



MAGNOLIA

# Vishnupriya

BARUIPUR

*Piety in sync with Modernity*





## *Where Reverence Meets Opulence*

Get ready to experience luxury living like never before with Magnolia's latest project - MAGNOLIA VISHNUPRIYA. Spread across a sprawling 10 bighas and divided into 6 blocks, this unique development is set to redefine the standards of opulence. With 113 exclusive units, each boasting top-of-the-line finishes and equipped with elevators, you'll feel like royalty in your own home. Whether you're looking for a spacious family home or a cozy retreat, Magnolia has got you covered. Don't miss out on this once-in-a-lifetime opportunity to live in the lap of luxury!





*Look no Further for  
A Second Reason*

Get ready to jump for joy with MAGNOLIA VISHNUPRIYA! This amazing property has so much to offer. Six well planned G+2 structures with fully automatic lifts and above all minimal super built - up area. What does this mean for you and your family? It means bigger sizes at value price! With all of these fantastic features, MAGNOLIA VISHNUPRIYA is the perfect place to call home. So why wait? Come and see for yourself why this property is the talk of the town. Don't miss out on this incredible opportunity to live in style and comfort!



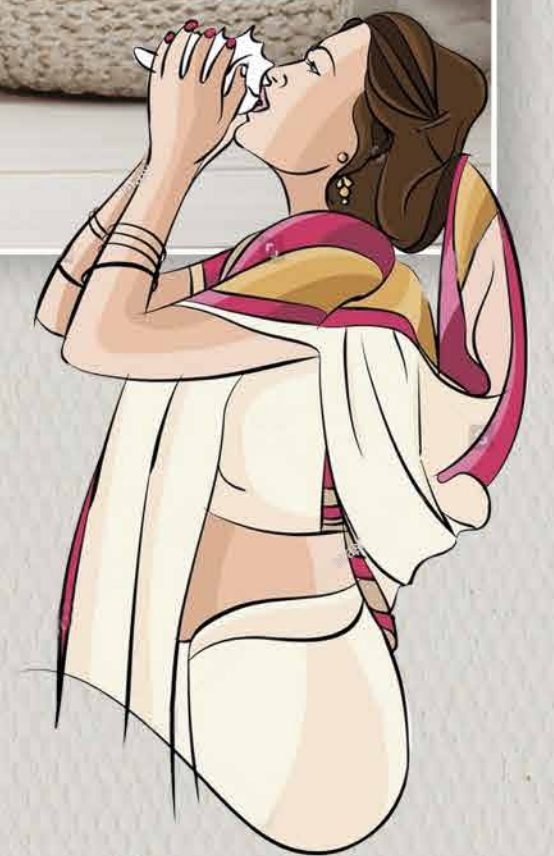






## *Soul Stirring, Mind Healing*

Step into a world of serenity and spirituality at **MAGNOLIA VISHNUPRIYA**. This stunning project is not only surrounded by pristine natural beauty but also offers a glimpse into our ancient roots. The sound of conches, bells and uludhwani echoes throughout the entire development, creating an atmosphere of pure piety. It's like stepping back in time, yet still being in the heart of modernity. **MAGNOLIA VISHNUPRIYA** is a true oasis of calm, where you can escape the hustle and bustle of everyday life and reconnect with your inner self. Come and experience the magic for yourself!











## *Amenities & Facilities*

- Fully Equipped Gym • Separate Indoor Games • Children's Play Area
- Badminton Court • Seniors Sitting • CCTV • Water Treatment Plant • 24hr Water Supply
- Fully Automatic Hi-speed Elevators



Fully Equipped Gym



Separate Indoor Games



Children's Play Area



Badminton Court



Seniors Sitting



CCTV



Water Treatment Plant



24hr Water Supply



Fully Automatic  
Hi-speed Elevators





Tecnical Specifications

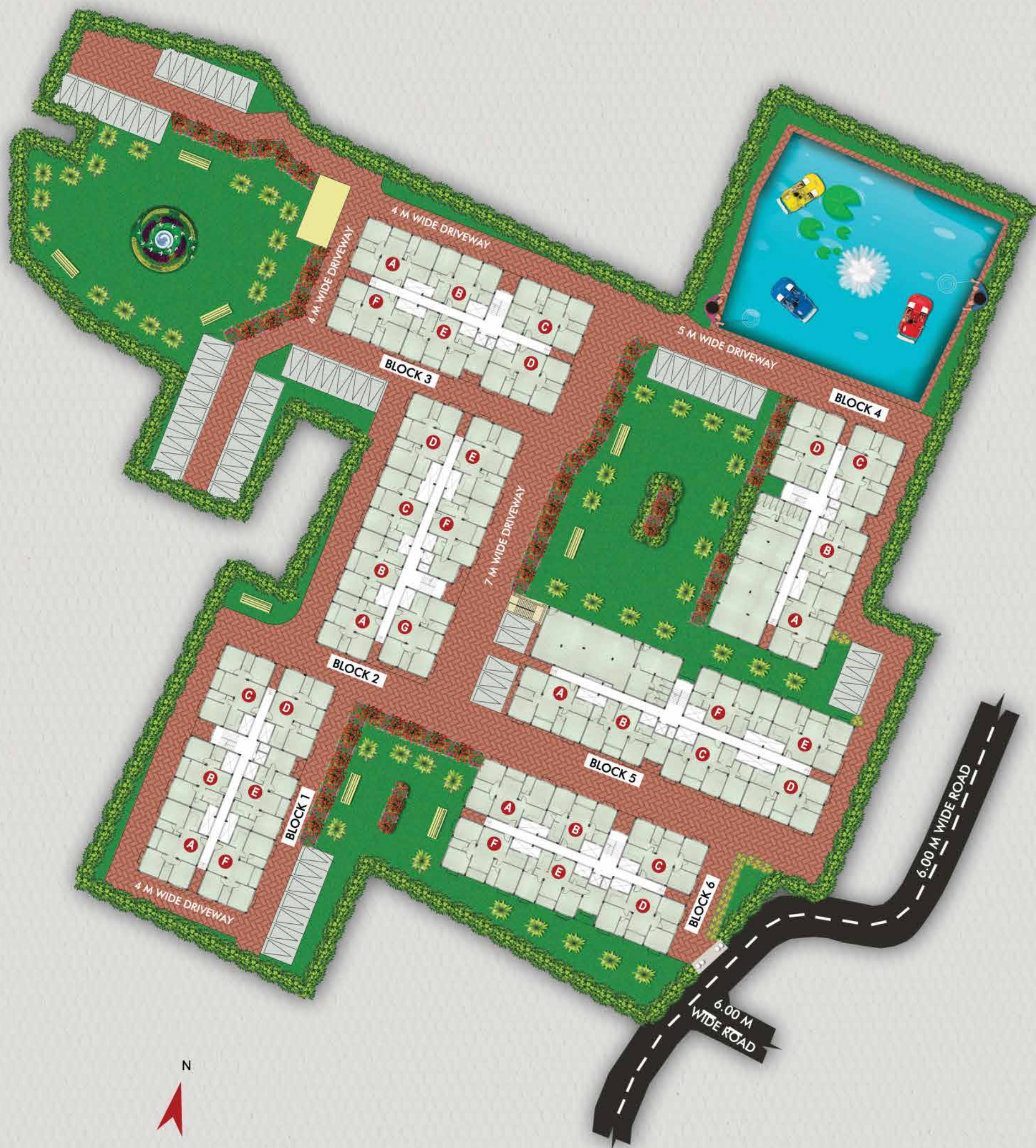
|                     |                                                                                                                                                                                                                                                          |
|---------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Rooms               | Floor - Vitrified Tiles<br>Wall & Ceiling - Wall Putty Finish                                                                                                                                                                                            |
| Kitchen             | Wall - Tiles upto two feet above counter level<br>Floor - Vitrified Tiles<br>Counter - Granite counter top<br>Fittings & Fixtures - Stainless Sink & Provision for exhaust fan<br>CP fittings - Jaquar / Parryware<br>Wall & Ceiling - Wall Putty finish |
| Toilets             | Walls - Designer tiles upto door height<br>Floor - Anti Skid tiles<br>CP Fittings - Jaquar / Parryware<br>Sanitaryware - Jaquar / Parryware                                                                                                              |
| Doors & Windows     | Doors - Wooden frame with Decorative Flush door<br>Windows - Powder coated aluminium                                                                                                                                                                     |
| Electrical          | Switches - Modular of Havells wih copper wiring<br>AC Points - AC points in Living room and all Bedrooms<br>TV/Telephone - Living room and Master Bedroom<br>Power back up - Generator                                                                   |
| Safety and Security | CCTV surveillance system for common areas<br>Fire Extinguisher                                                                                                                                                                                           |





