

Why Magnolia?

We have learned a lot about people & that has made a big difference to what we do & 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 & inviting your friends & loved ones around.

Developer:



Mani Casadona 10W1, 10th Floor
West Tower, Plot No. 2F/04, Street No - 372
Action Area 2 F, Kolkata- 700 156, Tel: 033 4848 4848
E: info@magnoliainfrastructure.com
W: www.magnoliarealty.in
Magnolia Empire Hira No. - HIRA/P/NOR/2019/000590

Architect



Maheswari & Associates

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.



For The Royal in You

www.thoughtsadvancing.com



*M*agnolia Empire is a prestigious real estate development that offers a luxurious lifestyle with state-of-the-art amenities. This project is designed to cater to the discerning needs of individuals who seek the ultimate in comfort and convenience. The development boasts of modern facilities that include a swimming pool, gymnasium, landscaped gardens among others. The apartments are spacious and elegantly designed, with high-quality finishes and fittings. Located in a prime location, **Magnolia Empire** provides an easy access to major transportation hubs, shopping centers and entertainment venues. The project is an epitome of luxury living, offering a unique blend of style, comfort and convenience.



MAGNOLIA Empire

Arouse the Royal
senses in you!

Magnolia Empire as the name suggests is designed to pamper you with pride, joy and satisfaction, that you have always aspired for. It is synonymous with affordable luxury in its class, offering homes alongwith modern facilities and is designed to meet the changing lifestyle needs of today.



MAGNOLIA Empire

Settle down, royally!

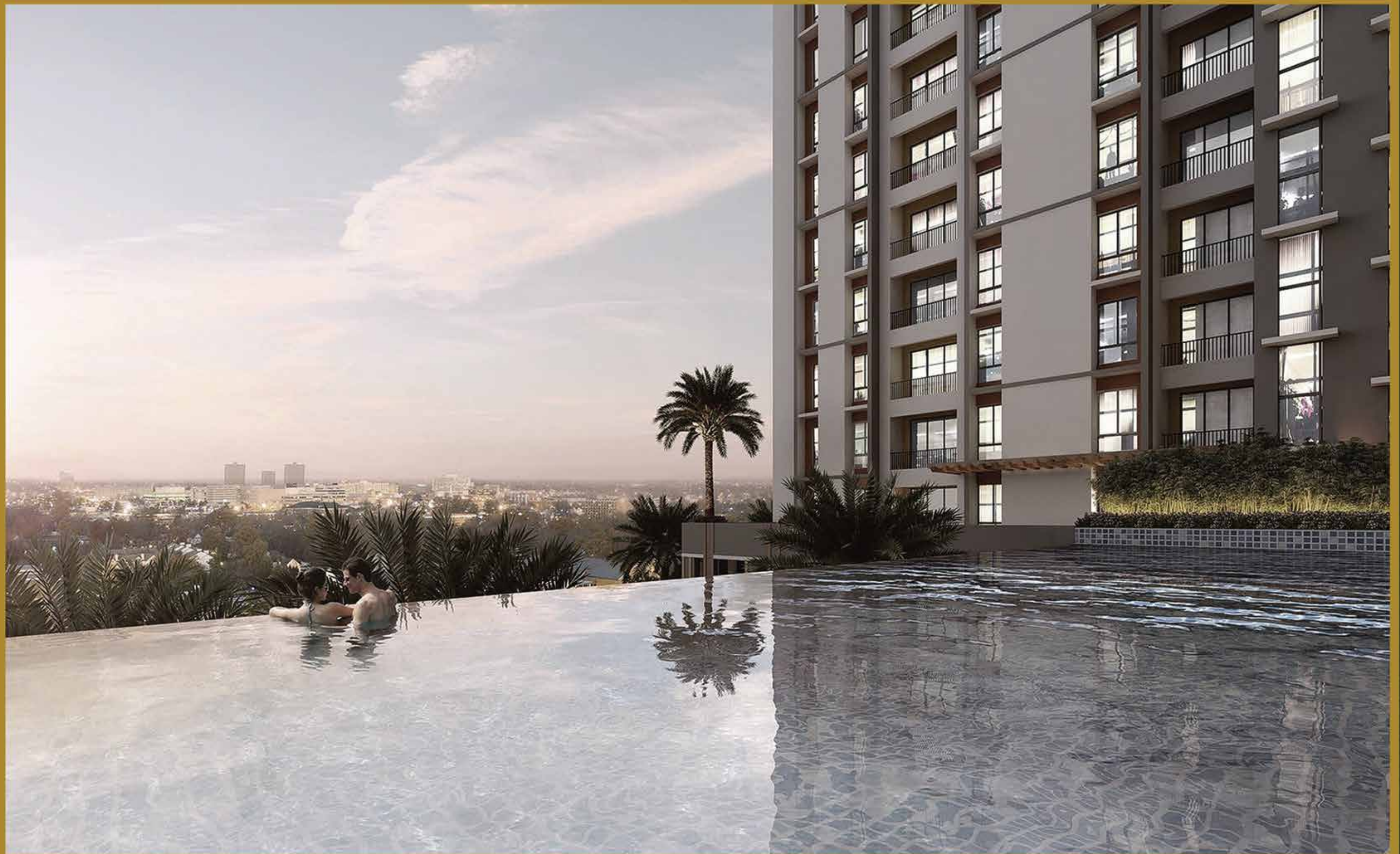
Magnolia Empire is all set to become one of the trend setting projects in and around Sodepur, located in the midst of an environment boasting a royal lifestyle and its potential to offer peace, to ensure you feel on top-of-the-world. A hassle-free commute to the airport makes it a much wanted residential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



