

A lush
garden
in
46 acres



Come home to
the lungs of Bengaluru
at

Magnolia

MINUTES AWAY FROM MG ROAD

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.



Artistic impression for representative purpose only

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.

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



*Artistic impression for representative purpose only

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.



1000+ TREES



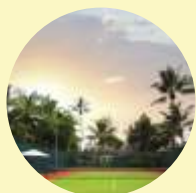
BASKETBALL COURT



JOGGING TRACK



CLUBHOUSE WITH SWIMMING POOL



TENNIS COURT



CYCLING TRACK



AEROBICS POD

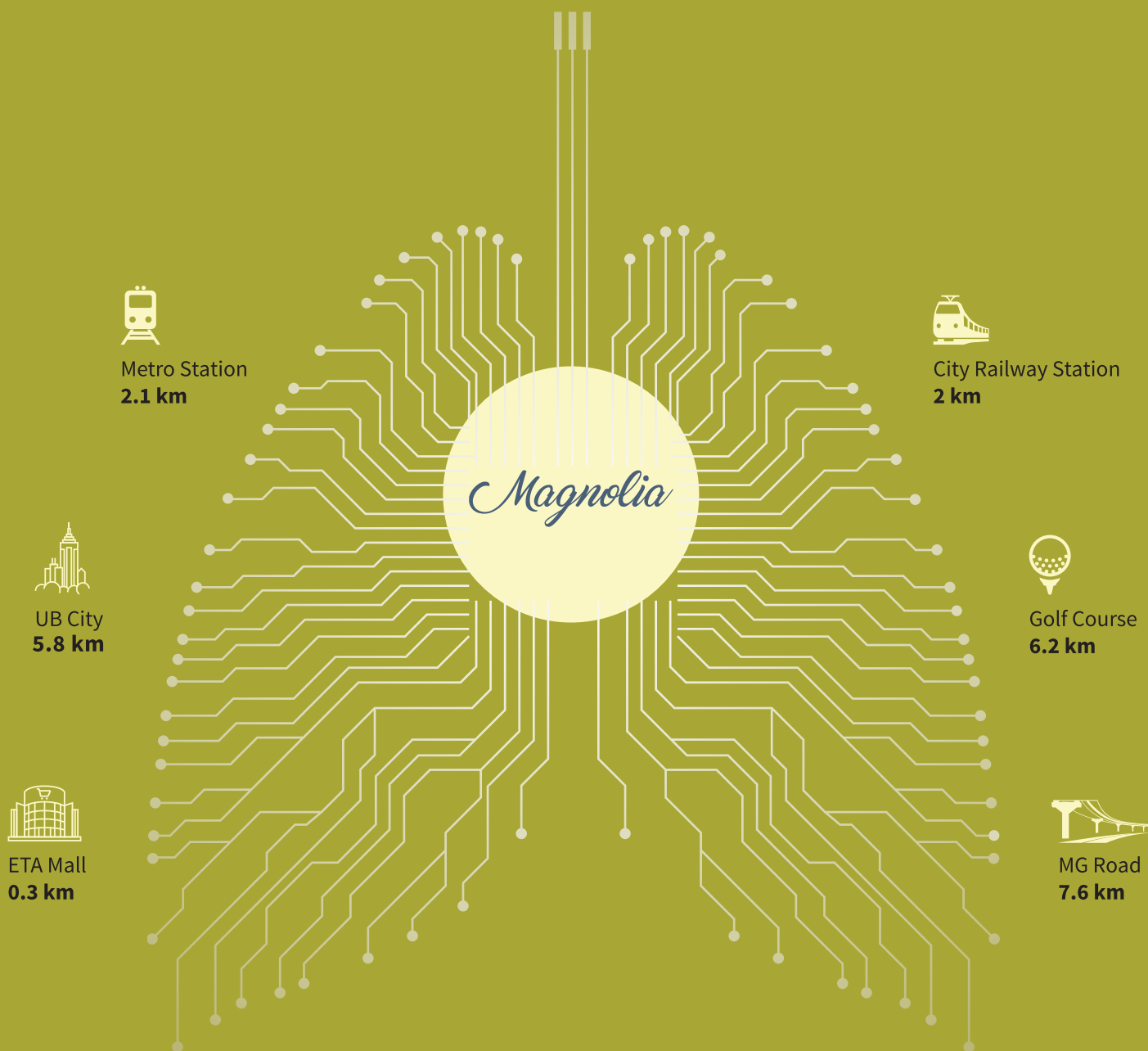


KIDS PLAY AREA

*Artistic impression for representative purpose only

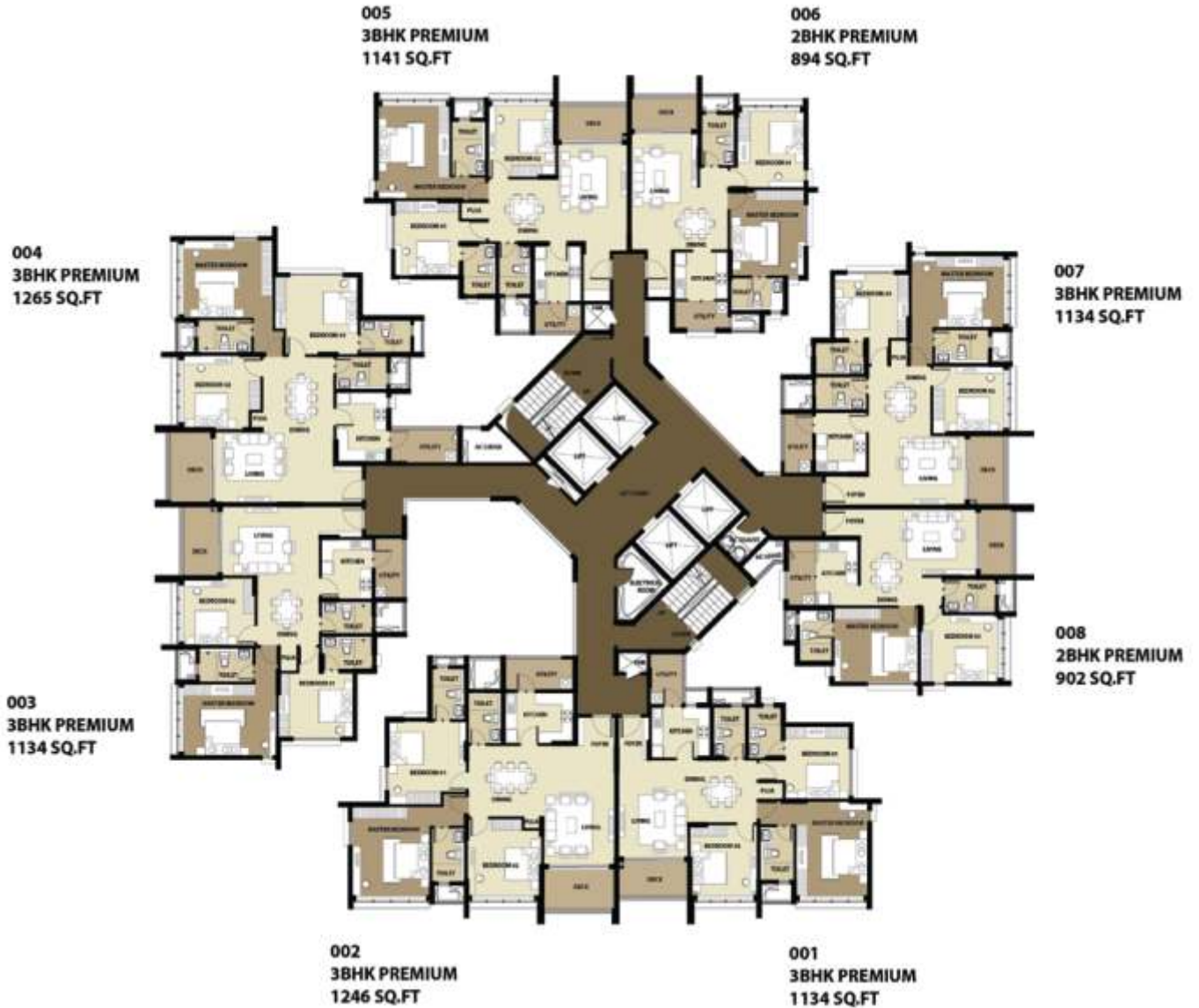
STEP OUT OF LEISURE. STEP INTO LIMITLESS ENTERTAINMENT.

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.

