



ICP | 25 BRABOURNE

— Kolkata —



A Historical Icon of Kolkata's Central Business District

# ✕ ICP | 25 BRABOURNE

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**ICP | 25 Brabourne** is an exceptional building, situated in the heart of Kolkata's bustling commercial hub of Dalhousie Square, also known as BBD Bagh. Built in the early 1960s, it is a landmark structure that stands tall as a testament to Kolkata's rich architectural heritage and has become the go-to address for banks and financial institutions.







# A Blend Of Excellent Amenities and Accessibility

**1.** The building boasts of a grand 11-floor structure, once the second tallest in Kolkata, spread across 100,000 square feet

**2.** The iconic building enjoys a coveted location on the iconic Brabourne Road in Dalhousie Square, the original and most prominent business hub of Kolkata.

**3.** Strategically located in BBD Bagh, the famous Howrah Bridge connects the area to the Howrah Train Station, and the region has excellent connectivity to all parts of the city.

**4.** The iconic landmark provides breath-taking panoramic views of the city's skyline, including the Hooghly River and the magnificent Howrah Bridge.

**5.** It is a preferred destination for corporate tenants seeking to establish their presence in the area, owing to its historical significance and unparalleled location.







## Convenient Connectivity

- Situated on the iconic Brabourne Road in Dalhousie Square, the prominent business hub of Kolkata
- BBD Bagh area is home to several of the city's most magnificent architectural landmarks such as the Eden Gardens, Writers Building, GPO, Raj Bhavan, and Great Eastern Hotel
- The Howrah Bridge connects the area to the Howrah Train Station, and the region has excellent connectivity to all parts of the city
- The East -West Metro connects Salt Lake to Howrah, with the Mahakaran stop at the Writers' Building, just a few steps from the building



### Distance from nearest Metro Station

MG Road Metro Station - 1.5 Kms (9 min)  
Mahakaran Metro Station - 500 mt (4 min)



