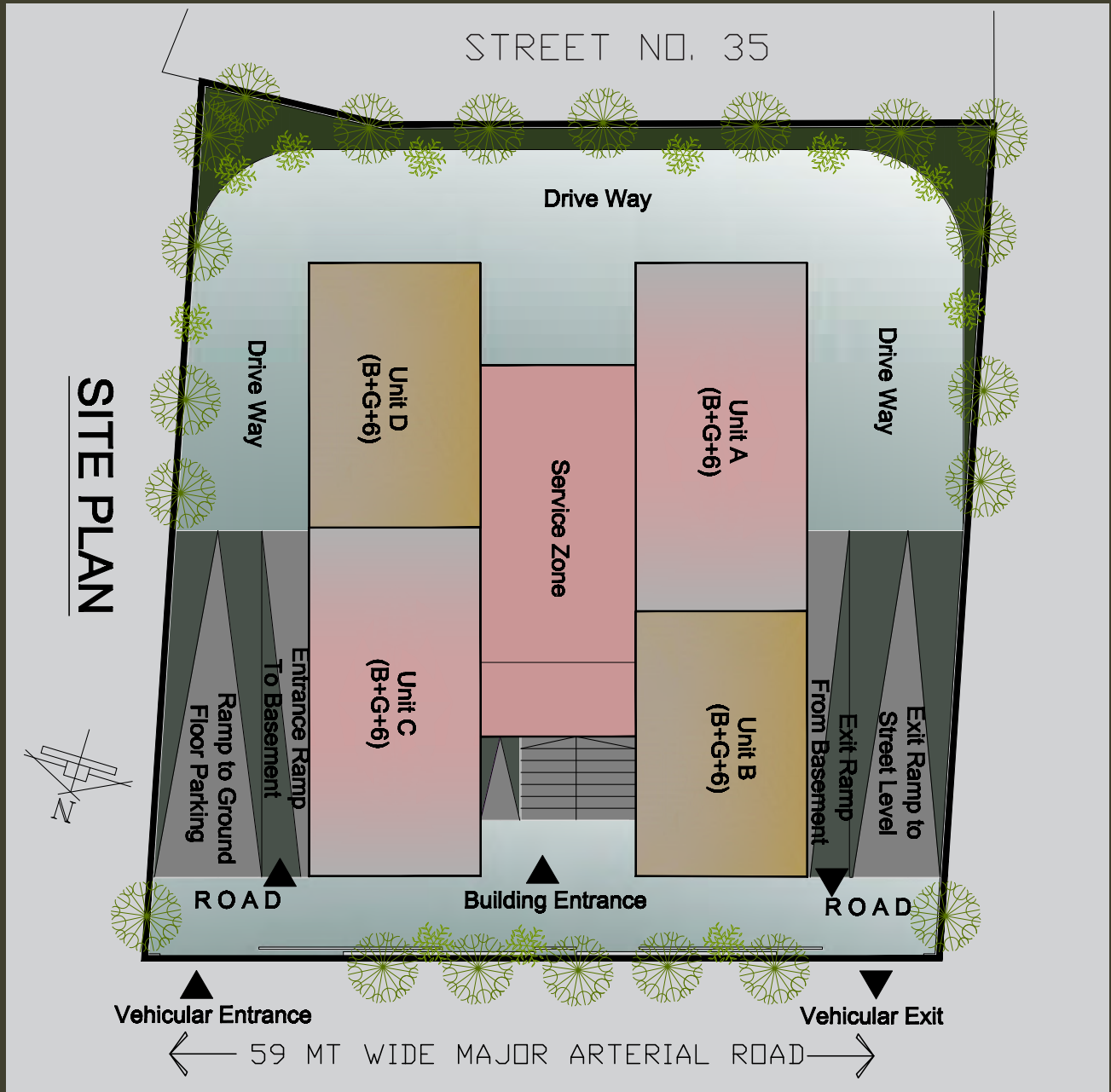
## Wrap yourself in comfort

Restello offers a harmonious balance between the outside world and your own personal space. Each apartment boasts a double height terrace, encased in an adjustable perforated steel façade. Which means you can allow fresh air to circulate, without ever compromising your privacy or security. The façade also provides greater thermal comfort and less need for air-conditioning.

