MAGNUS
PARKWAY

2 & 3 BHK OPULENT RESIDENCES

KIWALE

Experience *Luxury* A Notch Higher

Explore The
Tallest Towers In The Vicinity



Embark On The Journey

Towards Brightest Futures



Embrace the Finest Views
from the 3-Side Open Residences



Elevate your Lifestyle

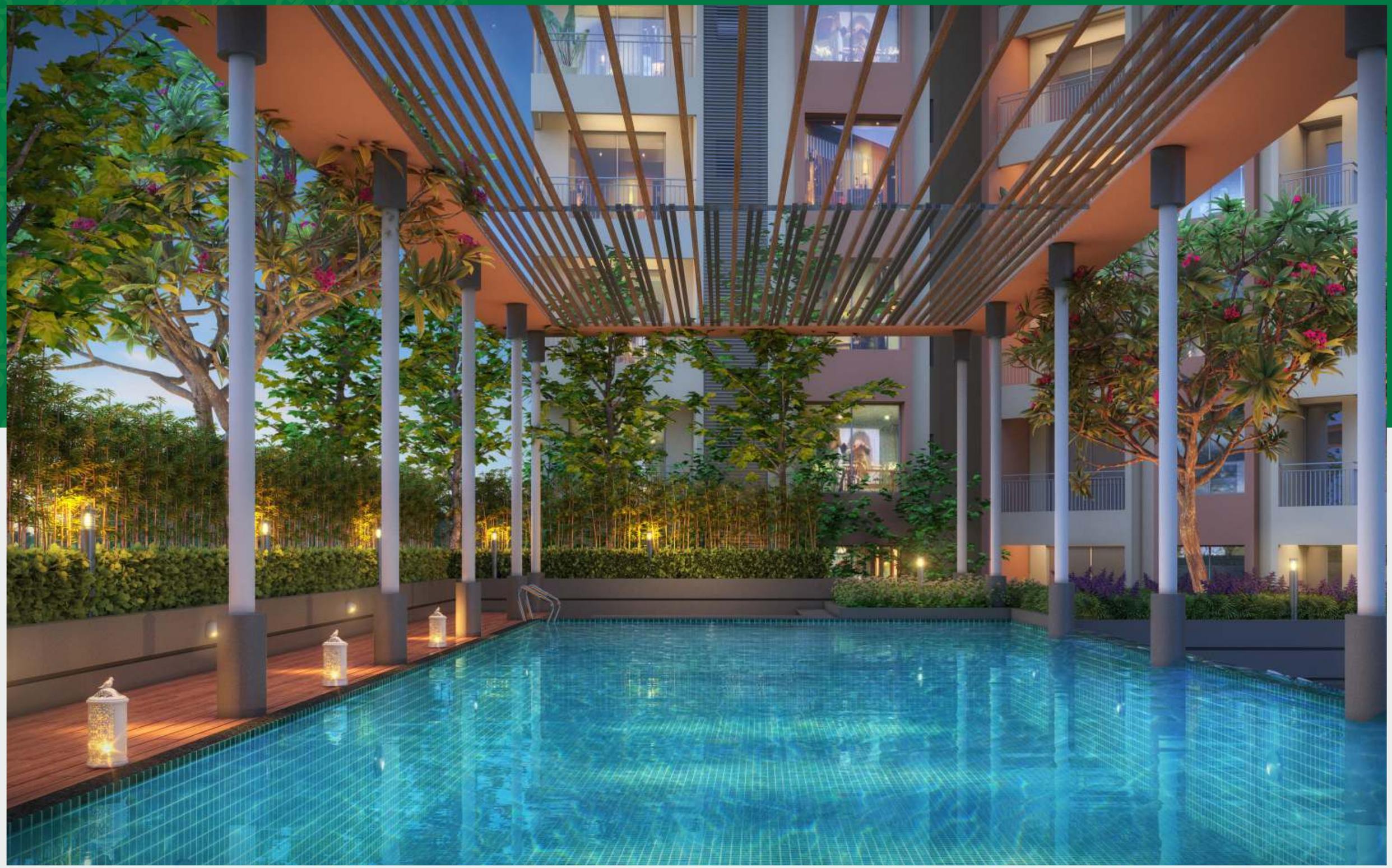
with the Grandest Luxuries



Expand
your Horizons Every Day

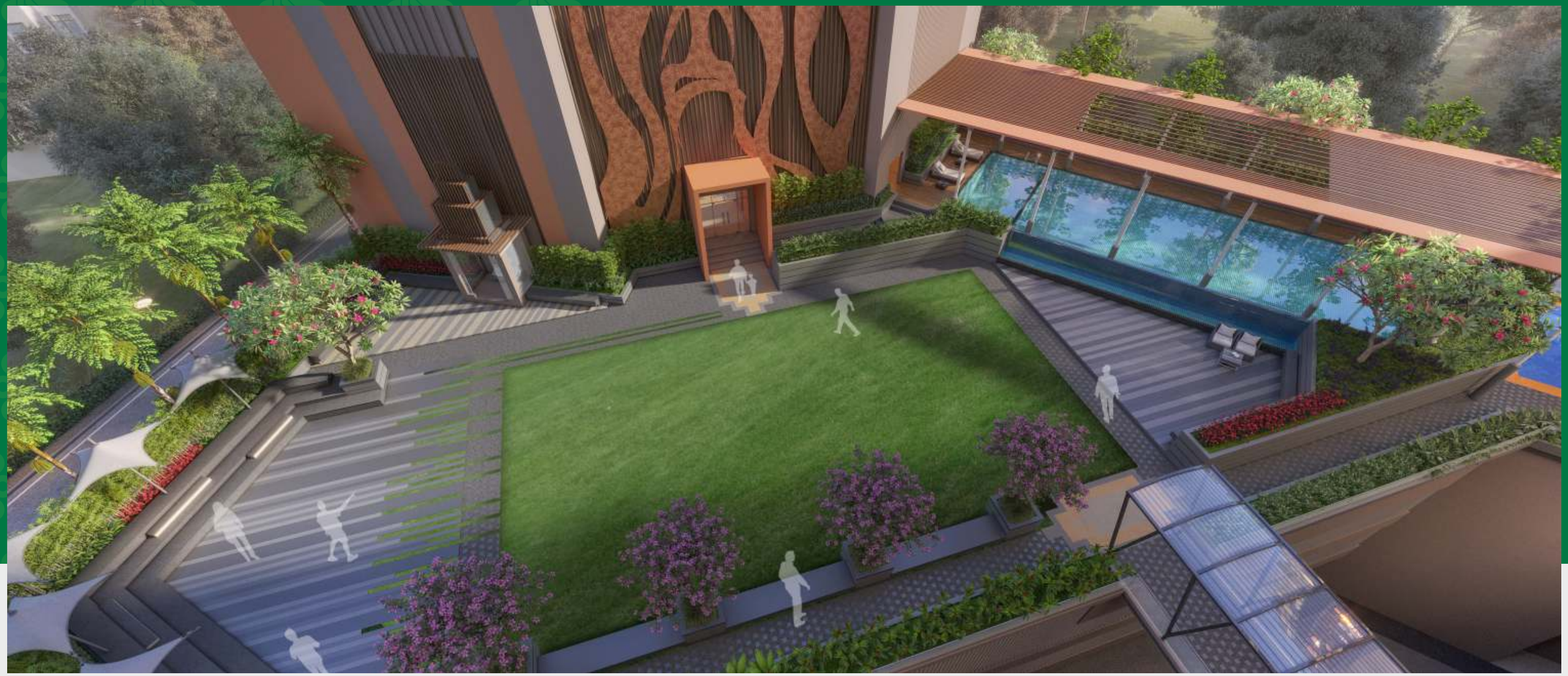


Engage in Serenity
with the Freshest Waters



PROJECT LAYOUT





50+
LIFE-ENRICHING AMENITIES

- Multipurpose Hall
- Swimming Pool with Kids pool
- Jaccuzzi
- A.C. Gymnasium
- Card/Access Control at Lobby
- CCTV Surveillance
- Landscape Garden
- Childern'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...



Enter the World

of the Greatest Features

STRUCTURAL

