

*Where your dreams &
fantasies turn into Reality*

Magnolia
fantasia
Barasat

PHASE I - HIRA/P/NOR/2019/000321
PHASE II - HIRA/P/NOR/2021/001259





Welcome to a whole new experience in modern living where
The Morning Sun announces its arrival to wide
open spaces of pure greenery, where the birds chirp around,
singing merry melodies to your child, where the
whistling sound of the soft breeze creates an aura par excellence.

Welcome to **magnolia fantasia.**



Amenities & Facilities

Multi Purpose Community Hall
Multi Gym
Multi Purpose Games Court
Creche / Toddler Play Zone
Indoor Games (Adults)
Indoor Games (Kids)
Swimming Pool with Changing Room
Kids Pool / Splash Pool
Aerobics & Yoga Room
Meditation Zone
Cricket Ground
Joggers Track
Kids Toy Train
Kids Cycle Riding Zone

Landscaped Garden
Children's Play Zone
Badminton Court
Seniors Sitting
Mukta Mancha
(Amphi-theatre)

Residents' Club
TV Room
Music Room
Cards Room
Library
Party Hall
Home Theater



Technical Specifications

FOUNDATION	RCC Foundation	Wash Basin	Parryware / Hindusthan or similar reputed brand
SUPERSTRUCTURE	RCC Framed Structure	FITTINGS CP	
WALLS	Bricks Masonry	Door Frame	Wooden Frame
ROOMS		Shutter	Flush Door
Floor	Ceramic Tiles in Living / Dining area & Bedrooms	Windows	Sliding Aluminium (anodized)
Wall	Plaster of Paris finish	Electrical	
KITCHEN		Wiring	Concealed Copper Wiring
Floor	Ceramic Tiles	Power Supply	Reputed Modular Switches (Crabtree or equivalent) through WBSEB network
Counter	Black Kota Counter Top	AC Point	2 Points (Master Bedroom & Living / Dining area)
Sink	Stainless Steel Sink	Generator	Power backup – 24 x 7
Dado	Ceramic tiles (2 ft. above counter)	Lift	Reputed brand
TOILETS		Staircase / Lobby	Spacious staircase, elegant lobby and floor corridors with good quality marble / Kota stone / granite.
Floor	Ceramic Tiles	Water Supply	24 x 7 captive water supply
Dado	Ceramic Tiles		
WC	European type of Parryware / Hindusthan or similar reputed brand		



Master Plan



1 Swimming Pool



2 Kids Pool



3 Children's Play Area



4 Joggers Track



5 Seniors Sitting



6 Mukta Mancha (Amphi-theatre)



7 Landscape Garden



8 Cricket Pitch



9 Badminton Court



10 Meditation Zone



11 Toy Train Station



12 Party Lawn



Site Address:
Moyna, Barasat, 24 Parganas (N) Kolkata - 700 126

Typical Floor Plan BLOCK 1 & 9



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Flat Area	792 sq.ft.	565 sq.ft.	585 sq.ft.	792 sq.ft.	748 sq.ft.	565 sq.ft.	565 sq.ft.	748 sq.ft.
Shared Area	174 sq.ft.	124 sq.ft.	124 sq.ft.	174 sq.ft.	165 sq.ft.	124 sq.ft.	124 sq.ft.	165 sq.ft.
Saleable Area	966 sq.ft.	689 sq.ft.	689 sq.ft.	966 sq.ft.	913 sq.ft.	689 sq.ft.	689 sq.ft.	913 sq.ft.

Typical Floor Plan BLOCK 2



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	2 BHK	1 BHK	3 BHK	3 BHK	1 BHK	2 BHK
Flat Area	874 sq.ft.	378 sq.ft.	748 sq.ft.	748 sq.ft.	378 sq.ft.	674 sq.ft.
Shared Area	148 sq.ft.	83 sq.ft.	165 sq.ft.	165 sq.ft.	83 sq.ft.	148 sq.ft.
Saleable Area	822 sq.ft.	461 sq.ft.	913 sq.ft.	913 sq.ft.	461 sq.ft.	822 sq.ft.

Typical Floor Plan BLOCK 3



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	2 BHK	1 BHK	3 BHK	3 BHK	1 BHK	2 BHK
Flat Area	674 sq.ft.	378 sq.ft.	748 sq.ft.	748 sq.ft.	378 sq.ft.	674 sq.ft.
Shared Area	148 sq.ft.	83 sq.ft.	165 sq.ft.	165 sq.ft.	83 sq.ft.	148 sq.ft.
Saleable Area	822 sq.ft.	461 sq.ft.	913 sq.ft.	913 sq.ft.	461 sq.ft.	822 sq.ft.

Typical Floor Plan BLOCK 4 & 5



Area Statement

Flat No.	A	B	C	D
Flat Type	3 BHK	3 BHK	3 BHK	3 BHK
Flat Area	795 sq.ft.	732 sq.ft.	732 sq.ft.	795 sq.ft.
Shared Area	175 sq.ft.	161 sq.ft.	161 sq.ft.	175 sq.ft.
Saleable Area	970 sq.ft.	893 sq.ft.	893 sq.ft.	970 sq.ft.

Typical Floor Plan BLOCK 6



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Flat Area	747 sft.	566 sft.	751 sft.	795 sft.	566 sft.	791 sft.
Shared Area	164 sft.	125 sft.	165 sft.	175 sft.	125 sft.	174 sft.
Saleable Area	911 sft.	691 sft.	916 sft.	970 sft.	691 sft.	965 sft.

Typical Floor Plan BLOCK 7



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Flat Area	792 sft.	565 sft.	565 sft.	792 sft.	748 sft.	565 sft.	565 sft.	748 sft.
Shared Area	174 sft.	124 sft.	124 sft.	174 sft.	165 sft.	124 sft.	124 sft.	165 sft.
Saleable Area	966 sft.	689 sft.	689 sft.	966 sft.	913 sft.	689 sft.	689 sft.	913 sft.

Typical Floor Plan BLOCK 8



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Flat Area	747 sft.	566 sft.	751 sft.	795 sft.	566 sft.	791 sft.
Shared Area	164 sft.	125 sft.	165 sft.	175 sft.	125 sft.	174 sft.
Saleable Area	911 sft.	691 sft.	916 sft.	970 sft.	691 sft.	965 sft.

Typical Floor Plan BLOCK 10



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK
Flat Area	356 sft.	351 sft.	337 sft.	347 sft.	347 sft.	337 sft.	351 sft.	356 sft.
Shared Area	118 sft.	116 sft.	111 sft.	115 sft.	115 sft.	111 sft.	116 sft.	118 sft.
Saleable Area	474 sft.	467 sft.	448 sft.	462 sft.	462 sft.	448 sft.	467 sft.	474 sft.

Typical Floor Plan BLOCK 11



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK	1 BHK
Flat Area	356 sft.	351 sft.	337 sft.	347 sft.	347 sft.	337 sft.	351 sft.	356 sft.
Shared Area	118 sft.	116 sft.	111 sft.	115 sft.	115 sft.	111 sft.	116 sft.	118 sft.
Saleable Area	474 sft.	467 sft.	448 sft.	462 sft.	462 sft.	448 sft.	467 sft.	474 sft.

Typical Floor Plan BLOCK 12 &13



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	3 BHK
Flat Area	741 sft.	741 sft.	579 sft.	579 sft.	541 sft.	579 sft.	741 sft.	741 sft.
Shared Area	245 sft.	245 sft.	191 sft.	191 sft.	179 sft.	191 sft.	245 sft.	244 sft.
Saleable Area	986 sft.	986 sft.	770 sft.	770 sft.	720 sft.	770 sft.	986 sft.	985 sft.

Typical Floor Plan BLOCK 14



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Flat Area	741 sft.	741 sft.	579 sft.	579 sft.	542 sft.	579 sft.	587 sft.	586 sft.
Shared Area	245 sft.	245 sft.	191 sft.	191 sft.	179 sft.	191 sft.	194 sft.	193 sft.
Saleable Area	986 sft.	986 sft.	770 sft.	770 sft.	721 sft.	770 sft.	781 sft.	779 sft.

Typical Floor Plan BLOCK 15



Area Statement

Flat No.	A	B	C	D	E	F	G	H
Flat Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Flat Area	741 sft.	741 sft.	579 sft.	579 sft.	542 sft.	579 sft.	587 sft.	586 sft.
Shared Area	245 sft.	245 sft.	191 sft.	191 sft.	179 sft.	191 sft.	194 sft.	193 sft.
Saleable Area	986 sft.	986 sft.	770 sft.	770 sft.	721 sft.	770 sft.	781 sft.	779 sft.

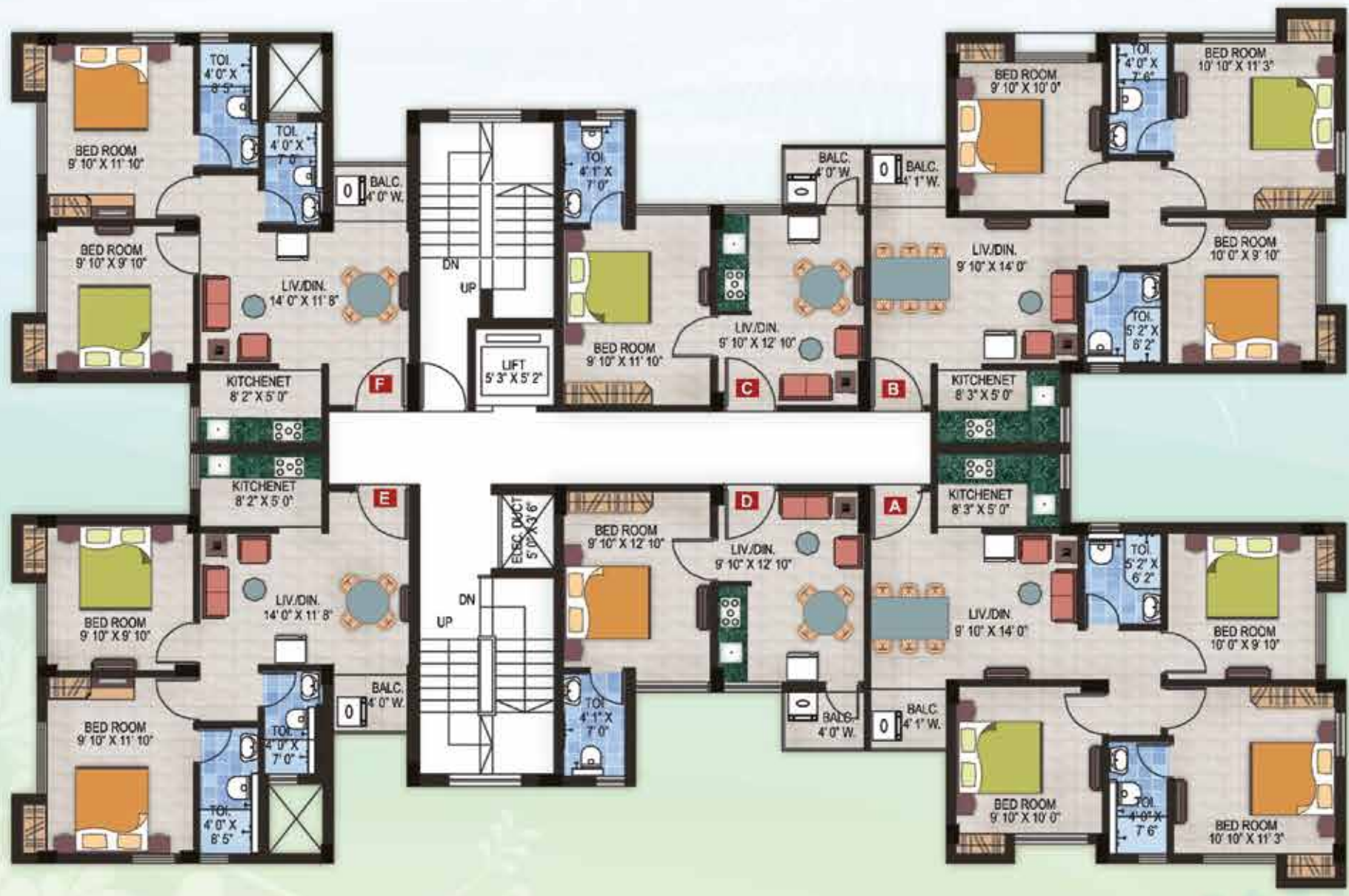
Typical Floor Plan BLOCK 16



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	1 BHK	1 BHK	2 BHK	2 BHK
Flat Area	740 sqft.	740 sqft.	347 sqft.	347 sqft.	593 sqft.	593 sqft.
Shared Area	244 sqft.	244 sqft.	115 sqft.	115 sqft.	196 sqft.	196 sqft.
Saleable Area	984 sqft.	984 sqft.	462 sqft.	462 sqft.	789 sqft.	789 sqft.

Typical Floor Plan BLOCK 17



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	1 BHK	1 BHK	2 BHK	2 BHK
Flat Area	740 sqft.	740 sqft.	347 sqft.	347 sqft.	593 sqft.	593 sqft.
Shared Area	244 sqft.	244 sqft.	115 sqft.	115 sqft.	196 sqft.	196 sqft.
Saleable Area	984 sqft.	984 sqft.	462 sqft.	462 sqft.	789 sqft.	789 sqft.

Typical Floor Plan BLOCK 18



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	1 BHK	1 BHK	2 BHK	2 BHK
Flat Area	740 sft.	740 sft.	347 sft.	347 sft.	593 sft.	593 sft.
Shared Area	244 sft.	244 sft.	115 sft.	115 sft.	196 sft.	196 sft.
Saleable Area	984 sft.	984 sft.	462 sft.	462 sft.	789 sft.	789 sft.

Typical Floor Plan BLOCK 19



Area Statement

Flat No.	A	B	C	D	E	F
Flat Type	3 BHK	3 BHK	1 BHK	1 BHK	2 BHK	2 BHK
Flat Area	740 sft.	740 sft.	347 sft.	347 sft.	593 sft.	593 sft.
Shared Area	244 sft.	244 sft.	115 sft.	115 sft.	196 sft.	196 sft.
Saleable Area	984 sft.	984 sft.	462 sft.	462 sft.	789 sft.	789 sft.

BLOCK 20 (1st to 2nd Floor Plan)



Area Statement						
Flat No.	C	D	E	F	G	H
Flat Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Flat Area	585 sft.	585 sft.	542 sft.	579 sft.	587 sft.	586 sft.
Shared Area	193 sft.	193 sft.	179 sft.	191 sft.	194 sft.	193 sft.
Saleable Area	778 sft.	776 sft.	721 sft.	770 sft.	781 sft.	779 sft.

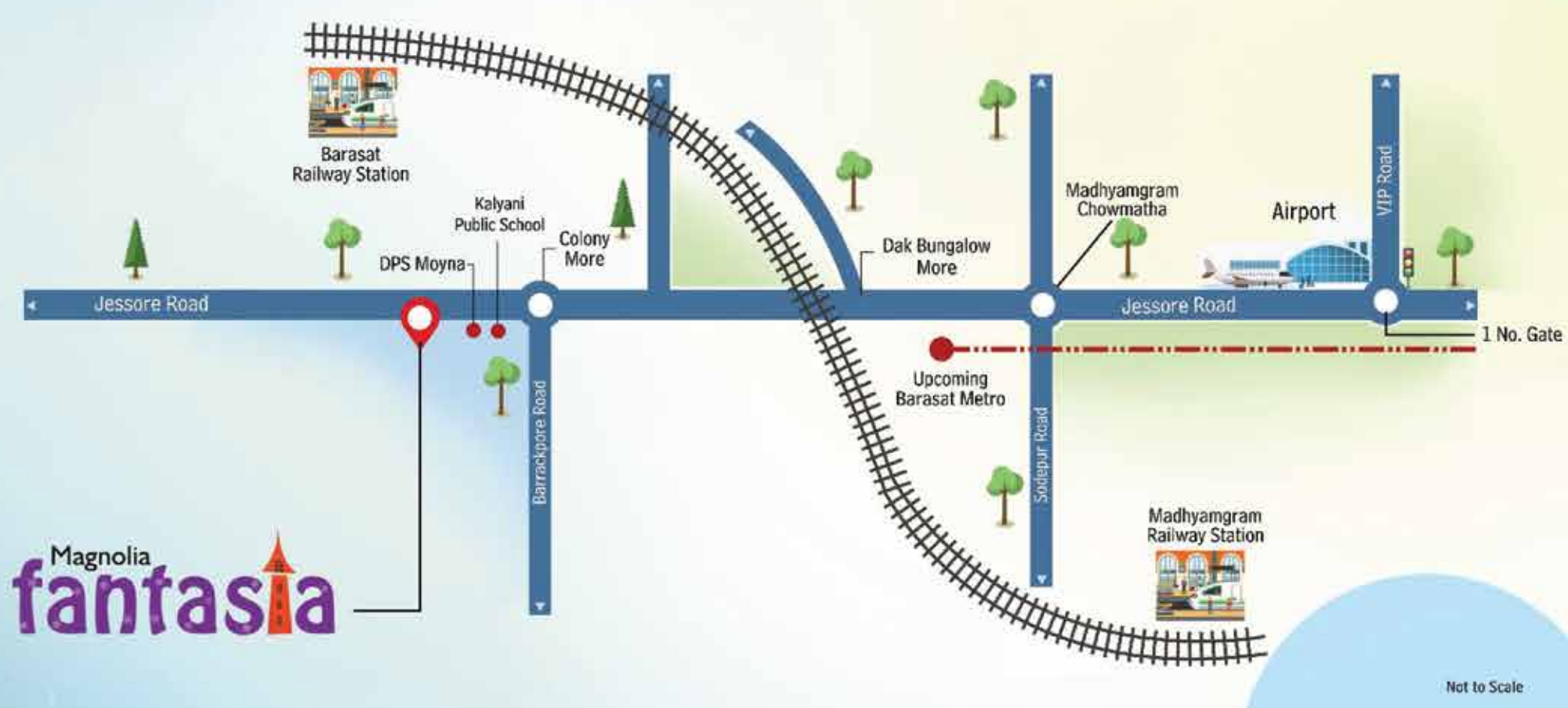
BLOCK 20 (3rd to 5th Floor Plan)



Area Statement							
Flat No.	A	B	C	D	E	F	H
Flat Type	3 BHK	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Flat Area	741 sft.	741 sft.	579 sft.	579 sft.	542 sft.	579 sft.	587 sft.
Shared Area	245 sft.	245 sft.	191 sft.	191 sft.	179 sft.	191 sft.	194 sft.
Saleable Area	986 sft.	986 sft.	770 sft.	770 sft.	721 sft.	770 sft.	781 sft.



LOCATION MAP



Project Landmark

- Near DPS Moyna, Kalyani Public School • 5 Minutes Colony More
- 10 Minutes Barasat Railway Station • 15 Minutes Drive from Upcoming Metro
- 25 Minutes Drive from Airport • 30 Minutes Drive from Newtown

ONGOING PROJECTS



MAGNOLIA
MERLION
RAJARHAT



MAGNOLIA
SPORTS CITY
Barrackpore



MAGNOLIA
EMPIRE
Madhyamgram



MAGNOLIA
SIGNATURE
RAJARHAT



MAGNOLIA
NAKSHATRA
Phase II, Barasat



MAGNOLIA
NAKSHATRA
Phase III, Barasat



MAGNOLIA
SUCCESS
NEW TOWN



MAGNOLIA
DESTINY
RAJARHAT



Magnolia
ENJOY
RAJARHAT

COMPLETED PROJECTS



Magnolia Sky View, Rajarhat (Actual Picture)



Magnolia Oxygen, Rajarhat (Actual Picture)



Magnolia City, Barasat (Actual Picture)



Magnolia Mint, New Town (Actual Picture)



Magnolia Grand, Rajarhat



Magnolia Vardaan, Rajarhat



Magnolia Nakshatra I, Barasat



Magnolia Magnet, New Town



Magnolia Srijana, Barasat



Magnolia Prime, Rajarhat



Magnolia Prestige, Rajarhat (Actual Picture)



Magnolia Olympus, Rajarhat (Actual Picture)



Magnolia Melody, 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 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, Barrackpore and Madhyamgram. 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:



MAGNOLIA

Infrastructure Development Ltd.

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

Mani Casadona 10W1, 10th Floor
West Tower, Plot No. 2F/04, Street No - 372,
Action Area 2 F, Kolkata- 700 156.
Tel: 033 4073 4047
www.magnoliarealty.in

Architect / Engineers



RAJ AGARWAL & ASSOCIATES

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