MALHAR
ASSOCIATES

MAGNUS

EVOQ

LIFESTYLE 2 & 3 BHK RESIDENCES

KIWALE - RAVET

#LiveGorgeous



Artist's Impression

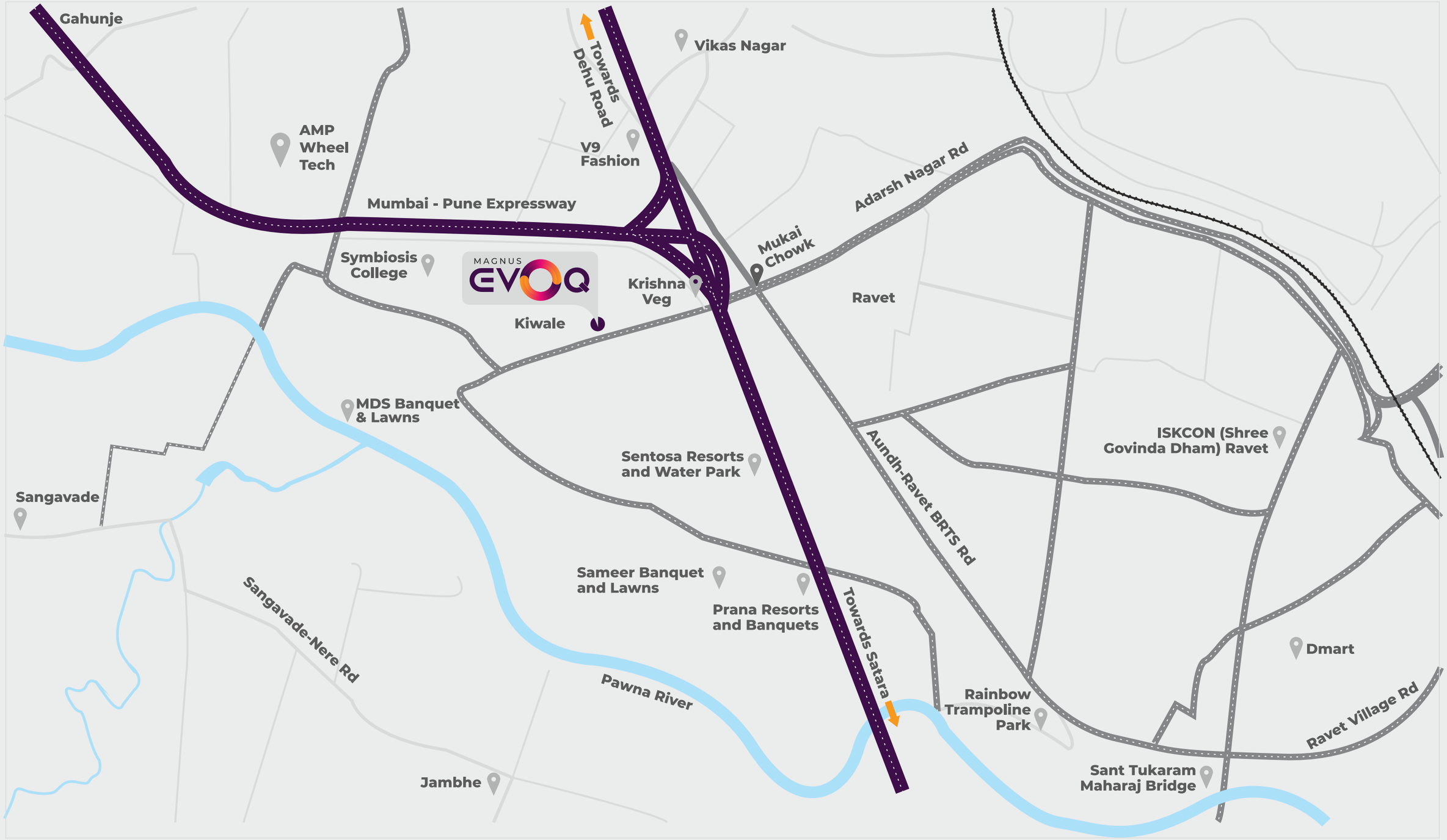
THE GLAMOUR



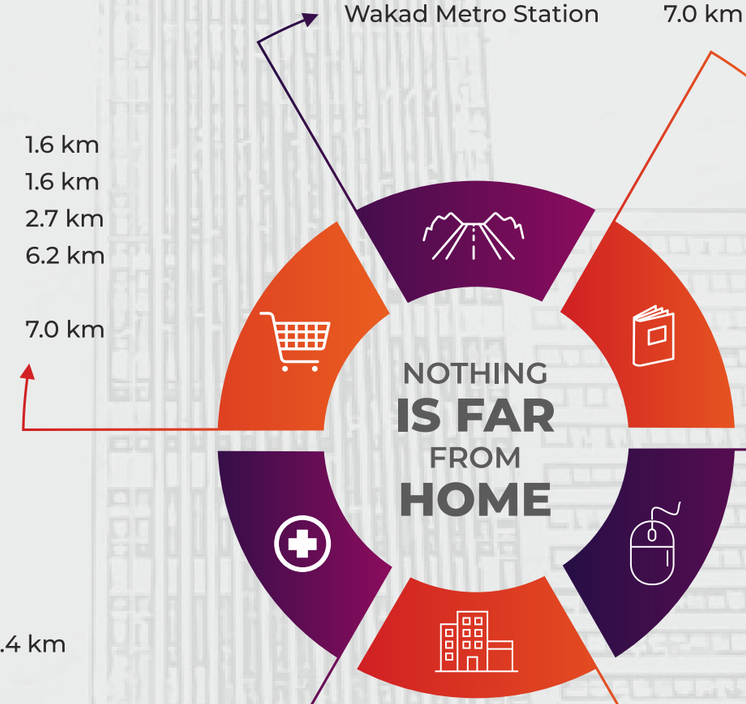


THE PRIVILEGE

LOCATION MAP



EVOKE CONVENIENCE AT YOUR DOORSTEP



TRANSPORTATION

Mukai Chowk	0.4 km
Mumbai - Pune Expressway	0.4 km
Kiwale Busstop	0.45 km
Mukai Chowk Bus Station	0.7 km
Mumbai - Bangalore Highway	0.8 km
Akurdi Railway Station	3.2 km
Wakad Metro Station	7.0 km

EDUCATIONAL INSTITUTES

Angels Public School	0.2 km
Podar Prep Plus Kiwale	0.4 km
City Pride School	0.5 km
Innovative World School	0.6 km
SB Patil School & College	1.5 km
Symbiosis University	2.0 km
D Y Patil University	3.0 km
Lotus Business School	3.0 km
Pimpri Chinchwad College of Engineering and Research (PCCOE)	3.5 km
JSPM Institutes	5.0 km
Akshara International School	6.0 km
Indira Institutes	6.0 km

SHOPPING MALLS

Reliance Mart	1.6 km
D-Mart Vikas Nagar	1.6 km
D-Mart Ravet	2.7 km
Elpro Mall	6.2 km
Phoenix Mall of the Millennium	7.0 km

WORK OFFICES

