

MAGNOVA
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Believe...

... NOT JUST IN LIFE, BUT ALSO IN LIVING WELL.

... NOT JUST IN OPEN SPACES, BUT ALSO IN AN OPEN MIND.

... NOT JUST IN SOUND SLEEP, BUT ALSO IN DAYDREAMS

... NOT JUST IN HAPPINESS MEASURED IN SQUARE FEET
BUT ALSO IN THE QUALITY OF LIFE.



DO YOU BELIEVE THAT FAMILY AND FRIENDS ARE SPECIAL,
JUST LIKE THE FEW QUIET MOMENTS YOU SPEND BY YOURSELF?

DO YOU BELIEVE THAT LIFE'S NECESSITIES SHOULD BE WITHIN
EASY REACH?

DO YOU BELIEVE THAT LIFE IS ABOUT SURROUNDING
YOURSELF WITH BEAUTY AND JOY?

THEN WE BELIEVE,
THESE ARE THE HOMES YOU DESERVE.



PRESENTING..

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FOR THE BELIEVERS OF
GOOD LIFE..

These are the homes the boast
of the modern sense of
architecture and reflect the
urbane sense of warm etiquettes.



ENTRANCE GATE

enhanced leisure

SPECIAL... THE WAY YOU WANT IT TO BE.





- LEGEND
- | | |
|------------------------|--------------|
| ① ENTRANCE GATE | ⑤ PATHWAY |
| ② JOGGING TRACK | ⑥ PARTY LAWN |
| ③ CHILDREN'S PLAY AREA | ⑦ STATUE |
| ④ SIT OUT | |

60 FEET
WIDE ROAD

HINJEWADI IT PARK (1.5 KM)

120 FEET WIDE ROAD

BHUMKAR CHOWK 500 M.



essence of life

ENJOYMENT IN EVERY MOMENT...

It is one of those architectural masterpieces that reflect the rich tastes of the host and subtly flaunt the heavenly elegance. The warm gestures of hospitality are treasured and the life is celebrated for its extravagance.

It's here that you will find an unparalleled impression of luxury embedded seamlessly into every aspect of the surroundings.