Restello uses recycled steel, reducing the material used and energy intensity in the manufacturing process. Galvanised and painted steel protects against corrosion, damp and termites - ensuring a longer life for your home.







## Blueprint for the future

*Restello* boasts six three-bedroom and six four-bedroom duplex style apartments, designed to maximise natural direct sunlight throughout the day.

The ground floor has a fully equipped gym, storage area for each apartment, and room for domestic workers.



## Quality living inside and out

Whether entertaining family and friends on the large terrace or relaxing with a book in the living area, these apartments are designed to enhance your quality of life at home.

Finished with care and finesse, *Restello* apartments set a new standard in luxury living.

### Three-bedroom apartments:

- Total Area: 2520 ft<sup>2</sup>
- Guest Bedroom: 123 ft<sup>2</sup>
- Master Bedroom: 167 ft<sup>2</sup>
- Child Bedroom: 165 ft<sup>2</sup>
- External Terrace Area: 400 ft<sup>2</sup>

### Four-bedroom apartments:

- Total Area: 3375 ft<sup>2</sup>
- Guest Bedroom: 136 ft<sup>2</sup>
- Master Bedroom: 207 ft<sup>2</sup>
- Child Bedroom 1: 183 ft<sup>2</sup>
- Child Bedroom 2: 114 ft<sup>2</sup>
- External Terrace Area: 502 ft<sup>2</sup>



**3 Bedroomed Maisonette Area:**  
2520 ft<sup>2</sup>

**3 Bedroomed Maisonette**  
Lower Floor



**3 Bedroomed Maisonette**  
Upper Floor



**4 Bedroomed Maisonette Area:**  
3375 ft<sup>2</sup>

**4 Bedroomed Maisonette**  
Lower Floor



**4 Bedroomed Maisonette**  
Upper Floor



# A New Age In Kolkata



New Town represents a new age of urbanisation in Kolkata. Spread across 3075 hectares and housing over 7.5 lakh people, the area is supported by many facilities such as schools, healthcare centres, commercial facilities, and is only 10km from the international airport.

With the abundance of lush green parks and gardens in the area, it is no wonder New Town is fast becoming one of the most sought after addresses in the city.

## Sales Enquiries

+91 33 3984 3984  
[www.shrachi.com/bengalshrachi](http://www.shrachi.com/bengalshrachi)

## Project Partners



### The Shrachi Group

The Shrachi group is engaged in diverse businesses ranging from real estate and agro-machinery to engineering, finance, IT, medical services and others.

Over the last decade, the Group has delivered quality real estate solutions. In fact, some of Kolkata's landmark residential, commercial and retail projects have been created by Shrachi Developers Private Limited, Shrachi Realty Private Limited and Bengal Shrachi Housing Development Limited.

Additional ventures include Healthcare, Information Technology, Financial Services, Engineering and Agriculture.

For more information visit [www.shrachi.com](http://www.shrachi.com)

PIERCY  
 CONNER  
 ARCHITECTS  
 & DESIGNERS

### Piercy Conner, UK

Celebrated as one of the most promising architectural studios in the UK's '40 Architects Under 40', Piercy Conner has established a reputation for creating innovative and bespoke architecture, each project tailored to the unique conditions of the site. Eschewing traditional thinking or a self-proclaiming house style, Piercy Conner designs by assessing and responding to the individual context of each project.

The result is a diverse portfolio of internationally recognised and award winning work ranging from the ethereal to the earthy, visually distinct yet connected by an underlying commitment to authenticity.

