

It all Starts with **U**



MAGNOLIA
SUCCESS
NEW TOWN



Enjoy life in its evergreen self

All the hardwork, All the hardships, All the testing times made YOU the individual YOU are today. Why not celebrate it???

MAGNOLIA SUCCESS is your pass to the celebration of achievement that you fully deserve. Planned with impeccable construction standards to invigorate YOU for the luxury home that YOU always planned for yourself. **MAGNOLIA SUCCESS** comprises of 80 well-lit and ventilated luxury apartments located off Newtown in Rajarhat. YOU can choose from a range of sizes starting from 743 sft. onwards.

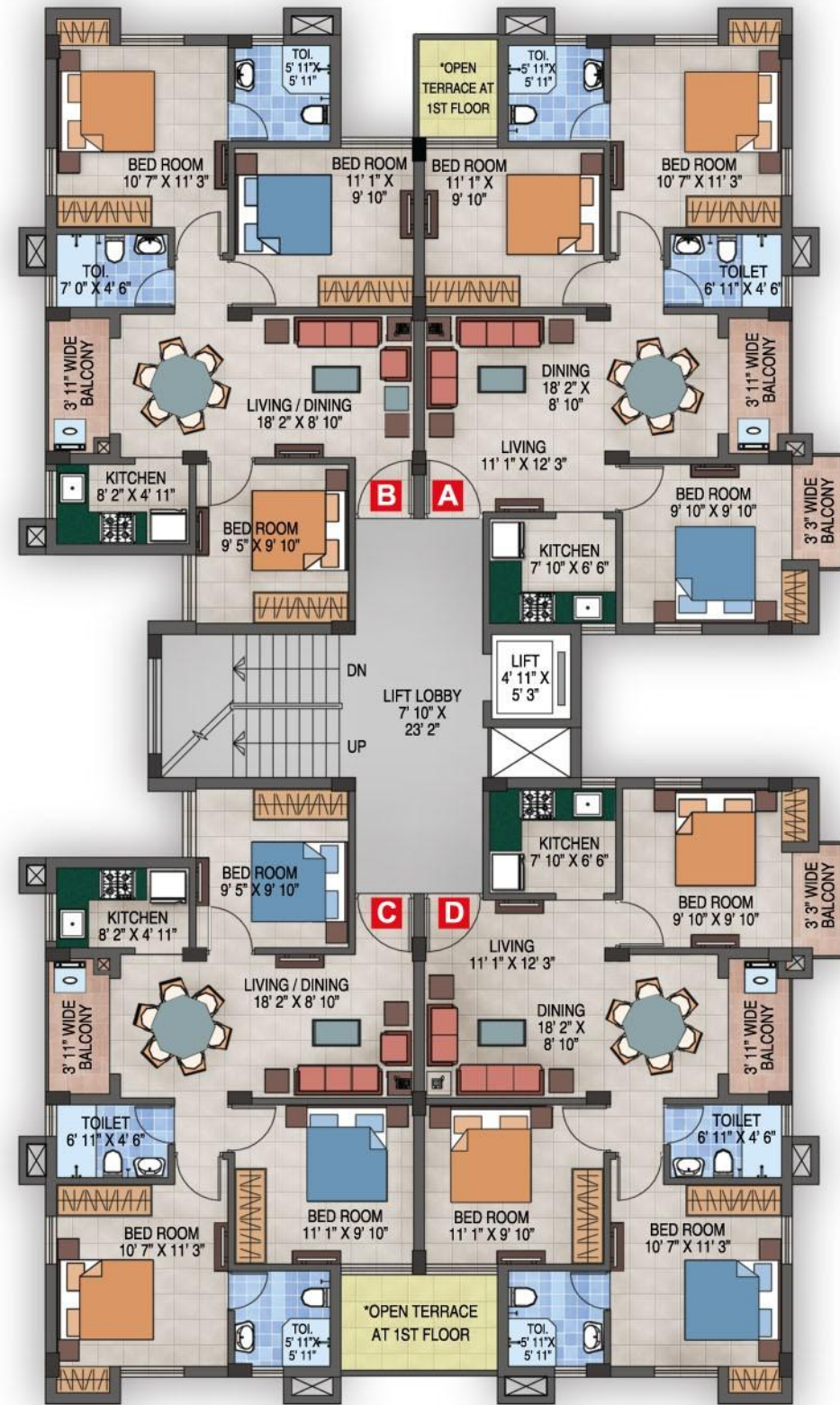




MAGNOLIA
RESIDENTIAL
COMMUNITY

