

Sunshine on your shoulders...

SHREE
Miraya 



The enchanted living

With each sunrise, a new enchanting start,
A warm abode, swaying hearts.

In its midst, where warmth resides,
Sunlight whispering through magical tides.

A miracle we know, where life finds its play,
Miraya, the beginning of a magical day.

Artist impression

Aerial view

Where each day begins with the gentle caress of sun rays and the promise of magical moments. Nestled amidst the embrace of nature's beauty, Miraya is more than just a home; it's a haven with 3-4 sides open apartments where warmth and luxury intertwine seamlessly.

1,37,500

Sqft of area

12

floors

84

homes

73%

open to the sky

The most



Opulent
living

Your magical abode



3/4 BHK premium
homes



Only 4 flats
per floor



3 sides open homes
with no shared
walls in all units



1 lift per
21 apartments



Vastu
compliant homes



Triple Height
Sky Balconies



Close proximity to
city landmarks



Cross-Ventilated
units



Meticulously planned
home layouts



Freely Accessible
Parkings



Ample
sunlight



Balconies with
Glass Railings



The corner of calm

amidst a hive of chaos



Roads that



Lead you
home

Welcome to the coveted address in town.

Tucked away in a serene enclave, Miraya would stand as a beacon of refined living. Right in the heart of Rajarhat-Newtown right in the heart of Rajarhat-New town, Shree Miraya, offers you the finest lifestyle you truly deserve.

	●	Biswa Bangla Gate 6 min
DPS Megacity	●	1 min
	●	Ecospace 3 mins
Tata Medical Center	●	8 mins
	●	Amity University 10 mins
Eco Park	●	10 mins
	●	City Center 2 15 mins
Airport	●	25 mins
	●	St. Xavier's college 15 mins

Above timings are approximate timings on a travel by car with mild traffic.

Location Map



Master Plan



LEGENDS

- | | | |
|------------------------|---------------------------|-------------------------------------|
| 1. ENTRY / EXIT | 15. SENIOR'S ADDA ZONE | 29. FLOATING PLANTER |
| 2. SECURITY KIOSK | 16. PALM COURT | 30. STEPS |
| 3. COMMERCIAL PLAZA | 17. SEAT CUM PLANTER | 31. STEPPED PLANTERS |
| 4. DRIVEWAY | 18. GARDEN SEAT | 32. SEMI COVERED OUTDOOR LOUNGE |
| 5. PATHWAY | 19. FEATURE PLANTER | 33. METAL PERGOLA WITH GLASS CANOPY |
| 6. OPEN PARKING | 20. CREEPER WALL | 34. CANTILEVER HANGING PLANTER |
| 7. DROP-OFF | 21. SERVICE AREA | 35. SCULPTURAL INSTALLATION |
| 8. GRASS MOUND | 22. PERIPHERAL PLANTATION | 36. BELL FOUNTAIN |
| 9. CHAMPA GARDEN | 23. CENTRAL LAWN | 37. FEATURE PLANTER |
| 10. MECHANICAL PARKING | 24. STEPPED SEATING | |
| 11. STEPPING STONE | 25. PEBBLE SEATING | |
| 12. HERB GARDEN | 26. PAVED PLAZA | |
| 13. MINI ORCAHARD | 27. SWIMMING POOL | |
| 14. FRAGRANCE GARDEN | 28. BABY POOL | |



Tower 1 Terrace



LEGENDS

- 1 OUTDOOR FITNESS STATION
- 2 HERB GARDEN
- 3 SCULPTURAL INSTALLATION
- 4 FLORAL TRELLIS
- 5 GARDEN SEAT
- 6 ACUPRESSURE / REFLEXOLOGY PLAZA
- 7 STEPPED PLANTER
- 8 OPEN-AIR THEATRE
- 9 SCREEN
- 10 BADMINTON COURT
- 17 FEATURE PLANTATION

