

eden
SIMPLY HAPPIER

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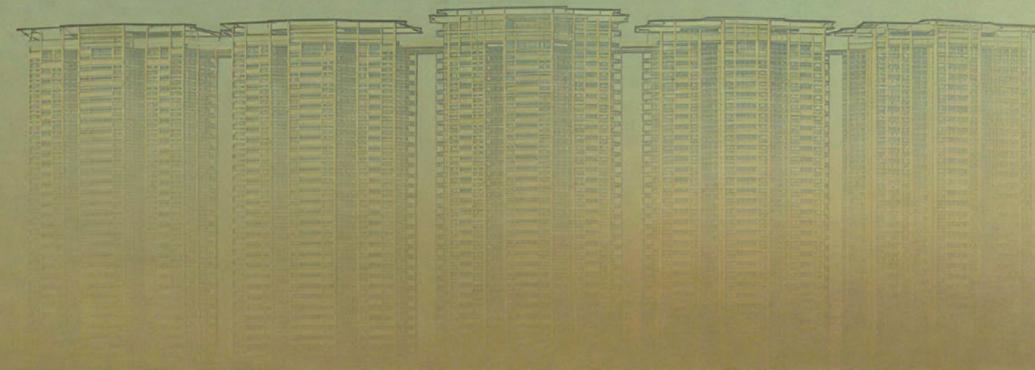
Pravah RERA No: WBRERA/P/HOW/2025/003782 | www.rera.wb.gov.in

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Concept & Design by: BethelBee.in

eden
DEVPRAYAG
River crafted lifestyle



A monumental vision
is rising by the Ganga





A riverside lifestyle
is unfolding beyond all compare



An expansive habitat

is taking shape alongside
the centuries-old heritage garden



The Prayag life is emerging, offering nothing less than

pure privilege



Artist's Impression

eden
DEVPRAYAG
River crafted lifestyle

9 ACRES
UNINTERRUPTED
UNMISSABLE

5 Stately Towers

Elegant Simplex

Exclusive Duplex

1.85 lakh Sft
Landscaped Podium

75,000 Sft
Professionally Managed Club



INSPIRED BY THE VERY
essence of Prayag

Artist's impression

“CRAFTING A TRUE REFLECTION OF LUXURY BY THE RIVER”



ARYA SUMANT
Managing Director
Eden Realty Group



KUMAR SATYAKI
Joint Managing Director
Eden Realty Group

The first time we stood on this site and looked at the breathtaking views, we didn't just see a piece of land - we felt a profound sense of responsibility. The natural beauty of the Ganga and the Botanical Garden and the way sunlight played across the horizon demanded more than just another residential complex. *It demanded a tribute.*

We realised that this location was meant to be the canvas for something sacred. This is why we looked towards **Devprayag**, the godly confluence where Alaknanda and Bhagirathi merge in perfect harmony. At the Sangam, the ethereal calm of Alaknanda combines with the unbridled vitality of Bhagirathi for synthesising equilibrium through the balanced majesty of Ganga.

To us, Eden Devprayag is not just a name; it is a commitment to embody the virtues of that holy junction: **balance, purity, and the power of unity.** We took it upon ourselves to “craft” a lifestyle that honors the site's spirit, ensuring that every home here benefits from the same sense of peace and flow found at the river's edge.

This project is our way of doing justice to this remarkable location - creating a sanctuary where the essence of the river and the joy of a **Simply Happier** life meet.



Artist's impression

"A SANCTUARY DESIGNED AROUND NATURE"



Ar. MALAY Kr. GHOSH
Principal Architect
Espace

The site stands out as the only substantial land parcel in the twin cities of Kolkata and Howrah that **boasts the Ganga to its south**. This unique geographical feature granted us an extraordinary opportunity - to design homes where residents can **experience both sunrise and sunset** from the very same vantage point on their cantilevered open terraces. In order to fully capture this breathtaking panorama, the towers and podium have been thoughtfully designed in an arc shape.

The architectural design of the flats further enhances the living experience by allowing **abundant natural light and the cool Ganga breeze** to flow through each home, while the implementation of architectural fins minimises the heat. **The fins are inspired by the ever - moving rhythm of the river**, creating vertical ripples that echo the dynamic energy of the Ganga. As sunlight moves across the façade, they orchestrate a mesmerising play of light and shadow, reminiscent of the shimmering surface of the river.

