



A NEW RESIDENTIAL CHAPTER

BUILDCON

MAGNUS

*Life, beautifully
considered.*

PROPOSED 1 & 2 BHK HOMES

JAY PRAKASH NAGAR, GOREGAON EAST

AN UPCOMING PROJECT





AN ELEVATED WAY OF LIVING

A considered address.

An upcoming 33-floor residential address in Jay Prakash Nagar, Goregaon East. Buildcon Magnus brings proposed homes, welcoming shared spaces and everyday leisure into one residential vision.

1 & 2

BHK HOMES

445 - 697

SQ.FT. RERA CARPET

*A thoughtfully composed setting
for a new beginning.*

THE FIRST IMPRESSION

Arrive somewhere special.

A landscaped drop-off and distinctive entrance introduce the proposed Magnus experience.



A SENSE OF ARRIVAL

A warm *welcome.*

Layered light, textured surfaces and a composed reception setting shape the proposed entrance foyer.

*The feeling of home
begins at the door.*

GRAND FOYER CONCEPT





TIME TO CONNECT

Stay a little longer.

An inviting proposed visitor lounge brings warm finishes and comfortable seating together for conversations, quiet pauses and everyday encounters.

THE PROPOSED E-LEVEL

Your everyday escape.

A dedicated concept for shared recreation, movement and moments of relaxation.



RECREATION

FITNESS

RELAXATION

THE PROPOSED FITNESS STUDIO

Move well. Feel good.

An elegant setting for cardio, strength and your everyday fitness routine.

**CARDIO**

A bright setting for an energising routine.

STRENGTH

A dedicated zone for balanced training.

PROPOSED KIDS' & ADULTS' POOL

Find your *slower moments.*

A poolside setting for leisure, recreation
and a refreshing change of pace.



A little time, just for you.

PROPOSED 18TH & 19TH LEVEL AMENITIES

A fresh perspective.



*Breathe.
Move.
Unwind.*

Shared spaces envisioned
above the everyday.

Jogging track

A place for your daily rhythm.

Sky deck

Pause and take in the view.

Yoga deck

Space for mindful movement.



PROPOSED CONFIGURATIONS

Find your kind of home.

RERA CARPET AREA / SQ.FT.

1 BHK

OPTIMA

445 & 446

PROPOSED RERA CARPET AREA IN SQ.FT.

1 BHK

GRANDE

452 & 456

PROPOSED RERA CARPET AREA IN SQ.FT.

2 BHK

OPTIMA

638, 643 & 646

PROPOSED RERA CARPET AREA IN SQ.FT.

2 BHK

GRANDE

663 & 697

PROPOSED RERA CARPET AREA IN SQ.FT.

INTERIOR CONCEPTS

In good taste.

Warm materials and considered finishes set the tone for everyday comfort.



A place to unwind.

LIVING ROOM CONCEPT



BATHROOM CONCEPT

THE EVERYDAY KITCHEN

At the heart of home.



*Beautifully
practical.*

A proposed modular kitchen with considered storage, coordinated surfaces and space for everyday essentials.

Modular cabinetry
Additional service platform
Appliance provisions

Details that make a difference.

01

Living & bedrooms

- Non-toxic paints; stucco or POP wall finish
- Premium flooring; minimised column offsets
- Marine ply on main door
- UPVC / anodized aluminium sliding windows with mosquito net panels
- Maximum-height soundproof windows
- Provision for split AC in living and bedrooms
- Concealed copper wiring; child-safe switches
- Provision for internet in bedrooms

02

Kitchen

- Premium material platform with sink
- Wall tiles up to 7 ft height
- Modular kitchen below platform
- Additional service platform; exhaust fan
- Pipe gas, subject to availability
- Sufficient electric points for kitchen appliances
- Inlet and outlet piping provision for washing machine

03

Bathrooms

- Premium sanitary fittings
- Anti-skid floor tiles
- Wall-mounted WC
- Concealed plumbing
- Geyser / storage water heater in all bathrooms
- Required areas to be waterproofed with warranty

THE SUPPORTING DETAILS

Well considered, inside and out.