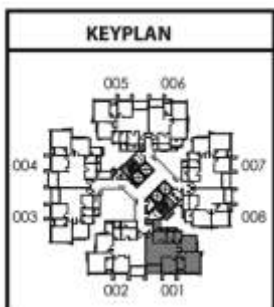
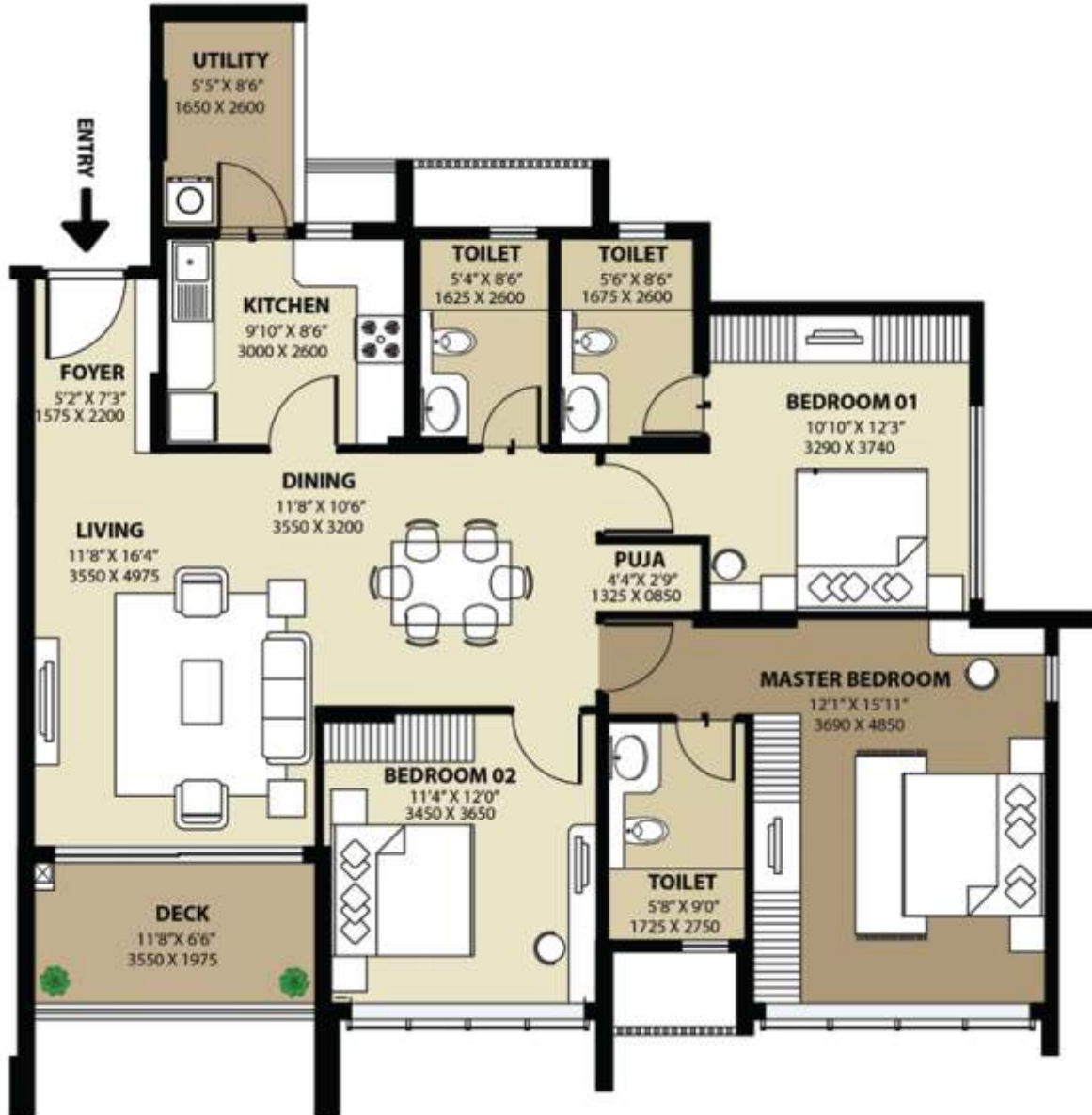


Distances are indicative and approximate, subject to road and infrastructure facilities provided by the appropriate authorities.
Source: Internet

