



MAGNOLIA

Vishnupriya

BARUIPUR

Piety in sync with Modernity



Where Reverence Meets Opulence

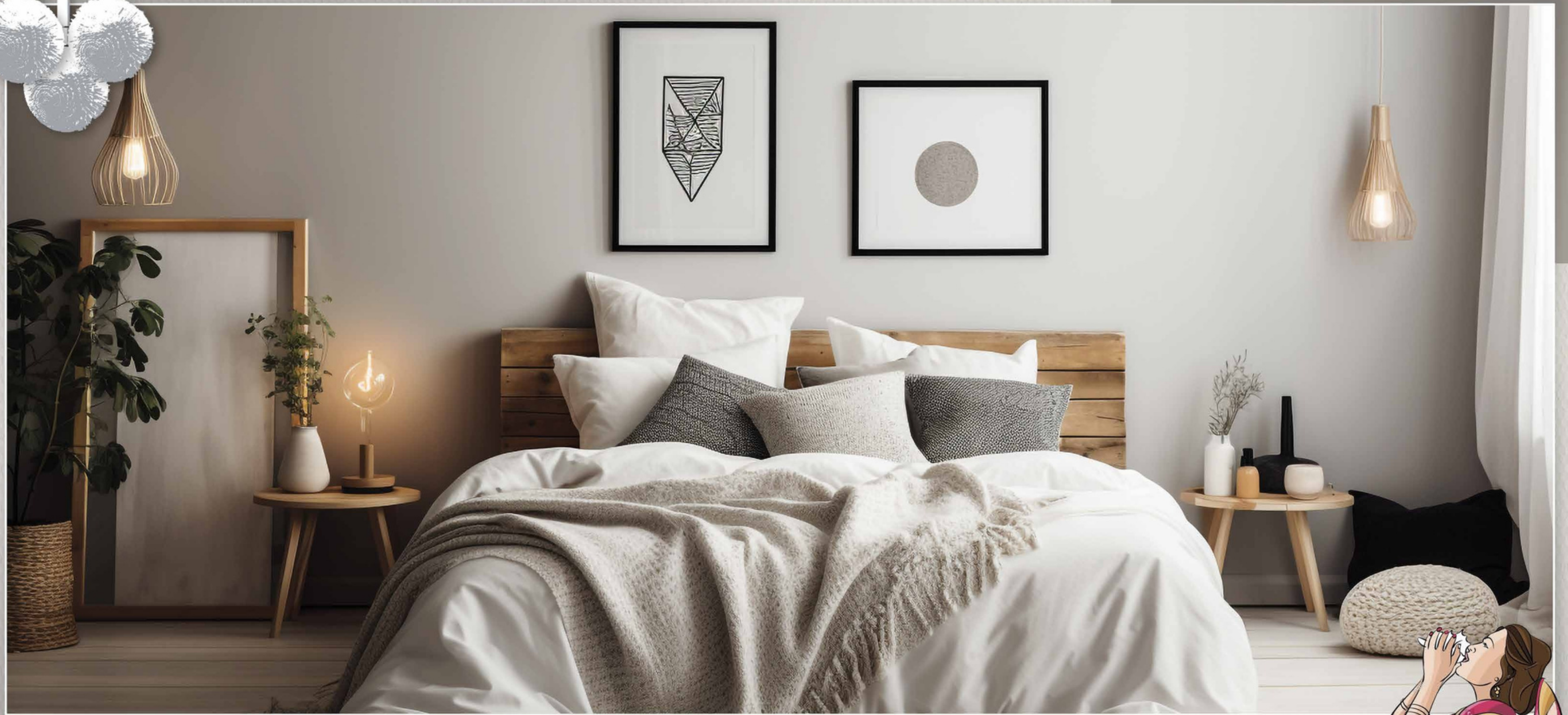
Get ready to experience luxury living like never before with Magnolia's latest project - **MAGNOLIA VISHNUPRIYA**. Spread across a sprawling 10 bighas and divided into 6 blocks, this unique development is set to redefine the standards of opulence. With 113 exclusive units, each boasting top-of-the-line 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



