



MAGNOLIA

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EMPIRE

Why Magnolia?

We have learned a lot about people and that has made a big difference to what we do and how we do it.

We are enormously proud of the homes we build, combining traditional craftsmanship with new ideas.

The big difference is that we don't stop caring once we have finished the building or when we have sold the apartments or even once you have moved in.

We are there when you need us until you are settled, satisfied and inviting your friends and loved ones around.





Settle down, royally!

**Magnolia Empire** is all set to become one of the trend setting projects in and around Sodepur. In the midst of an environment seeking a royal lifestyle and its potential to offer peace, to ensure you feel top of the world. A hassle-free commute to the airport makes it a much wanted residential place to live in.

## An epitome of class, quality and luxury!

With an imposing G+12 storied structure **Magnolia Empire** will be nothing short of a blessing for the families who choose it as their future home. It would also be the best choice they ever made. Away from the noise and the pollution, you can enjoy a life of pristine luxury.

With natural elements to your taste, surrounded by the greenery to cater to your every desire.





## Amenities & Facilities

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



## Technical Specifications

FOUNDATION	RCC Foundation
SUPERSTRUCTURE	RCC Framed Structure
WALLS	Bricks Masonry
ROOMS	
Floor	Vitrified Tiles in Living/Dining & 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
WC	European type of Jaquar/ Parryware or similar reputed brand
Wash Basin	Jaquar/ Parryware or similar reputed brand
FITTINGS C.P.	
Door Frame	Wooden Frame
Shutter	Flush Door (Decorative Polished)
Windows	Sliding Aluminium (anodized)
ELECTRICAL	
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



**Site Address:**  
Opposite APC College, Talbanda, Madhyamgram Sodepur Road

Not to Scale

## Locational Highlights

This address defines serenity and privacy with a fresh and peaceful ambience. In addition, you enjoy all the niche amenities that the project boasts, to make your life a breeze. With its strategic location, it is just a short drive-away from the NSCBI Airport, NH, IT Hub, International Schools and many other major commercial establishments.

A rare blend of Perfect location & amp.



