



A city that breathes **SPORTS**



Magnolia Realty is a leading Kolkata based Real Estate development company.

We offer new and ready to move apartments in large and small premium complexes located in New Town, Rajarhat and Barasat.

Our Residential Complexes comprise of both Premium and Budget flats of 2 and 3 BHK with all modern amenities and shopping arcade.

All projects are situated at prime locations in close proximity to City Centre 2, Eco Park, DLF IT Park, DPS Megacity School, Ecospace, Barasat Station and Kalyani Expressway.

MAGNOLIA SPORTS CITY



The location also needs a special mention. Nestled adjoining the Kalyani Expressway, MAGNOLIA SPORTS CITY is a residents' delight in terms of its location. The main city is just a 45 minute drive away. Conveniently located within walking distance of a bus stop, railway station, auto rickshaw and taxi stand, MAGNOLIA SPORTS CITY makes commuting stress free.

Spread over a humungous area of around 27 Bigha,
MAGNOLIA SPORTS CITY is all that
a modern city should be.

At MAGNOLIA SPORTS CITY, aesthetically designed
structures coupled with rich landscaped areas create
an aura of celestial proportions. Vast open spaces
provide flow of fresh air all through the day making
MAGNOLIA SPORTS CITY a healthy living option.



FOOTBALL GROUND

Football, the very heartbeat of any Bengalee gets a pride of position inside MAGNOLIA SPORTS CITY. A full-fledged football ground with viewing galleries has been planned inside MAGNOLIA SPORTS CITY.

UND



VOLLEY BALL COURT

With MAGNOLIA SPORTS CITY
coming up your child will not have
to wait for his / her school or club
to play a round of Volleyball.
A dedicated Volleyball Court
will play host to your child.



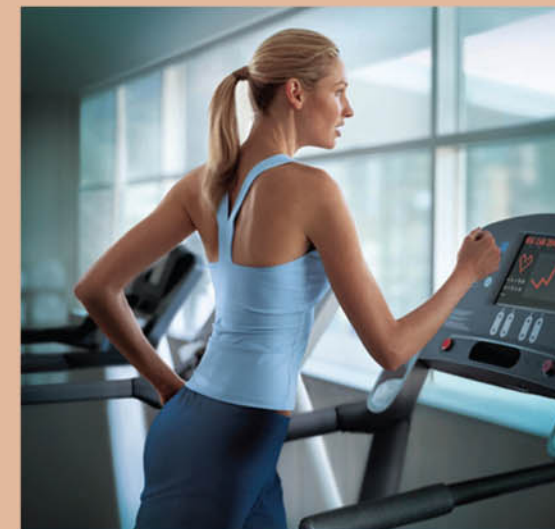




The vast expanse of MAGNOLIA SPORTS CITY is sure to make living a grand social experience. A Durga Mandap has been planned to provide residents the joy of celebrating the festival closest to the heart of all Bengalees - DURGA PUJA.



A few other Sports Activities planned inside MAGNOLIA SPORTS CITY



Amenities

Indoor

- Community Hall (2 nos.)
- Gymnasium (2 nos.)
- TV Lounge
- Creche / Toddler Zone
- Squash Court
- Indoor Games (Adults)
- Indoor Games (Kids)
- Swimming Pool Changing Room
- Aerobics & Yoga Room
- Hall & Store for Durga Puja

Outdoor

- Landscaped Garden
- Children's Play Zone
- Badminton Court
- Volley Ball Court
- Mini Football / Cricket Ground
- Tennis Court
- Mini Basket Ball
- Durga Puja Arena (Durga Mandap)
- Mukta Mancha (Amphi-theatre)
- Kabaddi Ground
- 3 Swimming Pools (Lap Pool, Kids Pool & Splash Pool)

Residents' Club

- Indoor Games (Table Tennis & Carrom)
- TV Room
- Creche
- Music Room
- Cards Room
- Library
- Party Hall

Technical Specifications

FOUNDATION	RCC Foundation
SUPERSTRUCTURE	Reinforced Cement Concrete Framed Structure
WALLS	Bricks Masonry
ROOMS	
Floor	Ceramic Tiles in Living/Dining area & Bedrooms
Wall	Plaster of Paris finish
KITCHEN	
Floor	Ceramic Tiles
Counter	Black Kota Counter Top
Sink	Stainless Steel Sink
Dado	Ceramic tiles (2 ft. above counter)
TOILETS	
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
FITTINGS C.P.	
Door Frame	Wooden Frame
Shutter	Flush Door
Windows	Sliding Aluminium (anodized)
Electrical	Concealed Copper Wiring
Power Supply	Reputed Modular Switches (Crabtree or equivalent) through WBSEB network
Generator	Power backup – 24x7
Lift	Reputed brand
Staircase / Lobby	Spacious staircase, elegant lobby and floor corridors with good quality marble/Kota stone/granite.
Water Supply	24x7 captive water supply



Site Plan

GROUND FLOOR PLAN



Site Address: Jaforpur, Barrackpore, 24 Parganas (North)



Typical Floor Plan - Block 1/2/5 & 6



FLAT NO.	A	B	C	D	E	F	G	H
FLAT TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK
SALEABLE AREA	1105 sqft.	742 sqft.	796 sqft.	795 sqft.	670 sqft.	1134 sqft.	742 sqft.	1133 sqft.

Typical Floor Plan - Block 3 & 4



FLAT NO.	A	B	C	D	E	F	G	H
FLAT TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK
SALEABLE AREA	1105 sqft.	742 sqft.	796 sqft.	795 sqft.	670 sqft.	1134 sqft.	742 sqft.	1133 sqft.

Unit Plan - Block 1/2/3/4/5 & 6



Flat A (3 BHK - 1105 sq ft.)



Flat B & G (2 BHK - 742 sq ft.)



Flat C & D (2 BHK - 796 sq ft.)



Flat E (2 BHK - 670 sq ft.)



Flat F (3 BHK - 1134 sq ft.)



Flat H (3 BHK - 1133 sq ft.)

Developer:



MAGNOLIA

Infrastructure Development Ltd.

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

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 6541 1453 / 4073 1010
www.magnoliarealty.in

Architect / Engineers



RAJ AGARWAL & ASSOCIATES