WARM SUMMER BREEZE
AND STARRY SKY, EXPERIENCE
THESE SIMPLE PLEASURES OF AN

*elevated
lifestyle...*



soaring heights

REFLECTION OF YOUR SOARING DREAMS



fresh nature

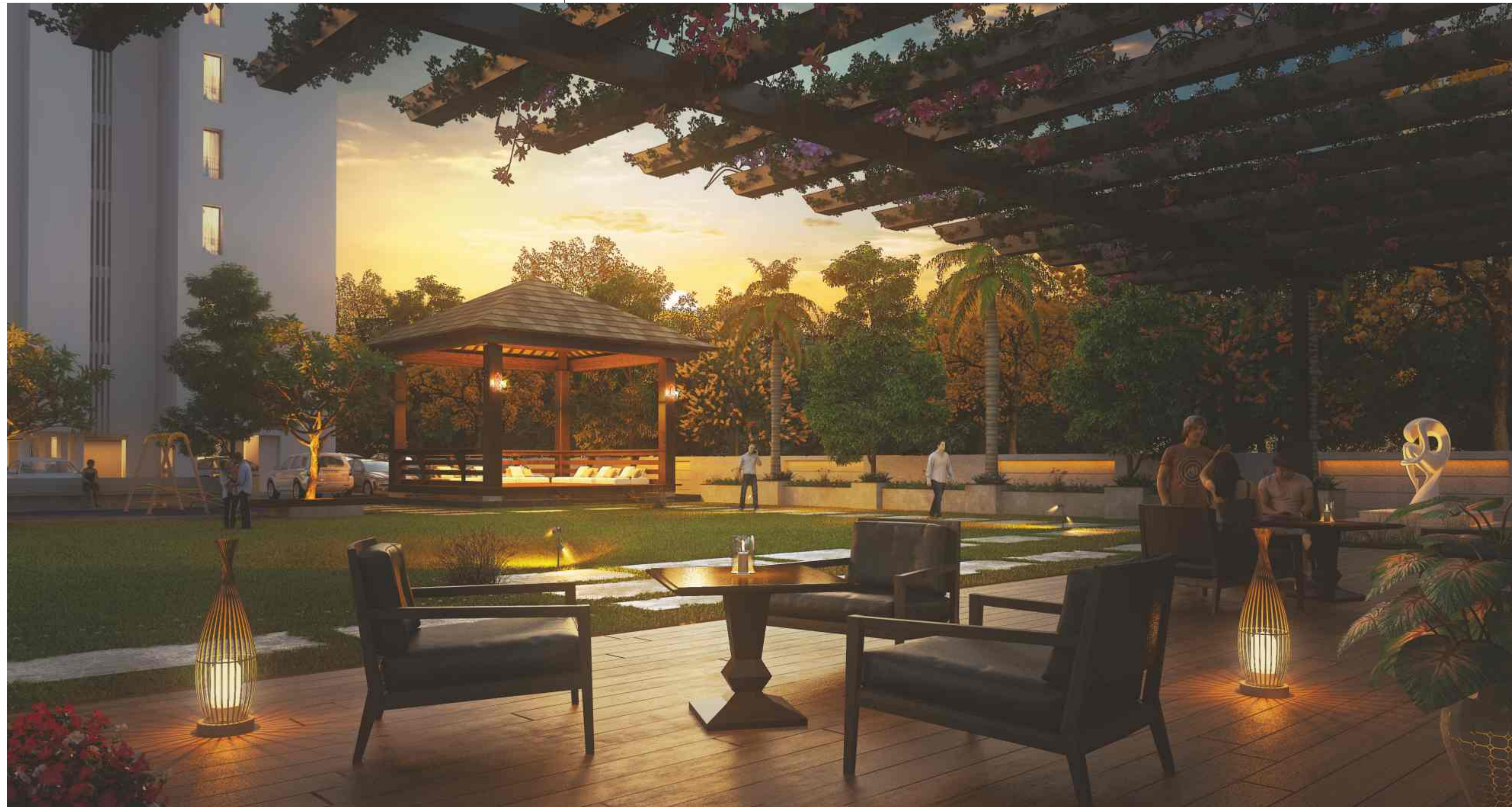
THE GREENER PLANES OF LIFE



Being close to nature has an immense impact on lifestyle. Explore the life changing possibilities among these simpler miracles.

ENVIRONS THAT

*exude the
radiance*





THE LIFE AMIDST

haven of joy

These abodes are picturesque insignia of modern way of life eternal beauty. It is everything one can ask for living an extraordinary life.



UNRAVEL THE INNOCENCE

*open-up
to fun*





ENTRANCING ENTRANCE
WITH RICHNESS THAT EXUDES

grandeur

INTERIORS THAT REDEFINE

lavishness



THE ULTIMATE SYMBOL OF

luxury



In this kitchen adorned with perfect ambience and convenience, culinary arts are bound to create masterpieces that please everyone.



The innocent joys liesures are what these bedrooms are designed for. Let your precious child relax in the world created exclusively for him.

THE NEW DESTINATION OF

rejuvenation





PROPOSED AMENITIES

- MANOR
- Sample Flat [Actual Bldg]
- Gas Pipe line
- Card Access in Entrance Lobby
- Video Door phone & Inter com system
- Internet Broadband provision in living & bedroom
- Solar water Heater System for all bathroom
- Garbage Chute
- CCTV in lobby passage all floor with common area
- Stretcher Lift
- Genset power backup for Lift –common area
- Genset Back up – 2 Points/per Flat – living & Kitchen
- All rooms Cable Provision
- 1 setup box Installation & Advance Free
- Rain water Harvesting
- Luxurious Entrance Gate
- Luxurious Entrance Lobby
- Branded electrical switches and wires
- Jaquar /grohe or equivalent CP fitting
- 2 automotive elevators [KONE/OTIS / Mistubishi or equivalent]
- Fire fighting system
- Children Play Area
- Well designed garden
- Yoga meditation area
- Party Deck
- Senior citizen Park