Tower 2 Terrace



LEGENDS

- 5 GARDEN SEAT
- 11 KIDS' PLAY AREA
- 12 CLIMBING WALL
- 13 YOGA LAWN
- 14 YOGA DECK
- 15 OBSERVATION DECK
- 16 PAVILION
- 17 FEATURE PLANTATION

An enchanting life

around the sun

Enter a realm of exclusivity, where only a privileged few are invited to partake in the epitome of refined living. **With a niche 83 co-owners, enjoy the most indulgent living with a plethora of amenities curated to your taste.**

*A home to return,
a world to belong*



Breathe



you're
magical

Step Into Your Private Haven

Experience a space that feels like an extension of your home. With thoughtfully designed ample amenities, it offers a perfect retreat where you can relax, unwind, and enjoy life to the fullest.



Games Rooms



Double-height
Community Hall
with attached lawn



Multipurpose Court
(Badminton/Pickle Ball/
Basketball Hoop)



Roof Top
Playground



Senior Citizen
Adda Zone



Lush Green
Walking Track



Kids' Play Area



Open-Air Theater



Swimming Pool



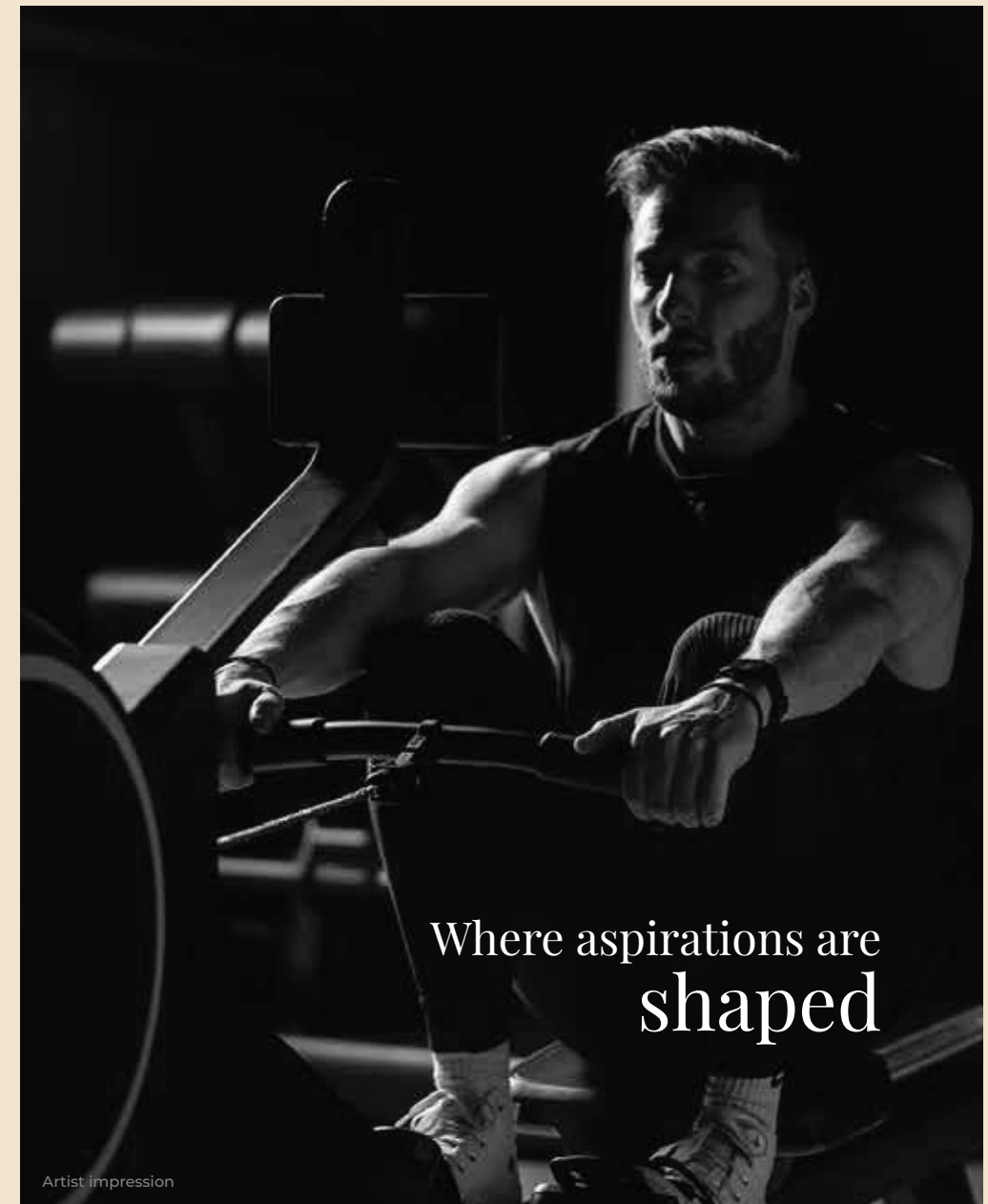
Open Gym Area



Yoga Zone



Sky Gazing Deck



Artist Impression

*Be bold, be strong,
be fit*





*Reason to enjoy your
leisurely desires*





*Make every memory
magical*





Feel the blue
comfort of leisure



Find your dream
under the stars



A place of



wonder and
