



# Magnolia

by Amirii Ventures

SOUTH INDIA'S NEW CAPITAL OF GROWTH.

*A rare collection of lakeside plots at Palasamudram,*

What *if* the place you unwind...  
Was also your **smartest**  
**investment?**





# Welcome to Magnolia

## *Where Life Blossoms*

### **Magnolia is not just a plotted development, it's a premium lifestyle**

upgrade designed for those who want to live close to nature while staying connected to growth and opportunity. Spread across **50 acres in Palasamudram**, it offers a rare setting where a serene lake meets a majestic hill, creating a forest-themed environment crafted for peace, wellness, and long-term appreciation. Every corner of Magnolia is thoughtfully planned to give you fresh air, green surroundings, and a sense of calm that modern life often lacks. This is your personal canvas, whether you dream of a weekend retreat, a warm family farmhouse, or a future-focused asset that matures into a lasting legacy. At Magnolia, you don't just invest in land; you invest in a life of balance, beauty, and timeless value.



# Cultivate Wellness. *Harvest Wealth*

## The End-Use: A Life in Bloom

Magnolia is your promise of escape , a place where every day begins in the music of nature. Here, you walk beside a serene lake, breathe air purified by the hills, and reconnect with a life that feels slow, calm, and beautifully real. It's a space to heal, to grow, and to finally belong.



## The Investment: Roots of Prosperity

Situated in South India's fast-rising Defence & Aerospace corridor, Magnolia stands at the heart of tomorrow's growth. With world-class industries, national institutions, and high- value infrastructure unfolding around it, your land is positioned for strong appreciation , with the potential to grow 3-5X in the coming years.





Part 1

*Luxury*

# Your View, Perfected. Your Peace, *Uninterrupted.*

*The magic of Magnolia lies in its unparalleled setting. Every plot is a front-row seat to nature's grandest show.*

## The Lake

A serene, soothing presence that brings pure tranquility to your doorstep. The soft rhythm of the lake becomes the natural soundtrack of your everyday life.

## The Hills

A majestic green backdrop that delivers cool, fresh breezes and a forever-protected view. Experience nature's shifting moods as the day unfolds around you.

## The Forest Theme

A curated habitat that flows effortlessly into the landscape, making your home feel like a true extension of this pristine natural ecosystem, a place where architecture, greenery, and tranquility exist in perfect harmony.





# The Grand *Magnolia Clubhouse*

## A Masterpiece of Leisure & Connection

Step into the vibrant heart of your community. Spanning a generous one acre, the Grand Clubhouse stands as an icon of leisure, elegance, and togetherness. Thoughtfully crafted to welcome people, spark moments, and create lasting memories, it offers experiences that elevate everyday living into something truly exceptional.



# A World of *Indoor Indulgence*

*Every comfort, all under one roof. Designed for leisure, business, and relaxation.*



## Restaurant & Bar Area

Indulgent dining and refined social gatherings in a setting crafted for elegance.



## Guest Suites

Elegant guest suites that offer comfort and ease for family and friends.



## State-of-the-Art GYM

World-class fitness amenities that help you stay consistent, active, and energised.



## Game Zone

Billiards, Table Tennis, Carrom, Chess, Football, and a PS Zone, crafted for endless hours of fun.



## Mini Theater

Immerse in private screenings and premium entertainment wrapped in cinematic comfort.



## Party Hall

Elegant event spaces designed for memorable celebrations and meaningful gatherings.

# Refresh. Recharge. *Rejuvenate.*

Your personal  
wellness sanctuary  
awaits



## Infinity Pool

An infinity pool embraced by greenery, offering serenity with every ripple.



## Yoga Deck

Embrace tranquillity and find your centre in nature, with open-air spaces made for mindful moments



## Kids Pool

Safe, playful water experiences designed for young explorers.



## Serenity Garden

Landscaped meditation spaces where peace and natural beauty blend effortlessly.



## Jacuzzi

Healing relaxation surrounded by gentle, bubbling warmth.



## Open Gym

Exercise in fresh air with panoramic views that elevate every workout.





# A Canvas Crafted by *Nature*

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Magnolia is more than land - **it is a rare privilege.** A promise of dawns that rise over a tranquil lake, evenings cooled by the gentle breath of the hills, and the enduring confidence of an investment crafted to appreciate with grace and certainty.

Whether you desire an exclusive weekend escape, a timeless family heirloom, or extraordinary capital growth, **your journey begins here.**

This is your moment to claim a distinguished piece of nature's most coveted address.