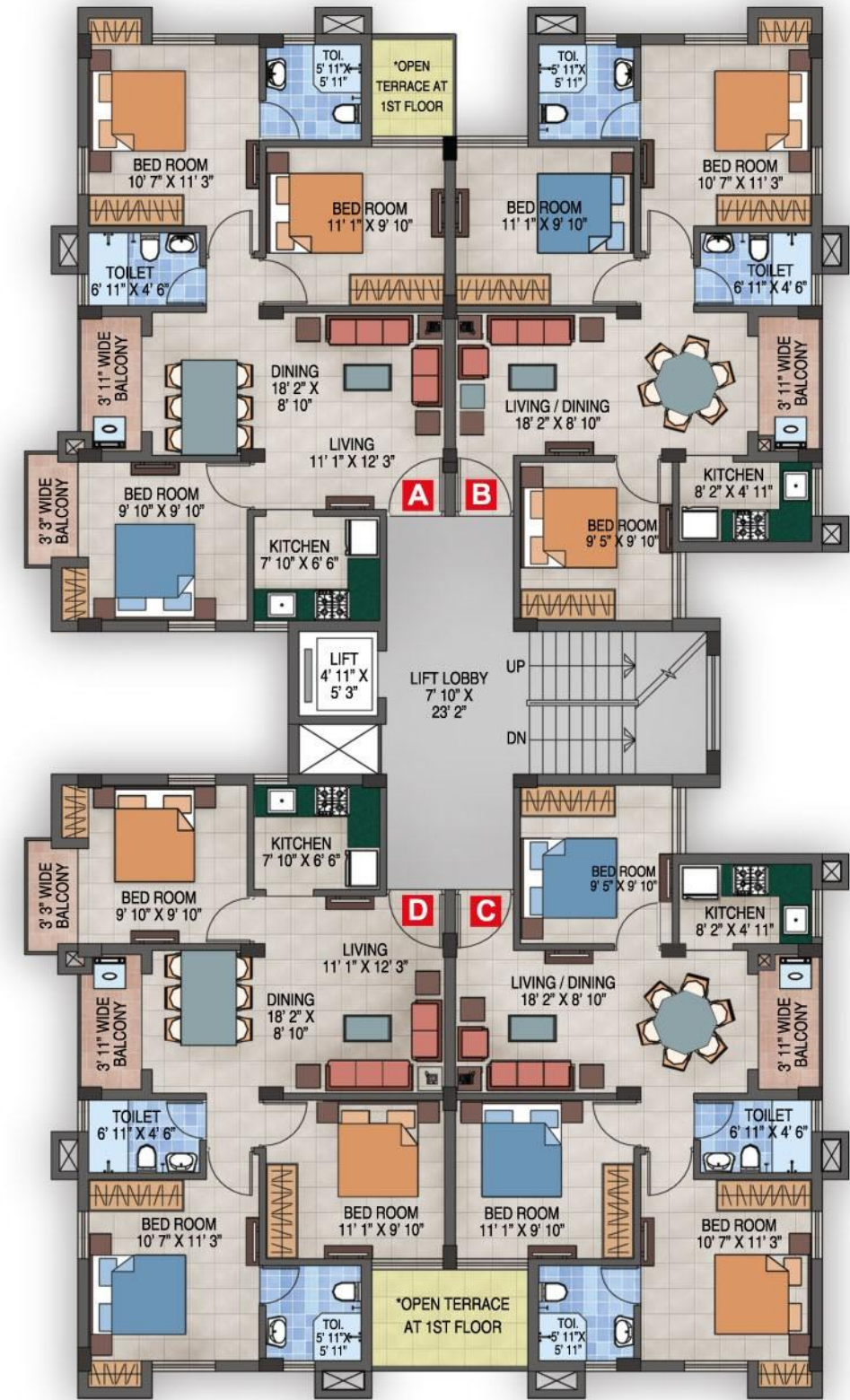
MAGNOLIA
SUCCESS

Typical Floor Plan Block 2



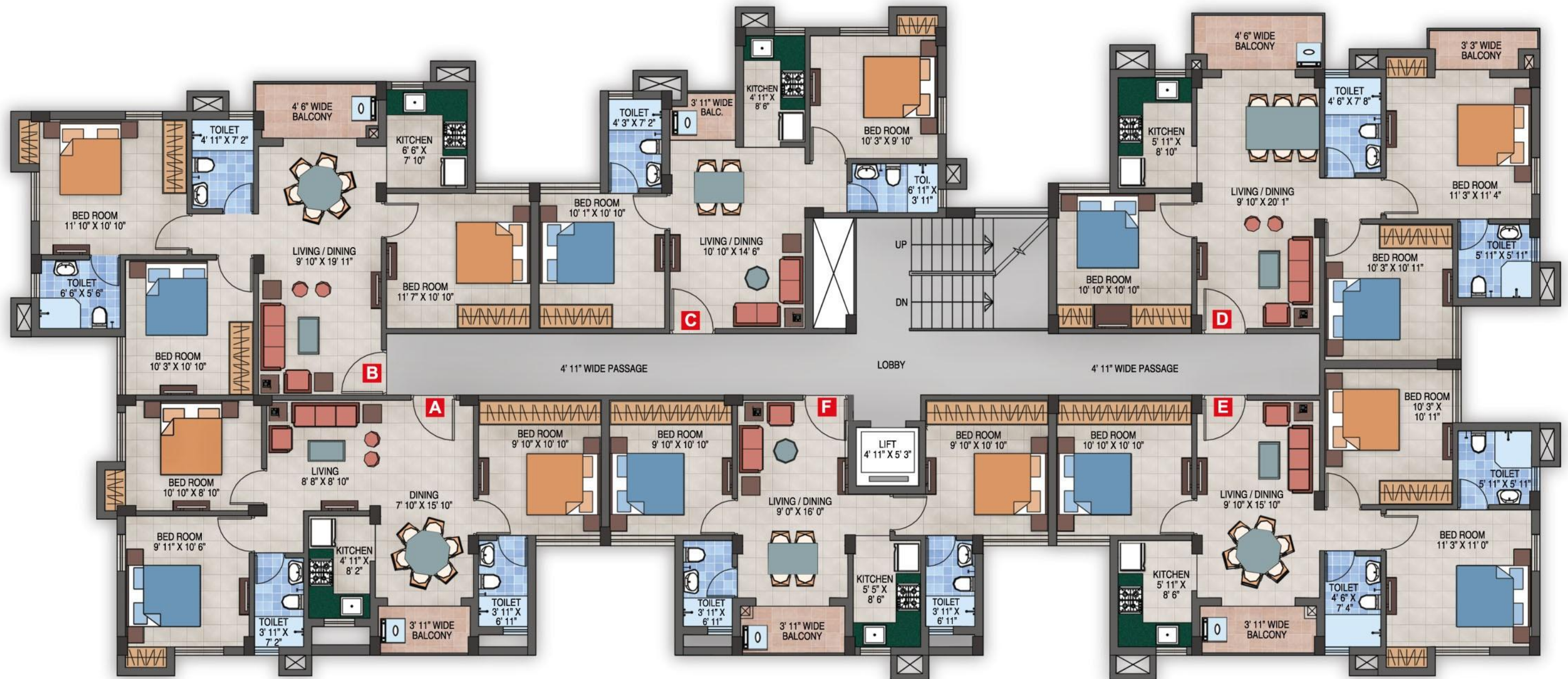
Flat No.	A	B	C	D
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK
Flat Area	832 sft.	760 sft.	760 sft.	832 sft.
Shared Area	207 sft.	190 sft.	190 sft.	207 sft.
Saleable Area	1039 sft.	950 sft.	950 sft.	1039 sft.

