

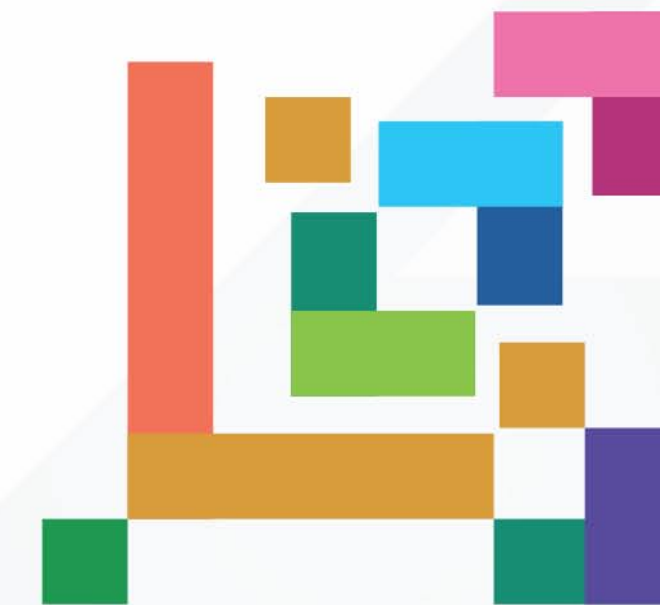


Project By



For More Details: 90990 04570 | [www.magnoliainfra.com](http://www.magnoliainfra.com)

www.ganlin



— 3 BHK SPACIOUS APARTMENT —  
**MAGNOLIA**  
— RESIDENCY —

RERA No. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00447/EX1/200219





The posh area of West Ahmedabad, Satellite, welcomes a new landmark like never before. Magnolia Residency, inspired from the 100-year old legacy of Magnolia Flower, are homes that stand tall equally beautiful and commendable. Every inch of Magnolia Residency is designed as intricately as the flower itself. Planned with best utilization of Space, each home offers you best deal for your money. We disagree with common walls between homes, as we believe your privacy is something you should never compromise on.





## LOCATED IN THE PRIME VICINITY OF SATELLITE AREA

- 500 MT AWAY FROM VIVAN SQUARE AT JODHPUR CROSS ROAD
- 550 MT AWAY FROM BRTS BUS STAND
- 500 MT AWAY FROM PRERNA TIRTH DERASAR
- PROXIMITY TO SHOPPING MALLS, ENTERTAINMENT HUB, RESTAURANTS, MEDICAL & BANKING FACILITIES,
- SURROUNDED BY 13 FAMOUS SCHOOLS



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— HOMES THAT OFFER —  
**CONVENIENCE, COMFORT  
AND LUXURY IN THE  
HEART OF THE CITY**