Ground Floor Plan

1st and 2nd Floor Plan



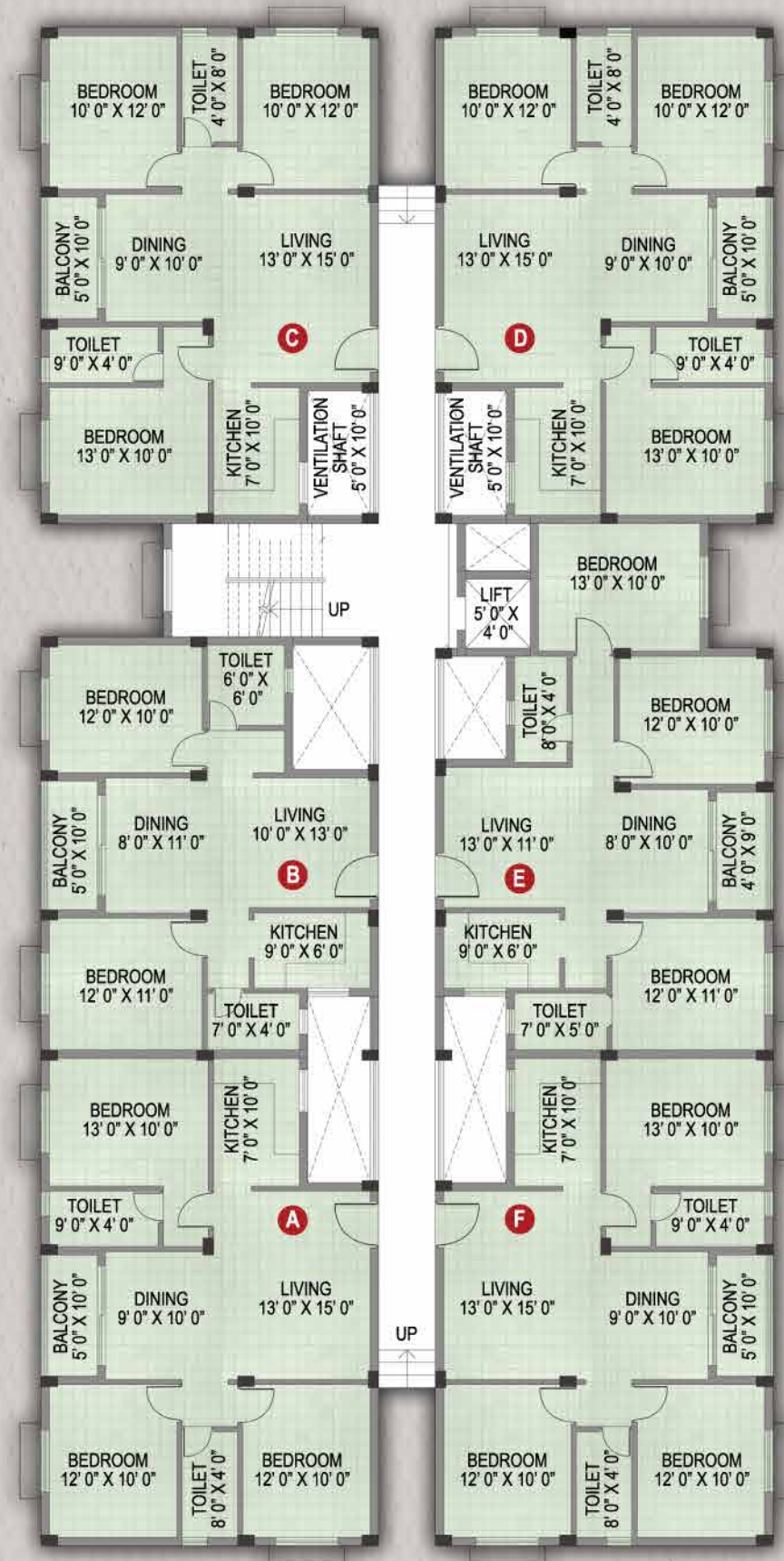
SITE - Mouza madrat , Baruipur





# BLOCK 1

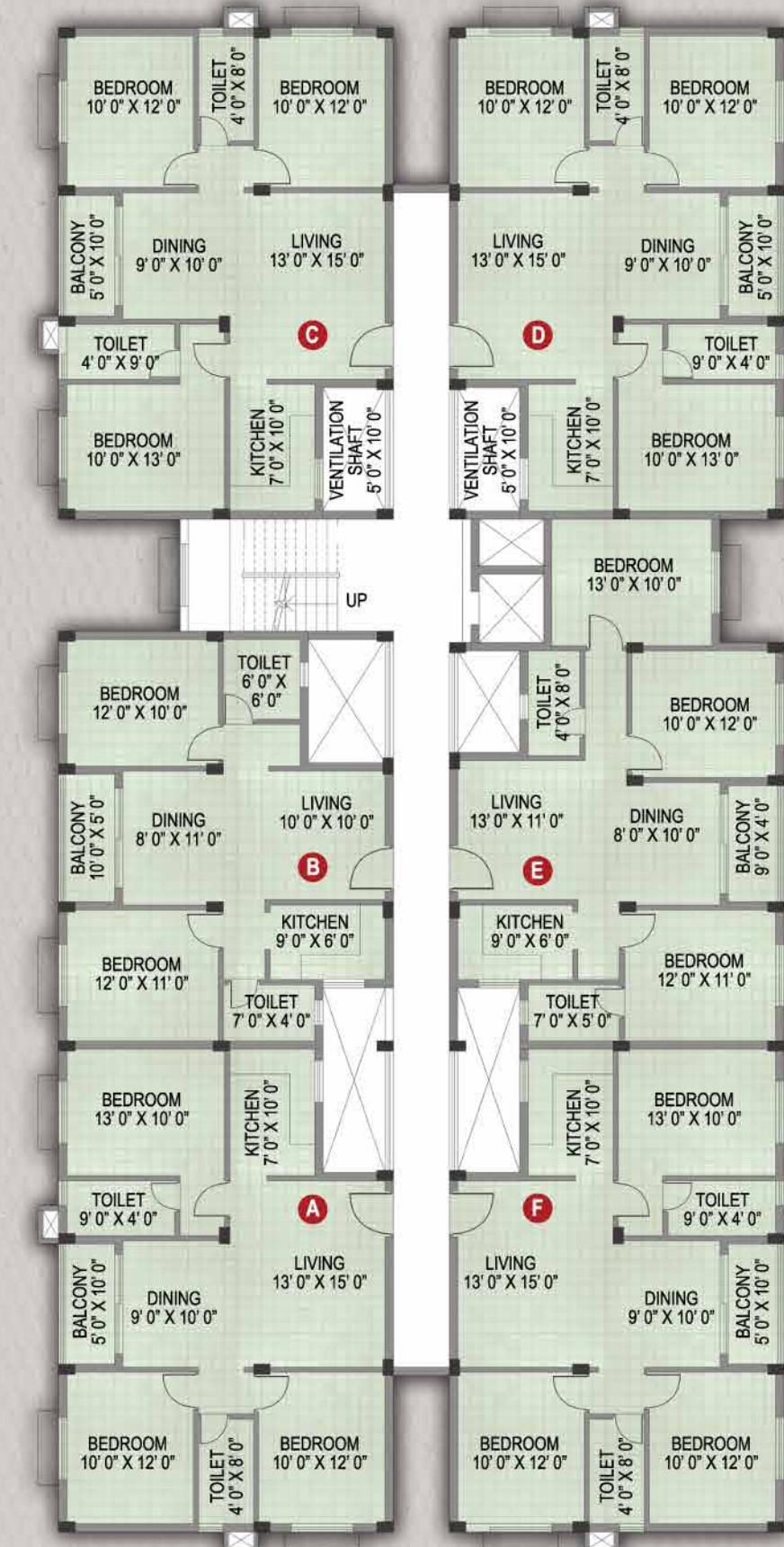
## Ground Floor Plan



### Area Statement

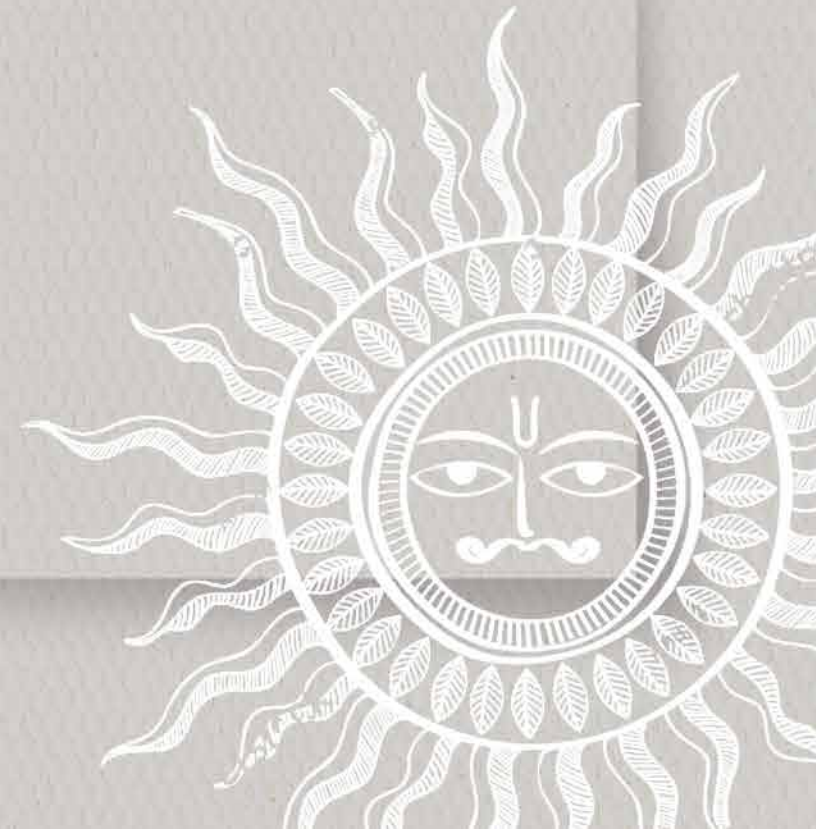
| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 3 BHK     | 965              | 193                | 1158                 |
| B        | 2 BHK     | 772              | 154                | 926                  |
| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |

## 1st & 2nd Floor Plan



### Area Statement

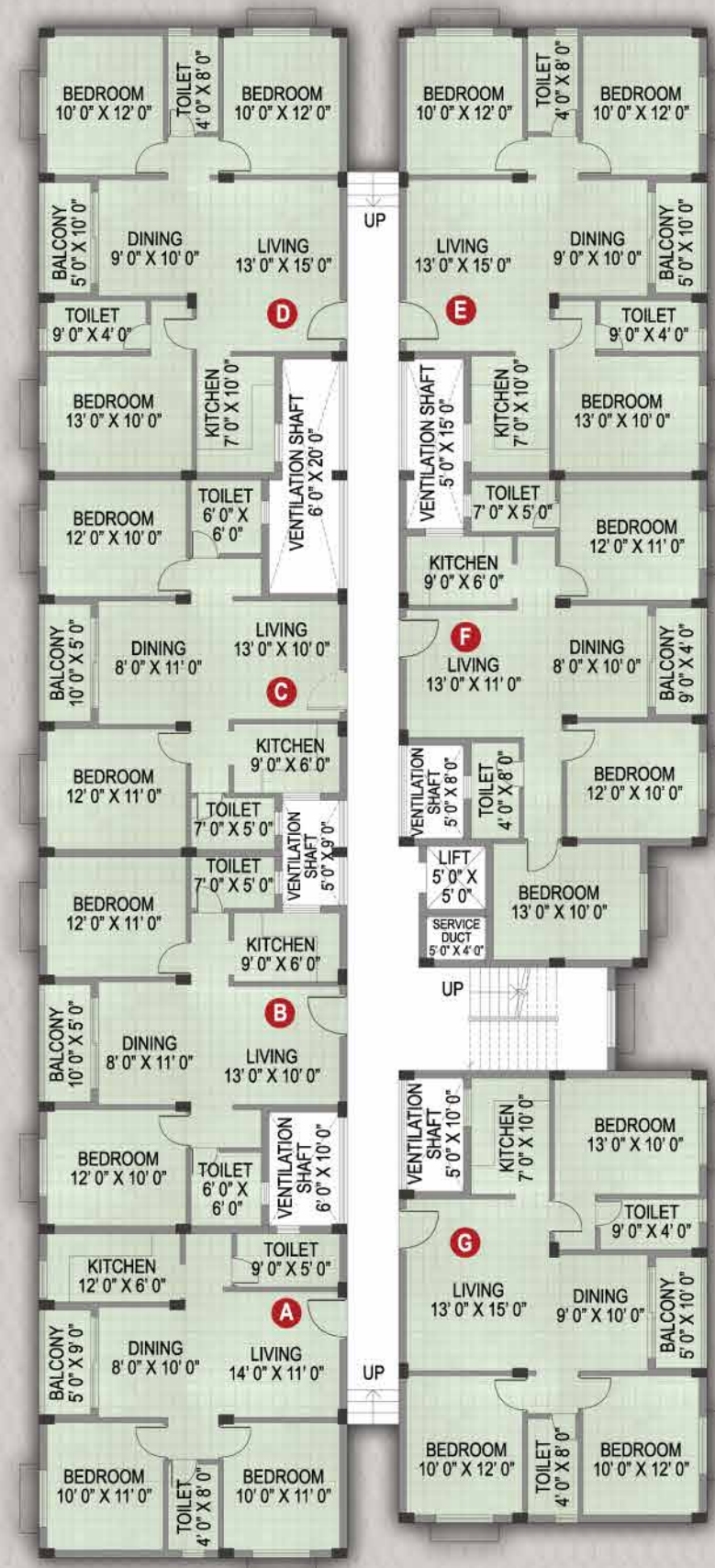
| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 3 BHK     | 965              | 193                | 1158                 |
| B        | 2 BHK     | 772              | 154                | 926                  |
| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |





# BLOCK 2

## Ground Floor Plan

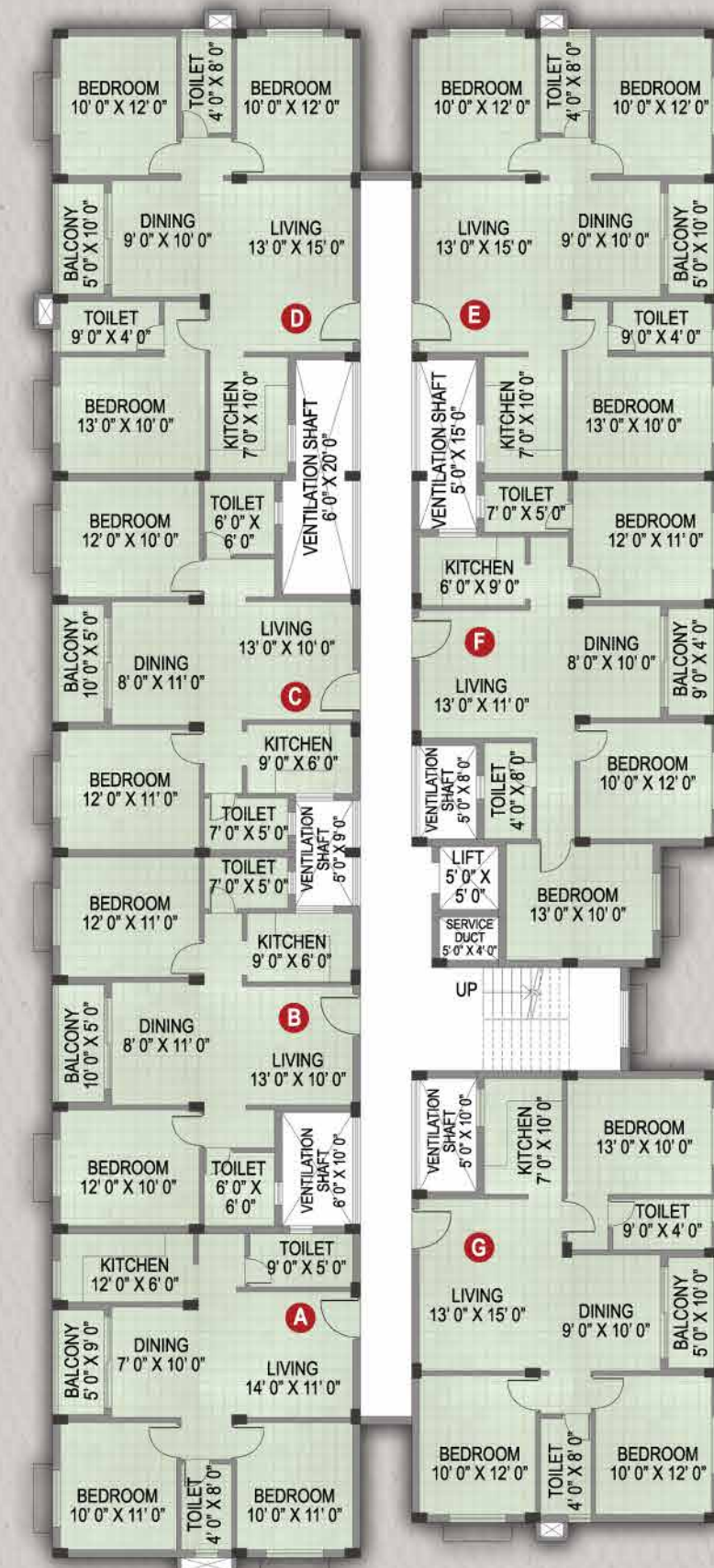


### Area Statement

| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 2 BHK     | 750              | 150                | 900                  |
| B        | 2 BHK     | 765              | 153                | 918                  |
| C        | 2 BHK     | 765              | 153                | 918                  |
| D        | 3 BHK     | 965              | 194                | 1159                 |
| E        | 3 BHK     | 965              | 193                | 1158                 |
| F        | 3 BHK     | 915              | 183                | 1098                 |
| G        | 3 BHK     | 972              | 194                | 1166                 |

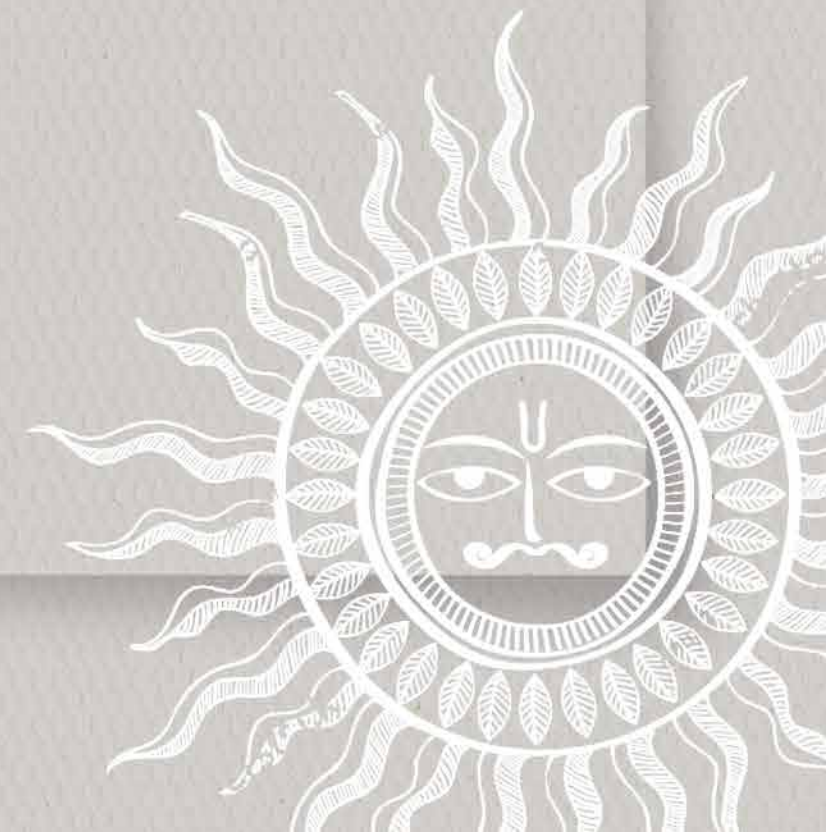


## 1st & 2nd Floor Plan



### Area Statement

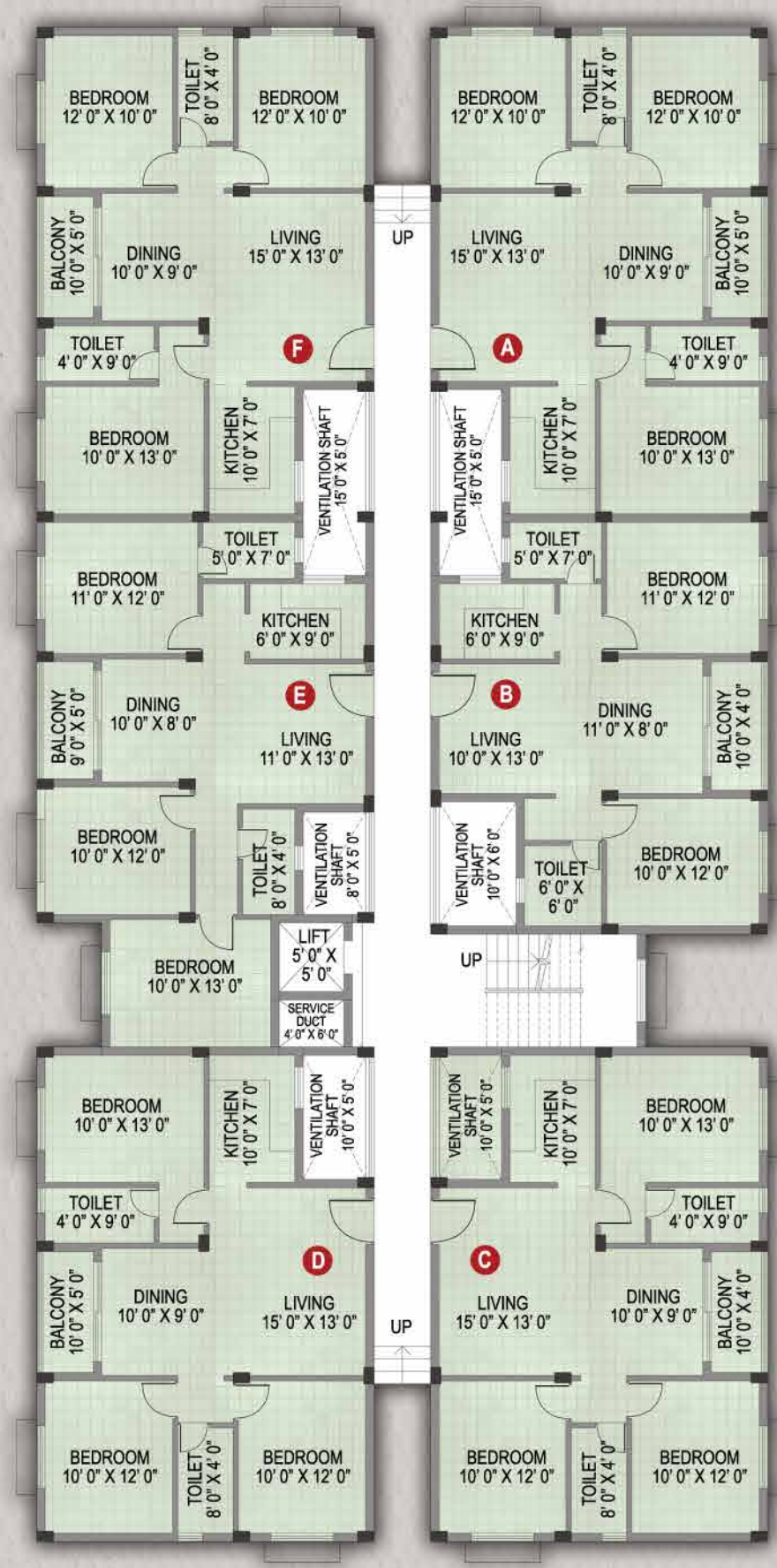
| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 2 BHK     | 750              | 150                | 900                  |
| B        | 2 BHK     | 765              | 153                | 918                  |
| C        | 2 BHK     | 765              | 153                | 918                  |
| D        | 3 BHK     | 965              | 194                | 1159                 |
| E        | 3 BHK     | 965              | 193                | 1158                 |
| F        | 3 BHK     | 915              | 183                | 1098                 |
| G        | 3 BHK     | 972              | 194                | 1166                 |





