



ADDOWN REALTY
— Connecting You To Your Perfect Property —

WELCOME
TO
A WORLD
OF
SPORTS LIVING

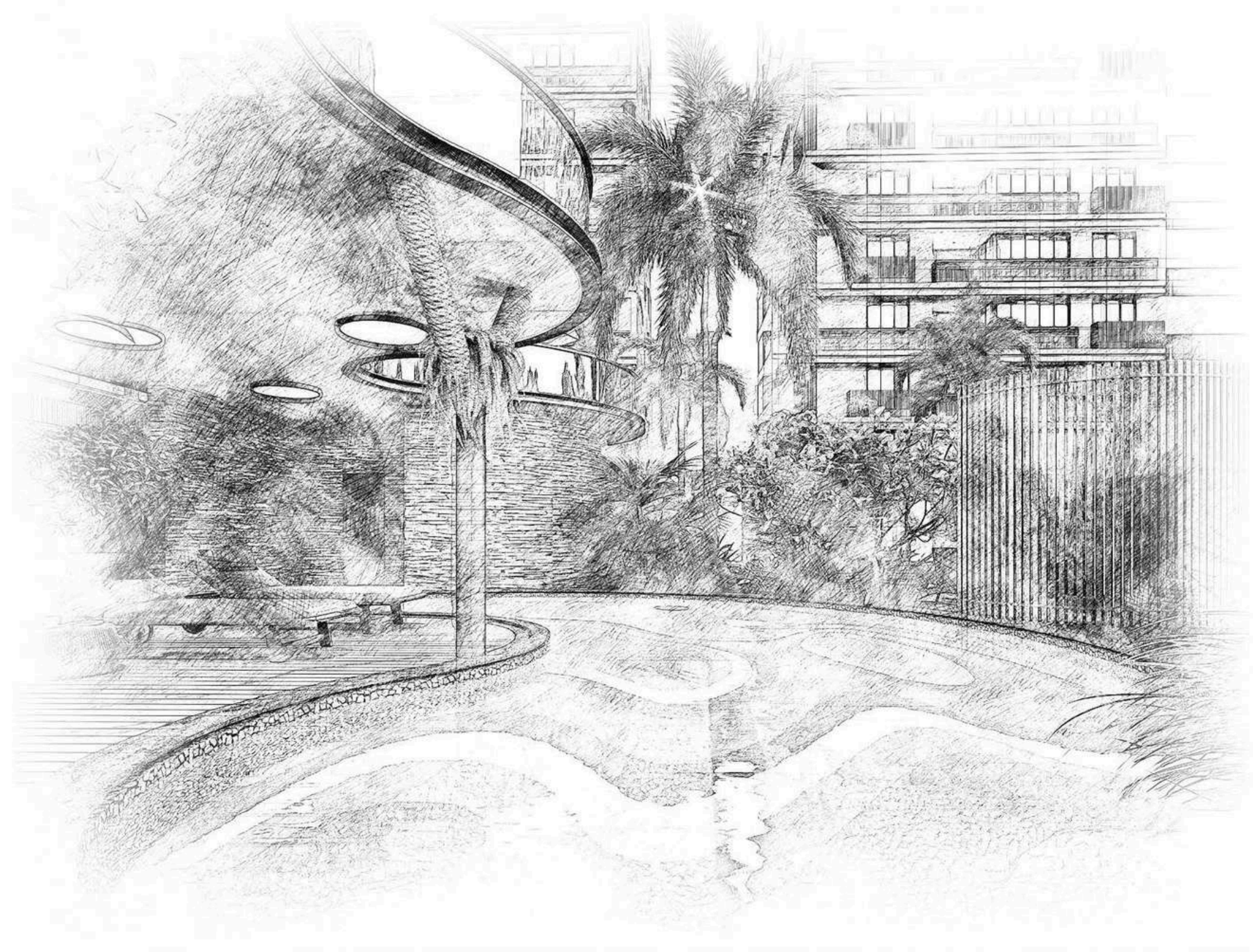
Magnolia 

આપણું સુગંધિત
દિવસ,
ખેલ-ફેરોનું જગત...



INDULGE IN THE EPITOME
OF LAVISH LIVING WITHIN OUR SOARING
RESIDENTIAL TOWER





STEP INTO A WORLD
OF **UNRIVALLED LUXURY**,
Where our high-rise condominium sets the standard





Magnolia 

UNFOLD
AND FEEL
THE
SPACE

LEGENDS

SPORTS

- 11 - Pool / Billiards Room
- 15 - Table Tennis Room
- 16 - Badminton Court
- 17 - Volleyball / Basketball Court
- 18 - Carron Room
- 19 - Chess Room
- 28 - Pickleball Court
- 33 - Box Cricket
- 27 - Swimming Pool

FITNESS

- 10 - Yoga / Aerobics Studio
- 12 - Fitness Studio
- 32 - Jogging Path

LANDSCAPE

- 29 - Waterfall Body
- 25 - Landscape Barbed
- 01 - Water Sculpture
- 31 - Kazebo
- 24 - Plaza
- 05 - Bease Garden Sitting