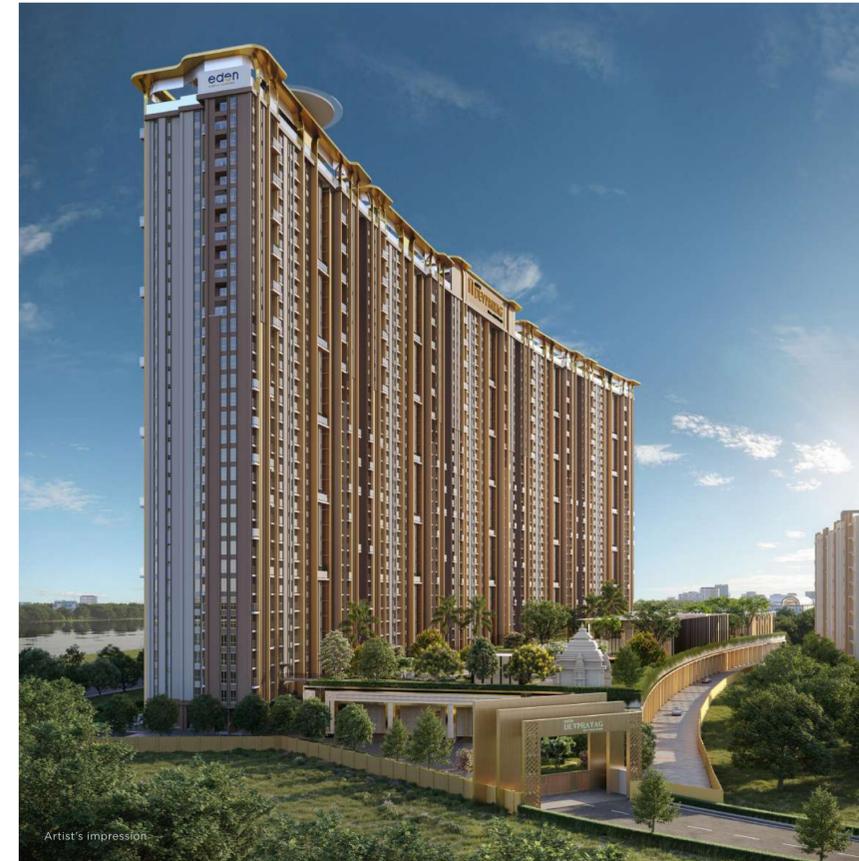
The use of lightweight blocks for internal walls provides residents with maximum flexibility and autonomy when it comes to interior design, ensuring that every home can truly reflect the personality and preferences of its occupants.

Central to the development is a 4.5 - acre expanse of podium greens and exclusive club facilities. These communal spaces are inspired by the spiritual and practical essence of confluence, embodying and redefining what it means to live the Prayag Life. The amenities are thoughtfully curated to achieve balance - peace for the mind, energy for the body, and flow for the soul - catering to the needs and aspirations of every age group within the community.

Eden Devprayag is an architectural promise - a place where life doesn't just happen; it flows with grace, purpose, and prosperity.