### Distance from the Airport

Netaji Subhash Chandra Bose International Airport - 20 Kms

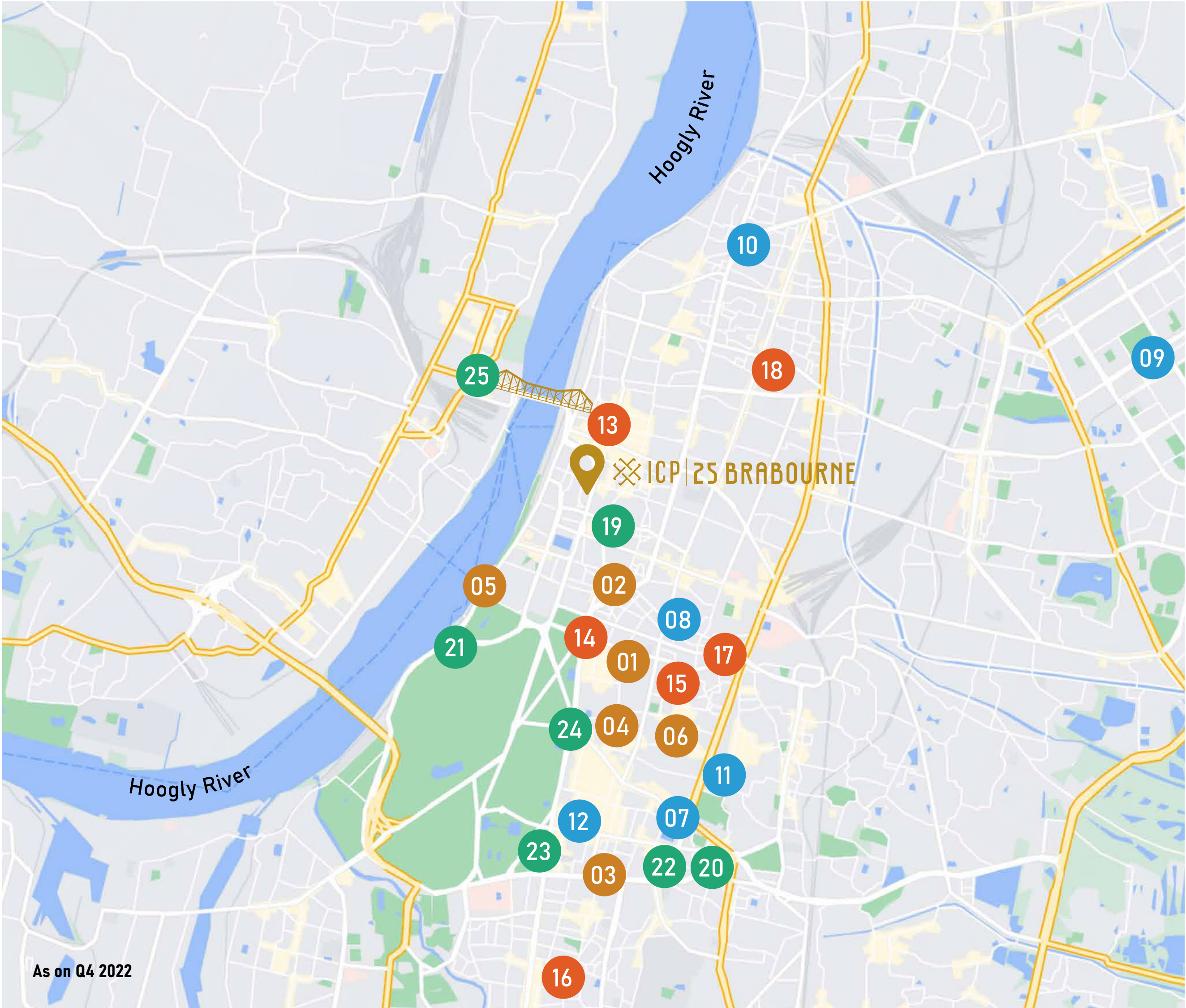


### Distance from nearest Railway Station

Howrah Railway Station - 3 Kms (2 min)



# Prominent Location



## HOTELS

01	The Oberoi Grand	3.0 Kms
02	The Lalit Great	2.3 Kms
03	Hindustan International	6.8 Kms
04	The Elgin Fairlawn	3.8 Kms
05	Polo Floatel	1.8 Kms
06	The Park Hotel	3.8 Kms

## HOSPITALS

07	Mercy Hospital	6.2 Kms
08	Eden Hospital	2.8 Kms
09	ILS Hospital	9.6 Kms
10	Sterling Hospital	4.0 Kms
11	Mission Hospital	5.4 Kms
12	Nightangle Hospital	6.8 Kms

## SHOPPING MALL

13	Gateway	300 mt
14	Reliance Centro	2.9 Kms
15	Simpark Mall	3.3 Kms
16	Lake Mall	8.8 Kms
17	The Globe Shopping Mall	4.2 Kms
18	College Street Mall	2.9 Kms

## OTHERS

19	St. Andrew's Church	3.5 Kms
20	Minto Park	8.4 Kms
21	Netaji Indoor Stadium	2.1 Kms
22	Jasmin Tower	6.7 Kms
23	Sahara India Sadan	5.4 Kms
24	Apeejay House	5.2 Kms
25	Howrah Bridge	1.7 Kms



# Winning Features

- » The striking façade of the building reflects its historic legacy, while the interiors have been tastefully refurbished to offer a contemporary design sensibility.
- » The preferred building for any new business seeking to establish itself in the Dalhousie micro market.
- » A unique architectural feature of the building is the secondary external fire staircase, which adds to its charm.
- » The building boasts of a grand 11-floor structure, once the second tallest in Kolkata, that provides breath-taking panoramic views of the city's skyline, including the Hooghly River and the magnificent Howrah Bridge.