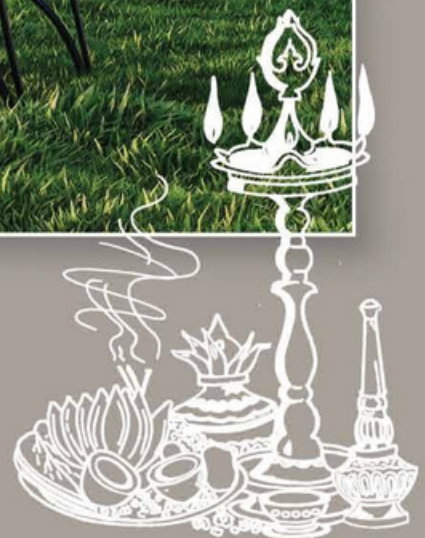
24hr Water Supply



Fully Automatic
Hi-speed Elevators

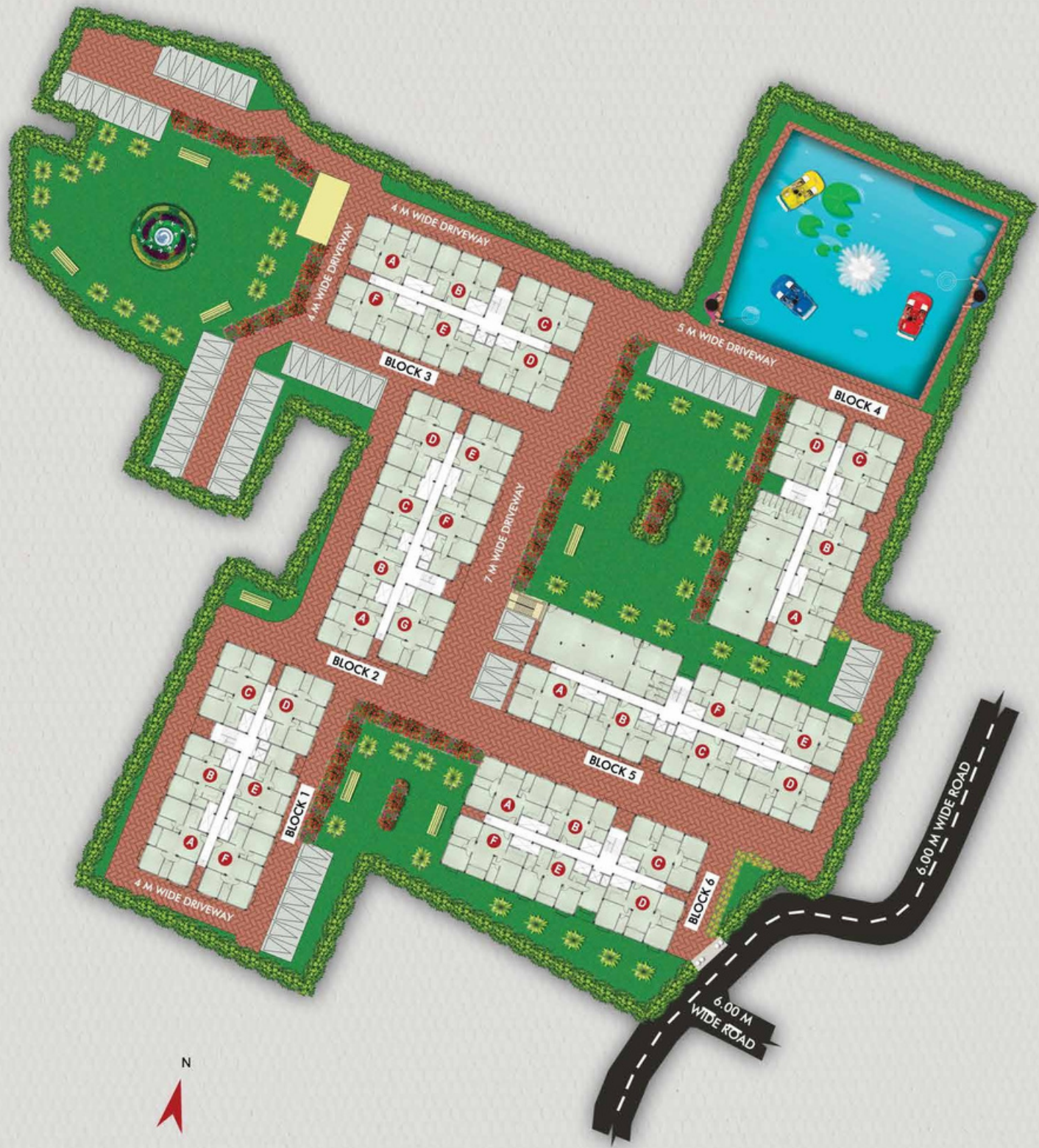
Technical Specifications

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



Ground Floor Plan

1st and 2nd Floor Plan



SITE - Mouza madrat , Baruipur



BLOCK 1

Ground Floor Plan



Area Statement

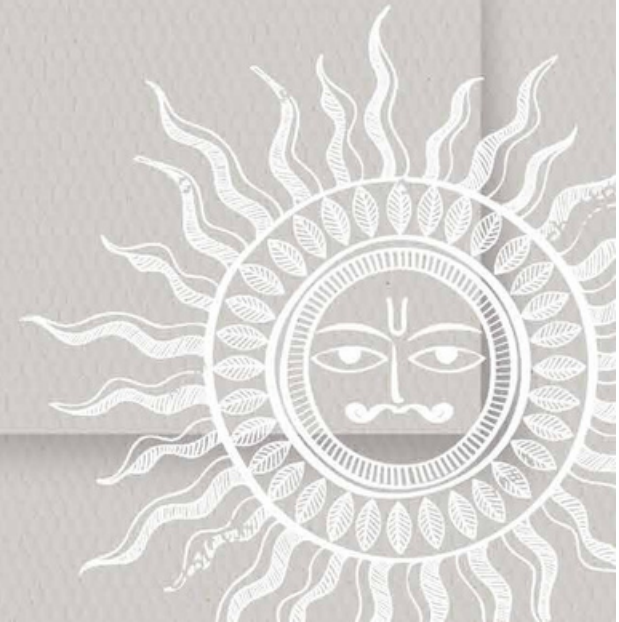
Flat No.	Flat Type	Flat Area (sft.)	Shared Area (sft.)	Saleable Area (sft.)
A	3 BHK	965	193	1158
B	2 BHK	772	154	926
C	3 BHK	972	194	1166
D	3 BHK	967	194	1161
E	3 BHK	910	182	1092
F	3 BHK	965	193	1158