# Where *Every Day Is* *Designed* for Active Living

With over 50+ world-class amenities at your doorstep, boredom simply isn't an option. Every corner is designed to enrich your day, from high-energy sports and active pursuits to calm, mindful spaces that help you reconnect with yourself. Whether you're seeking excitement, relaxation, or a meaningful pause, there's an experience perfectly crafted for every mood, every moment, and every kind of day.



# *An Elevated Way to Live, Move & Thrive*



## Basketball Court

A high-quality court built for both competitive play and relaxed shooting practice.



## Cricket Nets

Sharpen your technique in professionally designed nets with high-quality turf.



## Sand Volleyball

Beach-style sand courts crafted for spirited matches under the open sky.



## Archery Range

A meticulously designed archery range where focus, precision, and skill come together.



## Rock Climbing Wall

An adventure-class climbing wall that challenges every skill level, from beginner to pro.



## Cycling & Jogging Tracks

Scenic, well-maintained tracks designed for your daily cycling and jogging amidst nature.



# Every *Generation*, Every *Interest*

Magnolia's amenities span the entire spectrum of active living. Challenge your friends on the multipurpose court, introduce your children to the thrill of archery, or let them discover the excitement of the RC gaming zone. From sunrise yoga to sunset adventures, every member of the family finds their perfect way to live, play, and explore here.



## Multipurpose Court

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A single versatile arena for tennis, badminton, and a world of activities.



## RC Gaming Zone

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High-tech entertainment crafted for enthusiasts of every age.



## Kids Play Area

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Safe, imaginative spaces crafted to spark pure childhood wonder.





# Spaces That Build *Connections*

Life at Magnolia flows effortlessly into the outdoors, where you build meaningful bonds with nature and with your community.

Every gathering space is thoughtfully designed to inspire togetherness, spark celebration, and nurture a genuine sense of belonging.



## Barbecue Area

Enjoy sizzling flavours and alfresco moments in a beautifully designed barbecue zone.



## Bonfire Pit

A cosy bonfire setting made for stories, warmth, and star-filled nights.



## Star Gazing Area

Witness the beauty of the cosmos from a tranquil, open-air observation deck.



# Nature, Wellness & *Celebration*



## Two Party Lawns

Two grand party lawns crafted for weddings, celebrations, and unforgettable occasions.



## Senior Citizen Garden

Tranquil garden zones created for quiet relaxation and light, soothing activities.



## Starlight Ridge Camp

Enjoy overnight camping adventures without ever leaving the comfort of your community.



## Fish Pond & Kitchen Garden

Experience the joy of sustainable gardening alongside calming, picturesque water elements.



## Pet Park

Thoughtfully crafted zones where your furry companions can explore and enjoy.



# The *Crowning Jewel* Your 5-Acre Lakeside Resort

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The luxury doesn't end at your plot. We are elevating the Magnolia experience with an upcoming 5-acre resort that redefines what residential living can be.

Imagine a boutique-style hotel, fine dining restaurants, and exclusive waterfront experiences, all accessible to you as a resident.

This isn't just an amenity; it's a lifestyle upgrade and a powerful enhancer of your long-term investment value.



# Your Canvas, Your *Masterpiece*

We offer the pristine canvas on which you bring the vision to life. With premium plots ranging from 1,300 to 5,000 sq. ft., Magnolia gives you the perfect foundation for any dream you hold.

Whether it's a sleek modern weekend villa, a sprawling multi-generational farmhouse, or a serene retirement cottage embraced by nature, your ideal plot awaits.

At Magnolia, your masterpiece begins with the land beneath your feet.

1,300

Minimum Plot Size

5,000

Maximum Plot Size





*This isn't just a getaway.  
It's the place **your**  
heart calls home.*

An aerial photograph of a highway interchange during sunset. The sun is low on the horizon, creating a warm, golden glow over the landscape. The roads are visible, and the surrounding area appears to be a mix of green fields and some buildings. The overall mood is serene and hopeful.

*Part 2*  
*Investment*



# The New Power Hub of *South India's Rising Future*

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Magnolia sits at a strategically commanding location in Palasamudram, right on the Bangalore-Hyderabad Expressway (NH-44). This isn't just geography - it's a high-potential investment corridor positioned for exponential growth.

You're not investing in a remote suburb. You're placing your capital at the core of South India's rapidly advancing Defence & Aerospace ecosystem, an emerging powerhouse fuelled by large-scale government projects, industrial expansion, and rising investor confidence.



# The Engines of Growth, *Minutes Away*

Proximity is power. Magnolia's value is anchored by a cluster of multi-billion dollar industrial and national institutions, driving employment, infrastructure, and exponential demand.



