

APNA SA SHEHER, **SAPNO SA GHAR**



Stock Image

  
**MAGUSCITY**  
KALYAN

Asaan hoga zindagi ka safar,  
Jab khushiyaan hongi aapki hum-safar.  
Sirf sapna nahi hai sapno ka nagar,  
Toh ab apno ko dijiye,  
Apna sa Sheher,  
Sapno sa Ghar.





**MAGUSCITY**

**KALYAN**

**APNA SA SHEHER, SAPNO SA GHAR**



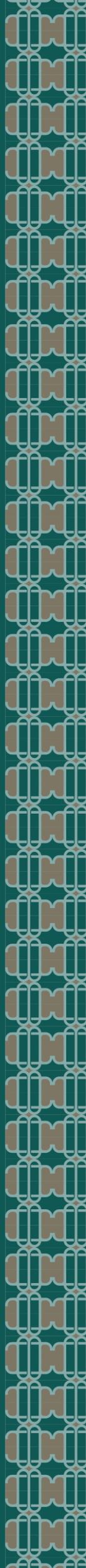
YOU DREAM, WE DELIVER





A place where blueprints are transformed into extraordinary landmark. Where ambition takes a new dimension. Over 5,000 acres conceptualized & implemented and 30+ mega projects delivered across 7 sectors.

We are not just building a brand, but an empire that stands for sheer excellence. Magus is where dreams are discovered and delivered.







Imagine your city is filled with people that feel like family and amenities that upgrade your lifestyle to a standard you deserve. To live in this city is to discover life, where dreams come true. This is where your aspirations get wings.

Value homes, where you can live your happily ever after.



# GREAT CONNECTIVITY IS A GREAT PROGRESS

Choose to luxuriate with numerous conveniences and retails in the vicinity.

Impeccable connectivity that helps save big on travelling-time and gives you more family-time.

An amazing combination of peace and connectivity, a location that has it all.

## EDUCATIONAL INSTITUTES

Sonawane College	2.9 KM
Aggarwal College	5.0 KM
Omkar Intl. School	5.0 KM
VIBGYOR Roots & Rise School	5.5 KM
Birla College	5.9 KM
Arya Gurukul School	5.9 KM
Pendharkar College	8.3 KM

## SHOPPING & HEALTHCARE

Primary Health Centre	1.1 KM
Amazon Offline Store	1.2 KM
Ved Hospital	1.3 KM
Kalyan Metro Hospital	4.1 KM
Dmart - Kalyan	4.4 KM
Fortis Hospital	4.8 KM
Metro Mall	4.8 KM