1st & 2nd Floor Plan



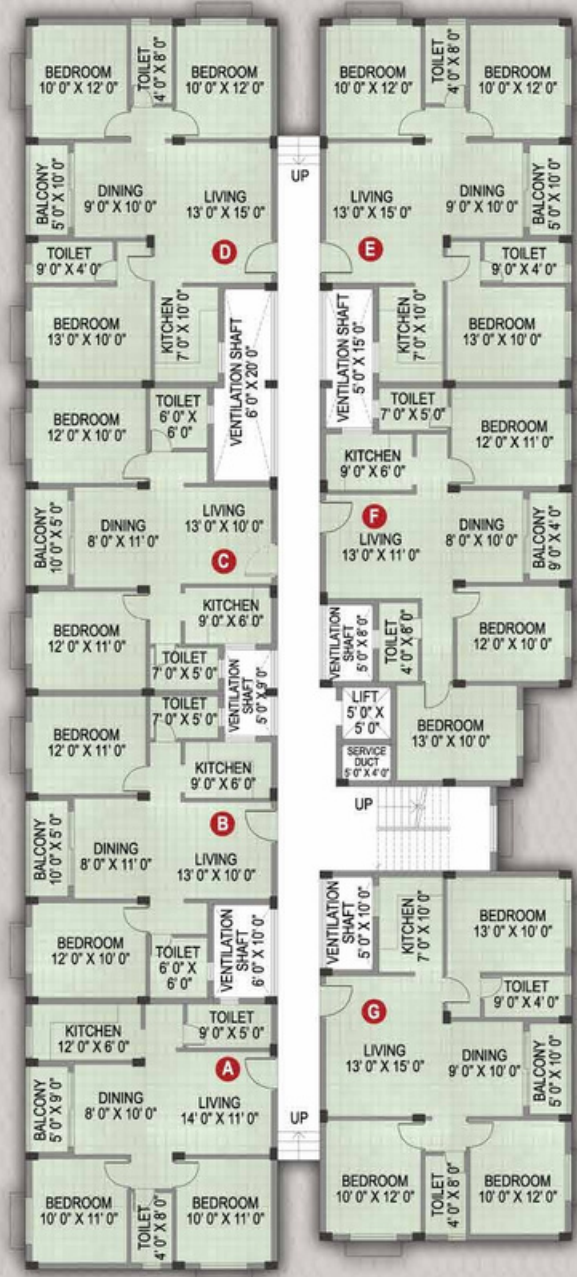
Area Statement

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

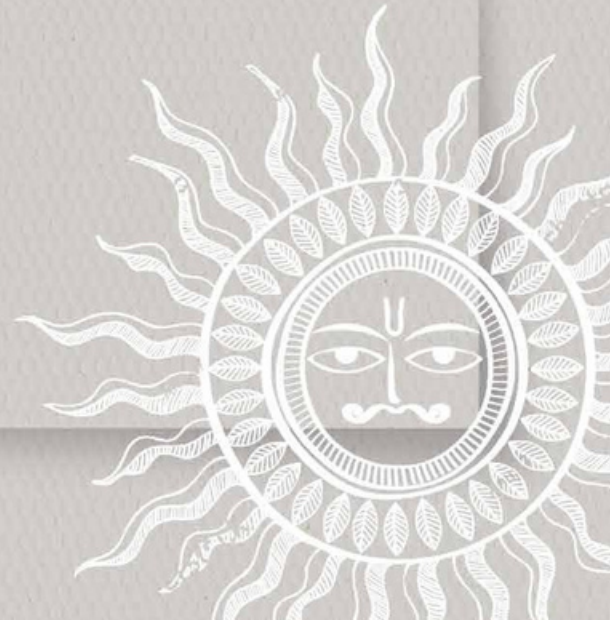


1st & 2nd Floor Plan



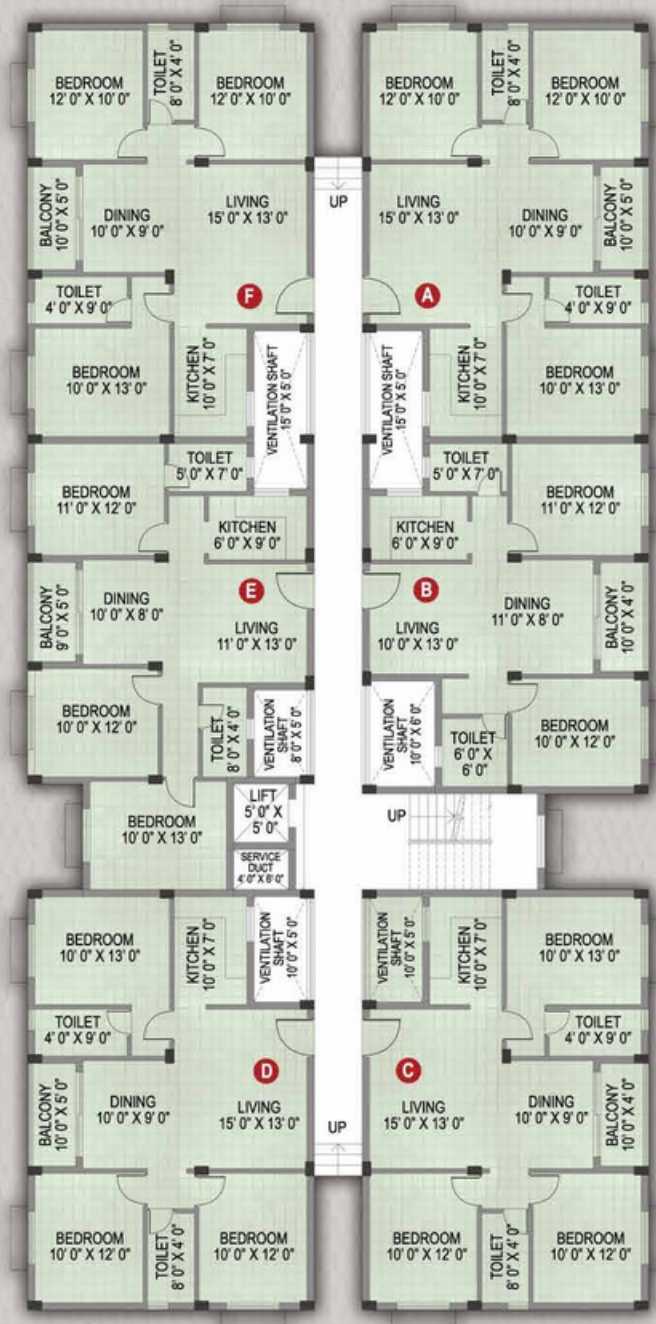
Area Statement

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

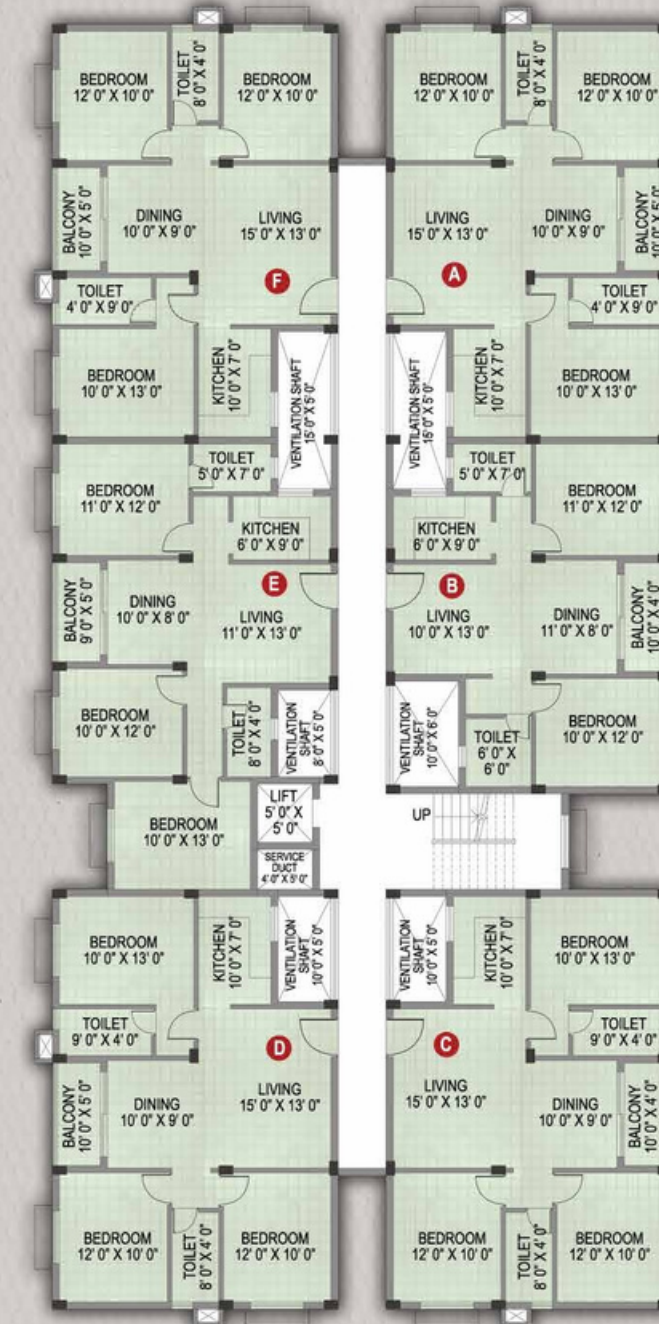
Ground Floor Plan



Area Statement

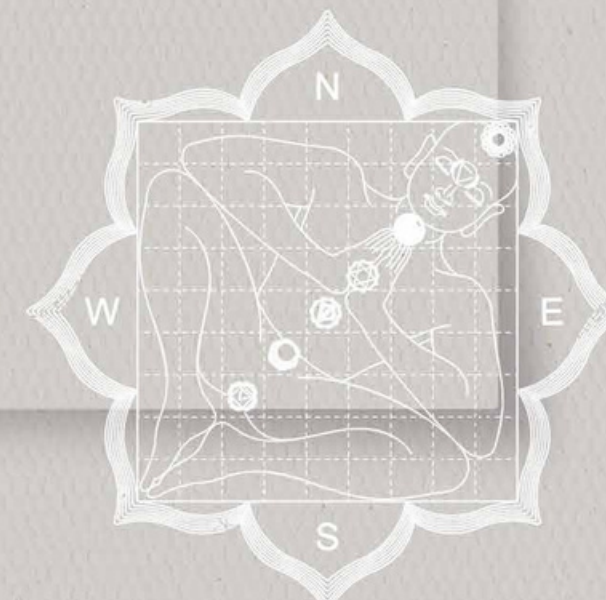