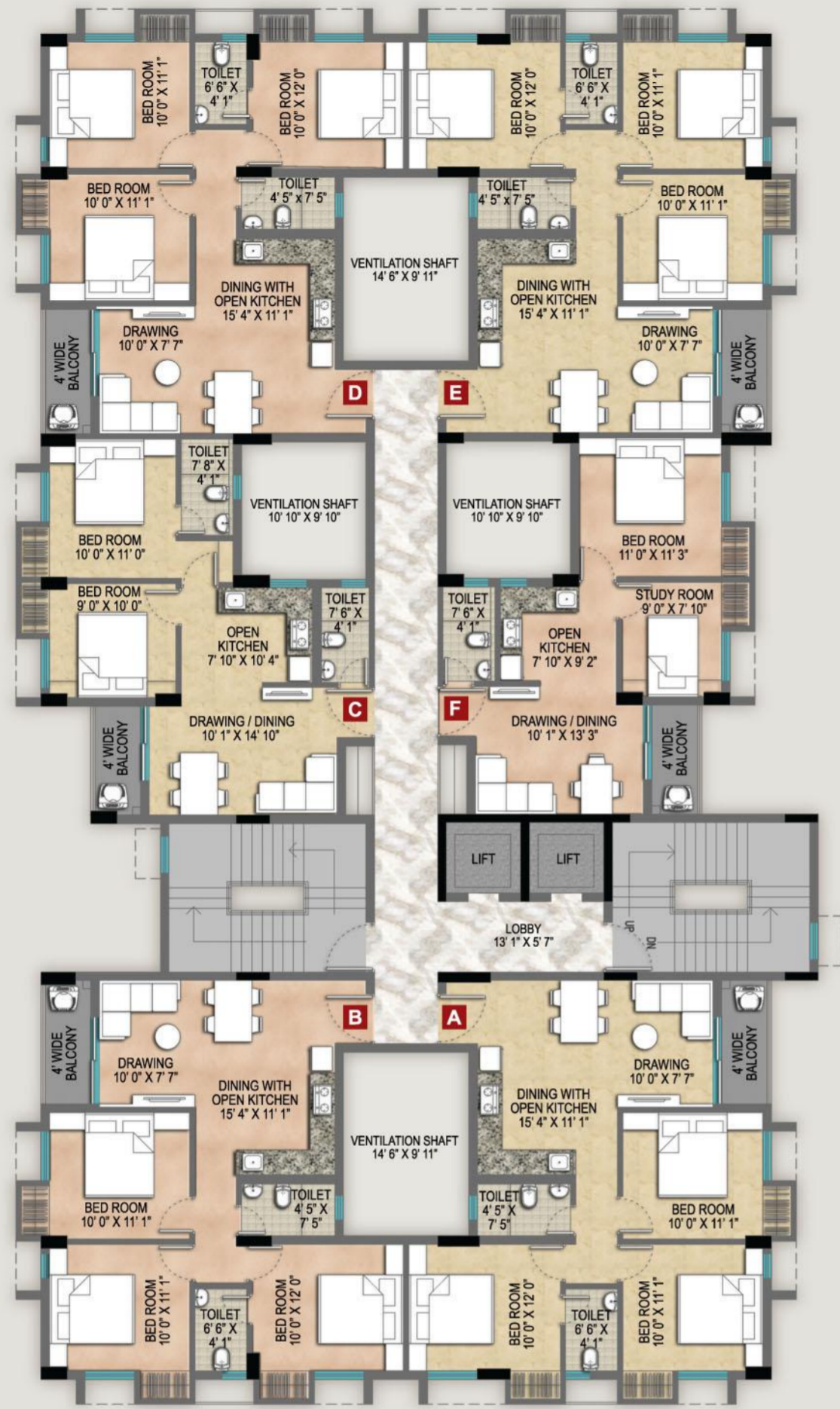
# PODIUM PLAN