PROPOSED SPECIFICATIONS

RCC/ BRICKWORK

- Earthquake resistant RCC frame structure
- Eco-friendly bricks with plaster

INTERNAL FINISH

- Vitrified tiles flooring
- Anti-skid flooring
- Wooden finish texture tiles

KITCHEN

- Kitchen platform with stainless steel sink
- Designer tile dado
- Dry/utility terrace with provision for washing machine
- Exhaust fan
- Water purifier

BATHROOM

- Premium bathroom fittings Grohe/Jaquar equivalent make
- Concealed plumbing with premium sanitary fittings
- Nitco/Kajaria equivalent brand tiles
- Wash basin counter in all bathroom
- Glass partition and mirror
- Exhaust fan

DOOR & WINDOWS

- Designer laminated doors & frames
- Powder coated 3 track aluminium sliding windows with mosquito net & grills
- Sliding doors for terraces with mosquito nets
- 4 sided granite window frames
- Glass railing
- Sound reducing window

ELECTRIFICATION

- Concealed copper wiring with circuit breakers
- Adequate electrical point with premium modular switches
- TV & telephone points in living & master living
- AC points in all bedrooms
- 2/3 Phase metre
- Provision for inverter

PLASTER & PAINTING

INTERNAL FINISHES

- Internal Gypsum Plaster
- Internal emulsion paint

EXTERNAL FINISHES

- Double coat sand face plaster
- High quality Textured Paint





2 BHK
APARTMENT



3 BHK
APARTMENT

LEGEND

- | | | | |
|--------------------|-----------------|----------------|-------------|
| (A) ENTRANCE LOBBY | (D) KITCHEN | (G) M. BEDROOM | (J) TERRACE |
| (B) LIVING AREA | (E) DRY TERRACE | (H) M. BATH | |
| (C) DINNING AREA | (F) BEDROOM | (I) BATH | |

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IDEALLY LOCATED
IN PUNE'S FUTURE
IT CENTER...

EDUCATIONAL
CAMPUS NEARBY

INDIRA KIDS - **500 M**
IIBEMM MBA COLLEGE - **500 M**
AKSHARA SCHOOL - **600 M**
INDIRA COLLEGE - **700 M**
INDIRA SCHOOL - **700 M**
THE GOOD SAMARITAN SCHOOL - **900 M**
BALAJI INSTITUTE - **1 KM**
BLOSSOM PUBLIC SCHOOL - **1.2 KM**
Dr. D Y PATIL COLLEGE - **1.5 KM**
SHAHU ENGINEERING COLLEGE - **1.5 KM**
PUNE UNIVERSITY - **8 KM**

SHOPPING MALLS
NEARBY

RELIANCE DIGITAL WORLD - **1.5 KM**
XION MALL E-SQUARE
MULTIPLEX HINJEWADI - **1.5 KM**
D MART - **1.5 KM**
BHUMKAR CHOWK - **500 M**
HINJEWADI- **1 KM**
BANER - **3.5 KM**
PUNE-MUMBAI EXPRESS WAY - **4 KM**
PIMPLE-SAUDAGAR - **4 KM**

MAJOR LOCATIONS
NEARBY

AUNDH - **5 KM**
PUNE RAILWAY STATION - **12KM**
HINJEWADI IT PARK PHASE -I - **1 KM**
HINJEWADI IT PARK PHASE -II - **1.5 KM**
HINJEWADI IT PARK PHASE -III - **2 KM**