Flat No.	Flat Type	Flat Area (sft.)	Shared Area (sft.)	Saleable Area (sft.)
A	3 BHK	965	193	1158
B	2 BHK	772	154	926
C	3 BHK	972	194	1166
D	3 BHK	967	194	1161
E	3 BHK	910	182	1092
F	3 BHK	965	193	1158

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

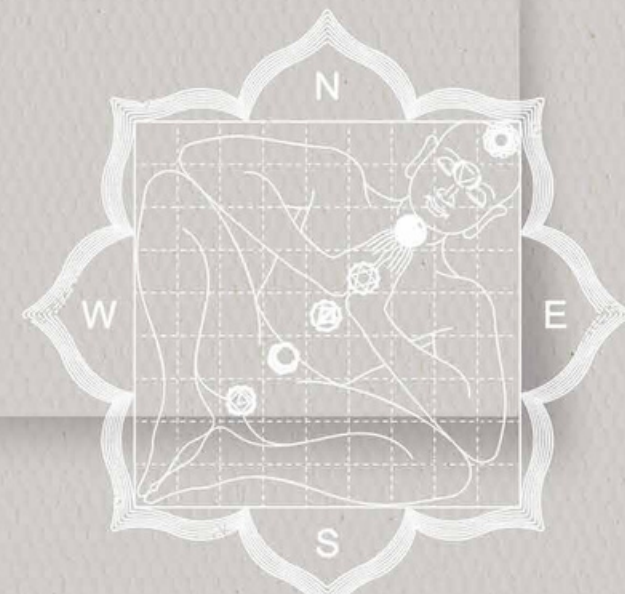
Flat No.	Flat Type	Flat Area (sq.ft.)	Shared Area (sq.ft.)	Saleable Area (sq.ft.)
A	3 BHK	965	193	1158
B	3 BHK	910	182	1092
C	3 BHK	967	194	1161
D	3 BHK	972	194	1166