LUXURY

- 26 - Deck Area
- 20 - Sunken Sitting
- 29 - Upper Deck Sitting
- 08 - Lounge Area
- 07 - Entrance Foyer

LEISURE & ACTIVITIES

- 09 - Celebration Hall
- 13 - Theatre Room
- 14 - Library - WiFi
- 21 - Hobby Room
- 22 - Toddler / Indoor Play Area
- 23 - Outdoor Kids Play Area
- 33 - Beach Sitting

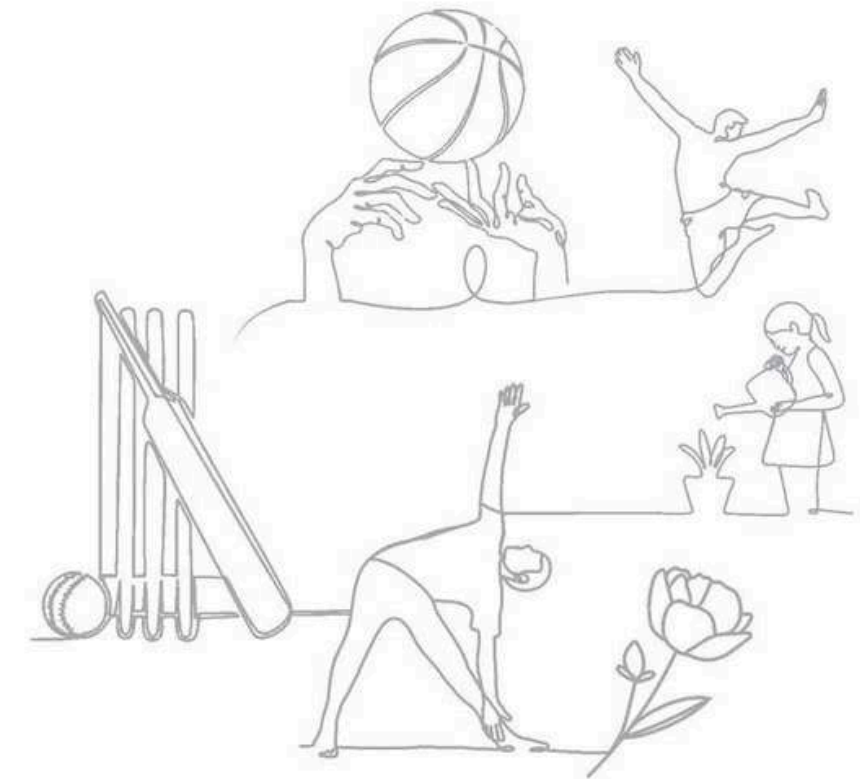
OTHER

- 02 - Security Cabin
- 04 - Drop - Off Zone
- 06 - Society Office
- 34 - Basement Entry
- 35 - Basement Exit



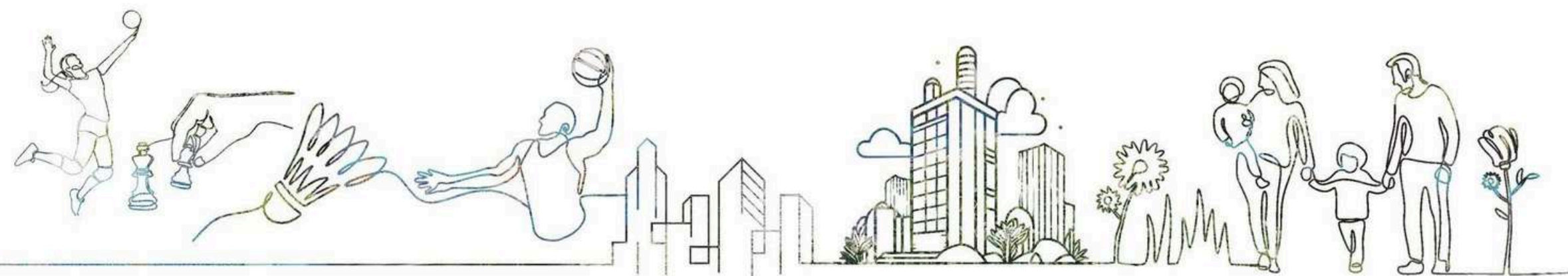


Magnolia 



IMMERSE YOURSELF IN **THE LAVISH**

lifestyle of our paradise, where every detail exudes elegance



SPORTS = FITNESS = LANDSCAPE = LUXURY = LEISURE AND ACTIVITIES











Magnolia 



SPORTS ROUTINE



WELCOME
TO
A WORLD
OF
SPORTS LIVING

- | | | | | |
|--|---|---|--|---|
| 
TABLE TENNIS
ROOM | 
BASKET BALL COURT | 
PICKLE BALL COURT | 
VOLLEYBALL
COURT | 
SWIMMING POOL |
| 
BOX CRICKET | 
BADMINTON
COURT | 
CHESS ROOM | 
POOL / BILLIARD
ROOM | 
CARROM ROOM |