01

Arrival & access

- Ample car parking
- Decorative entrance gate and compound wall with adequate lighting
- Automatic high-speed elevators
- Wheelchair access, except poolside
- Servant toilet on alternate mid-landing

02

Safety & durability

- Seismic-zone-compliant structure
- Firefighting systems
- Video door phone with intercom system and CCTV
- One-time anti-termite treatment for the entire building
- Weather-coated external paint

03

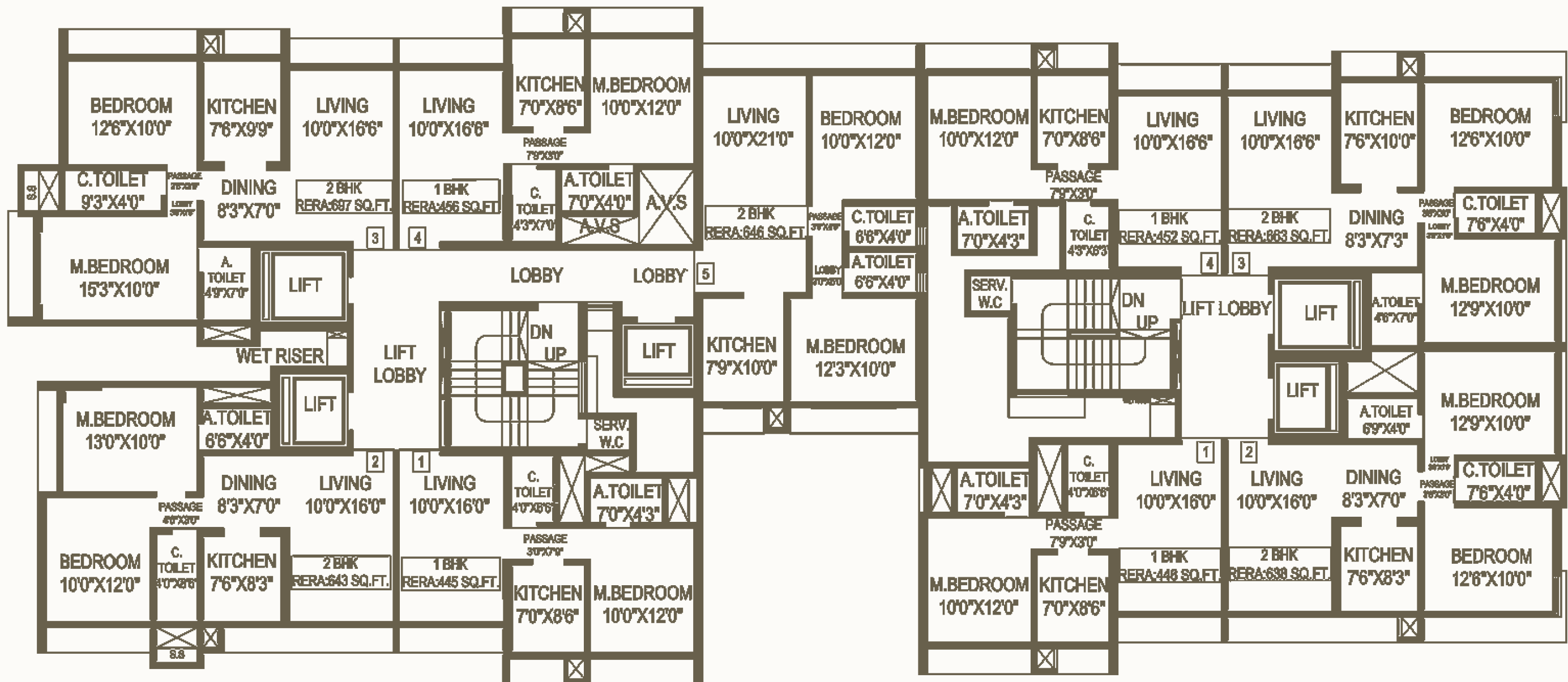
Environment & experience

- Rainwater harvesting
- Electric vehicle charging station
- Renewable energy: solar panels or small wind mills
- Eye-appealing elevation
- Overhead projector

TOWERS A & B

Homes, thoughtfully arranged.

Typical reference layout: 5th, 6th, 8th to 13th and 15th to 17th floors.





JAY PRAKASH NAGAR / GOREGAON EAST

Keep your world connected.

Transport links, business destinations, retail, hospitality and education in the surrounding neighbourhood.