1st & 2nd Floor Plan



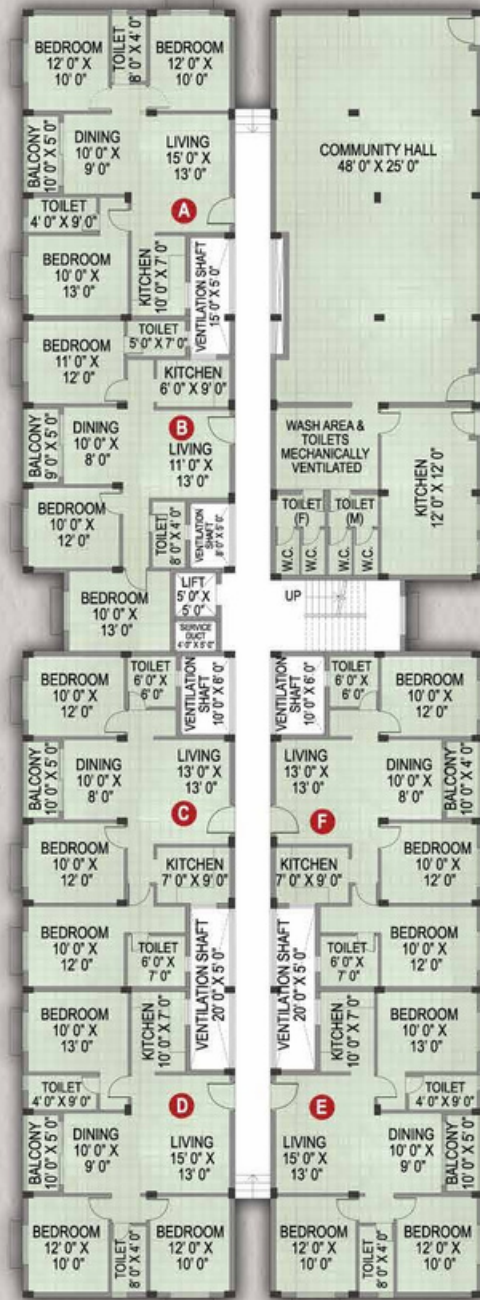
Area Statement

Flat No.	Flat Type	Flat Area (sq.ft.)	Shared Area (sq.ft.)	Saleable Area (sq.ft.)
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