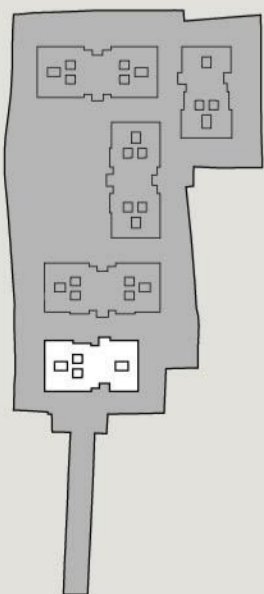
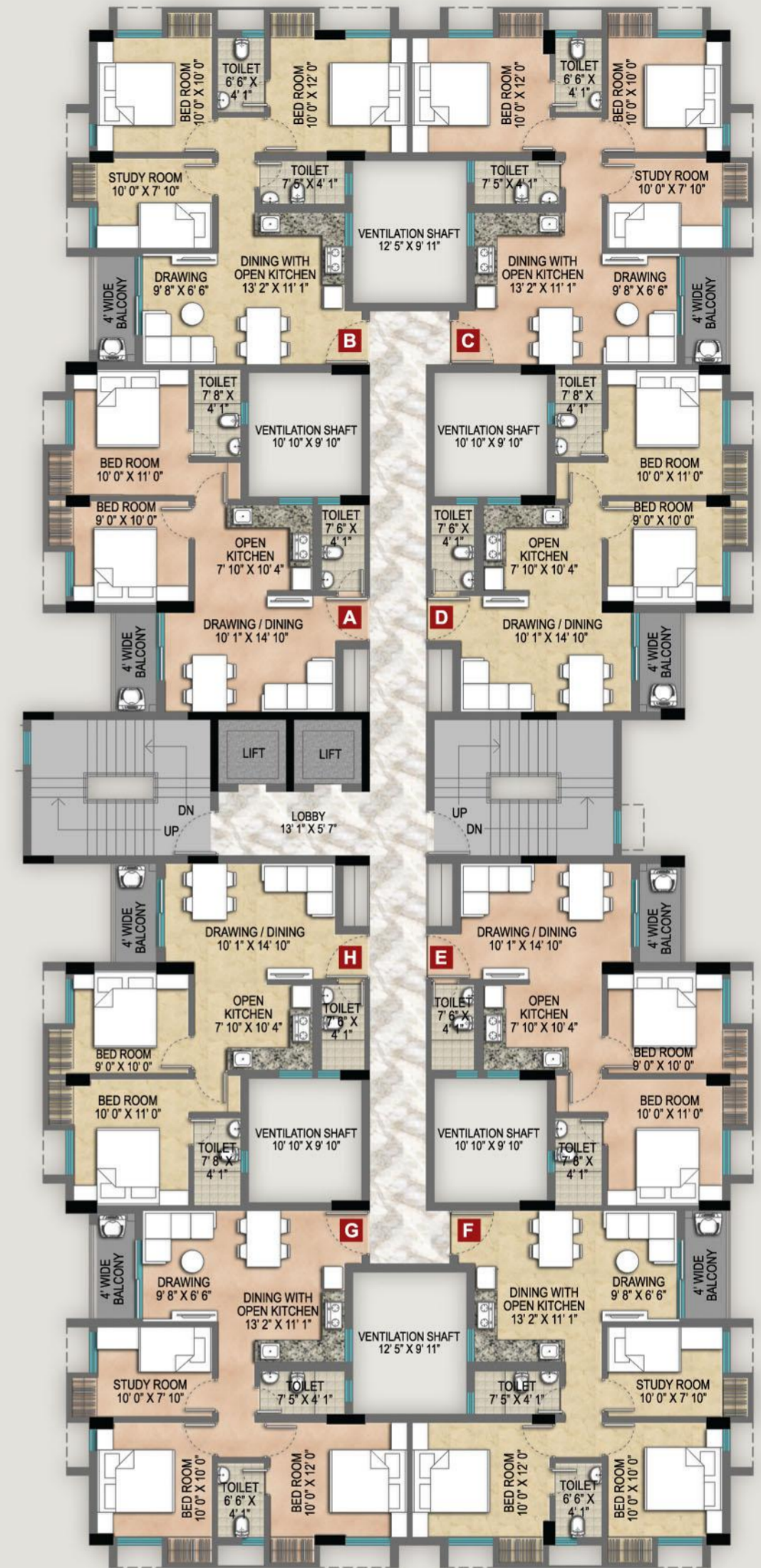
# MASTER PLAN