splendor



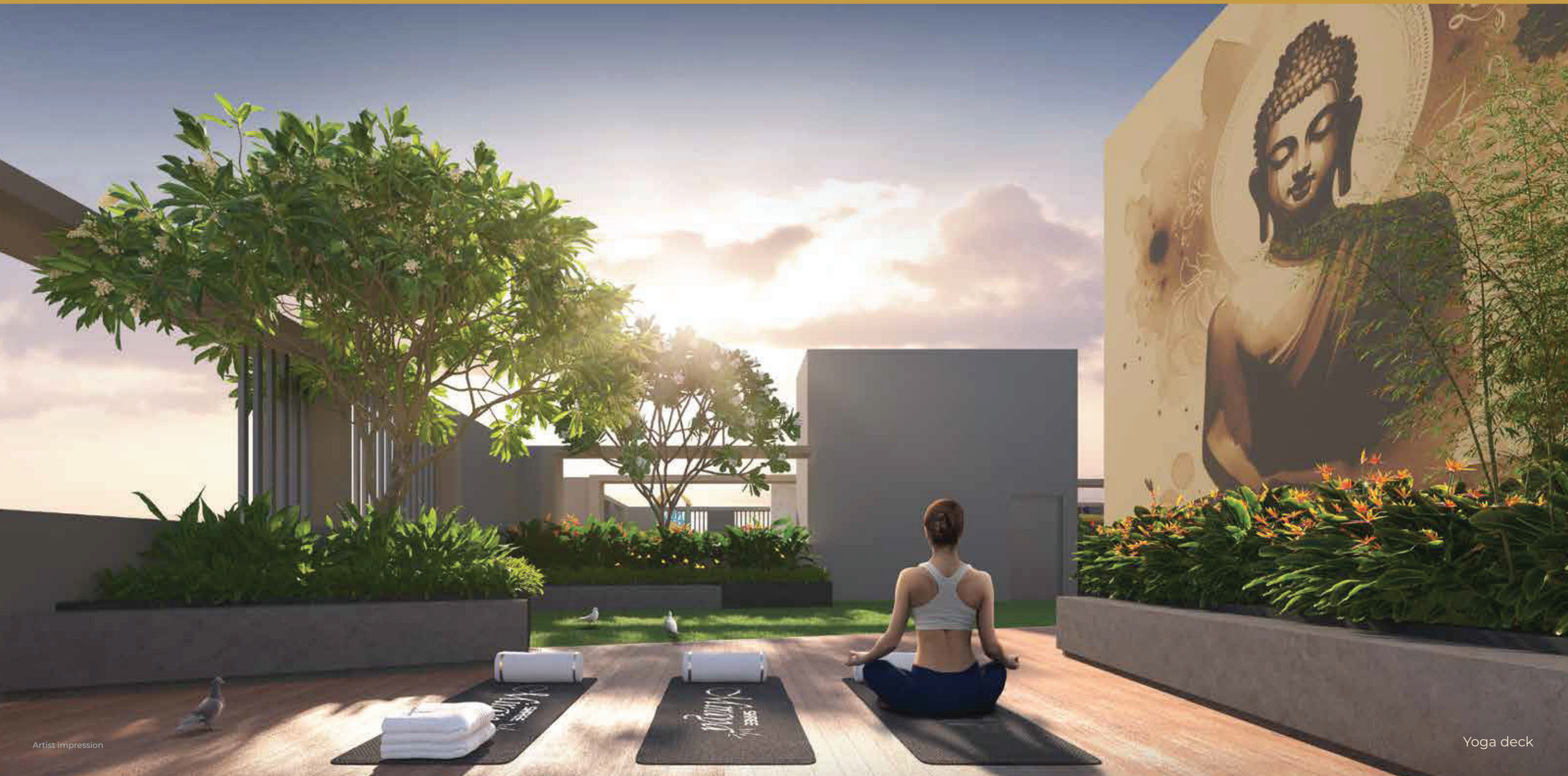
Feel the heat
in your core





Find the root

soothe the soul



Boundless possibilities

for your little sunshine



Hold The Court

and Win The Game



Find Your Dream

Under The Stars



The journey



holds a
thousand suns

Gold category green building

with sustainability features

-  Pre-Certified Gold Category Green building registered under IGBC
-  Solar panels above portions of parking and portions of terrace
-  Electric charging facilities in parking
-  Energy efficient lighting in common areas
-  Rain water harvesting
-  Recycled water for gardening and flushing
-  Low/No VOC paint
-  Organic waste composter
-  CFC free air conditioners in common areas
-  Sewage treatment plant



Specifications



Artist impression

Intricate details

Structure Earthquake resistant RCC framed structure

Door

- Shutter: Solid core flush shutters
- Frame: Solid timber frames | Made of treated Wood

Hardware Mortise lock and handle

Windows Anodised | Powder coated aluminium frames with glazed shutters

Staircase Marble | Kota | IPS

Flooring and Tiling

- Bedroom: Vitrified tiles
- Living | Dining: Vitrified tiles
- Toilet floor: Anti-skid ceramic tiles
- Toilet wall: Ceramic tiles
- Kitchen floor: Vitrified tiles
- Kitchen dado: Ceramic tiles