SERVE UP OPULENCE LIVING

with a smashing blend of badminton and opulent residences



DOUBLE HEIGHT
BADMINTON
COURT



TABLE TENNIS



HIT THE SWEET SPOT

of upscale living where every game is a grand affair





MASTER THE ART OF
STRATEGY AND RELAXATION,

the allure of chess, carrom, and grandeur await your indulgence





DIVE INTO OUR
STUNNING LEISURE POOL,
the crowning jewel of our project

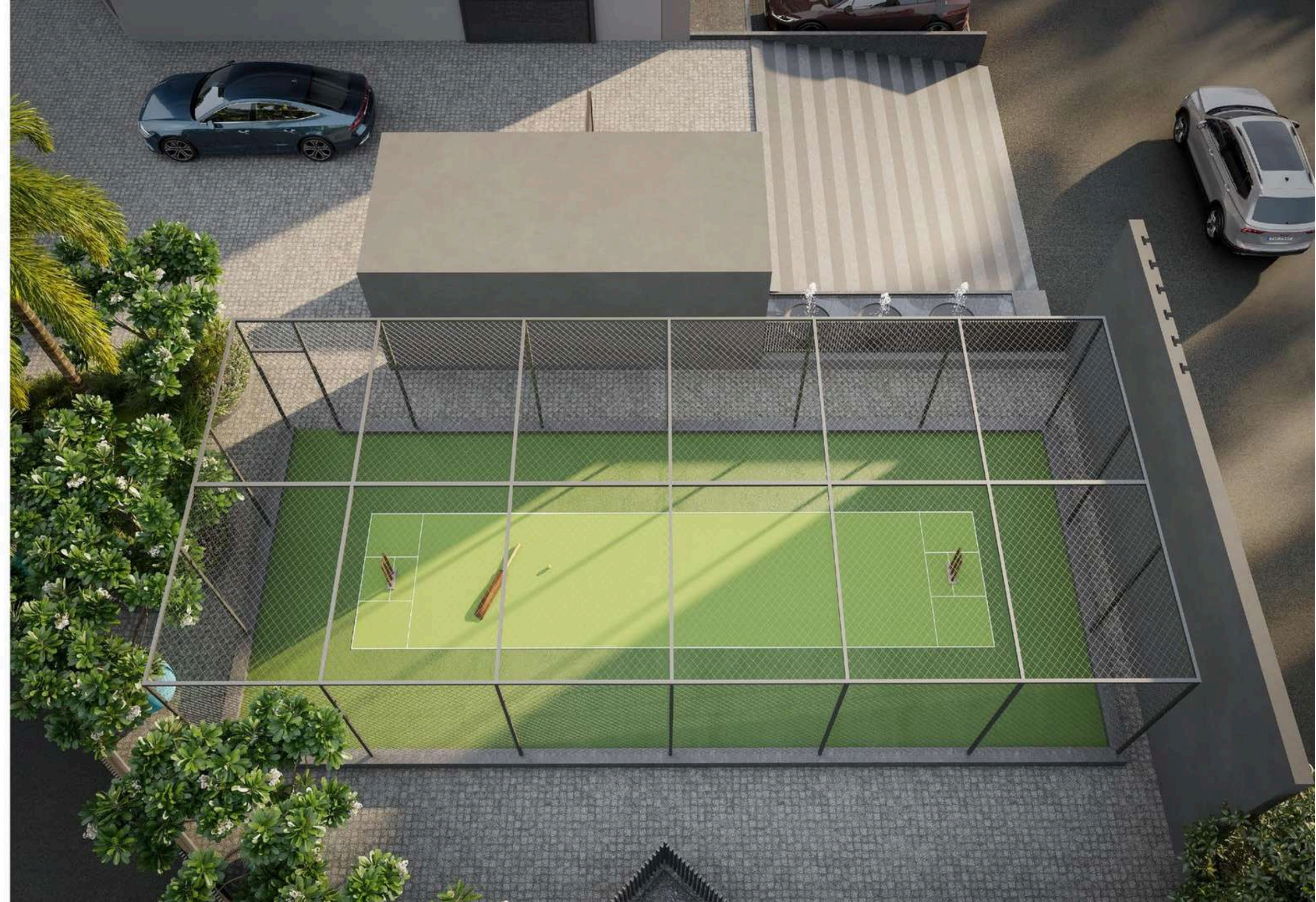


SWIMMING POOL



VOLLEYBALL

YOUR HOME, YOUR ARENA
a residential retreat with volleyball and cricket at heart





HEALTH & FITNESS



SWEAT
SMILE
REPEAT
IN
STYLE

-  NUTRITION BAR
-  JOGGING TRACK
-  FITNESS STUDIO
-  YOGA / AEROBICS STUDIO



AT THE INTERSECTION OF
LUXURY AND FITNESS,

find your perfect balance in life



GYMNASIUM



NURTURE YOUR