70 minutes

Bangalore International Airport



90 minutes

Bengaluru City Centre



3 minutes

NACIN Campus



3 minutes

BEL Defence Systems  
Complex



30 minutes

KIA Motors & Supplier  
Cluster



5 minutes

50+ Automotive companies



5 minutes

AP-ADE Park



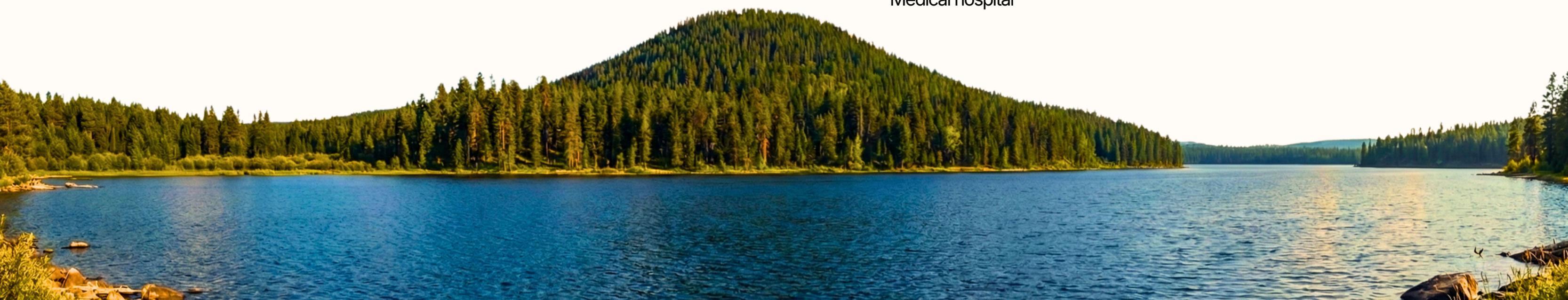
35 minutes

Sri Sathya Sai Ashram and  
Medical hospital



30 minutes

Leepakshi Temple





# *Defence Revolution*

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Bharat Electronics Limited (BEL) is establishing a cutting-edge 900-acre facility, creating the anchor point for a booming Defence & Aerospace ecosystem supported by hundreds of allied industries.

The purpose is to establish the country's largest Defence Systems Integration Complex for manufacturing, integrating, and testing advanced missile systems.





## *National Prestige*

The NACIN Palasamudram project was announced by the then Finance Minister, Shri Arun Jaitley in 2014-15. The village of Palasamudram was chosen for its strategic location and accessibility as it is located along the NH 44 with a serene drive of 90 mins from the Bengaluru Airport. The campus aspires to be global centre for learning in the domain of Indirect taxes and Narcotics and at the same time profess and propagate the local culture and tradition.



# The Automotive *Juggernaut*

## The \$800 Million *Catalyst*

The Kia Motors plant in Anantapur has become a powerful engine of regional transformation, redefining the economic landscape of the entire district. This world-class 536-acre manufacturing facility delivers an impressive annual capacity of 300,000 vehicles and is located just a seamless 30- minute drive from Magnolia.

Supported by a robust supplier ecosystem, including global leaders like FORVIA and Faurecia, the plant fuels continuous, high-value demand for housing, premium rentals, and modern commercial development. For investors, this translates into a long-term, demand-driven gold-mine where opportunities mature year after year.



# Connecting Ideas & Commerce

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## Lepakshi Knowledge Hub

A 2,000-acre knowledge and technology hub bringing universities, R&D centres, and innovation-driven companies together—fueling sustained growth and strong investor interest.

## Logistics Excellence

Backed by IndoSpace and CCI Logistics, the region is becoming a key logistics hub, with NH-44 and the future Vijayawada Expressway accelerating industrial growth and investment demand.

## Defence and aerospace hub

A focused industrial cluster bringing defence and aerospace manufacturing, R&D, and advanced engineering together; driving innovation, skilled employment, and long-term industrial growth.

## Satya sai ashram

this place combines spiritual practice with world-class healthcare. With a major super-specialty hospital on campus and the teachings of Sri Sathya Sai Baba, it supports both physical healing and mental well-being in a calm, purposeful environment.

Together, this ecosystem of knowledge institutions and world-class logistics networks transforms the region into a critical commercial and transport powerhouse, ensuring long-term economic momentum and strong investment returns.



# Why your investment will flourish

*This isn't intuition. This is informed, future-proof strategy.*



## Industrial Anchor

With KIA, BEL, and APIC driving massive blue-chip investments, the region is witnessing the creation of tens of thousands of high-paying jobs - fuelling long-term demand for housing, rentals, and commercial development.

## Housing Demand Surge

A growing influx of senior leadership and skilled talent is creating sustained demand for premium housing, ensuring healthy rental yields and consistent price escalation.

