

# UNICORN AEROCITY

NEXT TO RUNWAY



[www.novestagroup.in](http://www.novestagroup.in)



# Welcome to Unicorn Aerocity

Discover a world where sophistication meets comfort. Unicorn Aerocity is not just a real estate project; it's a visionary landmark designed for those who aspire for more. Strategically located, masterfully crafted, and built with the finest materials, every square foot of Aerocity is designed to inspire.

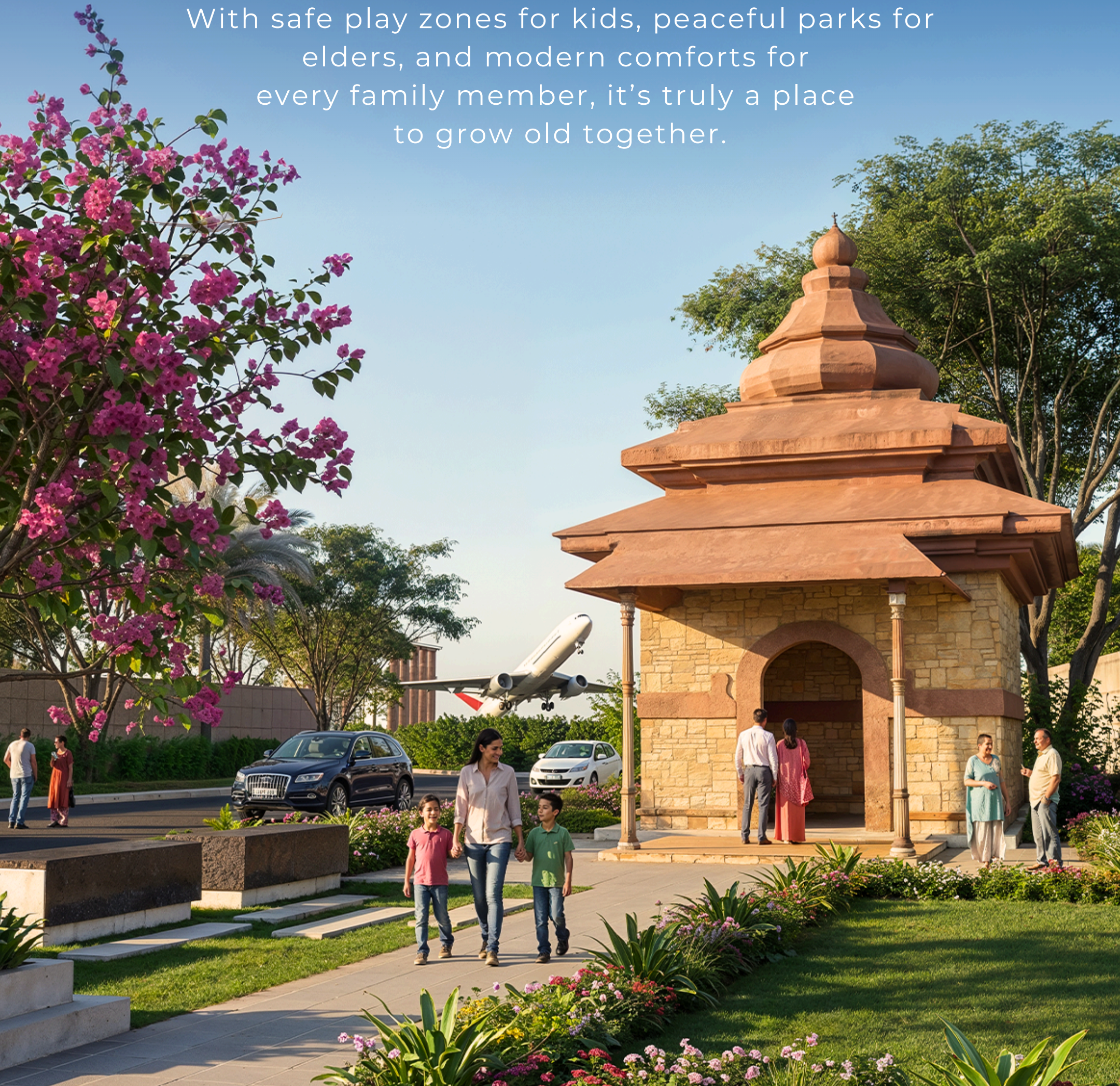




# Where Families Find Their Forever

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At Unicorn Aerocity, we don't just build homes, we create spaces where generations come together. With safe play zones for kids, peaceful parks for elders, and modern comforts for every family member, it's truly a place to grow old together.