BODY & SOUL

to achieve serenity and vitality with flair



YOGA & AEROBICS



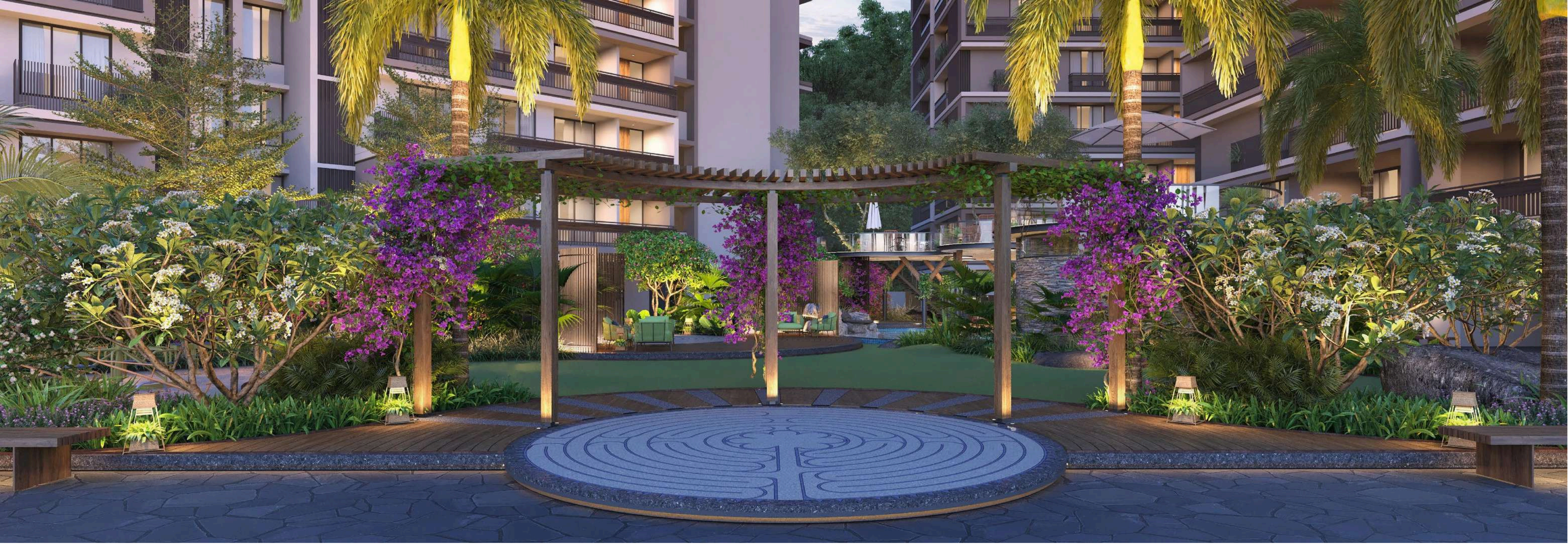
LANDSCAPE



LANDSCAPE ARCHITECTS - JINAL PATEL



As a landscape designer, I'm thrilled to endorse the apparent scheme for its commitment to fostering a healthier and more interactive environment for residents. The thoughtful integration of green spaces, pedestrian-friendly pathways, and community gathering areas enhances the overall well-being of those who inhabit the space. It's been a pleasure collaborating within this framework, as it allows me to unleash my creativity while prioritizing the health and happiness of the community. I wholeheartedly recommend the apparent scheme to anyone seeking to elevate their outdoor spaces with purpose and innovation.