MAGNOLIA

Empire





Swimming Pool



Fully Equipped
Gym



Separate Indoor
Games



Children's Play Area



Badminton Court



Seniors' Sitting



CCTV



Water Treatment Plant



24hr Water Supply



Intercom



Fully Automatic
Hi-speed Elevators



MAGNOLIA

Empire

Amenities & Facilities

- Swimming Pool ■ AC Community Hall ■ Fully Equipped Gym ■ 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



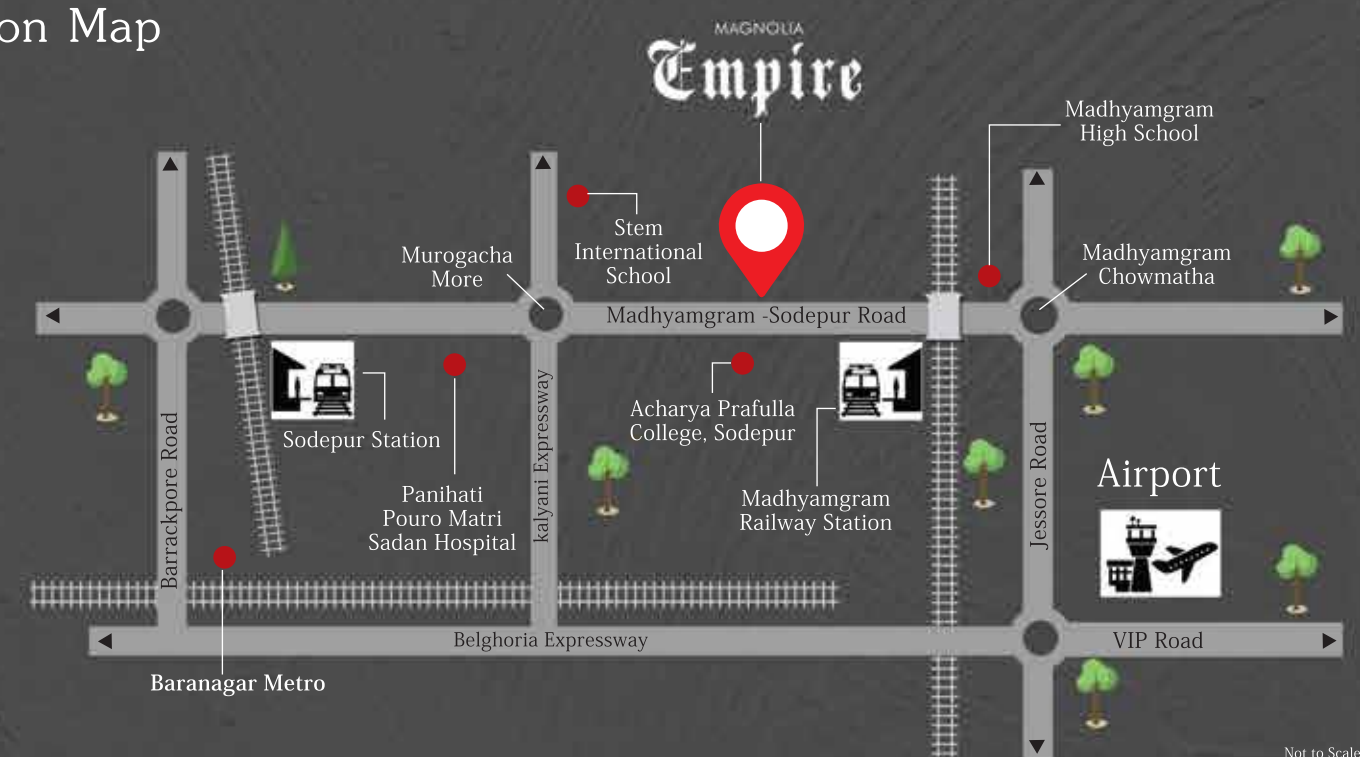
Technical Specifications

FOUNDATION	RCC Foundation
SUPERSTRUCTURE	RCC Framed Structure