Magnolia T6 Typical Floor Plan - RERA



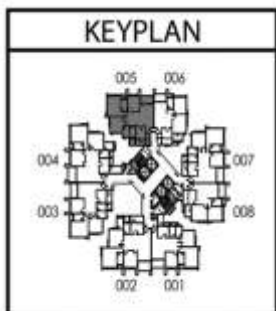
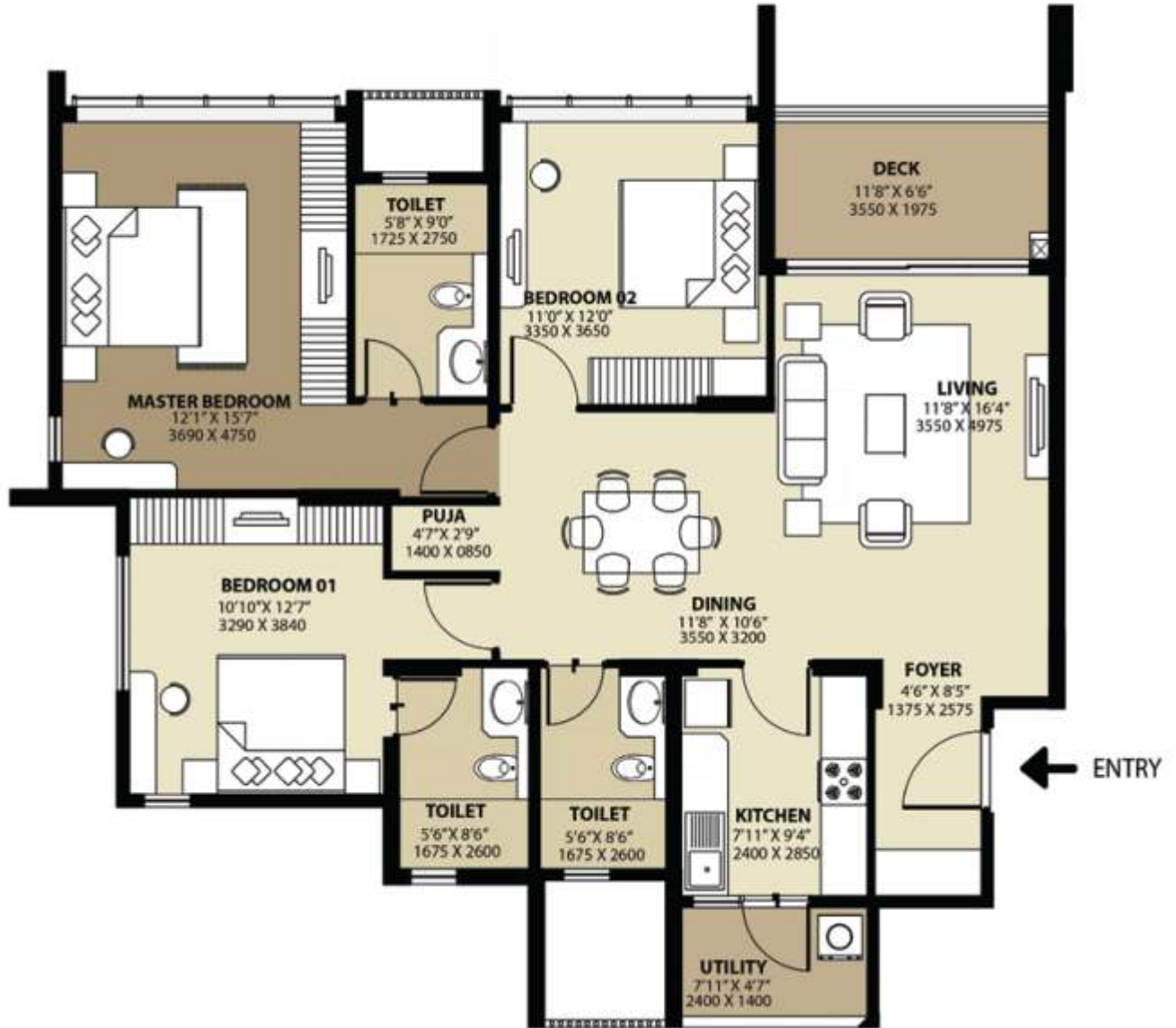
Magnolia 3BHK 601 - 1201 & 1401 - 2901 North