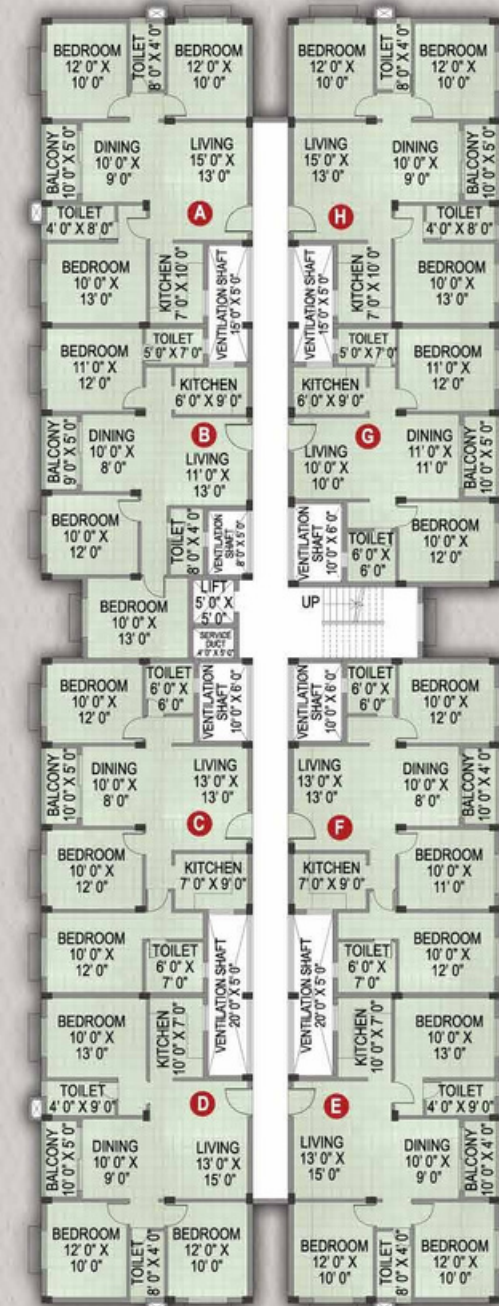
Ground Floor Plan



Area Statement

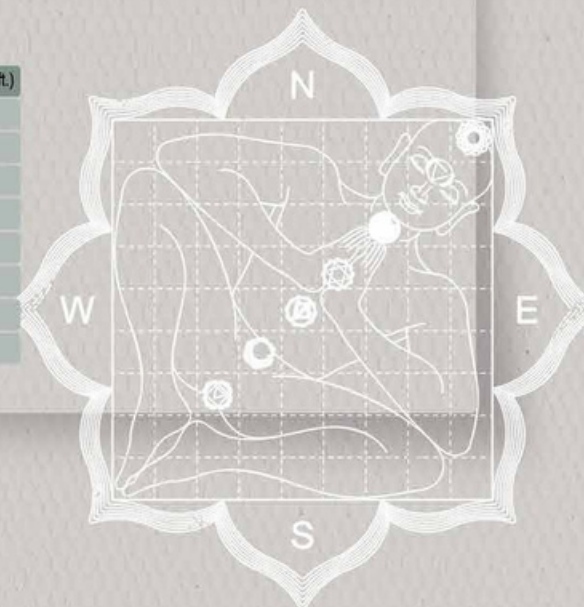
Fat No.	Fat Type	Fat Area (sft.)	Shared Area (sft.)	Saleable Area (sft.)
A	3 BHK	965	193	1158
B	3 BHK	910	182	1092
C	3 BHK	988	198	1186
D	3 BHK	965	193	1158
E	3 BHK	965	193	1158
F	3 BHK	993	199	1192

1st & 2nd Floor Plan



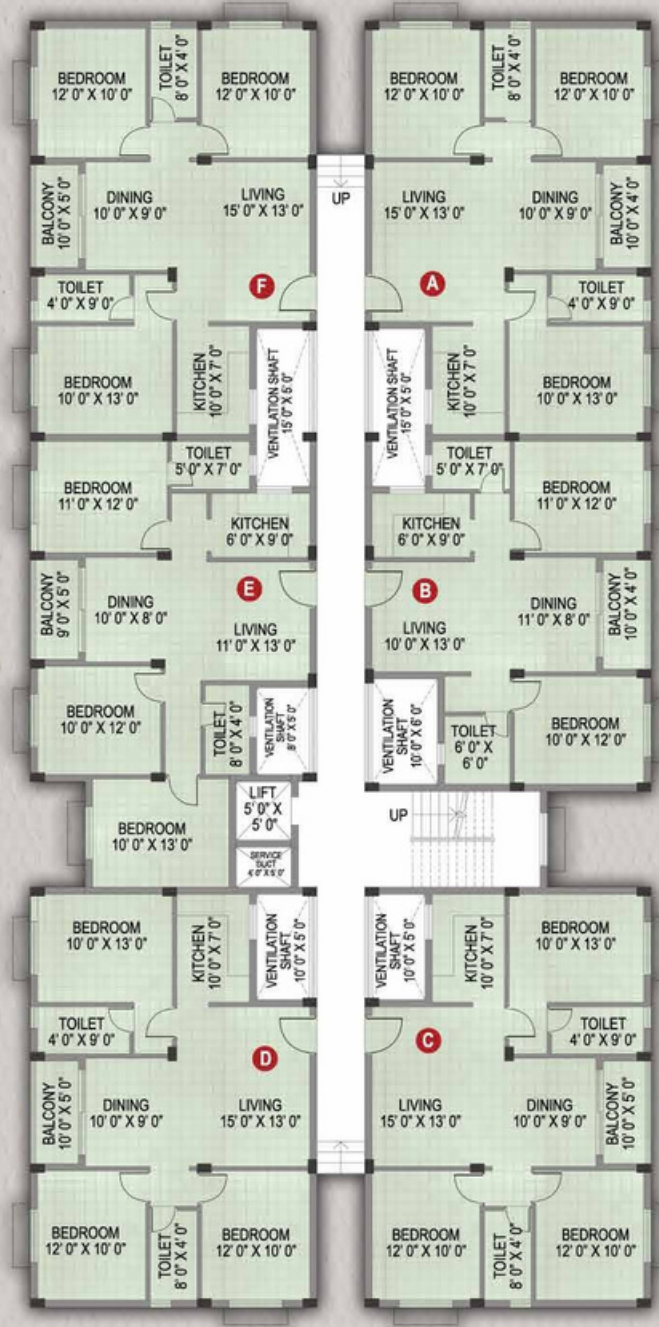
