



MAGNOLIA

PRIME

R A J A R H A T

*Reside at newer heights of happiness*



MAGNOLIA

# PRIME

## Now, TIME IS ON YOUR SIDE

In a city that is continually racing against the clock, the centrally located **Magnolia Prime** with 2 / 3 BHK apartments in Rajarhat is poised to make the real dream of having more time for yourself and your family a reality.

It's close proximity to the city's new transport lifelines promises to send you zipping to anywhere in the city within minutes and get to everything you need and everywhere you love in practically no time to the major educational institutions, healthcare facilities and entertainment hubs.



## AMENITIES & FACILITIES

- Community Hall
- Indoor Games Room
- Badminton Court
- Decorated Kids zone
- Landscaped Garden
- 24hr Generator Back-up
- 24hr Water Supply





## TECHNICAL SPECIFICATIONS

<b>FOUNDATION</b>	RCC Foundation
<b>SUPERSTRUCTURE</b>	RCC Framed Structure
<b>WALLS</b>	Bricks Masonry
<b>ROOMS</b>	
Floor	Vitrified Tiles in Living / Dining area & Bedrooms
Wall	Plaster of Paris finish
<b>KITCHEN</b>	
Floor	Ceramic Tiles
Counter	Black granite Counter Top
Sink	Stainless Steel Sink
Dado	Ceramic tiles (2 ft. above counter)
<b>TOILETS</b>	
Floor	Ceramic Tiles
Dado	Glazed Tiles
W.C.	European type of Jaquar / Parryware or similar reputed brand
Wash Basin	Jaquar / Parryware or similar reputed brand
<b>FITTINGS C.P.</b>	
Door Frame	Wooden Frame
Shutter	Flush Door (Decorative Polished)
Windows	Sliding Aluminium (anodized)
<b>ELECTRICAL</b>	
Wiring	Concealed Copper Wiring
Power Supply	Through WBSEB network
Generator	Power backup – 24x7
Lift	Reputed brand
Staircase / Lobby	Spacious staircase, elegant lobby & floor corridors with good quality marble / Kota stone / granite.
Water Supply	24x7 captive water supply



## Location Map



Not to Scale

Site Address:  
Rajarhat Chowmatha, Rajarhat



## A LOCATION WITH HOSTS OF ADVANTAGES

**Magnolia Prime** is easy to locate and convenient to access. Living in close proximity to the Rajarhat Expressway is indeed a major advantage as you can expect a lot of development. With everything you need at your doorstep, this ideal location redefines comfort and convenience.

### Proximity Parameters

#### Corporates

Sector V, Salt Lake

#### Shopping & Leisure

- Axis Mall
- Central Mall
- City Centre II
- Eco Tourism Park

#### Transport

- Balaka Bus Terminus
- Upcoming Metro Station
- New Town Square / Bus Terminal

#### Educational Institutions

- DPS Mega City
- DPS New Town
- Techno India Engineering College
- IEM

#### Hospitals

- Tata Memorial Cancer Hospital
- Columbia Asia
- AMRI
- Apollo Gleneagles



# SITE PLAN



Area Statement **BLOCK-1**

Flat No.	A & E	B	C	D
Flat Type	3 BHK	2 BHK	3 BHK	2 BHK
Flat Area	861 sft.	639 sft.	802 sft.	636 sft.
Shared Area	215 sft.	160 sft.	201 sft.	159 sft.
Saleable Area	1076 sft.	799 sft.	1003 sft.	795 sft.

Area Statement **BLOCK-2**

Flat No.	A	B	C	D	E
Flat Type	3 BHK	3 BHK	2 BHK	3 BHK	2 BHK
Flat Area	861 sft.	880 sft.	636 sft.	802 sft.	639 sft.
Shared Area	215 sft.	220 sft.	159 sft.	201 sft.	160 sft.
Saleable Area	1076 sft.	1100 sft.	795 sft.	1003 sft.	799 sft.



Developer:



**MAGNOLIA**

Infrastructure Development Ltd.

ISO 9001 - 2008 COMPANY  
Creating Value.. Building Dreams..

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Architect /  
Engineers



**RAJ AGARWAL & ASSOCIATES**

Disclaimer: This brochure is purely conceptual and is not a legal offering.  
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