

ABOVE US
ONLY SKY



Affordable Limited Edition Lifestyle Homes

Just 5 mins from Rashbehari Crossing

Rashbehari *Calling...*

*Imagine there's no heaven
It's easy if you try
No hell below us
Above us, only sky...
- John Lennon.*

John Lennon's classic song "Imagine" (1971) promoted unity and living for today, aiming for a peaceful, unified humanity. For Pinnacle Heights this was our source of inspiration.

Amazing times await Delve into a world of excitement that takes you far beyond the ordinary and much above the everyday lifestyle. Live an exotic weekend life for all days of the week.

Coming up near Rashbehari 4 point crossing, this chic state-of-the-art G + 12 Tower is all about comfort, tranquility, accessibility and safety. Here neighbors are not just a house number, but so much more.

The Project offers exclusively designed independent modular space-efficient floors in 2 & 3 BHK configurations, with elevators and designated parking.

We wanted to create a more investment-worthy and nature-friendly project. We want to meet your expectations and contribute to an inclusive, luxury lifestyle. Its all about affordable homes that compliment the ecosystem and foster Intimate Community living. Its here!



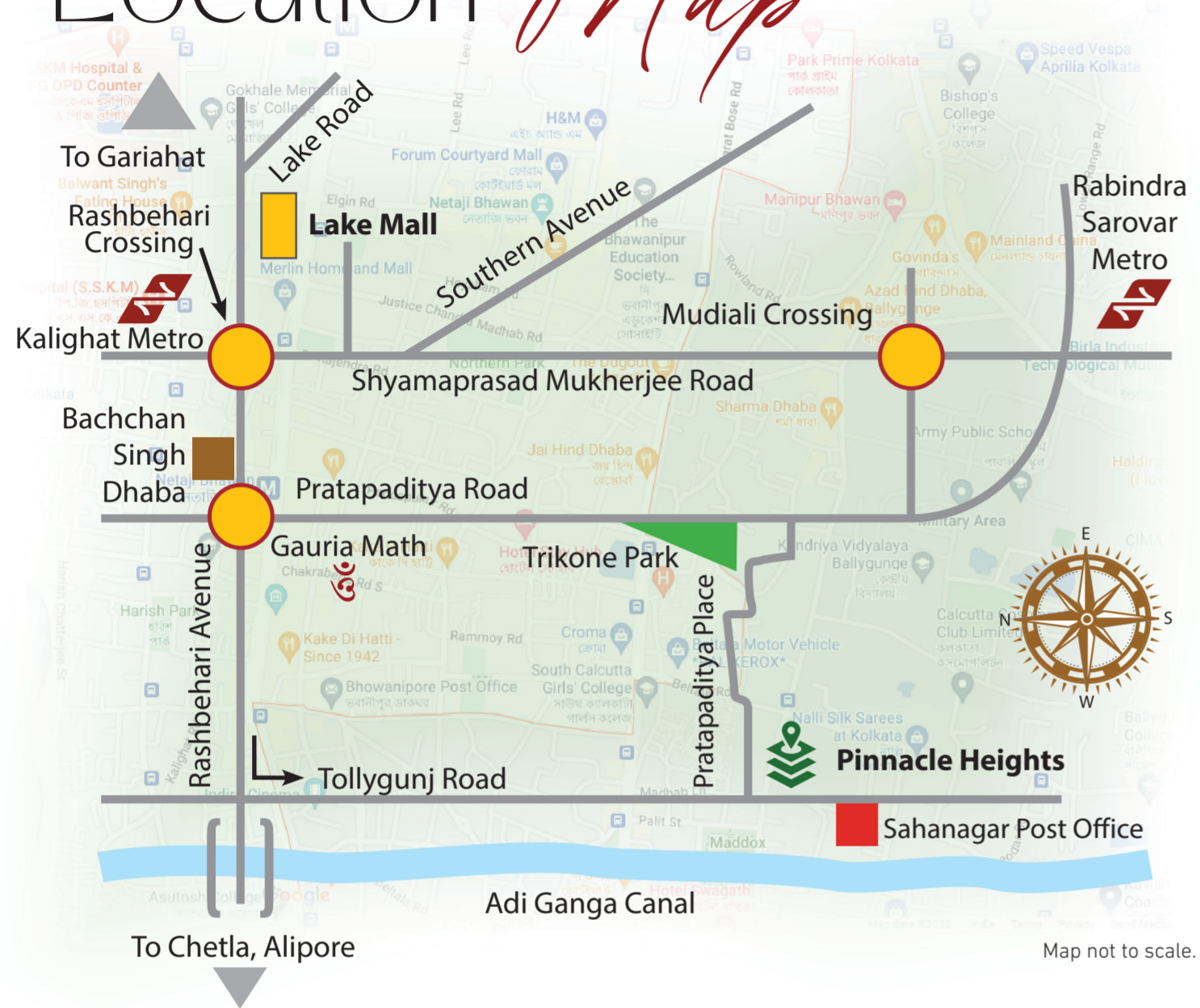
A beautiful *Story*



*United Living.
In a perfect storybook style.
Now near Rashbehari.*



Location *Map*



Map not to scale.