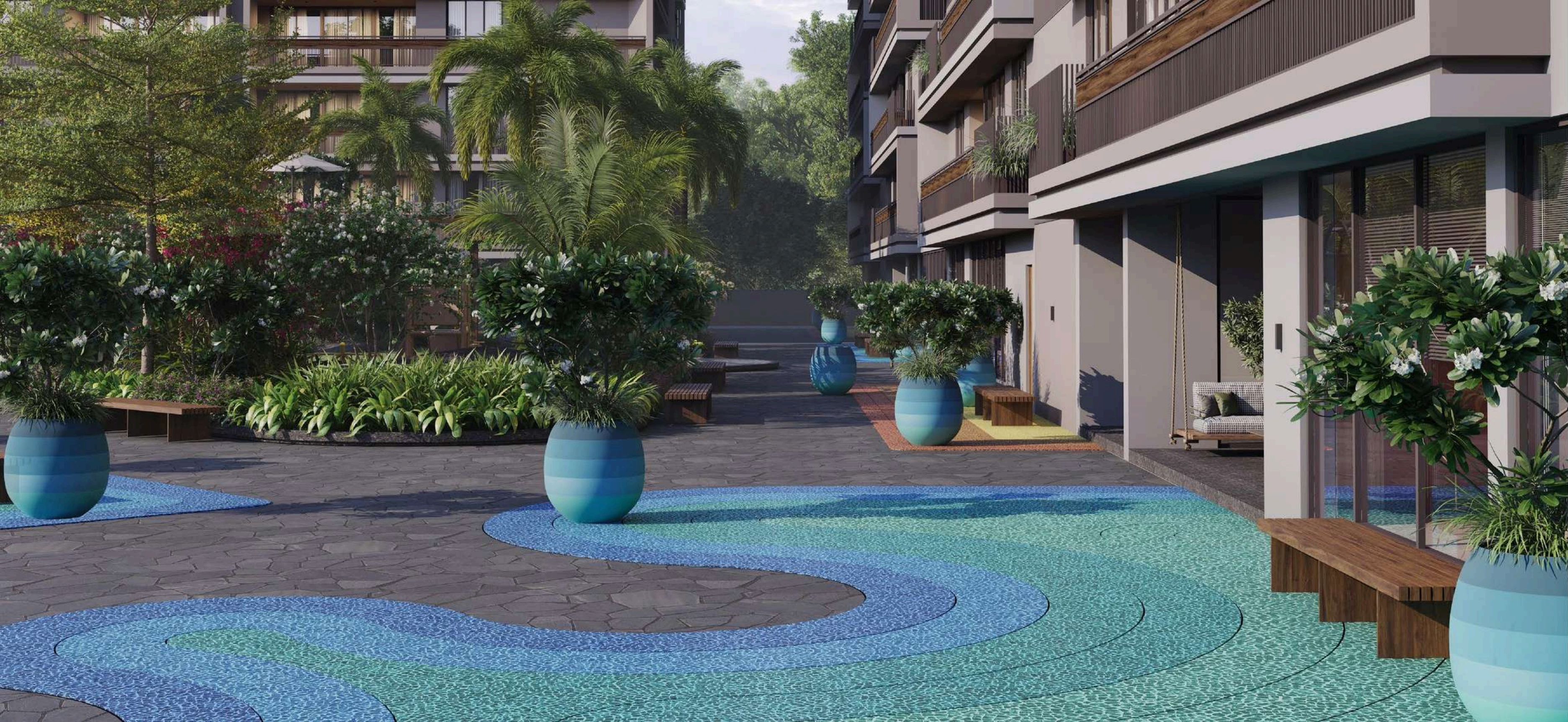


CHASE THE SUN AND
SOAK UP

the heat on our exclusive pool deck, where relaxation is an art



POOL DECK



EXPERIENCE THE
TRANQUILITY OF NATURE

with our meticulously maintained lawns serving as the backdrop
for refined living





WELCOME
TO
A REALM
OF
ROYAL LIVING



KIDS POOL



UPPER DECK SITTING



SUNKEN SITTING



LOUNGE SITTING



DECK AREA



ENTRANCE FOYER





ENJOY THE FREEDOM TO
LOUNGE & SOCIALIZE

where neighbours become friends



ENTRANCE
FOYER





DISCOVER A NEW WAY OF LIVING WHERE
INDOOR & OUTDOOR

boundaries merge inviting you to embrace the beauty of nature





LEISURE AND ACTIVITIES



EXCLUSIVITY
OF
AMBIENCE
WITH
INFINITE LEISURE

- | | | | | |
|---------------------|----------------------|-----------------------|---|------------|
|
DROP - OFF ZONE |
LIBRARY + WFH |
OUTDOOR PLAY AREA |
TODDLERS / INDOOR
KIDS PLAY AREA | |
|
SOCIETY OFFICE |
CELEBRATION HALL |
HOME THEATRE |
HOBBY ROOM |
GAZEBO |