[www.piercyconner.co.uk](http://www.piercyconner.co.uk)



### Living Steel

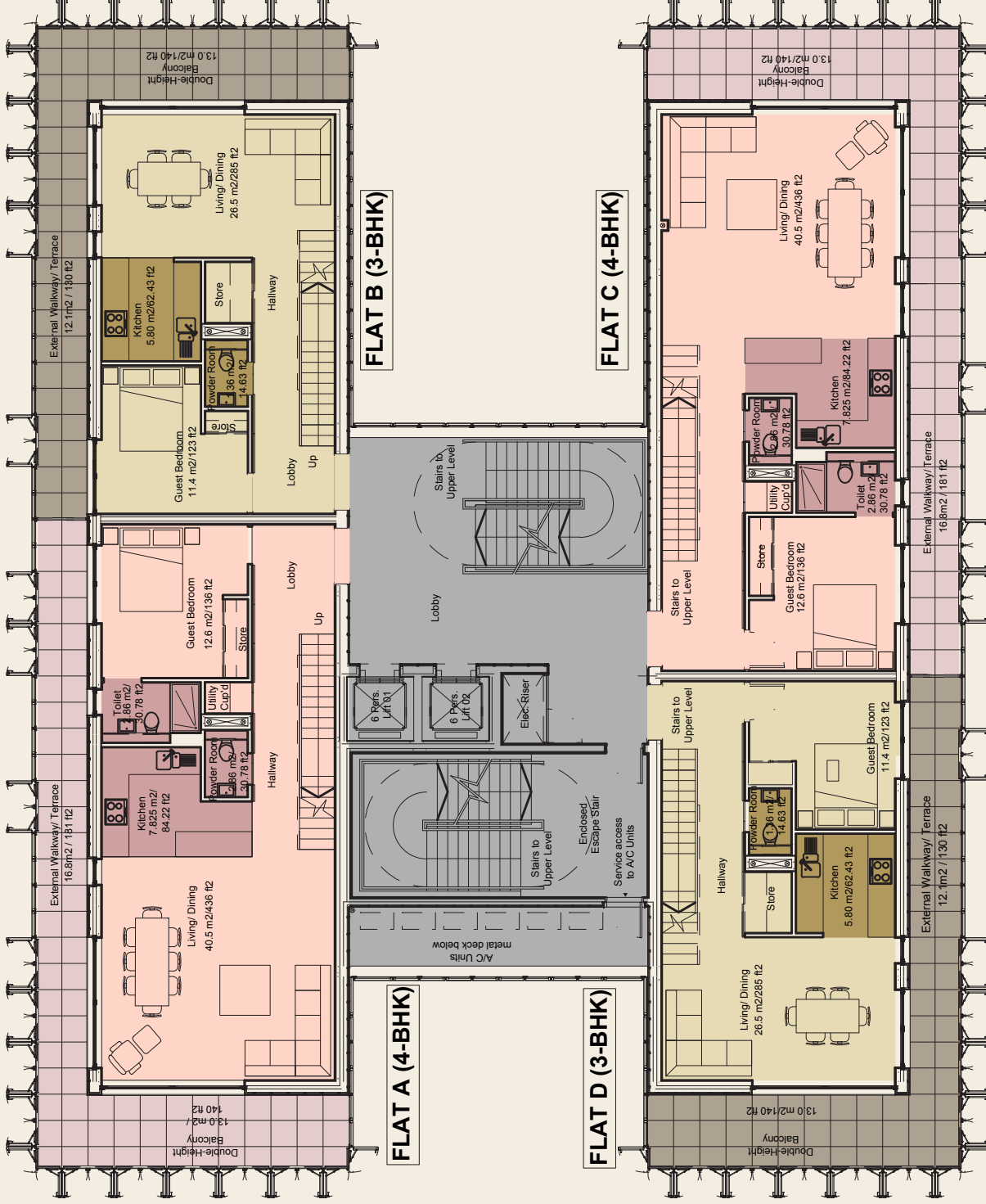
Living Steel, a worldwide, collaborative programme designed to stimulate innovative and responsible housing design and construction was launched in 2005 by the World Steel Association. The programme was developed to help address the unprecedented pressure on infrastructure, communities and the quality of people's lives stemming from growing urban populations.

Funded through the contributions of the world's leading steel manufacturers, the members of Living Steel include ArcelorMittal, Baosteel, BlueScope Steel, CELSA Group, Corus, Erdemir, IMIDRO, Posco, Ruukki, Severstal and Tata Steel.

