

*experience  
luxury*



It's Familytime

Site: 223C, Maniktala Main Road, Kolkata 700054  
psgroup.in





You've heard  
of 5-star living

Now experience a world that  
goes a step beyond the ordinary  
definitions of luxury.

You've  
experienced  
the fleeting  
bliss of  
plush spaces

Now experience a realm where  
luxury arrives and never leaves...



A woman in a dark, sequined dress stands on a balcony, looking out over a city at night. The scene is lit by warm, golden lights from the building behind her and the city lights below. The balcony railing is ornate.

You've seen  
a commune  
of the chosen  
few now be  
a part of it...



**QUINTESSA**

The rare for the rare near Kankurgachi



We  
don't  
Call  
it  
Rare  
for nothing



Welcome to...

A luxurious cocoon.  
A playground of exquisite pleasures.



In the heart of  
North Kolkata  
near Kankurgachi

Your stately empire makes a mark.  
Where the bliss of quietude and liveliness  
of the city...  
Where the old-world charm and  
contemporary allure...  
Both flow into your world seamlessly.



A neighbourhood of  
like-minded people,  
where the 'one-of-a-kind'  
belongs just to you

This is your passport to excellent connectivity.  
This is your haven that pampers you with  
world-class amenities.

This is your gateway to the sanctuary of the select.  
This is your insignia of a lavish legacy.





## Be one with what sets you apart

**At Quintessa**  
The homes know who you are...  
They celebrate who you are....

**The most sought after destination**  
Close enough to a place that attunes itself to the unmatched tapestry of Kolkata, Kankurgachi has everyone's gaze. A place replete with lifestyle offerings, accessibility and conveniences.

**Traditions reside here**  
For principle followers, the Vaastu is meticulously planned to create a harmonious living environment, ensuring that positivity flows seamlessly through every space, nurturing both body and soul, thereby enriching the timeless charm of familial bonds.

**Tailored to reflect the refined taste**  
For 80 families who relish living large with curated spaces designed to indulge them across 28,000 sq.ft. clubbing pleasures.

**Reigning with the rare**  
A range of 3 & 4 BHK simplex apartments and a beautiful series of limited edition penthouses, every space is designed to exceed your expectations.



You are where  
the world  
wishes to be

While others seek respite from the  
concrete jungle...

Venture far for a quiet escape...  
Where solitude, serenity and  
self-pampering come together.



## Luxuriate and unwind in unparalleled comfort

At this 28,000 sq.ft. sprawling space that declasses anything you've ever seen before. The only one-of-its-kind in all of Kankurgachi...it quenches your quest for extraordinary exclusivity. And amidst its grandeur, lies many cosy spaces, where cherished family moments unfold, weaving warmth and intimacy into its embrace.

Let  
Indulgences  
become a Routine





# Welcome to the Club at Quintessa

Spanning the complete 4th floor and dotted across several areas of the ground floor, so that you can put your feet up in the air or on the ground.