GRANDEUR BEGINS WITH
THIS RIVERFRONT ICON

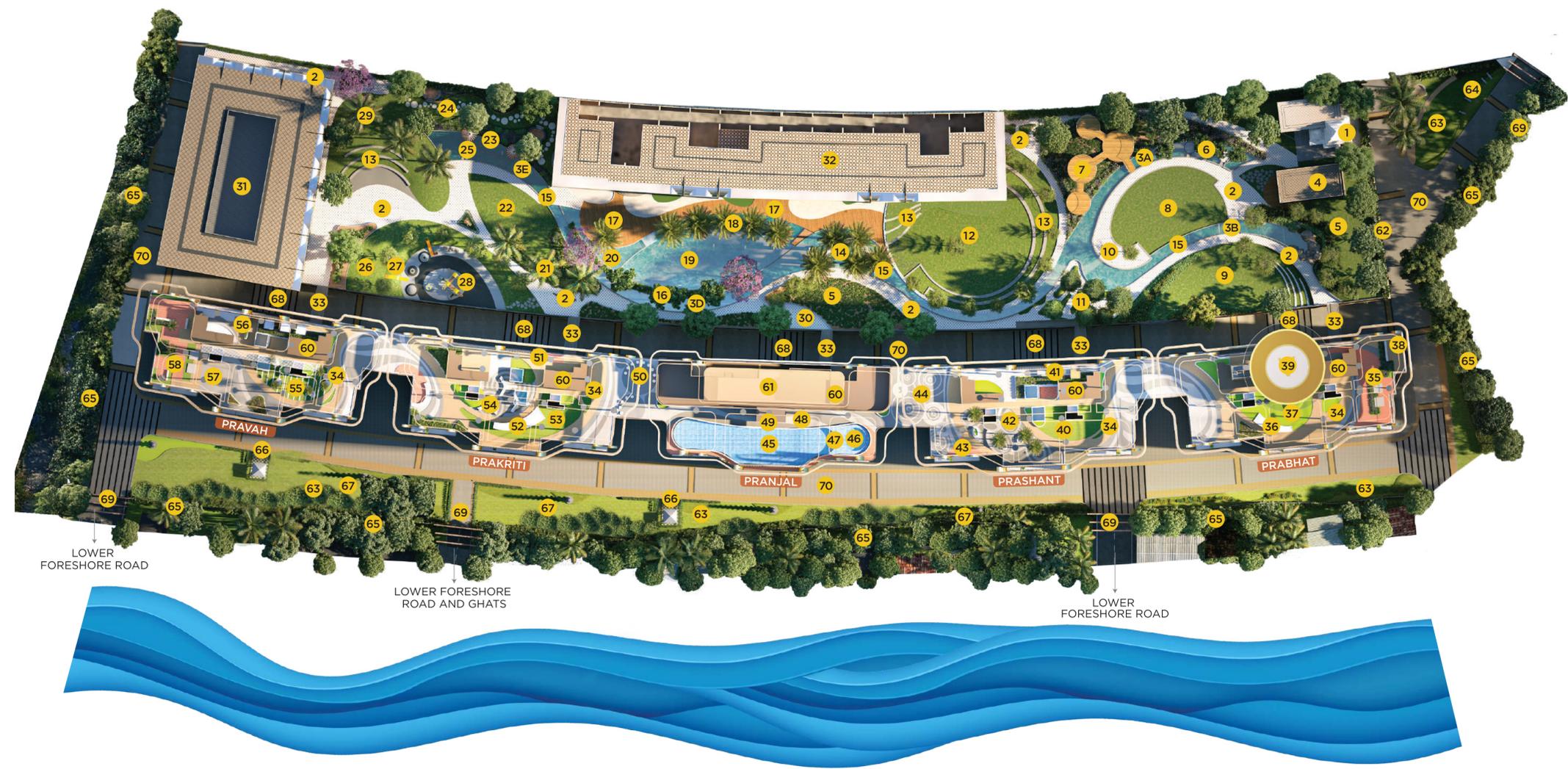


TOWERING ABOVE,
A REMARKABLE WORLD

MASTER PLAN

LANDSCAPING THAT ENABLES FLOWING
RHYTHM AT EVERY CURVE

MASTER PLAN



LEGENDS

PODIUM LANDSCAPE

- 1. TEMPLE
- 2. WALKING TRAIL
- 3. WATER SPINE
 - 3A. SOOTHING WAVES
 - 3B. CASCADING WAVES
 - 3C. BACKFLOW EDDY
 - 3D. PERENNIAL WATERFALL
 - 3E. FLAT WATER
- 4. ENTRANCE LOBBY PAVILION
- 5. FLOWERING MEADOW
- 6. SUNKEN SEATING
- 7. ELEVATED SEATING
- 8. SOCIAL GATHERING LAWN
- 9. YOGA/RELAXATION LAWN
- 10. WATERSIDE DECK
- 11. PINE FOREST
- 12. MULTIPURPOSE LAWN
- 13. AMPHITHEATER SEATING
- 14. FLOATING PALM DECK

- 15. CROSS OVER BRIDGE
- 16. POOL EDGE PLANTER
- 17. POOL DECK
- 18. SHALLOW DECK
- 19. SWIMMING POOL
- 20. KIDS' POOL
- 21. PALM GROVE
- 22. LEISURE LAWN
- 23. FOREST SECLUSION POD
- 24. FOREST TRAIL
- 25. STEPPING STONES
- 26. KIDS' PARK
- 27. PLAY MOUND
- 28. KIDS' PLAY ZONE
- 29. LEISURE MOUND
- 30. REFLEXOLOGY WALK
- 31. INDOOR GAMES ARENA
- 32. LIFESTYLE CLUBHOUSE
- 33. TOWER ACCESS BRIDGE

TERRACE FLOOR LANDSCAPE

- 34. WALKING TRAIL
- 35. TRANQUIL ZONE
- 36. GARDEN PAVILION
- 37. YOGA LAWN
- 38. SUNRISE POINT
- 39. VIEW PORT
- 40. PUTTING GOLF
- 41. WORK FROM TERRACE NOOK
- 42. REFLEXOLOGY WALK
- 43. BOARD GAMES ZONE
- 44. JAMMING ZONE
- 45. INFINITY SWIMMING POOL
- 46. KIDS' POOL
- 47. SHALLOW WATER DECK
- 48. POOL DECK
- 49. WATERFALL FEATURE
- 50. PARTY ZONE
- 51. SENIOR CITIZEN SEATING
- 52. MULTIPURPOSE PAVILION
- 53. RECREATION LAWN
- 54. HANGOUT ZONE
- 55. PALM COURT
- 56. CONVERSATION NOOK
- 57. POTLUCK COURT
- 58. SUNSET POINT
- 59. MEDITATION DECK
- 60. TOWER ACCESS POINT
- 61. NABHAM CLUBHOUSE

GROUND FLOOR LANDSCAPE

- 62. BANQUET/PODIUM DROP-OFF
- 63. DECORATIVE GARDEN
- 64. MOUND SEATING
- 65. PERIPHERAL GREEN
- 66. FAMILY CABANA
- 67. SCULPTURE POINT
- 68. TOWER DROP-OFF
- 69. ENTRY/EXIT
- 70. DRIVEWAY