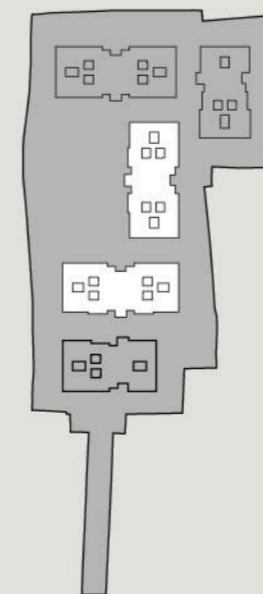
# Typical Floor Plan BLOCK 1



# Typical Floor Plan BLOCK 2 & 3

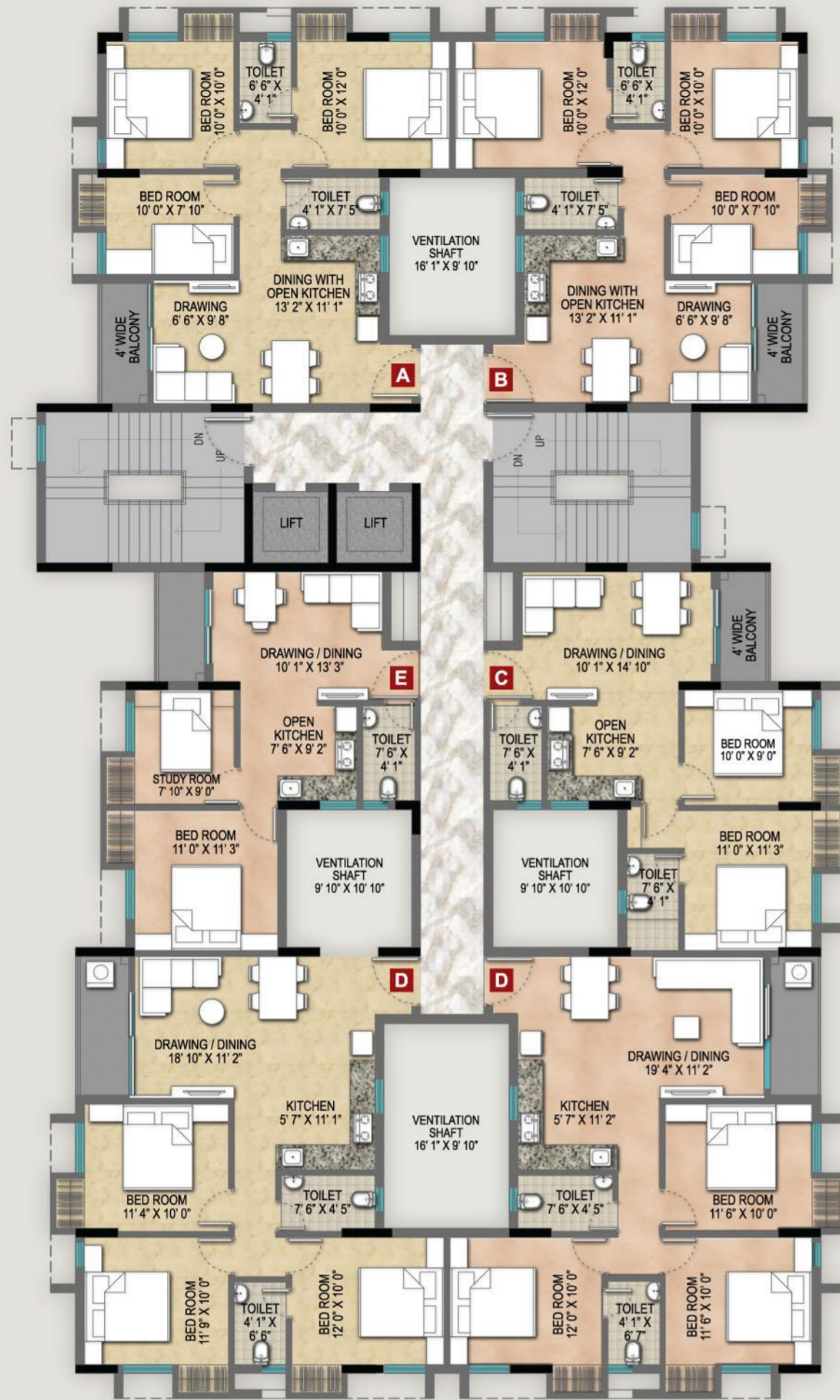


Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	1.5 BHK
Built-up Area	856 sft.	856 sft.	636 sft.	856 sft.	856 sft.	538 sft.
Shared Area	285 sft.	285 sft.	212 sft.	285 sft.	285 sft.	179 sft.
<b>Super Built-up Area</b>	<b>1141 sft.</b>	<b>1141 sft.</b>	<b>848 sft.</b>	<b>1141 sft.</b>	<b>1141 sft.</b>	<b>717 sft.</b>