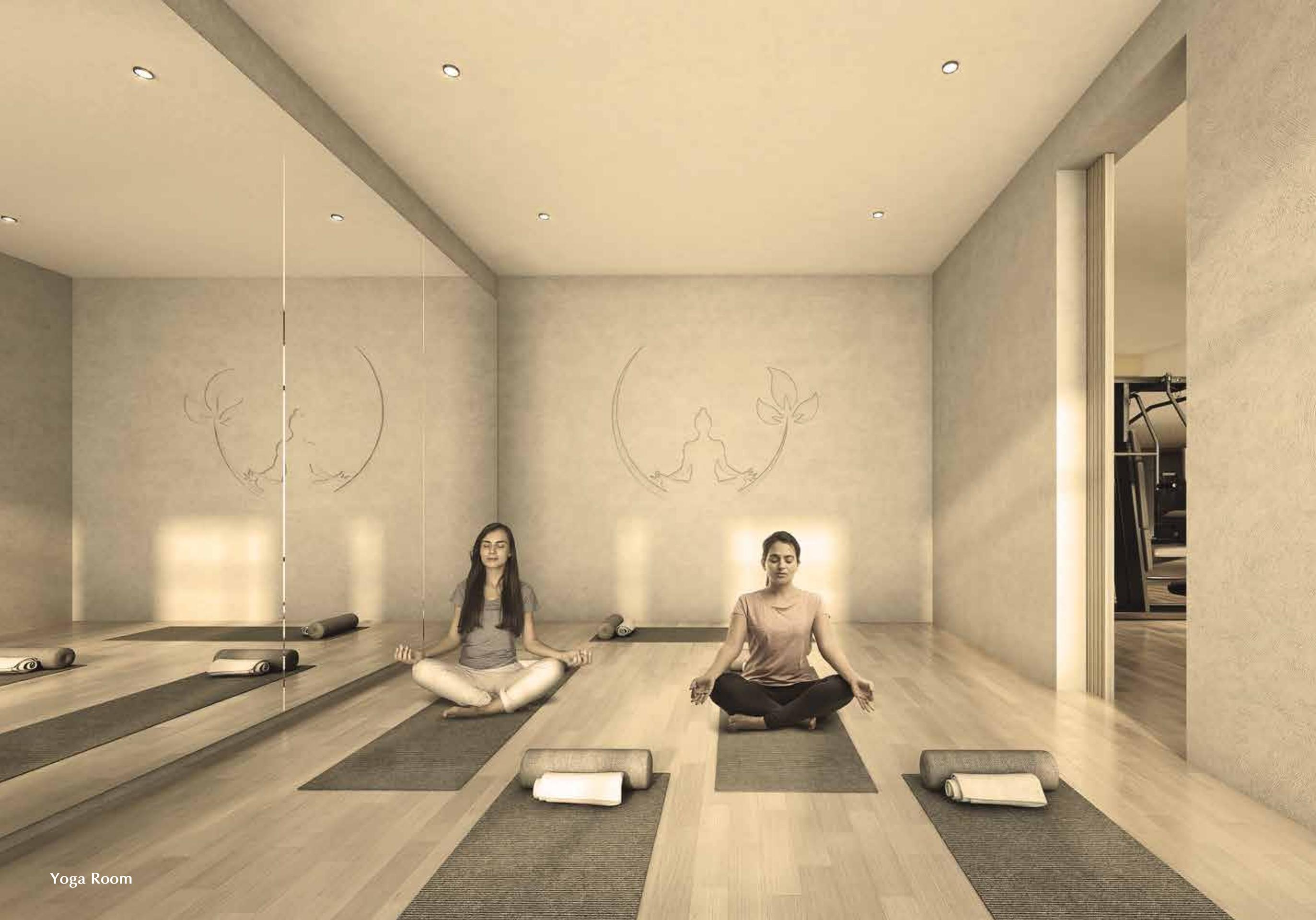
Where life doesn't pass you by, every moment is filled with exquisiteness, indoors and outdoors.

And either way still find...

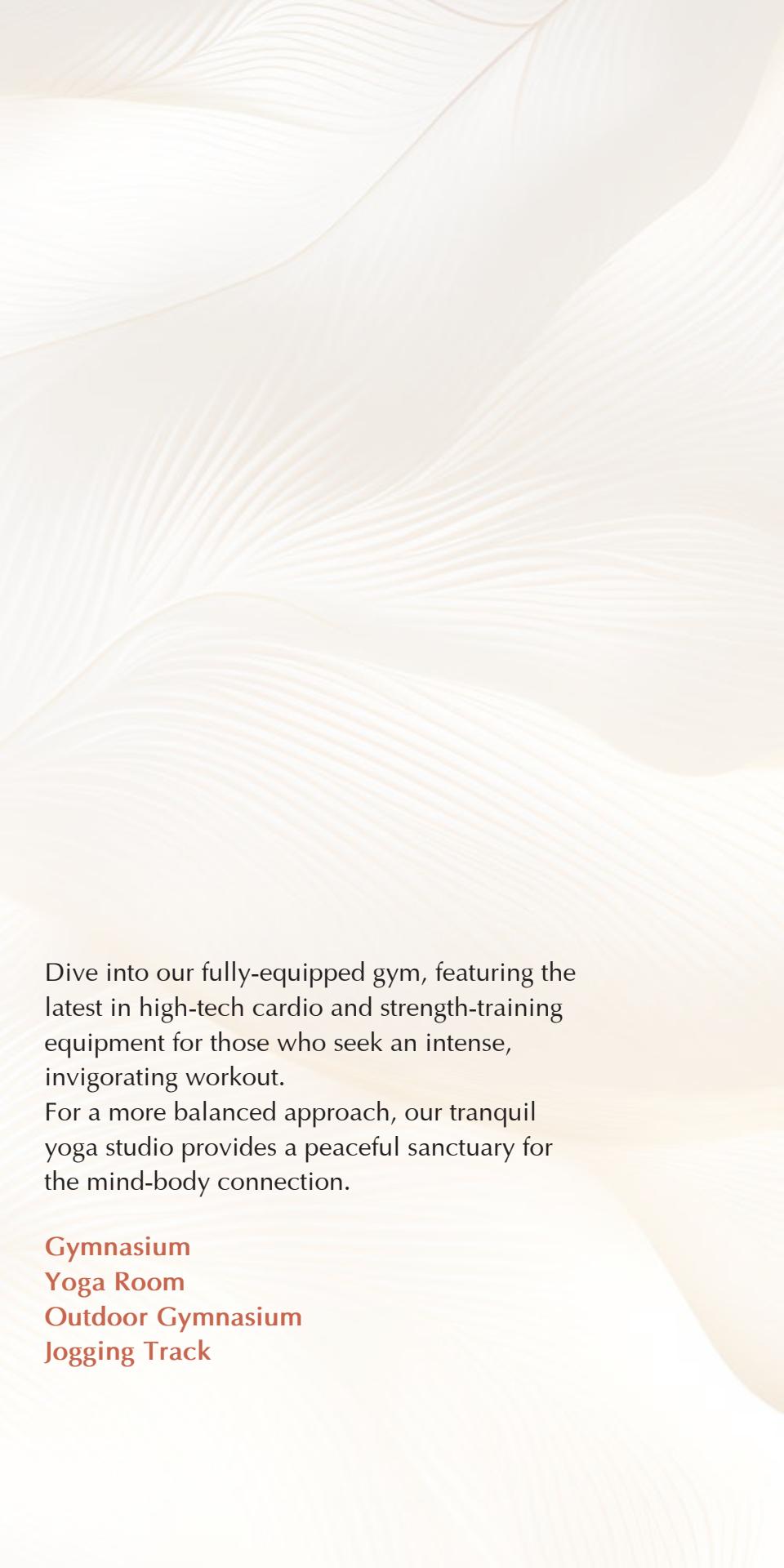
All your whims and desires fulfilled because here the world is always at your command.