IT PARK'S NEARBY

HOTEL TAJ GATEWAY - **1.5 KM**
HOTEL SAYAJI - **1 KM**

COURTYARD MARRIOTT
HOTEL - **1.5 KM**

HOTEL'S NEARBY

SHREE SHIV CHHATRPATI
SPORTS COMPLEX - **5 KM**

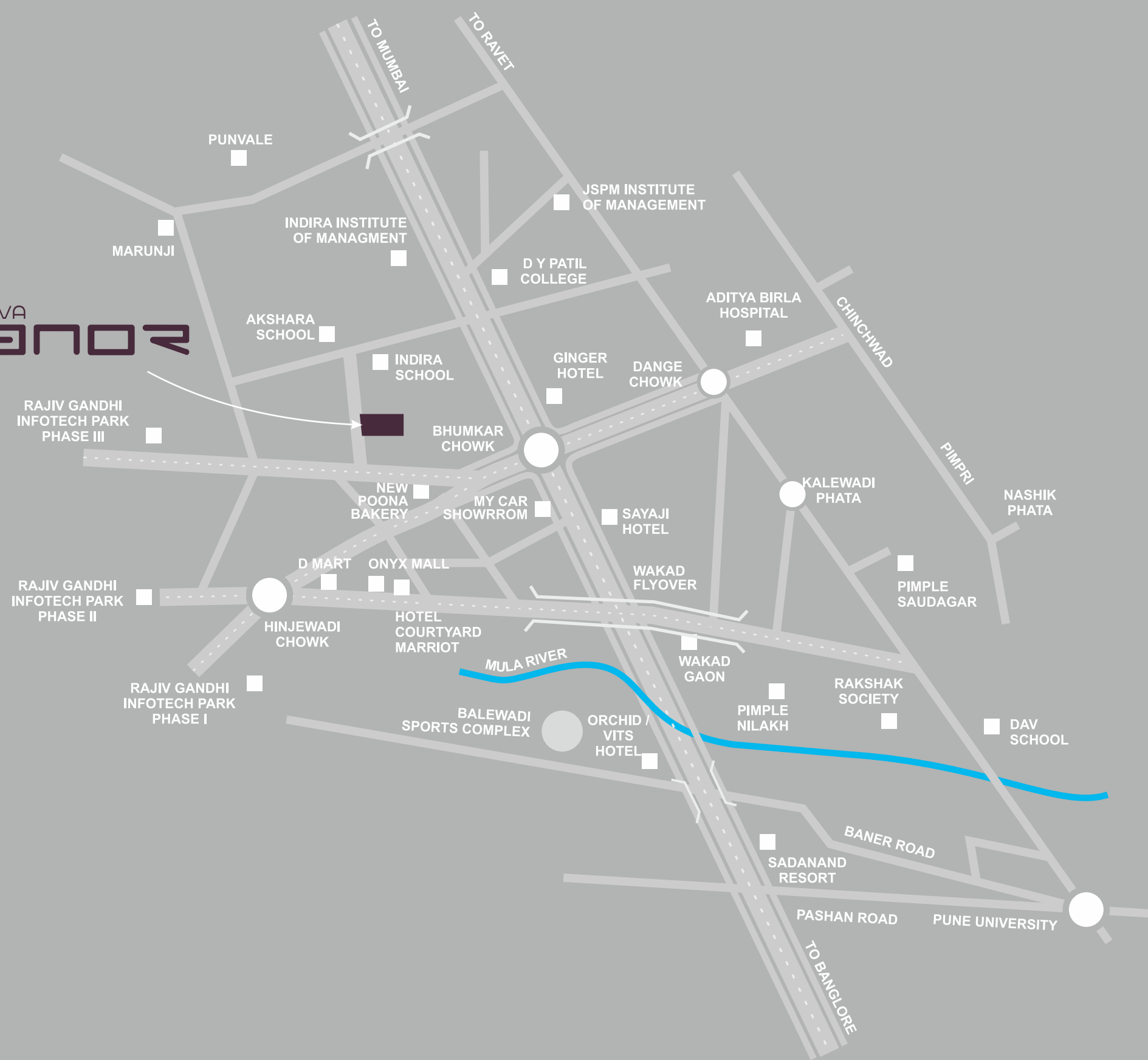
MCA CRICKET STADIUM
GAHUNJE - **11KM**

SPORTS COMPLEX
NEARBY

ADITYA BIRLA MEMORIAL
HOSPITAL - **2 KM**

HOSPITALS NEARBY

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- A PROJECT BY -

MAGNOVA

R E A L T Y

C R E D I T S

Architect	RCC Consultant	Legal	Project Management	Architectural Visualisation, Graphics & Media
A B ARCHITECTS	HANSAL PAREKH	PAWAR ASSOCIATES	ICM GROUP	SQUARE ONE

Site Address: S. No. 114/3, Near New Poona Bakery, Bhumkar Chowk-Hinjewadi Road, Wakad, Pune- 57

Office: Sr. No. 121/3, Magnova House, New Mumbai -Pune Highway, Bhumkar Chowk, Wakad, Pune

Email: sales@manorwakad.com www.magnovarealty.com

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