

MAGNOLIA  
**MAGNET**  
■ ■ Rajarhat



*It is time to  
get Enchanted*

MAGNOLIA  
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Rajarhat

**Magnolia Magnet** - a boutique residential project welcomes you to a life of comfort in a canopy called home, set up in an exclusive locality of Rajarhat.

Step into the luxury of prudently designed, naturally lit and delightfully crafted 2 & 3 BHK modern multi-dwelling apartments. It promises you a great living experience in the fastest growing part of the city.

Opportunity is knocking. Open your door because it is time to get enchanted.



## FACILITIES

- Badminton Court
- Landscaped Garden
- Decorated Kids zone
- 24hr Generator Back-up
- Intercom
- 24hr Water Supply



## TECHNICAL SPECIFICATIONS

<b>FOUNDATION</b>	RCC Foundation
<b>SUPERSTRUCTURE</b>	Reinforced Cement Concrete Framed Structure
<b>WALLS</b>	Bricks Masonry
<b>ROOMS</b>	
Floor	Vetrified Tiles in Living / Dining area & Bedrooms
Wall	Plaster of Paris finish
<b>KITCHEN</b>	
Floor	Ceramic Tiles
Counter	Black granite Counter Top
Sink	Stainless Steel Sink
Dado	Ceramic tiles (2 ft. above counter)
<b>TOILETS</b>	
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
<b>FITTINGS C.P.</b>	
Door Frame	Wooden Frame
Shutter	Flush Door (Decorative Polished)
Windows	Sliding Aluminium (anodized)
<b>ELECTRICAL</b>	
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

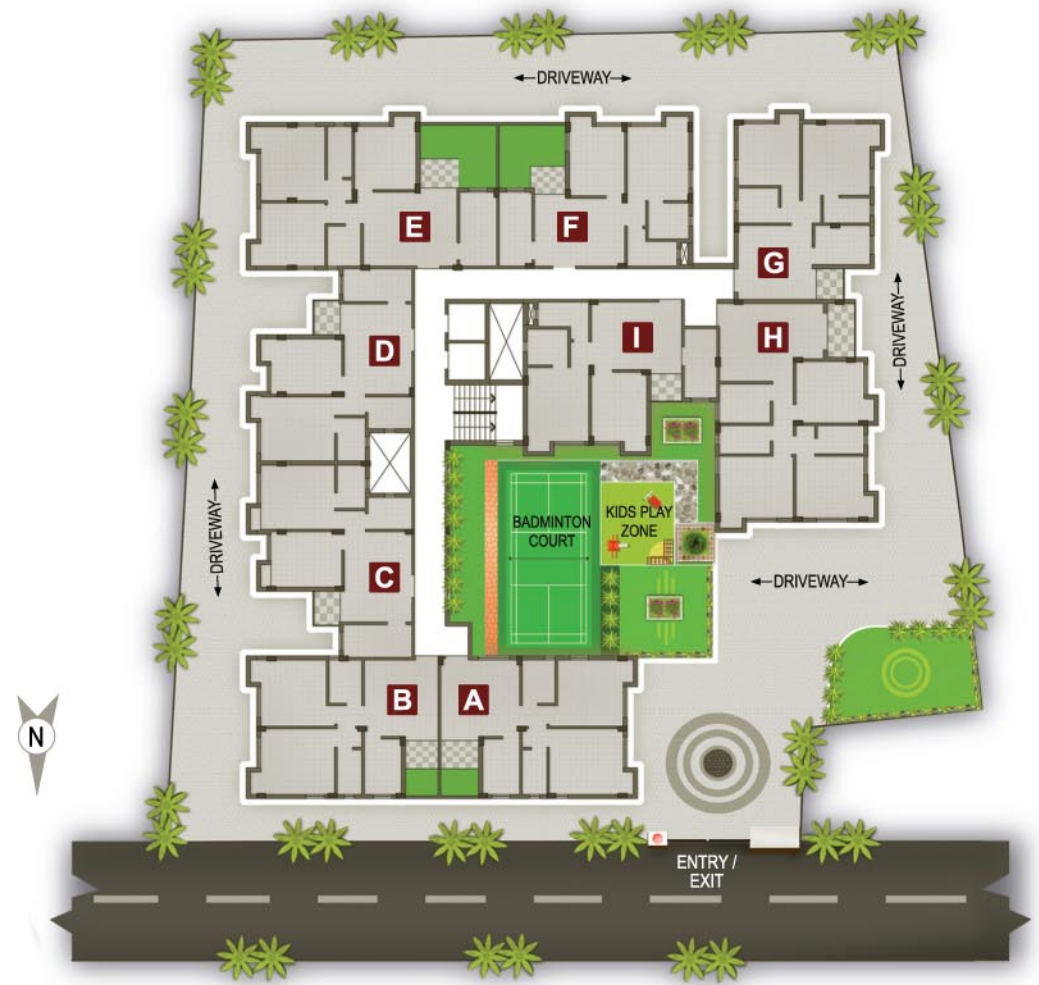


Site Address:  
Mahommadpur, Rajarhat (Opp. DPS Megacity)

# TYPICAL FLOOR PLAN



# SITE PLAN



## AREA STATEMENT

Flat No.	A	B	C	D	E	F	G	H	I
Flat Type	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	2 BHK	3 BHK	2 BHK
Flat Area	672 sft.	652 sft.	638 sft.	638 sft.	828 sft.	645 sft.	641 sft.	861 sft.	640 sft.
Shared Area	224 sft.	217 sft.	212 sft.	212 sft.	276 sft.	213 sft.	213 sft.	287 sft.	213 sft.
Saleable Area	896 sft.	869 sft.	850 sft.	850 sft.	1104 sft.	858 sft.	854 sft.	1148 sft.	853 sft.

# LOCATION MAP



**Site Address:**  
Mahommadpur, Rajarhat (Opp. DPS Megacity)

**Developer:**  

**MAGNOLIA**  
 Infrastructure Development Ltd.  
 ISO 9001 - 2008 COMPANY  
 Creating Value.. Building Dreams..

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](http://www.magnoliarealty.in)

Architect /  
 Engineers  
  
**RAJ AGARWAL & 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.