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.



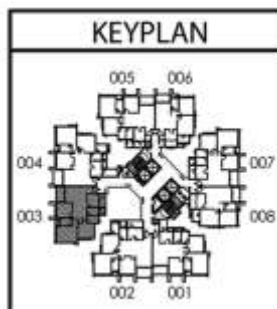
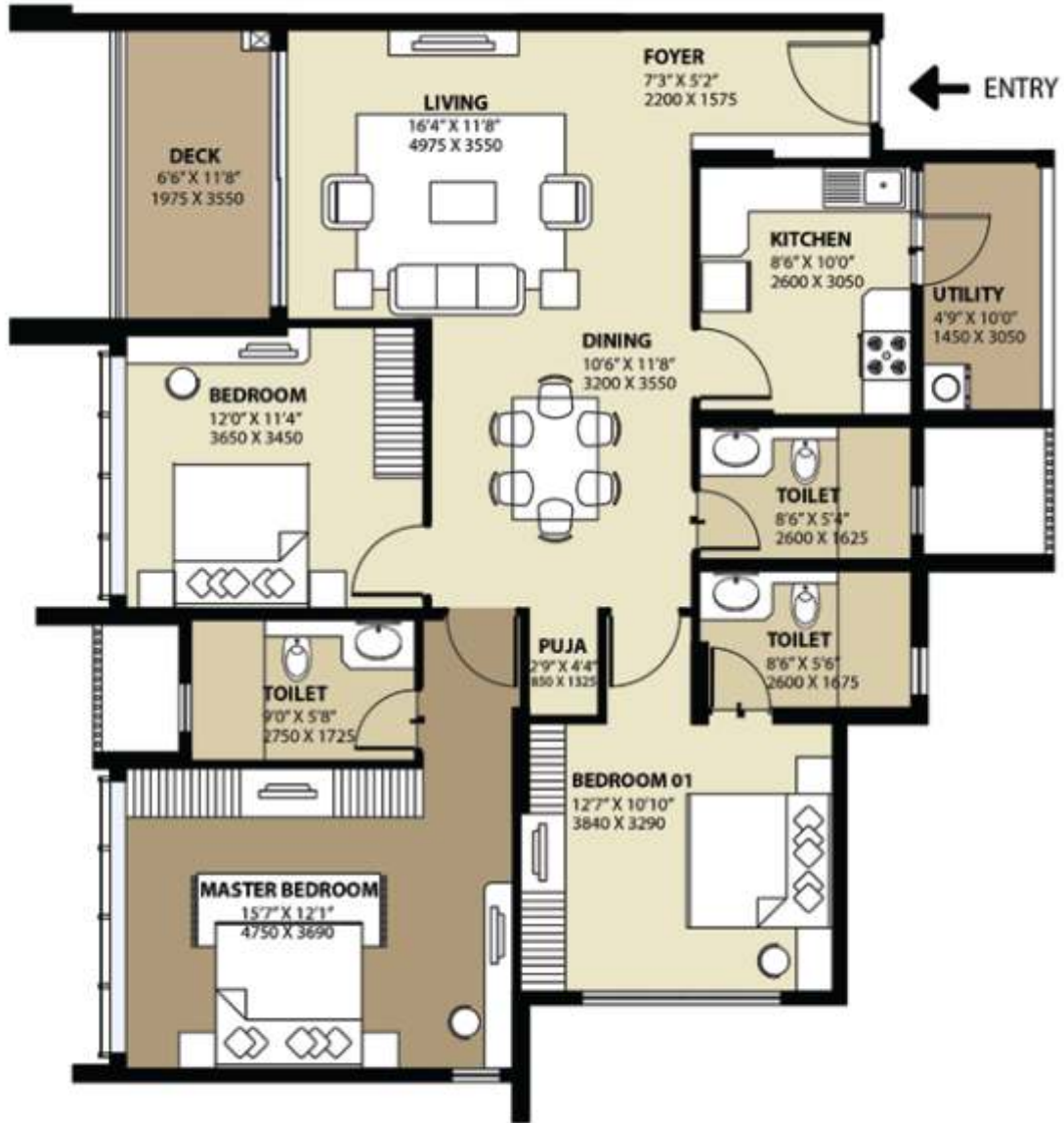
Magnolia 3BHK 605 - 1205 & 1405 - 2905 East