Area Statement

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	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

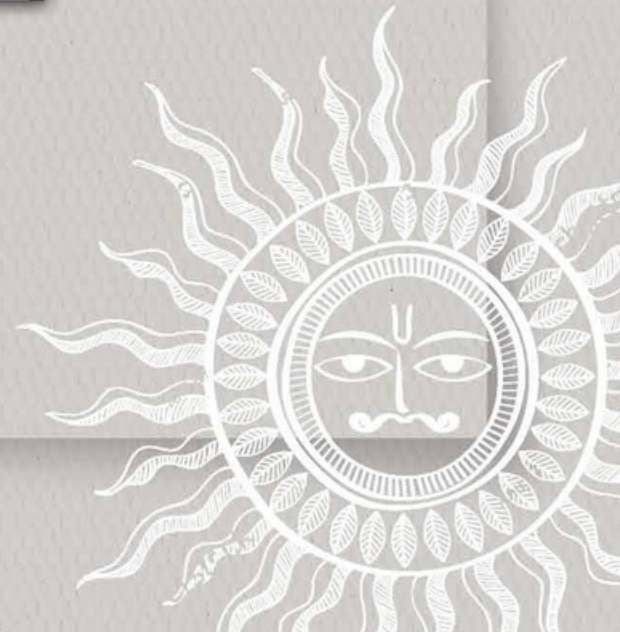
Flat No.	Flat Type	Flat Area (sq.ft.)	Shared Area (sq.ft.)	Saleable Area (sq.ft.)
A	3 BHK	965	193	1158
B	2 BHK	772	154	926
C	3 BHK	972	194	1166
D	3 BHK	967	194	1161
E	3 BHK	910	182	1092
F	3 BHK	965	193	1158

