



Project By



For More Details: 90990 04570 | www.magnoliainfra.com



— 3 BHK SPACIOUS APARTMENT —
MAGNOLIA
— R E S I D E N C Y —



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



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





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



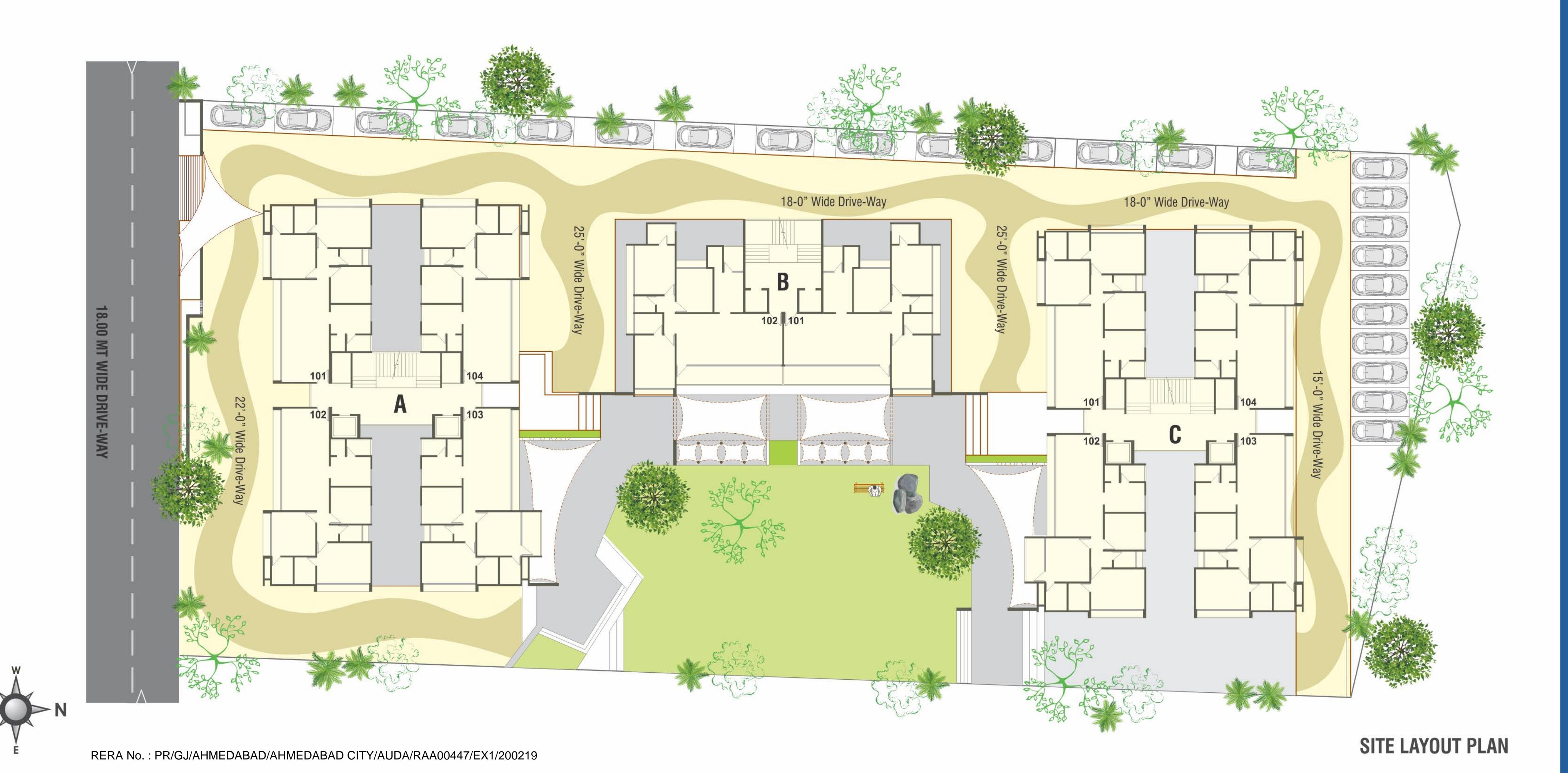
3 BHK SPACIOUS APARTMENT
MAGNOLIA
RESIDENCY

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



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PLANNED WITH BEST
UTILIZATION OF SPACE



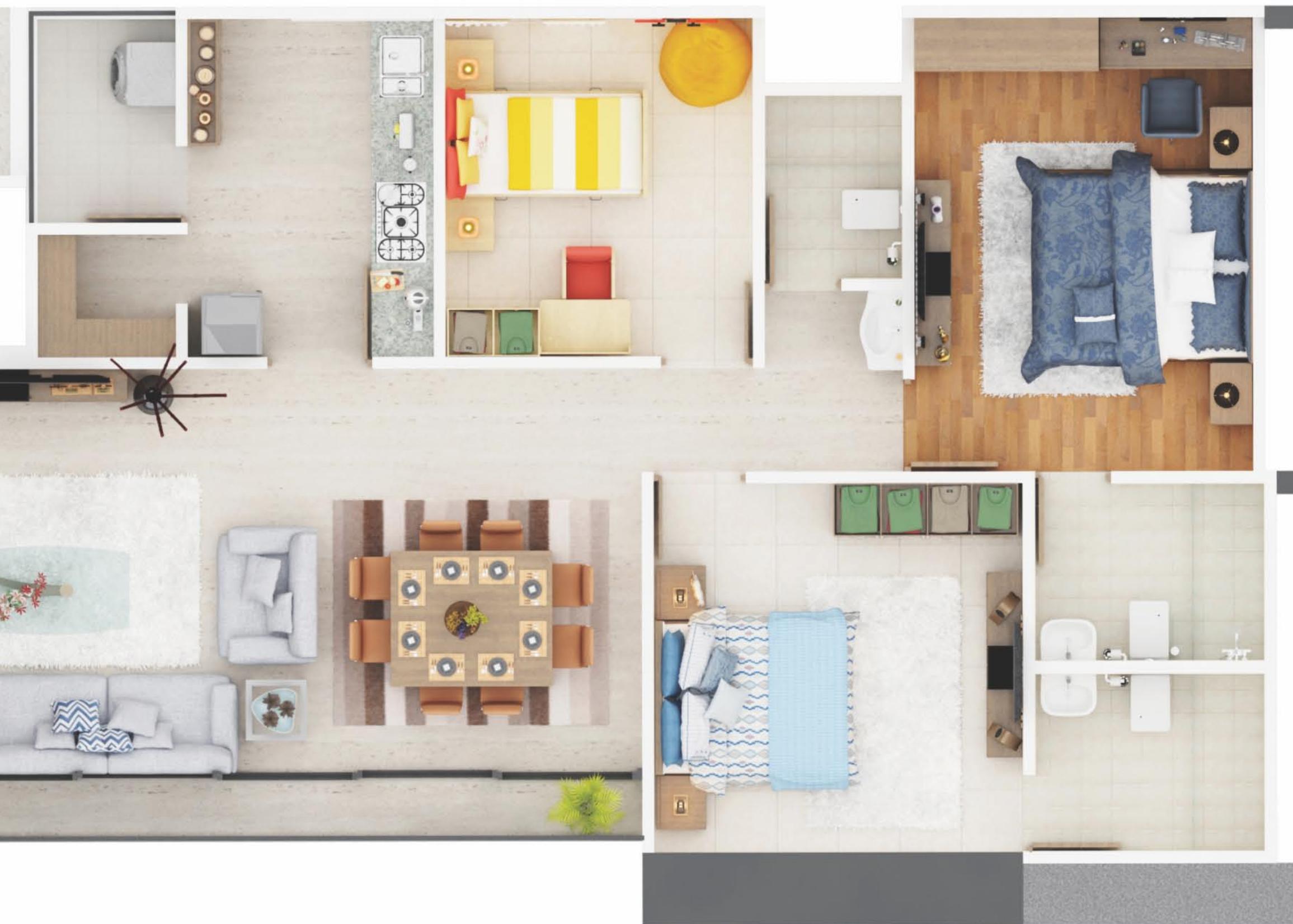


OUR MOST PRIZED AMENITY -
YOUR PRIVACY



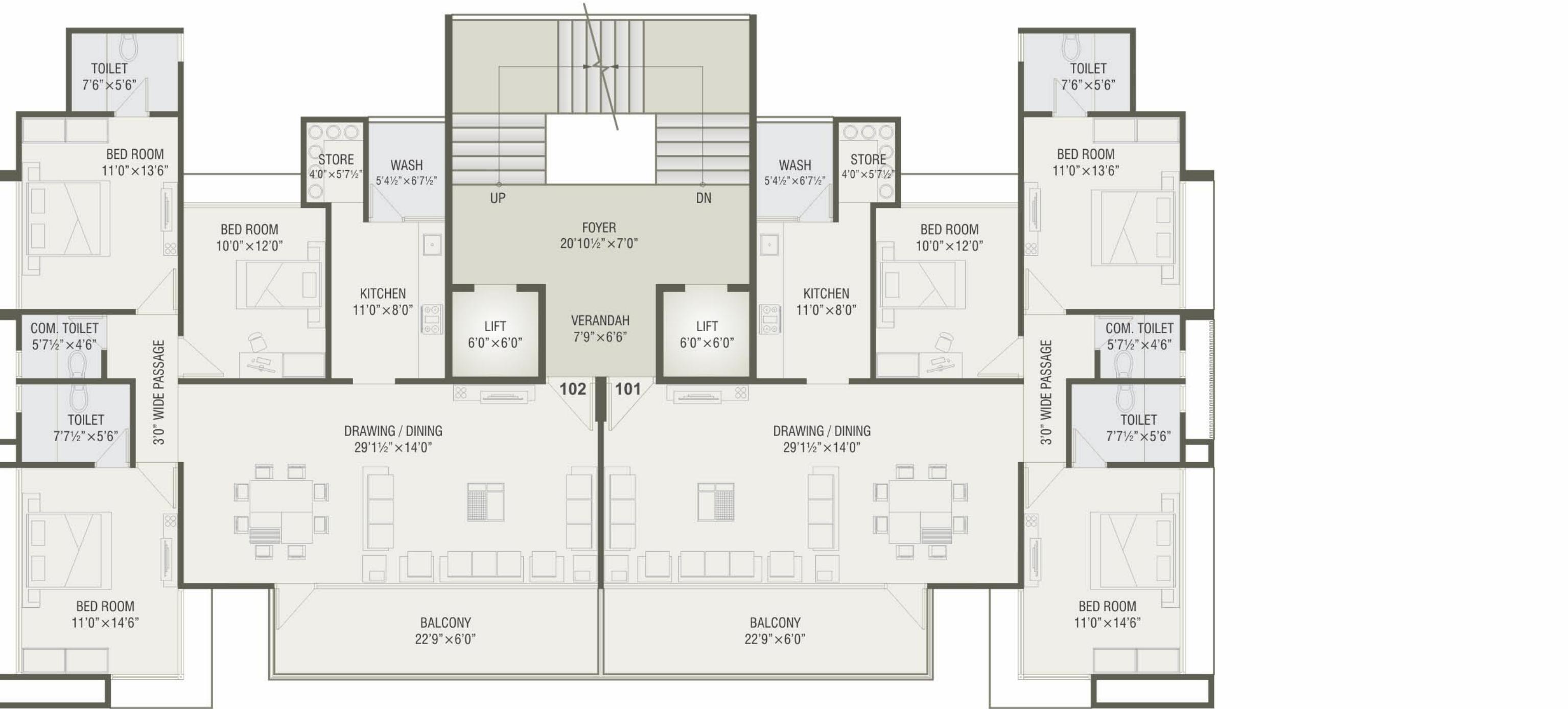


TYPICAL FLOOR PLAN BLOCK A & C



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TYPICAL FLOOR PLAN BLOCK A & C



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FLOOR PLAN BLOCK B





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

3D FLOOR PLAN BLOCK A & C



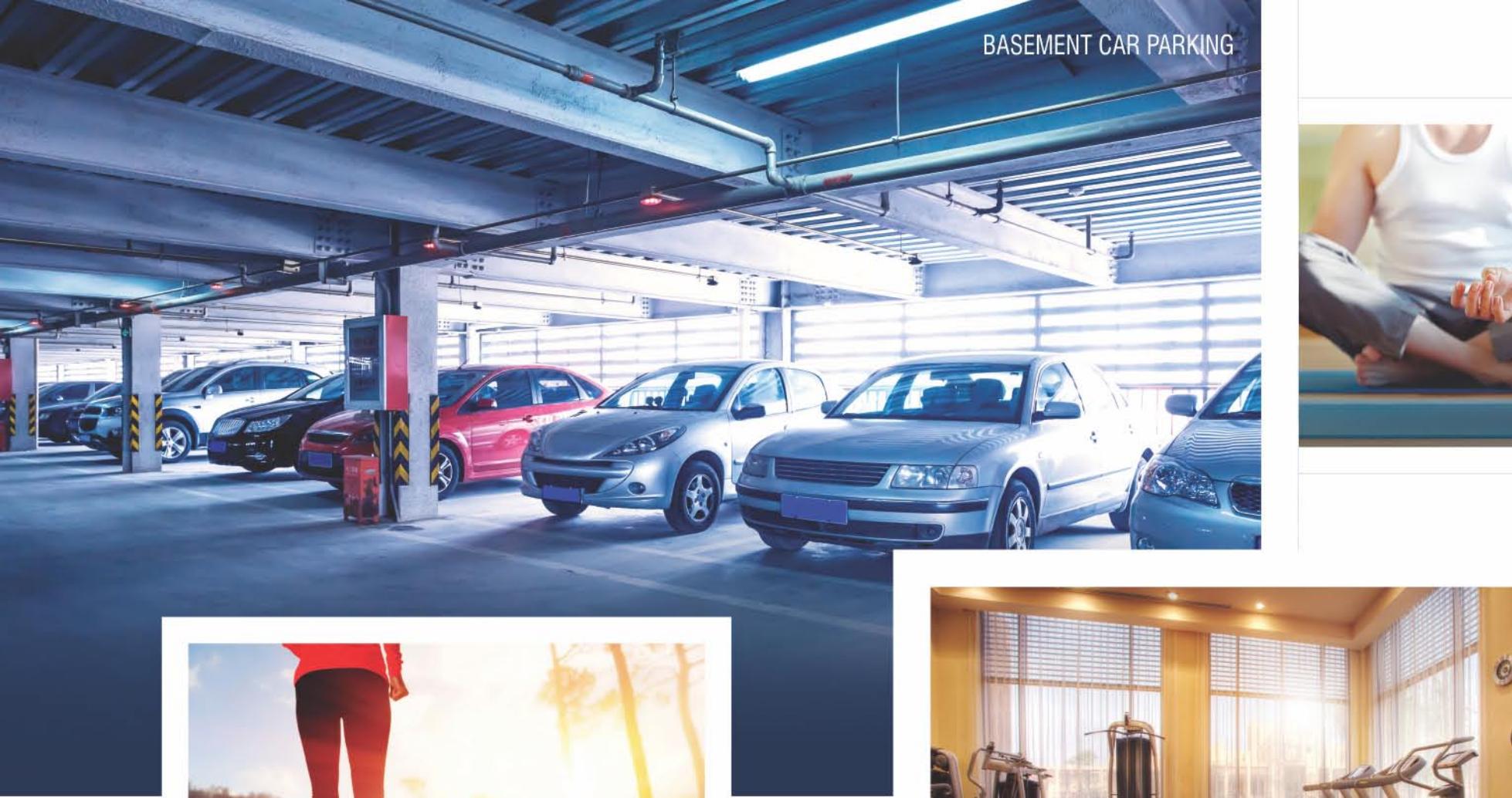
3D FLOOR PLAN BLOCK B



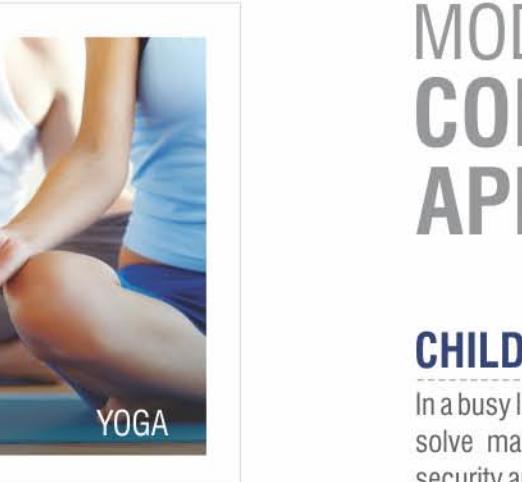
WE INSPIRE FROM YOUR DREAMS

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.