— 3 BHK SPACIOUS APARTMENT —  
**MAGNOLIA**  
RESIDENCY

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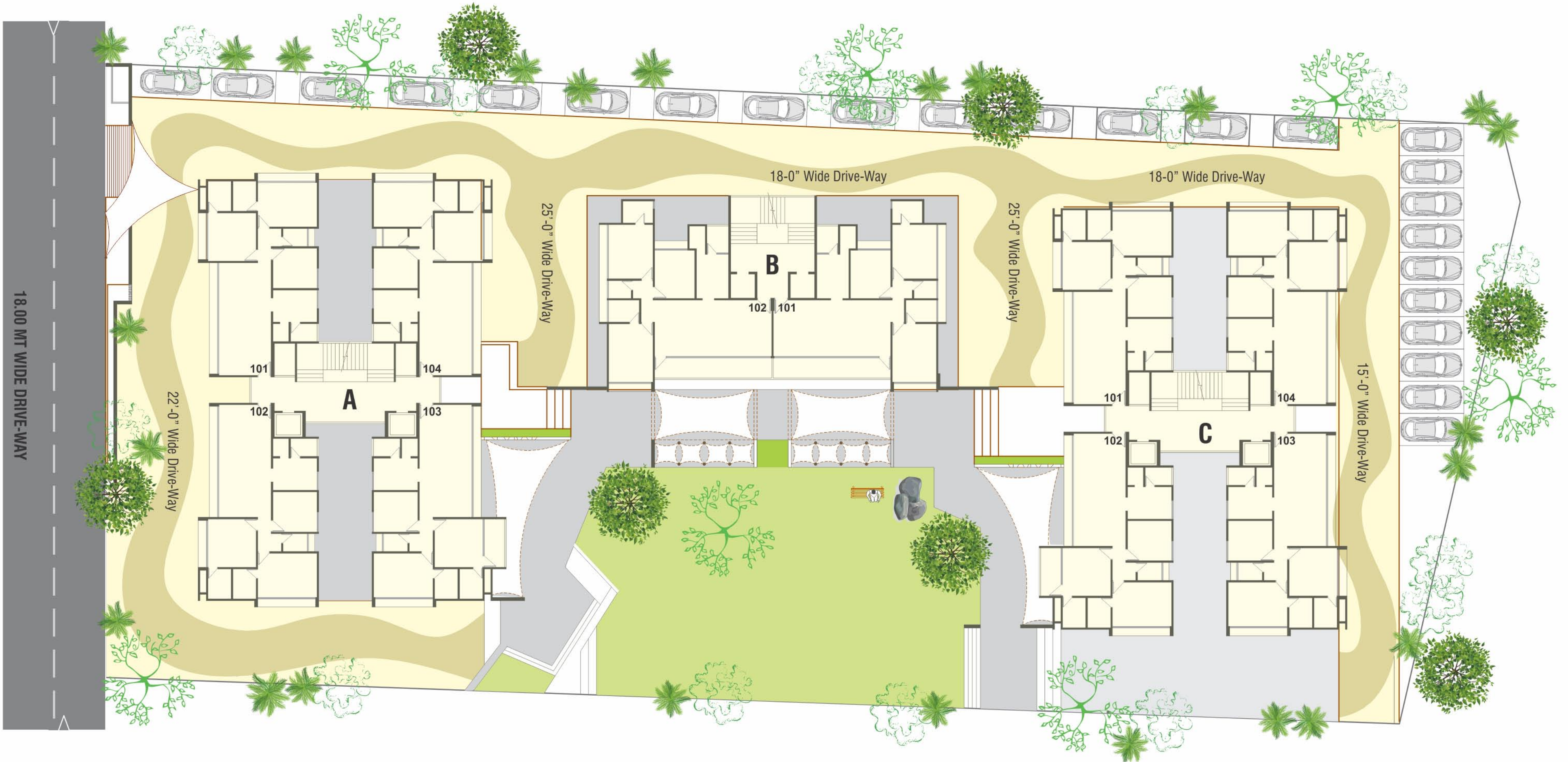