Proposed Tathawade IT Park	5.4 km
Hinjewadi IT Park	10 km
Bhosari MIDC	11 km
Talegaon MIDC	15 km

HOSPITALS

Vithoba Hospital Kiwale	0.4 km
Shree Samarth General Clinic	0.8 km
Global Hospital and Research Center	4.5 km
Ojas Multispeciality Hospital	2.4 km
Lokmanya Hospital	3.3 km
Aditya Birla Hospital	5.7 km
Ruby Hall Clinic	8.0 km

BANKS & ATM'S

HDFC	1.0 km
AXIS	1.0 km
ICICI	1.1 km
SBI	1.1 km

STADIUM

Cricket Stadium	2.5 km

LIVE LAVISHLY

UNMATCHED ELEGANCE AND CONVENIENCE

Step into a world of unparalleled luxury, where every amenity is designed to elevate your lifestyle. From the moment you enter through the elegant entrance gate, you're greeted with a sense of grandeur and sophistication. The clubhouse offers a space for social gatherings and relaxation, while the stargazing deck invites you to unwind under the gorgeous night sky.

Whether it's the state-of-the-art gymnasium, rejuvenating meditation area, or the serene yoga deck, every corner of Magnus EVOQ is crafted to cater to your desires for comfort, convenience, and luxury.