EXPERIENCE THE CHARM OF
HOME ENTERTAINMENT
with integrated theatre room





EVERY **BOOKSHELF** HOLDS SECRETS

and every corner whispers comfort in our gates
of knowledge

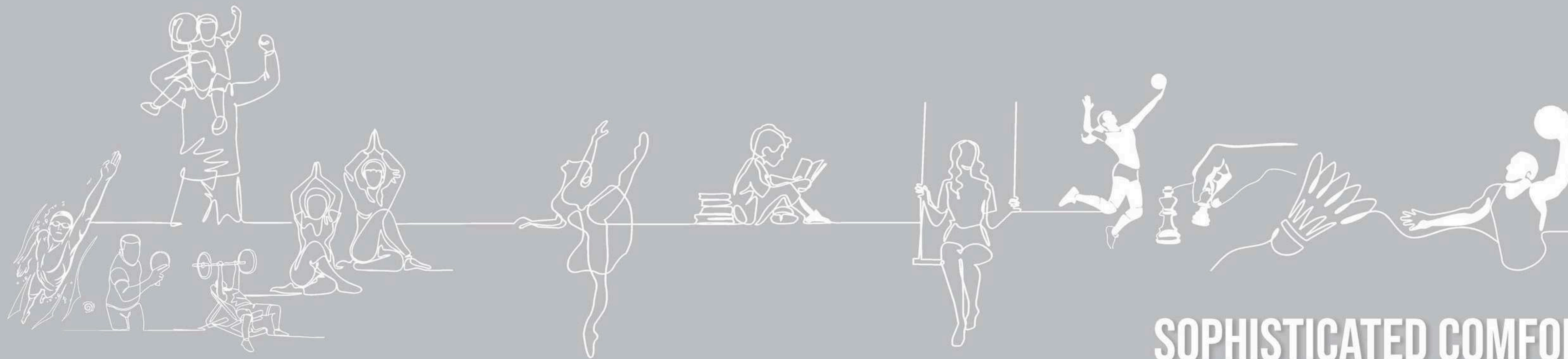


LIBRARY




THE PITTER-PATTER OF
TINY FEET
is met with the joy of freedom





SOPHISTICATED COMFORTS

Where extravagance
meets comfort, discover our
opulent amenities...

1ST FLOOR PLAN



40 FT. ROAD

40 FT. TP ROAD

132 FT. TP ROAD

2ND,4TH,6TH,8TH,10TH,12TH FLOOR PLAN



40 FT. ROAD

40 FT. TP ROAD

132 FT. TP ROAD



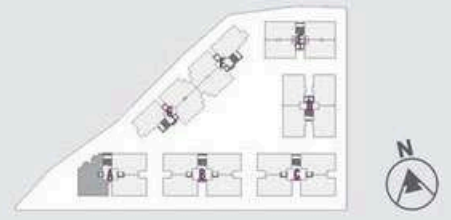
3RD,5TH,7TH,9TH,11TH,13TH FLOOR PLAN

14TH FLOOR PLAN



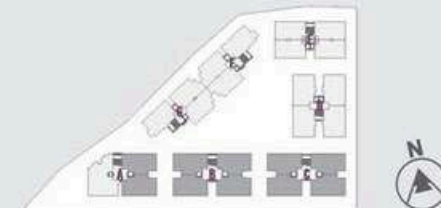


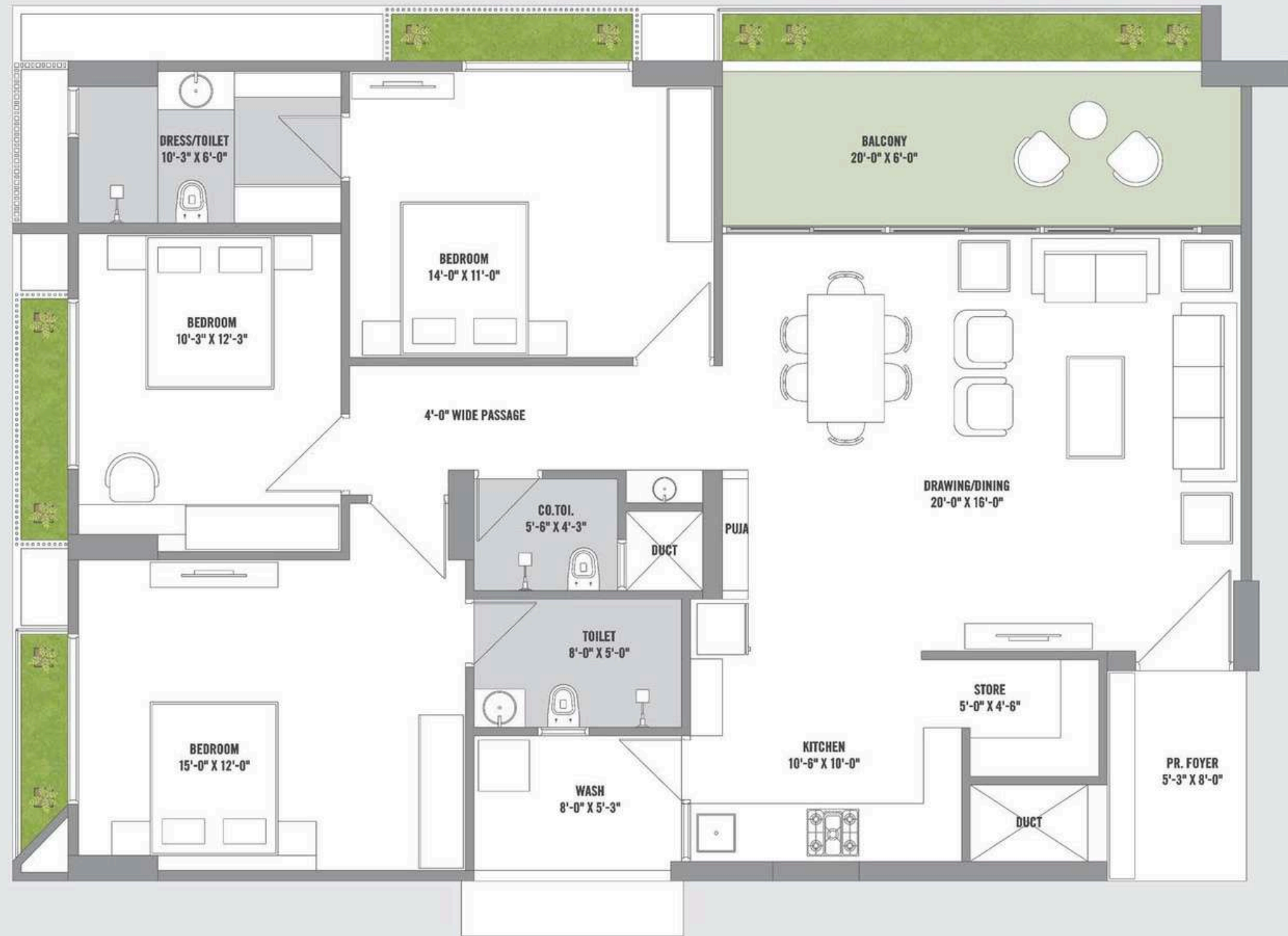
■ **4 BEDROOM BLOCK - A**
■ **404 SQ.YD.**