# Project Overview

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Experience living in an integrated township spread over acres of lush greenery, wide roads, and state-of-the-art infrastructure. Unicorn Aerocity offers plotted developments, bungalows, villas, and premium commercial spaces.

Land Area: 52 Bighas







## Airport-Proximity with Aeroplane-Themed Living

Live just minutes from Kolkata Airport in a unique township featuring an iconic aeroplane-themed swimming pool and lifestyle amenities.



## Fully Integrated Gated Community

Enjoy 30+ modern amenities including a clubhouse, sports turf, health center, supermarket, and 24x7 security—all within a WiFi-enabled campus.



## Eco-Friendly & Future-Ready Infrastructure

Designed with underground drainage, solar street lights, and rainwater harvesting to support sustainable, hassle-free urban living.







Swimming Pool



Gym



Sports Turf



Indoor Games



Children's Park



Commercial Space



Health Center



Cafe



Wifi Campus



Jogging Track

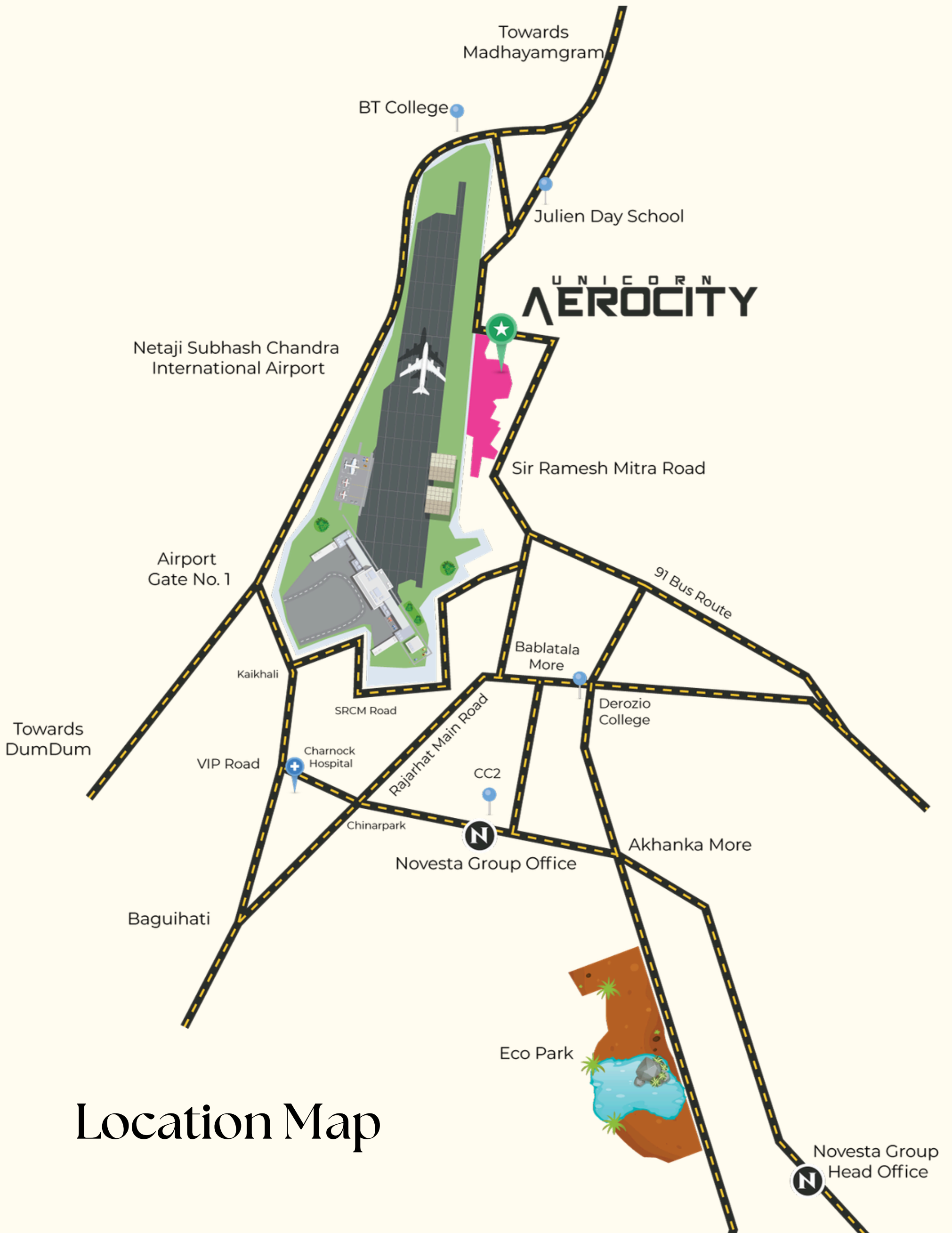


24x7 Security



Club House





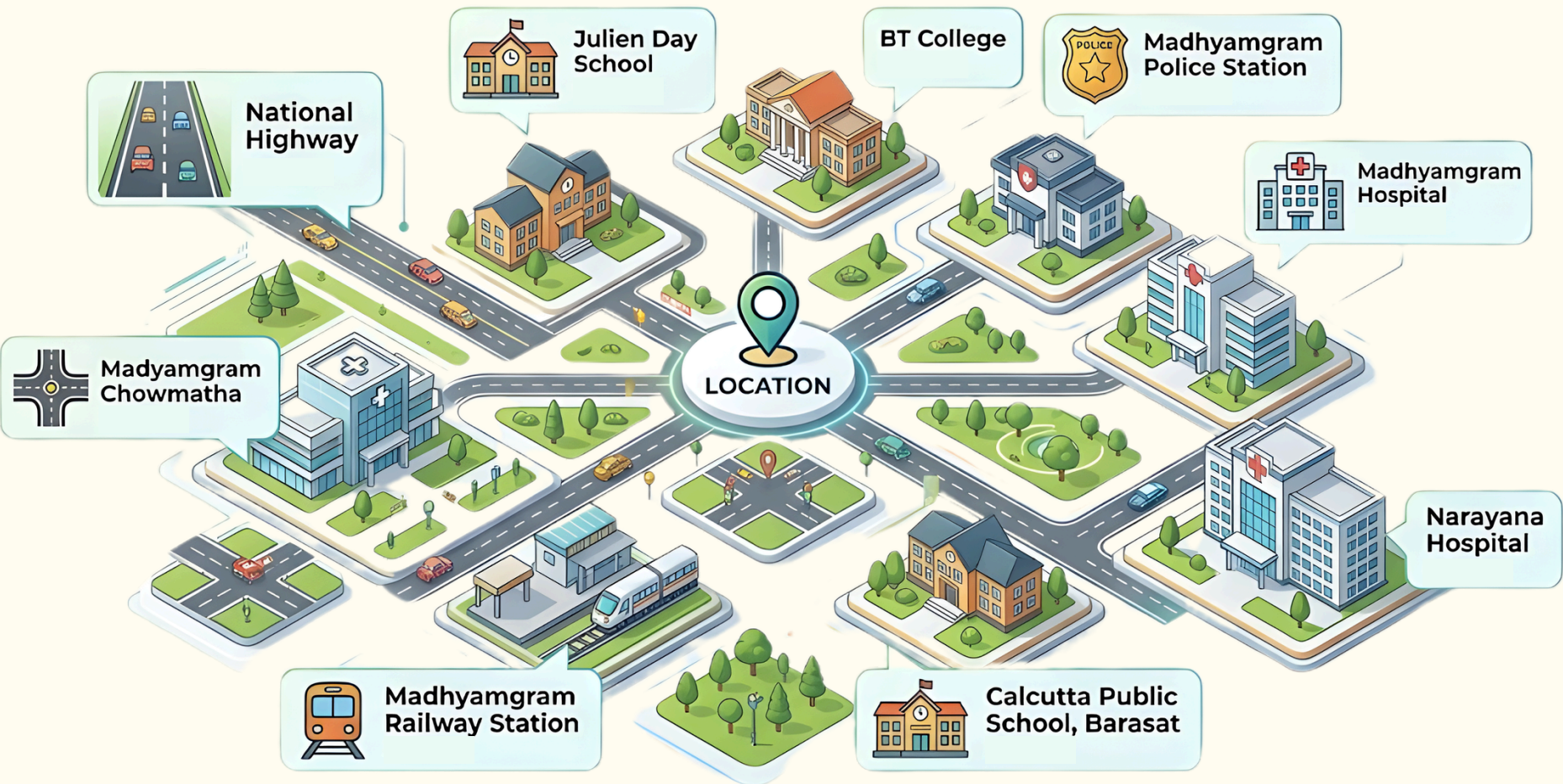
Location Map



# Nearby Landmarks

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|                                   |        |        |
|-----------------------------------|--------|--------|
| ▶ National Highway                | 1.5 Km | 4 Min  |
| ▶ Julien Day School               | 1.5 Km | 4 Min  |
| ▶ BT College                      | 2 Km   | 5 Min  |
| ▶ Michael Nagar Metro Station     | 2.5 Km | 7 Min  |
| ▶ Madhyamgram Hospital            | 3.5 Km | 10 Min |
| ▶ Madhyamgram Police Station      | 3.5 Km | 10 Min |
| ▶ Madyamgram Chowmatha            | 3.5 Km | 10 Min |
| ▶ Madhyamgram Railway Station     | 4 Km   | 11 Min |
| ▶ Calcutta Public School, Barasat | 5 Km   | 12 Min |
| ▶ Narayana Hospital               | 5 Km   | 12 Min |