- Earthquake Resistant R.C.C. Frame Structure
- AAC/Fly Ash Block masonary work for external & internal walls
- External Sand Fased 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 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

PAINTS

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

ELECTRIFICATION

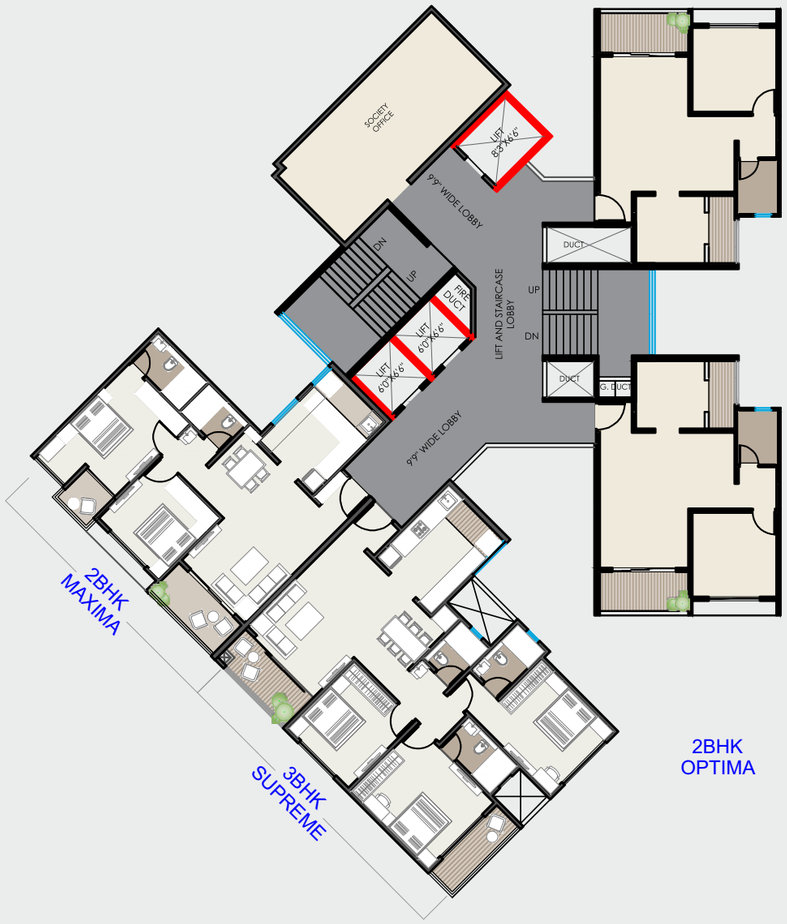
- Concealed Copper Wirring with circuit breakers
- Modular switches of Legrand or equivalent brand
- Provision for A.C. point in All Bedrooms & Living Room with core cut provision for outlet
- Exhaust Fan Provision in Kitchen & Bathrooms
- Provision for T.V. Connection in All Bedrooms & Living Room
-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

SAFETY

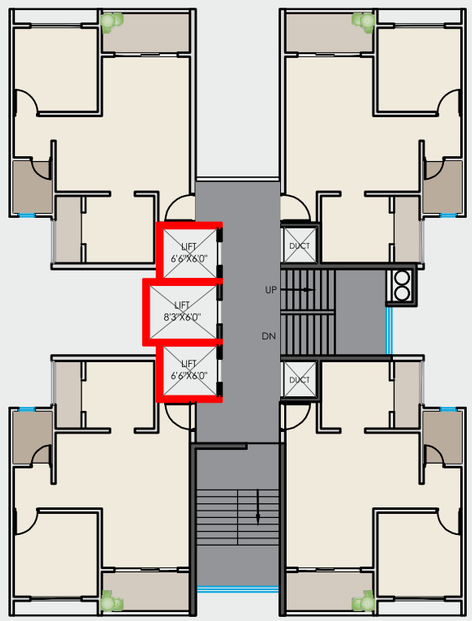
- MS Raillings
- Video Door Phone for flats
- Two Tier Security