MALLS & MULTIPLEXES

- Lake Mall – 6 mins
- Homeland – 10 mins
- South City – 12 mins
- Forum – 12 mins
- Quest – 16 mins
- Acropolis Mall – 20 mins

SCHOOLS & COLLEGES

- Carmel – 8 mins
- South City Int. School – 12 mins
- Gokhele Memorial – 16 mins
- La Martiniere – 16 mins
- St. Xaviers – 17 mins

KEY LANDMARKS

- Chetla Daily market – 3 mins
- Mudiali Daily market – 3 mins
- Rashbehari crossing – 5 mins
- Kalighat Metro – 5 mins

SPORTS

- Dhakuria Lake – 8 mins
- RCTC – 10 mins
- Kolkata Maidan – 10 mins
- South Club – 12 mins
- Tolly Club – 15 mins
- RCGC – 15 mins

MEDICAL FACILITY

- Bangur Hospital – 7 mins
- B M Birla – 7 mins
- Kothari Medical – 7 mins
- P G Hospital – 10 mins
- CMRI – 12 mins
- Belle Vue – 15 mins

- Sarovar Metro – 6 mins
- Kalighat Temple – 6 mins
- Jadubabur Bazar – 8 mins
- Alipur Judges Court – 8 mins

*Conditions apply.

Mpowered *Moves*



Majestic

The Southern Lakes form the lungs of South Kolkata. Famous for morning walks and the Safari Park, this is the health and fitness hotspot for all localities. Pinnacle commands breathtaking views of this blue-green oasis from the rooftop level.



Maa

The Maa Flyover is a major arterial traffic channel connecting Chetla-Alipore-New Alipore to EM Bypass, Salt Lake Sec V and beyond. Just reach with ease— anywhere you please.



Malls

This area is dotted with major shopping and retail hubs like Lake Market Charu Market Kalighat Market and Gariahat. The area and its vicinity also houses two massive Malls like The Lake Mall and Forum. South City is also close at hand.



Mutual

This area actually forms a great melting pot. Here multiple communities like South Indians Christians and Bengalis have co-existed for decades with peace harmony and form a very strong social tapestry.



Mobility

Just about everything is just an arm's length away. Name it. You have it! Schools, Colleges, Medical Institutes, Restaurants, business districts, Metro, Railway Stations, Auto Stands, local daily markets, hyper stores, Theatre Halls, Entertainment Zones— easy does it.



Elegant design Amazing *Views*

Indeed this will be a Viewtiful life. Pratapaditya Place in the south western side of Tollygunj is dotted with greenery and enjoys all round seamless connectivity.

This new High-rise will have limited edition boutique residences that offer a Private paradise to unwind and explore. It is all about finding the calm amongst the chaos.

Experience the exclusivity in Community living.



Splash Pool



Kids Play Zone



Yoga Deck



Decorated Terrace



CCTV



Allotted Parking



Corner Plot



EV Charge Point



Fire Fighting Provision



Affordable Luxury



Water Supply



Waste Management



The Blueprint for *Modern Living*

Outdoor Amenities

Childrens' Play area
Senior Citizen's Sitting area
Rooftop Pergola
Open Gym & Yoga Deck

Common Facilities

Double Lift & double stairs
24 Hours water supply
Organic waste collection
LED power saving lights in common areas
Decorated Entrance Lobby

2. Rise and Shine



3. Its Family time



1. The story unfolds...



4. Inspiring living spaces



Safety & Security

Fire fighting arrangement
24 x 7 CCTV surveillance Booth
Lightning arresters on Rooftop

6. The Gen- Next Paradise



5. The Rooftop Bliss



Private. Pristine. Privileged.

