



MAGNUS

The Epicenter of Urban Living



The Emblem of Unparalleled Solidity

Madhu Developers presents **MAGNUS**, an appealing 'Ground + 18 Storey' Residential Tower, comprising of optimally crafted 1 and 2 BHK apartments.

Strategically placed in the burgeoning suburb of Goregaon (East), Mumbai, **MAGNUS** enjoys an excellent proximity to Goregaon Railway Station, Western Express Highway, Metro Stations, Bus Stops and Major Commercial Hubs. This residential project is thoughtfully planned and meticulously designed to offer the perfect mélange of comfort and functionality for an urban audience.



MAGNUS

RESIDENTIAL TOWER

GOREGAON (EAST), MUMBAI

1 & 2 BHK





Amenities

Ground Level

Drop Off

Grand Foyer

Visitor's Lounge

ORIANA
Multipurpose
Lounge

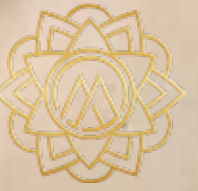
Meeting Room

GREENS
Multifunction
Outdoors



Artist's Impression

Drop Off
Create A Lasting "First Impression"



Tower 'A'
Visitor's Lounge

MEETING ROOM

MAGNUS

Tower 'B'
Oriana

Grand Foyer
The Beauty of an Enthralling Entrance

Artist's Impression



Visitor's Lounge
The Pinnacle of Signature Style

Artist's Impression



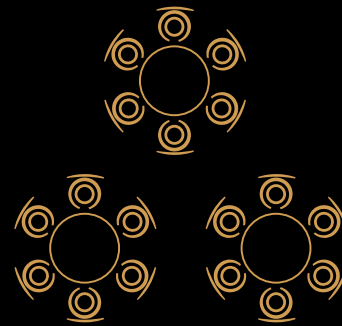
ORIANA

Multipurpose Lounge with Flexible Layouts

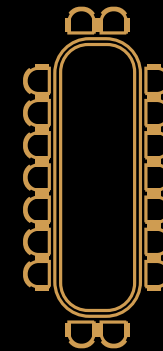
Theatre

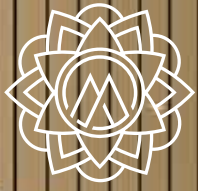


Banquet



Private Dining





ORIANA – Multipurpose Lounge
The Exemplary of Sheer Elegance



Amenities

E-Level on the 4th Floor



Toddler's Play Area



Children's Play Area



Multipurpose Turf



Pool Table



Kid's Pool



Adult's Pool



Table Tennis



Society Office



Well-Equipped Gymnasium



Zero Vehicular Movement



WHEN LIFE
GIVES
YOU PAIN,
GO TO
THE
GYM
EVERY SINGLE
DAY

IT
IS
THE
ONLY
WAY
TO
GET
IT
BY
YOUR
SELF



Gym – Cardio Section
Fitness routine worth sweating for



Gym – Strength Section
Get Stronger, Leaner & Healthier



Kid's & Adult's Pool
The Splash of Recreational Indulgences

Artist's Impression



Amenities

18th & 19th Level



Jogging Track



Yoga Deck


















Sky Deck



18th Level – Jogging Track
The Haven of an Exquisite Hangout

External Features



	Ample Car Parking		Automatic High-Speed Elevators		Wheelchair Access**
	Decorative Entrance Gate & Compound Wall with Adequate Lighting		Seismic Zone Compliant Structure		Servant Toilet on Alternate Mid-Landing
	Rain Water Harvesting		Fire Fighting Systems		Eye Appealing Elevation
	Electric Vehicle Charging Station		Renewable Energy: Either in the form of Solar Panels or Small Wind Mills		Weather Coated External Paint
	Video Door Phone with Intercom System & CCTV		One Time Anti-Termite Treatment for the entire building		Overhead Projector