Tick  
those  
**Health  
Goals**



**Yoga Room**



Dive into our fully-equipped gym, featuring the latest in high-tech cardio and strength-training equipment for those who seek an intense, invigorating workout. For a more balanced approach, our tranquil yoga studio provides a peaceful sanctuary for the mind-body connection.

**Gymnasium**  
**Yoga Room**  
**Outdoor Gymnasium**  
**Jogging Track**



Outdoor Gymnasium & Jogging Track



Gymnasium

A woman with short dark hair is shown in profile, looking upwards with her eyes closed. She is leaning her head against her hand, which is resting on her shoulder. She is wearing a black top. The background is dark and hazy, suggesting a steamy environment like a sauna or a shower. The lighting is dramatic, highlighting her face and shoulder.

Unwind  
with  
Luxury



Swimming Pool

Wash away the fatigue by taking a dip in lavishness and allow your senses to feel rejuvenated at our steam and massage facilities. Immerse yourself in a world of relaxation and experience the ultimate bliss as you renew your body and spirit, ready to take on the world.

**Swimming Pool**  
**Jacuzzi**  
**Massage**  
**Steam Room**  
**Sun Loungers**



Unpause  
The  
Playtime



Kids Play Room

Welcome to the kingdom crafted for your kids with adventure, excitement, and laughter to fill the air. Our play zones are designed to spark imagination, creativity and friendship. Let your child's dreams come alive in a world where magic and joy are just around the corner.

**Kids Pool**  
**Kids Play Room**  
**Rockwall Climbing**  
**Rope & Ladder Climbing**  
**Slides**  
**Ball Pool**  
**Toy House**  
**Hop Scotch**  
**Library & Mini Reading Area**



Kids Pool



Feel  
the **Pulse**  
of  
Adrenaline



Pickle Ball Court

Let your sporty spirit come alive as you sharpen your skills and find thrills in friendly matches. Enjoy the top-notch sports facilities, from badminton courts to multipurpose sports court, perfect for both casual play and serious practice. Dive into the action and make lasting memories with friends and neighbours.

[Pool](#)  
[Table Tennis](#)  
[Foosball](#)  
[Air Hockey](#)  
[Carrom](#)  
[Chess](#)  
[Squash](#)  
[Badminton](#)  
[Pickle Ball](#)  
[Half Basketball](#)  
[Volleyball](#)  
[Futsal](#)



Badminton Court



Multipurpose Sports Court



Squash Court



Games Room



Tapestry  
of Priceless  
Moments



Mini Theatre

Enjoy sumptuous meals, mingle, celebrate, and create irreplaceable memories in our well-planned spaces. Our entertainment areas and stylish lounges provide the perfect backdrop for every occasion, from intimate dinners to grand celebrations.