[www.livingsteel.org](http://www.livingsteel.org)

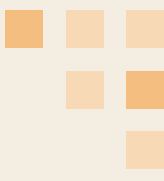


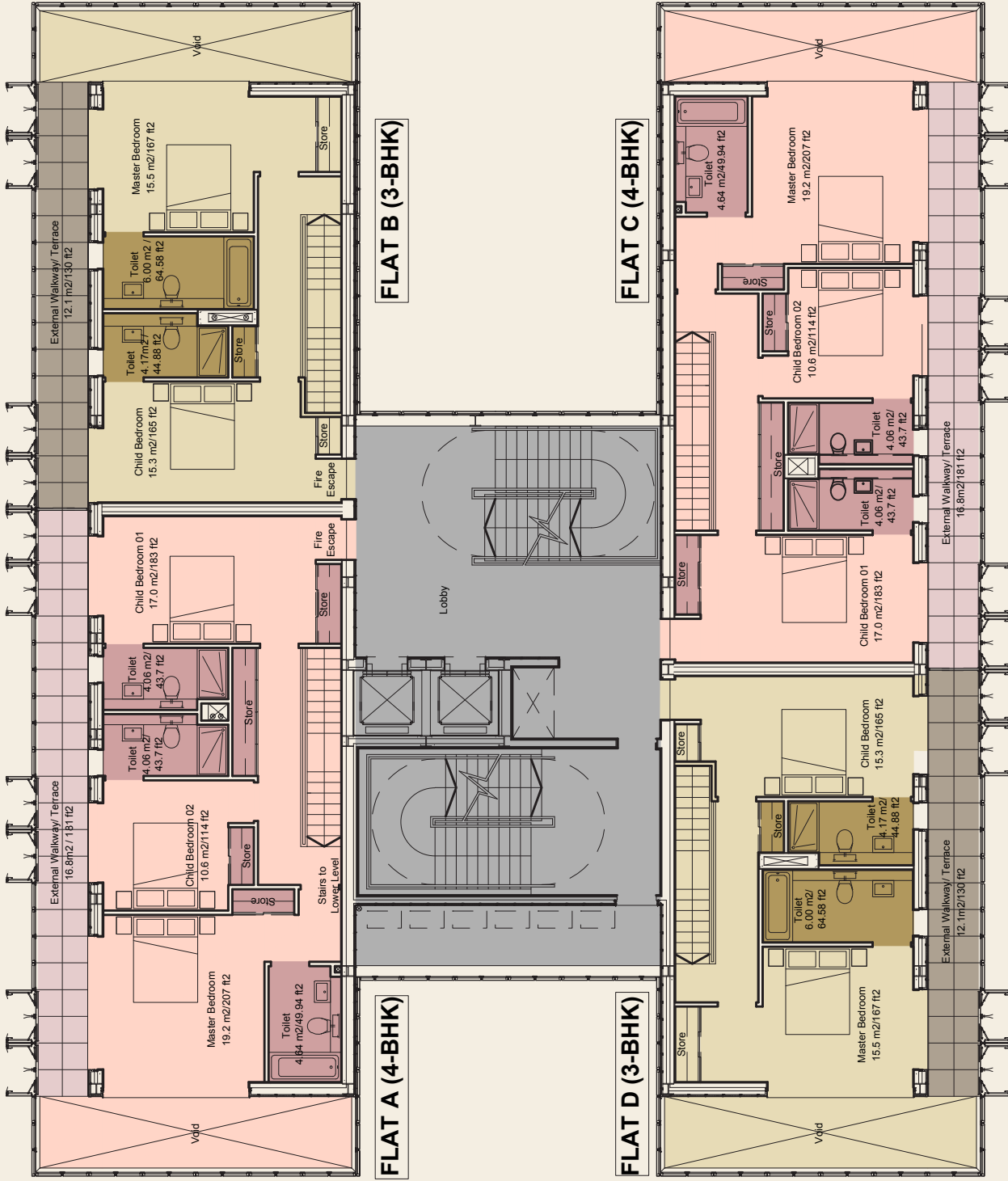




FLATS	SBUA (sft)
FLAT A	3375
FLAT B	2520
FLAT C	3375
FLAT D	2520

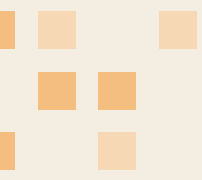
# TYPICAL MAISONNETTE LOWER FLOOR





FLATS	SBUA (sft)
FLAT A	3375
FLAT B	2520
FLAT C	3375
FLAT D	2520

# TYPICAL MAISONNETTE UPPER FLOOR







# What makes this project a success?

## Thermal efficiency

Homes made of steel have a relatively lower cost of living. That is simply because the interiors of the house stay cool for a longer period of time and keep the heat out. This leads to lower electricity bills. Because Kolkata is a relatively humid city, this feature has been particularly given its due importance during construction.

## Damp proof

Dampness is a major hazard for people living in Kolkata due to the high levels of moisture content in the atmosphere. This makes houses look ugly, shabby and ill-maintained. Steel, being an alloy, is resistant to dampness and soiling. It does not shrink or swell from time or humidity, which contributes to an improved dry wall and exterior appearance, as well as improving the quality of the fitting of doors and windows. Therefore, by providing an aesthetically perfect exterior and interior, the steel homes at Restello save time, energy and money when it comes to maintenance.

## Maintenance free

Homes in this project are immune to the dangers of termite infestation. Also, when the moisture content in wood rises above 20%, it becomes vulnerable to attacks by fungi. Steel is inorganic, and so the growth of mould or other fungi becomes an impossibility.

## Safety

Owing to the relatively light frame weight and its ability to absorb a great amount of energy, Restello has the capacity to resist attacks from natural disasters such as earthquakes, fire and high winds.

## Optimal carpet area

Lack of space being a vital problem to the growing needs of this city has caused most new home owners to live in match box apartments, while paying huge sums of money. However, steel can accommodate large open spaces without requiring columns or load-bearing walls, thus providing a large living area. Owing to the sleek and compact nature of this wonder alloy, Restello will turn out to be more cost effective for modern city dwellers.