1st & 2nd Floor Plan



Area Statement

Flat No.	Flat Type	Flat Area (sq.ft.)	Shared Area (sq.ft.)	Saleable Area (sq.ft.)
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



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)



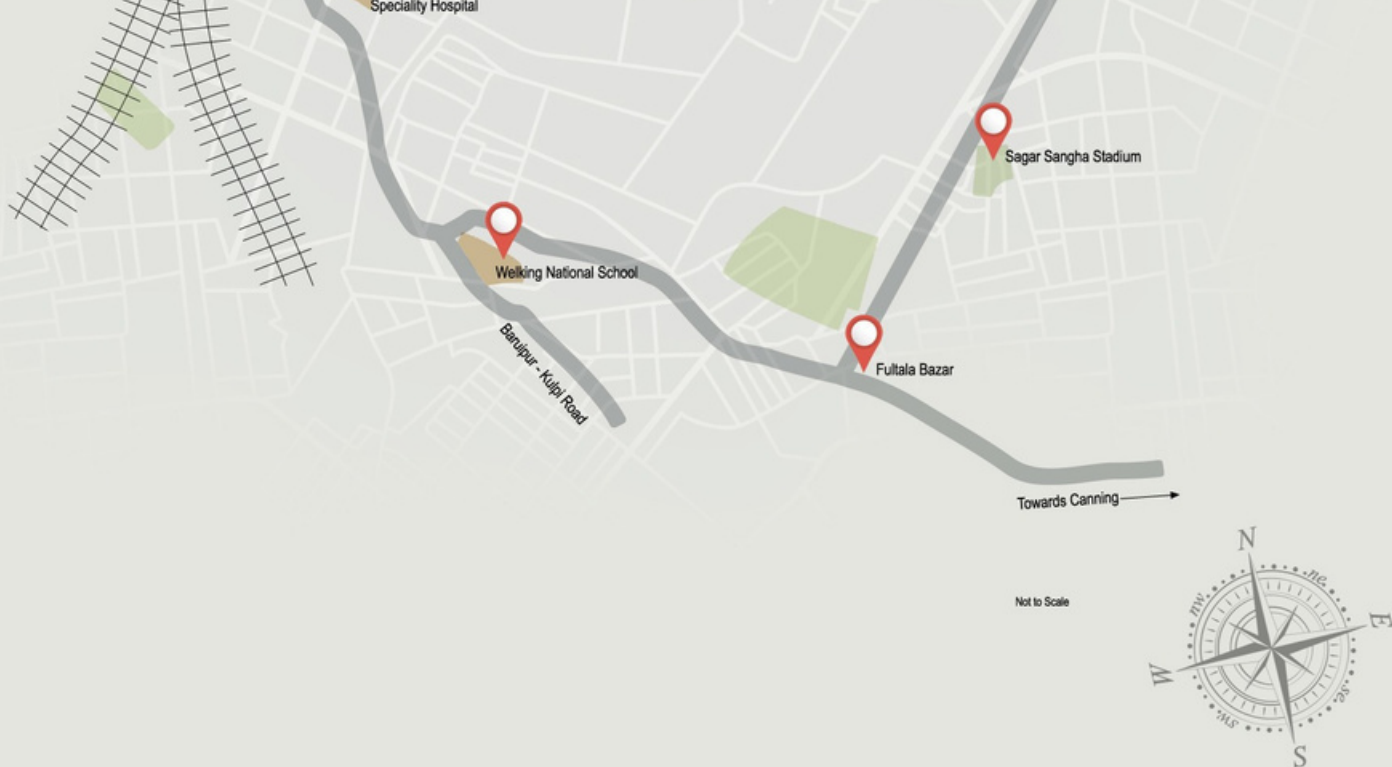
Magonila Nakshatra Phase II, Barasat



Magonila Sky View, Rajarhat (True View)



Magonila Vardaan, Rajarhat



Developer:



RERA NO. - BRERA/P/SOU/2024/001385

Architect



Maheshwari & 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.



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