*not to scale



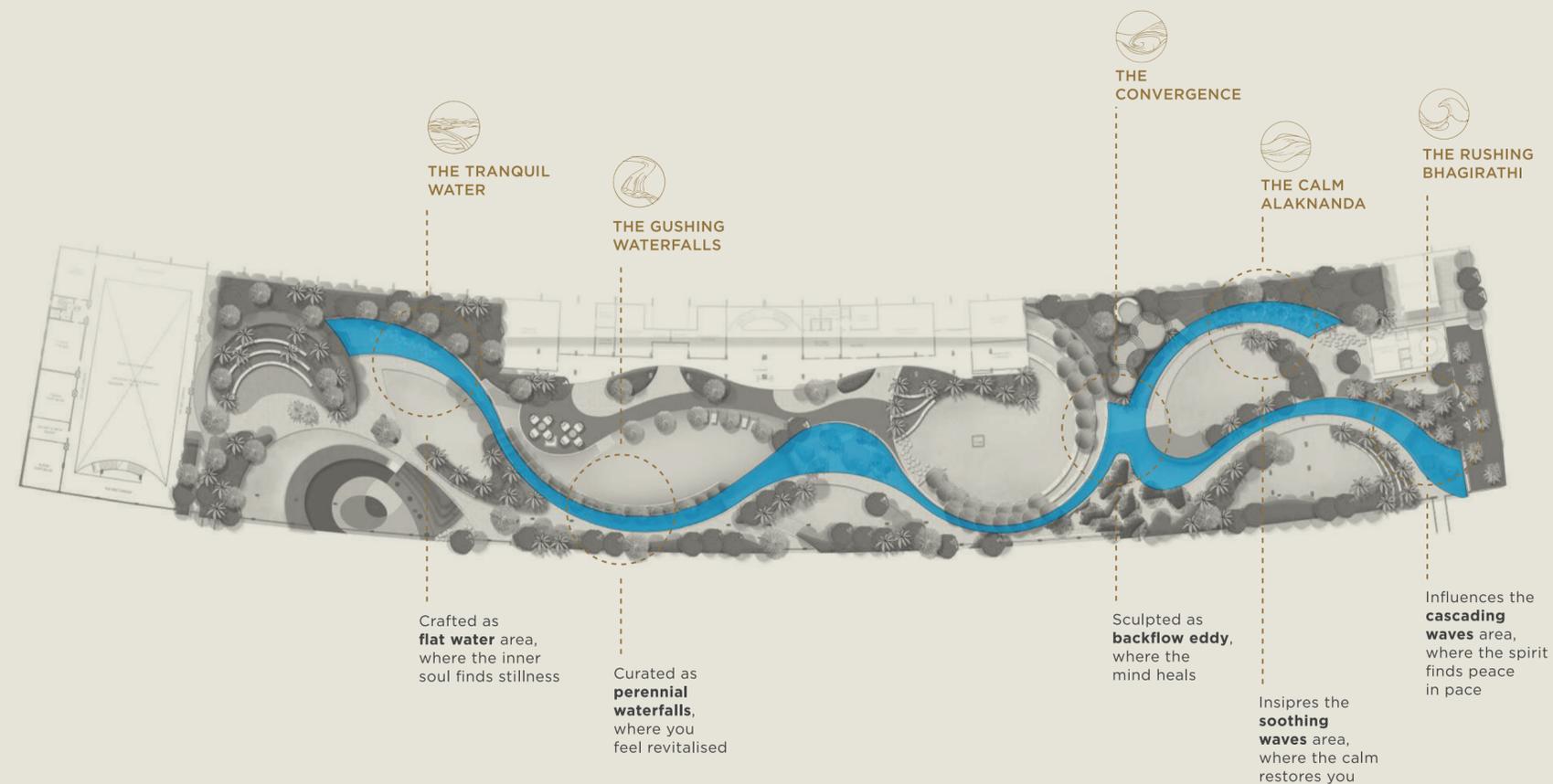
Guided by water,

WE SCULPTED THE LIVING
GREENS OF PRAYAG LIFE

1.85 Lakh Sft Devprayag Inspired Podium
86% Open to Sky Space

FROM THE SACRED DEVPRAYAG TO
THE SOULFUL LANDSCAPE OF PRAYAG LIFE

OUR INSPIRATION CONTINUES



“WHEN SPIRITUALITY INSPIRES THE LAND
AND BECOMES A LANDSCAPE”



Ar. JOYITA DAS
Landscape Architect
Layers Design Studio



Ar. DWAI PAYAN BHATTACHARYA
Landscape Architect
Layers Design Studio

A Sanctuary Designed Around Nature

For the first time, I saw my City of Joy, Kolkata, from the opposite bank of the Ganga. The city looked familiar, yet different - calm, distant, and beautiful. That moment became the starting point of Eden Devprayag.

The project's closeness to the river reminded us of Devprayag, the sacred confluence where the mighty Ganga begins its journey. The idea of origin, flow, and movement inspired the landscape design.

At the centre of the site, a water stream represents the journey of the Ganga. As one walks along it, the landscape expresses different moods of the river - small cascading falls, gentle flows, swirling eddies, and quiet stretches. These are created through changes in levels, planting, textures, and water movement.

Around this central spine, the landscape recalls the hilly Gangetic region. Pine - like plantations, rolling earth mounds, and open meadow lawns recreate the feeling of the upper Himalayan terrain. Pathways rise and dip gently, making the walk playful and experiential, with small vantage points placed for pause and views.

The swimming pool becomes the larger water body within this setting, while activity spaces are carefully placed within smaller themed gardens, creating a cohesive and immersive **river - inspired landscape**.