1st FLOOR PLAN

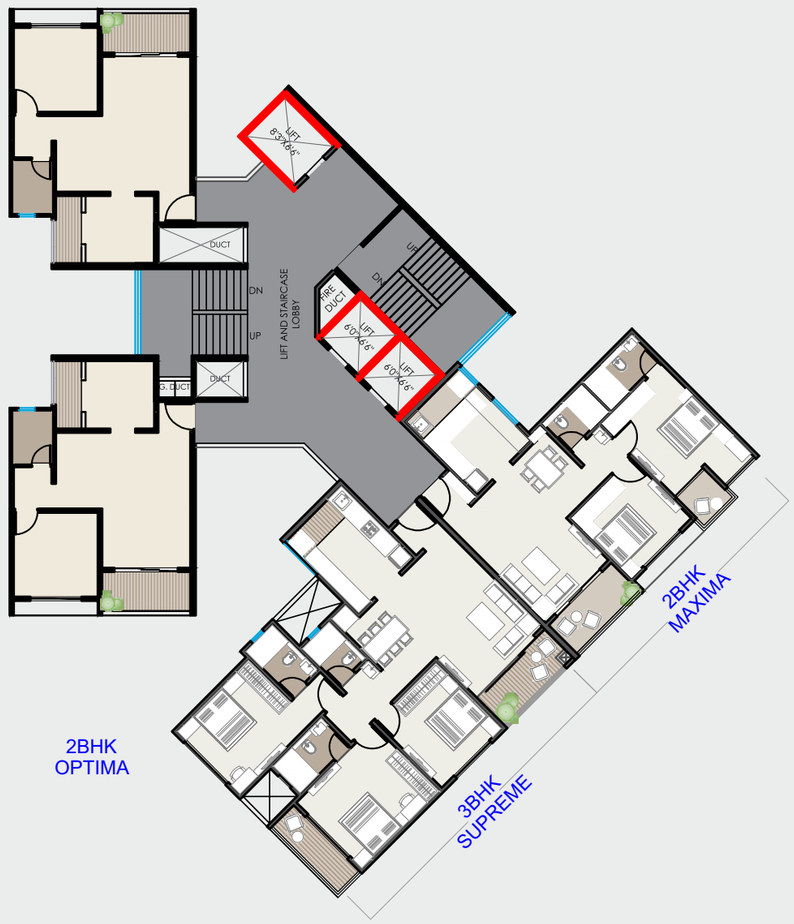
A1



A2



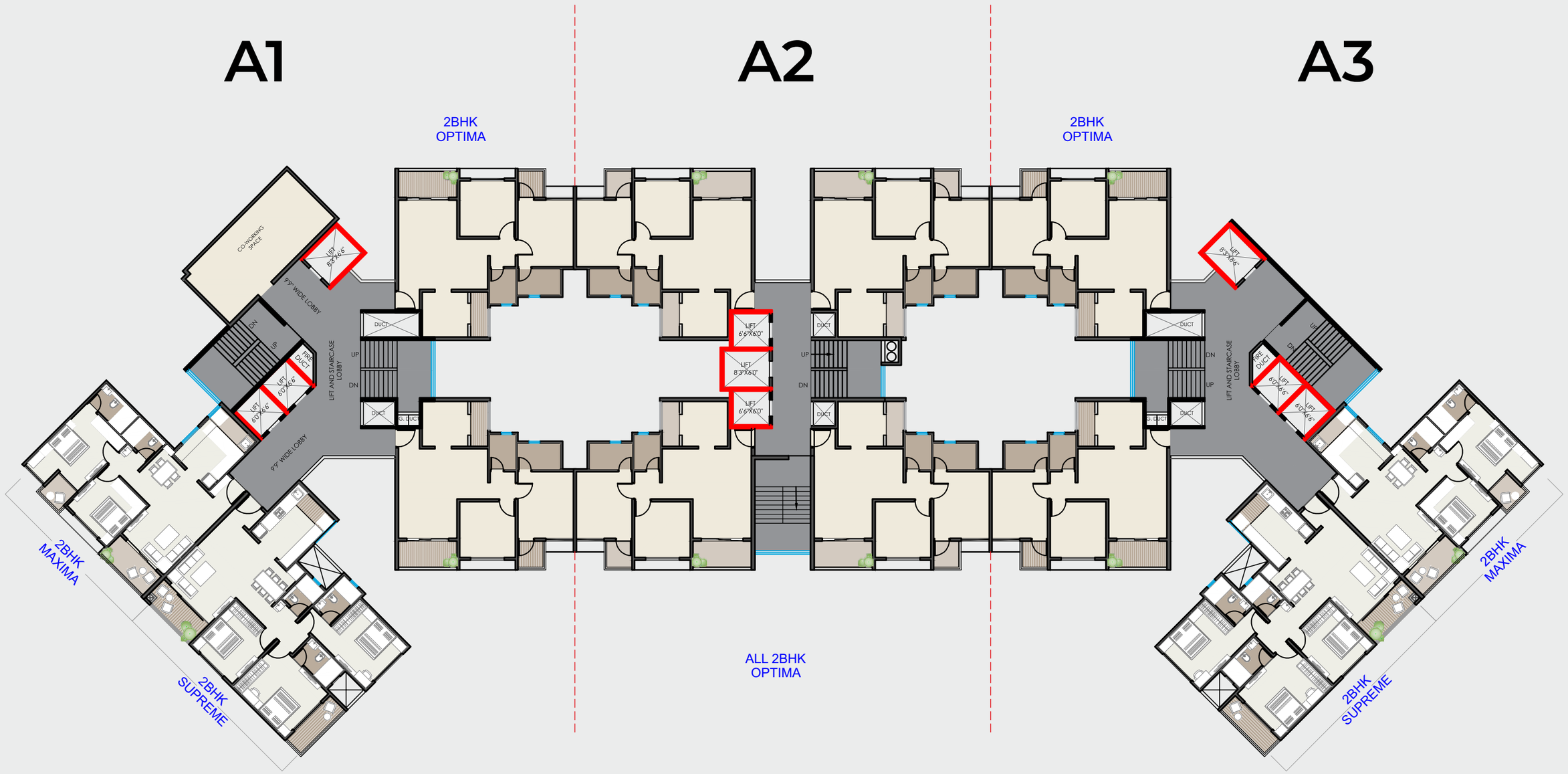
A3



Tower	First Floor		
	Unit No.	Type	Total Carpet
A1	101	2BHK Maxima	795 sq. ft.
	102	3 BHK Supreme	1071 sq. ft.



2nd & 3rd FLOOR PLAN



Tower	Second Floor		
	Unit No.	Type	Total Carpet
A1	202	2BHK Maxima	795 sq. ft.
	201	3 BHK Supreme	1071 sq. ft.

Tower	Third Floor		
	Unit No.	Type	Total Carpet
A1	302	2BHK Maxima	795 sq. ft.
	301	3 BHK Supreme	1071 sq. ft.