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.



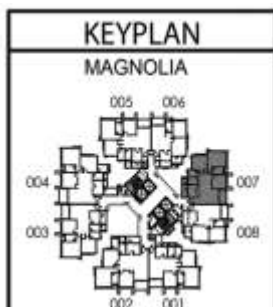
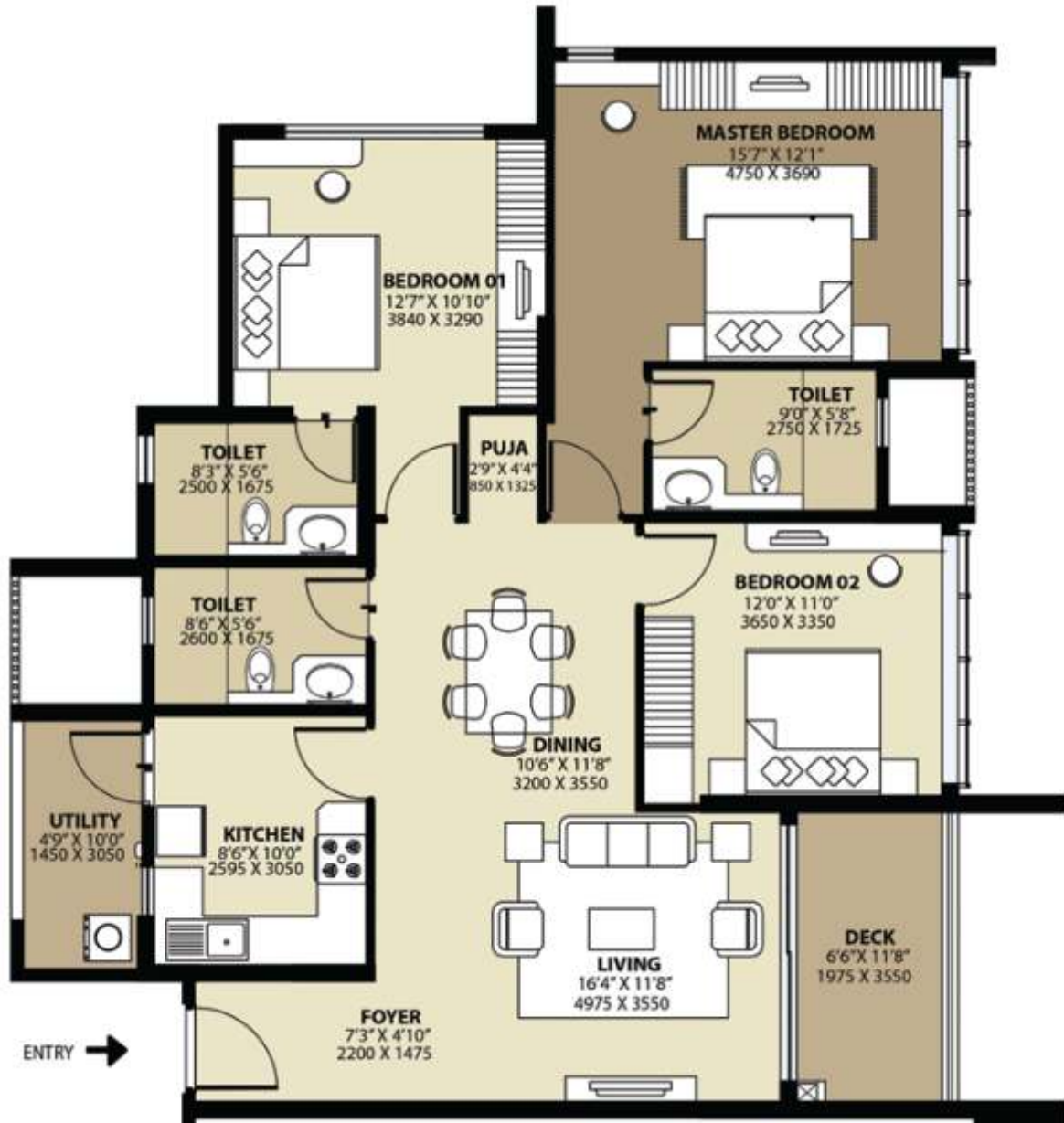
Magnolia 3BHK 603 - 1203 & 1403 - 2903 East