PLANNED WITH BEST  
UTILIZATION OF SPACE





SPACIOUS HOMES DESIGNED  
FOR COMFORT LIVING

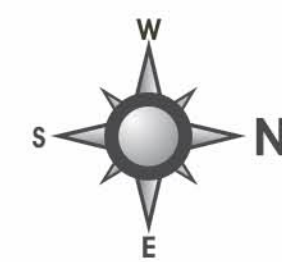


## SITE LAYOUT PLAN

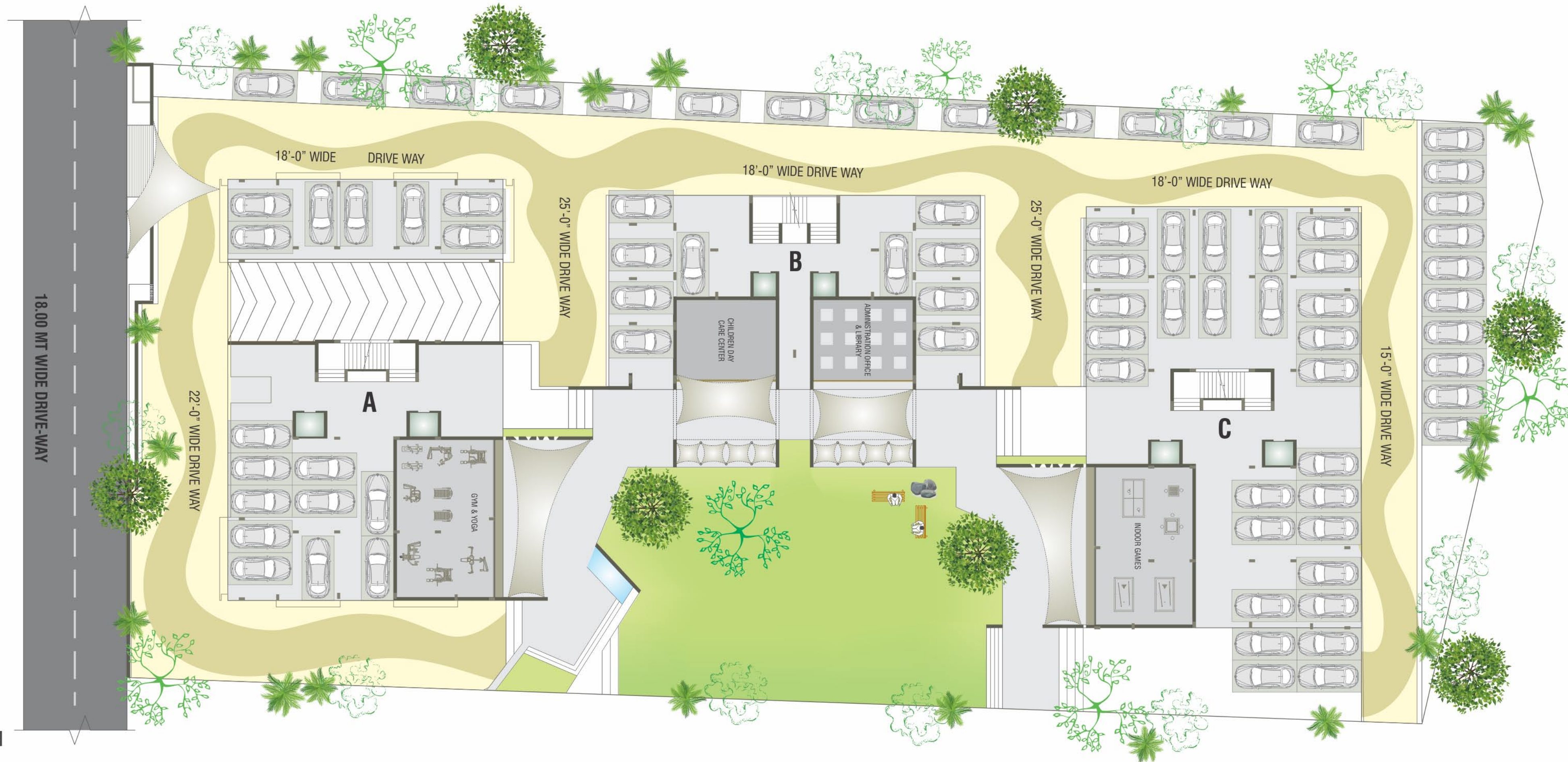




OUR MOST PRIZED AMENITY -  
**YOUR PRIVACY**



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**HOLLOW PLINTH LAYOUT PLAN**