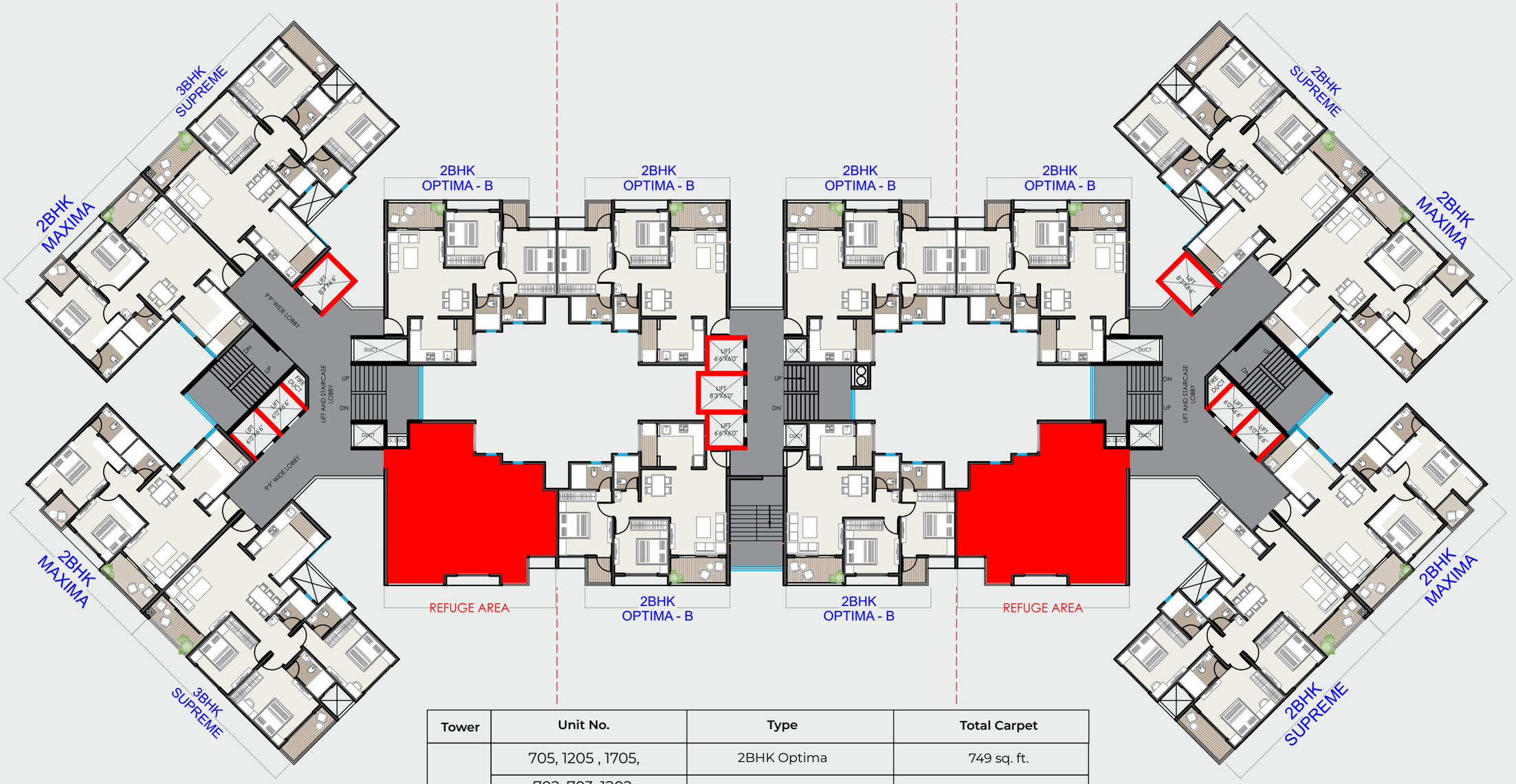
4th FLOOR PLAN



Tower	Unit No.	Type	Total Carpet
A1	405, 406	2BHK Optima	749 sq. ft.
	402, 403	2BHK Maxima	795 sq. ft.
	401	3 BHK Supreme	1071 sq. ft.

Tower	Unit No.	Type	Total Carpet
A2	401, 402, 403, 404, 2001, 2002, 2003, 2004	2BHK Optima	749 sq. ft.