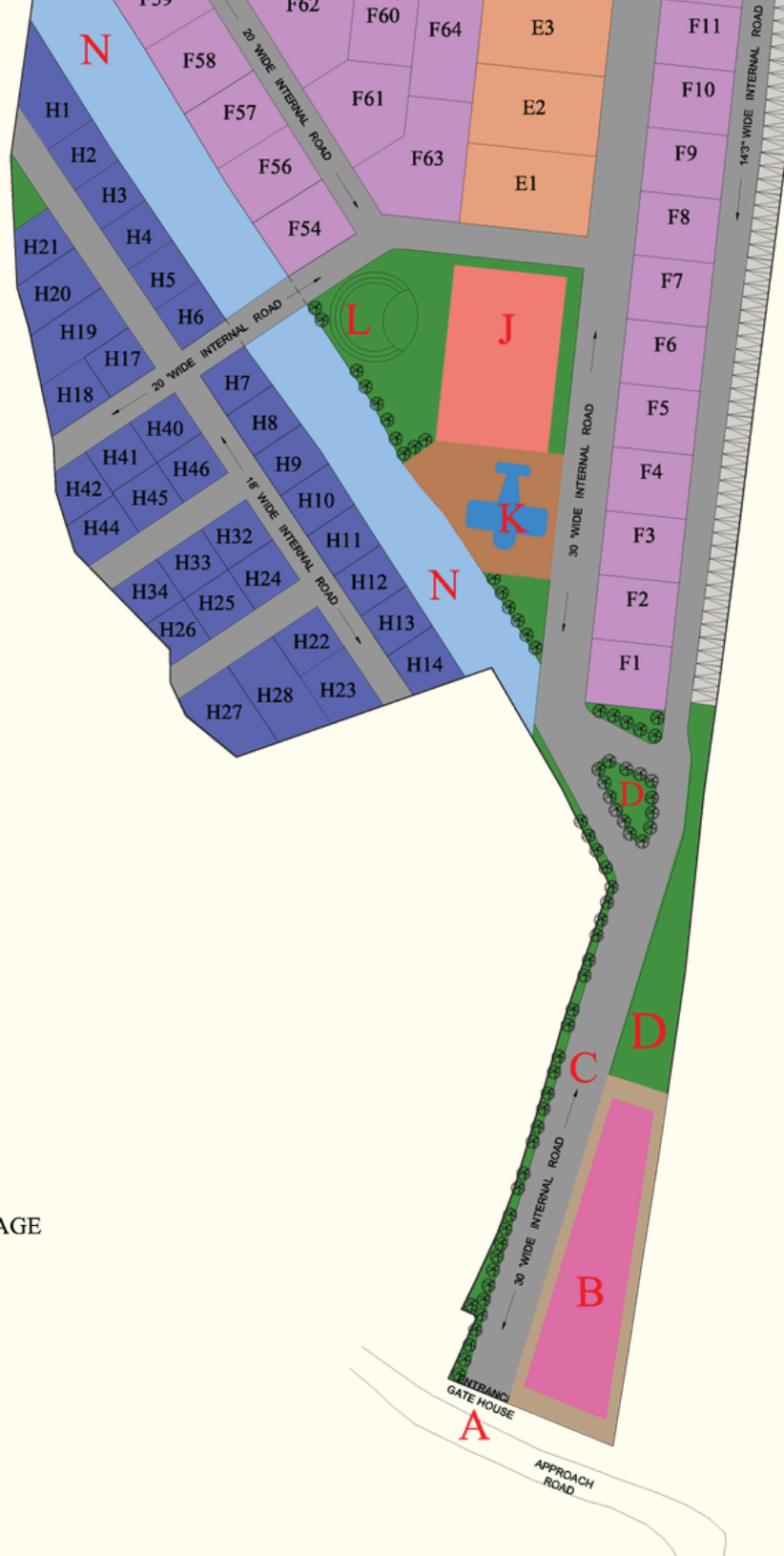




TOTAL LAND AREA - 80392 SQ.M.







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- |   |   |                                         |
|---|---|-----------------------------------------|
| A | A | ENTRANCE<br>GATE HOUSE - 45 FT FRONTAGE |
| B |   | COMMERCIAL BLOCK (G+1)                  |
| C |   | MAIN ARTERY - 30 ' WIDE                 |
| D |   | CENTRAL ROUND ABOUT                     |
| E |   | 4000 SQ.FT. PLOT                        |
| F |   | 2000 SQ.FT. PLOT                        |
| H |   | 1000 SQ.FT. PLOT                        |
| J |   | CLUB HOUSE                              |
| K |   | SWIMMING POOL WITH DECK                 |
| L |   | CENTRAL GREEN , CHILDREN<br>PLAY ZONE   |
| M |   | CAR PARKING                             |
| N |   | EXISTING CANAL WITH CULVERT             |
| P |   | SERVICES                                |

TOTAL NO. OF PLOT'S - 274 NOS.

# Unicorn Aerocity Masterplan







# The Iconic Airplane Pool

Dive into an unforgettable experience  
inspired by aviation.













# PRICING DETAILS

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## Compact Living 1000 sqft Plot

|               |   |                              |
|---------------|---|------------------------------|
| Plot Size     | : | 1000 Sqft                    |
| Price         | : | ₹40,00,000                   |
| Front & Depth | : | 30 ft × 33 ft                |
| Booking Amt.  | : | ₹1,00,000                    |
| Downpayment   | : | ₹15,00,000 (within 14 Days)  |
| Remaining Amt | : | ₹24,00,000 (within 3 months) |