**Except Poolside

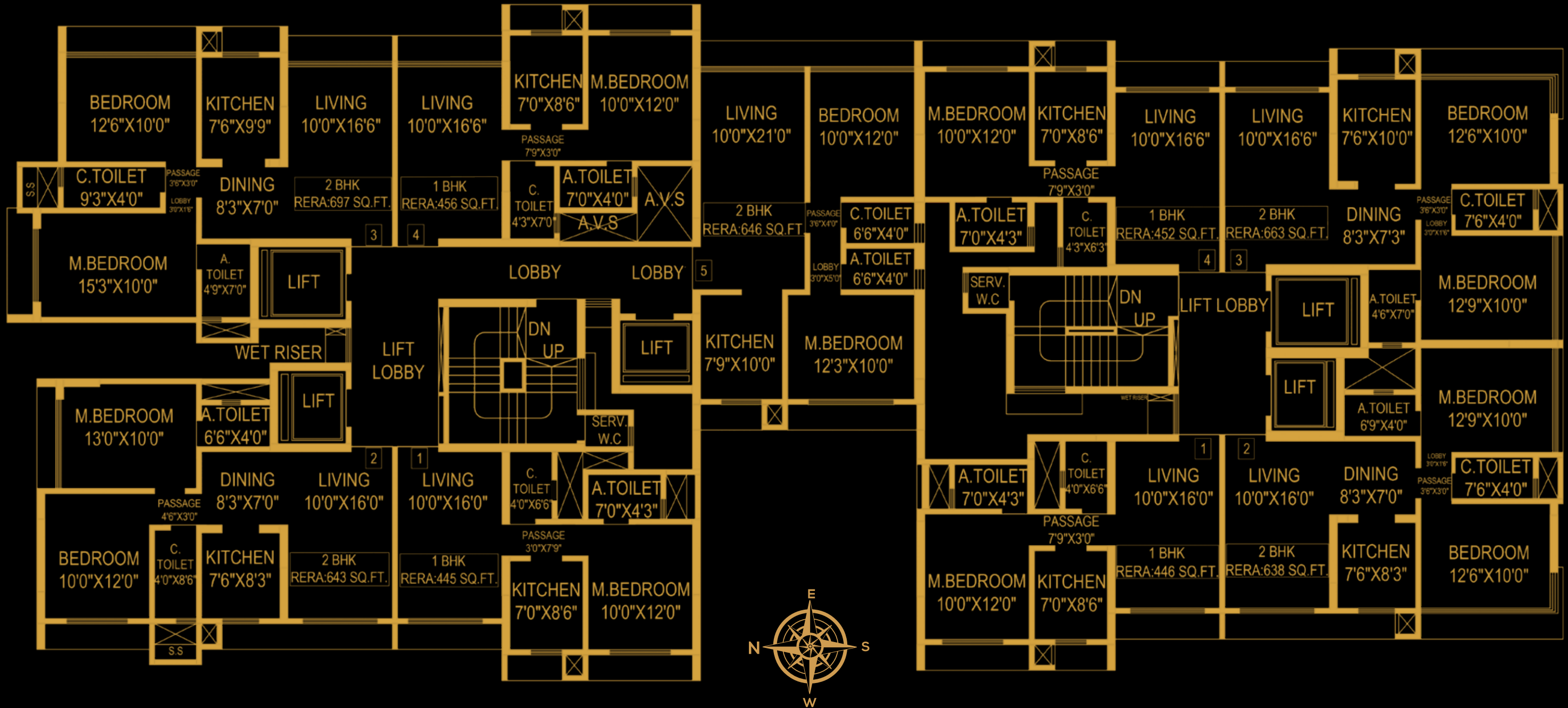


Project Configurations

BHK	TYPE	RERA Area in Sq.ft.
1	Optima	445 Sq.ft. & 446 Sq.ft.
1	Grande	452 Sq.ft. & 456 Sq.ft.
2	Optima	638 Sq.ft., 643 Sq.ft. & 646 Sq.ft.
2	Grande	663 Sq.ft. & 697 Sq.ft.