WALLS	Brick
ROOMS	
Floor	Vitrified Tiles in Living / Dining & Bedrooms
Walls	Wall Putty finish
KITCHEN	
Floor	Vitrified Tiles
Counter	Red Granite counter top
Sink	Stainless Steel Sink
Dado	Ceramic Tiles (2 ft. above counter)
TOILETS	
Floor	Ceramic Tiles
Wall	2 x 1 Ceramic 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



MAGNOLIA Empire

Location Map



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

Not to Scale

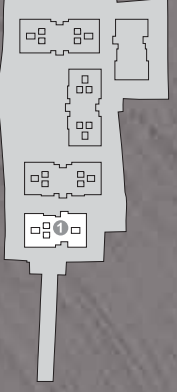
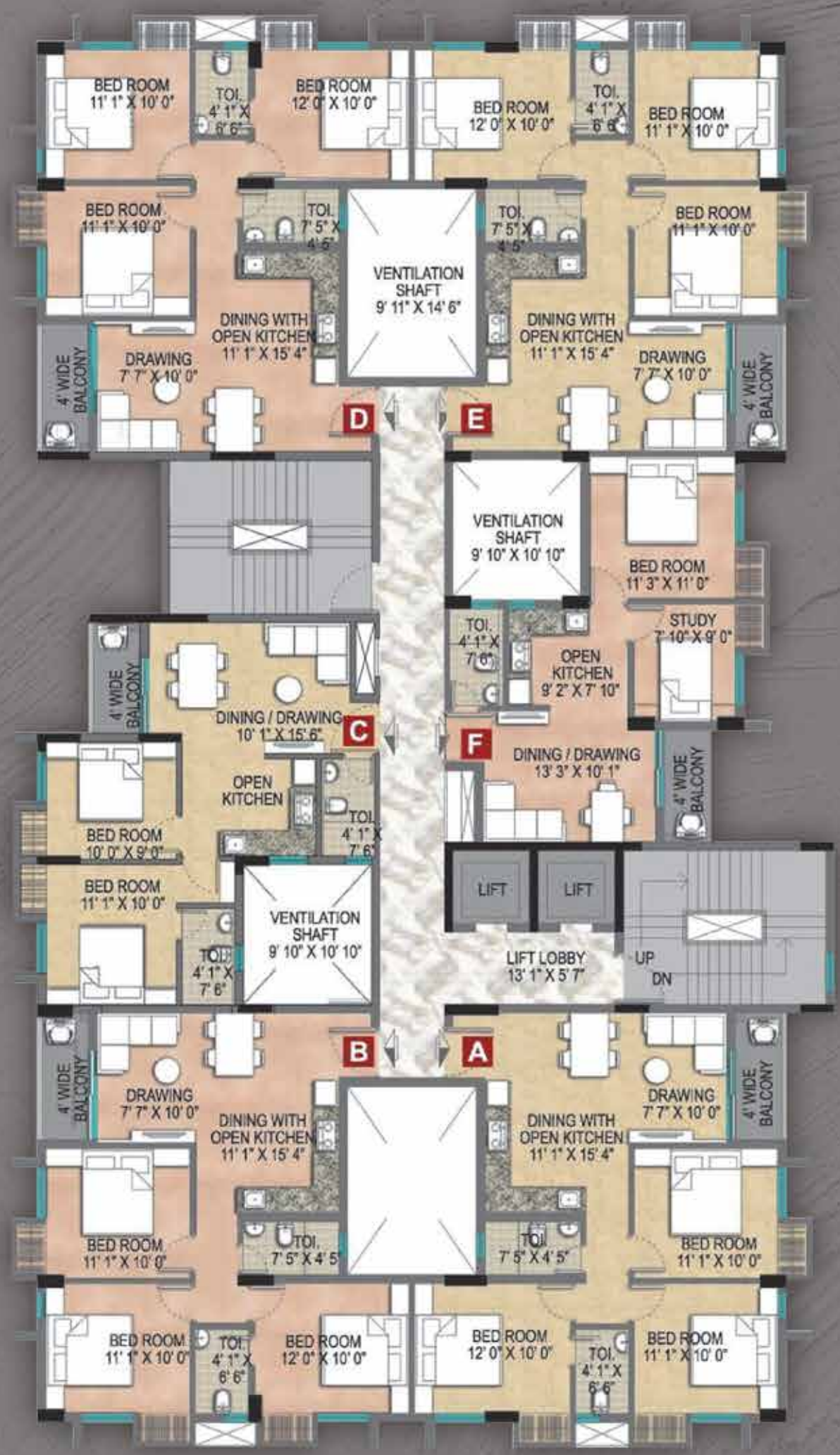
Podium Plan