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.



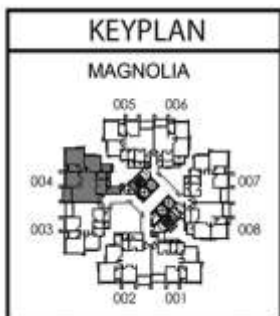
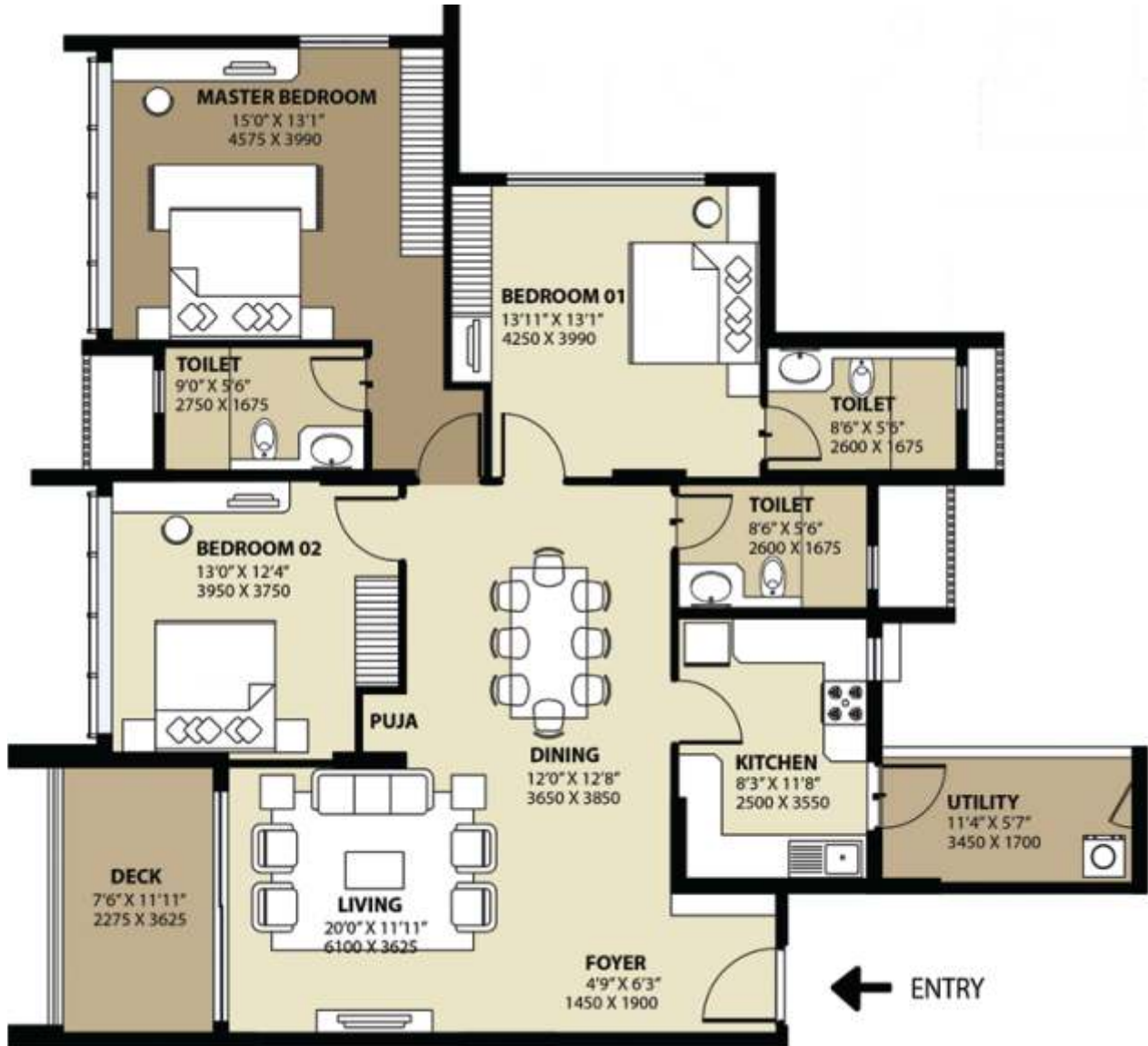
Magnolia 3BHK 607 - 1207 & 1407 - 2907 West



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.



