



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.

A proposed 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

PROPOSED BHK HOMES

445 - 697

PROPOSED RERA CARPET / SQ FT

Project registration and final areas are yet to be confirmed.

*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.

PROPOSED RERA CARPET / 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.

AREA CHECK The source schedule states 446 sq ft; the typical plan labels the corresponding 1 BHK as 448 sq ft.
Both are reference figures pending confirmation from the promoter and final sanctioned plans.

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
- Acoustic window specification to be confirmed
- 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
- Piped 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
- Waterproofing warranty subject to final agreement

THE SUPPORTING DETAILS

Well considered, inside and out.

01

Arrival & access

- Proposed parking; allocation to be confirmed
- Decorative entrance gate and compound wall with adequate lighting
- Automatic high-speed elevators
- Wheelchair access, except poolside
- Staff toilet on alternate mid-landing

02

Safety & durability

- Structural design to applicable seismic standards
- Firefighting systems
- Video door phone with intercom system and CCTV
- One-time anti-termite treatment for the entire building
- Weather-coated external paint

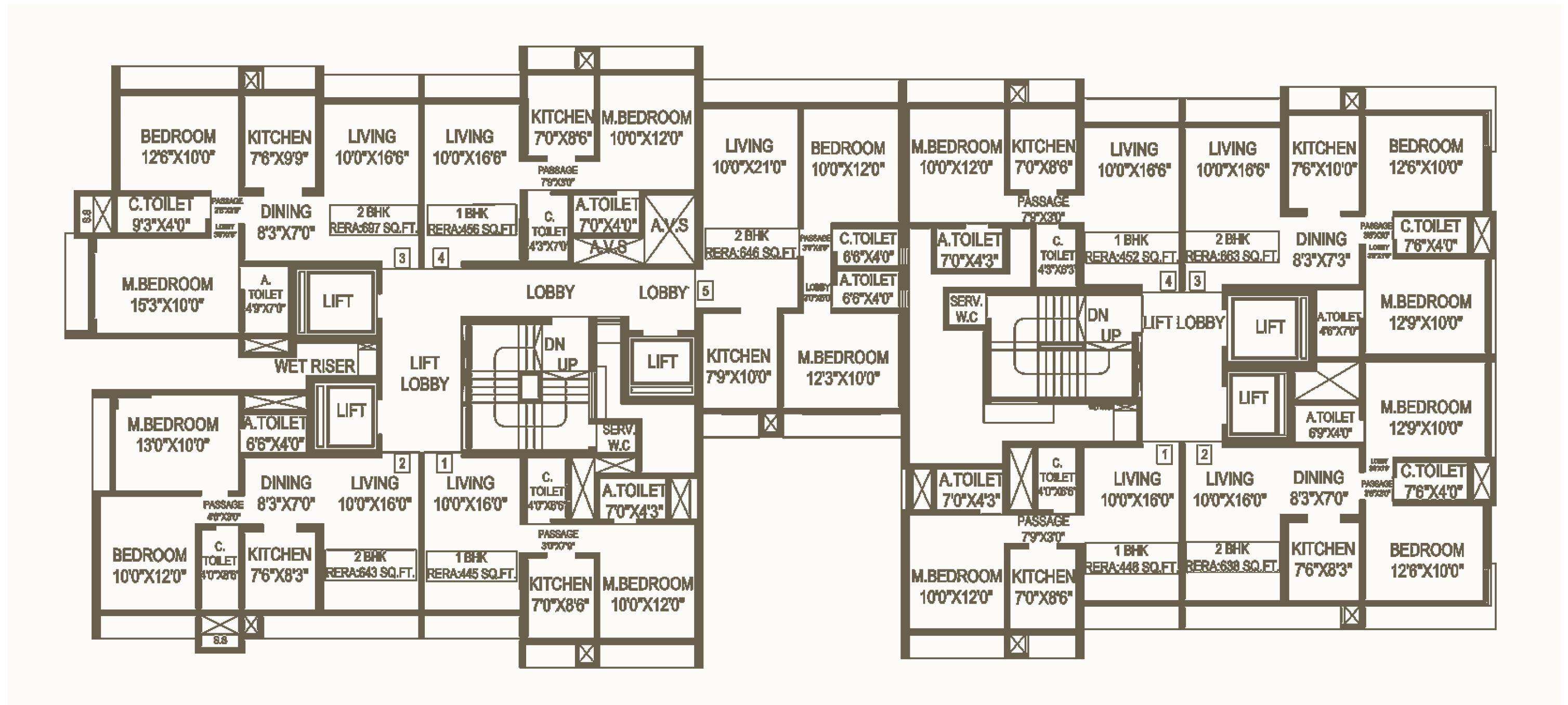
03

Environment & experience

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

Homes, thoughtfully arranged.

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



Area check: the plan label of 448 sq ft differs from the 446 sq ft schedule on page 10. Final area confirmation is pending.



JAY PRAKASH NAGAR / GOREGAON EAST

Keep your world connected.