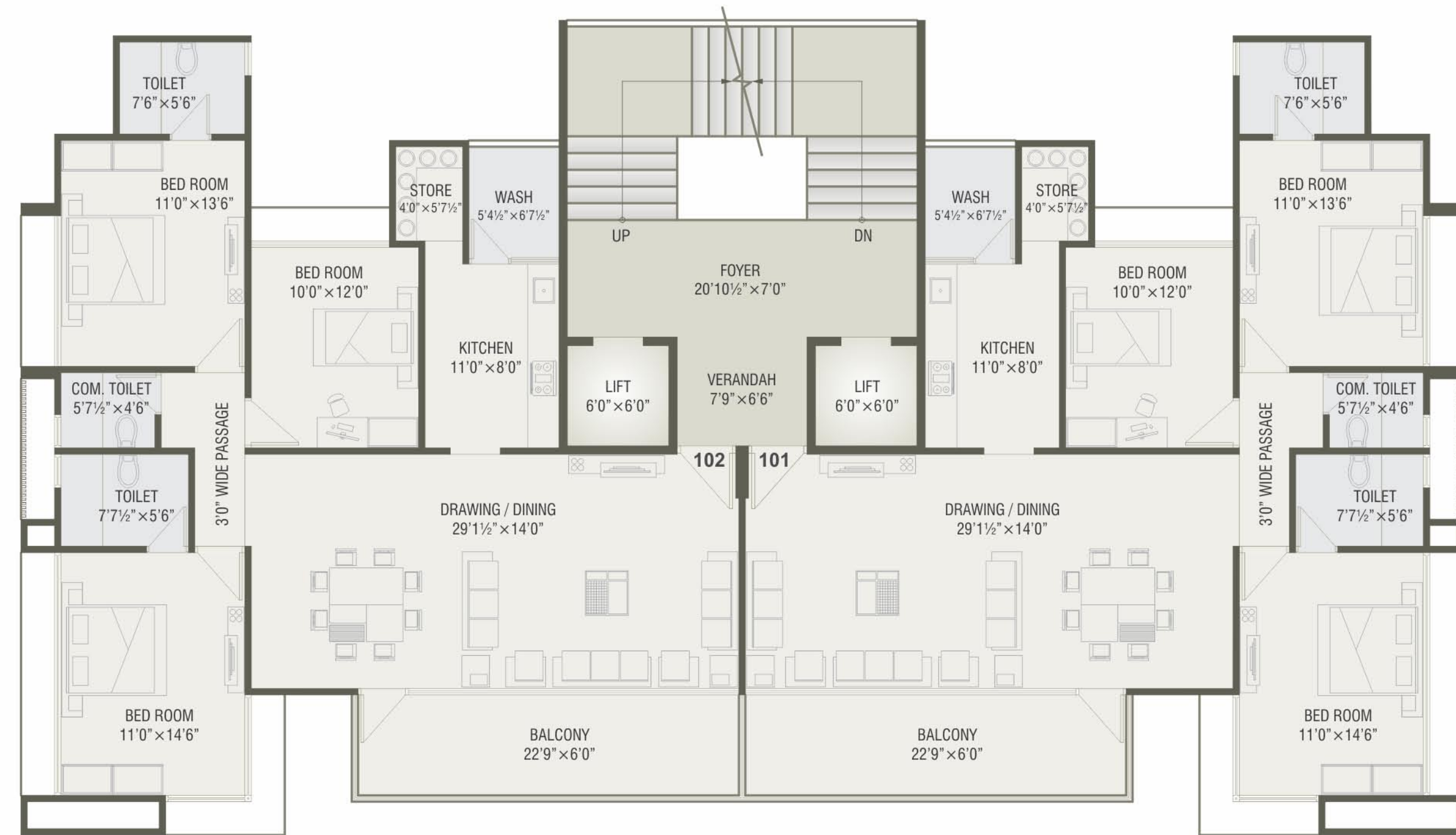
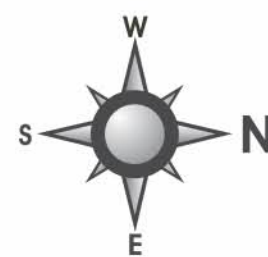




## TYPICAL FLOOR PLAN BLOCK A & C







2151 Sq. Ft.

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FLOOR PLAN BLOCK B



FLOOR PLAN BLOCK B





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3D FLOOR PLAN BLOCK A & C



3D FLOOR PLAN BLOCK B





## WE INSPIRE FROM YOUR DREAMS

Magnolia is all about your style and ease. Living by its name and inspired from world's best architecture and conveniences, these are homes that offer enigma, mystique and magic. Step into a fulfilling life that caters to all your demands and needs and emanates joy and laughter.



