



Experience *Luxury* a Notch Higher

 MAGNUS  
PARKWAY

2 & 3 BHK OPULENT RESIDENCES

**KIWALE'S**

*most awaited and desirable upgrade is here.*



# EXPLORE

the  
Tallest Towers  
in the  
Vicinity

Standing 21 storeys tall, Magnus Parkway welcomes you to discover abundance in every sq. ft. As one of the tallest towers around, the project promises magnificent cityscapes from spectacular residences. So wake up to a verdant green backdrop, soak in the beauty of the open blue skies, and enjoy the calm and quiet that makes you feel like you're on cloud nine.

As one of the most high-end projects in the vicinity, Parkway urges you to live a notch higher.

# EMBARK

We're happy to bring our illustrious vision of premium lifestyles to uplift the living experiences of our customers.

Magnus Parkway melds the ultimate in modern architecture, unparalleled amenities, impeccable design, and incomparable location to deliver a genuinely transcendental experience.

Here, the sun shines brightly every day to add radiance and opulence to your future.

On The Journey  
Towards  
Brightest Futures





# EMBRACE

the  
Finest Views  
from the  
**3-Side**  
Open Residences

Open every curtain in your home without the fear of nosy neighbours! Your home is the ultimate abode of privacy and luxury. Enjoy unlimited natural light and air with our 3-side open residences that offer unobstructed happiness. Save on energy costs and inhibitions while living freely in your precious home.

Every view is magnificent enough to warm your heart every time!

# ELEVATE

your Lifestyle  
with the  
Grandest Luxuries

The interiors at Parkway are thoughtfully curated to set the stage for an inspired life. The well-thought design promises zero wastage in your home to beautifully accommodate all your dreams and possessions. As a result, you can be generous with the luxury you demand from your home at Parkway.

A powerful and elegant living room, a tranquil bedroom, and a gourmet kitchen are just what you need to reimagine a home that's a notch higher.

# EXPAND

The warm and welcoming entrance at Parkway invites you to widen your imagination and enter a world of happiness and calmness. There's a lot of positive energy at the gate, giving you a chance to transition from the world outside to the world inside. As a result, your home is always your happy place!

your  
Horizons  
Every Day





# ENGAGE

in Serenity  
with the  
Freshest Waters

An oasis of relaxation awaits you at Parkway with some of the most calming and soothing water bodies. Unwind in the Jacuzzi, take a refreshing dip in the pool, or hit the pause button in the steam and sauna rooms. The kids' pool is the perfect place for little ones to spend their holidays with friends, parents, and lots of laughter!

Life's better by the poolside.



# ENERGISE

yourself  
with the Choicest  
Amenities

- Multipurpose Hall
- Swimming Pool with Kids pool
- Jacuzzi
- A.C. Gymnasium
- Card/Access Control at Lobby
- CCTV Surveillance
- Landscape Garden
- Children's Play Area
- Multipurpose Play Court
- Indoor Games - Table Tennis, Chess, Carrom, Pool Table etc.
- Open Air Amphitheatre
- Yoga & Meditation Zone
- Video Door Phone
- Designer Entrance Lobby to Each Building
- Nakshatra Tree Garden
- Calisthenics / Fitness Park
- Acupressure Pathway
- Pickel Ball Court
- Flag Hoisting Area
- Gazebo/ Sit Out
- Co-working Spaces
- Grand Entrance Gate
- Senior Citizen Court
- Crèche

*and many more...*



50+  
LIFE-ENRICHING  
AMENITIES



# ENTER

the  
World of the  
Greatest Features



## STRUCTURAL

- Earthquake Resistant R.C.C. Frame Structure
- AAC/Fly Ash Block masonry work for external & internal walls
- External Sand Faced Cement Plaster
- Internal plaster & gypsum finish



## DOORS & WINDOWS

- Main Door - Good Quality both side laminated flush doors with Safety Lock Europa or Equivalent
- Bedroom Doors - Good Quality Laminated Flush Doors
- Toilet Doors - Granite Door frame with both side Flush Doors or PVC doors
- Alluminium Sliding Windows with Mosquito net & MS Safety Grills
- MS Raillings



## FLOORING

- 800 x 800 mm Double Charged finished Vitrified Tiles flooring to Living & Dining area
- 800 X 800 mm Vitrified tile flooring to all Bedrooms
- Antiskid Tiles to Toilets, Bathrooms & Balconies



## BATHROOMS

- 4 X 2 Dado Tiles upto Lintel Level
- C.P. fittings of Jaguar/Grohe or Equivalent
- Sanitary ware of Jaguar Standard or Equivalent
- Concealed plumbing



## KITCHEN

- Platform with S.S. Sink
- Provision of electric connection for chimney
- Provision of electric connection for Water Purifier
- Provision of electric connection for Washing Machine in Dry balcony
- Dado Tiles upto 2' Above the Platform



## ELECTRIFICATION

- Concealed Copper Wirring with circuit breakers
- Modular switches of Legrand or equivalent brand
- Provision for A.C. in All Bedrooms & Living Room with core cut provision for outlet
- Exhaust Fan Provision in Kitchen & Bathrooms
- Provision for T.V. Connection in All Bedrooms & Living Room
- Provision for Broadband Connection in Living Room
- Electric point for Inverter
- Provision for Wi-Fi
- Provision of common Dish for each building



## PAINTS

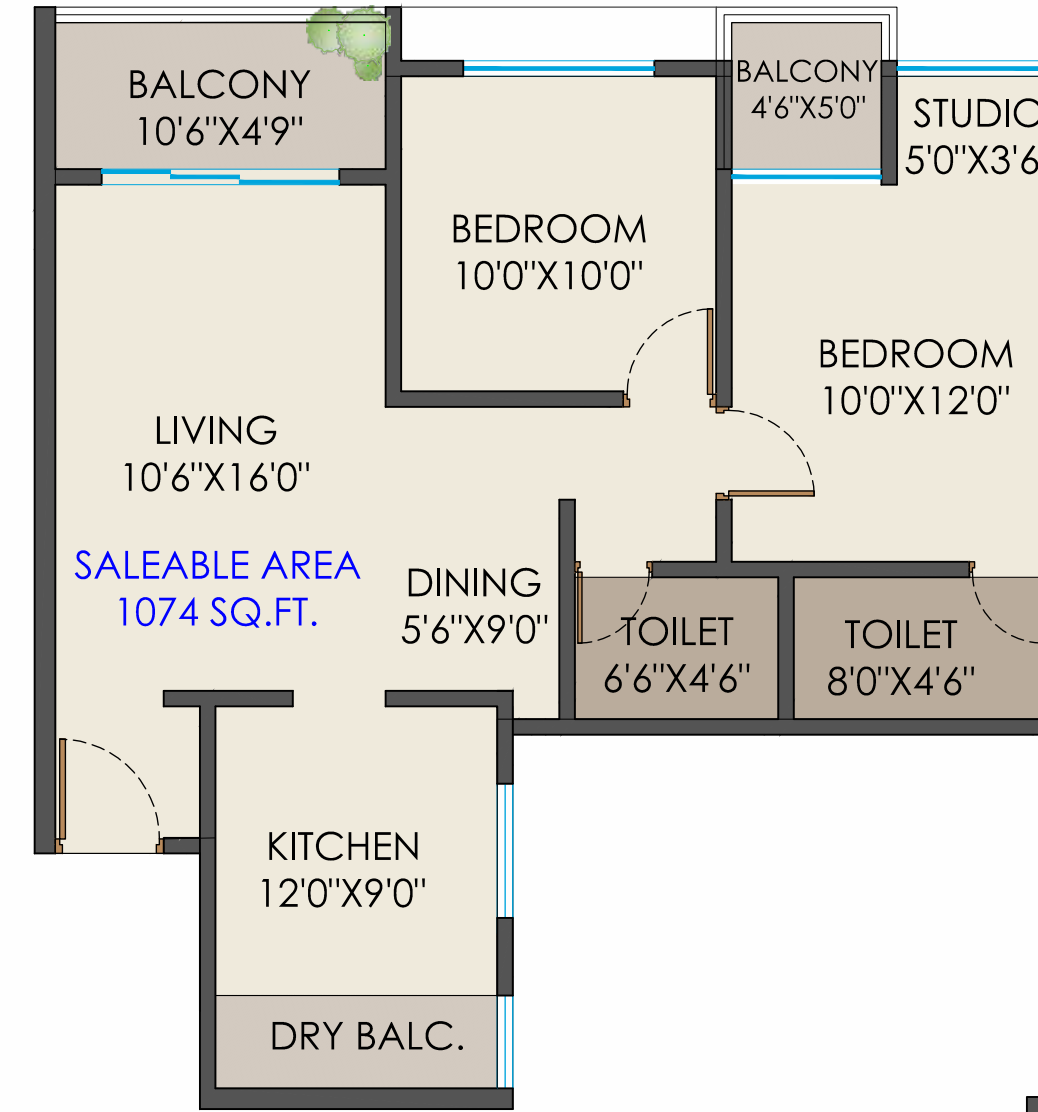
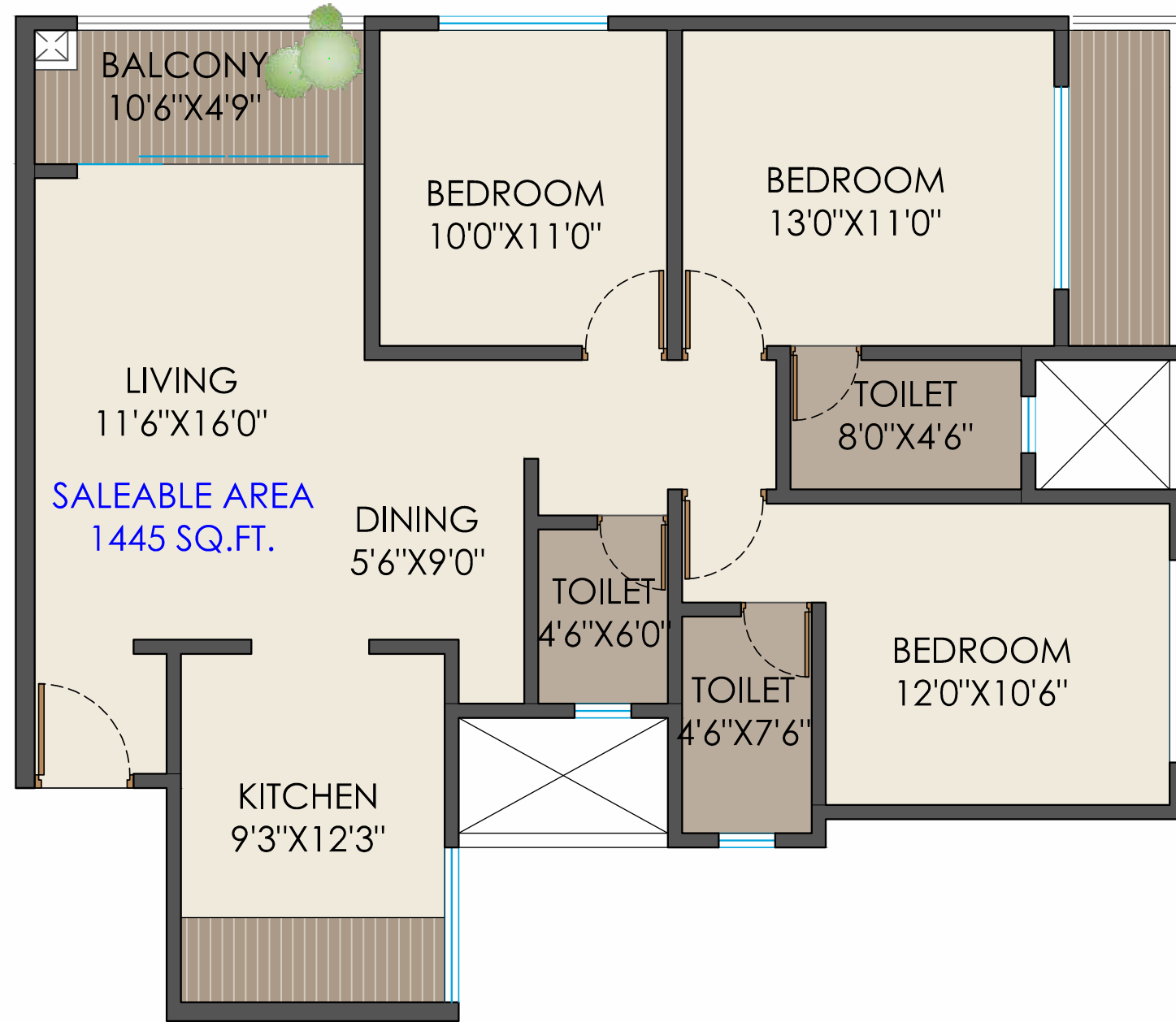
- Internal Paint Oil Bond Distemper Asian or Equivalent
- Asian/Dulex or Equivalent with Apex External Paint



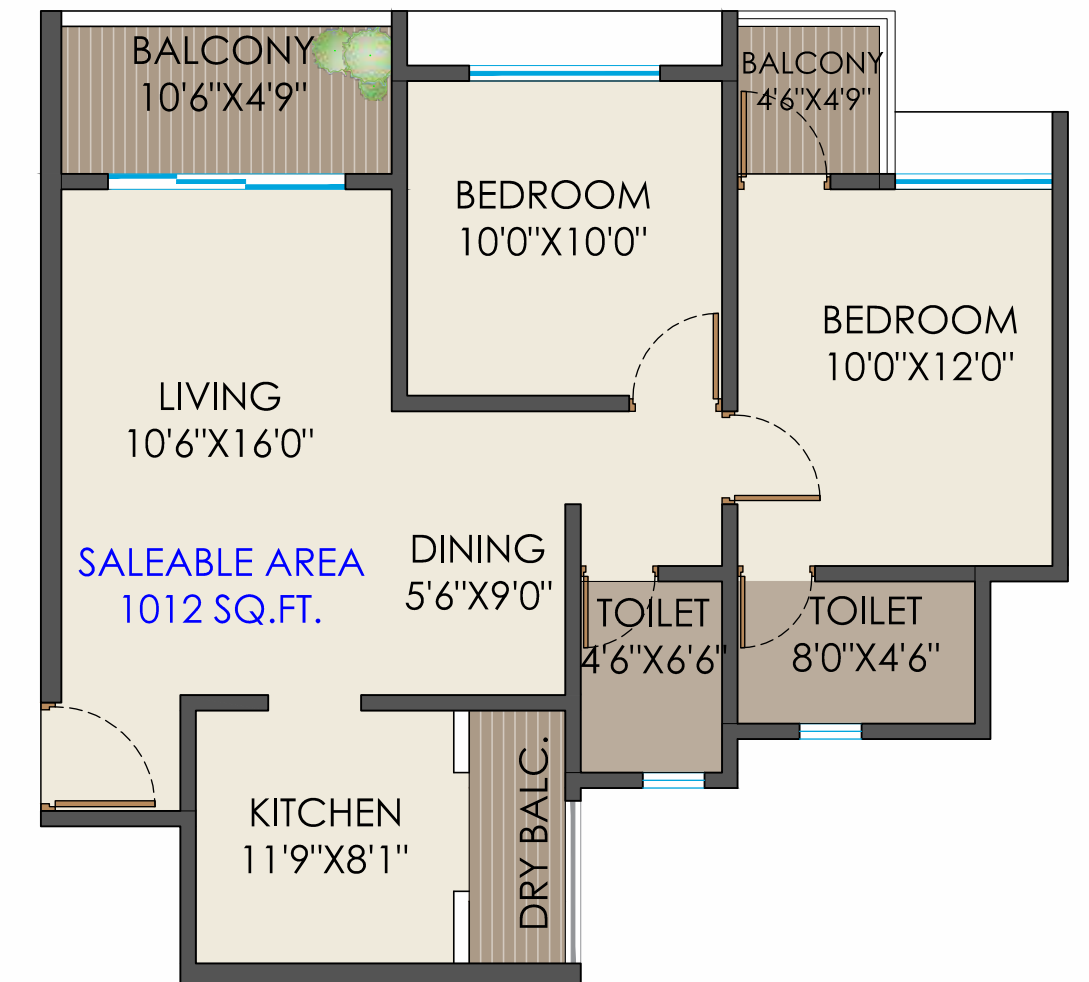
## SAFETY

- MS Raillings
- Video Door Phone for flats
- Two Tier Security

TYPICAL FLOOR PLAN  
**3 BHK**  
 SUPREME



TYPICAL FLOOR PLAN  
**2 BHK-A**  
 MAXIMA



TYPICAL FLOOR PLAN  
**2 BHK-B**  
 OPTIMA

ISOMETRIC VIEW  
**2 BHK**



- 1 ENTRANCE LOBBY
- 2 LIVING
- 3 BALCONY
- 4 KITCHEN
- 5 DRY BALCONY
- 6 DINING
- 7 MASTER BEDROOM 1
- 8 MASTER BED 1 TOILET
- 9 MASTER BED BALCONY
- 10 GUEST BEDROOM
- 11 TOILET

ISOMETRIC VIEW  
**3 BHK**



- 1 ENTRANCE LOBBY
- 2 LIVING
- 3 BALCONY
- 4 KITCHEN
- 5 DRY BALCONY
- 6 DINING
- 7 TOILET
- 8 GUEST BEDROOM
- 9 MASTER BEDROOM 1
- 10 MASTER BED 1 TOILET
- 11 MASTER BED 1 BALCONY
- 12 MASTER BEDROOM 2
- 13 MASTER BED 2 TOILET

# ESCAPE

into the  
Nearest  
Paradise



	<b>BANK</b>	
	Bank of Baroda	500 Mtrs
	SBI	4.0 Kms
	Axis Bank	2.5 Kms
	HDFC Bank	2.5 Kms
	<b>PETROL PUMP</b>	
	Shinde Petrol pump	700 Mtrs
	<b>SHOPPING</b>	