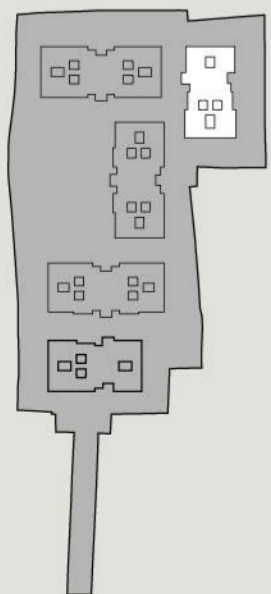
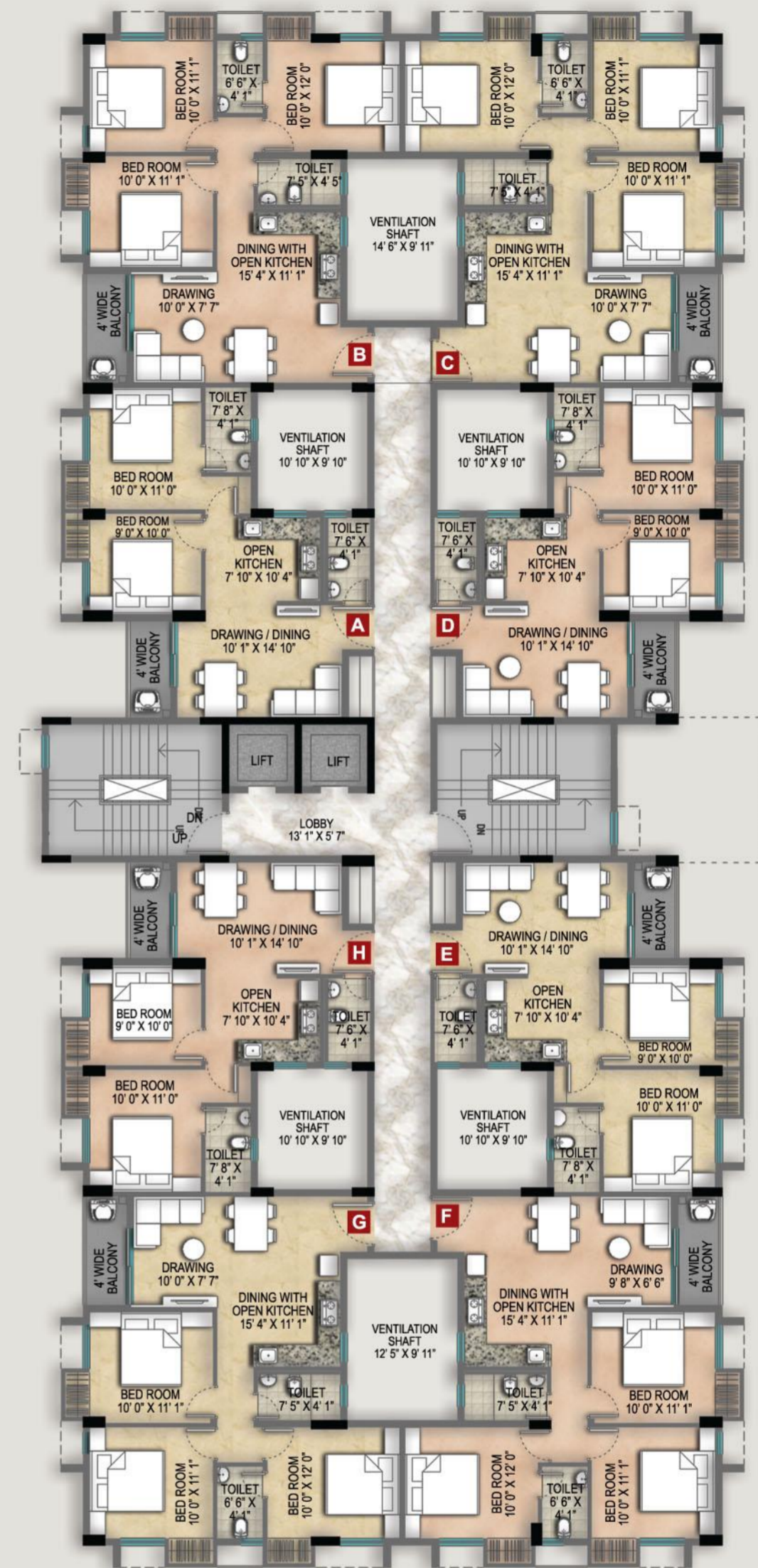