Master Plan



Typical Floor Plan BLOCK 1



Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	1.5 BHK
Carpet Area	744 sft.	744 sft.	551 sft.	744 sft.	744 sft.	472 sft.
Balcony Area	38 sft.	38 sft.	33 sft.	38 sft.	38 sft.	34 sft.
Saleable Area	1141 sft.	1141 sft.	848 sft.	1141 sft.	1141 sft.	717 sft.

Typical Floor Plan BLOCK 2



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
Carpet Area	551 sft.	651sft.	650 sft.	551 sft.	551 sft.	649 sft.	651 sft.	551 sft.
Balcony Area	33 sft.	36 sft.	36 sft.	33 sft.	33 sft.	36 sft.	36 sft.	33 sft.
Saleable Area	848 sft.	1008 sft.	1001 sft.	848 sft.	848 sft.	1001 sft.	1008 sft.	848 sft.

Typical Floor Plan BLOCK 3



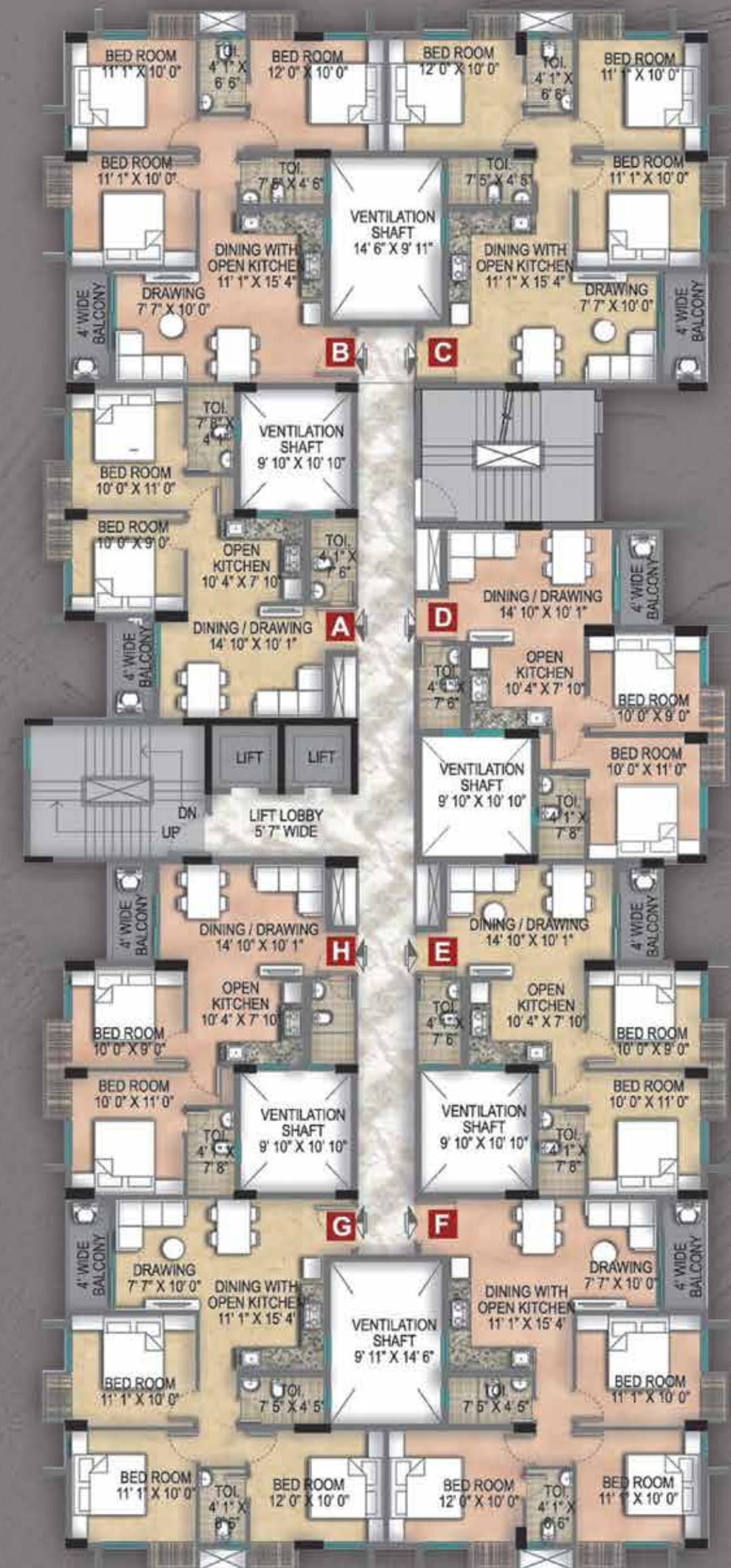
Flat No.	A	B	C	D	E	F	G	H
Flat Type	2 BHK	2.5 BHK	2.5 BHK	2 BHK	2 BHK	2.5 BHK	2.5 BHK	2 BHK
Carpet Area	551 sft.	651 sft.	650 sft.	551 sft.	551 sft.	649 sft.	651 sft.	551 sft.
Balcony Area	33 sft.	36 sft.	36 sft.	33 sft.	33 sft.	36 sft.	36 sft.	33 sft.
Saleable Area	848 sft.	1008 sft.	1001 sft.	848 sft.	848 sft.	1001 sft.	1008 sft.	848 sft.

Typical Floor Plan BLOCK 4



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
Carpet Area	649 sft.	651 sft.	551 sft.	773 sft.	773 sft.	472 sft.
Balcony Area	37 sft.	37 sft.	33 sft.	43 sft.	43 sft.	34 sft.
Saleable Area	1001 sft.	1008 sft.	848 sft.	1200 sft.	1200 sft.	717 sft.