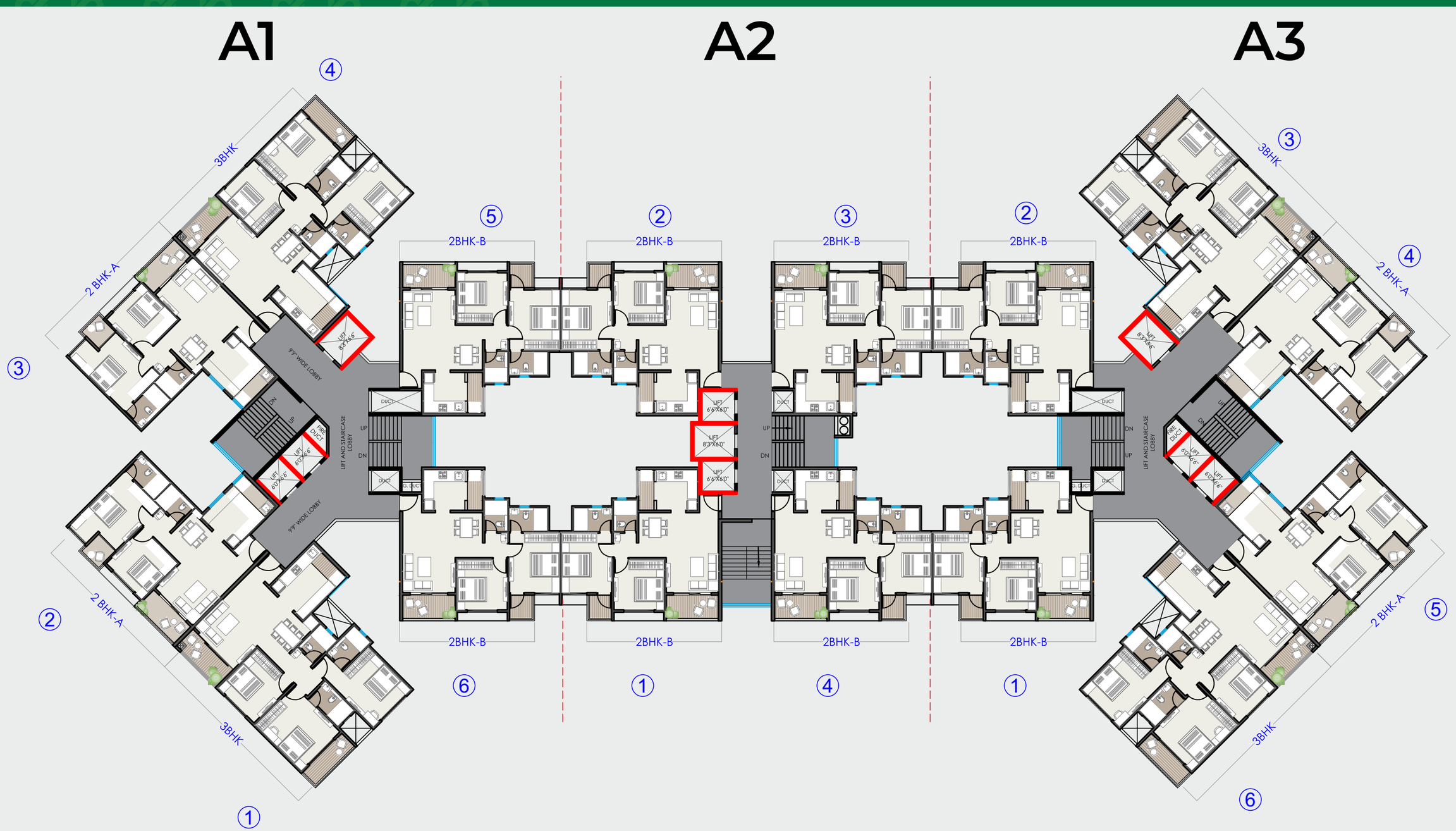
7th, 12th, 17th FLOOR PLAN



Tower	Unit No.	Type	Total Carpet
A1	705, 1205 , 1705,	2BHK Optima	749 sq. ft.
	702, 703, 1202, 1203, 1702, 1703	2BHK Maxima	795 sq. ft.
	701,704, 1201, 1204, 1701, 1704	3 BHK Supreme	1071 sq. ft.



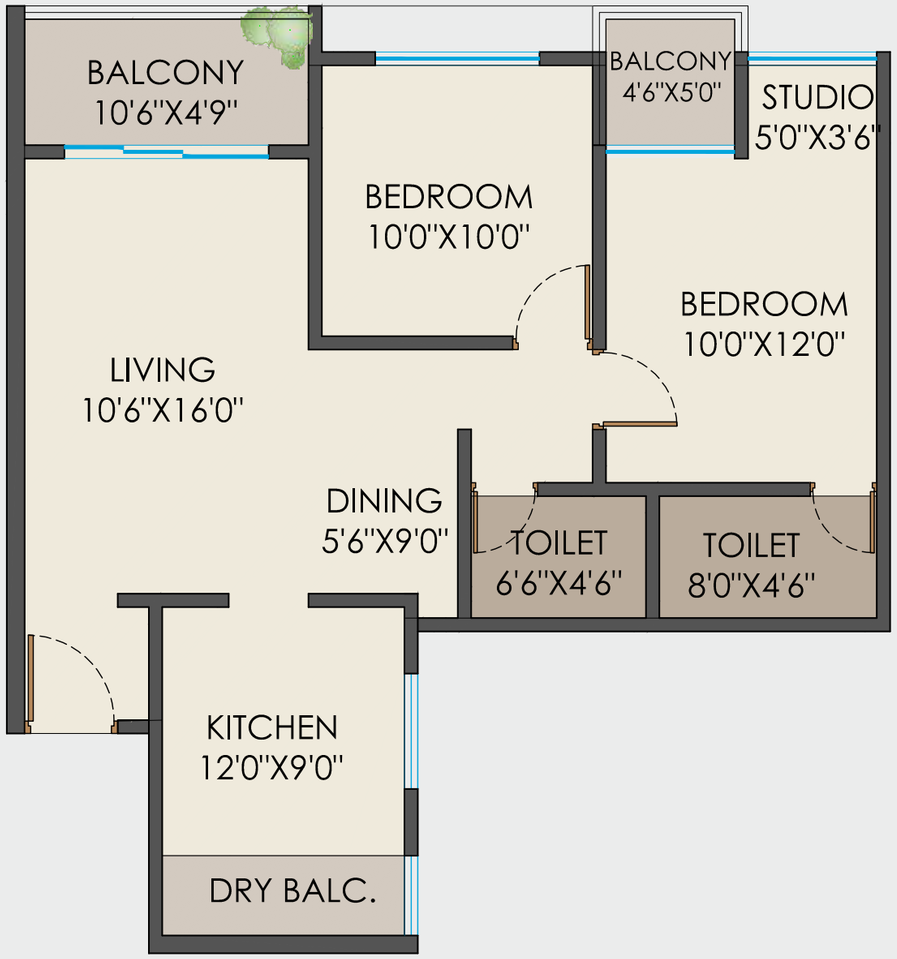
5th, 6th, 8th, 9th, 10th, 11th, 12th, 13th, 14th FLOOR PLAN

