

# PRESENTING THE BEST SUNRISES IN NEW TOWN



- DESIGNED AS AN ALL-IN-ONE COMPLEX
- A SEAMLESS INTEGRATED LIFESTYLE ZONE
- GREAT LOCATION – A PICTURE-PERFECT LIFE



Sunshine Enclave

*Plush. Pristine. Peaceful.*

New Town Action Area-III



**The Residential Towers**



**The Commercial Towers**



**OXYPLUS HOMES**



**SIX TOWERS**



**1000 ACRE WATERFRONT**



**5X PURER AIR**

Everything is conveniently located around Sunshine Enclave. Schools Colleges and Medical facilities are at close hand. There is also a string of Education Institutes, Medical facilities, entertainment zones, Pubs and premium office spaces. Sector V is a breezy 10 min drive. The Airport is just 25 min away. Mixing business and pleasure was never this easy. It is conveniently located in New Town action Area III off the arterial New Town Six Lanes (Close to Vishya Bangla Gate). This ensures lesser travel times, easy connectivity and more time spent with your family.

## PROJECT FACTSHEET:

**Total size of land:**

6429 SQM (96.111 Kattha)

**Nearest landmark:**

Near Sapoorji Petrol Pump, Gas Godown, Sukhobristi Housing

**Name of the adjacent road:**

Pathorghata G. P. Road

**Type of development:**

Residential & Commercial Complex

**Total No. of Flats:** 185 (2.5 BHK-

21 | 2 BHK-143 | 1.5 BHK-21)

**Width of adjacent road:** 30 ft.

**Running frontage:** 223 ft.

**No. of Towers:** 6 (4 residential, 2 commercial)

**Total developed area:** 200,000 sft.

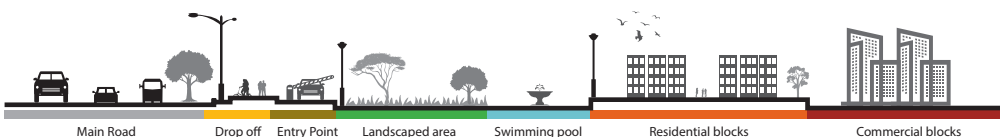
**Open to sky %:** 65%

**No. of Floors:** G + 7

**No. of Car Parks:** 106

**No. of lifts in each block:** 2

**Completion:** February, 2026



PREMIUM HOMES | OFFICE SPACE | RETAIL SHOWROOMS | HOTEL FACILITY | SUPERMARKET | CAFÉ LOUNGE | VANILLA STORES

HERE IS AN AMAZING WORLD OF LUXURY AMENITIES

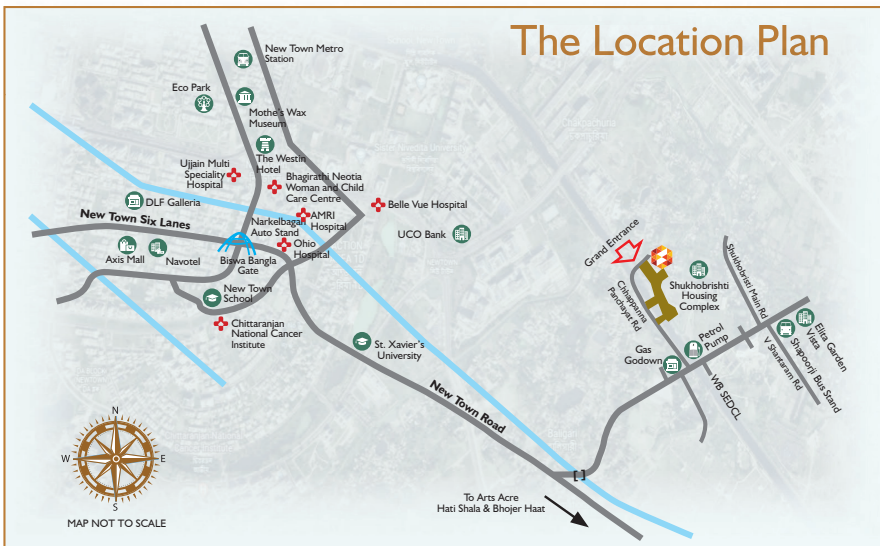
# PEACE OF MIND.

- Club House
- Gymnasium And Outdoor Yoga
- Children Play Area
- A/c banquet hall
- Senior Citizen Sit Out
- D.G Backup for Common Areas
- Indoor Games
- Entrance Lobby With Foyer
- Rain Water harvesting
- Security Cabin
- Adequate Parking space
- Automatic elevators
- Electric Meter Room
- RCC/Stone Paved Road
- Society Office
- 2 Wheeler Parking
- Well Equipped Fire Hydrants
- CCTV For Common Areas
- Sewage Treatment Plant



Sunshine Enclave

## A perfectly selected location FOR A PICTURESQUE LIFE



### COMMERCIAL HUBS

- UNITECH Mall - 3 mins
- Axis Mall - 6 mins
- Home Town & Central - 7 mins
- Downtown Mall - 10 mins
- City Centre I & II - 12 mins

### MEDICAL CARE

- Tata Medical - 5 mins
- Bhagirathi Neotia Woman and Child Care Centre - 8 mins
- AMRI Salt Lake - 15 mins
- Susrut Eye Care - 15 mins
- Apollo E M Bypass - 18 mins
- Ohio Hospital - 20 mins

### IT ESTABLISHMENT

- Sapoorji Pallonji IT Park & Shopping Complex - 3 mins
- Wipro - 4 mins
- ITC - 5 mins
- Infosys - 6 mins
- Unitech Infospace - 8 mins

### SCHOOL & COLLEGES

- West Bengal Judicial Academy - 5 mins
- Army Institute of Management - 5 mins
- DVC Training Campus - 6 mins
- St. Xavier's University - 7 mins
- University of Engineering & Management (Newtown) - 7 mins
- Delhi Public School (Mega City) - 10 mins
- Aliah University - 12 mins
- Narayana School (Newtown) - 12 mins

### KEY POINTS

- Daily Market & Spencers - 3 mins
- Sapoorji Bus Terminus - 3 mins
- Petrol & Gas Station - 5 mins
- Vishwa Bangla Gate - 7 mins
- Ecospace - 9 mins
- Eco Park Metro Station - 10 mins
- Airport - 24 mins



Virtual Bird's eye view



Affordable Luxury



Ideal Location



Ample Open Space



Quality Construction & Timely Delivery



Reputed Developers

## NAOOLIN REALCON PVT. LTD.

REGISTERED OFFICE : DN-10, UNIT NO. 203, MERLIN MATRIX, 2ND FLOOR, SALT LAKE, SECTOR - V, KOLKATA - 700091

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Developed by:

