

MAGNOLIA RESIDENCY



ARTIST'S IMPRESSION

Magnolia is an exclusive luxury development of 12 units of G+2, 4BHK villas. With six villas in each row and a 20 ft wide tree lined road in between and flowers in front of each villa, it promises to be a very beautiful colony.

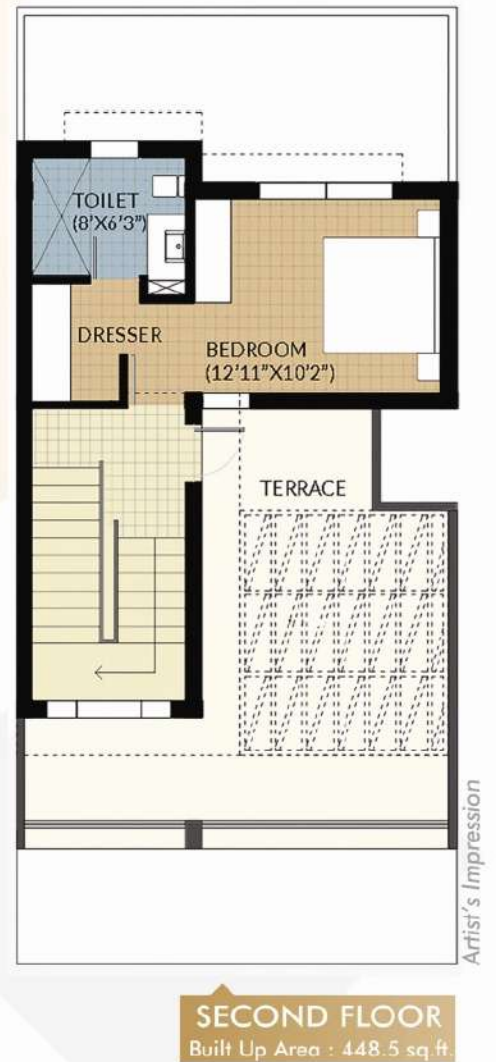
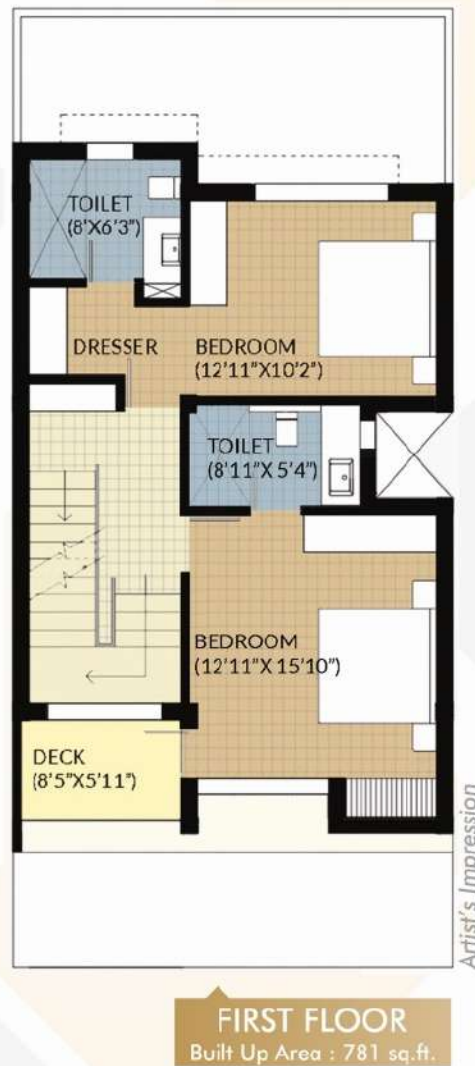
The select clientele ensures that every neighbour around is someone like you who strives for the best that life has to offer.

FLOOR PLANS

PLOT SIZE: 23' X 50' (1150 sq.ft.)
BUILT UP AREA: 1900.2 sq.ft.

LAND: Clear title & possession. Khesra boundaries measured & demarcated through balabandi.

GATE: Gated community with security and 7 ft. high walls.



SPECIFICATIONS

Inner Walls: Finished with P.O.P.

ELECTRICALS:

3 Phase Copper wiring in concealed conduits. Convenient provisions for plug points for home appliances. Switches of premium quality with provision for ACs in all bedrooms. MCB for short circuit prevention & provision for inverters (Havells or equivalent).

Exterior Walls: Weather resistant exterior paint.

Flooring: Fine Quality 2'X2' vitrified tiles.

Ceramic tiles upto 7' ht, on walls and matching floor tiles, western W.C. and wash basin in white vitreous china, C.P. fittings of high range. Concealed pipes with points for geysers (Somany, Jaquar or equivalent).

Large sized rooms with big windows providing ample light & cross ventilation. Space for wardrobe/sofa/study table.

Sliding UPVC frames with glass.

Water, drainage, geyser and power points for washing machines in the aangan area.

Granite top platform with 2' ceramic tile dado & CP fittings, stainless steel sink, geyser point, R.O. point, power point switches for electrical gadgets.

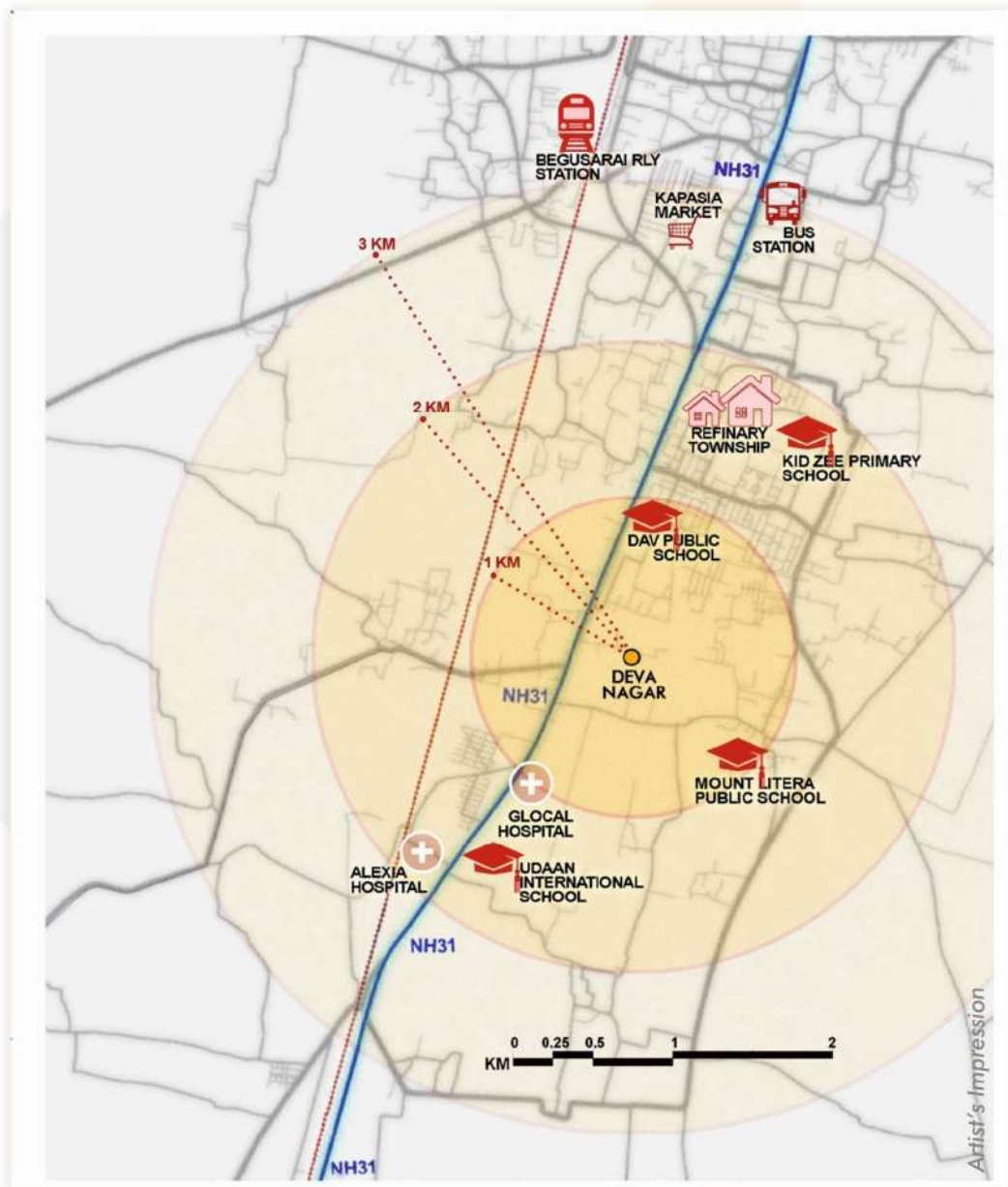
Well seasoned wood chaukhats. All internal doors: Flush Doors Main Entrance: Teak veneer door.

PLUMBING:
Individual Sewage Disposal System. All internal pipes of Supreme/ leading brands of ISI grade.

WATER SUPPLY:

Each villa will have its own boring & submersible pump, overhead water storage tank.