Flat No.	A	B	C	D	E	F	G	H
Flat Type	2 BHK	2.5 BHK	2.5 BHK	2 BHK	2 BHK	2.5 BHK	2.5 BHK	2 BHK
Built-up Area	636 sft.	756 sft.	751 sft.	636 sft.	636 sft.	751 sft.	756 sft.	636 sft.
Shared Area	212 sft.	252 sft.	250 sft.	212 sft.	212 sft.	250 sft.	252 sft.	212 sft.
<b>Super Built-up Area</b>	<b>848 sft.</b>	<b>1008 sft.</b>	<b>1001 sft.</b>	<b>848 sft.</b>	<b>848 sft.</b>	<b>1001 sft.</b>	<b>1008 sft.</b>	<b>848 sft.</b>

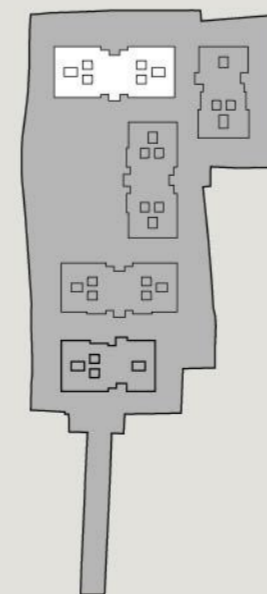
# Typical Floor Plan BLOCK 4



# Typical Floor Plan BLOCK 5



Flat No.	A	B	C	D	E	F
Flat Type	2.5 BHK	2.5 BHK	2 BHK	3 BHK	3 BHK	1.5 BHK
Built-up Area	751 sft.	756 sft.	636 sft.	900 sft.	900 sft.	538 sft.
Shared Area	250 sft.	252 sft.	212 sft.	300 sft.	300 sft.	179 sft.
Super Built-up Area	1001 sft.	1008 sft.	848 sft.	1200 sft.	1200 sft.	717 sft.



Flat No.	A	B	C	D	E	F	G	H
Flat Type	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Built-up Area	636 sft.	856 sft.	856 sft.	636 sft.	636 sft.	856 sft.	856 sft.	636 sft.
Shared Area	212 sft.	285 sft.	285 sft.	212 sft.	212 sft.	285 sft.	285 sft.	212 sft.
Super Built-up Area	848 sft.	1141 sft.	1141 sft.	848 sft.	848 sft.	1141 sft.	1141 sft.	848 sft.

## ONGOING PROJECTS



Magnolia Fantasia, Barasat



Magnolia Sports City, Barrackpore



Magnolia Nakshatra, Barasat



Magnolia Oxygen, Rajarhat



Magnolia Grand, Rajarhat



Magnolia Vardaan, Rajarhat



Magnolia Srijana, Barasat



Magnolia Prime, Rajarhat



Magnolia Magnet, New Town

## COMPLETED PROJECTS



Magnolia City, Barasat (True View)



Magnolia Sky View, Rajarhat (True View)



Magnolia Prestige, Rajarhat



Magnolia Mint, New Town



Magnolia Elite, Rajarhat



Magnolia Crystal, Rajarhat



Magnolia Galaxy, Rajarhat



Magnolia Residency, Rajarhat



Magnolia Green, Rajarhat



Magnolia Crossword, Rajarhat



Magnolia Elanza, Rajarhat



Magnolia Green, Rajarhat



Magnolia Aspire, Rajarhat

## MAGNOLIA - 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 & facilities at believable earthy 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 an affordable price".

Developer:



DLF Galleria, Suite No. 1101, 11th Floor,  
Plot No. BG-8, Street No - 124, Action Area-1B  
New Town, Rajarhat, Kolkata - 700 156

Tel: 033 4073 4047  
www.magnoliarealty.in

Architect



**Maheswari & Associates**