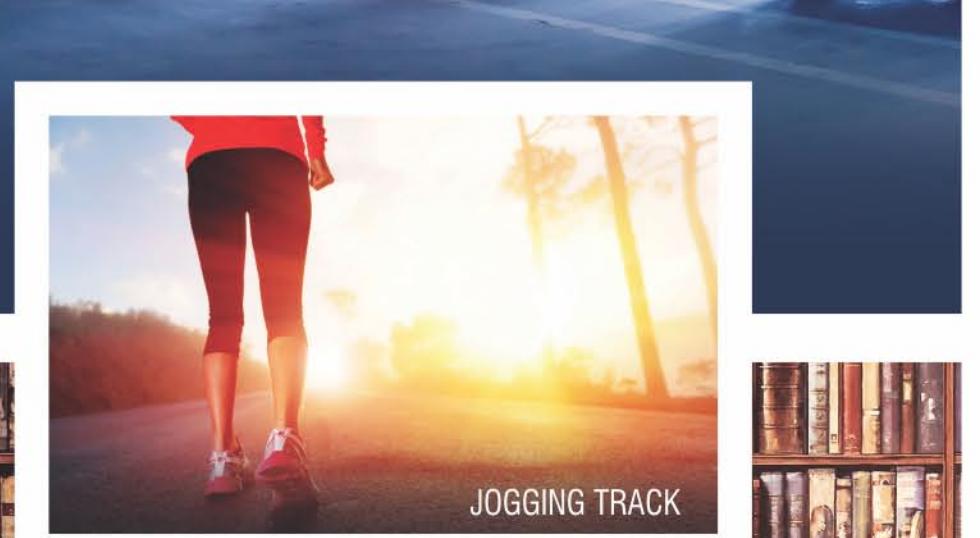




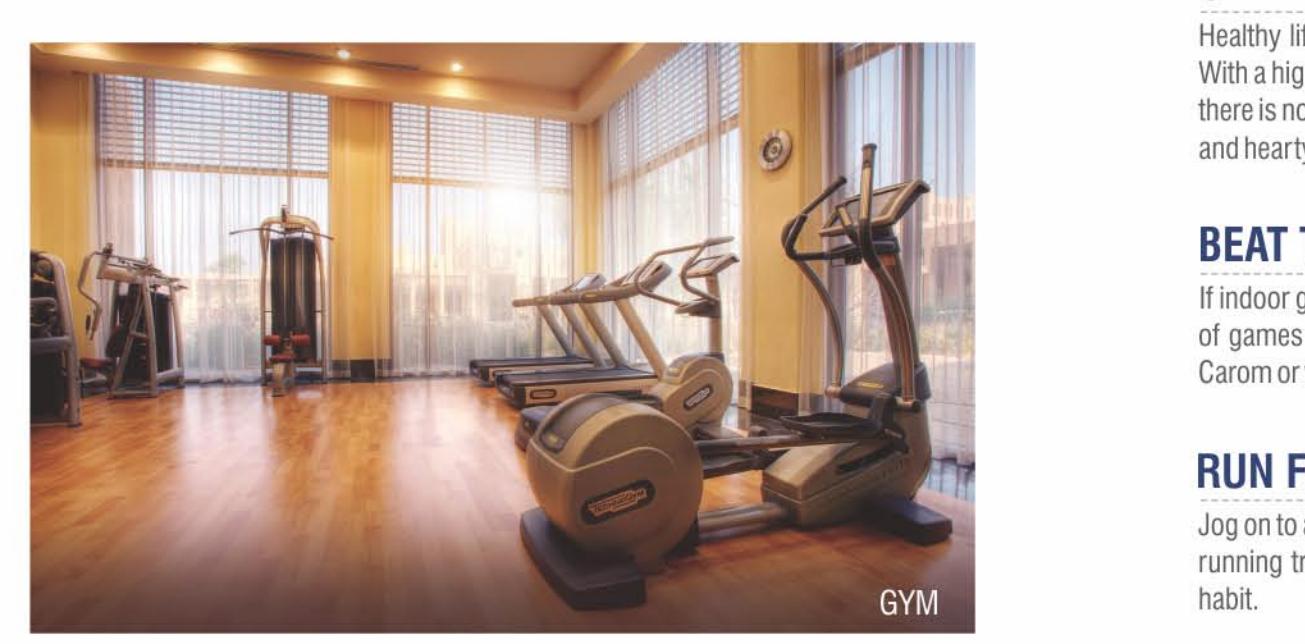
BASEMENT CAR PARKING



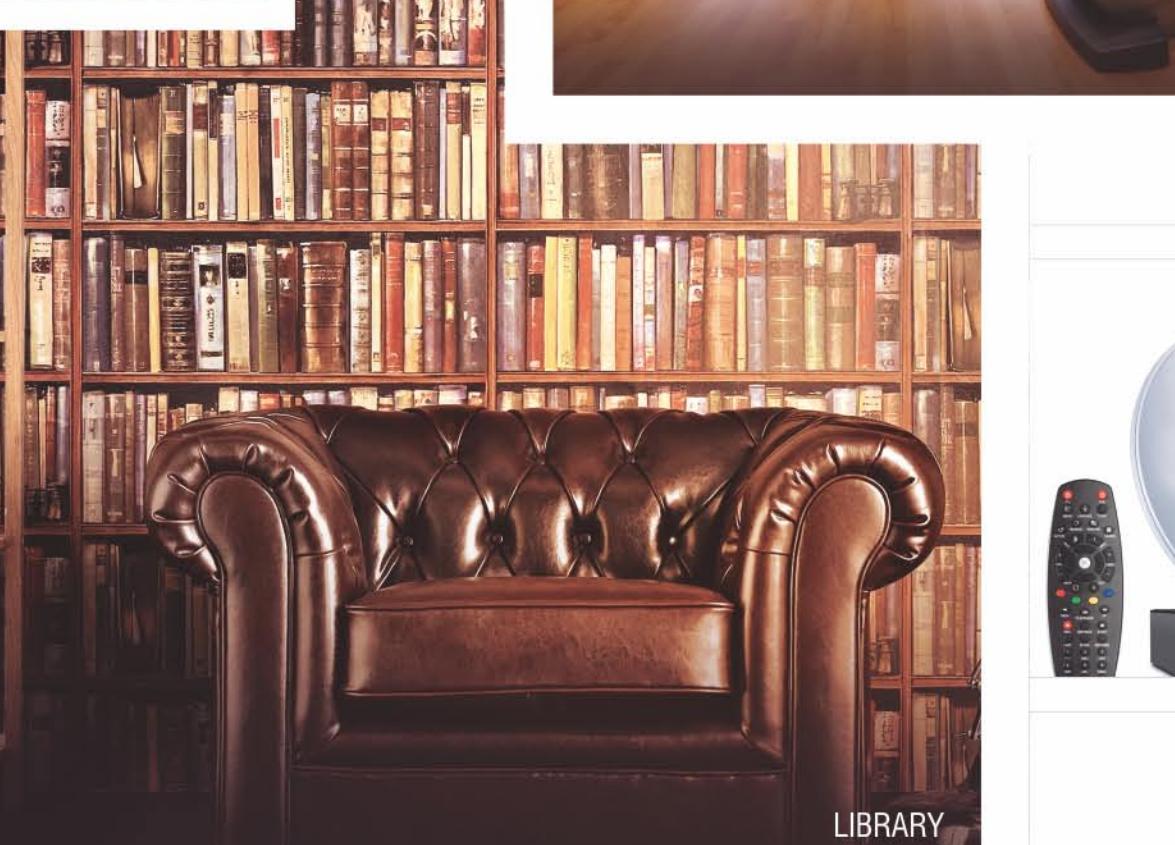
YOGA



JOGGING TRACK



GYM



LIBRARY



DTC CONNECTION



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.

MODERN LIVING WITH CONVENTIONAL APPROACH



CHILDREN DAY CARE CENTRE



CCTV SECURITY



MODULAR KITCHEN



LANDSCAPED GARDEN



GARBAGE CHUTE



INDOOR GAMES

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

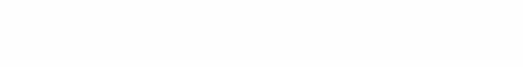
Waterproofing

- 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