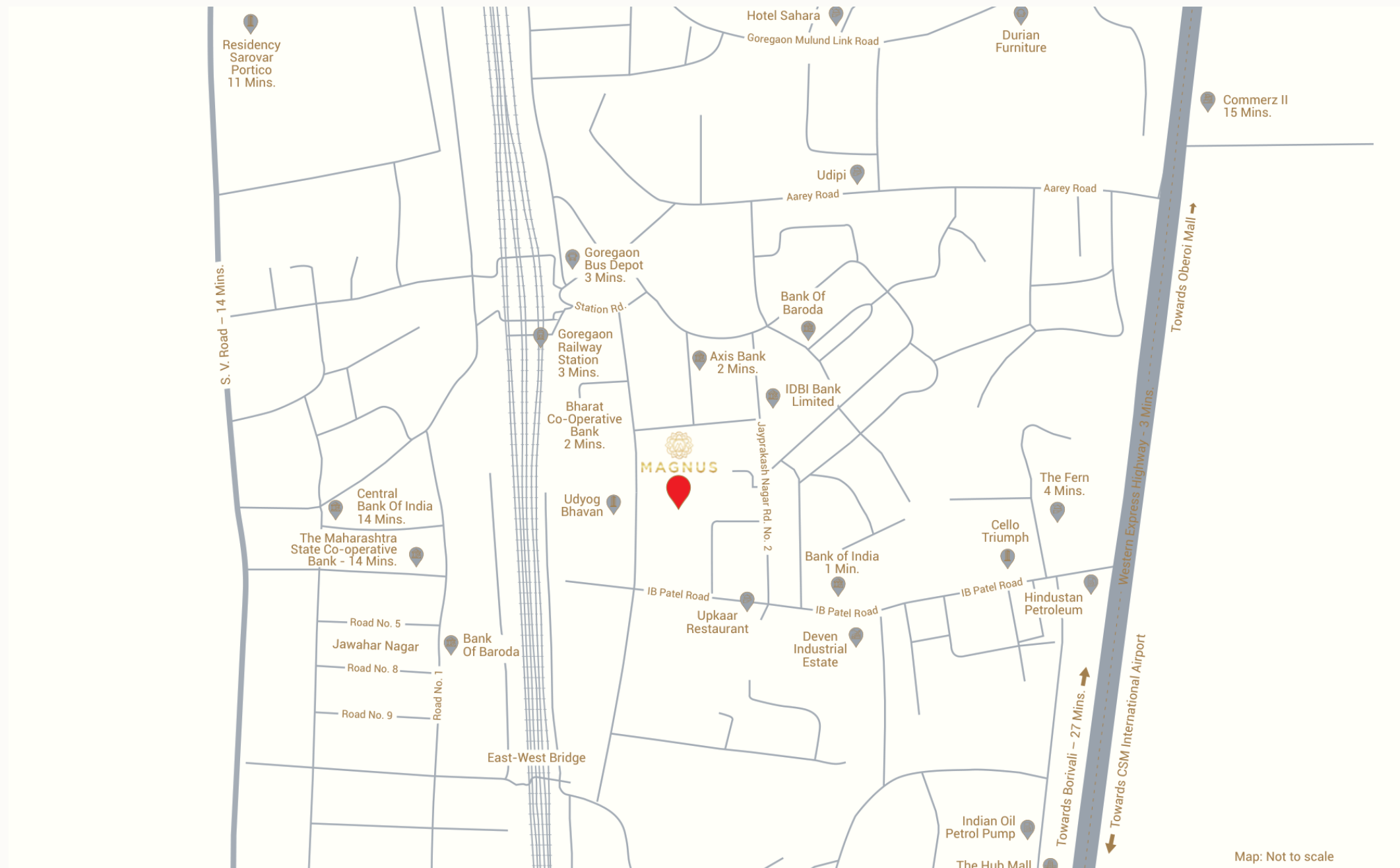
Goregaon Railway Station	650 m	NESCO Goregaon East	1.7 km
Western Express Highway	700 m	Oberoi Mall	2.5 km
The Fern Hotel	650 m	Commerz II	2.8 km
The Hub Mall	1.5 km	The Westin Hotel	2.8 km
Aarey Metro Station	1.6 km	Oberoi International School	3.4 km
Goregaon East Metro Station	1.7 km	CSM International Airport	10.6 km

Indicative distances by car from the project brochure. Routes and travel conditions may vary.

YOUR POINT OF REFERENCE

The Magnus address.

**JAY PRAKASH NAGAR
GOREGAON EAST, MUMBAI**





BUILDCON

MAGNUS

AN UPCOMING PROJECT

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PROJECT BY

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This brochure presents the proposed project concept. Visuals are artist's impressions; furnishings, decor and landscaping are illustrative. Areas, layouts, amenities and specifications are subject to final sanctioned plans, applicable approvals and agreement terms. Distances and the map are indicative. Launch, registration status and possession timelines are not confirmed in this presentation.