Artist's Impression

LIVE COMFORTABLY

HOMES TAILORED FOR GENERATIONAL HARMONY

At Magnus EVOQ, family living is paramount. The homes are meticulously designed with Vastu-compliant principles, ensuring harmony and positive energy flow throughout. Spacious layouts with zero dead space provide ample room for family activities and relaxation.

Elderly family members are catered to with amenities such as a senior citizen court and an outdoor fitness park, fostering an active and fulfilling lifestyle for all generations in a lively environment.



Artist's Impression

LIVE OPEN

PANORAMIC VIEWS, UNPARALLELED TRANQUILLITY

Magnus EVOQ is more than just a residence; it's a sanctuary boasting breathtaking panoramic views and airy living spaces. Each home is thoughtfully crafted to maximize natural light and ventilation, with expansive east-west facing balconies that invite the outdoors in.

Nestled in a coveted location, residents can unwind amidst gorgeous surroundings while enjoying convenient access to urban conveniences, making it a haven of rejuvenation and modern comfort.



Artist's Impression

THE ELEGANCE





THE SERENITY

LIVE EFFORTLESSLY

CONVENIENCE AT YOUR DOORSTEP

At Magnus EVOQ, balance isn't just about work and relaxation—it's about seamless living. Nestled on a vibrant high street, you'll have effortless access to a variety of retail and convenience stores. From daily necessities to leisurely shopping, everything you need is just a short walk away.

Enjoy the ease of quick errands and vibrant local dining options, enhancing your lifestyle with unmatched convenience. Here, modern living is perfectly balanced with the serenity of your home, making everyday life more enjoyable and stress-free.



Artist's Impression

LIVE PLAYFUL

NURTURE EVERY CHILDHOOD MOMENT

Our Project is a haven for children's growth and exploration. The dedicated kids play area encourages active play and social interaction in a safe environment. Parents can rest easy knowing their children can safely enjoy outdoor activities within the community.

Additionally, the convenient school bus pick-up point ensures an stress-free start to their school day, making it an ideal place for families to thrive and create lasting memories.



Artist's Impression

PROJECT HIGHLIGHTS

EMBRACE EXTRAORDINARY ELEGANCE

- 30+ Lifestyle Amenities
- All Side Open
- Well Planned & Spacious Layouts with Zero Space Wastage
- Superb Ventilation: East - West Facing Balconies+
- Top Class Specifications
- Excellent Connectivity: 5mins from Symbiosis University, DMart, Expressway, SB Patil College; 10-15mins to Phoenix Mall, Balewadi High Street & Hinjewadi IT Park
- Covered Car Parking (as per RERA)



Artist's Impression

THE PRESTIGE





THE GRANDEUR

ENTRANCE LOBBY

EVOKE THE GRANDEUR OF LUXURY

MAGNUS EVOQ

PROJECT BY

MALHAR ASSOCIATES

Artist's Impression

SWIMMING POOL

EVOKE THE SENSE OF TRUE REFRESHMENT

Artist's Impression

MULTIPURPOSE HALL

EVOKE THE MAGIC OF UNFORGETTABLE MOMENTS

Artist's Impression

KIDS PLAY AREA

EVOKE THE JOY OF PLAYFULNESS

Artist's Impression

MULTI FUNCTIONAL GYMNASIUM

EVOKE STRENGTH AND WELLNESS IN EVERY WORKOUT



Artist's Impression

SECURITY CABIN & ENTRANCE GATE

EVOKE MAJESTIC FIRST IMPRESSIONS WITH RELIABLE SECURITY



Artist's Impression

THE OPULENCE





THE EUPHORIA

GORGEOUS AMENITIES UNVEILED

EXPLORE OUR EXCEPTIONAL OFFERINGS

Elegant
Entrance Gate

Multipurpose Court

Gymnasium with Toilet &
Changing Room

Acupressure Pathway

Senior Citizen Court

Swimming Pool
with Open Shower

Pantry Near
Swimming Pool

Lawn Area

Club House

Worship Area (mandir)

Outdoor Fitness Park /
Game Zone

Elegant
Entrance Lobby

Amphitheatre

Creche/ Kids Play Area

DISCOVER PREMIUM AMENITIES

ENHANCING YOUR LIFESTYLE



Party Deck
/Lawn



Yoga Deck



Pergola Covered
Seating Court



Meditation Area



Dog Park



Exercise station



Stargazing Deck



School Bus
Pick up Point

DETAILED SPECIFICATIONS

CRAFTING GORGEOUS LIVING SPACES

STRUCTURAL

- Earthquake Resistant R.C.C. Frame Structure.
- AAC/Fly Ash Block masonry work for external & internal walls.
- External Sand Faced 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 laminated Flush Doors or PVC Doors.
- Aluminium Sliding Windows with Mosquito net & MS Safety Grills.
- MS Railings.

