



**MAGNOLIA**  
**SKY VIEW**  
Rajarhat



## HOME GREEN HOME

Welcome to the most refreshing living space you have ever set foot on, **Magnolia Sky View**, where life unwinds slowly. Step inside and fall in love with nature's best all over again. Time has come to open your windows to nature and breathe in the freshness. Get set on a journey into the world of serenity & explore the universe created exclusively for you.

### KEY FEATURES

- 7 BIGHA OF LAND
- B + G + 11 STORIED
- 7 BLOCKS
- 330 FLATS
- 2 BHK (827 - 980 SFT.)
- 2 BHK + STUDY (1185 SFT.)
- 3 BHK (1131 - 1228 SFT.)
- COMPLETION CERTIFICATE ISSUED







## RECHARGE, REBOOT, REJUVENATE

Unwind after a hard day's work at the Luxury Swimming Pool that will make you feel rejuvenated at **Magnolia Sky View**.







## IT'S LIKE WAKING UP TO A NEW HOME, EVERYDAY

If ultimate comfort is defined as the ultimate relaxation for the body & mind, then **Magnolia Sky View** is just what you are looking for. It offers something for everyone, from the fully equipped Gymnasium to a separate Indoor Games room.







## RELIVE THE HAPPIEST DAYS OF YOUR LIFE

A design that breathes freely, with greenery all around it. At **Magnolia Sky View**, we offer vast outdoors with a Children's Park and a Large Elevated Landscaped Garden which will fill your kids with enough aspiration to dream on.





True View



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## A HOME YOU WOULD YEARN TO RETURN TO

At **Magnolia Sky View**, you and your family can now rediscover the joys and the little pleasures of life. Fresh air and sunlight are constant visitors, while the cotton clouds carelessly play hide and seek.





## SALIENT FEATURES

- Swimming Pool
- Children's Play Area
- 24 hr Power Back-up
- Separate Indoor Games
- Fully Equipped Gymnasium
- Water Treatment Plant
- AC Community Hall
- Elevated Landscaped Garden
- Fully Automatic Hi-speed Elevators

## SPECIFICATIONS

### FOUNDATION

RCC Foundation

### SUPERSTRUCTURE

Reinforced Cement Concrete Framed Structure

### WALLS

Bricks Masonry

### ROOMS

Floor - Double charged Vitrified Tiles in Living / Dining area & Bedrooms

Wall - Plaster of Paris finish

### KITCHEN

Floor - Ceramic Tiles

Counter - Black granite Counter Top

Sink - Stainless Steel Sink

Dado - Ceramic Tiles (2 ft. above counter)

### TOILETS

Floor - Ceramic Tiles

Dado - Glazed Tiles

C.P. Fittings - Jaquar / Parryware

### DOORS & WINDOWS

Door Frame - Wooden Frame

Shutter - Flush Door

Windows - Openable Aluminium (anodized)

### ELECTRICAL

Concealed Copper Wiring (Havells)

Reputed Modular Switches of Schneider

Power Supply - Through WBSEB network

Generator - 24 X 7 Power backup (Brand - Volvo)

Lift - Kone (Speed 1.5 metre / sec.)

Staircase / Lobby - Spacious staircase, elegant lobby and floor corridors with good quality kota stone / granite.

Water Supply - 24 X 7 captive water supply



## LOCATION MAP



Not to Scale

### AIRPORT

- NSCBI Airport

### RAILWAY STATION

- Bidhannagar
- Dum Dum
- Sealdah

### METRO STATION (UPCOMING)

- Chinar Park
- Jatragachi

### BUS ROUTE

- 211 Bus Route

### SCHOOL

- DPS Megacity
- DPS New Town
- National English
- Narayana School
- The Newtown School

### UNIVERSITY / COLLEGE

- JIS Medical College
- Central Law College
- Aliah University
- Techno India College

### HOSPITAL

- Ambuja 500 Bed Hospital
- Tata Medical Centre
- OHIO Heart Hospital
- Charnock Hospital

### WORK PLACE

- New Town IT Hub
- Mani Casadona
- International Financial Hub
- Unitech IT Park
- DLF IT Park
- Ambuja Eco Space
- Shraichi Synthesis Finance Centre

### MALLS / SHOPPING CENTRES

- City Centre-II
- Axis Mall
- Home Town



True View



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PODIUM PLAN



Site Address:  
Kashinathpur, Rajarhat (Near DPS Megacity / Ecospace)



PODIUM PLAN - BLOCK A



Flat No.	1	2	3	4
Flat Type	3 BHK	2 BHK	3 BHK	2 BHK
Saleable Area	1131 sft.	827 sft.	1131 sft.	860 sft.