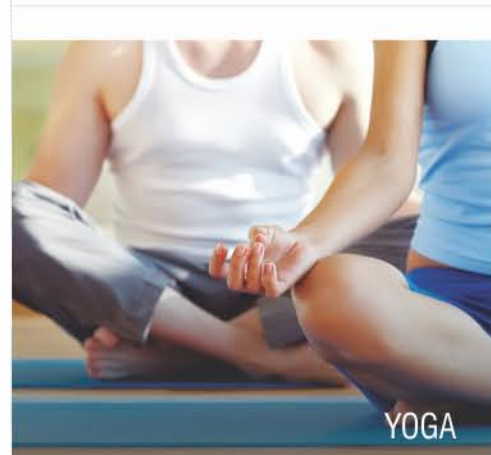
RERA No. : PR/GJ/AHMEDABAD/AHMEDABAD CITY/AUDA/RAA00447/EX1/200219







BASEMENT CAR PARKING



YOGA

## MODERN LIVING WITH CONVENTIONAL APPROACH

### CHILDREN DAY CARE CENTRE

In a busy lifestyle like ours – a trustworthy day care centre can really solve many problems. Offering Magnolia residents a sense of security and respite is just one of our endeavours.

### STAY FIT AND HEALTHY

Healthy lifestyle concerns do not enter the premises of Magnolia. With a high tech and modern gymnasium and a regular yoga routine there is nothing that stands between you and your health. Live a hale and hearty lifestyle with Magnolia.

### BEAT THE HEAT

If indoor games are your forte; you would be surprised at the range of games that you can play at Magnolia. Challenge your friend at Carom or win a game of Chess – it is your world.

### RUN FOR HEALTH

Jog on to attain a fit and vigorous life. Magnolia offers its residents a running track where you can make walking, jogging or running a habit.

### NO MORE HASSLES

Car parking is a major reason of concern. Magnolia has it covered for you; with its 2 level car parking area you no longer have to worry about parking when you drive in. A dedicated spot for you and your family – we indeed have all the solutions.

### LANDSCAPED GARDEN GETAWAY

What better way to grow up than in the arms of nature. Let your children grow up playing the same games that you played and having the time of their lives while you spend peaceful time close to environment. Add a little adventure in your life with a sand-pit which has a rock climbing wall with all the safety measures.

### A DILIGENT LIBRARY & ADMINISTRATION

What better hobby than to indulge in books; with an all equipped library you can develop the interest of reading in your children from a tender age and enjoy book reading yourself. What's more, Magnolia has a dedicated admin office to take care of all the management activities.

### CONVENIENT HOMES

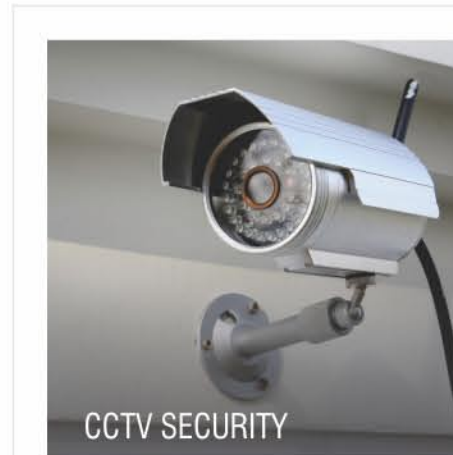
A kitchen so spacious and well equipped that it would invite you to spend more time in there with your wife. A modular kitchen that lets you cook all things tasty and appetizing.

### CLEAN ENVIRONMENT

Each apartment comes equipped with a garbage chute. This system enables all residents to have garbage free homes. Residents will be able to throw away all the trash at one place any time they wish to. We have eliminated the need of having dirty dustbins from outside each apartment.

### SAFETY AND SECURITY

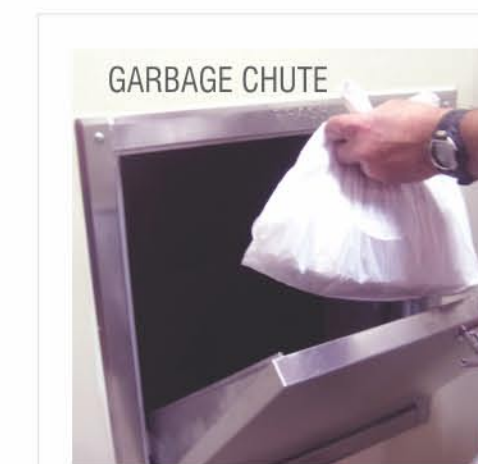
Your safety is our concern. So we have strategically placed 24x7 CCTV security cameras for your well-being and a carefree environment.