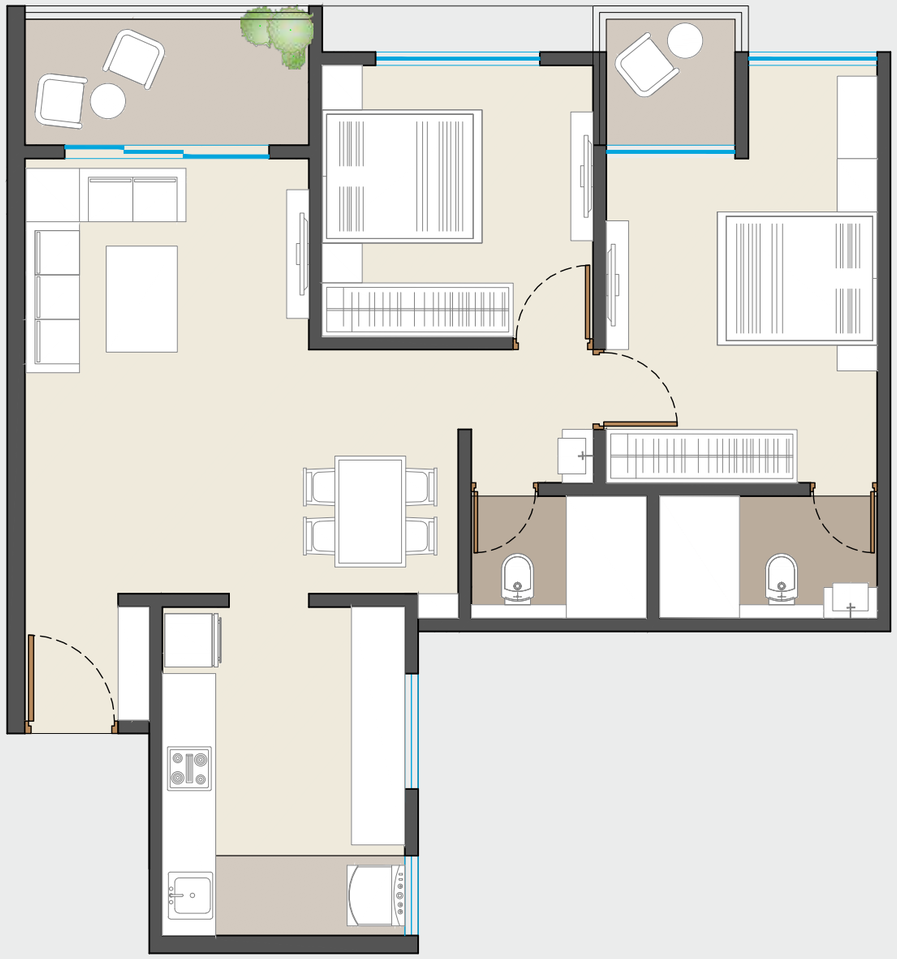


Tower	Unit No.	Type	Total Carpet
A1	505, 506, 605, 606, 805, 806, 905, 906, 1005, 1006, 1105, 1106, 1305, 1306, 1405, 1406	2BHK Optima	749 sq. ft.
A1	502, 503, 602, 603, 802, 803, 902, 903, 1002, 1003, 1102, 1103, 1302, 1303, 1402, 1403	2BHK Maxima	795 sq. ft.
A1	501, 504, 601, 604, 801, 804, 901, 904, 1001, 1004, 1101, 1104, 1301, 1304, 1401, 1404	3BHK Supreme	1071 sq. ft.

Tower	Unit No.	Type	Total Carpet
A2	501, 202, 503, 504 , 601, 202, 603, 604, 701, 702, 703, 704, 801, 802, 803, 804, 901, 902, 903, 904, 1001, 1002, 1003, 1004 , 1101, 1102, 1103, 1104, 1201, 1202, 1203, 1204, 1301, 1302, 1303, 1304, 1401, 1402, 1403, 1404	2BHK Optima	749 sq. ft.