PODIUM PLAN - BLOCK D

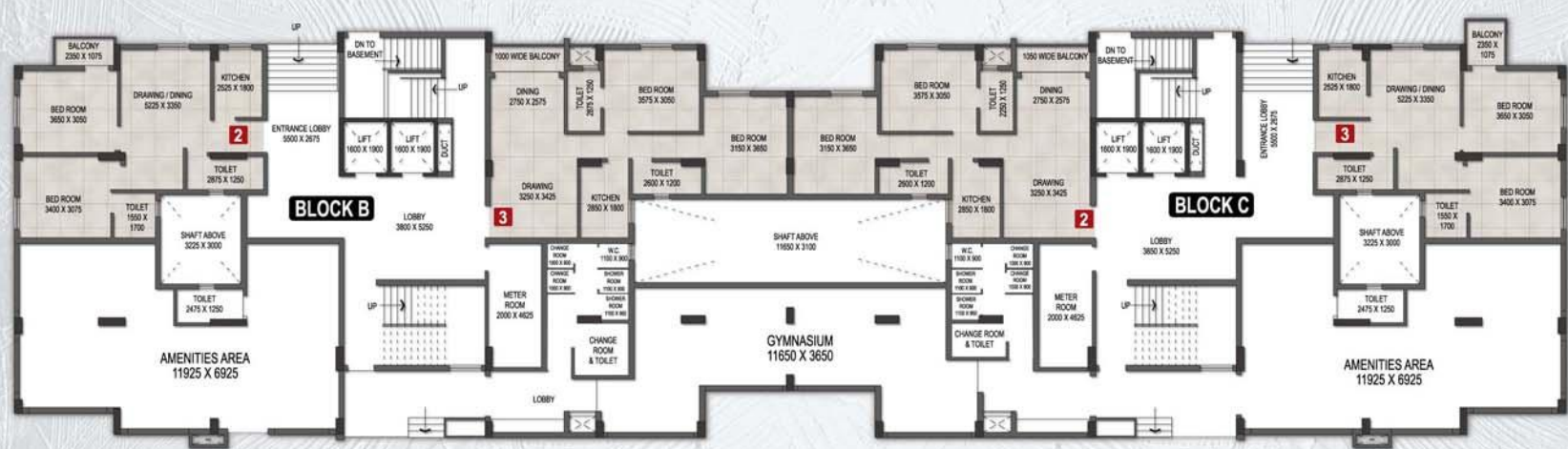


Flat No.	1	2	3	4
Flat Type	2 BHK	3 BHK	2 BHK	3 BHK
Saleable Area	827 sft.	1131 sft.	860 sft.	1131 sft.





### PODIUM PLAN - BLOCK B & C



BLOCK B			BLOCK C		
Flat No.	2	3	Flat No.	2	3
Flat Type	2 BHK	2 BHK	Flat Type	2 BHK	2 BHK
Saleable Area	876 sft.	964 sft.	Saleable Area	964 sft.	880 sft.

### PODIUM PLAN - BLOCK E



Flat No.	1	2	3	4
Flat Type	3 BHK	2 BHK	3 BHK	2 BHK
Saleable Area	1186 sft.	894 sft.	1186 sft.	867 sft.

### PODIUM PLAN - BLOCK F & G



BLOCK F				BLOCK G			
Flat No.	1	2	3	4	Flat No.	3	4
Flat Type	2 BHK	2 BHK	2 BHK	2 BHK	Flat Type	2 BHK	2 BHK
Saleable Area	957 sft.	957 sft.	894 sft.	867 sft.	Saleable Area	910 sft.	910 sft.