CCTV SECURITY



MODULAR KITCHEN



GARBAGE CHUTE



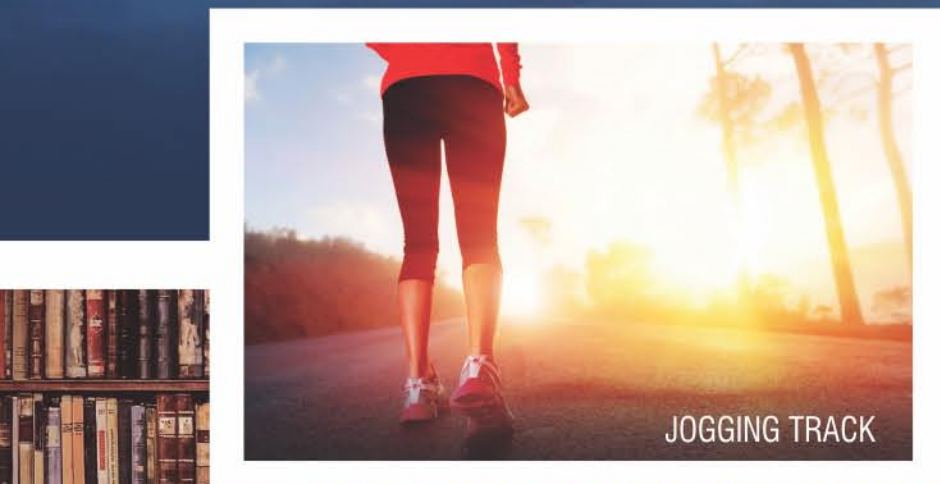
CHILDREN DAY CARE CENTRE



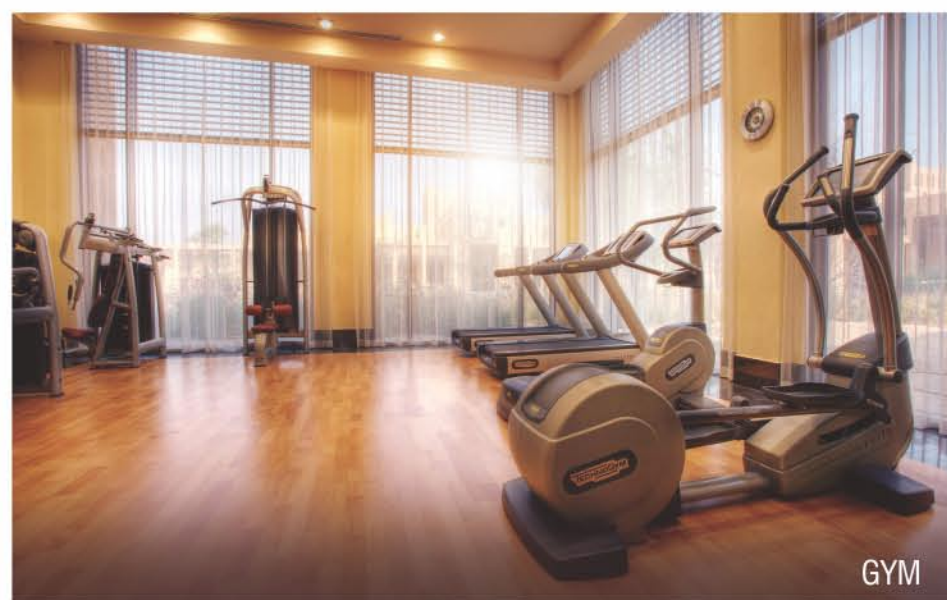
LUSH GARDEN



INDOOR GAMES



JOGGING TRACK



GYM



LIBRARY



DTC CONNECTION





MAGNOLIA SPECIFICATIONS

- Walls**
- Interior: Plaster & Putty Finishing
  - Exterior: Painted With Acrylic Based Paint
- Flooring**
- All Bed Rooms, Living Room and Kitchen: Vitrified Tiles
  - All Bathrooms, Balcony, Utility Area: Ceramic Tiles
- Windows & Doors**
- Powder Coated Aluminium Sliding Windows
  - Main Entrance Door: Decorated Wooden
  - All Bedrooms and Bathrooms: Flush Door
- Bathrooms**
- Ceramic Tiles In Floor & Dado Up To Lintel Level
  - Shower Panel In Master Bedroom
  - Good Quality Vitreous Ceramic Ware For Water Closets And Washbasins.

- Kitchen**
- Polished Granite Kitchen Platform
  - S. S. Sink
  - Ceramic Tiles Only Wall Above Platform And Up To Lintel Level
- Electrification**
- 3 Phase Electrical Supply
  - Adequate Number Of Electrical Point With Modular Type Electrical Services
  - TV And Telephone Points Provided In Living Room And Master Bedroom
  - Air Conditioner Point In Bedroom
  - Distribute Board With Mcb & Elcb.
  - Dedicated Conduit For Dish TV & Broadband Net Connection
- Plumbing**
- RO Plant / UV Filters Provision For All Kitchens
  - Dual Flushing System To Save Water
  - U-PVC & C-PVC Pipes For Hot & Cold Water Supply

- Fire Safety System**
- Fire Hydrant System
  - Fire Alarm System For Each Floor
  - First Aid And Fire Hose Reel System At Each Floor
- Waterproofing**
- China Mosaic On All Terraces
  - Waterproofing In All Toilets And Terrace Areas To Prevent Seepage



NOTEABLE FEATURES

- A Central Vehicle Free Zone
  - Units Designed For Maximum Natural Light And Cross Ventilation With Road/ Garden View.
  - Optimum Space Utilization
  - Ample Parking Space
  - Uninterrupted And Adequate Water Supply
  - Underground Water Tank With Adequate Storage Capacity
- Tube Well Of Adequate Capacity