	D Mart	3.0 Kms
	<b>RAILWAY STATION</b>	
	Dehu Road	2.2 Kms
	Akurdi Station	7.2 Kms
	Chinchwad Station	9.0 Kms
	<b>SCHOOL &amp; COLLEGE'S</b>	
	S B Patil Public School	2.0 kms
	City Pride School	3.7 Kms
	Angel Public School	3.2 Kms
	Cambridge Intn'l School	6.6 Kms
	Symbiosis Junior College	1.2 Kms
	<b>HIGHWAY</b>	
	Old Pune-Mumbai Highway	2.0 Kms
	Mumbai-Bangalore Highway	200Mtrs
	Mumbai-Pune Expressway	1.5 Kms
	<b>HOSPITAL</b>	
	Varad Hospital	2.5 Kms
	Sanjivan Hospital	3.4 Kms
	Ojas Hospital	3.8 Kms
	Global Hospital	5.5 Kms
	Aditya Birla Hospital	12.0 Kms



**Site & Sales:**

Magnus Parkway, Sr. No. 40/1/4/3 (P),  
Vikas Nagar, Kiwale, Pune - 412 101

**CALL: 74 200 300 81 / 82 / 83**

**Corporate Office:**

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Opposite Raka Gas, Chinchwad, Pune - 411 019

**[www.magnuscorp.co.in](http://www.magnuscorp.co.in)**



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