# Building Infrastructure



## POWER INFRASTRUCTURE

Perkins, Greaves DGs for 100% power back-up



## HOUSEKEEPING

Professionally managed housekeeping and pest control services



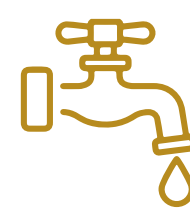
## SECURITY SYSTEM

24x7 CCTV cameras and security personnel



## AIR CONDITIONING

Centralized air conditioning with high-efficiency DX units and cooling tower



## WATER SUPPLY

High-volume overhead & underground tanks



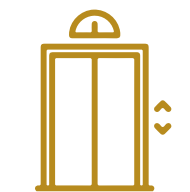
## SIGNAGE

Strategic design and placement in the lobby for optimal visibility



## FIRE SAFETY

NBC-compliant fire detection and protection system

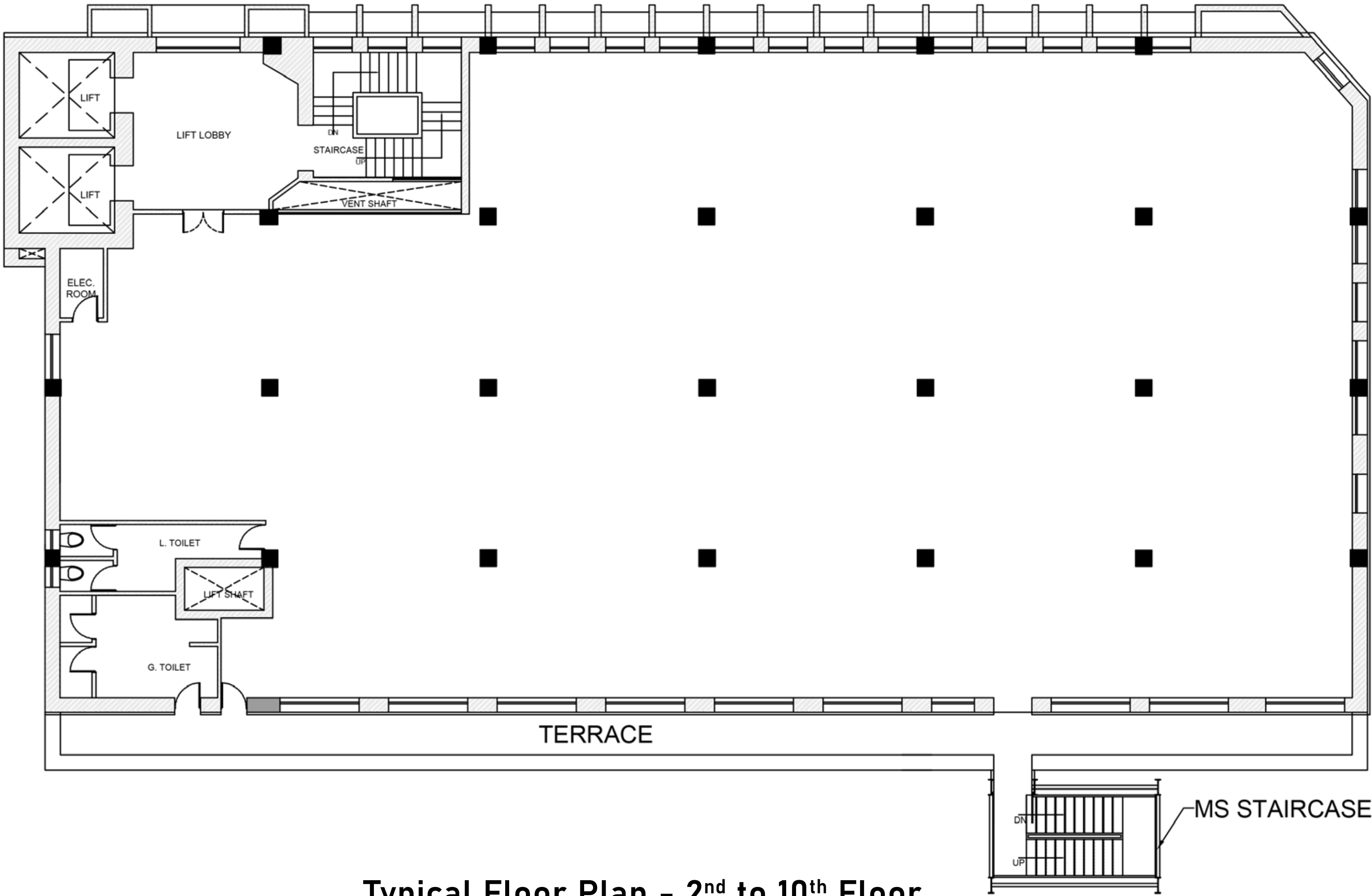


## ELEVATORS

2 OTIS elevators (16 persons each)



# Floor Layouts



Typical Floor Plan - 2<sup>nd</sup> to 10<sup>th</sup> Floor

8700 sq ft





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