METRO MALL



DMART



FORTIS HOSPITAL



VIBGYOR ROOTS & RISE SCHOOL



KALYAN BHIWANDI ROAD



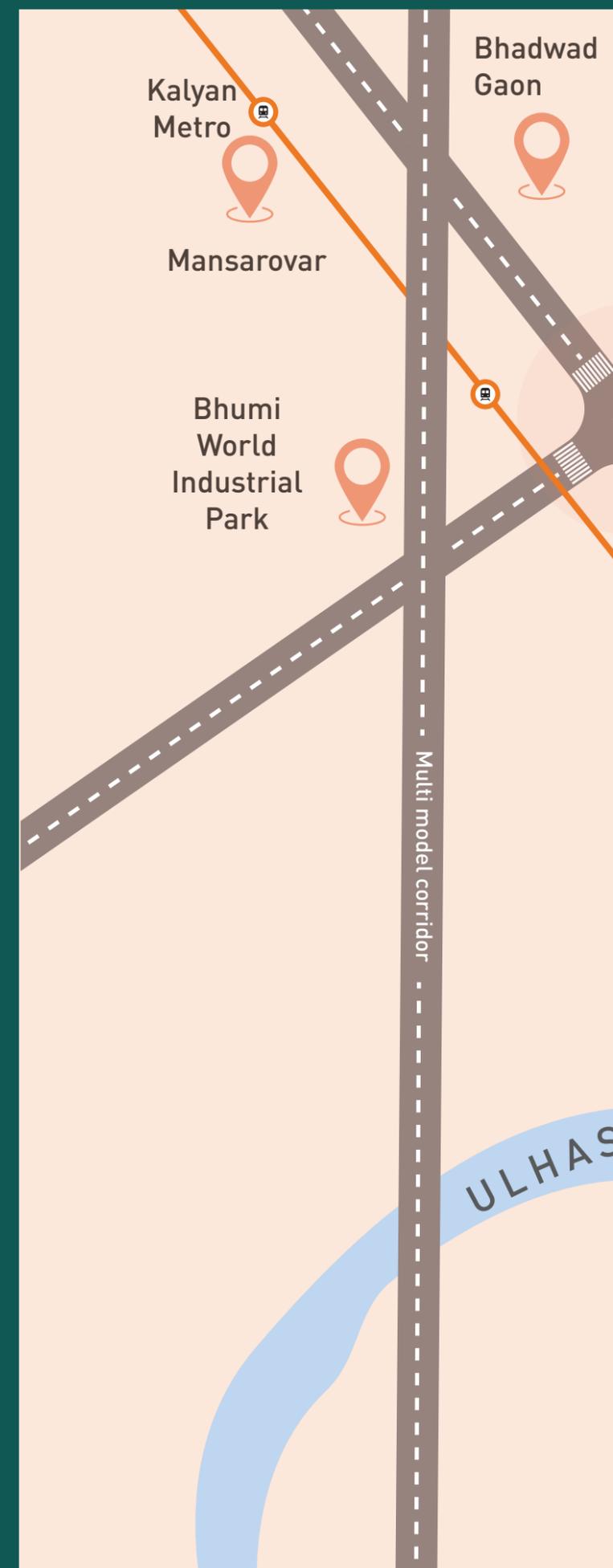
KALYAN RAILWAY STATION

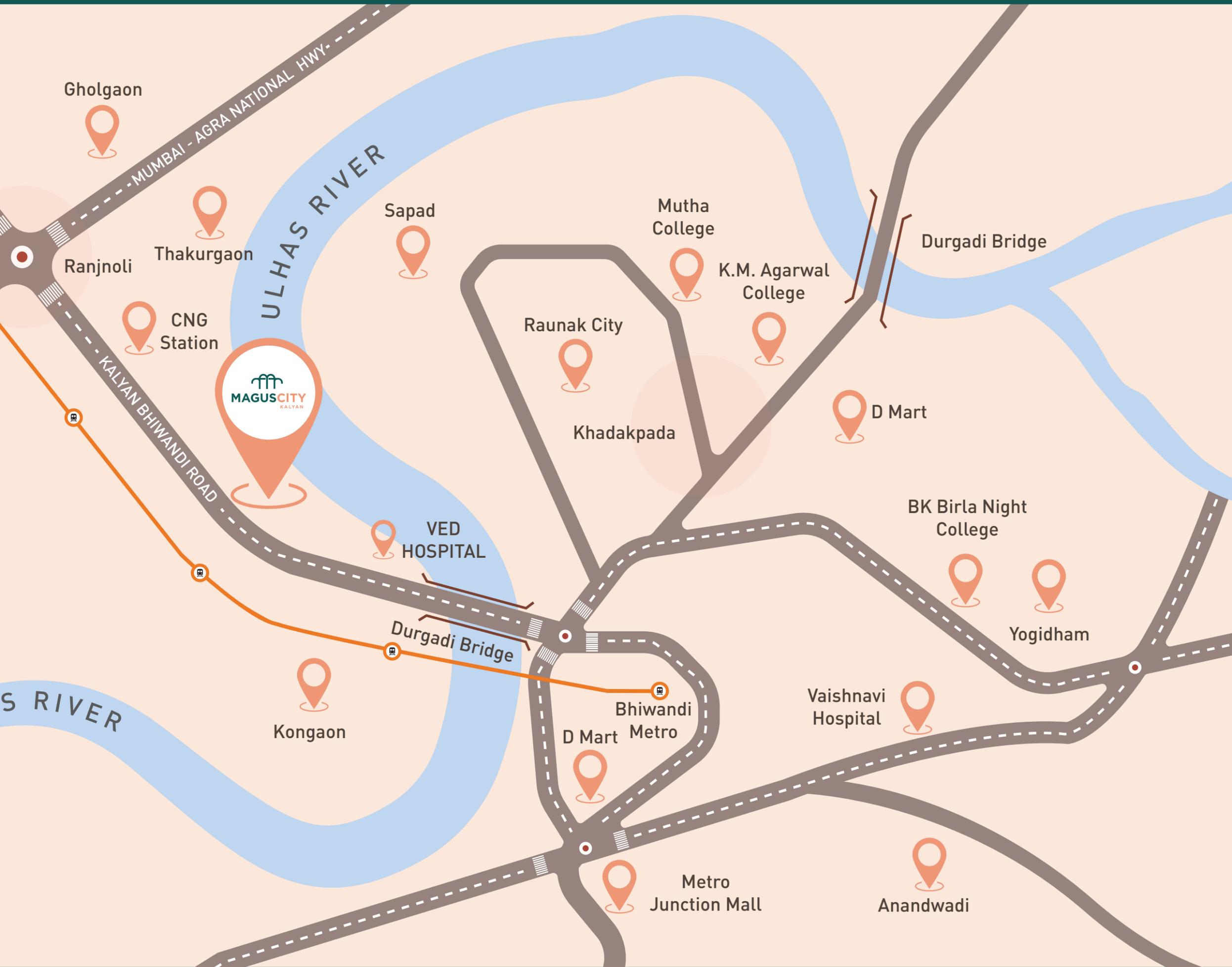
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# WELL CONNECTED LOCALE