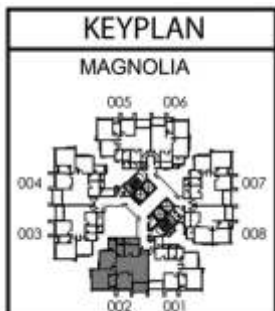
Magnolia 3BHK 604 - 1204 & 1404 - 2904 East



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.



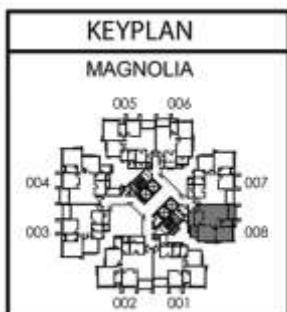
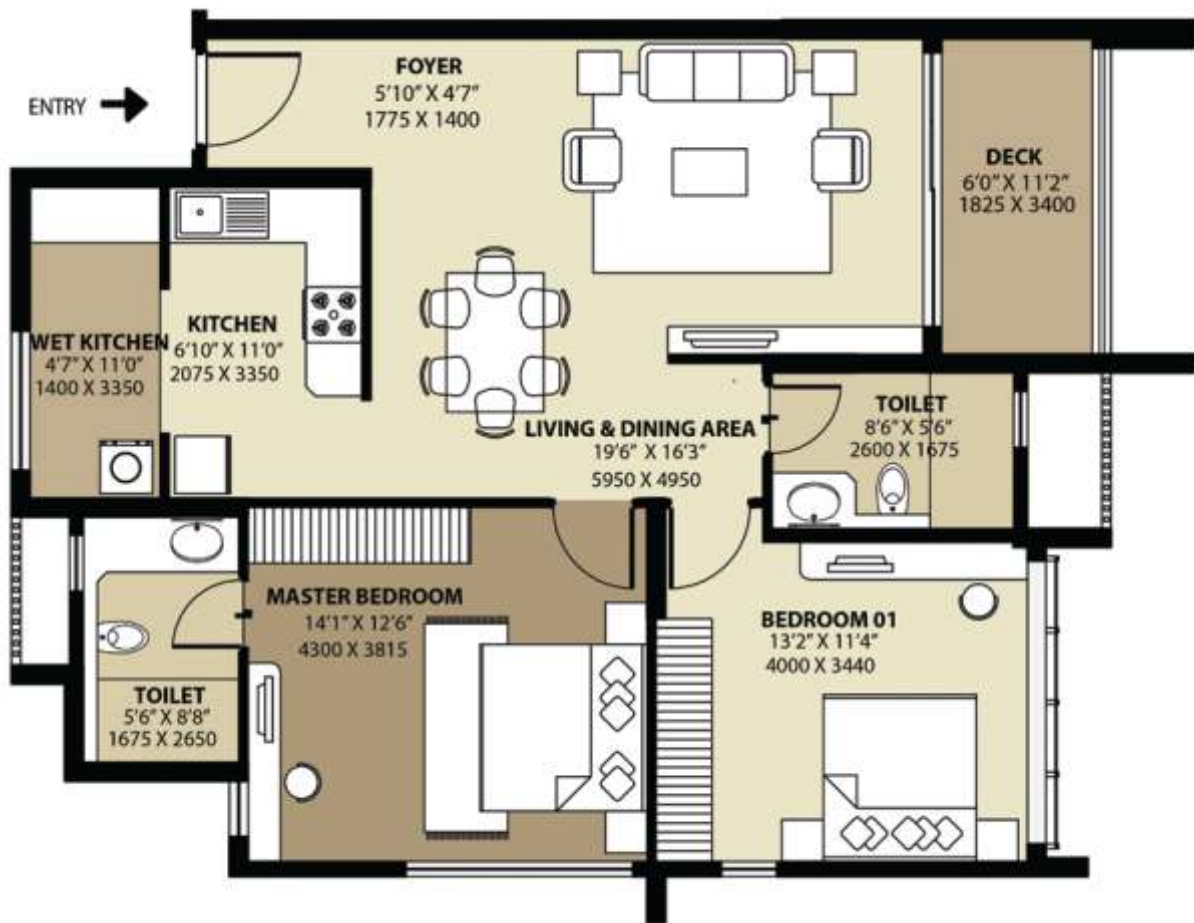
Magnolia 3BHK 602 - 1202 & 1402 - 2902 North



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.