FLOORING

- 1200 × 600 mm Double Charged finished Vitrified Tiles flooring to Living & Dining area.
- 1200 X 600 mm Vitrified tile flooring to all Bedrooms.
- Antiskid Tiles to Toilets, Bathrooms & Balconies.

BATHROOMS

- 4 X2 Dado Tiles upto Lintel Level.
- CP Fitting of Cera / Jaguar.
- Sanitary Fitting of Cera / Jaguar.
- 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.

SAFETY

- MS Railings.
- Video Door Phone for Flats.
- Two Tier Security.

ELECTRIFICATION

- Concealed Copper Wiring with Circuit Breakers.
- Modular switches of Legrand or Equivalent Brand.
- Provision for A.C. 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.



CUT SECTION : 2 BHK (A)



CUT SECTION : 2 BHK (B)



CUT SECTION : 3 BHK



UNIT PLAN : 2 BHK



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	ENCLOSE BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
598	103	32	**733 SQ.FT**

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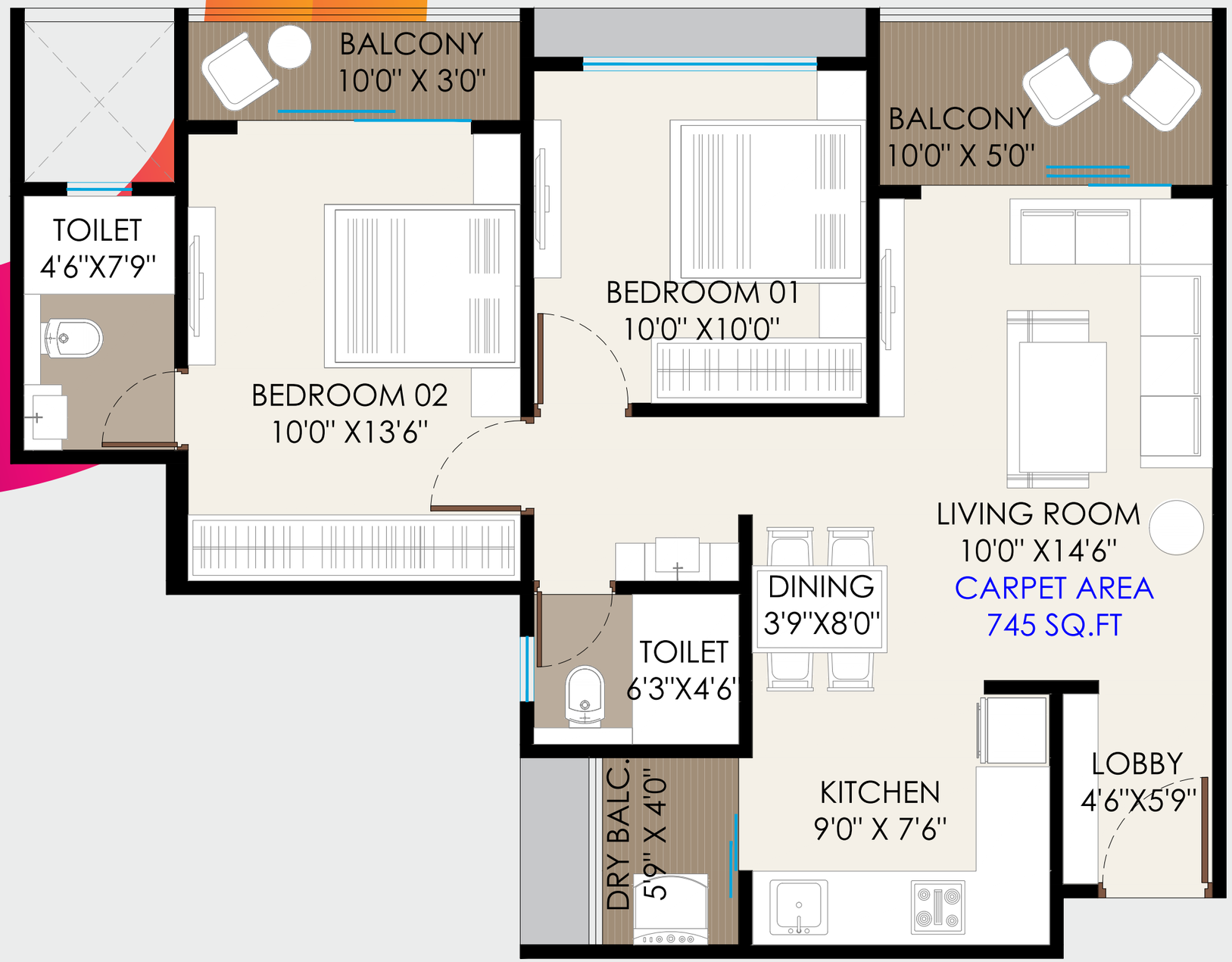
UNIT PLAN : 2 BHK