## CIVIL INFRASTRUCTURE

Kongaon Metro Station	1.2 KM
Ranjnoli Metro Station	2.9 KM
Kalyan Shilphata Road	4.2 KM
Kalyan Station	5.0 KM
Bhiwandi Station	6.0 KM
Bus Depot Road	7.5 KM
Thane	17 KM





MAP NOT TO SCALE





## BADHTI KA NAAM ZINDAGI

This 7 acres of township has four towers, each one filled with dreams and life ready to be lived. Numerous state-of-the-art amenities, clubhouse and dedicated areas for every age group is what make this 'Apna sa Sheher'. Where there is something for everybody.



7 Acres of integrated township



Vaastu compliant homes



A massive 14,00 sq.ft. clubhouse



A four tower habitat with good views



24x7 electricity and water facilities.



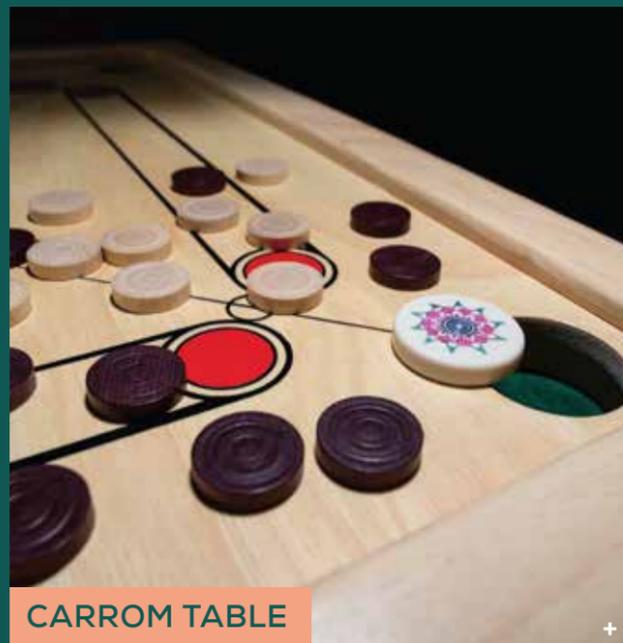




YOGA & MEDITATION ROOM



TABLE TENNIS



CARROM TABLE



GYMNASIUM

# AMENITIES



TEMPLE

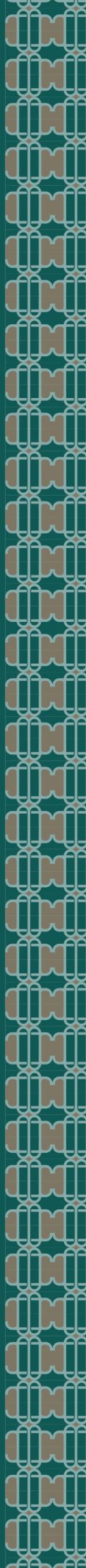


CHESS TABLE



INDOOR GAMES ROOM

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FLOWER GARDEN



AMPHITHEATRE



NET CRICKET



CYCLING TRACK

  
**MAGUSCITY**  
KALYAN

# AMENITIES



PARTY LAWN



CHILDREN'S PLAY AREA



ROOF TOP JOGGING TRACK



SENIOR CITIZEN PARK

+ Stock Images





## DASTAK SAPNO KI

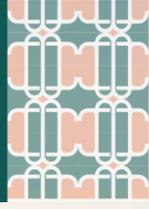
This 14 storey building is the first tower of the township. This is what it looks like when dreams are transformed into reality. Open the doors as dreams knock, while they come in with an ocean of possibilities and a fresh start.