# BLOCK 3

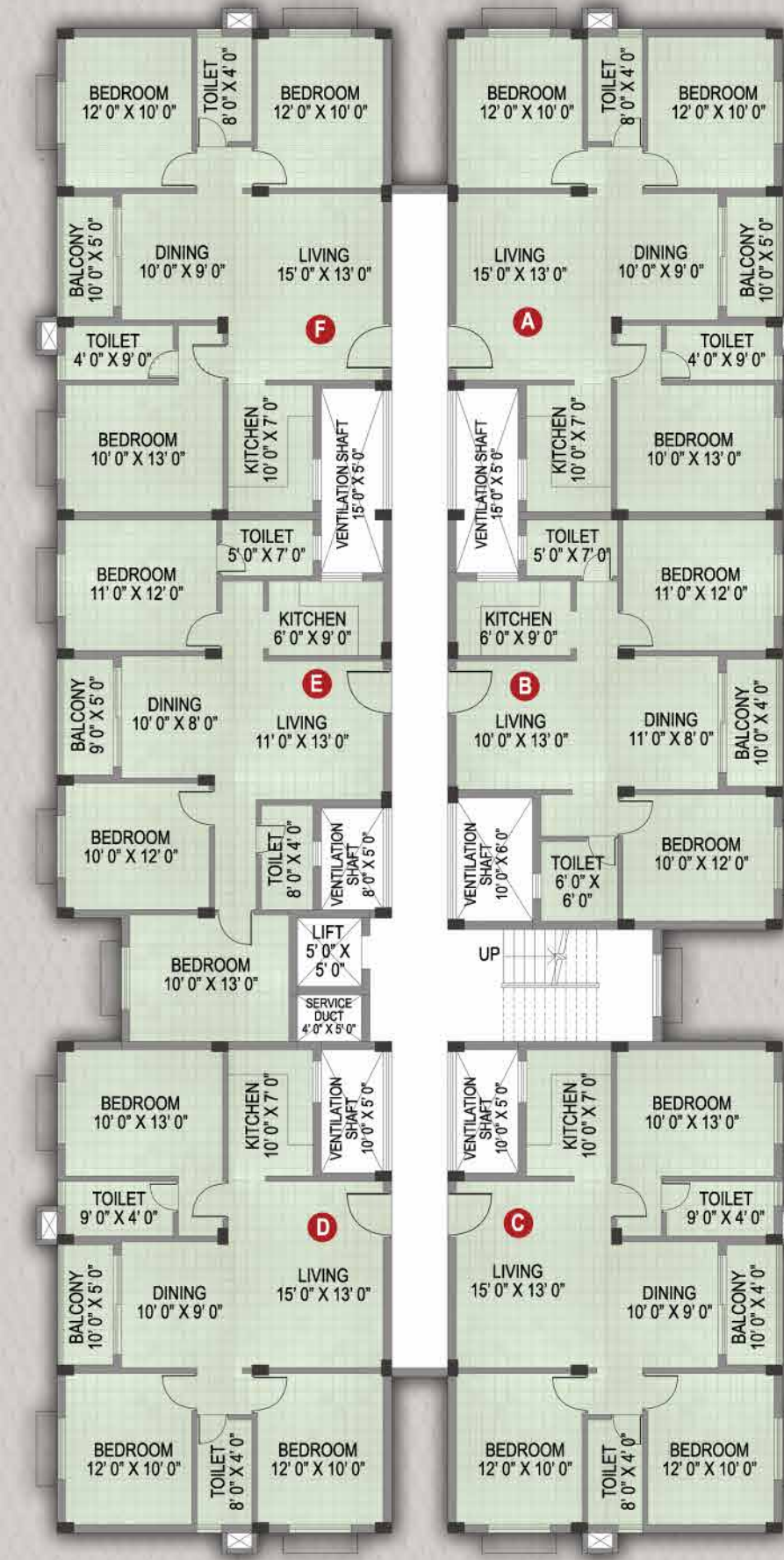
## Ground Floor Plan



### Area Statement

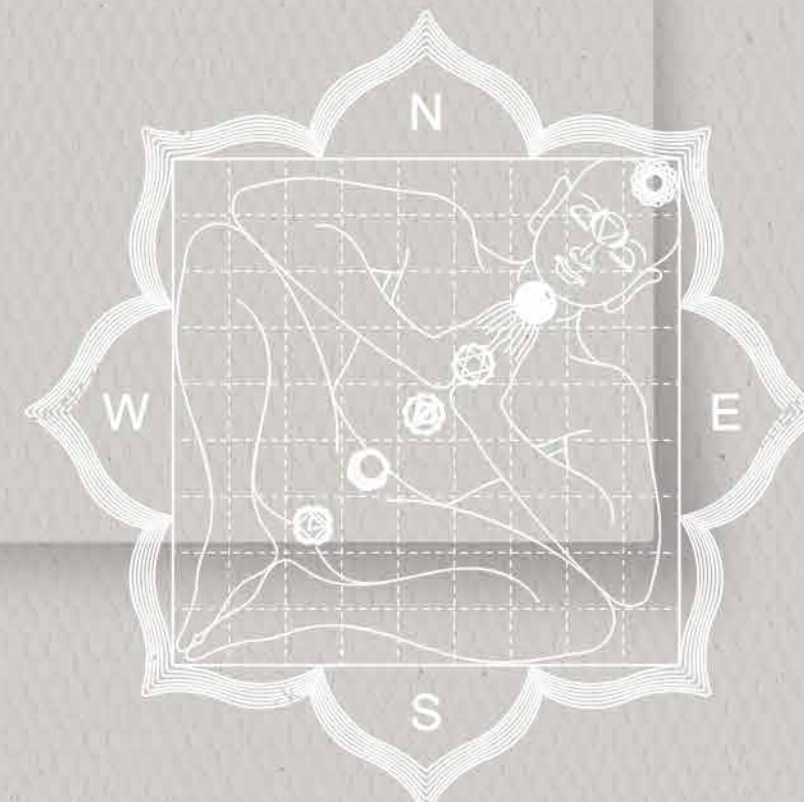
| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 3 BHK     | 965              | 193                | 1158                 |
| B        | 2 BHK     | 772              | 154                | 926                  |
| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |

## 1st & 2nd Floor Plan



### Area Statement

| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 3 BHK     | 965              | 193                | 1158                 |
| B        | 2 BHK     | 772              | 154                | 926                  |
| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |





# BLOCK 4

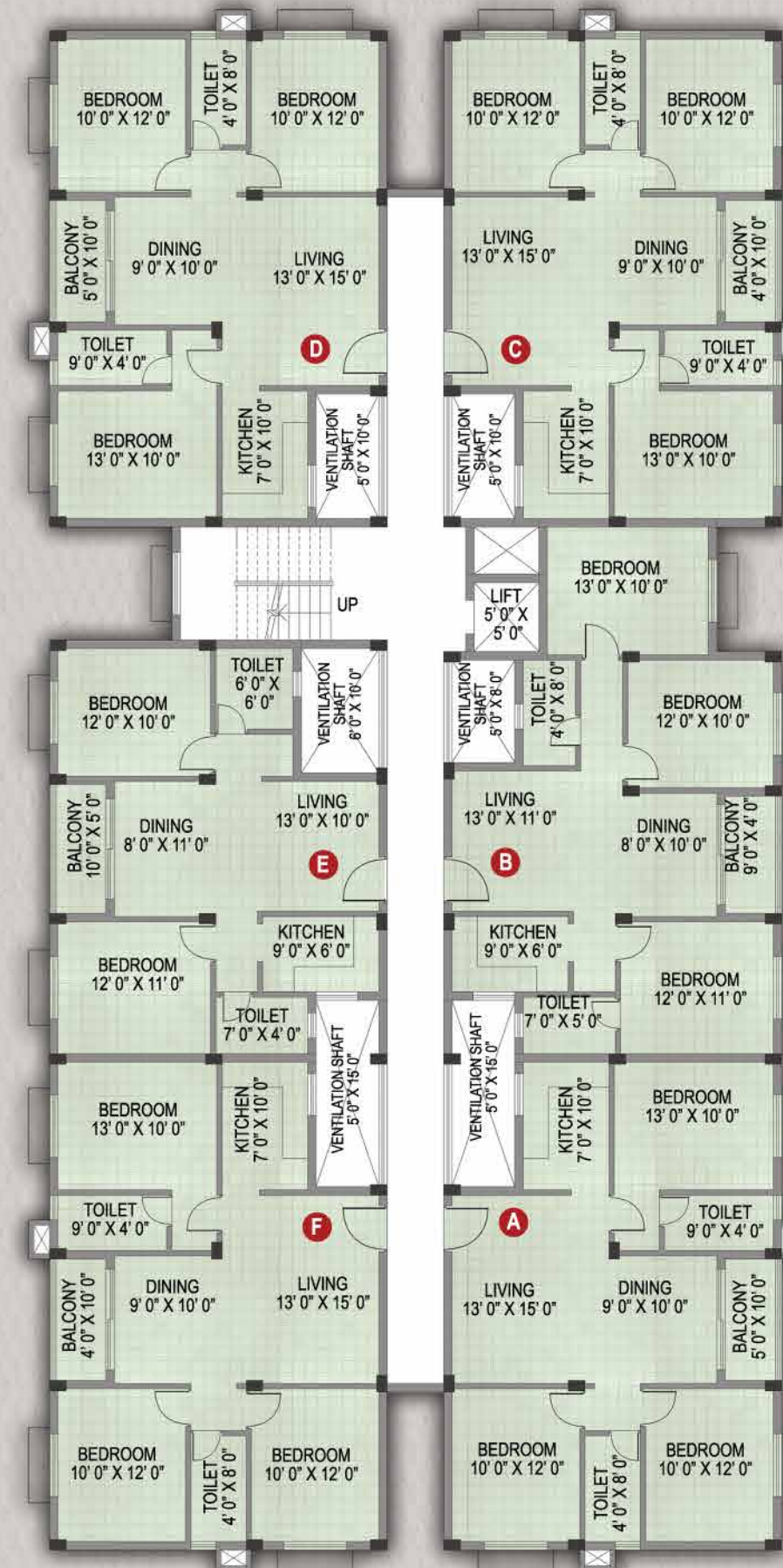
## Ground Floor Plan



### Area Statement

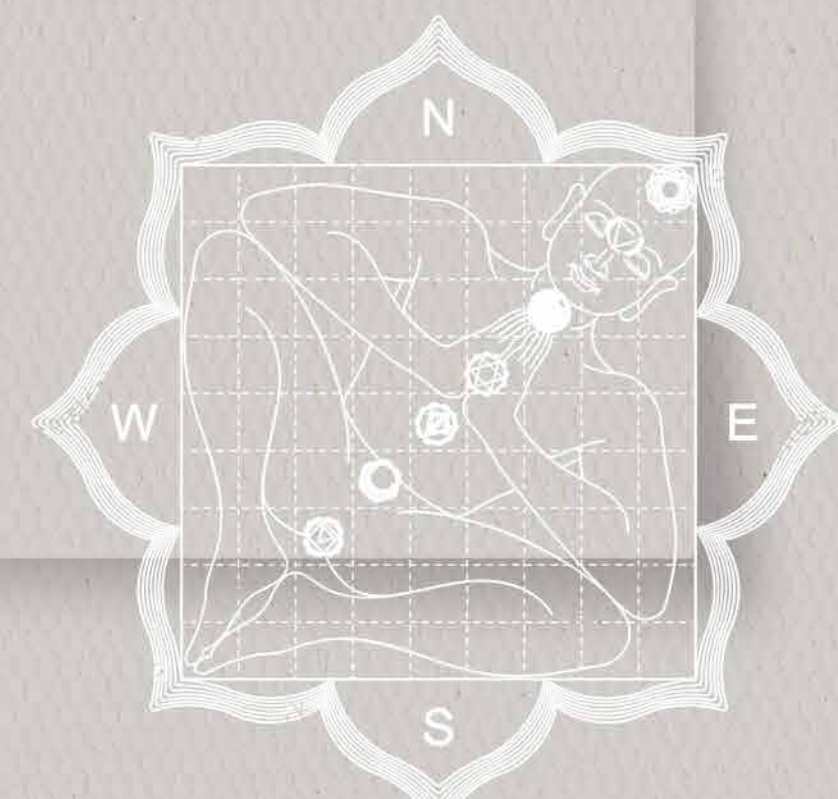
| Fat No. | Fat Type | Fat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|---------|----------|-----------------|--------------------|----------------------|
| A       | 3 BHK    | 965             | 193                | 1158                 |
| B       | 3 BHK    | 910             | 182                | 1092                 |
| C       | 3 BHK    | 967             | 194                | 1161                 |
| D       | 3 BHK    | 972             | 194                | 1166                 |

## 1st & 2nd Floor Plan



### Area Statement

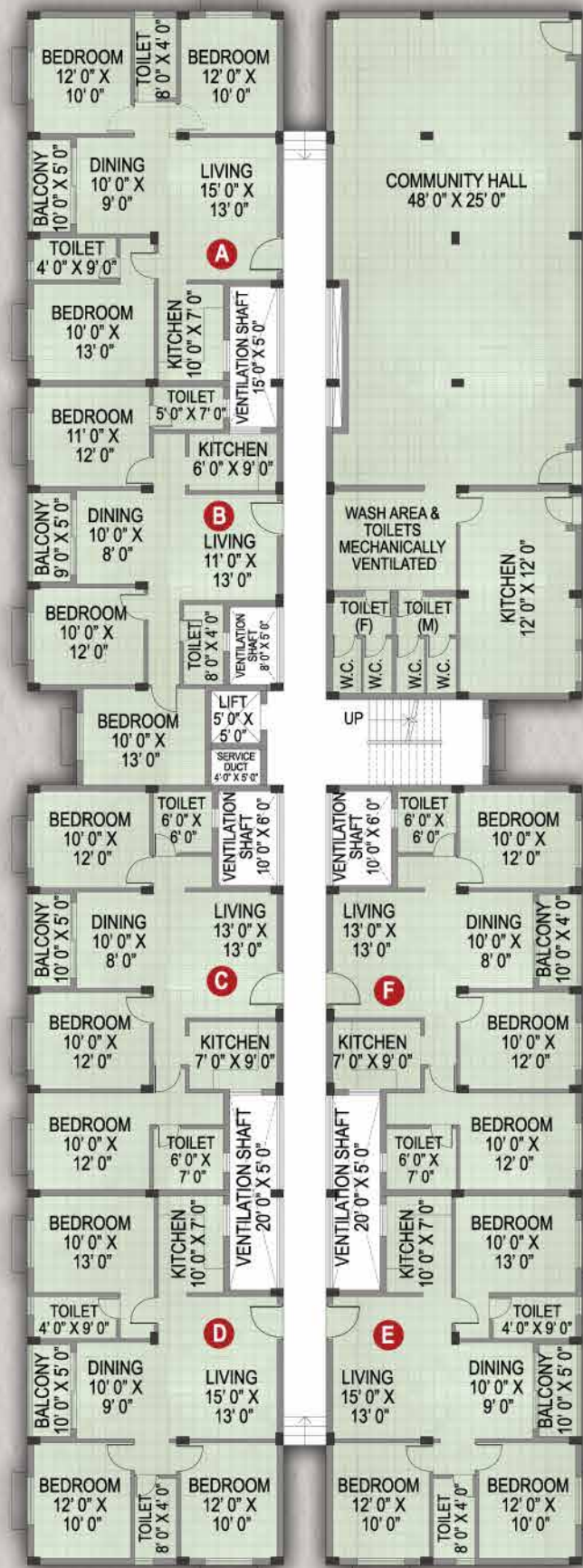
| Fat No. | Fat Type | Fat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|---------|----------|-----------------|--------------------|----------------------|
| A       | 3 BHK    | 965             | 193                | 1158                 |
| B       | 3 BHK    | 910             | 182                | 1092                 |
| C       | 3 BHK    | 967             | 194                | 1161                 |
| D       | 3 BHK    | 972             | 194                | 1166                 |
| E       | 2 BHK    | 772             | 154                | 926                  |
| F       | 3 BHK    | 965             | 193                | 1158                 |