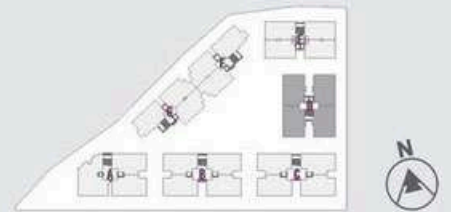


■ 3 BEDROOM BLOCK - A,B,C
 275 SQ.YD.





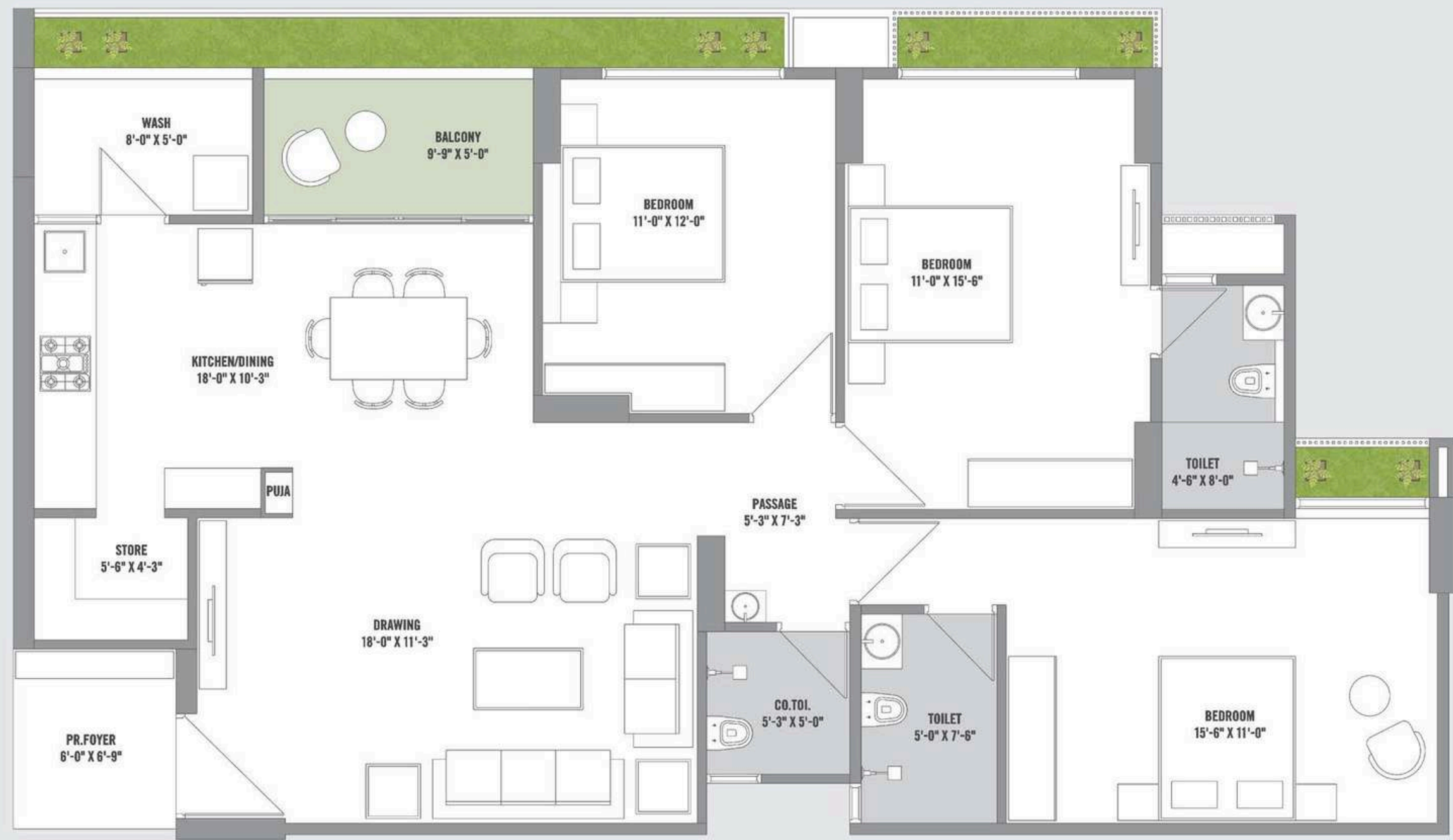
3 BEDROOM BLOCK - D
275 SQ. YD.