INSPIRED BY THE
ALAKNANDA

THE SOOTHING
WAVES AREA IS
MADE TO CREATE
AN AURA OF CALMNESS
AROUND **THE TEMPLE**





Artist's Impression



MOVED BY
THE BEAUTY OF
ALAKNANDA

THE SERENE & SOOTHING SPACE
IS CURATED TO EXPERIENCE
TRANQUILLITY AROUND
THE **SUNKEN SEATS**



INFLUENCED BY
THE ENERGY OF
BHAGIRATHI

THE CASCADING WAVES
IS CRAFTED ALONG THE
BOULDER GARDEN



Artist's Impression



DRIVEN BY
THE ETHOS OF
THE CONFLUENCE

THE CONVERGENCE
IS MADE TO BREATHE
LUSHNESS OF GROWING
GRASSLANDS



Artist's impression



TOUCHED BY
NATURE'S BEAUTY
AT THE CONVERGENCE

THE LANDSCAPE
IS CREATED TO REFLECT
THE FOREST'S SECRETS
AMIDST THE
PINE PLANTATION



Artist's impression



Artist's Impression



INSPIRED BY
THE STILLNESS OF
PRAYAG'S BACKFLOW

THE BACKFLOW EDDY
IS MADE TO EXPLORE
THE INNER SOUL
AT THE **YOGA LAWN**



IMPRESSED BY
THE ENERGY OF THE
GUSHING STREAMS

THE PERENIAL WATERFALLS
IS DESIGNED TO SOOTHE
YOUR SENSES AT THE
PALM GROVE ENCLAVE



Artist's Impression



LEARNT FROM THE ESSENCE
OF PRAYAG'S STILL WATERS

THE FLAT WATER AREA IS
SHAPED TO NURTURE
SERENITY AROUND THE
FOREST SECLUSION PODS

Artist's Impression



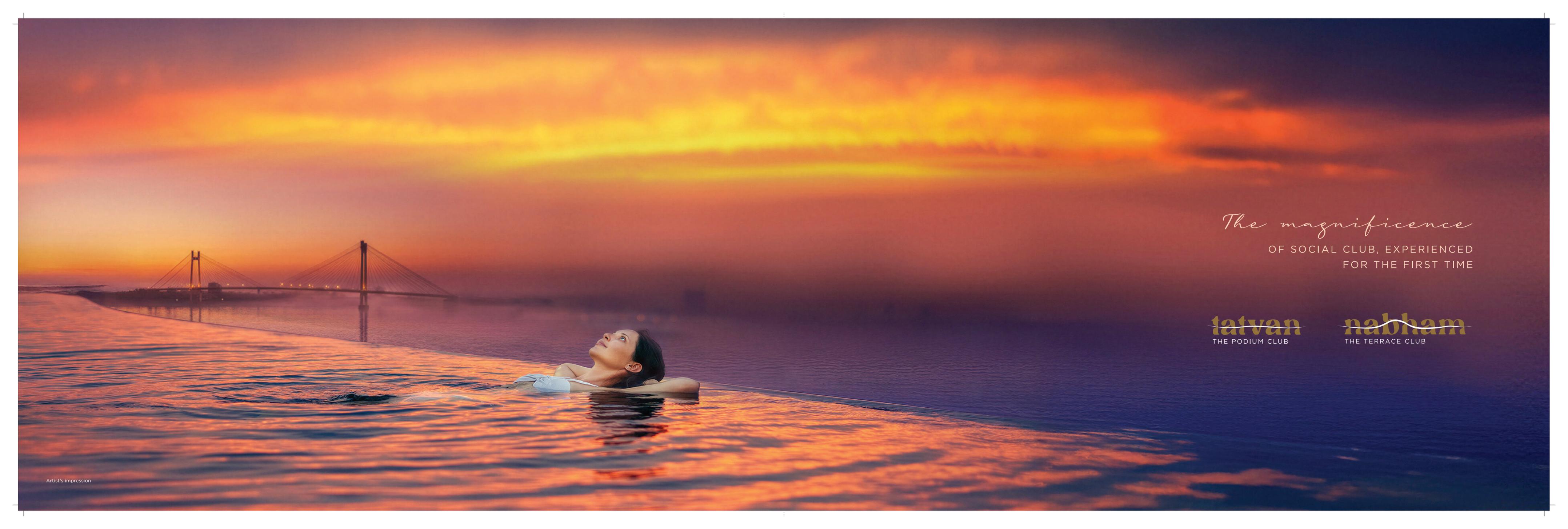
Artist's impression



THE HIGH-FIVE OF
PRAYAG LIFE REACHES
OUT TO THE SKY



Artist's impression



The magnificence

OF SOCIAL CLUB, EXPERIENCED
FOR THE FIRST TIME

tatvan
THE PODIUM CLUB

nabham
THE TERRACE CLUB

tatvan
THE PODIUM CLUB

Lush and leisure comes fine-tuned at this professionally managed private club. Celebrate, explore, rejoice in life's finest and fittest pleasures overlooking the Ganga.





Artist's impression



Artist's impression

ICONIC DOUBLE-HEIGHT CLUB TATVAN RECEPTION



Artist's impression

GRAND DOUBLE-HEIGHT
BALLROOM



EXPERIENTIAL DOUBLE-HEIGHT INDOOR SPORTS ARENA
WITH BADMINTON, PICKLEBALL, SQUASH COURTS AND TABLE TENNIS ALONG SIDE A LUXURY SPORTS LOUNGE



Artist's impression

REFRESHING JUICE LOUNGE



Artist's Impression



Artist's impression

LIVELY KIDS' PLAY AREA

TATVAN OUTDOOR

- Stepped Amphitheatre
- Swimming Pool
- Kids' Pool
- Yoga/Relaxation Lawn
- Sunken Seating
- Multipurpose Lawn
- Elevated Seating
- Forest Seclusion Pod
- Floating Walkway
- Floating Palm Deck
- Outdoor Gymnasium
- Kids' Play Zone



TATVAN INDOOR

- Banquet Hall
- Gymnasium
- Steam Rooms
- Karaoke Room
- Table Tennis Room
- Board Games Zone
- Sports Lounge
- Indoor Kids' Play Zone
- Indoor Badminton Courts
- Indoor Pickleball Courts
- Indoor Basketball Court
- Squash Courts
- Billiards Lounge
- Card Room
- Co-working Space
- Café
- Restaurant-cum-Bar
- Juice Lounge
- Guest Rooms
- Business Centre
- Salon
- Laundry
- Exhibition Hall
- Mini Theatre



All images are Artist's Impression

nabham

THE TERRACE CLUB

RESIDENTS' EXCLUSIVE CLUB

NOTHING BUT
270-DEGREE EPIC

At Eden Devprayag, we believe lifestyle should feel abundant, not limited. Every space is designed to keep giving you new ways to relax, celebrate and reconnect with yourself.