- Kitchen counter: Granite above kadappa stone
- Balcony: Anti-skid ceramic tiles
- Lobby: Vitrified tiles
- Lift facia: Marble | Granite | Laminate finish

Sanitaryware Chromium plated fittings, white, high quality porcelain fixtures

Driveway Paver block | Kota | Granite | Grass paver | VDF
(vacuum dewatering concrete flooring)

Electricals Quality concealed copper wiring

Modular switches and miniature circuit breakers, TV socket and broadband point

Exterior Weatherproof exterior paint finish

Making your life more secure

Be bestowed with everything to gratify your soul. Opulent amenities curated for a smart living. It's time to reach for the zenith of every expectation.

- Equipements for Security at all times
- Fire safety
- Fire engine ladder limitations considered



Artist impression



Artist Impression



Artist impression

Aerial day view

SHREE
Miraya
The enchanted living

For further details and bookings contact



Express Tower, 4th Floor
42 A Shakespeare Sarani,
Kolkata- 700017

 033 4002 4002

www.pioneerproperty.in

Residential

|

Commercial

|

Warehouse

|

Bungalow

|

Land

|

IT/ITes

|

Retail

Kolkata • Mumbai • Bangalore • Hyderabad • Chennai • Pune • Ahmedabad

Project RERA No.: WBRERA/P/NOR/2025/002584
Pioneer RERA No.: WBRERA/RA/KOL/2023/000014

www.rera.wb.gov.in