| Handover      | : | 11 Months                    |





# PRICING DETAILS

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## Premium Family 2000 sqft Plot

|               |   |                              |
|---------------|---|------------------------------|
| Plot Size     | : | 2000 Sqft                    |
| Price         | : | ₹75,00,000                   |
| Front & Depth | : | 40 ft × 50 ft                |
| Booking Amt.  | : | ₹1,00,000                    |
| Downpayment   | : | ₹30,00,000 (within 14 Days)  |
| Remaining Amt | : | ₹44,00,000 (within 3 months) |
| Handover      | : | 11 Months                    |





# PRICING DETAILS

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## Signature Villa 4000 sqft Plot

|               |   |                              |
|---------------|---|------------------------------|
| Plot Size     | : | 4000 Sqft                    |
| Price         | : | ₹1,40,00,000                 |
| Front & Depth | : | 50 ft × 80 ft                |
| Booking Amt.  | : | ₹2,00,000                    |
| Downpayment   | : | ₹60,00,000 (within 14 Days)  |
| Remaining Amt | : | ₹78,00,000 (within 3 months) |
| Handover      | : | 11 Months                    |





# MEET OUR HOMEOWNERS





# UNICORN AEROCITY

MARKETED BY

**NOVESTA<sup>®</sup>**  
GROUP

## **SITE ADDRESS**

UNICORN AEROCITY, GANGA NAGAR COLONY NO 1,  
MADHYAMGRAM, DOMNAGAR P, WEST BENGAL 700132

## **OFFICE ADDRESS**

NOVESTA GROUP HEAD OFFICE, 9ESI, EAST TOWER, MANI CASADONA ,  
STREET NUMBER 372, ACTION AREA I, NEWTOWN, KOLKATA, CHAKPACHURIA,  
WEST BENGAL 700156