# BLOCK 5

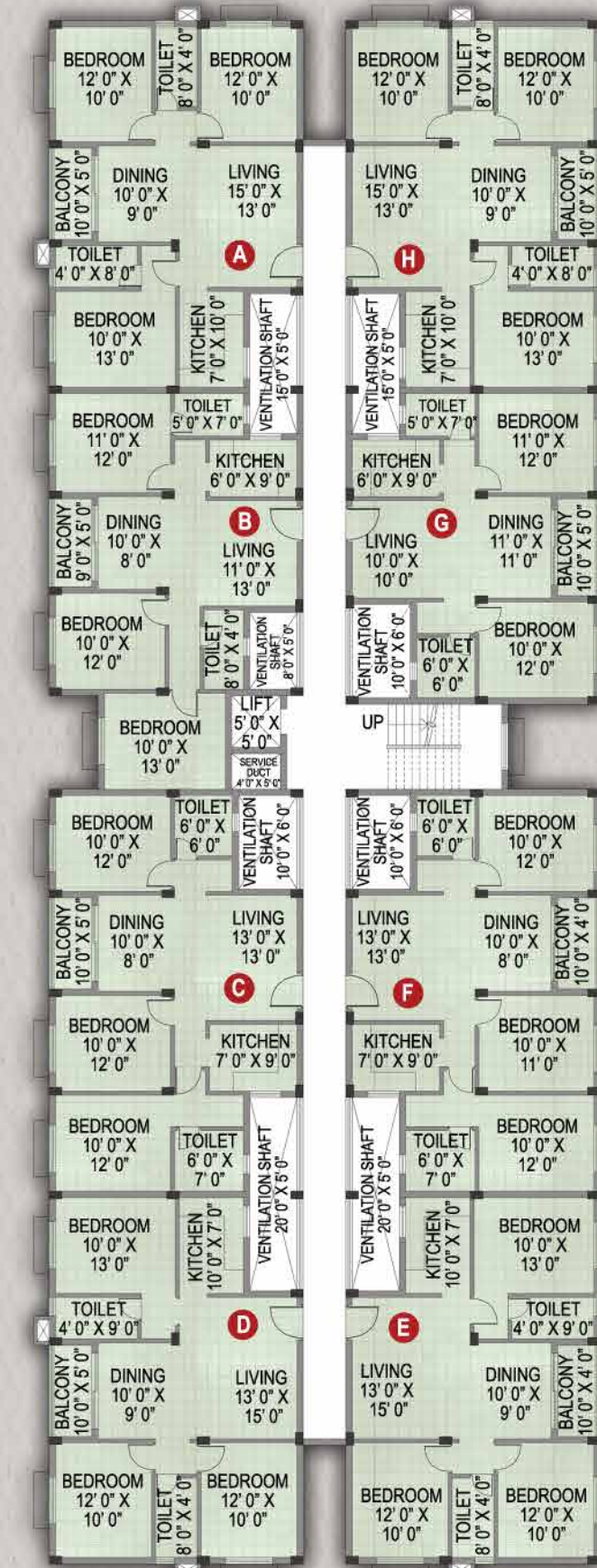
## Ground Floor Plan



### Area Statement

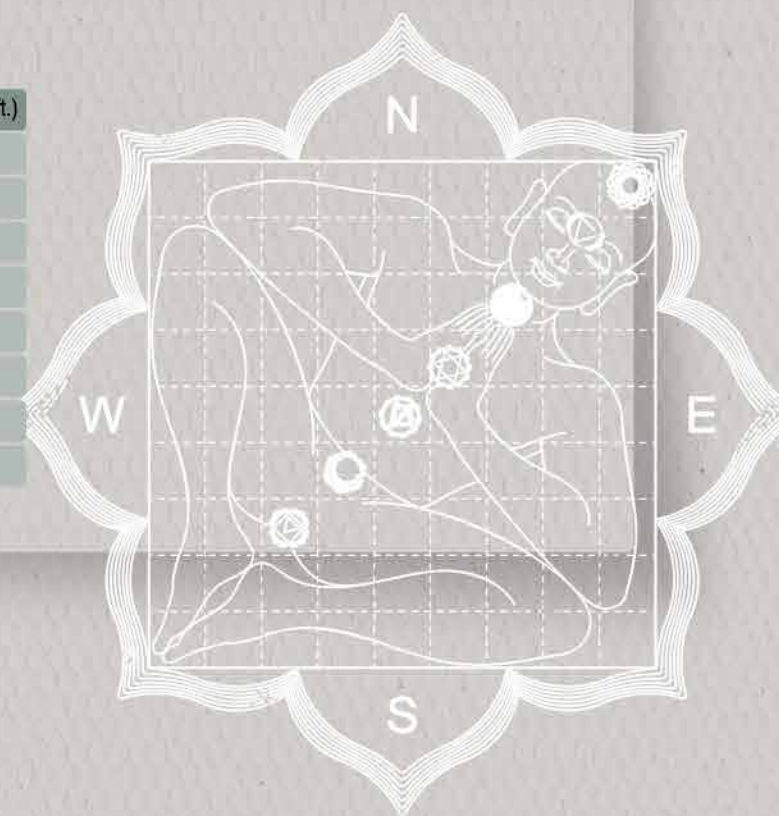
| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
| A        | 3 BHK     | 965              | 193                | 1158                 |
| B        | 3 BHK     | 910              | 182                | 1092                 |
| C        | 3 BHK     | 988              | 198                | 1186                 |
| D        | 3 BHK     | 965              | 193                | 1158                 |
| E        | 3 BHK     | 965              | 193                | 1158                 |
| F        | 3 BHK     | 993              | 199                | 1192                 |

## 1st & 2nd Floor Plan



### Area Statement

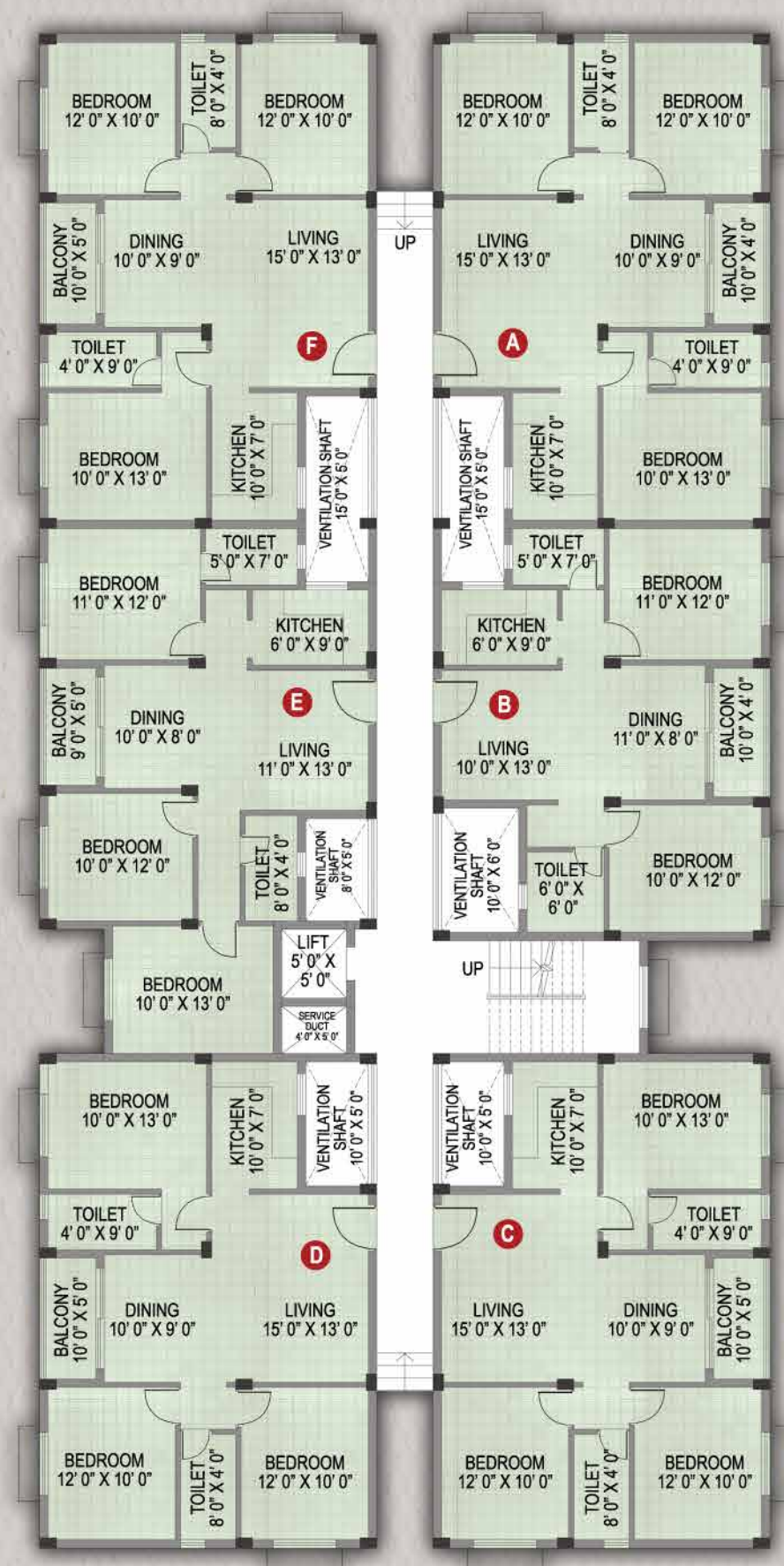
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| B        | 3 BHK     | 910              | 182                | 1092                 |
| C        | 3 BHK     | 988              | 198                | 1186                 |
| D        | 3 BHK     | 965              | 193                | 1158                 |
| E        | 3 BHK     | 965              | 193                | 1158                 |
| F        | 3 BHK     | 993              | 199                | 1192                 |
| G        | 2 BHK     | 772              | 154                | 926                  |
| H        | 3 BHK     | 965              | 193                | 1158                 |