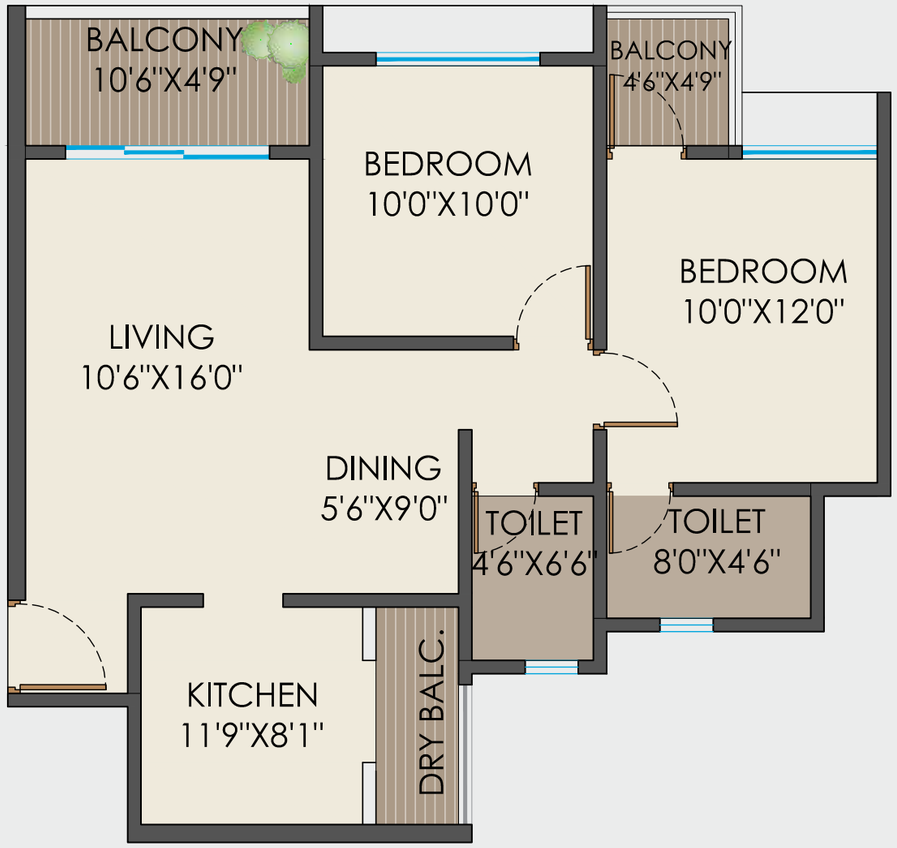
TYPICAL FLOOR PLAN - 2 BHK - A

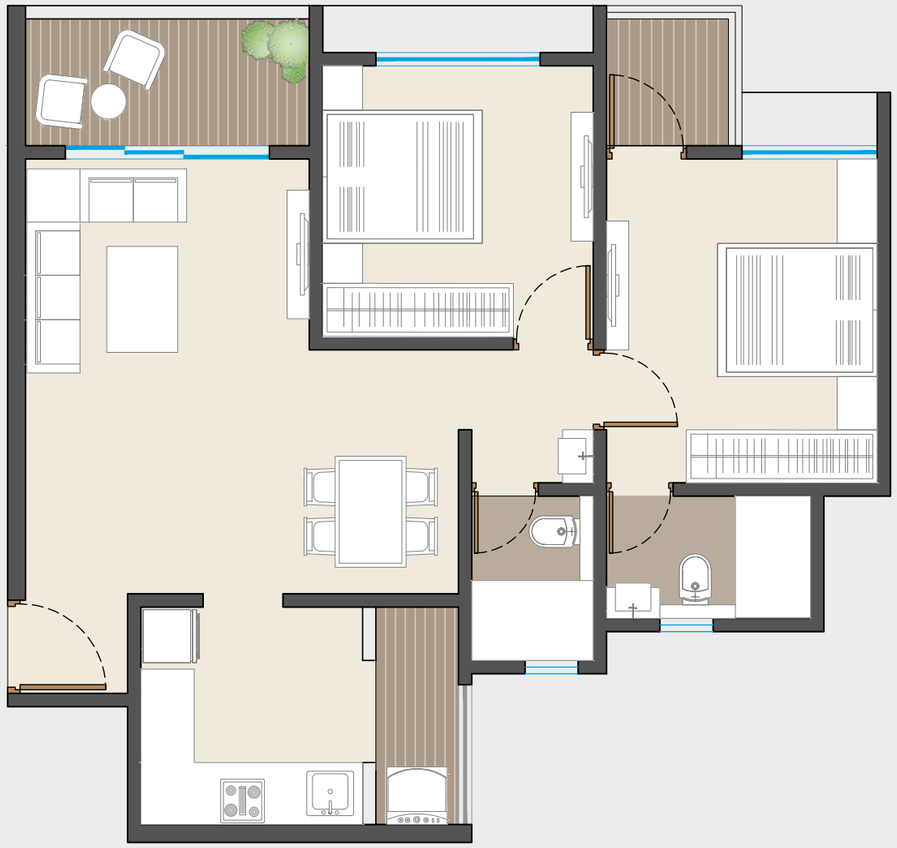




MAXIMA - 795 SQ. FT.