1ST TO 11TH FLOOR PLAN - BLOCK B / C / F / G

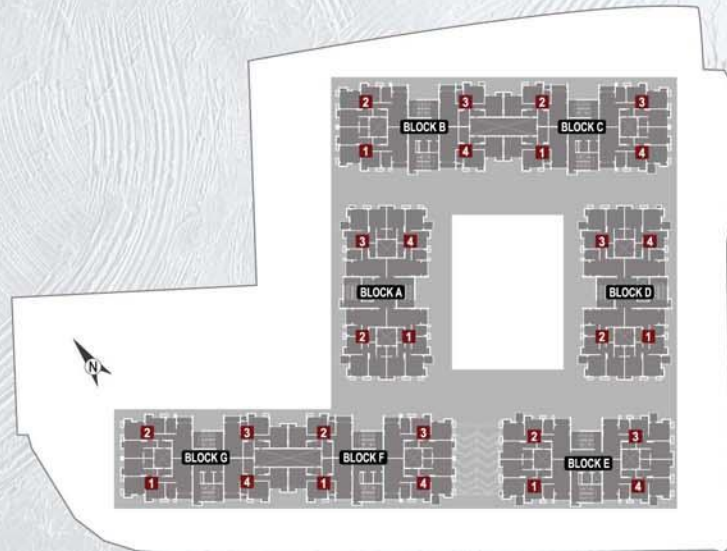


**BLOCK B & G**

Flat No.	1	2	3	4
Flat Type	3 BHK	3 BHK	2 BHK	2 BHK
Saleable Area	1228 sft.	1228 sft.	980 sft.	980 sft.

**BLOCK C & F**

Flat No.	1	2	3	4
Flat Type	2 BHK	3 BHK	3 BHK	2 BHK
Saleable Area	980 sft.	1228 sft.	1228 sft.	980 sft.



1ST TO 11TH FLOOR PLAN - BLOCK A / D / E



Flat No.	1	2	3	4
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK
Saleable Area	1185 sft.	1185 sft.	1185 sft.	1185 sft.



### A Brief Profile

In the age of rapid urbanisation, a gamut of realty players have ventured into the field, to stake claim to the ultimate throne by providing state-of-the-art homes. **Magnolia**, very consciously stands apart from the clutter. The driving force for **Magnolia** has been providing homes with state-of-the-art amenities and facilities at believable earthly prices. It is this virtue that has made it a much sought after name among the buyers in the realty horizon of Bengal.

**Magnolia** provides 2, 3 and 4 BHK apartments in both large and small premium complexes located in and around New Town, Rajarhat, Barasat and Barrackpore. These projects are strategically located thus giving access to the daily needs and requirements of the buyers.

In the future **Magnolia**, hopes to carry on the same work and provide homes to those who are looking for "quality modern living at affordable price".

## ONGOING PROJECTS



Magnolia Grand, Rajarhat



Magnolia Vardaan, Rajarhat



Magnolia Oxygen, Rajarhat



Magnolia Nakshatra, Barasat



Magnolia Sports City, Barrackpore



Magnolia Melody, Rajarhat



Magnolia Mint, New Town

Apnar swapner **BARI**  
sudhu amraai pari





Magnolia Prestige, Rajarhat



Magnolia Aspire, Rajarhat



Magnolia Elite, Rajarhat



Magnolia Green, Rajarhat



Magnolia Olympus, Rajarhat



Magnolia Galaxy, Rajarhat



Magnolia Residency, Rajarhat



Magnolia Crystal, Rajarhat



Magnolia Crosswors, Rajarhat



Magnolia Elanza, Rajarhat



Magnolia City, Barasat (True View)

## COMPLETED PROJECTS





DLF Galleria, Suite No. 1101, 11th Floor  
Plot No. BG-8, Street No. - 124, Action Area-18  
New Town, Rajarhat, Kolkata - 700 156  
[www.magnoliarealty.in](http://www.magnoliarealty.in)

Tel: 033 6541 1453 / 4073 1010

Architect



Maheswari & Associates

[www.thoughtadvertising.com](http://www.thoughtadvertising.com)

