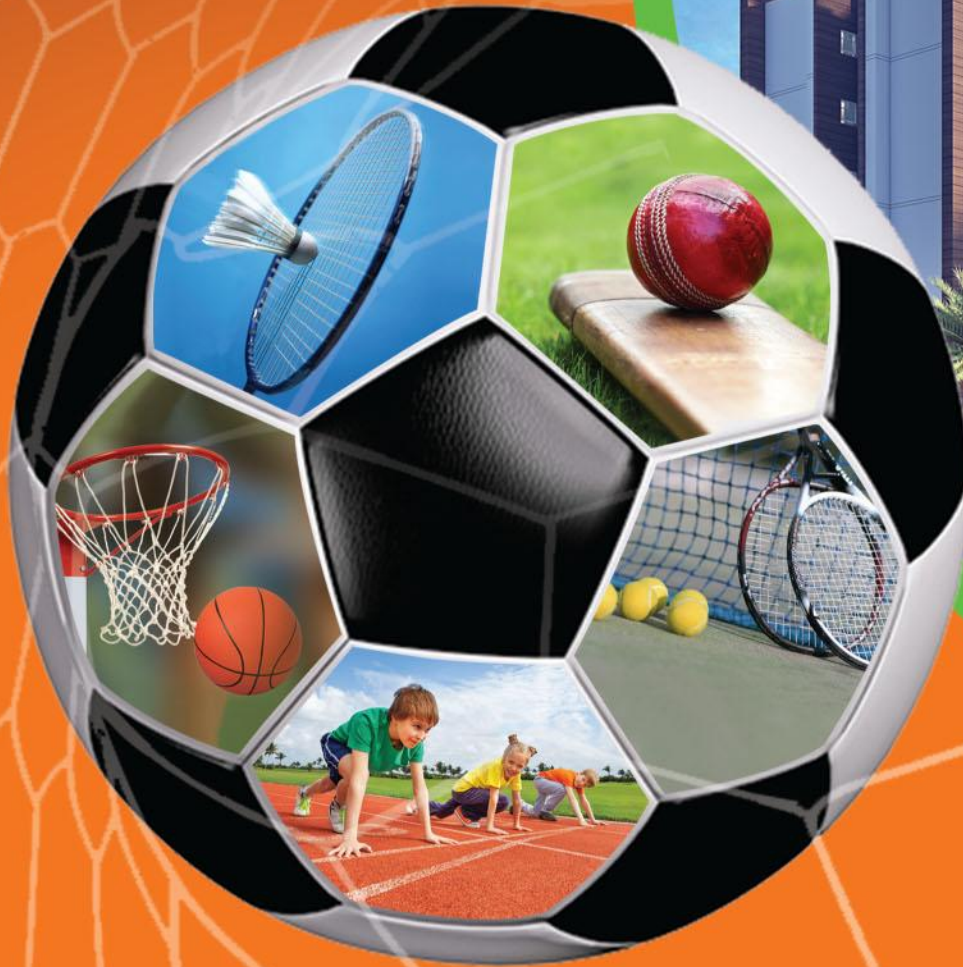


MAGNOLIA
SPORTS
CITY
Barrackpore



A city that breathes **SPORTS**



Spread over a humungous area of around 27 Bigha, MAGNOLIA SPORTS CITY is all that a modern city should be.

At MAGNOLIA SPORTS CITY, aesthetically designed structures coupled with rich landscaped areas create an aura of celestial proportions. Vast open spaces provide flow of fresh air all through the day making MAGNOLIA SPORTS CITY a healthy living option.



Amenities

Indoor

- Community Hall (2 nos.)
- Gymnasium (2 nos.)
- TV Lounge
- Creche / Toddler Zone
- Squash Court
- Indoor Games (Adults)
- Indoor Games (Kids)
- Swimming Pool Changing Room
- Aerobics & Yoga Room
- Hall & Store for Durga Puja

Outdoor

- Landscaped Garden
- Children's Play Zone
- Badminton Court
- Volleyball Court
- Mini Football / Cricket Ground
- Tennis Court
- Mini Basket Ball
- Durga Puja Arena (Durga Mandap)
- Mukta Mancha (Amphi-theatre)
- Kabaddi Ground
- 3 Swimming Pools (Lap Pool, Kids Pool & Splash Pool)



Residents' Club

- Indoor Games (Table Tennis & Carrom)
- TV Room
- Creche
- Music Room
- Cards Room
- Library
- Party Hall





Technical Specifications

- FOUNDATION** RCC Foundation
- SUPERSTRUCTURE** Reinforced Cement Concrete Framed Structure
- WALLS** Bricks Masonry
- ROOMS**
- Floor Vitrified Tiles in Living/Dining area & Bedrooms
- Wall Plaster of Paris finish
- KITCHEN**
- Floor Ceramic Tiles
- Counter Black Kota Counter Top
- Sink Stainless Steel Sink
- Dado Ceramic tiles (2 ft. above counter)
- TOILETS**
- Floor Ceramic Tiles
- Dado Glazed Tiles
- W.C. European type of Jaquar/Parryware or similar reputed brand
- Wash Basin Jaquar/Parryware or similar reputed brand
- FITTINGS C.P.**
- Door Frame Wooden Frame
- Shutter Flush Door
- Windows Sliding Aluminium (anodized)
- Electrical** Concealed Copper Wiring
- Power Supply Reputed Modular Switches (Crabtree or equivalent) through WBSEB network
- Generator Power backup – 24x7
- Lift Reputed brand
- Staircase / Lobby Spacious staircase, elegant lobby and floor corridors with good quality marble/Kota stone/granite.
- Water Supply 24x7 captive water supply

Typical Floor Plan - Block 1/2/5/6/7/8/11 & 12



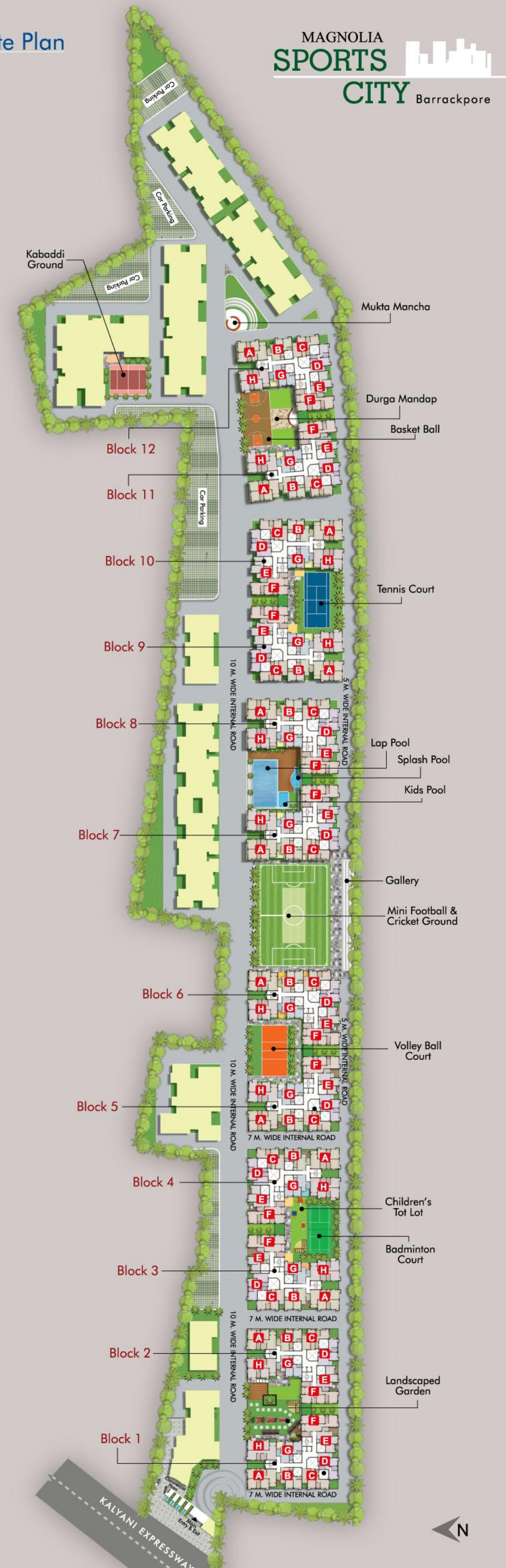
FLAT NO.	A	B	C	D	E	F	G	H
FLAT TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK
SALEABLE AREA	1105 sft.	742 sft.	796 sft.	795 sft.	670 sft.	1134 sft.	742 sft.	1133 sft.

Typical Floor Plan - Block 3/4/9 & 10



FLAT NO.	A	B	C	D	E	F	G	H
FLAT TYPE	3 BHK	2 BHK	2 BHK	2 BHK	2 BHK	3 BHK	2 BHK	3 BHK
SALEABLE AREA	1105 sft.	742 sft.	796 sft.	795 sft.	670 sft.	1134 sft.	742 sft.	1133 sft.

Site Plan





Site Address: Jafarpur, Barrackpore, 24 Parganas (North)

Developer:



DLF Galleria, Suite No. 1101, 11th Floor
 Plot No. BG-8, Street No - 124, Action Area-1B
 New Town, Rajarhat, Kolkata - 700 156
 Tel: 033 4073 4047
www.magnoliarealty.in

Architect / Engineers



RAJ AGARWAL & ASSOCIATES

Disclaimer: This folder 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.

Location Map



The location also needs a special mention. Nestled adjoining the Kalyani Expressway, MAGNOLIA SPORTS CITY is a residents' delight in terms of its location. The main city is just a 45 minute drive away. Conveniently located within walking distance of a bus stop, railway station, auto rickshaw and taxi stand, MAGNOLIA SPORTS CITY makes commuting stress free.