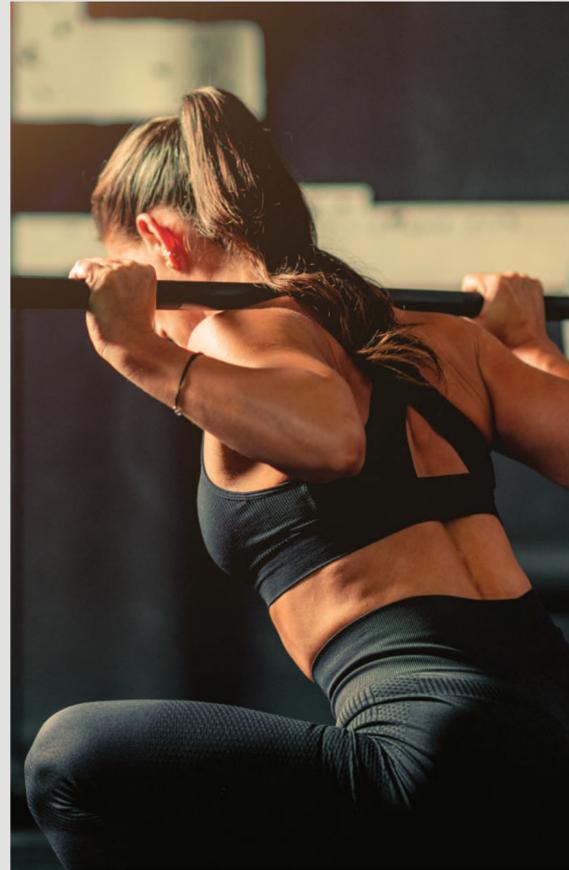
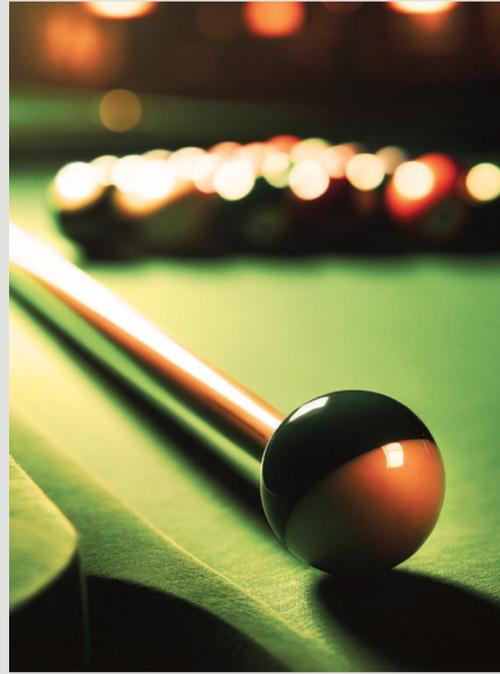
Perched above it all, the terrace club Nabham offers a thoughtfully curated world of recreation wrapped in comfort, privacy and luxury.





Artist's impression

FROM SUNRISE TO SUNSET
AN INFINITY POOL WITH AN EXCLUSIVE
PANORAMIC VIEW OF THE GANGA



NABHAM INDOOR

Ganga-view Gymnasium
Cards Room
Mini Banquet

Library
Pool Table
Board Games Zone

NABHAM OUTDOOR

Ganga-view Infinity Swimming Pool
Kids' Pool
Pool Deck
Party Zone
Potluck Court
Meditation Deck
Sunset Point
Putting Golf

Waterfall Feature
Jamming Zone
Shallow Water Deck
Garden Pavilion
Yoga Lawn
Sunrise Point
Multi-purpose Pavilion
Work-from-Terrace Nook



Those who know
THE RHYTHM OF PRAYAG LIFE
KNOW THAT NOTHING ELSE MATTERS

THE BENEFITS OF CHOOSING RIVER CRAFTED LIFESTYLE

A CALMER DAILY CLIMATE

The river moderates temperature and light, shaping a naturally comfortable environment.

