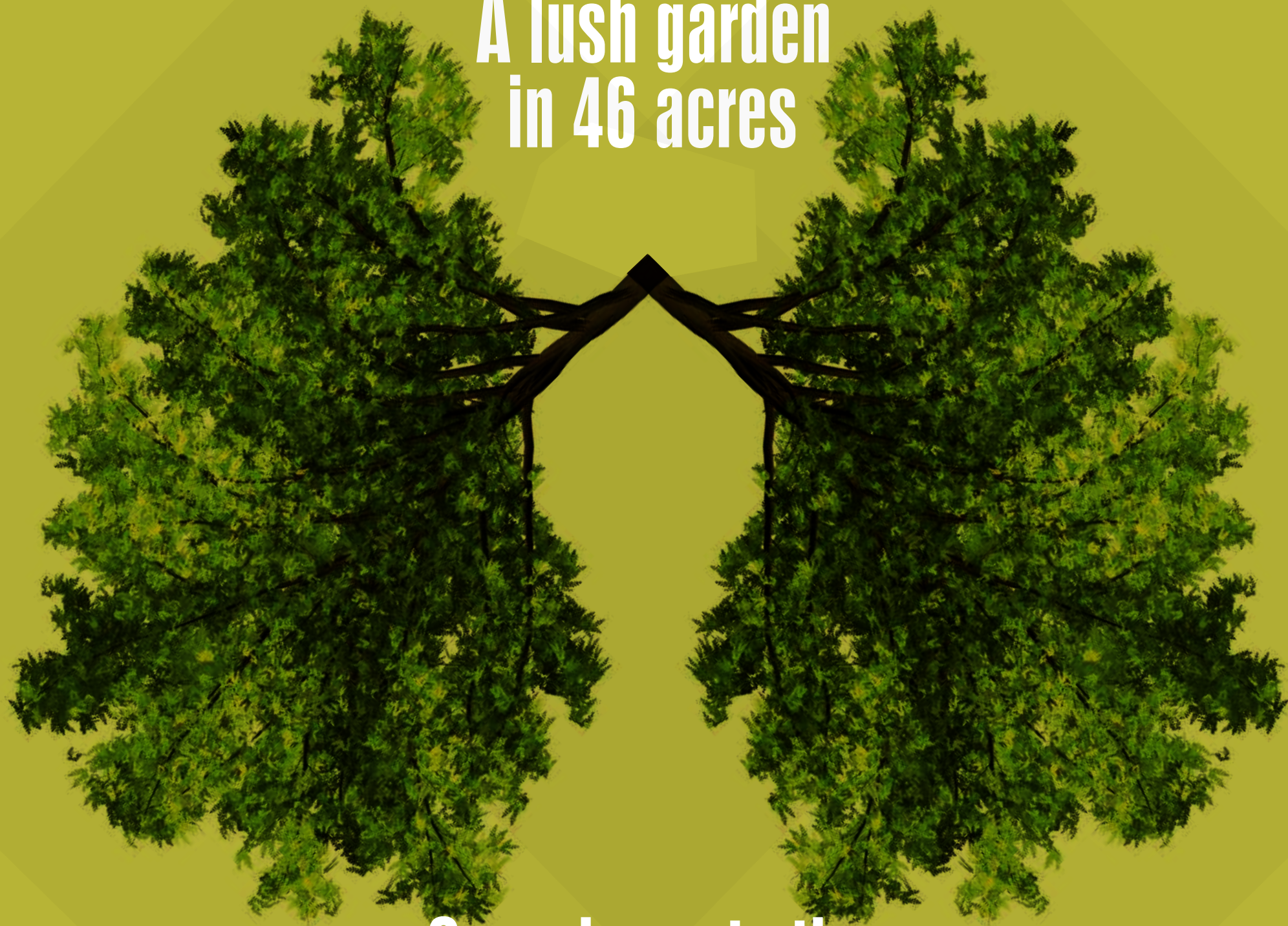


A lush garden
in 46 acres



Come home to the
lungs of Bengaluru at

Magnolia

MINUTES AWAY FROM MG ROAD

SHAPOORJI PALLONJI AND COMPANY PRIVATE LIMITED

Having over 150 years of expertise in building residential spaces and commercial structures that symbolise beauty, innovation and reliability; Shapoorji Pallonji has become a name synonymous with quality and trust globally.

Our list of architectural landmarks includes The Imperial in Mumbai, the Palace of the Sultan of Oman, The Presidential Villa at Ghana, The Park Towers in Dubai, Shukhobristhi in Kolkata, The Brabourne Stadium in Mumbai, The Trident Hotel, and Bengaluru's ITPL among many others. It is the tradition of envisaging every project as a future landmark that hands down to each one of them, a legacy set in store.

TRUST OF OVER 150 YEARS

Craftsmanship of global standards

Shapoorji Pallonji is an international brand in the real estate arena with a legacy built on trust and credibility. In order to deliver landmarks of excellence across the globe, we believe in understanding customer needs and fulfilling the same by employing the latest technology.

Shapoorji Pallonji is known for being:

- The oldest Indian construction company with presence across 50 nations.
- The first Indian construction company to enter the Middle East in the 1970's.
- The first Indian construction company to have earned the ISO 9001 Certification across all projects.
- The first Indian company to construct two, 60-storey residential towers in the heart of Mumbai.

Now, with the same vision and grit, we embark on a journey to explore a new territory and spread abundant joy.

**PALACE OF THE SULTAN OF OMAN,
OMAN**



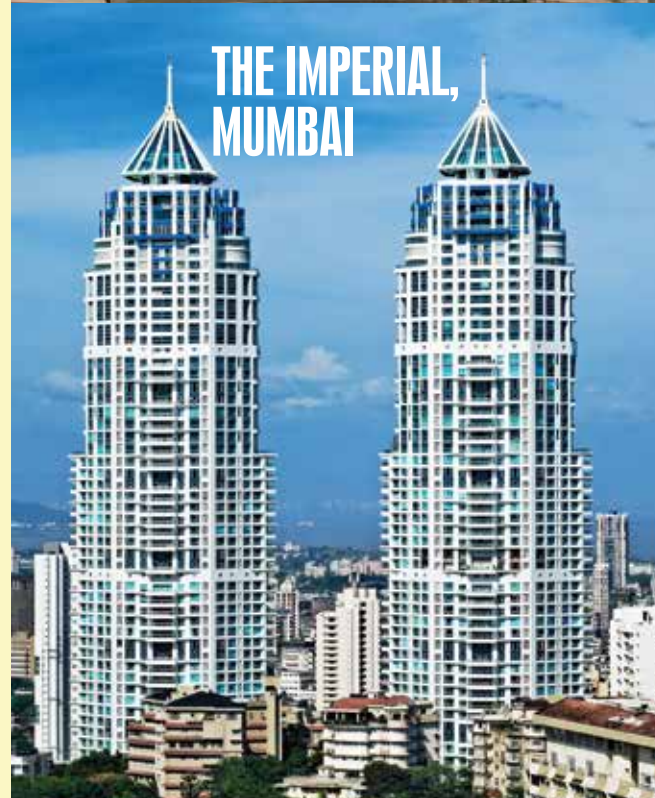
**WORLD TRADE CENTRE,
MUMBAI**



PARK TOWERS, DUBAI



**THE IMPERIAL,
MUMBAI**



**OBEROI
TOWERS,
MUMBAI**



**IT PARK,
GURGAON**



Magnolia

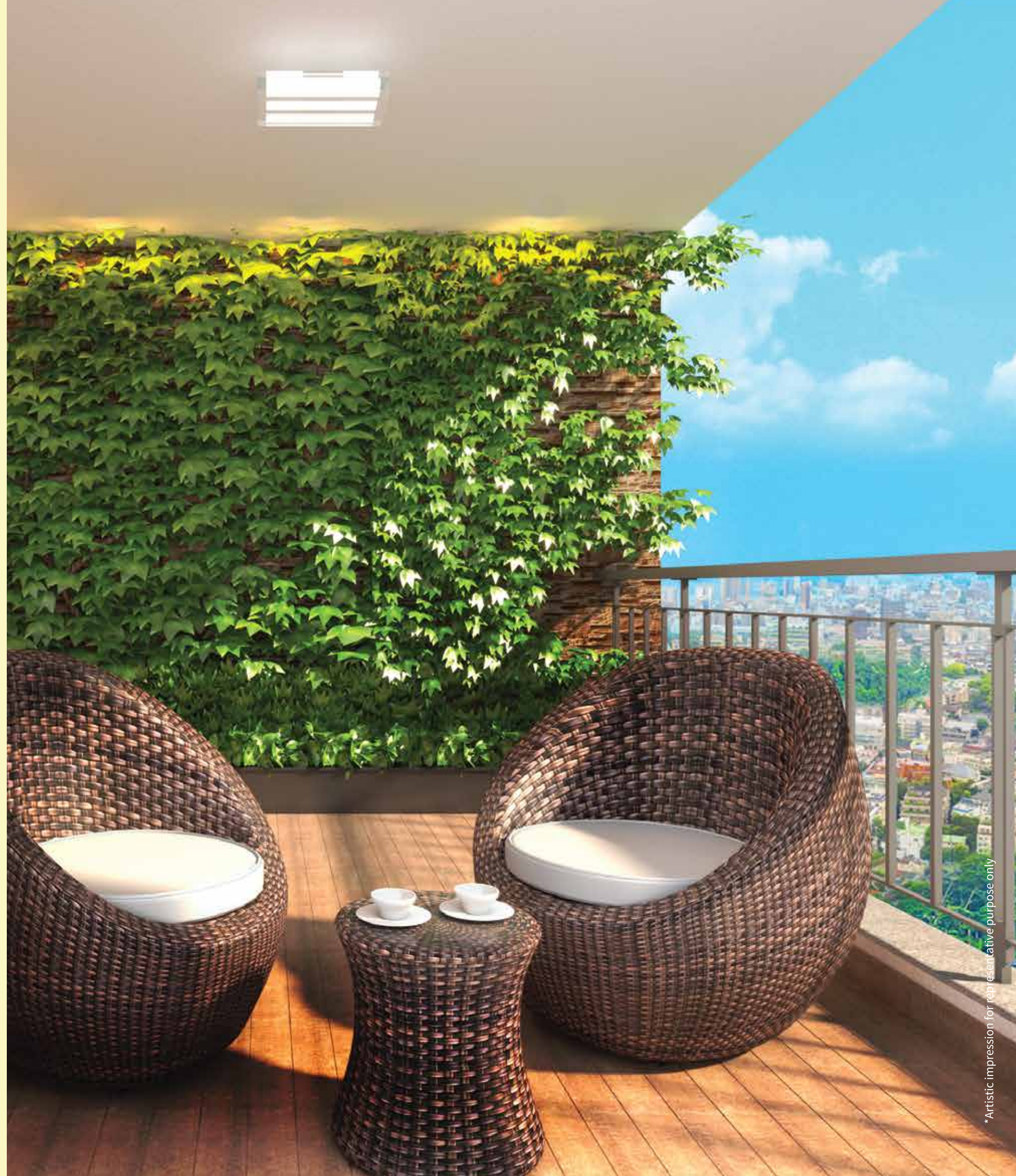
BETTER THAN A BREATH OF FRESH AIR

In the lungs of Bengaluru city nestles an oasis of 46 acres that gives new meaning to lush greenery. Living just a few minutes away from some of the key landmarks in the city center, you can experience serenity and tranquility in the lap of nature.

With luxurious residences spread across acres of green landscape, you can submerge yourself in state-of-the-art amenities and live in style all while enjoying nature's true essence.

A PALACE WITHIN AN OASIS

Prepare to be spellbound by the mesmerizing views at Magnolia, Parkwest. This 32-storied marvel offers you luxurious 2 & 3 bedroom apartments to choose from. Each house packs a breathtaking view and promises luxury at every step.

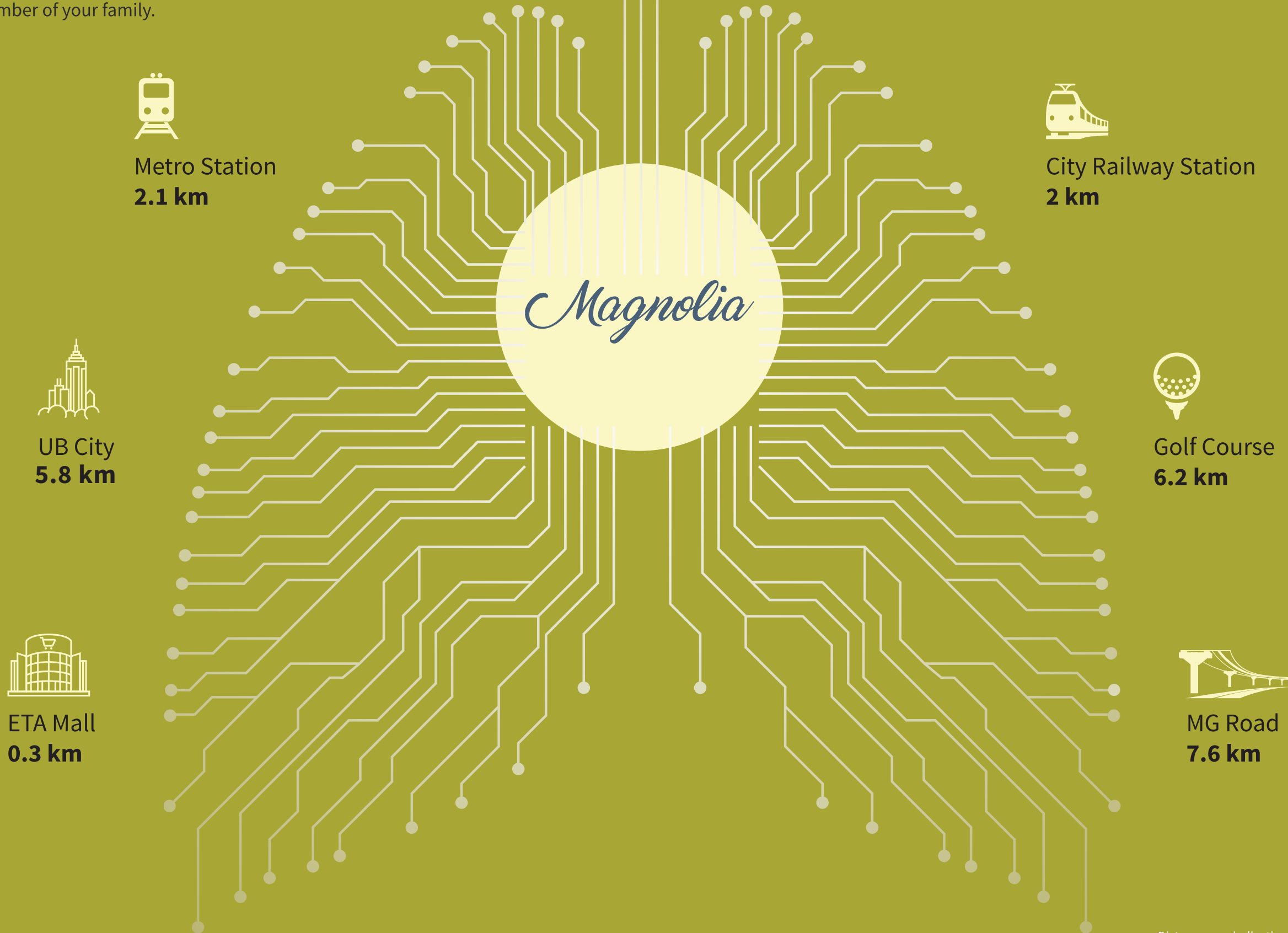


A PRISTINE LANDSCAPE WITH AMENITIES TO MATCH

With a diverse range of amenities that heighten the lifestyle of every family member, our development has it all. The endless variety of features ranging from parks to sports to recreational facilities and much more, can be found only at Magnolia, Parkwest.

STEP OUT OF LEISURE. STEP INTO LIMITLESS ENTERTAINMENT.

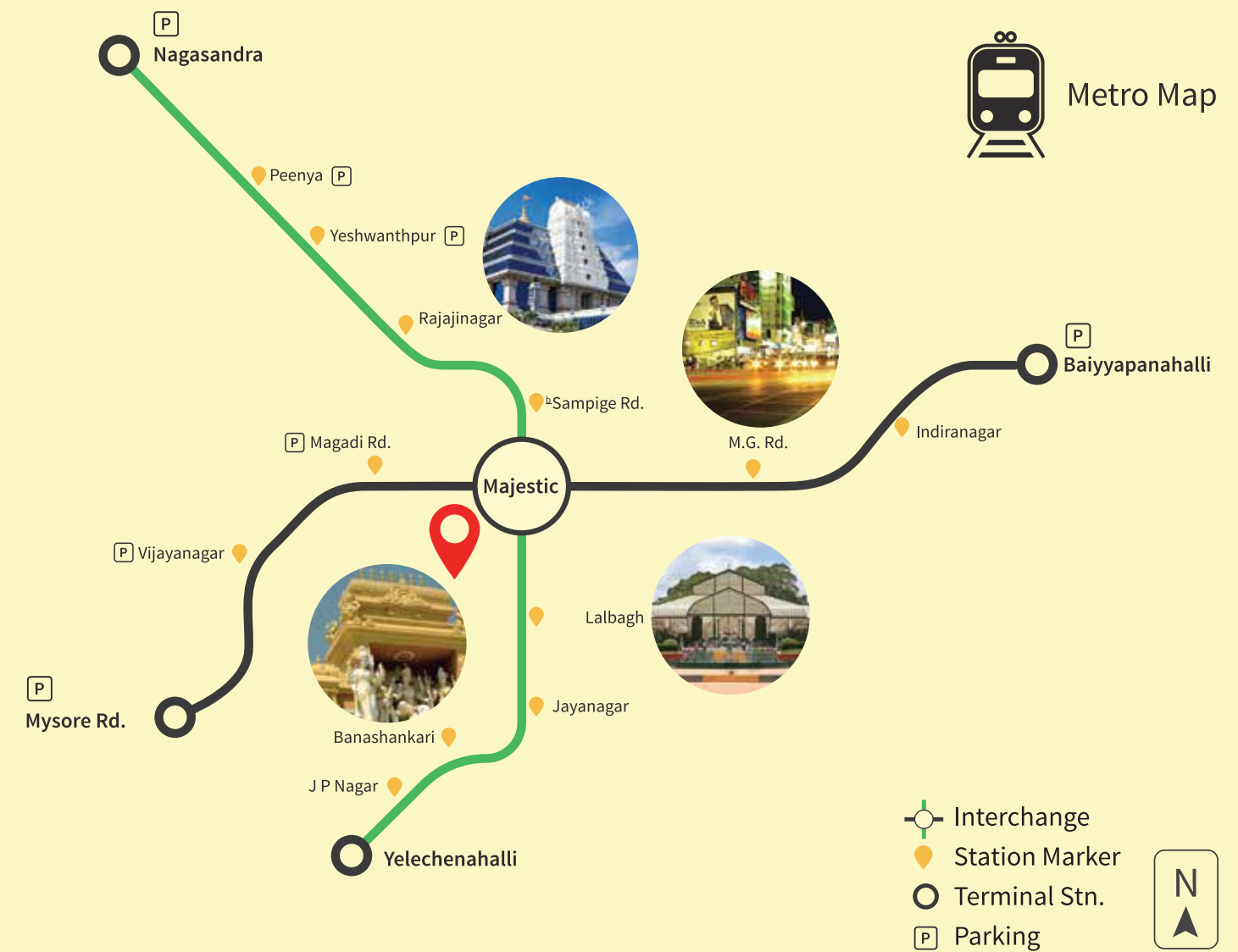
Fun and frolic is just outside your doorstep, only at Magnolia, Parkwest. Shopping streets, movie theatres and malls are all just a couple of minutes away, ensuring that there's fun to be had by every member of your family.



Distances are indicative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.
Source: Internet

AN ENDLESS GARDEN THAT IS CENTRALLY CONNECTED

In a few years, you can be easily connected to the rest of the metropolitan city. With metro hubs just a few kilometers away, and conveniently close to some of the major landmarks in the city, you won't have to worry about travel time anymore!



*Artistic impression for representative purpose only

STAY WELL CONNECTED

With enhanced connectivity in the near future, your home will now be the perfect hub to connect you to all the main locations in the garden city.



REACH 1 EXTENSION
(Byappanahalli to Whitefield-15.5km)

REACH 2 EXTENSION
(Mysuru Road Station to Kengeri-6.5km)

REACH 3C EXTENSION
(Nagasandra to Bangalore International Exhibition Centre-3km)

REACH 4B EXTENSION
(Yelachenahalli Cross to Anjanapura Township-6.5km)

REACH 5 NEW LINE
(RV Road to Bommasandra-18.5km)

Map not to scale for indicative purpose only, subject to infrastructure facilities provided by the appropriate authorities.
Source: BMRL and TOI article

BASKETBALL COURT



Magnolia

SWIMMING POOL



1000+ TREES

56000 SQ.FT. CLUBHOUSE WITH SWIMMING POOL | BASKETBALL COURT | PICNIC LAWN | JOGGING TRACK
CYCLING TRACK | TENNIS COURT | AEROBICS POD | AMPHITHEATRE | KIDS PLAY AREA

CYCLING TRACK



TENNIS COURT



JOGGING TRACK



* Artistic impression for representative purpose only

MAGNOLIA



MASTER PLAN



*Artistic impression for representative purpose only

PRODUCT MIX

This is a 32 storey tower consisting of 246 units

- 58 nos 2BHK SBA -1335sqft
- 120 nos 3BHK - 1735sqft & 1740sqft
- 62 nos 3BHK - 1970sqft
- 4 nos simplex - 4BHK
- 2 nos duplex - 4BHK

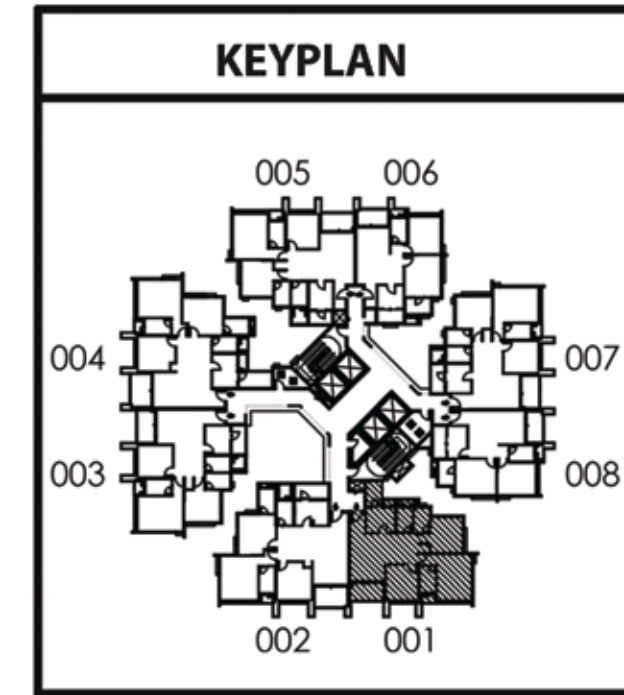
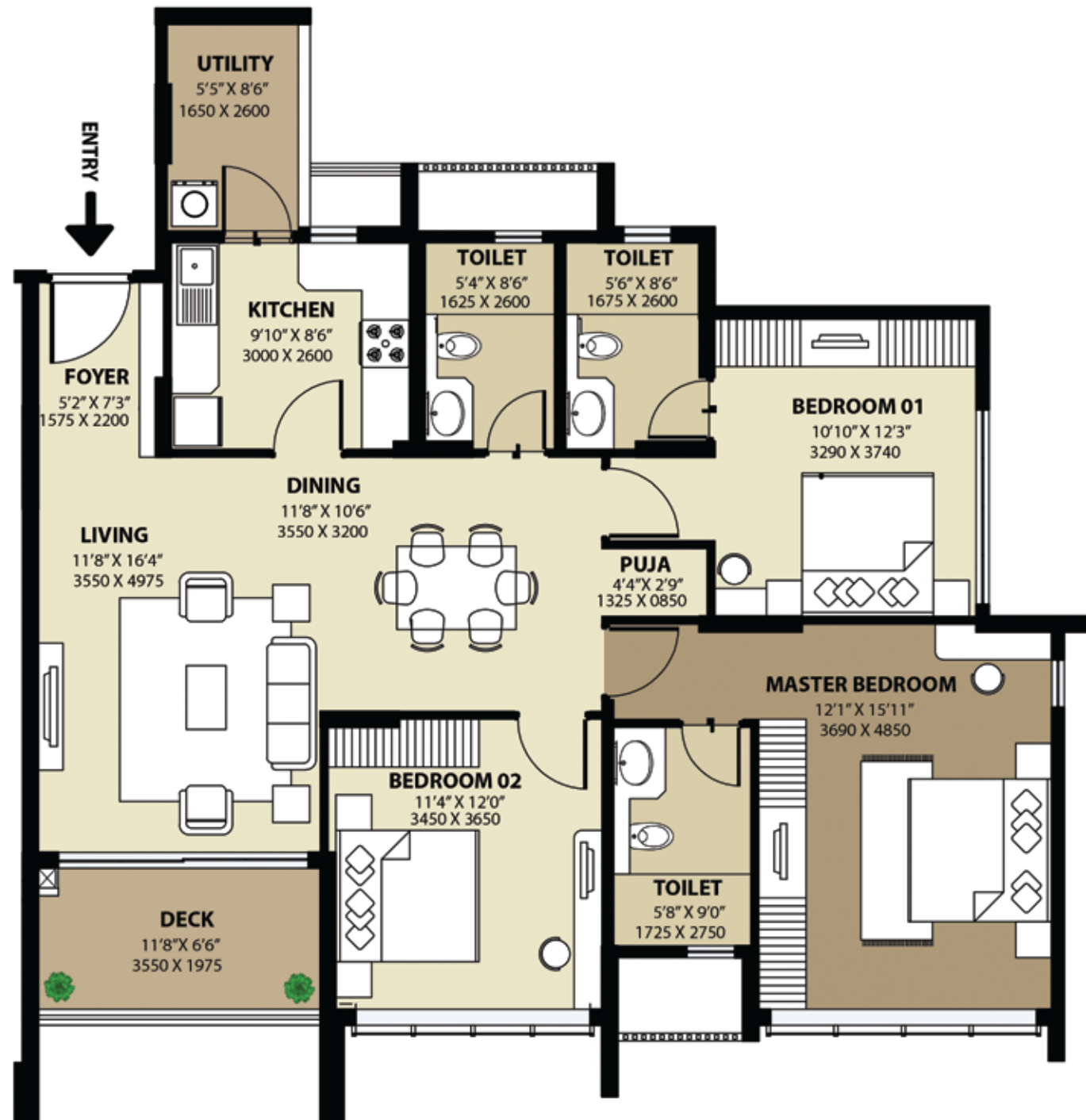
RERA CA Areas	Unit Area	Utility Area	Deck Area
2 BHK	894 Sq.ft.	Already included	66 Sq.ft.
3BHK	1134 Sq.ft. to 1264 Sq.ft.	45 Sq.ft. to 62 Sq.ft.	74 Sq.ft. to 88 Sq.ft.
4BHK Simplex	2025 Sq.ft.	54 Sq.ft.	179 Sq.ft.
4BHK Duplex	2339 Sq.ft.	45 Sq.ft.	100 Sq.ft.

Magnolia T6 Typical Floor plan-RERA



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Magnolia 3BHK 601 - 1201 & 1401 - 2901 North

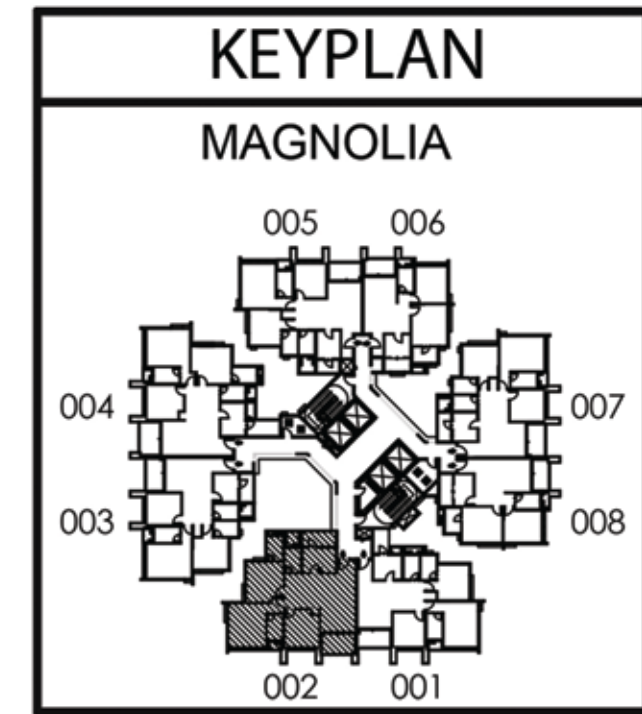
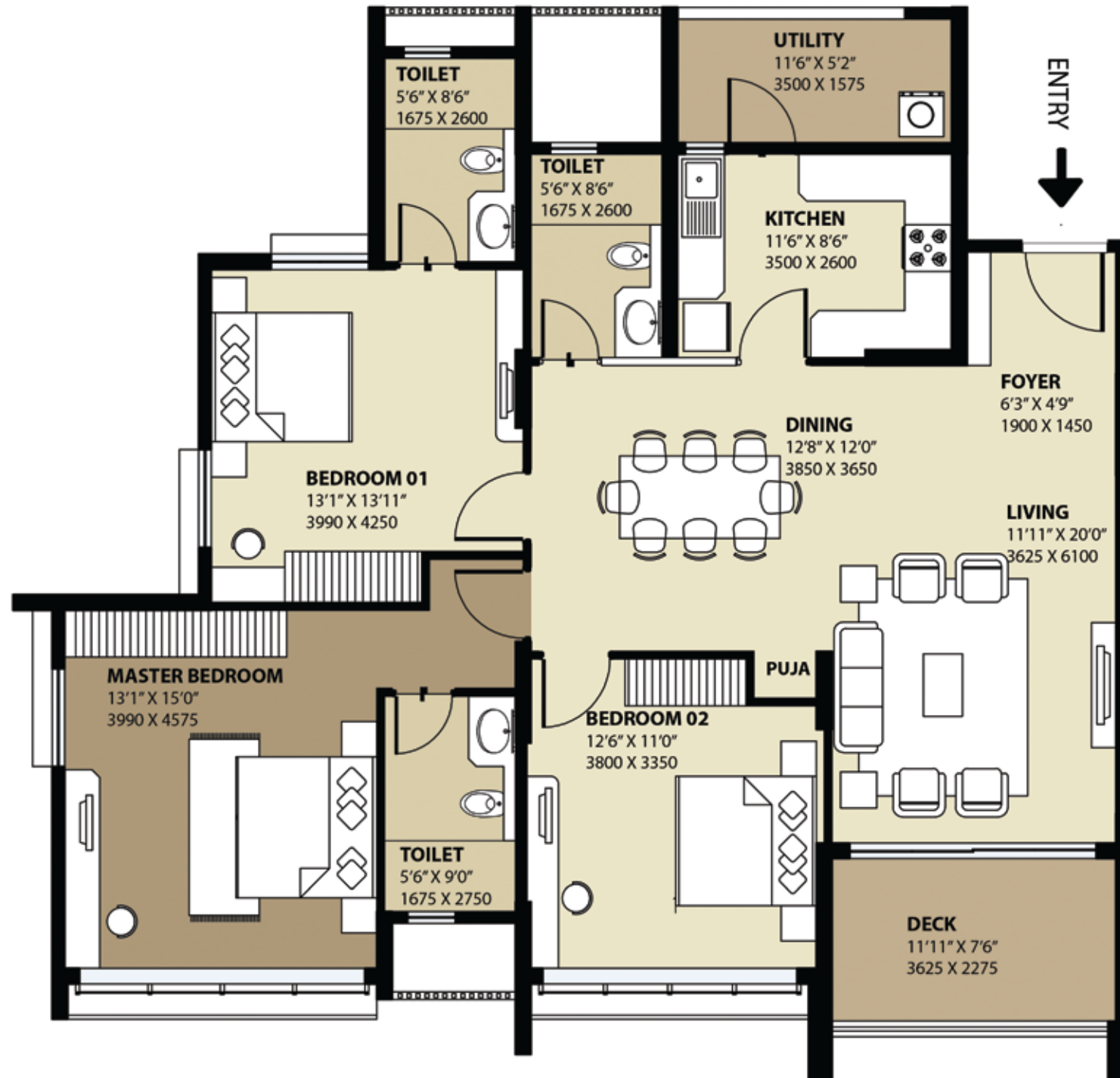


CARPET AREA	105.353 SQ.MT / 1134.010 SQ.FT
UTILITY AREA	4.240 SQ.MT / 45.639 SQ.FT.
BALCONY AREA	6.923 SQ.MT / 74.519 SQ.FT.



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Magnolia 3BHK 602 - 1202 & 1402 - 2902 North

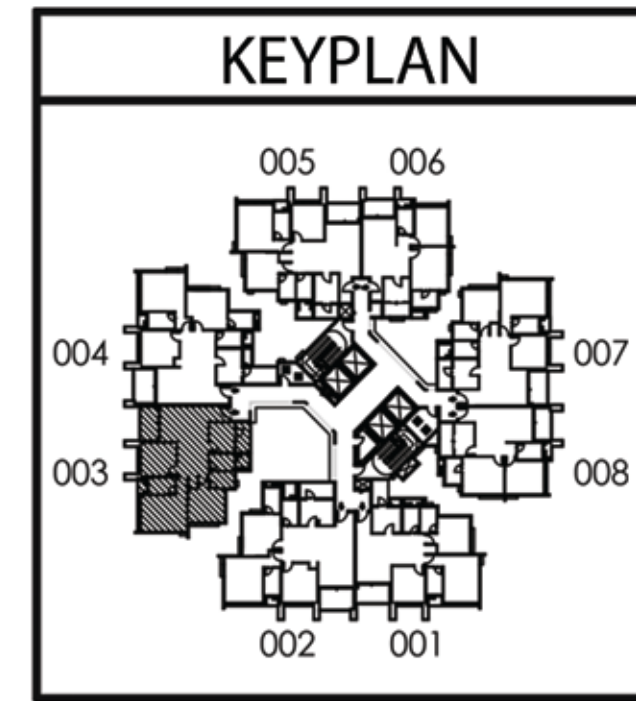
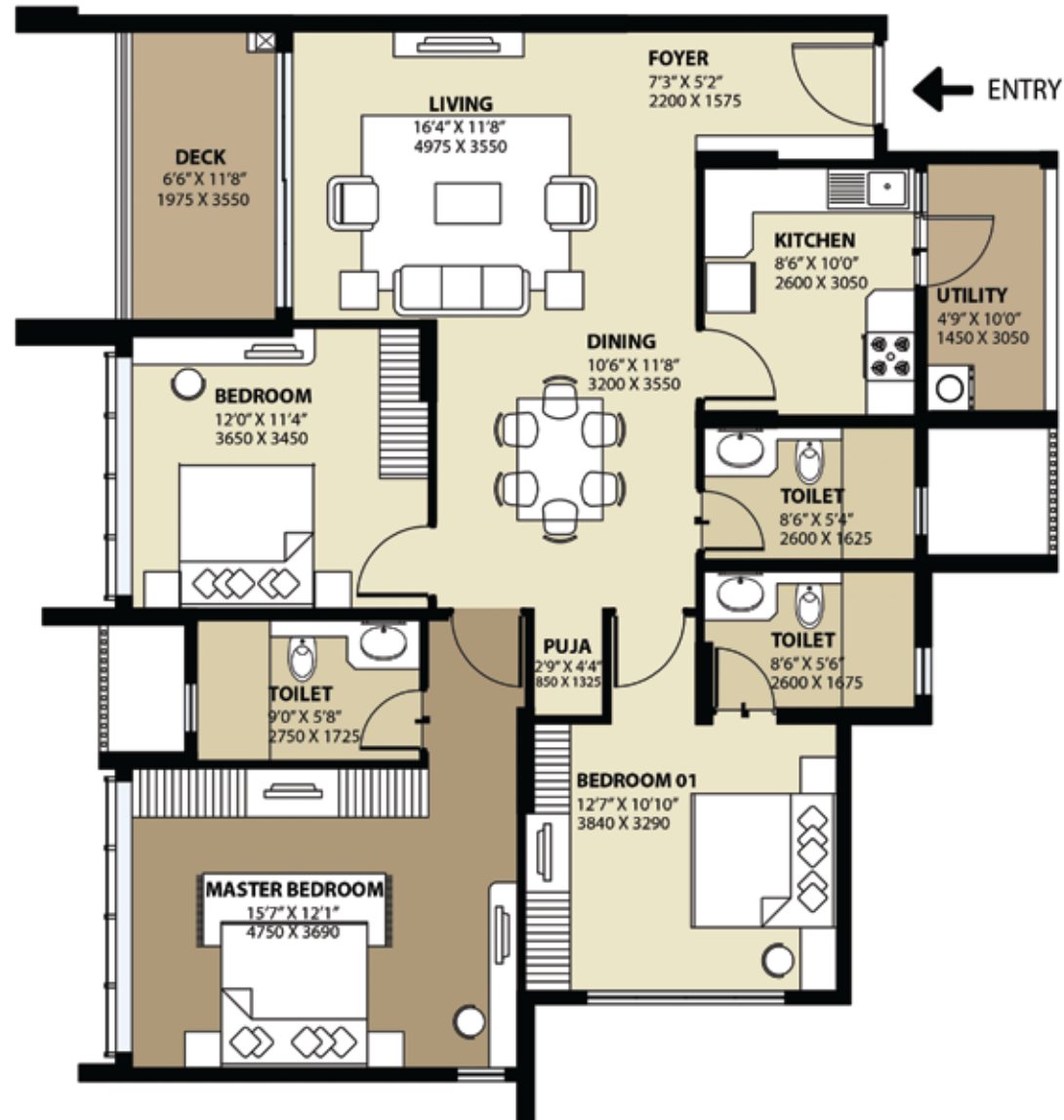


3BHK PREMIUM	
MAGNOLIA	602 - 1202 & 1402 - 2902
CARPET AREA	117.462 SQ.MT / 1264.351 SQ.FT
UTILITY AREA	5.512 SQ.MT / 59.331 SQ.FT.
BALCONY AREA	8.226 SQ.MT / 88.544 SQ.FT.



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Magnolia 3BHK 603 - 1203 & 1403 - 2903 East

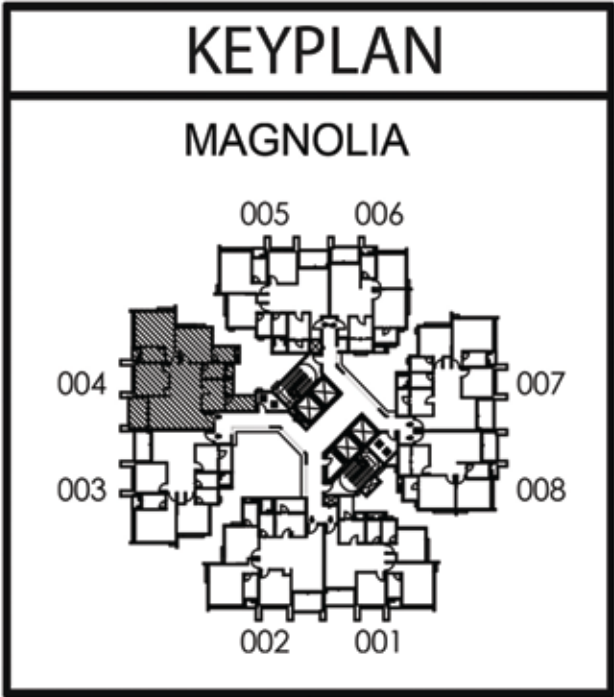
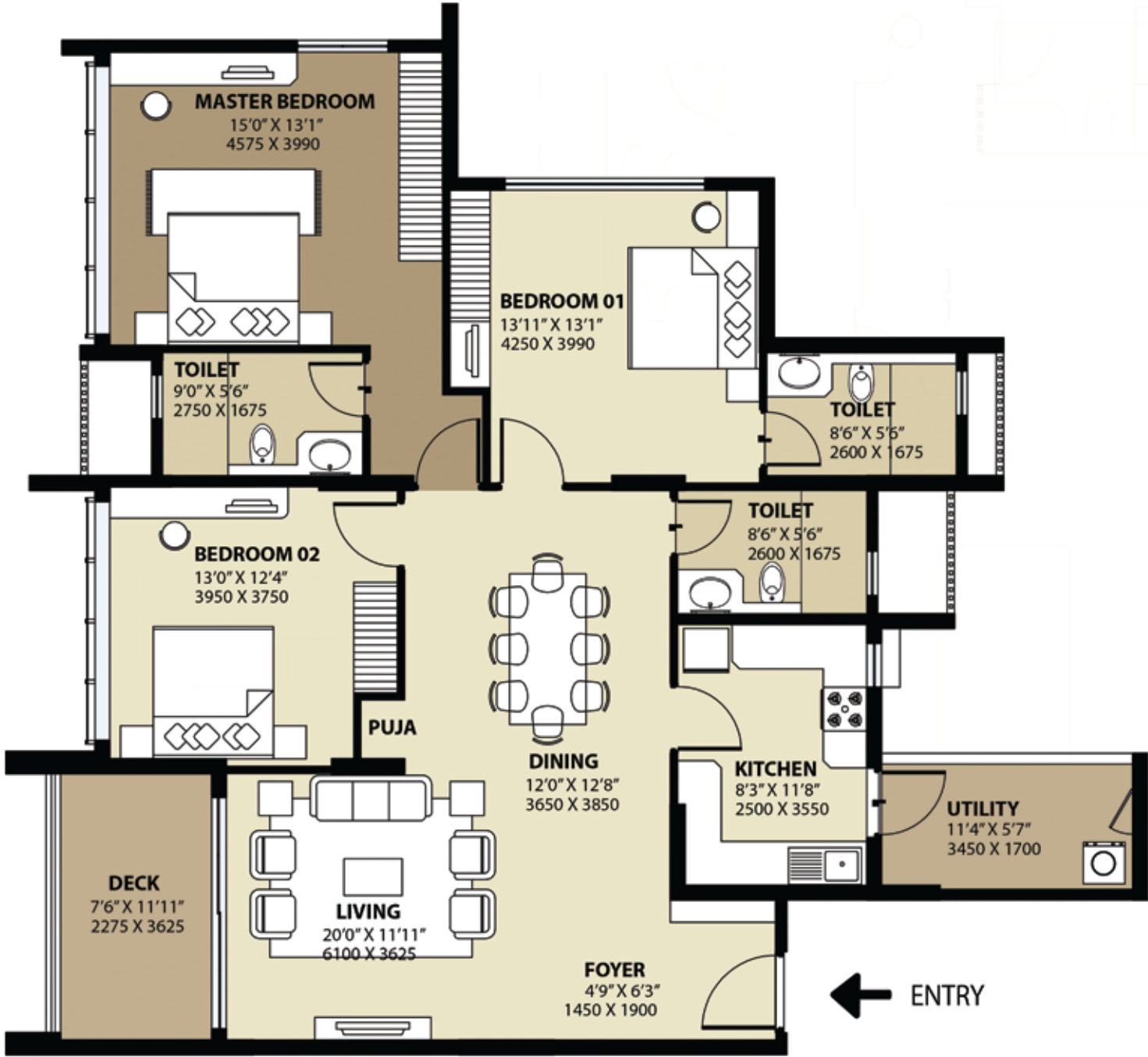


CARPET AREA	105.353 SQ.MT / 1134.010 SQ.FT
UTILITY AREA	4.420 SQ.MT / 47.576 SQ.FT.
BALCONY AREA	6.923 SQ.MT / 74.519 SQ.FT.



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Magnolia 3BHK 604 - 1204 & 1404 - 2904 East

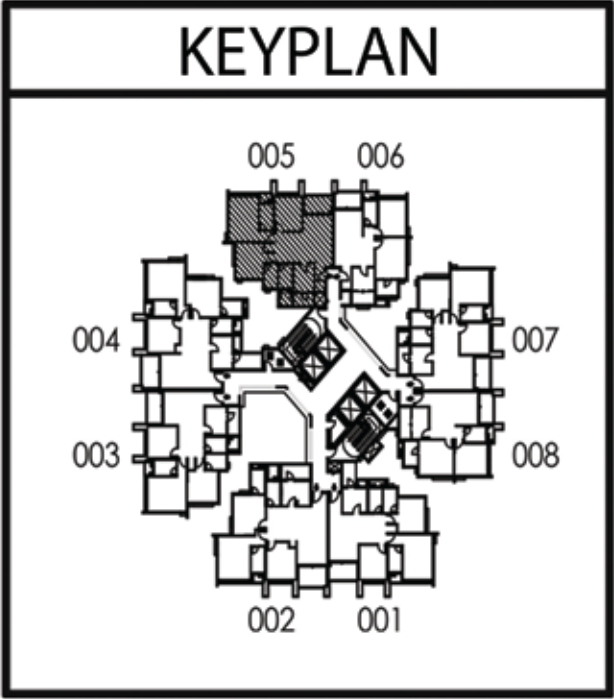
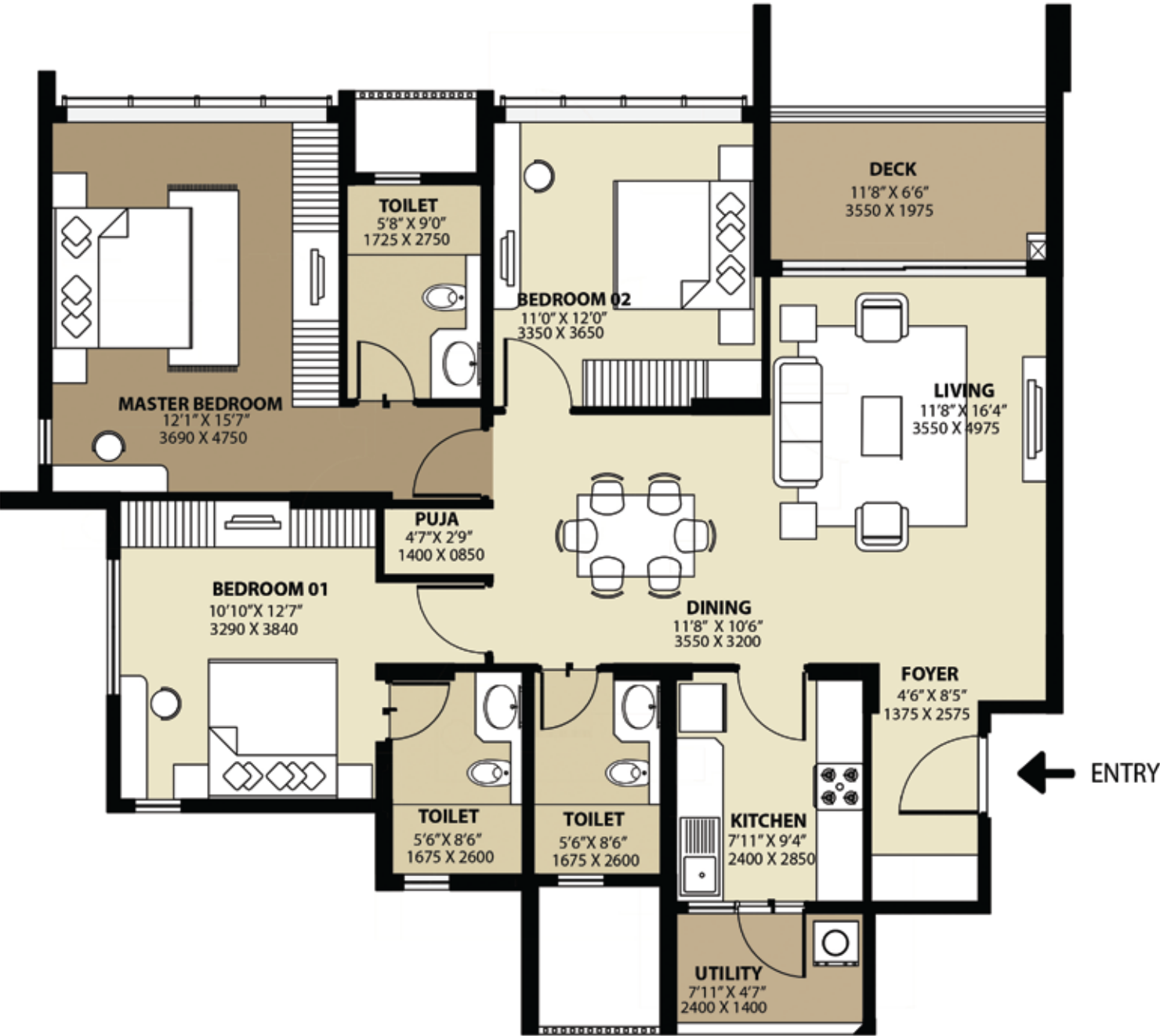


CARPET AREA	117.498 SQ.MT / 1264.738 SQ.FT
UTILITY AREA	5.825 SQ.MT / 62.700 SQ.FT.
BALCONY AREA	8.226 SQ.MT / 88.544 SQ.FT.



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Magnolia 3BHK 605 - 1205 & 1405 - 2905 East

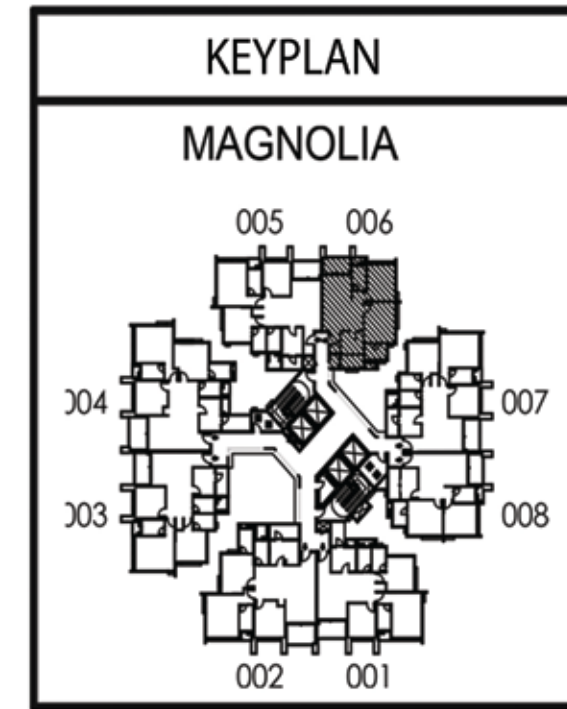
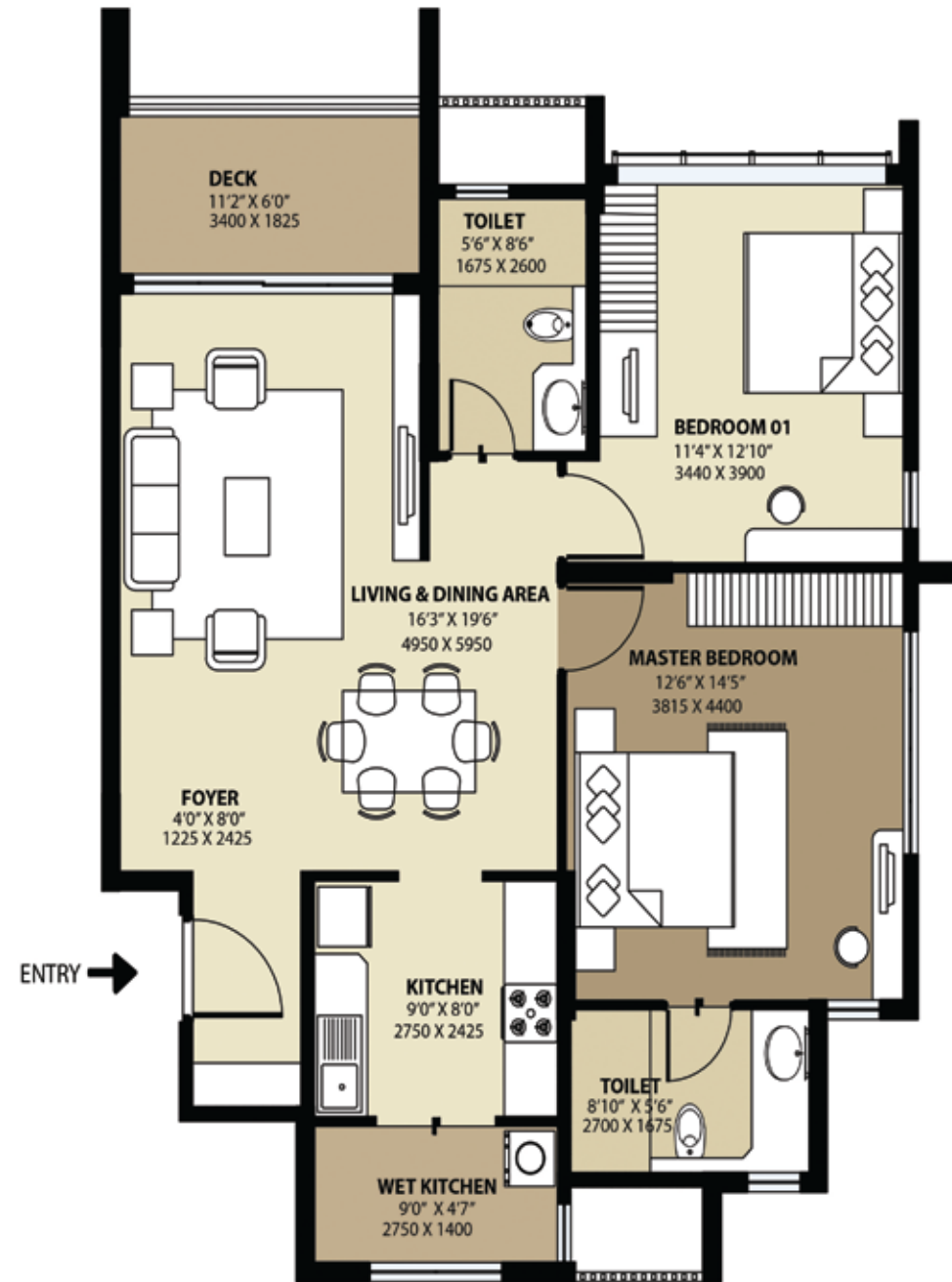


CARPET AREA	105.967 SQ.MT / 1140.619 SQ.FT
UTILITY AREA	3.360 SQ.MT / 36.167 SQ.FT.
BALCONY AREA	6.923 SQ.MT / 74.519 SQ.FT.



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Magnolia 2BHK 606 - 1206 & 1406 - 2906 West

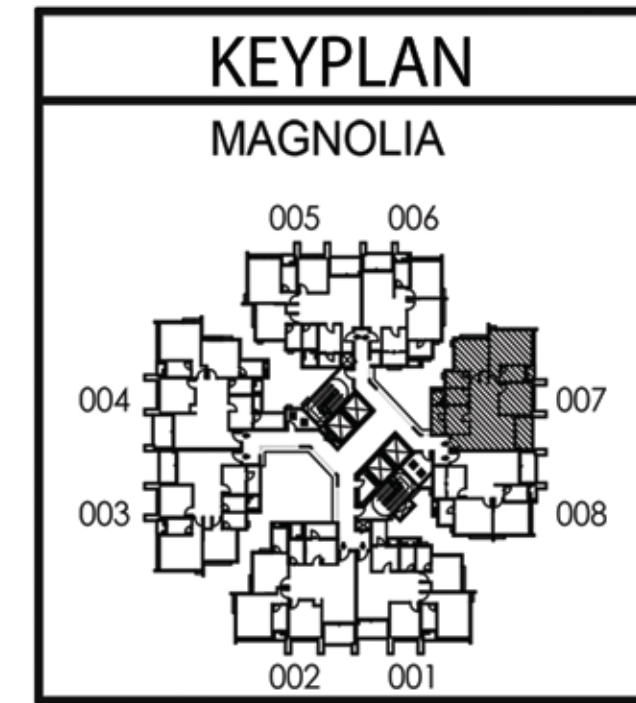
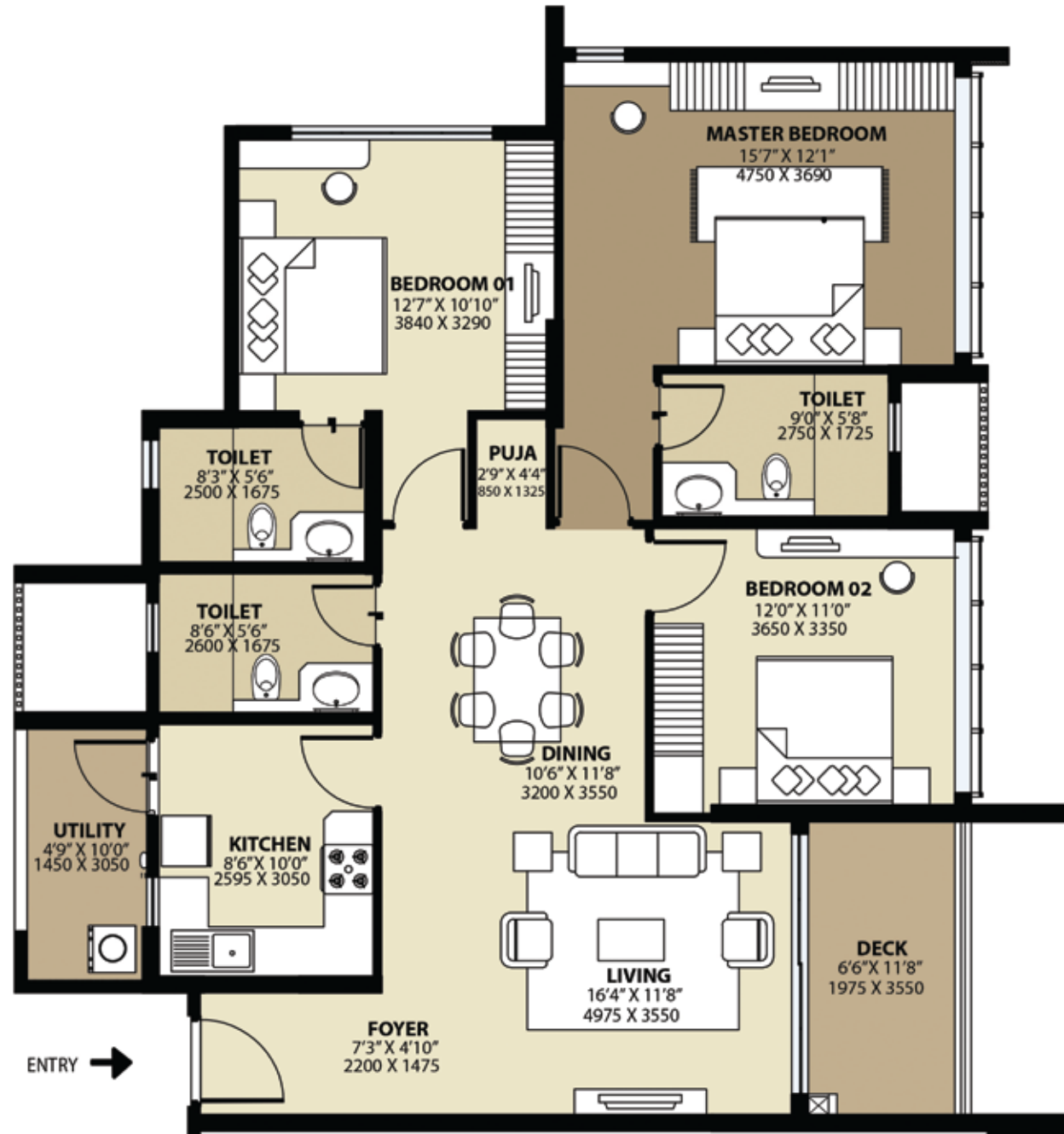


CARPET AREA	83.037 SQ.MT / 893.803 SQ.FT
BALCONY AREA	6.185 SQ.MT / 66.575 SQ.FT.



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Magnolia 3BHK 607 - 1207 & 1407 - 2907 West

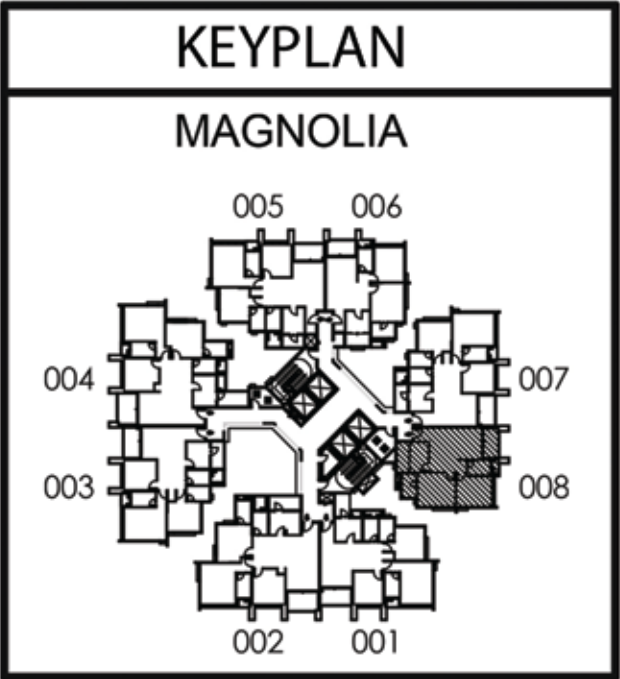
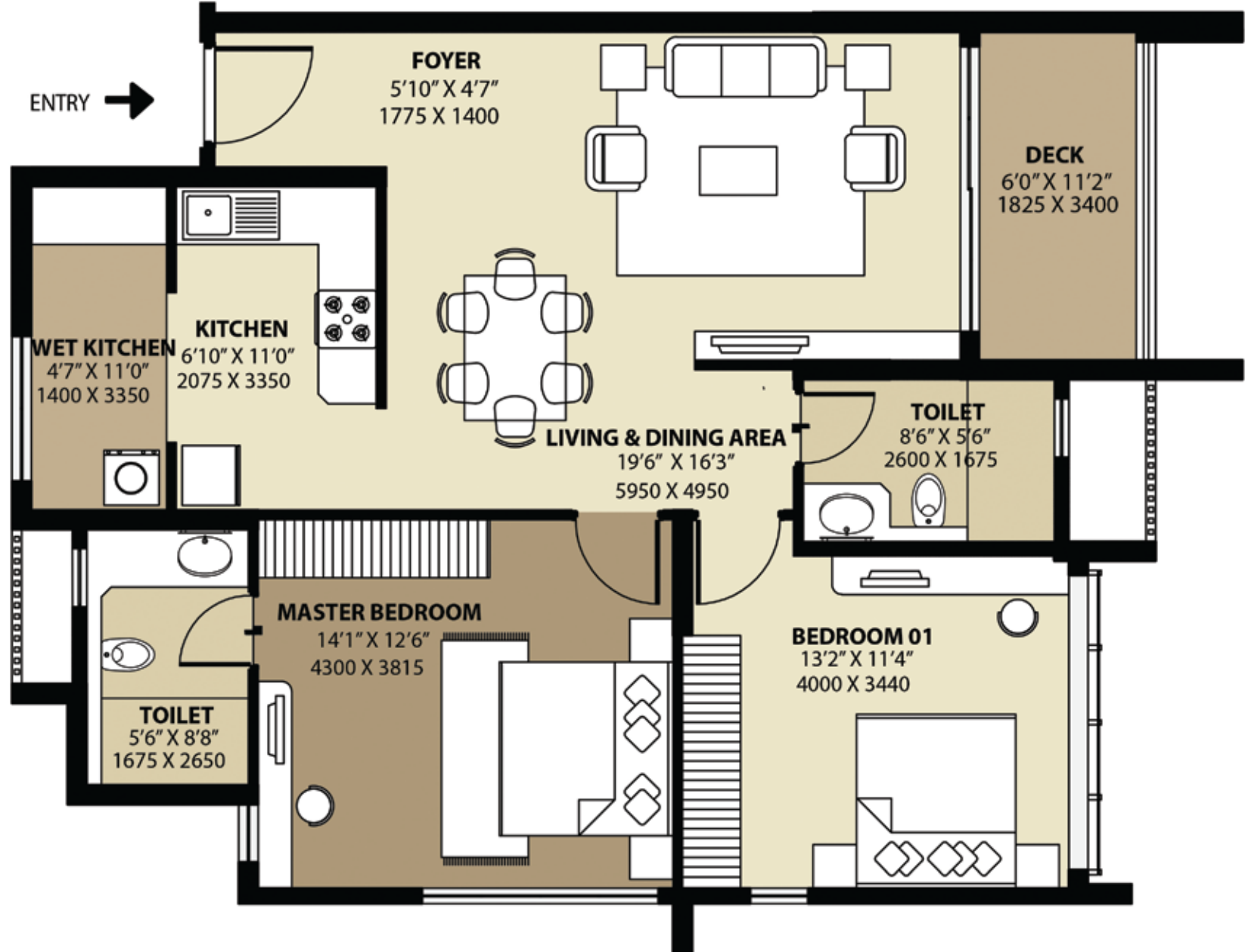