# Specifications

1	<b>Foundation</b>	Pile foundation
2	<b>Superstructure</b>	Steel (MS) structure
3	<b>Bedroom</b>	
	Floor	Laminated wooden flooring
	Walls	Gypsum board and steel structure
4	<b>Living/dining</b>	
	Floor	Vitrified tiles
	Walls	Gypsum board and steel structure
5	<b>Kitchen</b>	
	Floors	Ceramic tiles
	Counter	Granite
	Walls	Gypsum board and steel structure
	Sink	Stainless steel
	Cabinet	Modular kitchen
6	<b>Toilet</b>	
	Floors	Anti skid ceramic tiles
	Dado	Glass mosaic tiles/ceramic tiles
	WC	Branded EWC with cistern
	Wash Basin	Porcelain
	Fittings	Branded CP fitting with hot and cold arrangement
7	<b>Door</b>	Painted Flush door/imported modular door/equivalent
8	<b>Windows</b>	Glazed aluminium/uPVC
9	<b>Electrical</b>	Concealed copper wiring and modular switches
10	<b>Lift</b>	Lift of reputed make Provision for generator backup at extra cost

## Disclaimer

The layout plans and sanction plans, approximate areas of the Property, specifications of the materials proposed to be used, facilities and components of Restello, are all tentative and are subject to change and/or variation without intimation. The Company may effect such variations, changes, additions, alterations, deletions and / or modifications therein as it may, at its sole discretion, deem appropriate and fit or as may be directed / allowed by any concerned authority. The Company shall endeavour to provide the Specifications as shown in the Brochure, however the Company shall at its sole discretion, change such specifications to other brands of the equivalent quality, without intimation. The overall picture of the development that may take place, and the tentative description of the overall development plan are not intended to convey any impression of any right, title or interest in any of the zones to be developed and are merely provided to acquaint you of the overall development.





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