A GHAT THAT ENCOURAGES PAUSE

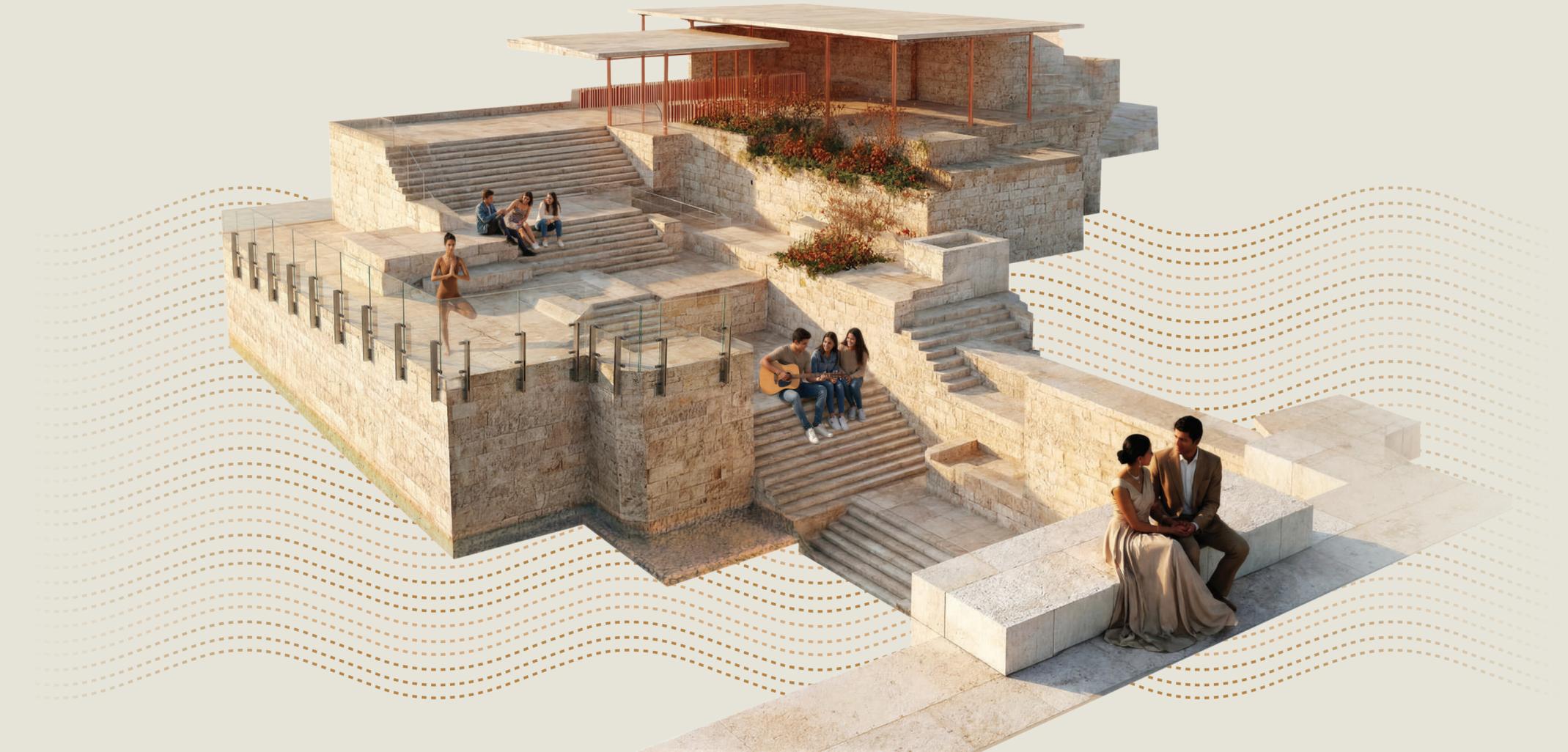
Landscaped ghats and river walks invite reflection, without ritual or formality.

A HORIZON THAT OPENS THE MIND

Expansive views bring clarity, space, and an unhurried sense of time.

A SETTING THAT CONNECTS PEOPLE

Evenings by the river naturally become moments of conversation, gathering and belonging.





AN ADDRESS THAT
rewrites
THE RIVERFRONT

Artist's impression

- 01 ONLY RESIDENTIAL PROJECT OF **KOLKATA & HOWRAH WITH GANGA IN THE SOUTH**
- 02 1.85 LAKH SFT **PRAYAG-INSPIRED LANDSCAPED PODIUM**
- 03 75,000 SFT **PODIUM AND TERRACE CLUB**
- 04 EXCLUSIVE ACCESS TO A **BENARAS-STYLE GANGA GHAT**
- 05 **270-DEGREE GANGA VIEW FROM THE TERRACE**
- 06 ENJOY **LOWER TEMPERATURES AND BETTER AQI** WITH LUSH GREENERY INSIDE & OUTSIDE
- 07 WITNESS THE RARE EXPERIENCE OF **SUNRISE AND SUNSET FROM THE SAME BALCONY**
- 08 **CONNECTED WITHOUT COMPROMISE - JUST 12 MINS FROM VICTORIA MEMORIAL**
- 09 UNIQUE EXPERIENCE OF **DOUBLE/QUAD HEIGHT TERRACES**
- 10 **ICONIC ARCHITECTURAL MARVEL THAT ECHOES THE EVER-FLOWING RHYTHM OF THE GANGA**

DEVPRAYAG AT EDEN SWARNABHOOMI:

A LANDMARK OF LIVING AND LEGACY

At the confluence of vision and legacy rises Swarnabhoomi - a township imagined not just as a destination, but as a living, breathing landmark of tomorrow. Spanning 35 acres of thoughtfully planned land, Eden Swarnabhoomi is conceived as an integrated ecosystem where scale meets soul. At its heart stands Devprayag, embodying the spirit of harmony, balance, and elevated living. This is not merely a development - it is the shaping of a complete environment where every element complements the other, creating a seamless tapestry of life, leisure, and belonging.

Premium Residences - planned for crafting a series of private worlds designed for comfort, elegance, and splendor.

Private Club - an exclusive retreat for recreation, networking, and refined indulgence.

Serene Ghat - tranquil riverfront Benaras-style ghat that will invite reflection, celebration, and timeless rituals.

Curated High-Street Retail - vibrant avenues of boutique experiences and everyday retail.