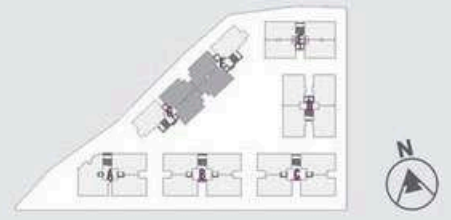


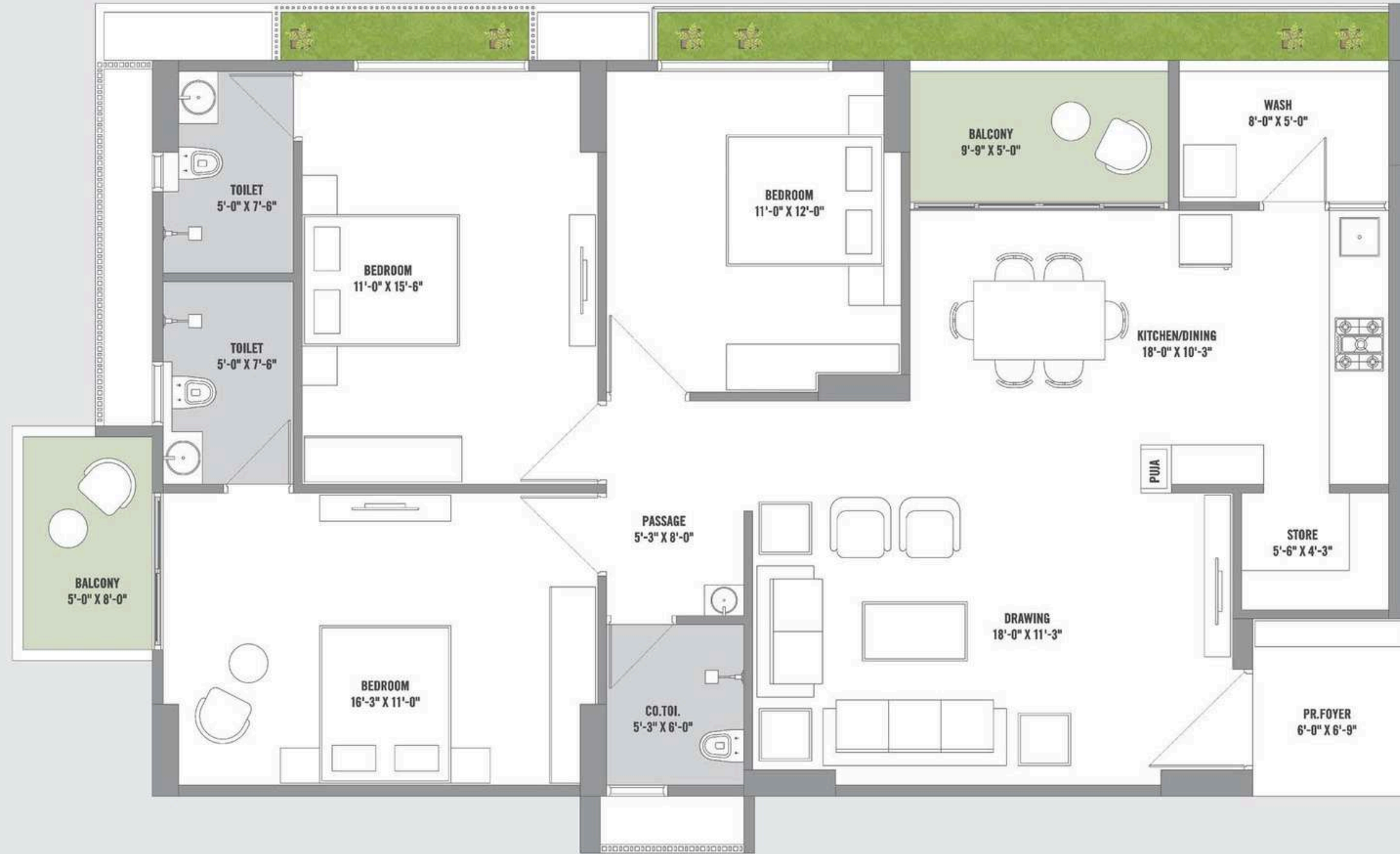
■ **3 BEDROOM BLOCK - E**
■ **231 SQ.YD.**





■ **3 BEDROOM BLOCK - F & G**
■ **252 SQ.YD.**





3 BEDROOM BLOCK - F & G
264 SQ.YD.