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	ENCLOSE BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
612	102	31	**745 SQ.FT**

N

UNIT PLAN : 2 BHK



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	ENCLOSE BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
650	113	32	**796 SQ.FT**

N

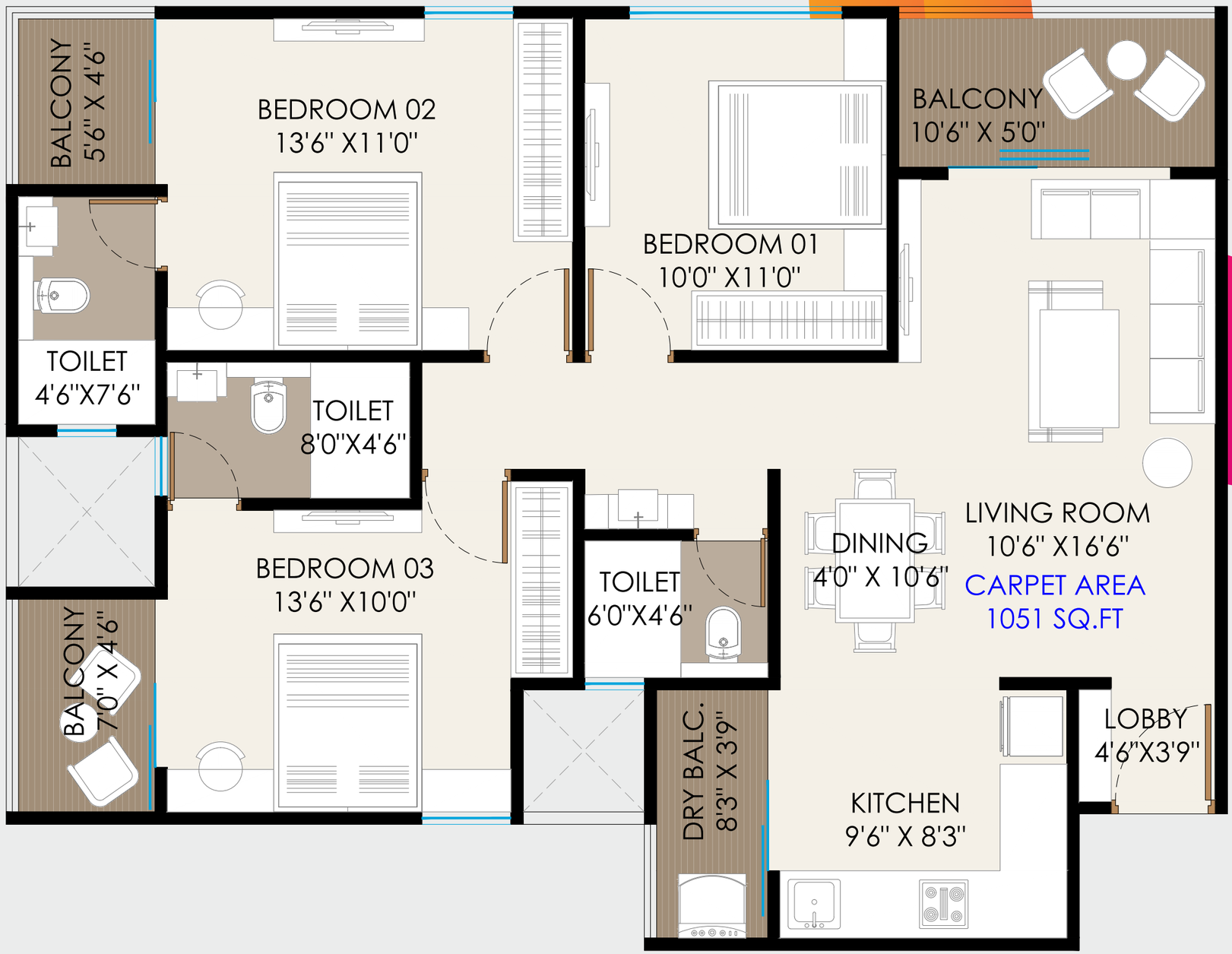
UNIT PLAN : 3 BHK



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	ENCLOSE BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
810	113	69	**992 SQ.FT**

N

UNIT PLAN : 3 BHK



CARPET AREA (SQ.FT.)	BALCONY AREA (SQ.FT.)	ENCLOSE BALCONY (SQ.FT.)	TOTAL CARPET AREA (SQ.FT.)
832	139	81	**1051 SQ.FT**

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TYPICAL FLOOR PLAN LAYOUT



TYPICAL FLOOR - WING A1

UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	ENC. BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
3 BHK - A	501,601,701,901,1001, 1101,1201,1401,1501	832	139	81	**1051 SQ.FT**
2 BHK - A	502,602,702,902,1002, 1102,1202,1402,1502	612	102	31	**745 SQ.FT**
3 BHK - B	503,603,703,903,1003, 1103,1203,1403,1503	810	113	69	**992 SQ.FT**
2 BHK - B	504,604,704,904,1004, 1104,1204,1404,1504	650	113	32	**796 SQ.FT**
2 BHK - C	505,605,705,905,1005, 1105,1205,1405,1505	598	103	32	**733 SQ.FT**
3 BHK - A	506,606,706,906,1006, 1106,1206,1406,1506	832	139	81	**1051 SQ.FT**

TYPICAL FLOOR - WING A2

UNIT TYPE	FLAT NO.	CARPET AREA (SQ.FT)	BALCONY AREA (SQ.FT)	ENC. BALCONY AREA (SQ.FT)	TOTAL AREA (SQ.FT)
3 BHK - B	501,601,701,901,1001, 1101,1201,1401,1501	810	113	69	**992 SQ.FT**