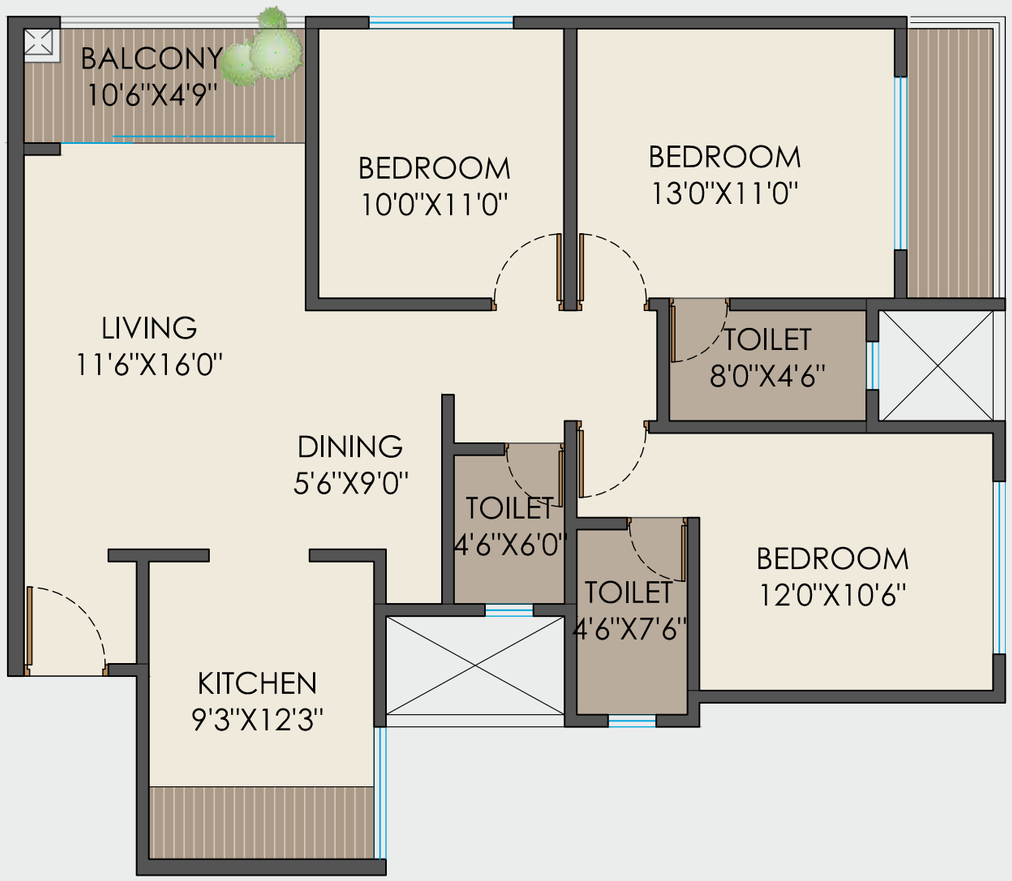
TYPICAL FLOOR PLAN - 2 BHK - B

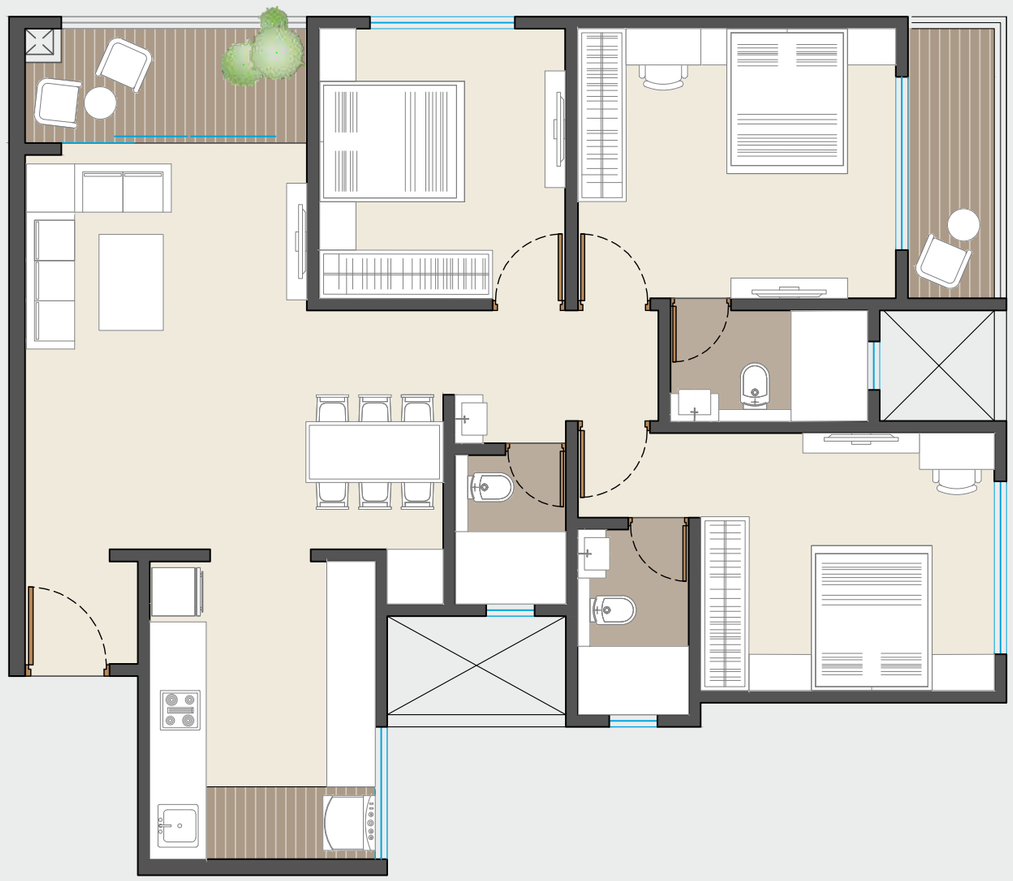




OPTIMA - 749 SQ. FT.

TYPICAL FLOOR PLAN - 3 BHK





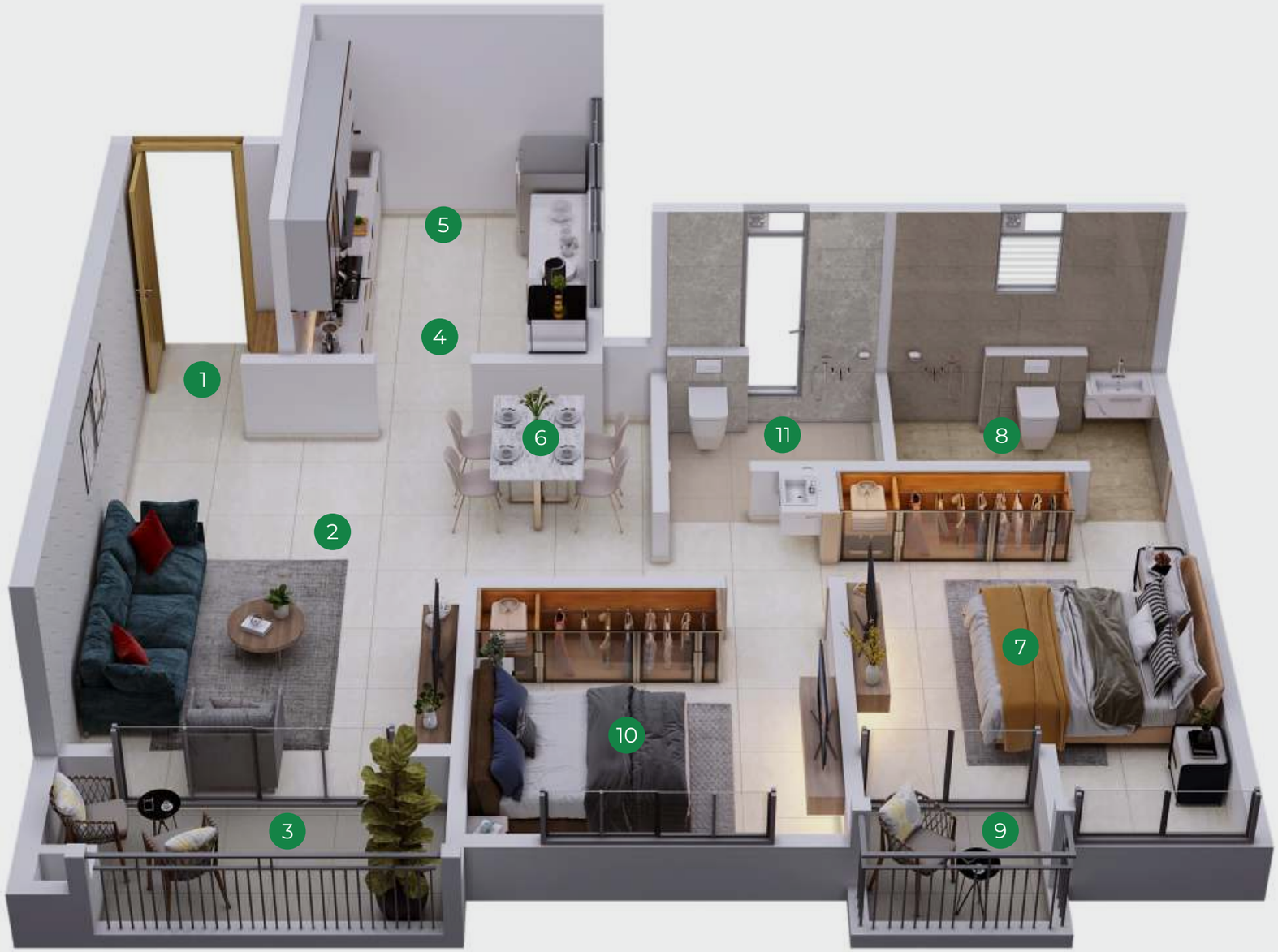
SUPREME - 1073 SQ. FT.

TYPICAL FLOOR PLAN - 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

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

Escape into the
Nearest Paradise



BANK

Bank of Baroda	200 Mtrs
SBI	2.5 Kms
Axis Bank	2.0 Kms
HDFC Bank	2.0 Kms

PETROL PUMP

Shinde Petrol pump	200 Mtrs

SHOPPING

D Mart	3.0 Kms

RAILWAY STATION

Dehu Road	2.0 Kms
Akurdi Station	7.2 Kms
Chinchwad Station	9.0 Kms

SCHOOL & COLLEGE'S

S B Patil Public School	2.2 kms
City Pride School	2.0 Kms
Angel Public School	3.2 Kms
Cambridge Intn'l School	6.6 Kms
Symbiosis Junior College	1.2 Kms

HIGHWAY

Old Pune-Mumbai Highway	2.0 Kms
Mumbai-Pune-Bangalore Highway	200Mtrs
Mumbai-Pune Expressway	0.9 Kms

HOSPITAL

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

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