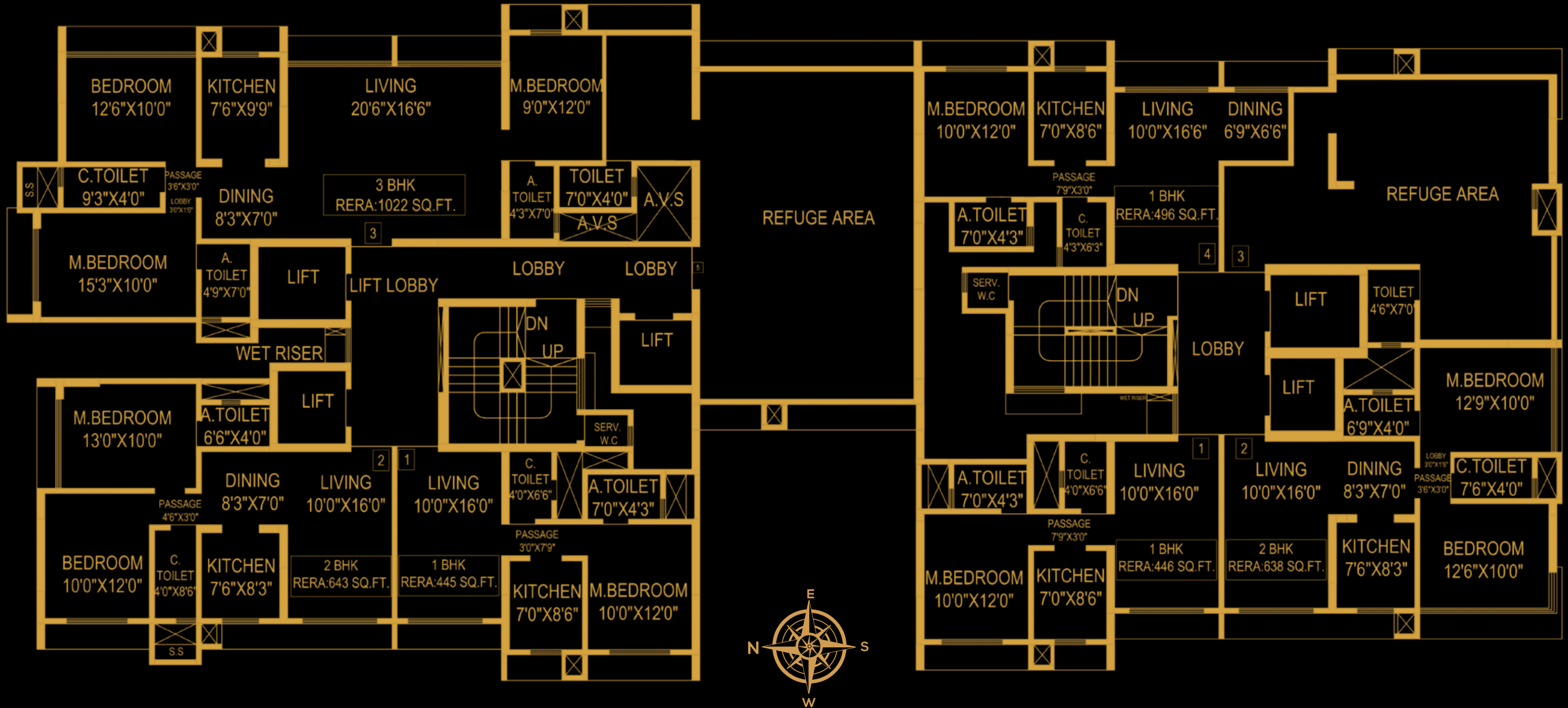
Floor Plan - Typical

Tower 'A' & 'B' for 5th, 6th, 8th to 13th, 15th to 17th Floors



Floor Plan - 7th Floor

Tower 'A' & 'B'





3D Isometric View

1 BHK

RERA Area 445 Sq.ft.

Flat No. 01

Tower 'B'





3D Isometric View

2 BHK

RERA Area 663 Sq.ft.

Flat No. 03

Tower 'A'







Internal Features

Internal

Non-Toxic Paints

UPVC / Anodized Aluminium Sliding Windows with Mosquito Net Panels

Provision for Internet in Bedrooms

Stucco or POP Wall Finish

Premium Flooring

Child Safe Switches

Marine Ply on Main Door

Max. Height Sound Proof Windows

Provision for Split AC in Living & Bedrooms

Concealed Copper Wiring

Minimized Column Offsets

Kitchen

Premium Material Platform with Sink & Tiles on Walls up to 7 Ft Height

Modular Kitchen below Platform

Exhaust Fan

Additional Service Platform

Pipe Gas (subject to availability)

Sufficient Electric Points for various Kitchen Appliances

Provision for Inlet & Outlet Piping for Washing Machine

Bathroom

Premium Sanitary Fittings

Anti-skid Tiles for Flooring in Bathroom

Wall Mounted WC

Concealed Plumbing

Geyser / Storage Water Heater in all Bathrooms

All required areas to be Waterproofed with Warranty



The Address of Seamless Convenience

MAGNUS is located at Jay Prakash Nagar, Goregaon East, which is a perfect blend of residential and commercial spaces. With a treasure trove of malls, restaurants and entertainment zones just a short ride away, you are constantly surrounded by the highs of life. Daily commute to work or school is a breeze when commercial hubs and educational institutes are nearby.