# BLOCK 6

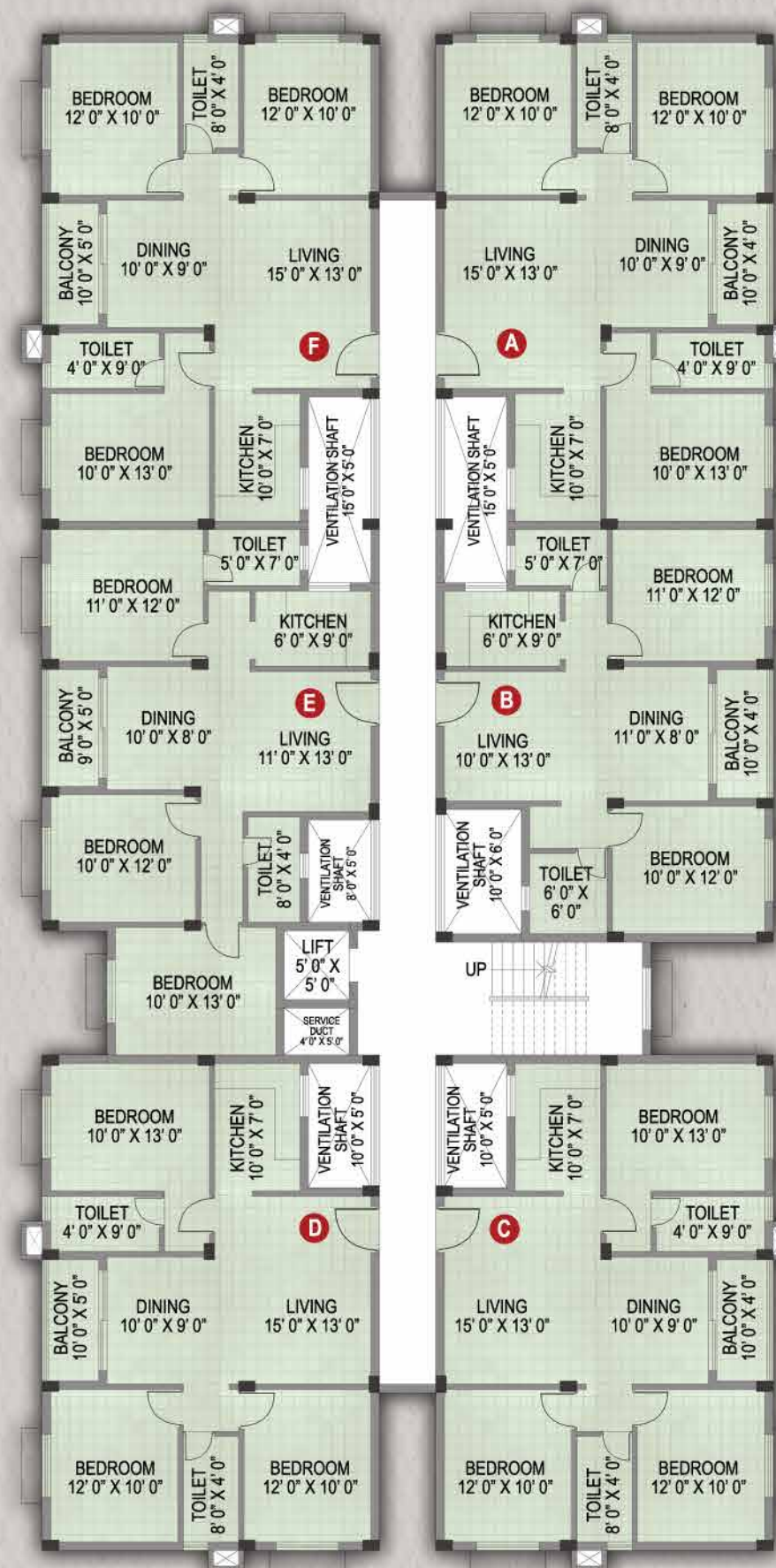
## Ground Floor Plan



### Area Statement

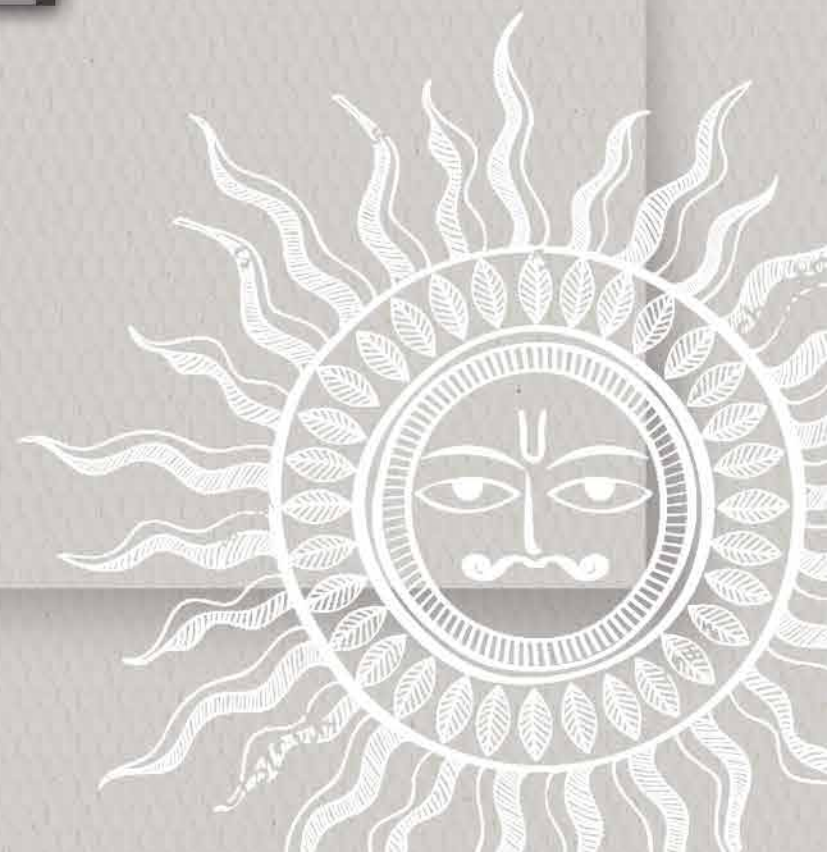
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| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |

## 1st & 2nd Floor Plan



### Area Statement

| Flat No. | Flat Type | Flat Area (sft.) | Shared Area (sft.) | Saleable Area (sft.) |
|----------|-----------|------------------|--------------------|----------------------|
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| B        | 2 BHK     | 772              | 154                | 926                  |
| C        | 3 BHK     | 972              | 194                | 1166                 |
| D        | 3 BHK     | 967              | 194                | 1161                 |
| E        | 3 BHK     | 910              | 182                | 1092                 |
| F        | 3 BHK     | 965              | 193                | 1158                 |





## Ongoing Projects

### MAGNOLIA - A 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 "true value quality modern living".



Magonila Merlion, Rajarhat



Magonila Fantasia, Barasat



Magonila Sports City, Barrackpore



Magonila Signature, Rajarhat



Magonila Empire, Madhyamgram



Magonila Nakshatra Phase III, Barasat

## 30 Completed Projects



Magonila Oxygen, Rajarhat (True View)



Magonila City, Barasat (True View)



Magonila Nakshatra Phase II, Barasat



Magonila Sky View, Rajarhat (True View)



Magonila Vardaan, Rajarhat



## Location Map



RERA NO. - WBRERA/P/SOU/2024/001385 | [rera.wb.gov.in](http://rera.wb.gov.in)

Mani Casadona 10W1, 10th Floor, West Tower  
Plot No. 2F/04, Street No - 372, Action Area 2 F Kolkata - 700 160  
Web: [www.magnoliarealty.in](http://www.magnoliarealty.in)  
Email: [info@magnoliainfrastructure.com](mailto:info@magnoliainfrastructure.com)

**033 - 4848 4848**

Architect  
  
**Maheshwari & Associates**

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