LOCATION

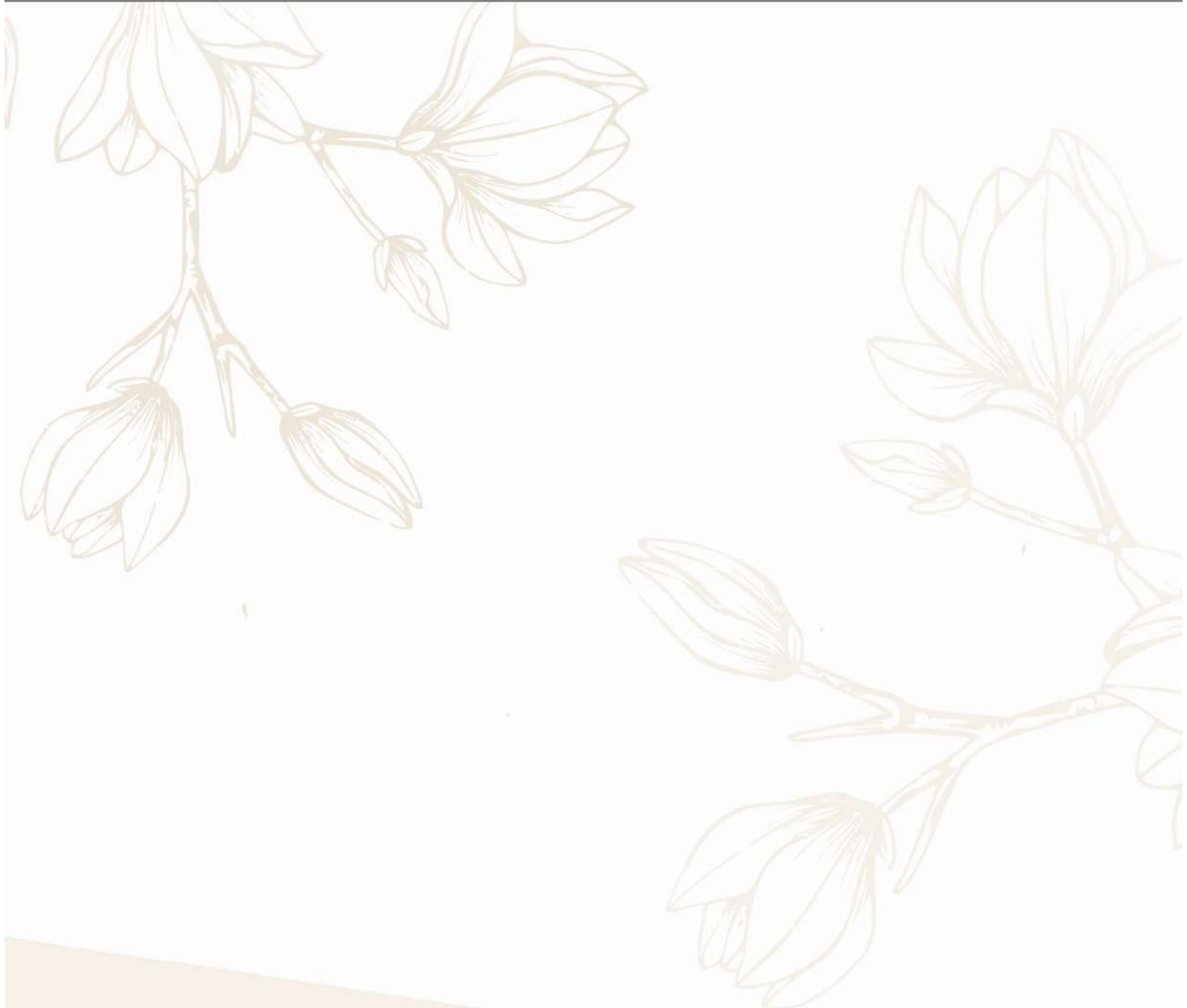


LOCATION BENEFITS

- Adjacent to refinery township just off the National Highway.
- Approx. 2 km from railway/ bus station.
- Approx. 3 km from district court.
- In close proximity with good schools (KidZee Primary School, D.A.V. Public school, Mount Litera School, Udaan International) within a radius of about 1.5 km.
- Hospitals (Agrasen/Allexia Multi Speciality/ Glocal Multi Speciality) within a radius of about 1.5 km.
- Close to Kapasia and the township market.
- Peaceful, green neighbourhood.

MASTER PLAN





Home loan available from Canara Bank,
LIC Housing Finance, SBI, ICICI Bank
and other leading banks and financial
institutions.

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