**Party Hall**  
**Cafeteria**  
**Mini Theatre**  
**Cards Room**  
**Activity Room**  
**Guest Room**



Party Hall



Cafeteria



Cards Room



Homes **Designed**  
with a  
**Wealth**  
of Details



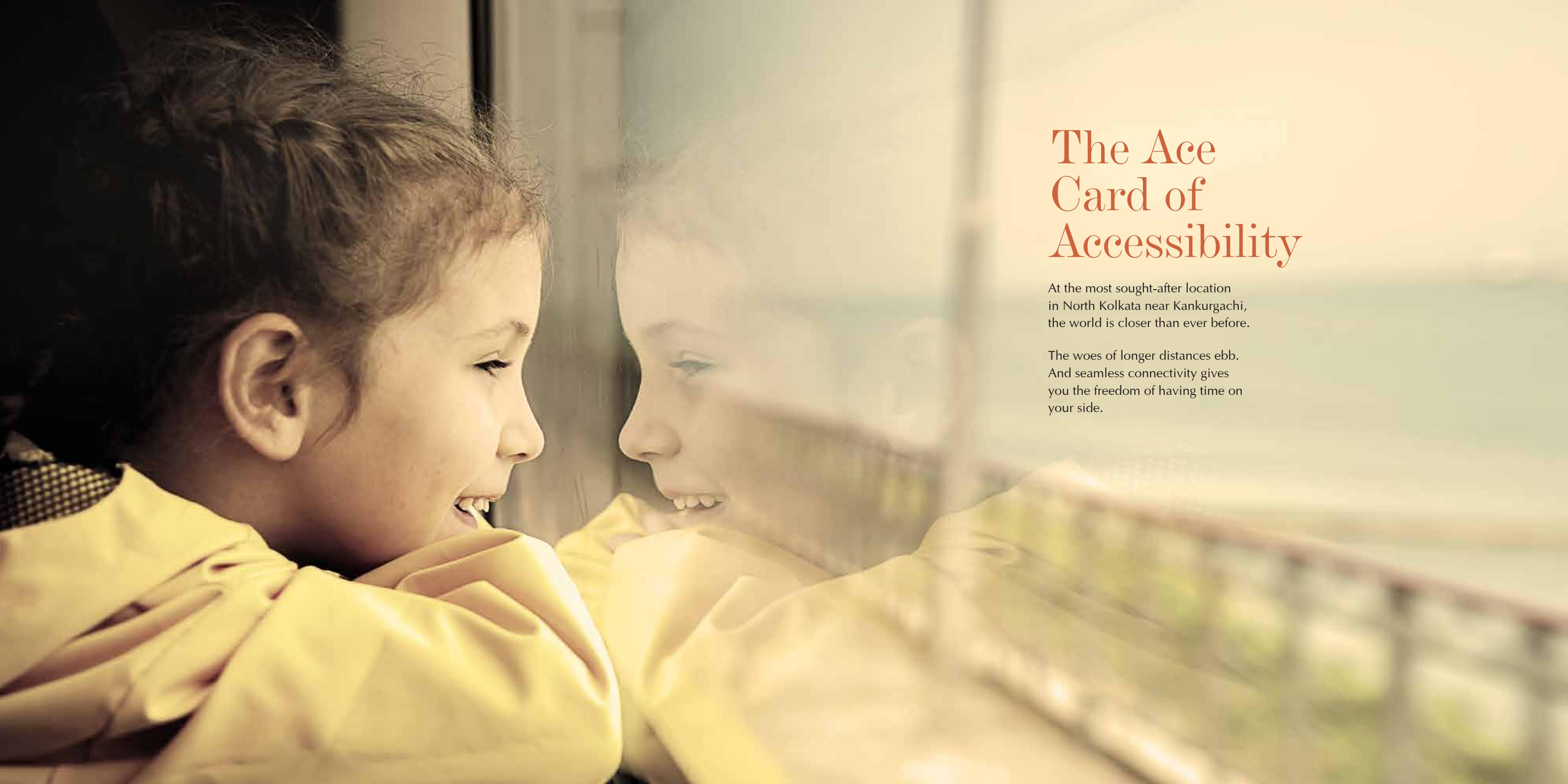
Living Room

At Quintessa, each of the 80 homes is a masterpiece of thoughtful design. Meticulously crafted to cater to your every need. From the finest materials to elegant finishes. No detail has been overlooked. Come... soak in a harmonious blend of functionality and aesthetics.