  - Energy Conserving Composite Water Supply System
  - Water Repellent Coating On Exterior Walls For Protection Against Moisture
  - 24 Hours Security
  - Letter Box Provision
  - Rain Water Harvesting
  - Decorative Light In Foyer
- Beautifully Designed Children Play Area With High Standard And Quality Equipments
  - Carefully Designed Space For Women And The Elderly On The Ground Floor
  - Sand-pit & Rock Climbing
  - Professionally Designed Fire Fighting System
  - Anti Termite Treatment In The Basement And Parking Levels
  - Garbage Chute Of Each Floor



DEVELOPED BY



MAGNOLIA INFRA

**Site Address:** Next to Pruthavi Tower, Near Jodhpur Cross Road, Satellite, Ahmedabad-380 015  
Contact: 90999 00457, 90999 39290 | [www.magnoliainfra.com](http://www.magnoliainfra.com)

Architect <b>Ninth Street Architects</b>	Structural Designer <b>Setu Infrastructure</b>	MEP Consultant <b>Maheshweri Consultant</b>
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Disclaimer:-

- Stamp Duty & Registration charges would be charged extra.
- Service Tax, VAT or any such additional taxes would be charged extra.
- Maintenance deposit would be charged extra.
- Internal changes would be permitted at extra cost and with prior permission and no external changes would be permitted.
- Terrace rights would rest with the Developers.
- Any additional FSI at present or in future would be availed by the Developer and no member would claim any right for the same.
- Developers reserve the right to make any change/revision to the project for any part of any details and that shall be binding to the purchaser.
- Furnishings and Fixtures shown in the brochure are only for presentation purposes and will not be provided.
- This brochure is for information purpose only. It does not form a part of the agreement or any legal document.
- Any changes in exterior elevation in any case for e.g. any grill or screening outside unit or any open wiring/cabling outside building wont be permitted by Developers under any circumstance.