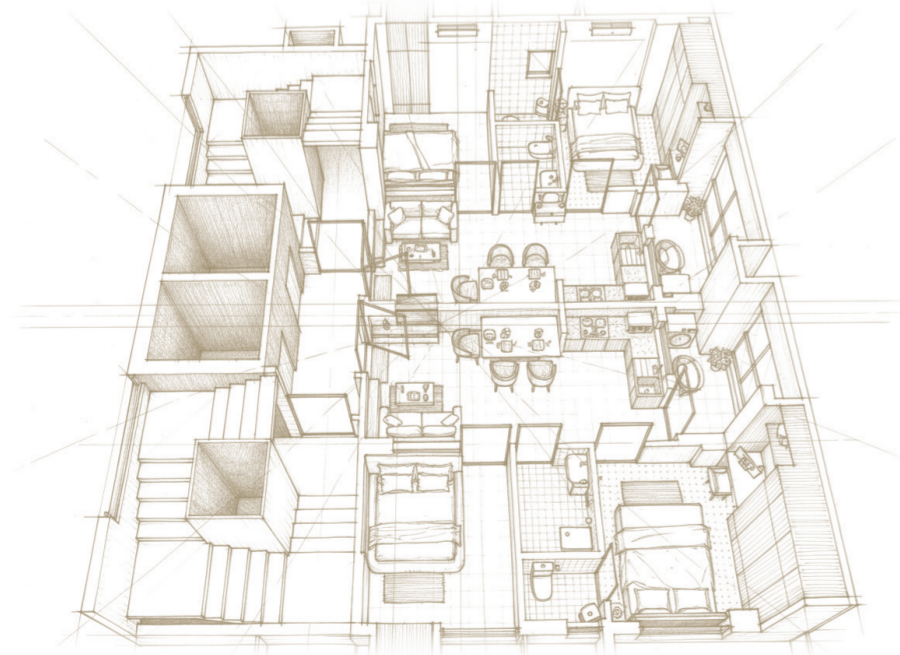


Creating Community And *Harmony*

Carefully designed to help seniors stay fit, socialize, relax and unwind, activities on offer at Pinnacle Heights range from rooftop yoga to art therapy and indoor sports.

At a Glance

- ▶ Modern Facade
- ▶ Decorated rooftop
- ▶ Friendly neighborhood
- ▶ Exclusive private floors
- ▶ Beautiful scenic green views
- ▶ Balcony in select apartments
- ▶ Scanned Entry and Security Booth
- ▶ Wide and well-lit Lobby and Stairs
- ▶ Homes with Flexible investment options
- ▶ Cross ventilated space-efficient apartments
- ▶ 2 way approach road & all round connectivity
- ▶ 2 Nos. 5 Pax semi-automatic modern elevator
- ▶ 3 mtr. wide internal Driveway with beautification



*Conditions apply.

Pinnacle Heights
Grand right side view – an Artist's impression



Pinnacle Heights
Spacious balcony in selected Apartments – an Artist's impression



Pinnacle Heights
Grand Entry Gate view – an Artist's impression



About this dream *Canvas*

Carefully designed to help seniors stay fit, socialize, relax and unwind. Activities on offer at Pinnacle Heights range from rooftop yoga to art therapy and indoor sports. Here is more about the development.

Project Factsheet

NAME OF THE PROJECT : Pinnacle Heights

FULL ADDRESS : 47, Tollygunj Road Kolkata –700 026

NEAREST LANDMARKS : 5 mins from Rashbehari Crossing

DEVELOPED BY : Pinnacle Group & Equinox Projects

ARCHITECT : Cousin Associates

TOTAL SIZE OF LAND/ Plot: 7149 sq. ft.

RUNNING FRONTAGE OF THE PLOT : 80.28 ft.

WIDTH OF THE ADJACENT APPROACH ROAD : 40 ft.+

TOTAL DEVELOPED SQ FT : ___ sq. ft.

NO. OF FLOORS : G+12 Tower

NO OF FLATS: 3BHK ___ Nos. | 2BHK ___ Nos.

NO. OF CAR PARKS: Adequate no of allotted Parking spaces

ROOFTOP FACILITY : Yoga Deck | Splash Pool | Open Gym

CURRENT STATUS : Construction started

POSSESSION : December 2028

HOME LOANS : Available from Financial Institutions



*Conditions apply.

Pinnacle Heights

Grand rear side evening view – an Artist's impression



Project Specifications

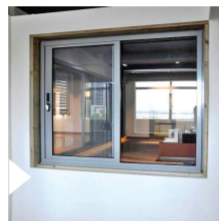


Superstructure

Foundation: Strip Foundation & Super Structure with RCC frame Structure.
 Steel : SRMB/Rashmi/Sul or equivalent make.
 Cement : Ultratech / Lafarge.
 Walls : Traditional bricks.

Windows

All windows will be standard section siding Aluminum Frames with standard quality glass.



Doors

Entrance door: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
 Interior doors: Wooden Frame with laminated Flush door with ISI mark hardware fittings.
 Toilet door: WPC with hardware fittings.



Ground Floor Car Parking

Parking tiles / Paver tiles of quality make.



Waterproofing

Adequate Waterproofing will be done in required areas like Toilets, kitchen and roofs.



Flooring

Standard quality tiles for living, dining, bedrooms, kitchen and balcony.



Roof

Roof finish by / tiles with adequate water proof treatment. Staircase : Marble or tiles.



Outdoor Landscaping

Proper landscaping will be done.



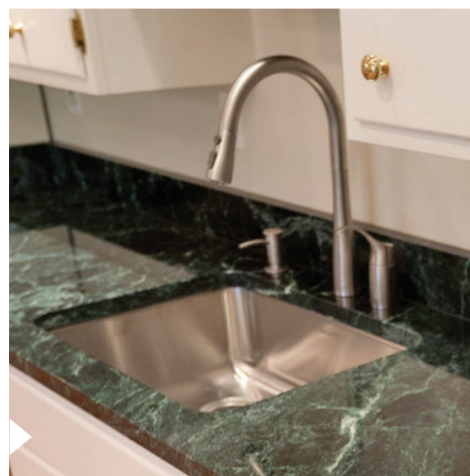
Paints & finish

Internal walls will have white putty finish. (JK/Asian/Berger)
 External walls will have a weather compatible coat (Berger/Asian).



Kitchen

Green marble top cooking platform with one stainless steel sink. Wall of kitchen to be covered on top of counter up to 2.5 ft with Tiles.



Toilets

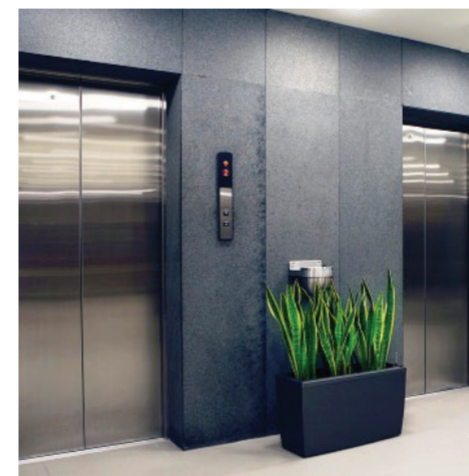
Anti-skid finish on floor and tiles on the wall. W.C- European type. Parry ware/ Hindware/Cera. Wash Basin for Toilets (in common and attached toilets & in dining area)* Parryware/ Hindware/Cera.



Fittings & Fixture: CP/UPVC of Hind ware/Parryware or equivalent.

Lifts

2 Modern Lifts connecting each floor.



Security System

CCTV in required ground level and common areas. Intercom at the entrance, connecting all apartments and at Project reception.



Electrical

Electrical wiring & fittings of reputed make. Generator: 24 hours Generator Power back up*. Total concealed electrical wiring for all rooms with copper conductors. Air conditioning plug socket provision in all bed rooms. Adequate light and plug point in dining/drawing and bed rooms. Electrical calling bell provision at main entrance door. Intercom point at living area.



All Materials of Havells/Finolex/Anchor.

Plumbing

Internal pipeline (CPVC) Supreme/ Ashirbad/Ajay or equivalent.



Firefighting

Superior Fire-fighting measures will be provided in all floors.



*Conditions apply.

*Pinnacle Heights
Rooftop Yoga Deck – an Artist's impression*



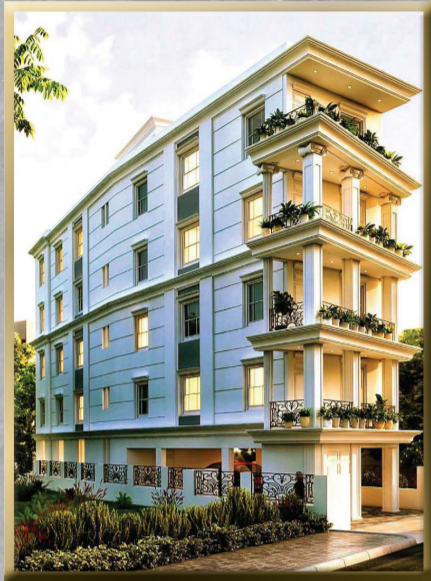
Pinnacle Heights
Kids splash pool at Rooftop level – an Artist's impression



Pinnacle Heights
For the elderly – an Artist's impression



Past and ongoing *Projects*



Legacy: 90B Shyambazar Street



Icon: 87B, Shyambazar Street



Pearl: 57, McLeod Street



Pristina: 56 Parnasree



Emerald: 8B, Bhabanath Sen Street



Pinnacle Heights: Ongoing project



Industry to Community—we believe in the art of giving back to society. Our commitment to creativity, functionality, and sustainability has earned us a reputation for excellence. We believe in transforming spaces into experiences that inspire and delight.