CARPET AREA	105.353 SQ.MT / 1134.010 SQ.FT
UTILITY AREA	4.389 SQ.MT / 47.243 SQ.FT.
BALCONY AREA	6.923 SQ.MT / 74.519 SQ.FT.



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Magnolia 2BHK 608 - 1208 & 1408 - 2908 West

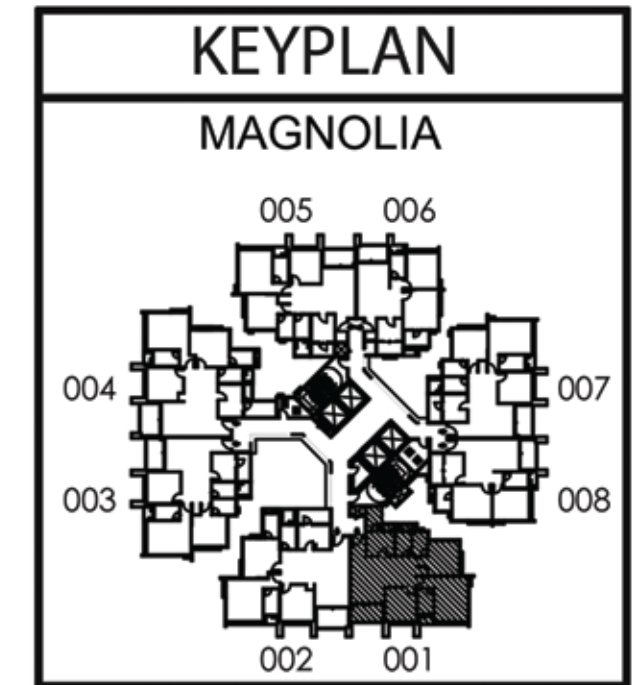
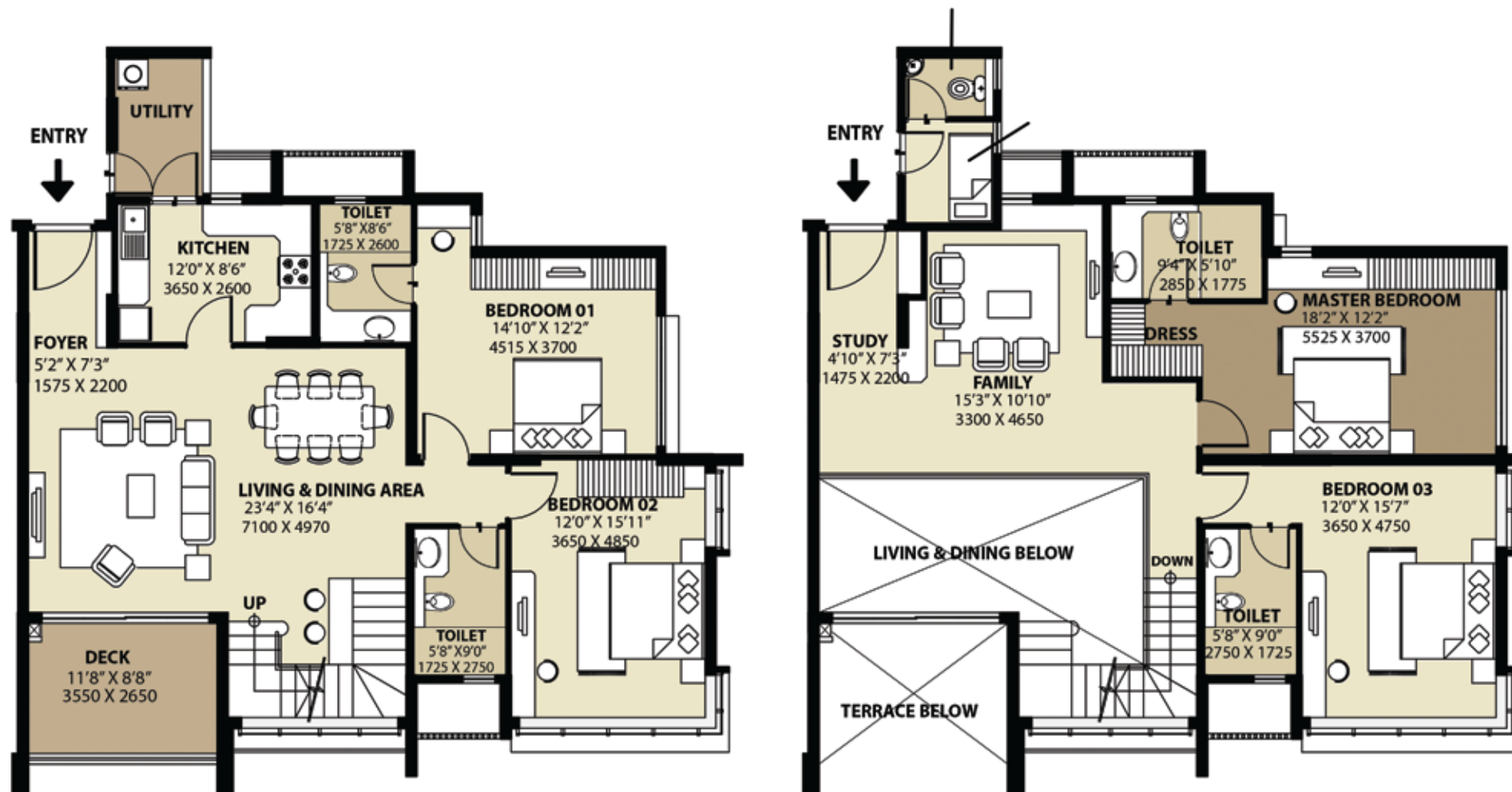


CARPET AREA	83.785 SQ.MT / 901.854 SQ.FT
BALCONY AREA	6.185 SQ.MT / 66.575 SQ.FT.



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Magnolia 3101 4BHK Duplex PentHouse North

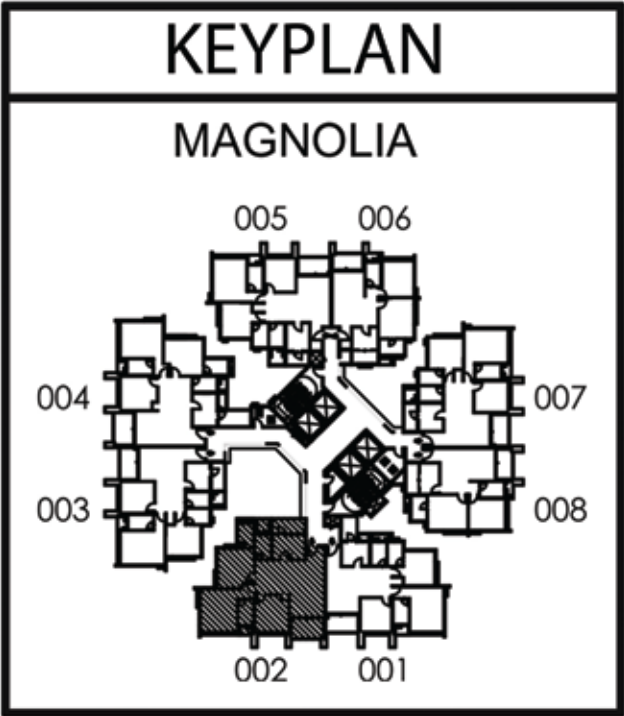
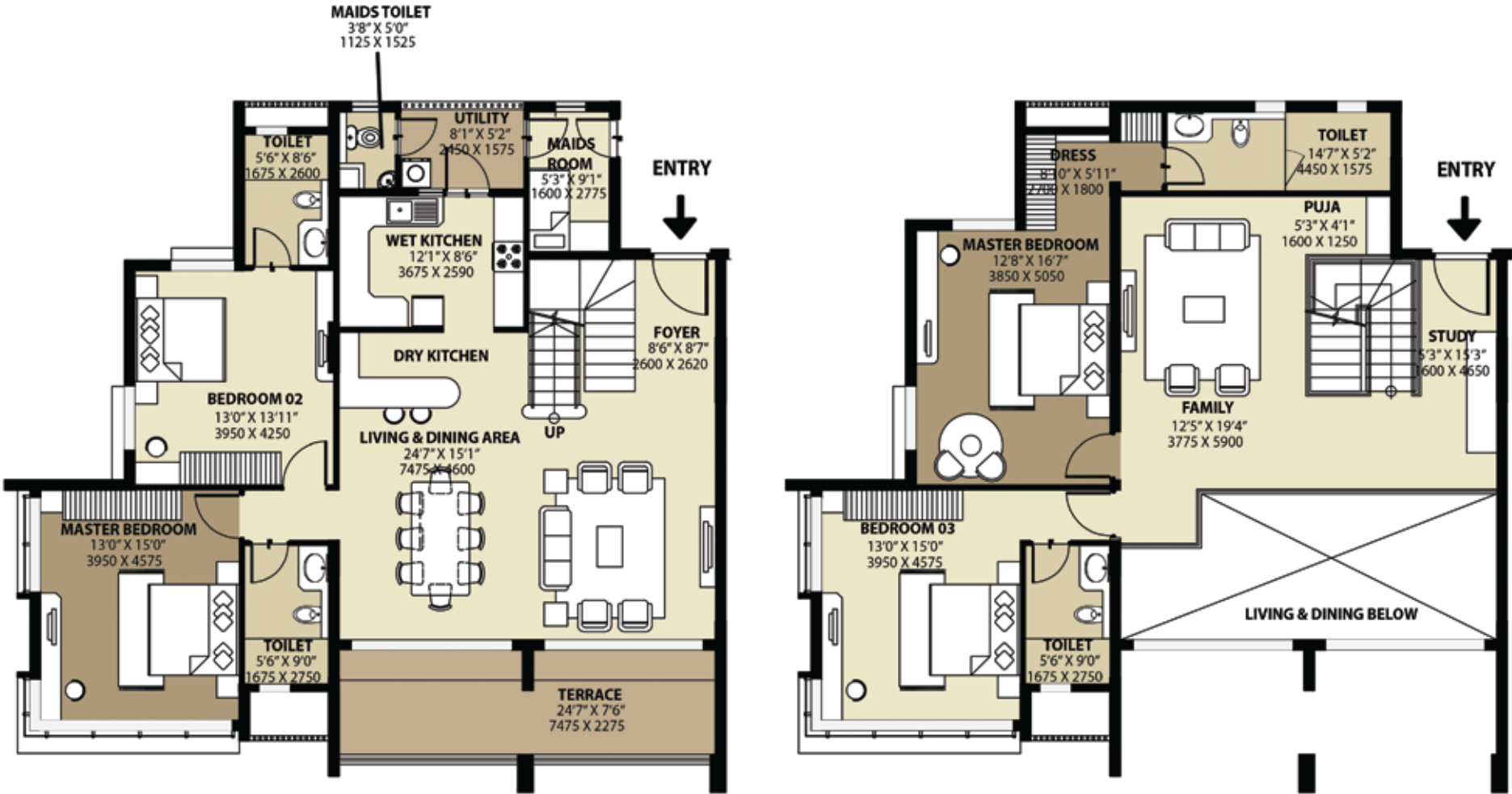


4BHK SUPER LUXURY PENT HOUSE - DUPLEX	
MAGNOLIA	3101
CARPET AREA	201.274 SQ.MT / 2166.495 SQ.FT
UTILITY AREA	4.240 SQ.MT / 45.639 SQ.FT.
BALCONY AREA	9.320 SQ.MT / 100.320 SQ.FT.