## Infrastructure Boom

Government-led initiatives through NACIN and major expressway expansions are delivering high-quality roads, modern utilities, and premium social infrastructure, significantly elevating the region's investment value.

## First-Mover Advantage

By entering early, you secure value at the base level, perfectly placed to benefit from every phase of appreciation as the region accelerates toward its peak.

This isn't intuition. **This is informed,** future-proof strategy.



Your *Position* <sup>Part 3</sup>

# Lepakshi Temple & Satyasai Temple

Embrace the cultural richness of the region with the historic Lepakshi Temple nearby, a 16th-century Vijayanagara masterpiece famed for its mysterious hanging pillar and monolithic Nandi. Just a short drive away lies the spiritual sanctuary of Prasanthi Nilayam in Puttaparthi, the abode of Sri Sathya Sai Baba, offering a serene retreat known globally for its message of peace. Together, these landmarks provide residents with a unique lifestyle that perfectly blends ancient architectural grandeur with modern spiritual wellness.





# Find Your *Perfect Plot*

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Explore the thoughtful and meticulously crafted design of Magnolia, where every element is placed with purpose. Each plot is strategically oriented to capture uninterrupted views of the pristine lake and the majestic rolling hills, ensuring nature becomes a part of your everyday life.

Within this 50-acre forest-themed sanctuary, discover the iconic 1-Acre Grand Clubhouse, the forthcoming 5-Acre exclusive Lakeside Resort, and more than 50 premium amenities seamlessly integrated across the community, creating a lifestyle that feels both elevated and effortlessly natural.



**Forest Themed Grand Entrance**



**Active Sports Zone**



**The Majestic Grand Clubhouse**



**Serenity Garden Retreat**



**Upcoming Lakeside Resort**



**Lakeside Walking Track**



# Community Master Plan



## Aminities

### Everyday Wellness

- 1. Serenity Garden
- 2. Yoga Deck
- 3. Open Gym
- 4. Pet Park
- 5. Cycling & Jogging Tracks
- 6. Senior Citizen Garden
- 7. Fish Pond & Kitchen Garden

### Childrens Growth & Joy

- 8. Kids Play Area
- 9. Kids Pool
- 10. Basketball Court
- 11. Sand Volleyball
- 12. Cricket Nets
- 13. Rock Climbing Wall
- 14. Archery Range
- 15. Multipurpose Court

### Bonding

- 16. Two Party Lawns
- 17. Barbecue Area
- 18. Bonfire Pit
- 19. Star Gazing Area
- 20. Starlight Ridge Camp

### Health

- 21. State-of-the-Art Gym
- 22. Infinity Pool
- 23. Jacuzzi
- 24. Reflexology Path
- 25. Meditation Zone

### Community

- 26. Party Hall
- 27. Elders Gathering Area
- 28. Restaurant Area
- 29. Open Amphitheatre
- 30. Guest Suite

### Entertainment

- 31. Mini Theater
- 32. Musical Evenings Space
- 33. RC Gaming Zone
- 34. Game Zone
- 35. Nature Trail with Signage

*Magnolia*  
AMIRII VENTURES

# A World of *Indoor Indulgence*

*Every comfort, all under one roof. Designed for leisure, business, and relaxation.*



## 50 Acres of Elevated Living

A meticulously designed nature immersed community offering well-proportioned spaces from 1,300 to 5,000 sq. ft., ideal for smart, future-forward lifestyle choices.



## Lake + Hill Lifestyle

A forest-inspired escape designed to merge natural beauty with modern luxury and long-term value.



## Massive 1-Acre Clubhouse

A sprawling 1-Acre Clubhouse today, with an elite 5-Acre Lakeside Resort rising soon - setting a new benchmark for luxury, leisure, and long-term value.



## 50+ Curated Amenities

Where every detail is crafted with intention, offering a seamless blend of comfort, wellness, and luxury.



## Appreciation Potential

A high-growth corridor powered by industry, infrastructure, and Demand - your gateway to remarkable returns.



## Complete Security

24/7 CCTV surveillance and innovative solar fence technology ensure peace of mind.



*The best of both worlds is no longer a choice.*  
***It's your address now.***



*A project by* **AMIRII VENTURES**

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At Amirii Ventures, we believe real estate is more than land or walls, it's a legacy.

We curate spaces that elevate life, nurture well-being, and secure long-term financial confidence. Guided by strategic insight, exceptional build quality, and design that inspires, every project becomes a landmark crafted with purpose.

**Magnolia** reflects this commitment - a tranquil, nature-led sanctuary shaped with the clarity of smart investment and the soul of timeless luxury.





The rarest plots with uninterrupted views of the tranquil lake and majestic hills are disappearing fast. Now is the moment to secure yours.