Typical Floor Plan BLOCK 5



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
Carpet Area	551 sft.	744 sft.	744 sft.	551 sft.	551 sft.	744 sft.	744 sft.	551 sft.
Balcony Area	33 sft.	38 sft.	38 sft.	33 sft.	33 sft.	38 sft.	38 sft.	33 sft.
Saleable Area	848 sft.	1141 sft.	1141 sft.	848 sft.	848 sft.	1141 sft.	1141 sft.	848 sft.

ONGOING PROJECTS



Magnolia Merlion, Rajarhat



Magnolia Fantasia, Barasat



Magnolia Sports City, Barrackpore



Magnolia Signature, Rajarhat



Magnolia Nakshatra Phase II, Barasat



Magnolia Nakshatra Phase III, Barasat



Magnolia Empire, Madhyamgram

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 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 an affordable price".

COMPLETED PROJECTS



Magnolia Oxygen, Rajarhat (True View)



Magnolia City, Barasat (True View)



Magnolia Sky View, Rajarhat (True View)



Magnolia Vardaan, Rajarhat



Magnolia Grand, Rajarhat



Magnolia Mint, New Town (True View)



Magnolia Prestige, Rajarhat (True View)



Magnolia Srijana, Barasat



Magnolia Elanza, Rajarhat (True View)



Magnolia Success, Rajarhat



Magnolia Enjoy, Rajarhat



Magnolia Greens, Rajarhat (True View)



Magnolia Crystal, Rajarhat (True View)



Magnolia Prime, Rajarhat



Magnolia Magnet, New Town



Magnolia Aspire, Rajarhat (True View)



Magnolia Elite, Rajarhat (True View)