Proximity Distance by Car



Goregaon Railway Station
650 Mtrs



Aarey Metro Station
1.6 Kms



Goregaon East Metro Station
1.7 Kms



Western Express Highway
700 Mtrs



CSM International Airport
10.6 Kms



Oberoi International School
3.4 Kms



Oberoi Mall
2.5 Kms



The Hub Mall
1.5 Kms



The Westin Hotel
2.8 Kms



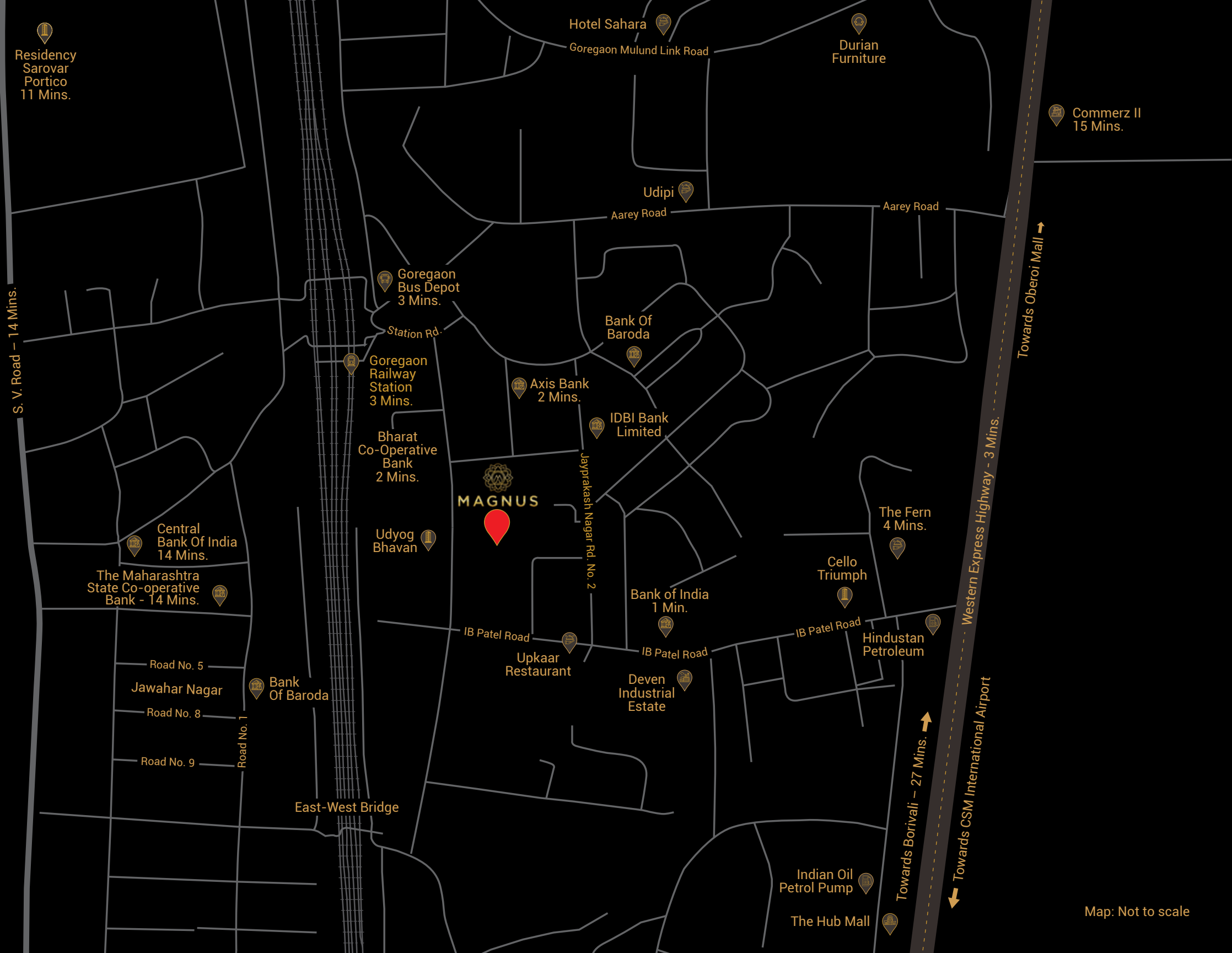
The Fern Hotel
650 Mtrs



Commerz II
2.8 Kms



NESCO Goregaon East
1.7 Kms



Map: Not to scale



About



Madhu Developers is a name synonymous with real estate spaces/projects within Mumbai & Pune. Backed by a strong legacy that spans over two decades in real estate, Madhu Developers is currently managed by second generation entrepreneurs. Armed with dynamism & innovative thinking, the management is heading the company with a specific focus on residential projects in the suburbs over a ten-year horizon. Creating value driven landmarks is the continuous endeavor of the company.

20+ Years Of
Commitment

2,00,000+ Sq. Feet
Delivered

10+ Landmark
Projects

200+ Happy
Families

64,000+ Sq. Feet
Under Development

Associates

Self Redeveloped By

**Mr. Raj Ahuja &
Mr. Jatin Ahuja**

Project By

**Madhu
Developers**

Municipal Architect

**3Dimensional
Consultants LLP**

Structural Engineer

U. D. Chande

Design Architect

**Horizon
Architects**



Corporate Address:

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Planet Industrial Premises, Off Subhash Road,
Vile Parle (E), Mumbai – 400 057.

Site Address:

MAGNUS, CTS No. 89A,
Behind Aakaish Studio (Swati Studio),
Off Jay Prakash Nagar, Road No. 2,
Goregaon (E), Mumbai – 400 063.

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