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Magnolia 3102 4BHK Duplex Penthouse North

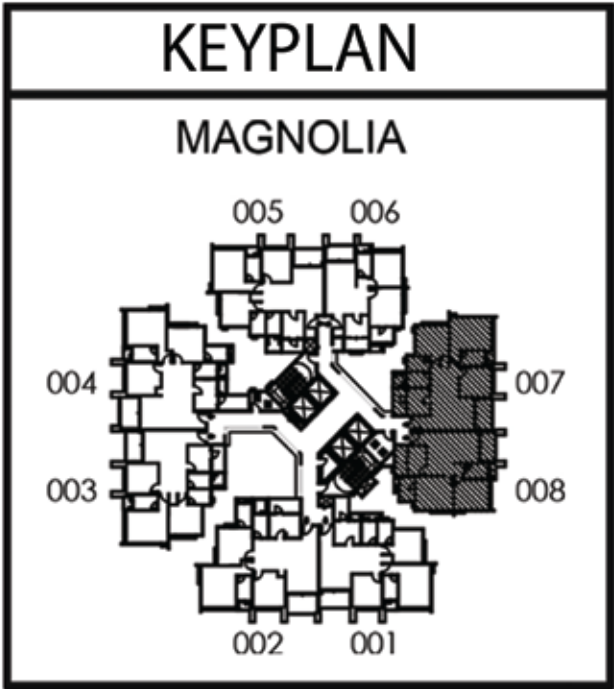
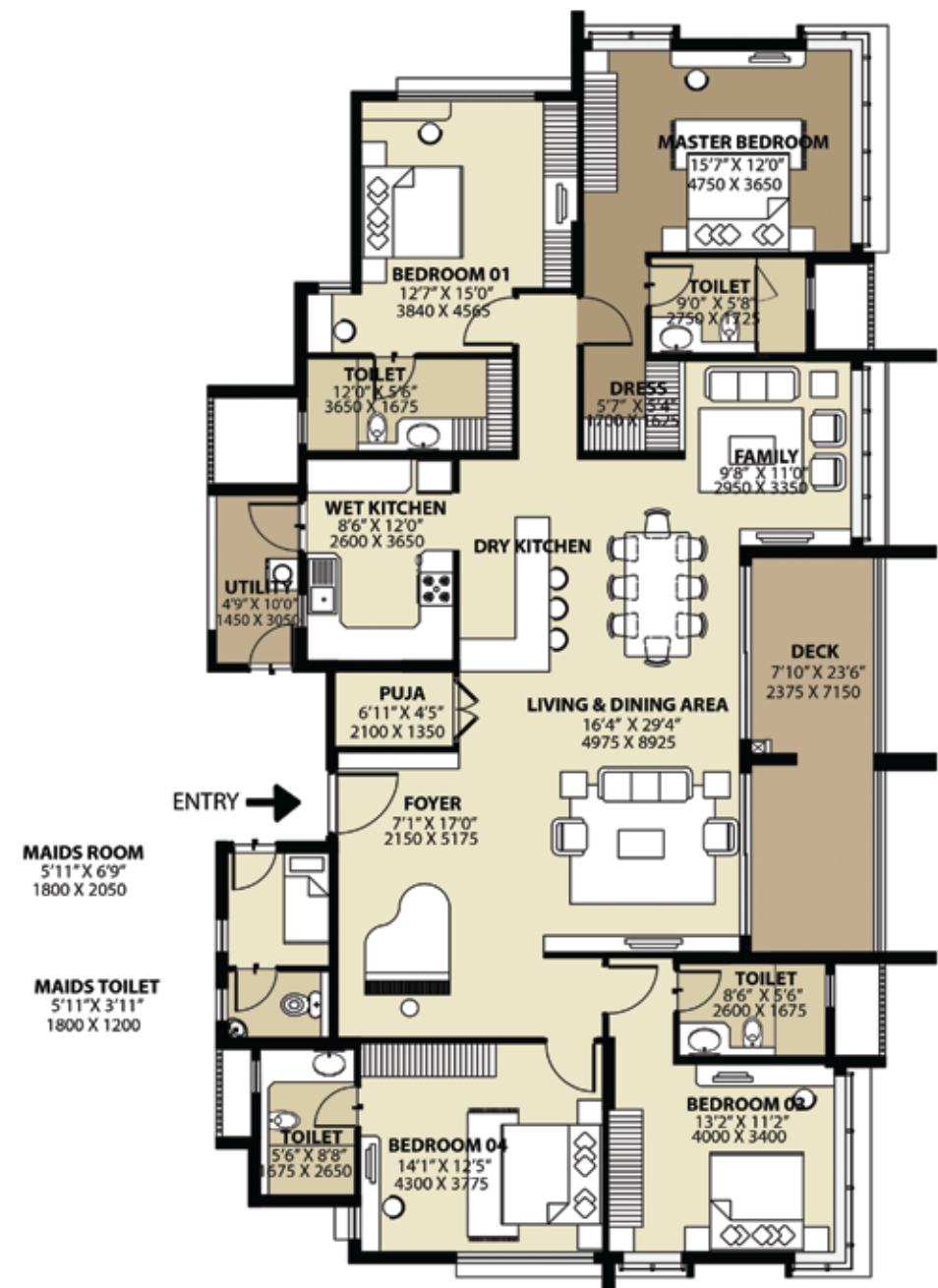


4BHK SUPER LUXURY PENT HOUSE - DUPLEX	
MAGNOLIA	3102
CARPET AREA	217.343 SQ.MT / 2339.461 SQ.FT
UTILITY AREA	3.858 SQ.MT / 41.527 SQ.FT.
BALCONY AREA	4.365 SQ.MT / 46.984 SQ.FT.
TERRACE AREA	12.400 SQ.MT / 133.472 SQ.FT.



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Magnolia 4BHK PentHouse 3108 West

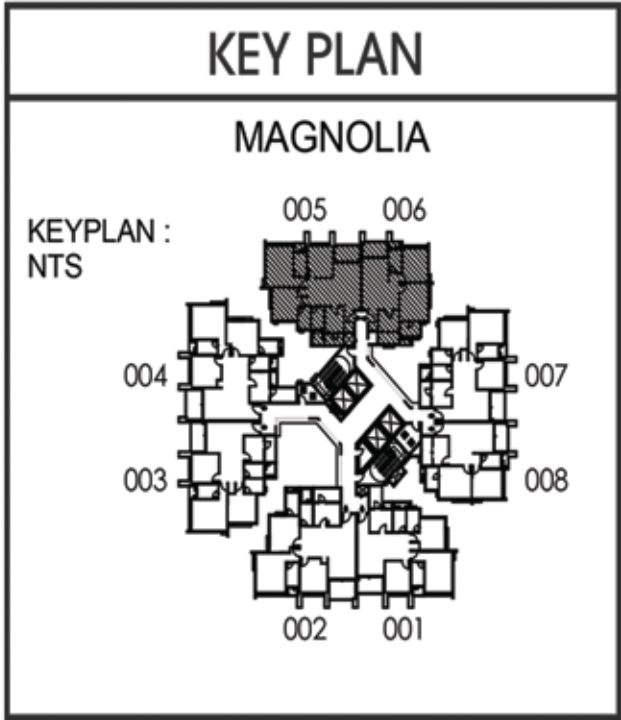
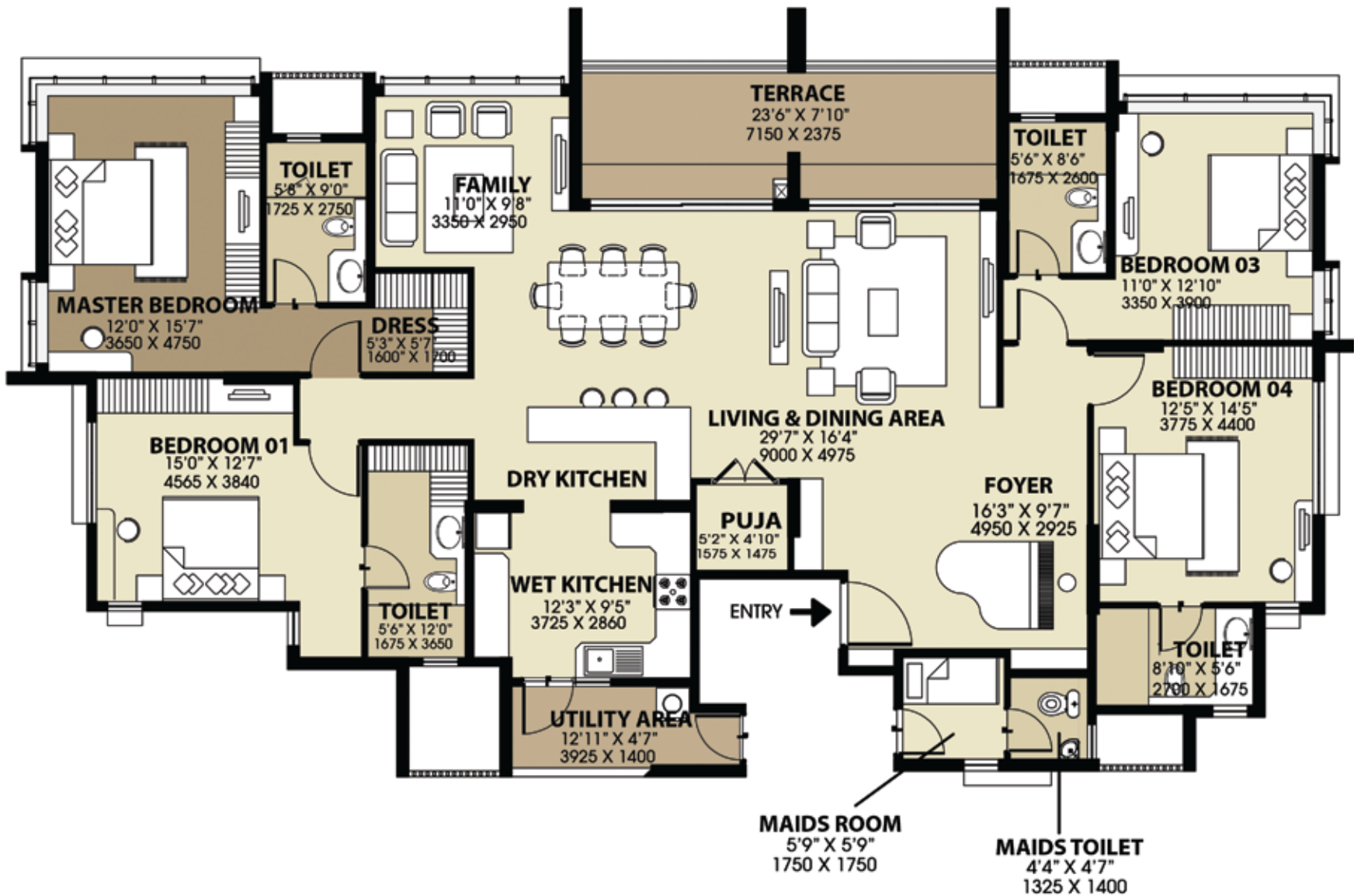


CARPET AREA	187.971 SQ.MT / 2023.303 SQ.FT
UTILITY AREA	4.389 SQ.MT / 47.243 SQ.FT.
BALCONY AREA	16.673 SQ.MT / 179.467 SQ.FT.