Come... revel in the bliss of the exceptional for the exceptional.

**Efficiently designed layouts  
Spaciousness that lavishes you  
3 sides open  
Large windows  
Step-in closet  
Expansive balconies  
Generously sized kitchens  
Vaastu-compliant homes**



A close-up, sepia-toned photograph of a woman and a young child looking out of a window. The woman, with dark hair and a gentle expression, is leaning her head against the child's shoulder. The child, with light-colored hair, is looking out the window with a curious expression. The background is a soft-focus view of a city skyline with various buildings and possibly a bridge, suggesting an urban setting.

# The Ace Card of Accessibility

At the most sought-after location  
in North Kolkata near Kankurgachi,  
the world is closer than ever before.

The woes of longer distances ebb.  
And seamless connectivity gives  
you the freedom of having time on  
your side.

## Location

\*Map not to scale



Scan for location

**Effortless access to Kolkata's extensive metro network**

### Commute

Phoolbagan Metro - 1.5 kms  
Airport - 10.3 kms

### Healthcare

Apollo Hospital - 3.9 kms  
Manipal Hospital - 4.1 kms

### Shopping and dining

Mani Square - 1.9 kms  
Kankurgachi Pantaloons - 0.8 kms

### Business districts

Dalhousie - 5.3 kms  
Burra Bazaar - 3.9 kms

### Education

Don Bosco Boys High School - 4.3 kms  
La Martiniere Boys/Girls - 6.7 kms

A woman with long, wavy brown hair is laughing heartily, her head tilted back. She is wearing a light-colored, ribbed, short-sleeved top and a dark red apron with a belt. She is kneeling in a lush garden, surrounded by various plants and flowers. A small red butterfly is visible in the upper right corner of the frame. The lighting is warm and golden, suggesting a late afternoon or early evening setting.

# An Opulent Green Oasis

An  
Opulent  
Green Oasis



Redefining modern living, this serene IGBC Gold Pre-Certified sanctuary seamlessly integrates innovative green technologies, offering a haven where opulence meets environmental consciousness. Experience the epitome of elegance while embracing a lifestyle that's both luxurious and sustainable. So that you can make a meaningful contribution to a greener, more vibrant world.

#### Water Conservation

Dual flushing system  
Water efficient fixtures  
Rain water harvesting and storage tank  
Water recycling system  
Ground water recharge  
Water monitoring system

#### Energy Conservation

Energy efficient lights in common areas  
Driveway lights with timers  
Grid-tie solar power generation for common areas  
Electric charging point

#### Solid Waste Management

Sewage treatment plant  
Segregation of organic and inorganic waste at source to recycle waste into natural fertilizers for plants

#### Organic Waste Composter

#### Occupational Health & Comfort

Building orientation planned for ample natural light and ventilation reduces use of luminaries and air conditioners

Low VOC paints prevents health hazards and indoor pollution

#### CFC free air-conditioners

Roof tile with high Solar Reflective Index

Use of native plants in landscape as it requires less water, fertilizers and maintenance

#### Water softening plant

Defined pedestrian walk for joggers and walkers



# Bringing rarity from foundation to families. Crafting decades of distinction.

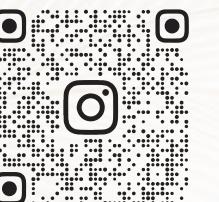
4 decades of building trust, 15000+ happy residents, 10+ ongoing green developments and  
1 promise - evermore Familytime.

Pioneering excellence in Kolkata's Real Estate landscape, with 150+ completed projects and 100+ successful joint ventures. We continue to redefine urban living with expansive residential complexes and world-class amenities, curating meaningful experiences for families. At PS Group, we nurture the vision of crafting havens that are beyond the ordinary definition of a home.

Where memories worth a lifetime take birth and become the safe space for your loved ones to live a liberated life enrobed with the best of everything. After all, familytime is the cornerstone of everything we do and create at PS Group.

Our sustainable practices and ISO certifications reflect our dedication to setting new benchmarks. With 200+ awards to our credit and a team of 550+ professionals, we have inspired and touched many lives, shaping the future of real estate in East India with each endeavour.

And as we continue our journey, the vision extends beyond creating exceptional spaces to becoming the most trusted name that puts familytime first in the real estate sector.



Peek into recent  
completions

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For the ones who are in  
pursuit of beyond compare, come  
where happiness and the warmth of  
togetherness converge in a spectacular  
panorama of refined living.

Only at



QUINTESSA

Developed by:



Landowner:



