

MAGNOLIA
NAKSHATRA
BARASAT

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Nothing has been left to chance at **MAGNOLIA NAKSHATRA**, it has all been created precisely for you. These exceptional apartments offer the best in contemporary urban living, combined with breathtaking views at an enviable location. There are plenty of reasons to fall in love along with myriad hues of fine touches that come together to make this a residential destination like no other.

So, shine on. You have struck Gold.

PHASE I



PHASE III



PHASE II





MAGNOLIA NAKSHATRA

BARASAT ■ PHASE I

Stay fresh and have a
heavenly experience

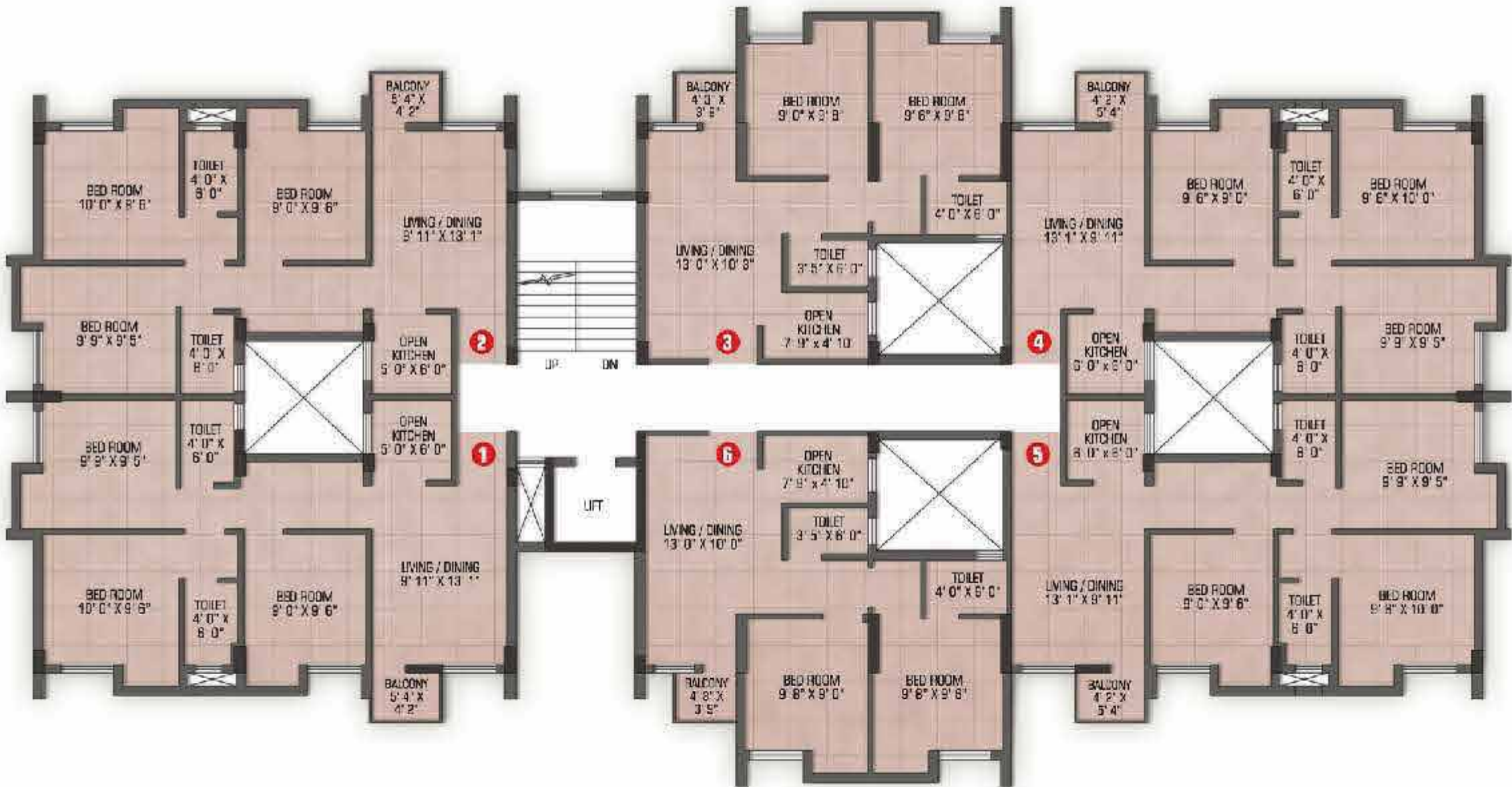
The entire planning and conceptualization of the project is focussed around a secured and serene home for you and your family.

Magnolia Nakshatra is an ideal residential project planned to engage the residents towards spending quality time in relaxation through various indoor and outdoor sports and working out in modern state-of-the-art

Gymnasium and Swimming Pool.

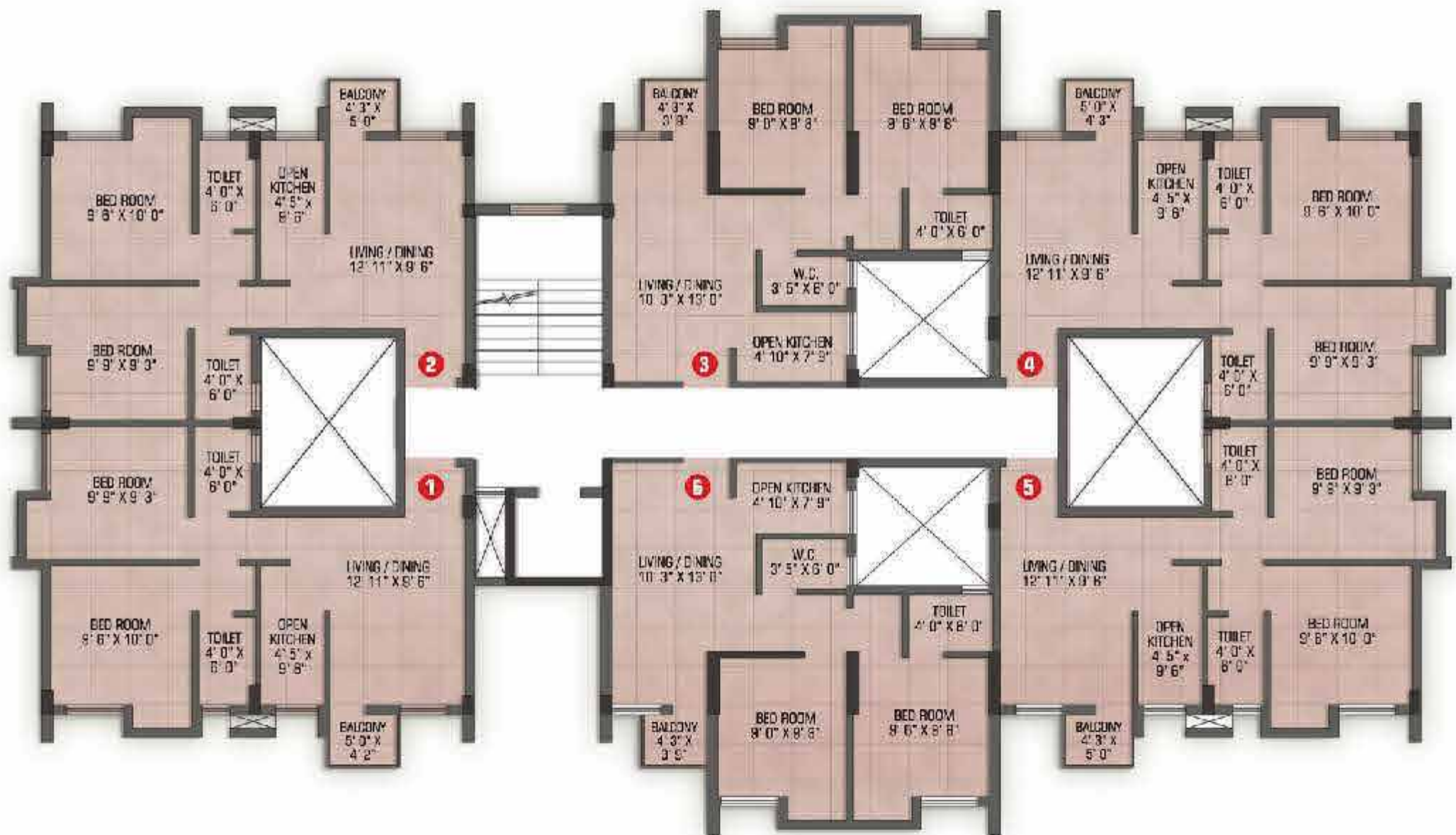


PHASE I - Block A/B/C/D/E (Typical Floor Plan)



Flat No.	1	2	3	4	5	6
Flat Type	3 BHK	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK
Saleable Area	916 sq.ft.	916 sq.ft.	721 sq.ft.	916 sq.ft.	916 sq.ft.	721 sq.ft.

PHASE I - Block F/G/H/I/J (Typical Floor Plan)



Flat No.	1	2	3	4	5	6
Flat Type	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK	2 BHK
Saleable Area	730 sq.ft.	730 sq.ft.	721 sq.ft.	730 sq.ft.	730 sq.ft.	721 sq.ft.



MAGNOLIA NAKSHATRA

BARASAT ■ PHASE II

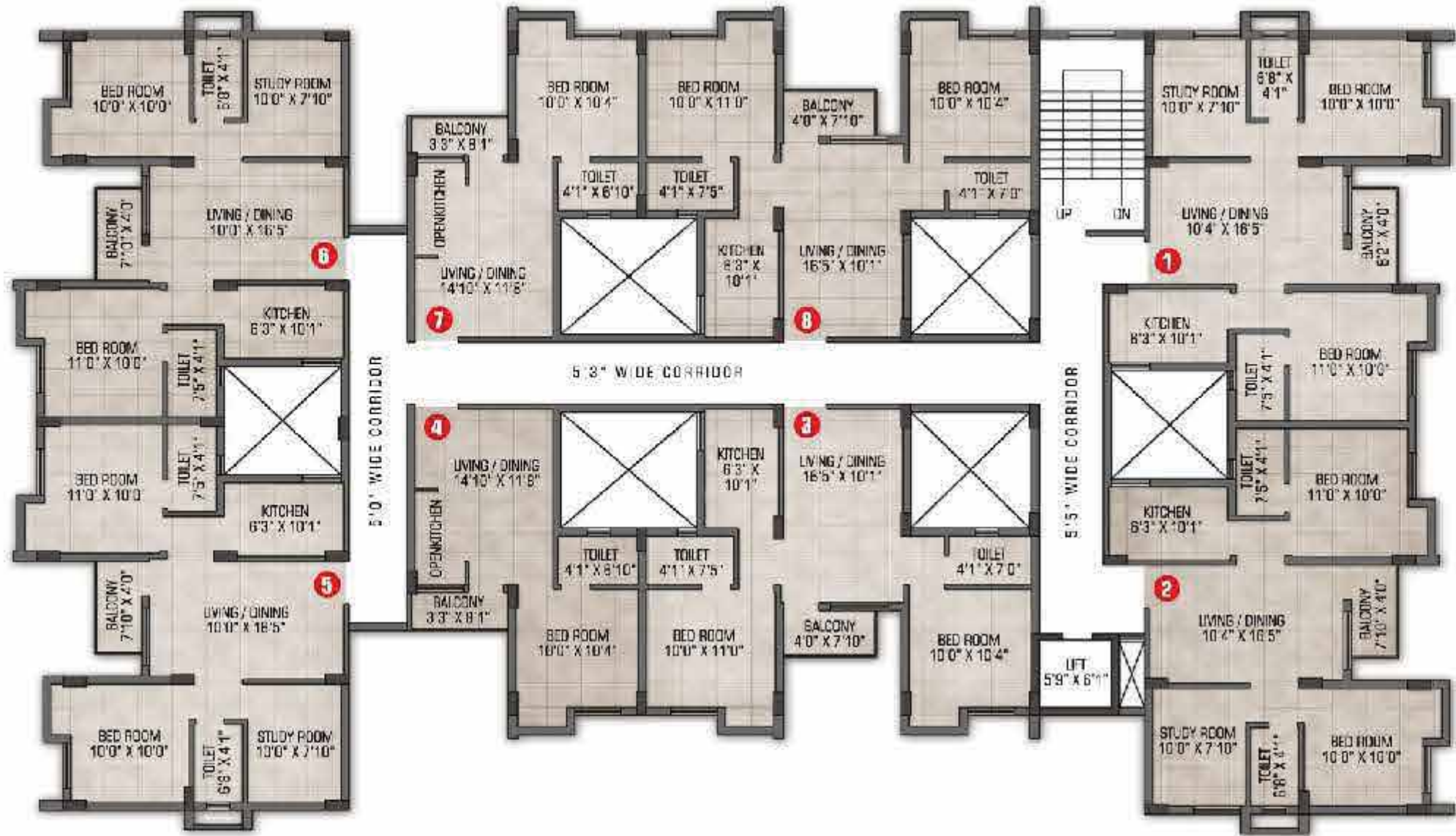
An address for star living

Magnolia Nakshatra is a residential project ideally located near Barasat, a peaceful area very close to Kolkata. The project has 1, 2 & 3 BHK apartments to redefine harmonious living in a friendly neighbourhood.

The complex is an unique example of most modern and neo-rich specifications with excellent planning of usable space.

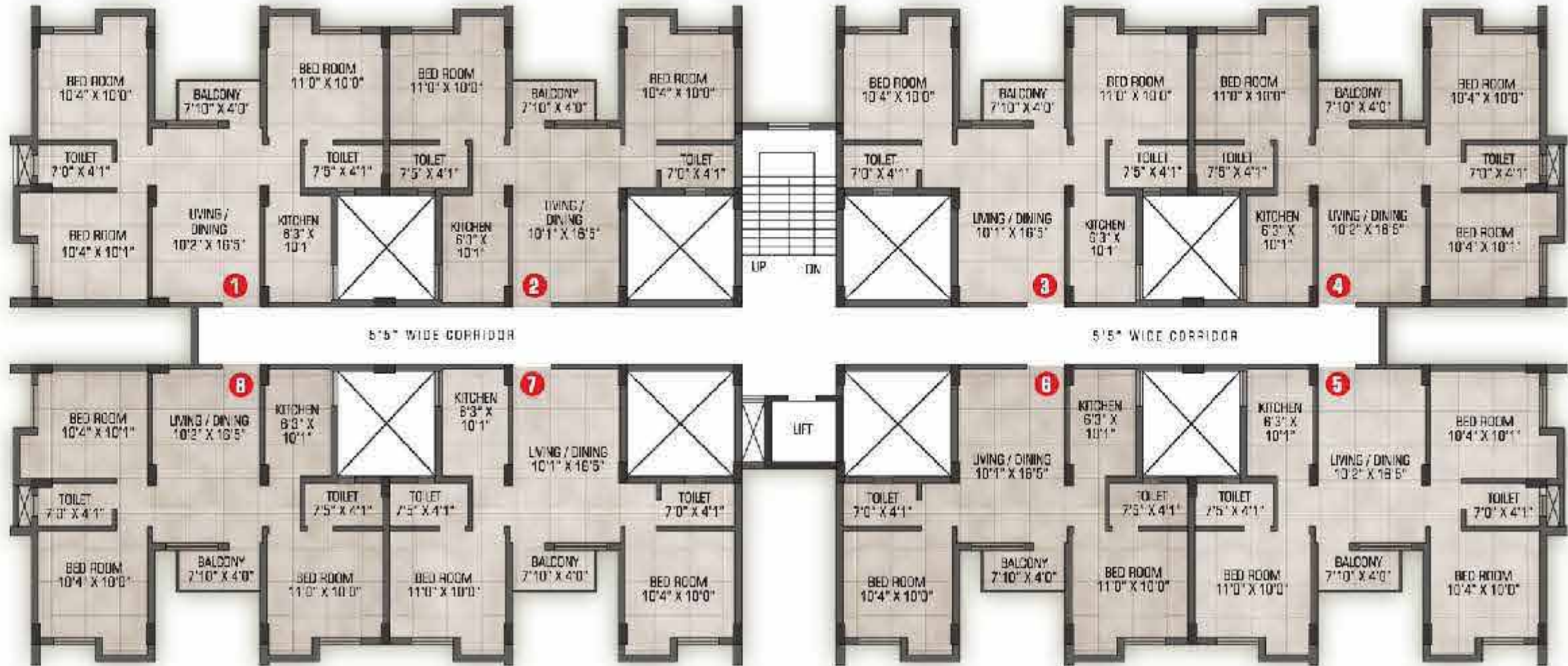


PHASE II - Block A (Typical Floor Plan)



Flat No.	1	2	3	4	5	6	7	8
Flat Type	3 BHK	3 BHK	2 BHK	1 BHK	3 BHK	3 BHK	1 BHK	2 BHK
Saleable Area	965 sq.ft.	965 sq.ft.	850 sq.ft.	490 sq.ft.	962 sq.ft.	962 sq.ft.	490 sq.ft.	850 sq.ft.

PHASE II - Block B & C (Typical Floor Plan)



Flat No.	1	2	3	4	5	6	7	8
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Saleable Area	1016 sq.ft.	850 sq.ft.	850 sq.ft.	1016 sq.ft.	1016 sq.ft.	850 sq.ft.	850 sq.ft.	1016 sq.ft.

PHASE II - Block D & F (Typical Floor Plan)



Flat No.	1	2	3	4	5	6	7	8
Flat Type	3 BHK	2 BHK	2 BHK	3 BHK	3 BHK	2 BHK	2 BHK	3 BHK
Saleable Area	962 sft.	850 sft.	850 sft.	962 sft.	962 sft.	850 sft.	850 sft.	962 sft.

PHASE II - Block E (Typical Floor Plan)



Flat No.	1	2	3	4	5	6
Flat Type	3 BHK	2 BHK	3 BHK	3 BHK	2 BHK	3 BHK
Saleable Area	1016 sft.	850 sft.	1016 sft.	1016 sft.	850 sft.	1016 sft.



MAGNOLIA
NAKSHATRA

BARASAT ■ PHASE III

At **Magnolia Nakshatra** we are not just talking about Swimming Pools, Club Houses, Gymnasium but much more. Inviting spaces that allow you to connect with your community, your environment and yourself to make your dream home come true
- where you live like a star.





PHASE III - Block A/B/C/D (Typical Floor Plan)

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Amenities & Facilities

- Badminton Court
- Mini Football Ground
- Mini Cricket Ground
- Swimming Pool
- Fully Equipped Gymnasium
- Separate Indoor Games Room
- Community Hall
- Children's Play Area
- Landscaped Garden
- 24 Hrs Water Supply
- 24 Hrs Generator Backup
- 24 Hrs Security Service
- Well Lit Internal Roads
- Water Treatment Plant





Technical Specifications

FOUNDATION	RCC Foundation
SUPERSTRUCTURE	RCC Framed Structure
WALLS	Bricks Masonry
ROOMS	
Floor	Vitrified 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	
Wiring	Concealed Copper Wiring
	Power Supply Through WBSEB network
Generator	Power backup – 24x7
Lift	Reputed brand
FINISHING	
Staircase / Lobby	Spacious staircase, elegant lobby & floor corridors with good quality marble / Tiles / Kota stone
Water Supply	24x7 captive water supply



ONGOING PROJECTS



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 affordable price".

COMPLETED PROJECTS

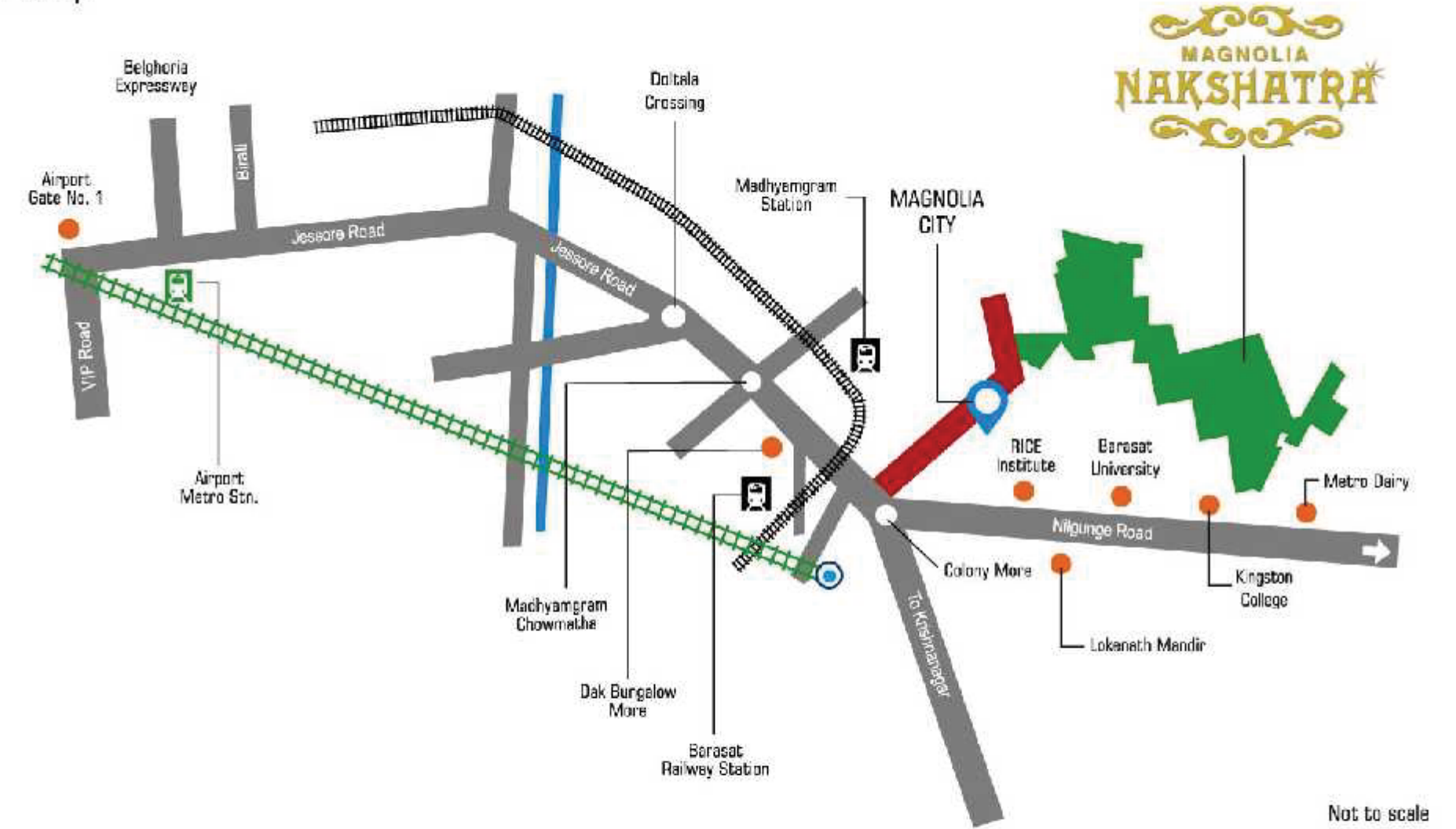


Site Plan



Site Address
Shastriji Road, Barasat, North 24 Parganas
Kolkata 700 126 (Near Barasat Colony More)

Location Map



Locational Landmarks

- 5 Minutes Drive from Upcoming Metro
- Near Colony More, Barasat Railway Station & Bus Stand (15 mins.)
- 20 Minutes Drive from Airport
- 25 Minutes Drive from Newtown
- 30 Minutes Drive from Sector V, Salt Lake

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 40734047
www.magnoliarealty.in



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.