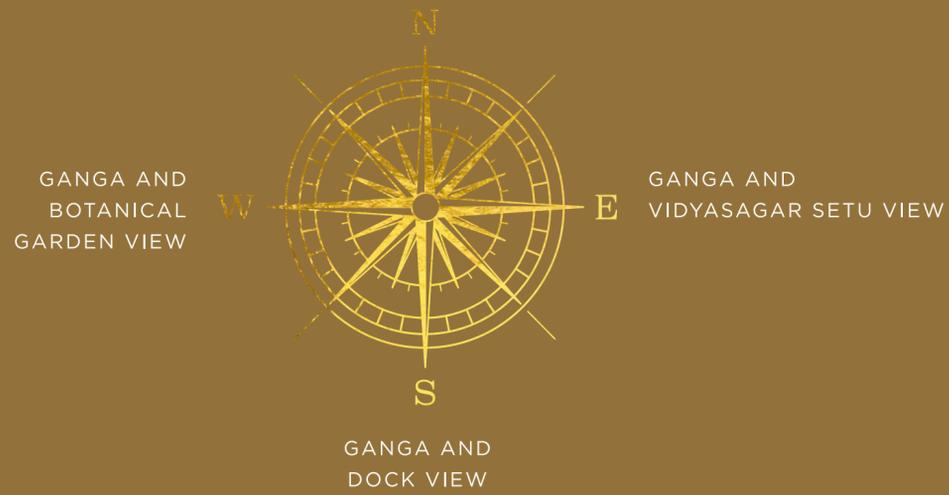
Luxury Hospitality - elevated stays and 5-star experiences that welcome the world with warmth and grandeur.

And the list is endless, evolving every day to accomplish the vision. Together, these elements unfold across a potential 5.5 million Sft, yet Eden Swarnabhoomi is defined by more than its scale. It is about equilibrium where legacy meets lifestyle, and long-term vision shapes a township that feels both expansive and intimate.



Artist's impression

eden
SWARNABHOOMI



THE ONLY RIVERFRONT PRESENCE THAT COMMANDS BOTH BANKS

MAJOR CITY NODES

Shalimar Railway Station	01 min
Vidyasagar Toll Plaza	05 mins
Santragachi Railway Station	10 mins
Howrah Railway Station	12 mins
Rabindra Sadan Metro Station	12 mins
Dalhousie	15 mins
Burrabazar	17 mins
Gariahat	20 mins
Science City	20 mins
Sector V	28 mins
Airport	40 mins

MALLS & SHOPPING CENTRES

Riverside Mall	05 mins
Forum Mall	14 mins
Phoenix Grand Victoria Mall*	14 mins
Quest Mall	18 mins
South City Mall	25 mins
Acropolis Mall	25 mins

RECREATION & PLACES OF INTEREST

Botanical Garden	02 mins
Victoria Memorial	11 mins
Alipore Zoo	11 mins

EDUCATIONAL INSTITUTIONS

IIST Shibpur	02 mins
St. Agnes Convent	13 mins
Modern High School for Girls	16 mins
La Martiniere School for Boys/Girls	16 mins
RP Sanjeev Goenka School	17 mins
St. Xavier's College/Loreto College	17 mins

HOSPITALS

Narayana Superspecialty Hospital	03 mins
Woodlands Hospital	13 mins
Ruby Hospital	25 mins

*Upcoming



*not to scale





Artist's impression



Artist's impression

SHAPED BY NATURE, ELEVATED BY DESIGN



eden
SIMPLY HAPPIER

BUILDING WITH PURPOSE: SIMPLY HAPPIER!

As today's developers, our journey goes beyond building spaces or crafting lifestyles - it's about truly understanding the people we serve. Over time, by thoughtfully serving our customers and deeply caring about their needs, we've discovered a guiding truth: **happiness is the true measure of success.**

This insight has reshaped who we are. Every project we build and every experience we design is anchored in clarity, ease, and joy. We continue this journey with the belief that value lies not just in what we say, but in the delight and happiness we bring to the people we serve.

Because *when care meets thoughtfulness, life becomes simply happier.*

CURATING LIFESTYLES
FOR 23+ YEARS

OVER 6.5 MILLION SFT
CONSTRUCTION ONGOING

OVER 7.1 MILLION SFT
CONSTRUCTION COMPLETED

7800+ HAPPY
FAMILIES

TEAM

PRINCIPAL ARCHITECT



STRUCTURAL CONSULTANT



LANDSCAPE ARCHITECT



FAÇADE ARCHITECT



CLUB INTERIOR DESIGNER



ELECTRICAL CONSULTANT



PHE CONSULTANT



FIRE SAFETY CONSULTANT



LEGAL CONSULTANT



IGBC CONSULTANT



HVAC CONSULTANT



BRAND CONSULTANT



AN ETHEREAL LIVING EXPERIENCE,
ROOTED IN THE PROMISE OF *Sustainability*



Set on the sacred banks of the Ganga, Eden Devprayag is IGBC Pre-Certified Gold - a quiet promise to live in balance with nature. Thoughtful planning, energy - efficient design, and mindful use of water and resources come together to create homes that breathe, conserve, and endure.

BENEFITS OF IGBC PRE CERTIFIED GOLD BUILDING:

- Energy Efficient** - Lower operating costs
- Sustainable** - Saves water and resources
- Healthy Environ** - Better air, light, and comfort
- Reduced Carbon Footprint** - Supports a greener planet
- Enhanced Occupant Wellbeing** - Improves productivity and lifestyle





Artist's Impression

EXPERIENCE THE ALLURE OF

Pure Privilege

View from upcoming International Cruise Terminal



Scan for Website