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

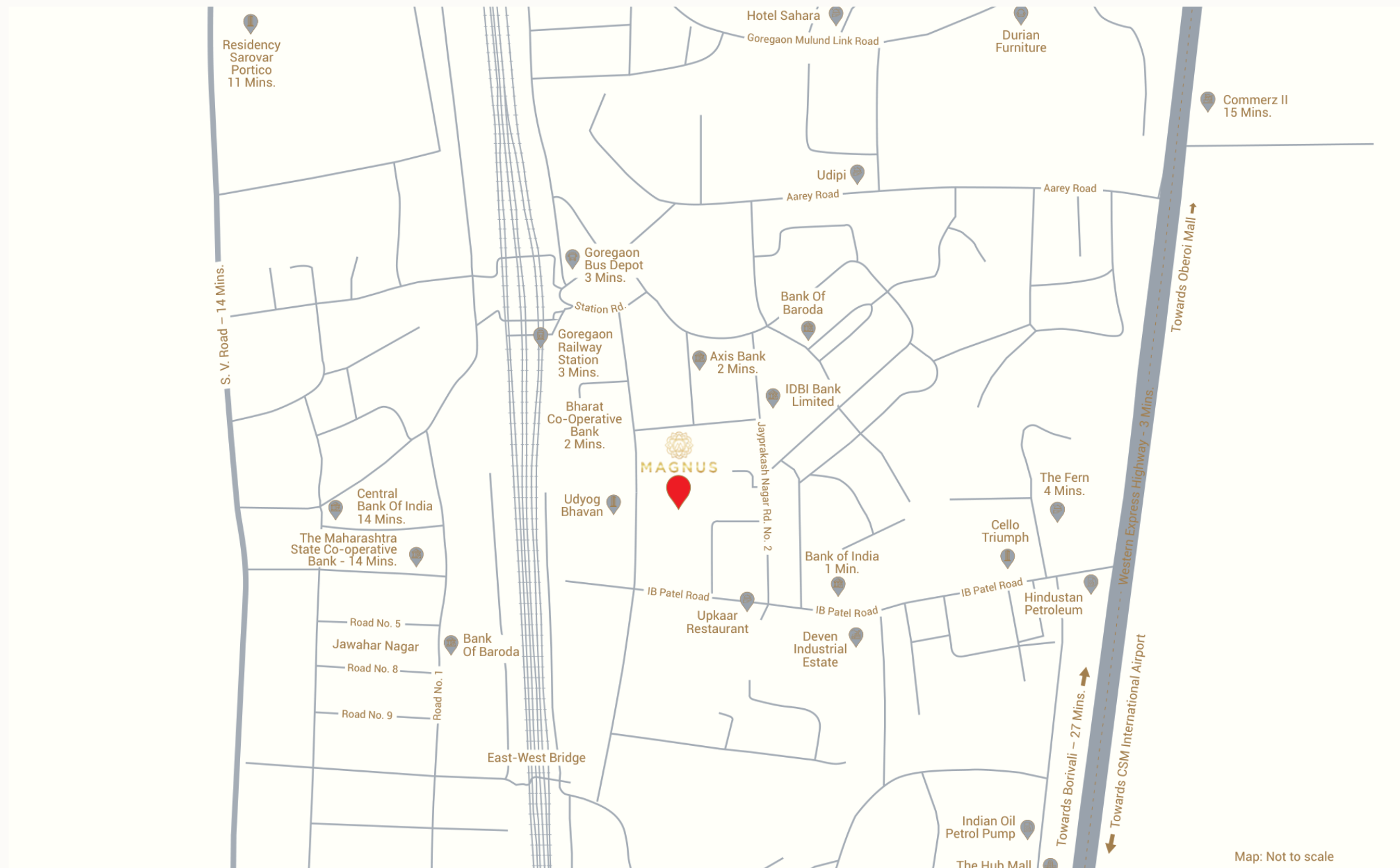
Goregaon Railway Station	650 m	NESCO Goregaon East	1.7 km
Western Express Highway	700 m	Oberoi Mall	2.5 km
The Fern Hotel	650 m	Commerz II	2.8 km
The Hub Mall	1.5 km	The Westin Hotel	2.8 km
Aarey Metro Station	1.6 km	Oberoi International School	3.4 km
Goregaon East Metro Station	1.7 km	CSM International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

Source-brochure distance estimates; not independently remeasured. Routes, names and travel conditions may change.

YOUR POINT OF REFERENCE

The Magnus address.

**JAY PRAKASH NAGAR
GOREGAON EAST, MUMBAI**





BUILDCON

MAGNUS

AN UPCOMING PROJECT

Life, beautifully considered.

PROJECT BY

ANAAYA BUILDCON
INFRASTRUCTURE LLP

COMPANY ENQUIRIES

+91 82912 15555
+91 88795 15515
buildconsethia@gmail.com
buildconrealty.com

BRANCH OFFICE

2nd Floor, Buildcon Raksha,
Ashok Nagar, Kandivali East,
Mumbai 400101.

COMPANY REGISTERED OFFICE

CTS 161/1 & 2, Western Express Highway, near Mahindra & Mahindra main gate, opposite Poisar Metro Station,
Village Akurli, Kandivali East, Mumbai 400101.

Promoter registered office (source record): 5, Trimurti, Cross Road 2, 70, Ashok Nagar, Kandivali East, Mumbai 400101.

This brochure presents a proposed project concept. Visuals, furnishings, decor and landscaping are illustrative. Areas, layouts, amenities and specifications remain subject to final sanctioned plans, approvals and agreement terms. Distances and the map are source references. Launch, MahaRERA registration number and possession timelines are unconfirmed. The 446/448 sq ft area discrepancy remains unresolved.