Pinnacle Heights has been envisioned keeping in mind some facets and aspects that are essential for a perfect Home.

Pinnacle offers Metro connectivity all round greenery and high Community living standards. This Project has limited edition boutique residences complete with all superior facilities. Come ... be a part of it.



Building communities with *Care*



Homes and smiles. A thousand stories

Transparency and Fairness:

Plans with details available on RERA's website

Compliance with Development Regulations:

Subject to regulatory oversight, approvals and permissions at various stages of development.

The Care Quotient:

Our team is committed to environmental responsibility, using state-of-the-art Technology & thoughtful service features.

Isometric Views

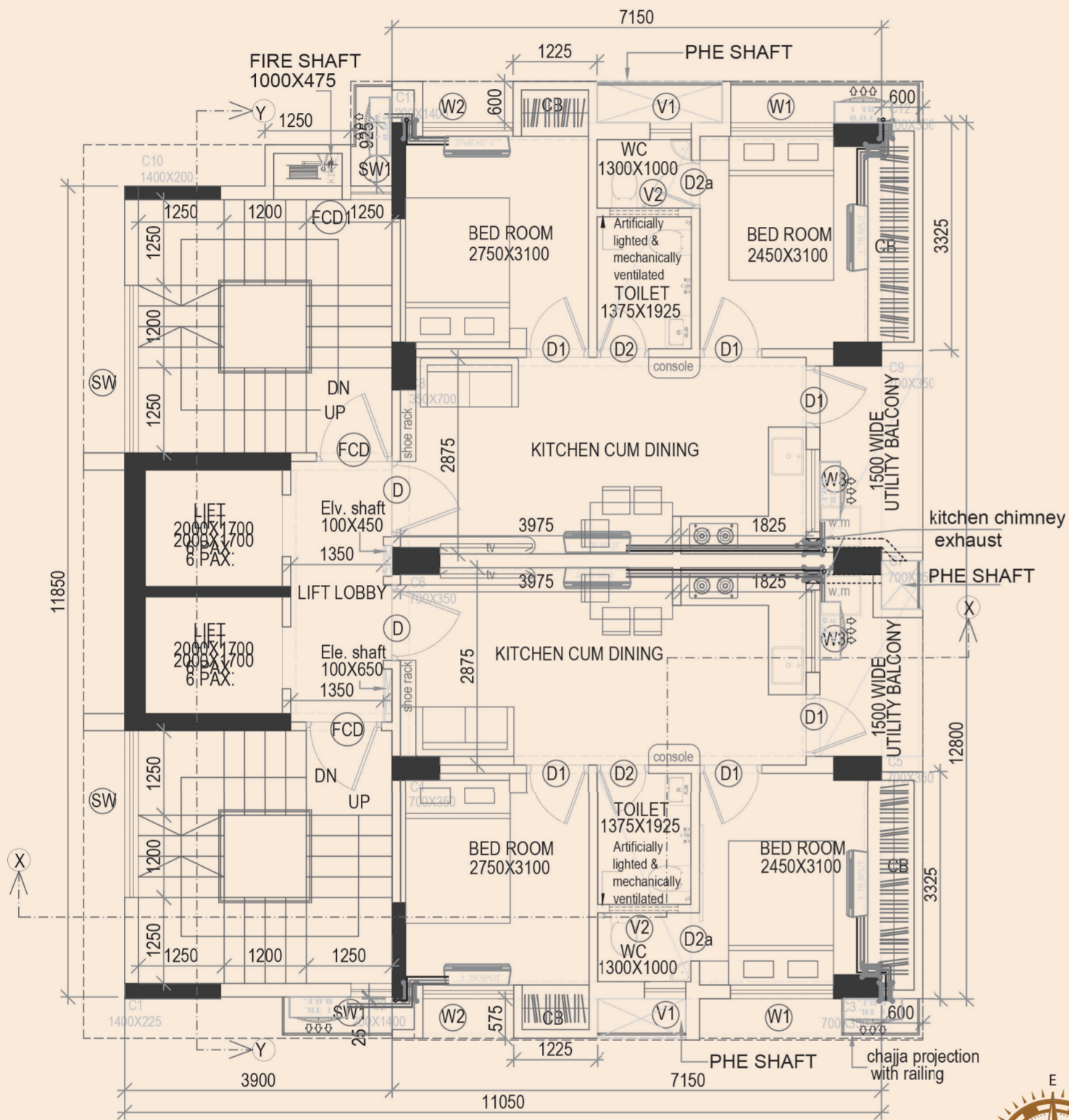


Single Floor 2 BHK

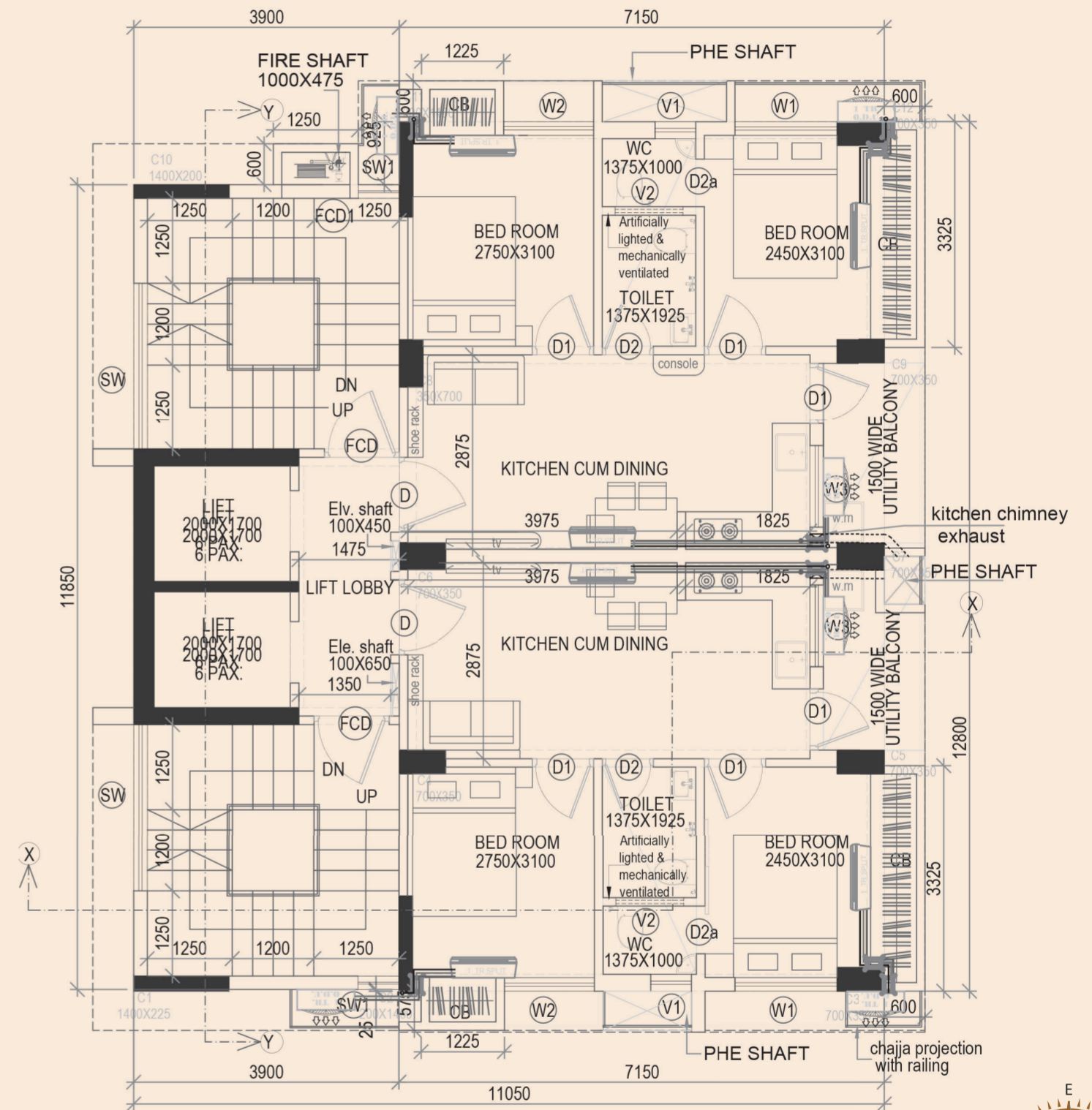
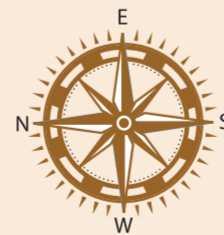