2 BHK - A	502,602,702,902,1002, 1102,1202,1402,1502	612	102	31	**745 SQ.FT**
3 BHK - A	503,603,703,903,1003, 1103,1203,1403,1503	832	139	81	**1051 SQ.FT**
3 BHK - A	504,604,704,904,1004, 1104,1204,1404,1504	832	139	81	**1051 SQ.FT**
2 BHK - C	505,605,705,905,1005, 1105,1205,1405,1505	598	103	32	**733 SQ.FT**
2 BHK - B	506,606,706,906,1006, 1106,1206,1406,1506	650	113	32	**796 SQ.FT**

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PRATHMESH HEIGHTS

Vikasnagar, Kiwale

Completion Year	2000
Project Type	Residential / Commercial



MANGAL DHAARA

Punawale

Sold Flats	54
Salable Area	55,000
Completion Year	2018
Project Type	Residential / Commercial



MANGAL VISHWA

Kiwale

Sold Flats	205
Salable Area	2,25,000
Completion Year	2021
Project Type	Residential / Commercial



MAGNUS PARKWAY

Kiwale

Sold Flats	250
Salable Area	4,000
Completion Year	Ongoing Completion in Dec 2027
Project Type	Residential / Commercial

A GORGEOUS WELCOME, WITH HEARTFELT GRATITUDE

Thank you for considering Magnus EVOQ. We’re delighted to have the chance to share our vision of a lifestyle that radiates elegance and beauty. Here, modern living meets stunning design, creating a space where every moment feels extraordinary.

We look forward to welcoming you to our community, where every detail is crafted to enhance your experience and bring a touch of gorgeousness to your everyday life.

Warm Regards,
Team Malhar Associates

www.magnusevoq.com

MALHAR ASSOCIATES

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