

MAGNOLIA

WATER FRONT

REFLECTIONS OF WATERFRONT LIVING



Embrace Tranquility with Lakeside Living

Nestled beside serene waters **MAGNOLIA WATERFRONT** offers a unique opportunity to experience a harmonious blend of modern living and natural beauty. Imagine waking up to the gentle lapping of waves and enjoying breathtaking sunsets reflected on the water's surface, all from the comfort of your own home.

This meticulously planned development features spacious apartments designed to maximize the stunning waterfront views.

MAGNOLIA WATERFRONT prioritizes a lifestyle of wellness and relaxation.

Site Address : Bhatenda, Rajarhat



Technical Specifications

FOUNDATION	RCC Foundation
SUPERSTRUCTURE	RCC Framed Structure
WALLS	Bricks Masonry
ROOMS	
Floor	Vitrified Tiles in Living / Dining area & Bedrooms
Wall	Putty finish
KITCHEN	
Floor	Ceramic Tiles
Counter	Granite Counter Top
Sink	Stainless Steel Sink
Dado	Ceramic Tiles (2 ft. above counter)
TOILETS	
Floor	Anti-Skid Ceramic Tiles
Dado	Glazed Tiles
WC	European type of Jaquar / Parryware or similar reputed brand
Wash Basin	Jaquar / Parryware or similar reputed brand
FITTINGS CP	
Door Frame	Wooden Frame
Shutter	Flush Door
Windows	Sliding Aluminium
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 Vitrified Tiles / Kota stone / granite.
Water Supply	24x7 captive water supply



Typical Floor Plan



Area Statement

Flat No.	A	B	C	D	E	F	G	H	I
Flat Area	725	726	580	533	359	535	626	724	726
Shared Area	218	219	174	160	107	160	188	218	218
Schedule Area	943	945	754	693	466	695	814	942	944

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 "true value quality modern living".



Magnolia Merlion, Rajarhat



Magnolia Fantasia, Barasat



Magnolia Sports City, Barrackpore



Magnolia Signature, Rajarhat



Magnolia Empire, Madhyamgram



Magnolia Nakshatra Phase III, Barasat

30 Completed Projects



Magnolia Oxygen, Rajarhat (True View)



Magnolia City, Barasat (True View)



Magnolia Nakshatra Phase II, Barasat



Magnolia Sky View, Rajarhat (True View)



Magnolia Vardaan, Rajarhat

Location Map



Magnolia Water Front Rera No. WBRERA/P/NOR/2025/003316 Web: rera.wb.gov.in

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