Single Floor 3 BHK

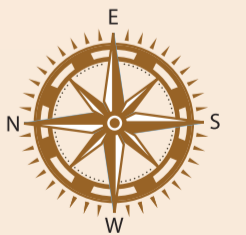
Floor Plans



1st, 2nd, 4th floor plan



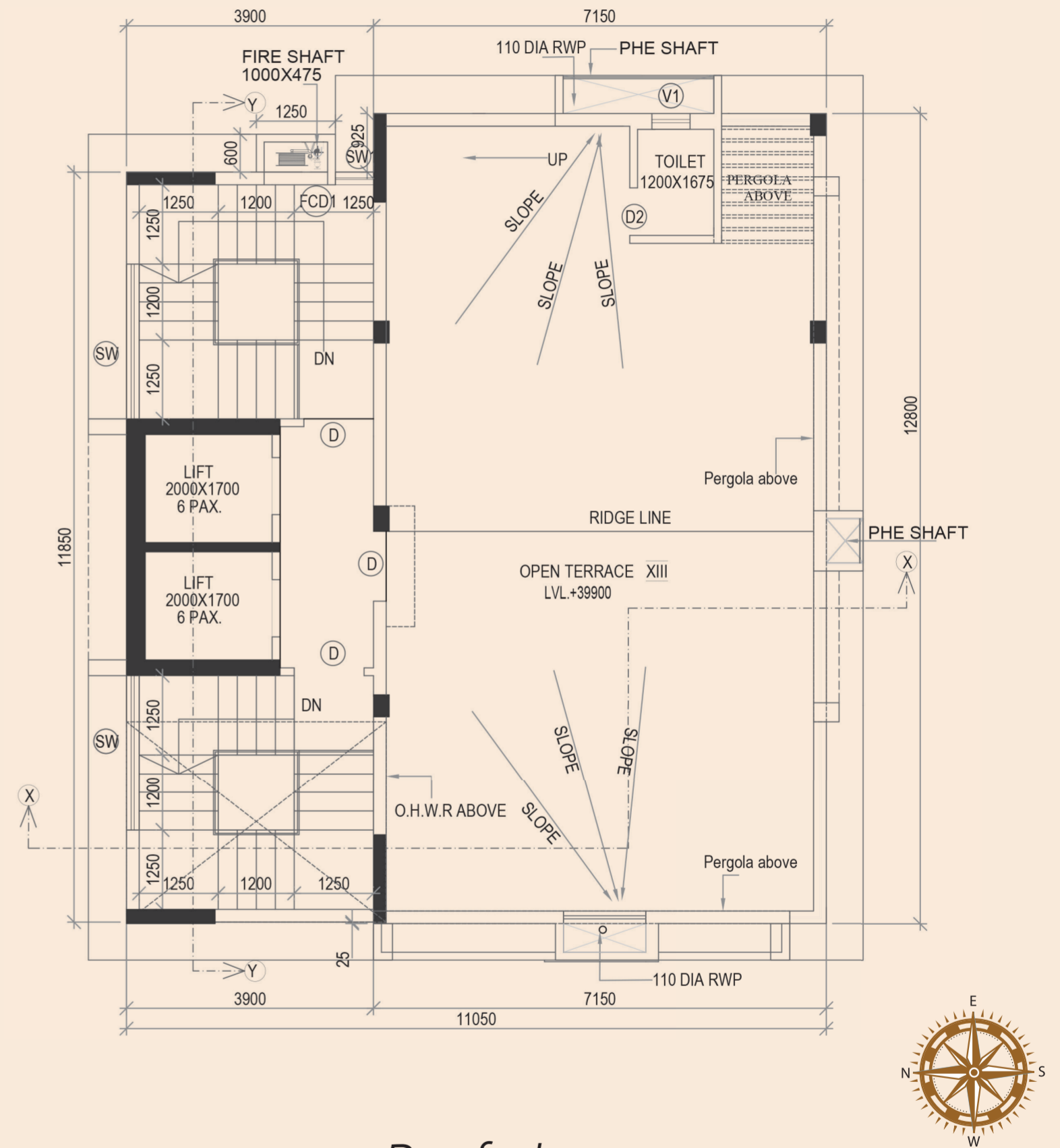
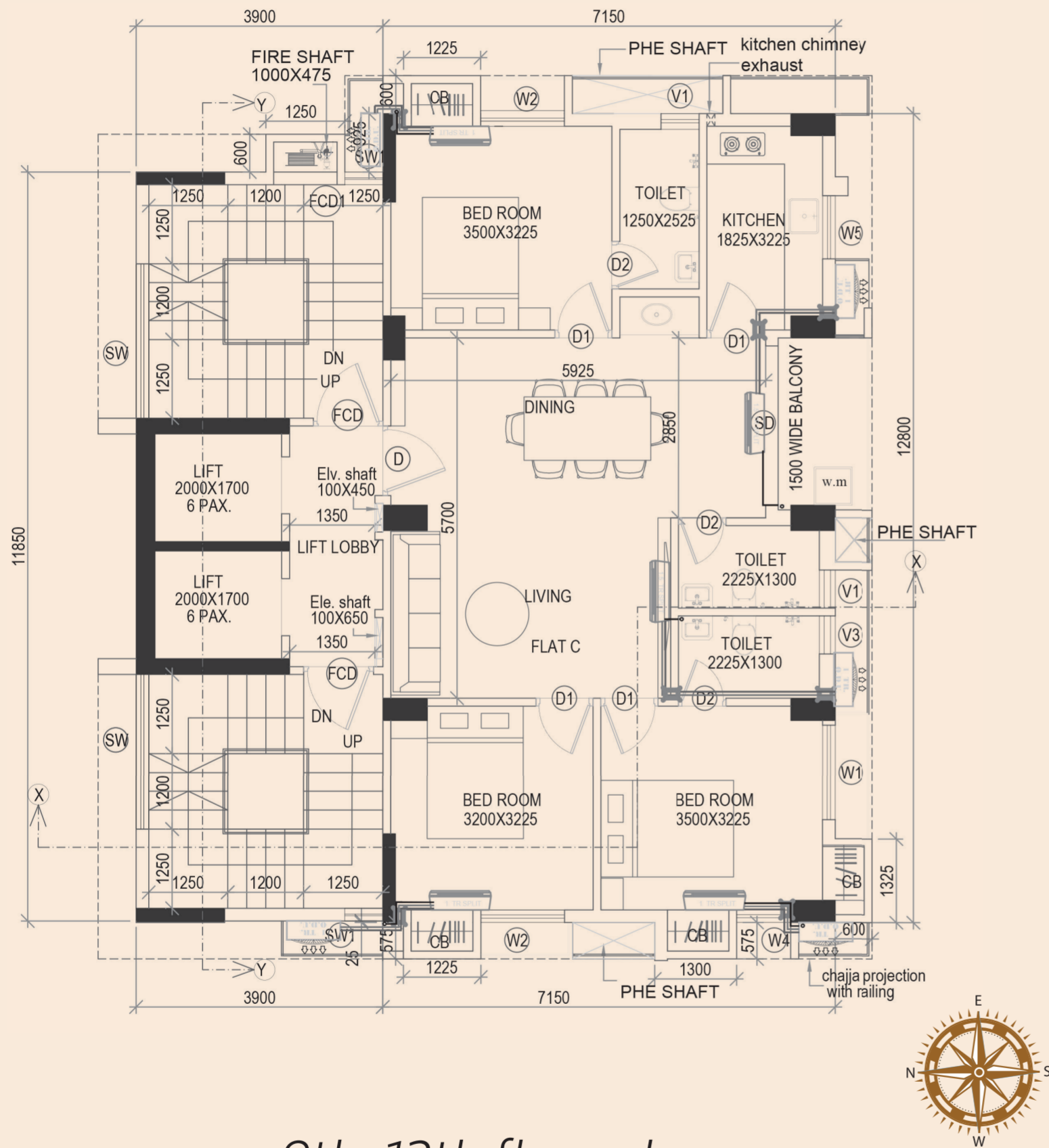
3rd, 5th, 6th floor plan



Floor	TYPE	BUA (sq. mt.)	CARPET* (sq. ft.)	BALCONY (sq. mt.)	FLAT BUA (sq. ft.)	Final Area (sq. ft.)
A	3BHK	1				
B						

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A	3BHK	1				
B						

Floor Plans



Floor	TYPE	BUA (sq. mt.)	CARPET* (sq. ft.)	BALCONY (sq. mt.)	FLAT BUA (sq. ft.)	Final Area (sq. ft.)
A	3BHK					

RERA Number:
WBRERA/00/00000



Affordable Limited Edition Lifestyle Homes

Project Jointly developed by:

PINNACLE GROUP & EQUINOX PROJECTS

Site Address : 47, Tollygunge Road (Pratapaditya Place) Kolkata 700 026

Corporate Office : Equinox Legacy, 90B, Shyambazar Street, Kolkata - 700 004

www.equinoxprojects.in | contact@equinoxprojects.in

For Site Visits & Bookings : **98300 98300**

Disclaimer: The information depicted herein viz., master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, amenities and facilities etc., are subject to change without notifications as may be required by the relevant authorities and cannot form part of an offer or a legal contract. Whilst every care is taken in providing this information, the Developer cannot be held liable for changes & variations.

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