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Magnolia 4BHK PentHouse 3206 West

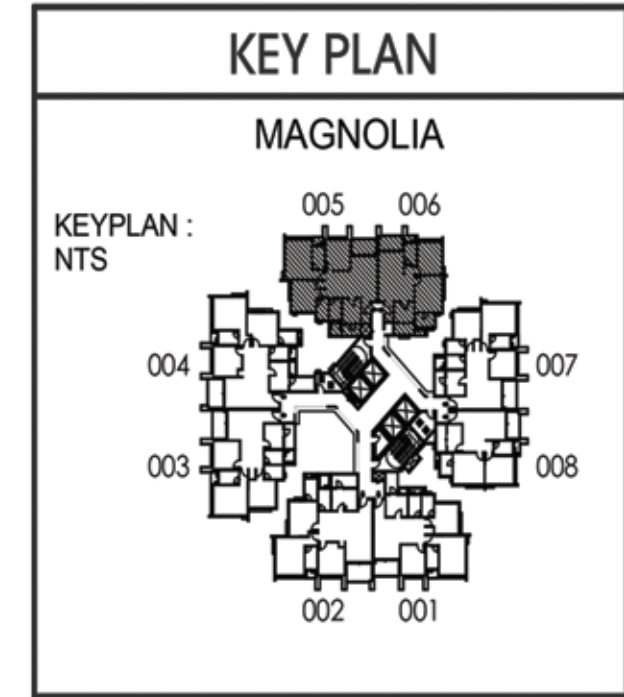
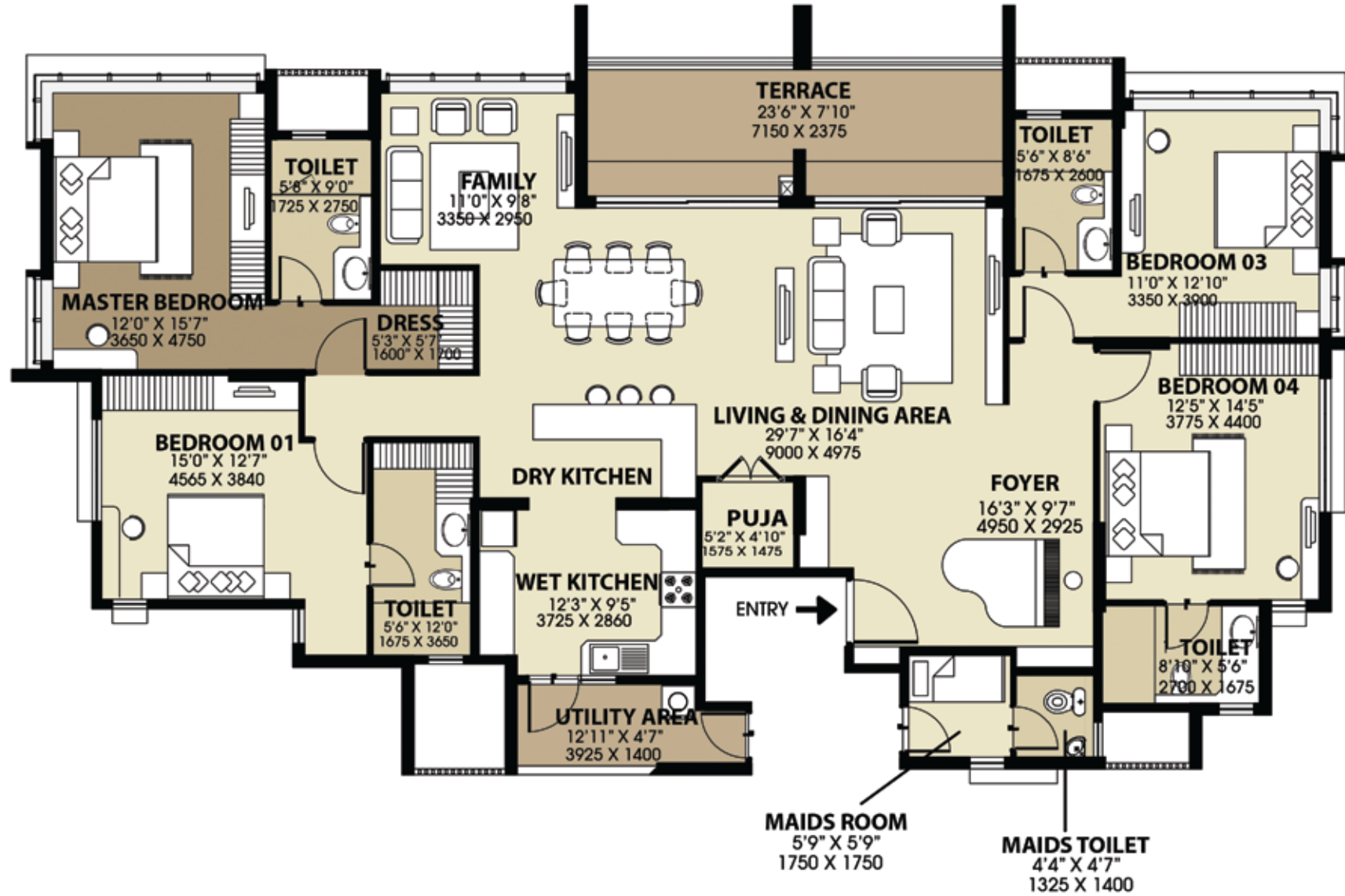


CARPET AREA	188.197 SQ.MT / 2025.736 SQ.FT
UTILITY AREA	5.036 SQ.MT / 54.207 SQ.FT.
BALCONY AREA	4.082 SQ.MT / 43.938 SQ.FT.
TERRACE AREA	12.591 SQ.MT / 135.528 SQ.FT.



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Magnolia 4BHK PentHouse 3206 West



CARPET AREA	188.197 SQ.MT / 2025.736 SQ.FT
UTILITY AREA	5.036 SQ.MT / 54.207 SQ.FT.
BALCONY AREA	4.082 SQ.MT / 43.938 SQ.FT.
TERRACE AREA	12.591 SQ.MT / 135.528 SQ.FT.

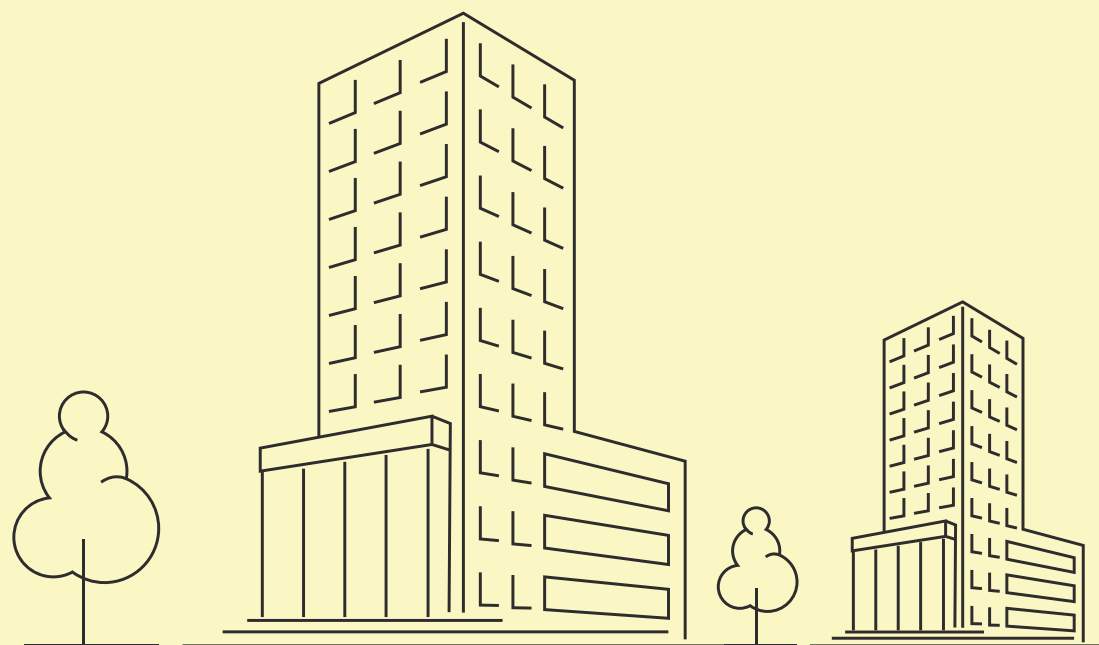


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PARKWEST™

Magnolia

Specifications

**Structure:**

- Earthquake resistant structure
- Mix of RCC and block masonry

Plastering:

- Internal walls smoothly plastered and finished with wall care putty

Painting & Polishing:

- Interior walls finished with acrylic emulsion paint & ceiling with water/oil bound distemper
- Exterior walls with textured/emulsion paint
- Enamel paint / laminate for internal doors
- Enamel paint for MS railings
- PU/Melamine polishes on both sides of main door
- Maid's room walls & ceiling with water/oil bound distemper

Flooring:

- Vitrified flooring for living, dining and family areas
- Vitrified flooring in master bedroom and other bedrooms
- Vitrified flooring in kitchen
- Anti-skid ceramic flooring in balcony & utility area
- Ceramic flooring for maid's room
- 1200 * 800 vitrified flooring (with grains pattern)
(Cost Variation due to change in size from 600 * 600)

Common Areas:

- Elegant double height ground floor entrance lobby; flooring and cladding in granite & co-ordinated materials
- Upper floors lobby flooring and cladding in vitrified tiles; granite dado around lift door
- Staircase flooring in Kota or equivalent with water/oil bound distemper paint on walls & ceiling
- Corridor cladding - Tile (full wall height)
- Lift lobby cladding - Tile (full wall height)

Toilet:

- Anti-skid ceramic tiles flooring and ceramic tiles dado in all toilets
- Granite vanity counter top with ceramic wash basin in all the toilets (except maid's toilet)
- Sanitaryware (wash basin, EWC) in all toilets of Kohler / Duravit or equivalent make

- Wall mounted hot/cold shower mixer of Kohler / Grohe or equivalent make
- Health faucet of Kohler / Grohe or equivalent make
- Provision for storage water heater in each toilet (except maid's toilet)
- Exhaust fan in all toilets(except maid's toilet)
- Mirror, toilet paper holder, soap tray & towel rod in all toilets (except maid's toilet)
- Shower Valve diverters in all the bathrooms instead of valve mixers
- MBR shower partition

Main Door:

- 8 feet tall pre-engineered door frames and shutters finished with teak veneer & PU/Melamine polish on both sides
- Good quality hardware of Godrej / Haffle or equivalent make

Other Internal Doors:

- 7 feet tall pre-engineered door frames with commercial flush door shutters painted on both sides
- Good quality hardware of Godrej / Haffle or equivalent make

Windows:

- UPVC sliding doors with fly mesh for all decks
- UPVC sliding windows with fly mesh (no fly mesh in UPVC casement Windows)
- Safety grills with enamel paint for all windows & utility area upto second floor

Kitchen/Utility:

- Adequate electrical & plumbing points
- Provision of water purifier & instant geyser point in the kitchen
- Provision for washing machine in utility
- Reticulated piped LPG gas line with individual meter for each apartment
- Kitchen granite counter top with single bowl single drain stainless steel sink & vitrified tiles dado upto 2 feet high above the counter
- Kitchen Wall Cladding - Tile (full wall height)

Electrical:

- TV points in living room & all bedrooms
- Fire resistant wires of reputed make
- Branded modular switches of Schneider / Legrand or equivalent make
- One Miniature Circuit Breaker(MCB) for each circuit provided at the main distribution box within each apartment
- For safety, one Residual Current Circuit Breaker(RCCB) for every apartment
- Provision for telephone points in living room and master bedroom
- Split A/C power point in living room & all bedrooms with provision to keep A/C outdoor units

Back-up Generator:

- 100% power backup for lights in common areas, lifts, water supply and fire pumps
- DG power backup of 1 Kw for 1 & 2 bedroom apartments, 1.5 Kw for 3 bedroom apartments and 3 Kw for penthouse & duplex apartments at Maple tower

Lifts:

- Automatic 4 no. passenger lifts of reputed make

Security Systems:

- Video door phone in all apartments
- Round the clock manned security with CCTV coverage between main entry of the complex and each tower reception lobby

Telephone with Intercom Facility:

- Intercom facility between main lobby of each tower, main entry point to the complex and individual apartments
- Telephone and broadband provision for each apartment

Fire Safety:

- All apartments will have sprinkler system
- Fully automatic fire protection system
- Fire hydrant system in each block/ floor, including external yard hydrants

Water Treatment Plant:

- Treated water through an exclusive water treatment plant within the project

Environment Conservation:

- Sewage effluent shall be treated and the treated water shall be used for flushing and landscaping
- OWC- Organic Waste Converter would convert all organic waste to manure which will be used for landscaping
- IGBC pre-certified gold rating for reducing the consumption of energy, water and materials to ensure improvement of public health, safety and environment

Disclaimer: The designs, dimensions, cost, facilities, plans, images, specifications, furniture, accessories, paintings, items, electronic goods, additional fittings/fixtures, decorative items, false ceilings including finishing materials, specifications, shades, sizes and colour of the tiles and other details are only indicative in nature. The purpose of this brochure/booklet/prospectus/advertisement is, to indicate to the customers the extent of the amenities and facility that may come-up in the project as per the present approved layout. The promoter does not assure anything that is shown in this brochure/booklet/prospectus/advertisement. The customer is requested to kindly base their reliance on the Agreement or Sale/Allotment to be interred into for purchase of the flats/units in the project. The Developers shall not be responsible for the expectations of the customers merely on the basis of depictions and contents of this brochure/booklet/prospectus/advertisement.

Magnolia



Site Address: ParkWest, Close to Sirsi Circle, Near Chamrajpet, Bengaluru 560 023
Know More: www.parkwest.co.in

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