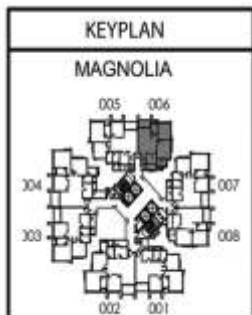
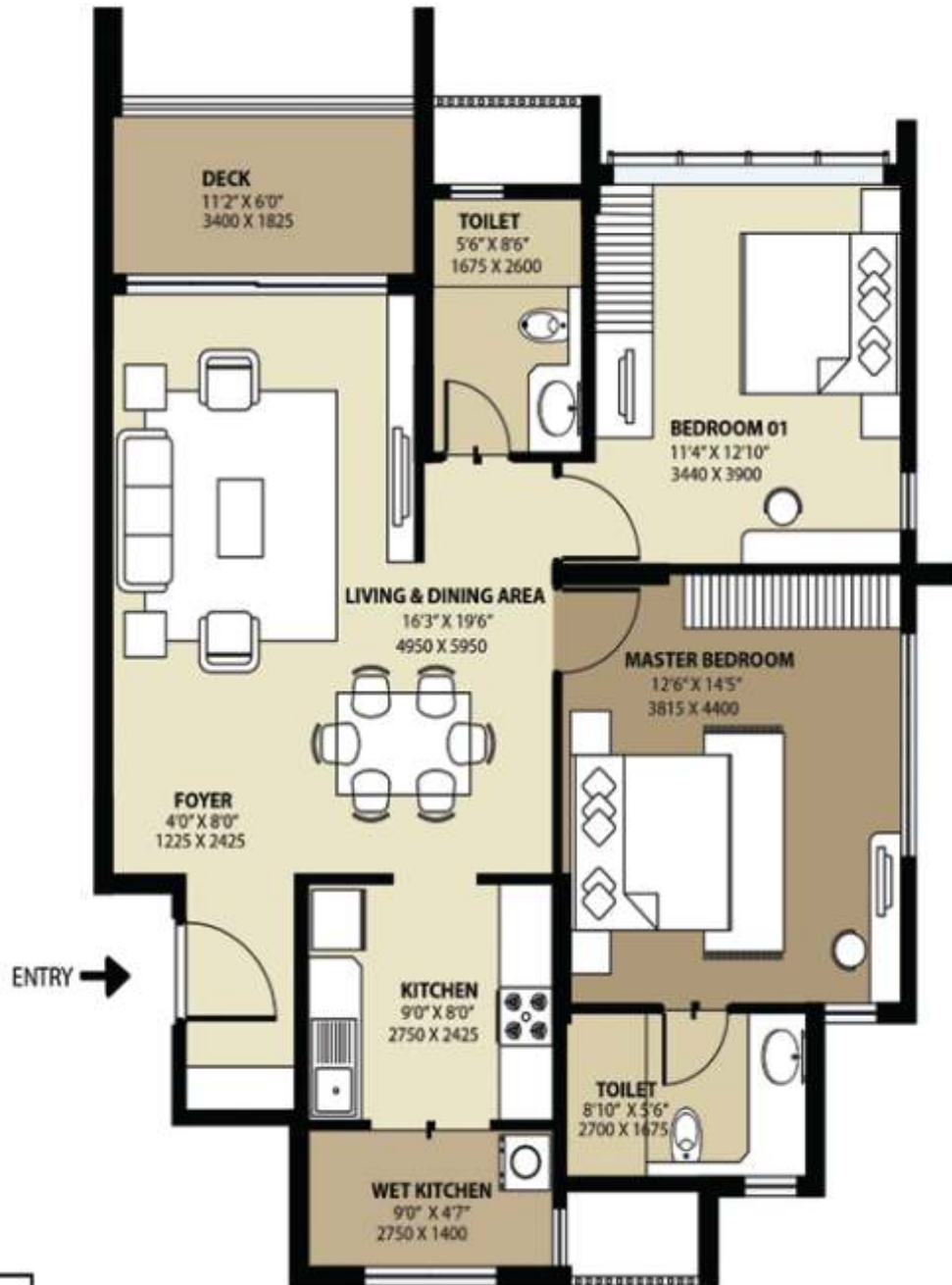
Magnolia 3BHK 608 - 1208 & 1408 - 2908 West



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



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.



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
 - Master Bedroom Shower Glass 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
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Lifts:

- Automatic 4 no. passenger lifts of reputed make
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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
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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
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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
-

A SHAPOORJI PALLONJI LEGACY

We entered the world of construction more than 150 years ago and have been committed to creating iconic landmarks ever since. From the palace of the Sultan of Oman, IT Park, Gurgaon and even the Park Towers in Dubai, to name a few. We've now created a luxurious property that you can call home only at Magnolia, Parkwest.



Site Address : ParkWest, 1/1, Hosakere Road, Binnyfields, Binnypet, Near Chamrajpet, Bengaluru - 560023, Karnataka, India

Know more : <http://www.parkwest-magnolia.com/>

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For details visit - <https://rera.karnataka.gov.in/>