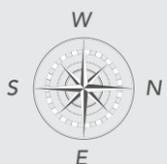
With configuration of Studio and 1 BHK, these are the homes with efficient layouts and decent space.

Finally, a home you can call your own.



# TOWER ONE







## LEGEND

- 1) CHILDREN'S PLAY AREA
- 2) PARTY LAWN
- 3) NET CRICKET
- 4) AMPHITHEATRE
- 5) TEMPLE & FLOWER GARDEN
- 6) SENIOR CITIZEN PARK

# MASTER PLAN

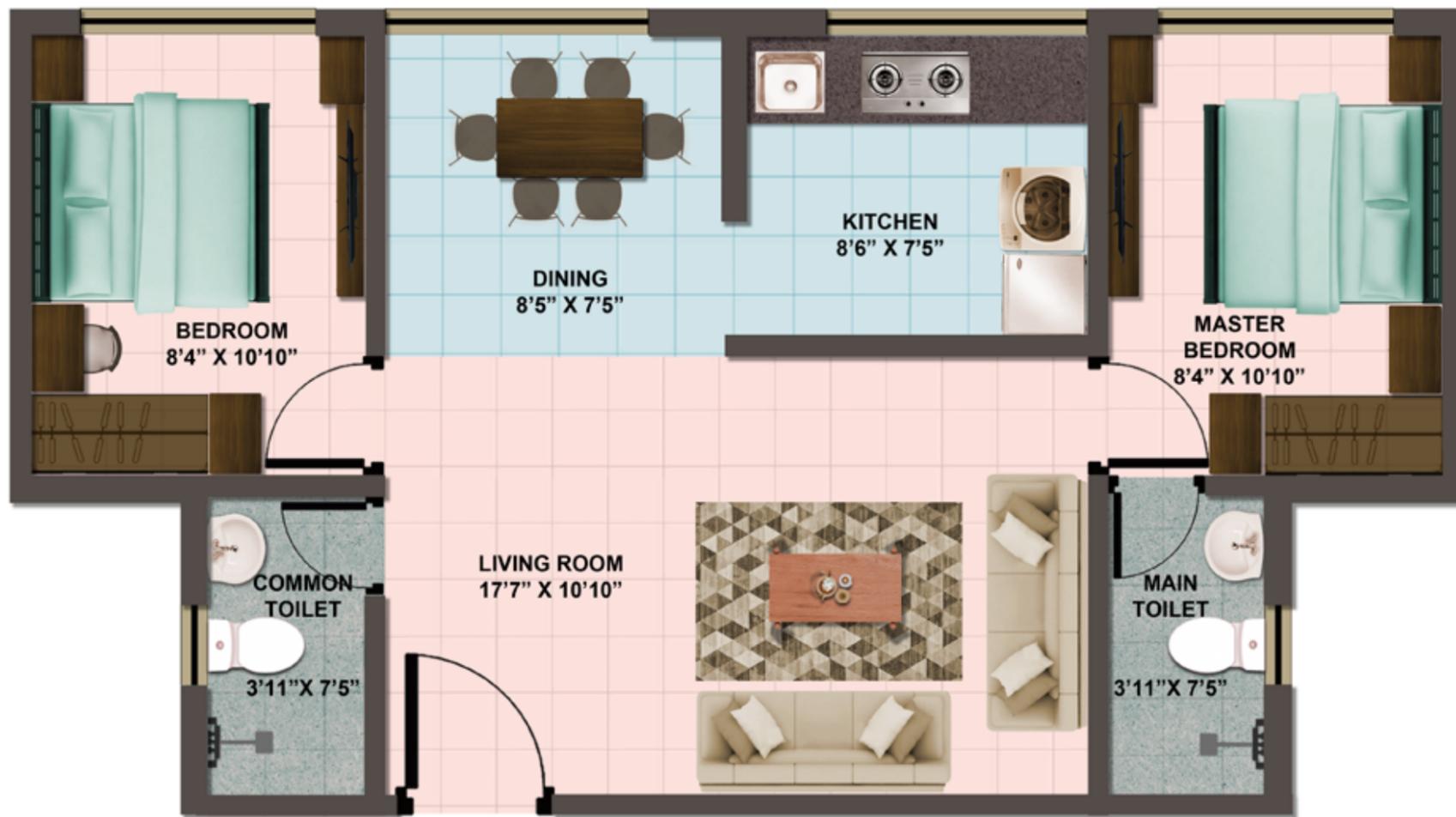


## SINGLE UNIT PLAN | STUDIO APARTMENT

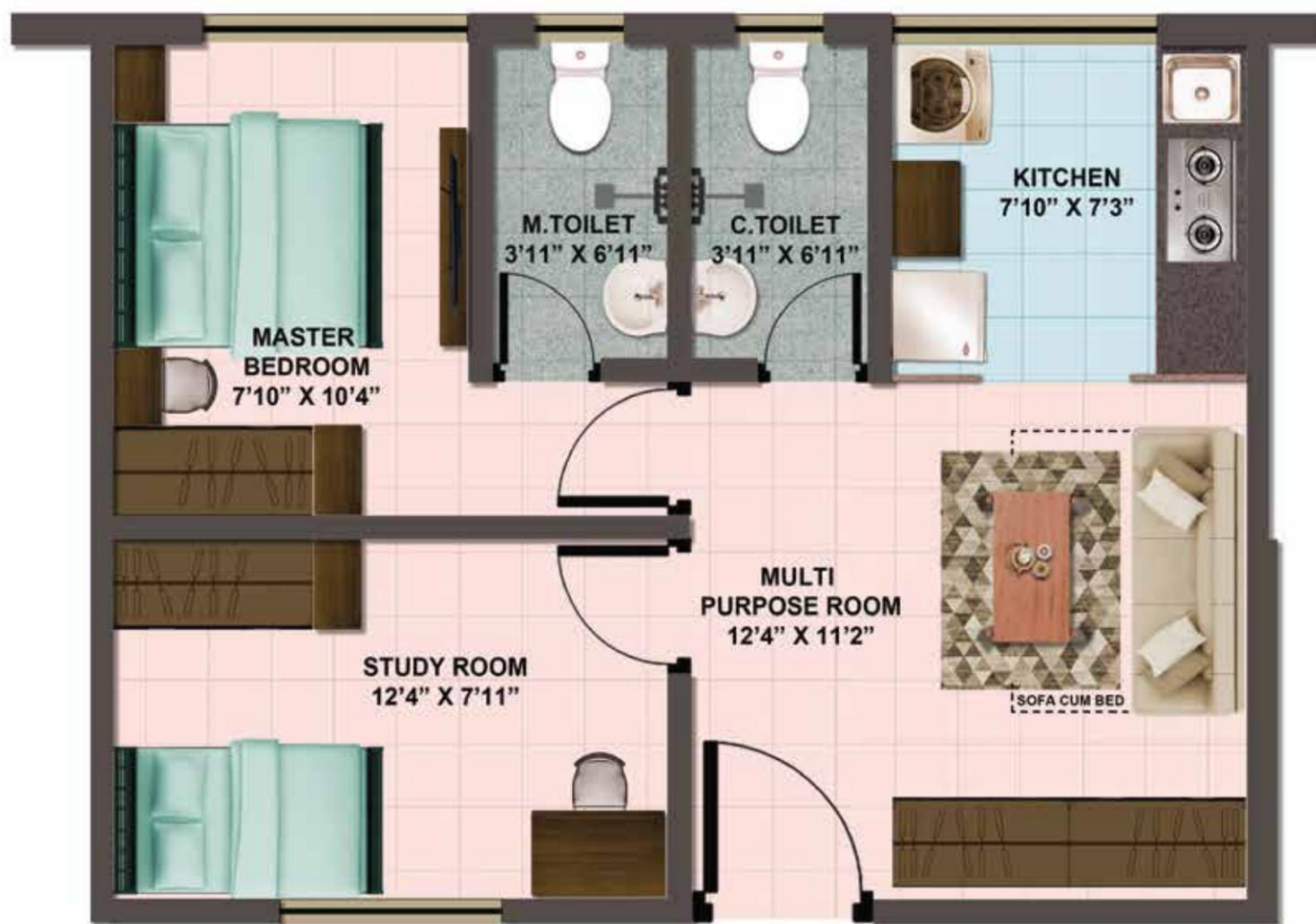


## SINGLE UNIT PLAN | 1 BHK APARTMENT





## 1 BHK COMBINED UNIT



## 1 RK COMBINED UNIT









 022 4893 0100

Site: Magus City, MIDC, Additional Kalyan Bhiwandi Ind. Area, Plot #1, Village Kon, Taluka Bhiwandi, District Thane – 421311

Project MahaRERA Registration No. P51700045444 | ANAROCK Property Consultants Pvt. Ltd. MahaRERA Registration No. A51900000108



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