Typical Floor Plan Block 1



Flat No.	A	B	C	D
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK
Flat Area	832 sft.	760 sft.	760 sft.	832 sft.
Shared Area	207 sft.	190 sft.	190 sft.	207 sft.
Saleable Area	1039 sft.	950 sft.	950 sft.	1039 sft.

Typical Floor Plan Block 3 & 4



Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Flat Area	759 sft.	853 sft.	597 sft.	886 sft.	794 sft.	595 sft.
Shared Area	189 sft.	214 sft.	149 sft.	222 sft.	199 sft.	148 sft.
Saleable Area	948 sft.	1067 sft.	746 sft.	1108 sft.	993 sft.	743 sft.

Site Plan



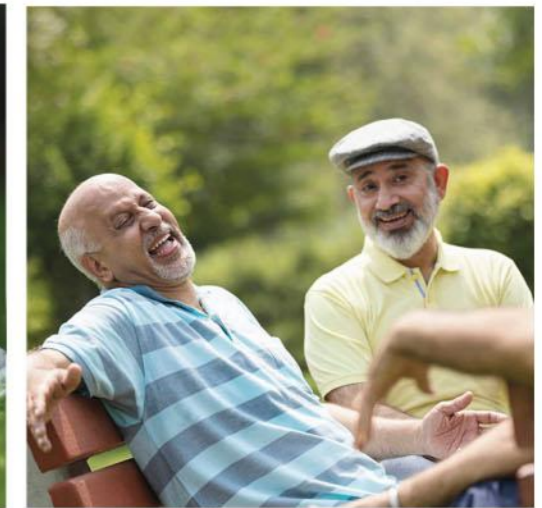
Site Address:
Kalikapur, Rajarhat





Height of Peace and Luxury

MAGNOLIA SUCCESS is planned and provided with luxuries and facilities for all its discerning residents starting from a Kids Pool, Childrens Play Area, Swimming Pool and Adda Zone. For the health conscious residents it has a Badminton court and Gym. Senior citizens can enjoy a tete-a-tete at the Senior Citizens Park. The 24 hr Security and 24 hr Power Back-up ensure apartment owners are always taken care of.



Amenities & Facilities

Kids Pool • Swimming Pool • Community Hall • Badminton Court • Gym
Landscaped Garden • Children's Play Area • Senior Citizen Park • Adda Zone
24 hr Security • 24 hr Power Back-up • State-of-the-art Fire Fighting facility



Setting the bar high

Attention to the minutest construction details has been the hallmark for [Magnolia Group](#) since their inception and **MAGNOLIA SUCCESS** is not an exception to the rule. Selection of raw materials, execution as per global construction standards and finishing of the highest order will make **MAGNOLIA SUCCESS** another landmark project from the house of [Magnolia](#).



Technical Specifications

STRUCTURE	R C C framed structure.
WALLS	Internal: Finished with Plaster of Paris.
	External: Weather Coat paint.
FLOORING	Living/Dining: Vitrified Tiles.
	Rooms: Vitrified Tiles.
	Bathrooms & Kitchen: Anti-skid ceramic Tiles.
	Stairs & Lobby: Marble or Kota Stone.
DOORS	Wooden frame with flush door.
WINDOWS	Aluminium Sliding Window.
ELECTRICAL	Concealed copper wiring with modular switches from Havells or equivalent.
	T.V. & Telephone Point in Living Room.
	AC point in one Bedroom.
KITCHEN	Counter with Granite Top.
	Glazed Tiles upto 2' above the counter.
	Stainless Steel Sink.
TOILETS	Concealed Pipeline.
	Hot & Cold water line in one Toilet.
	Glazed Tiles upto door height.
	C.P. Bath & Sanitary Fittings of Parryware or reputed make.
LIFT	KONE or equivalent.

Location Map



Not to scale



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

Architect / Engineers



Disclaimer: This brochure is purely conceptual and is not a legal offering. The developers / consultant reserve the right to add / delete / alter any details / specifications / elevation mentioned herein.