

# UNICORN AEROCITY



UNICORN  
AEROCITY  
NEXT TO RUNWAY

MARKETED BY

**NOVESTA**<sup>®</sup>  
GROUP



# Welcome to Unicorn Aerocity

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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: 23.10 Acres | 69.40 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.



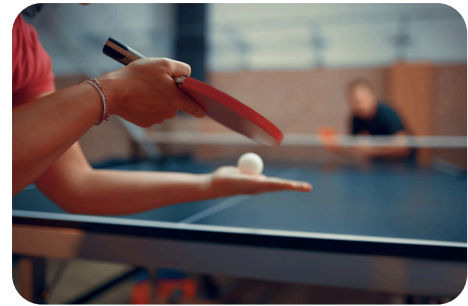
# Project Amenities



Aeroplane Themed  
Swimming Pool



Clubhouse



Indoor Games



Cafeteria



Children's Park



Yoga Center



Sports Turf (8000 sqft)



Jogging Track



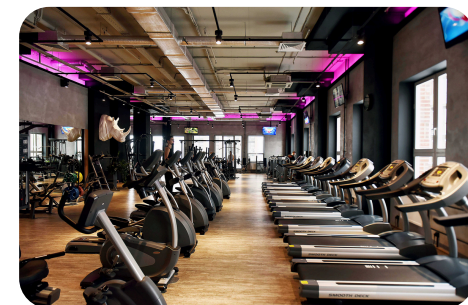
WiFi Campus



Commercial Space

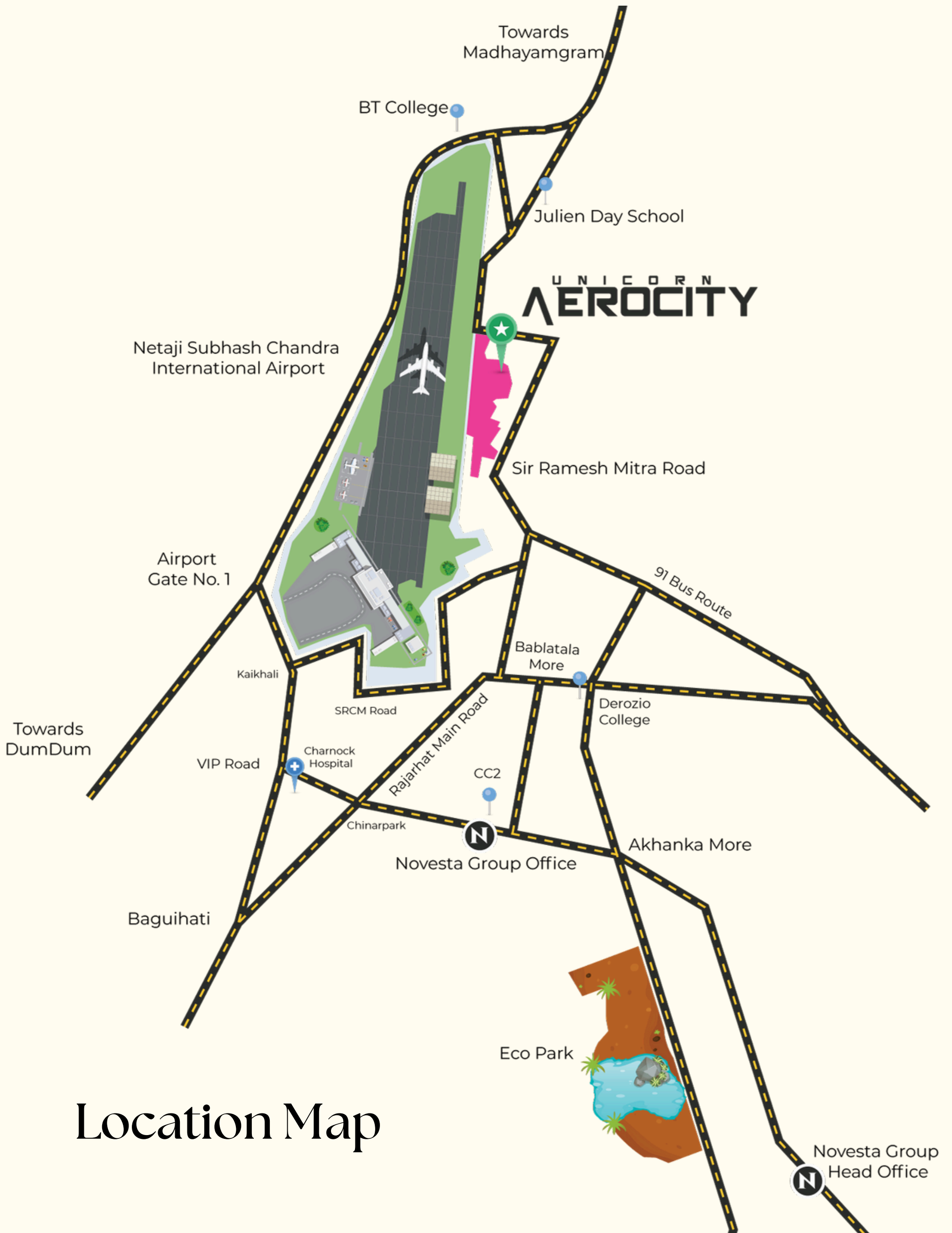


24x7 Security



Gym & Health Center





Location Map

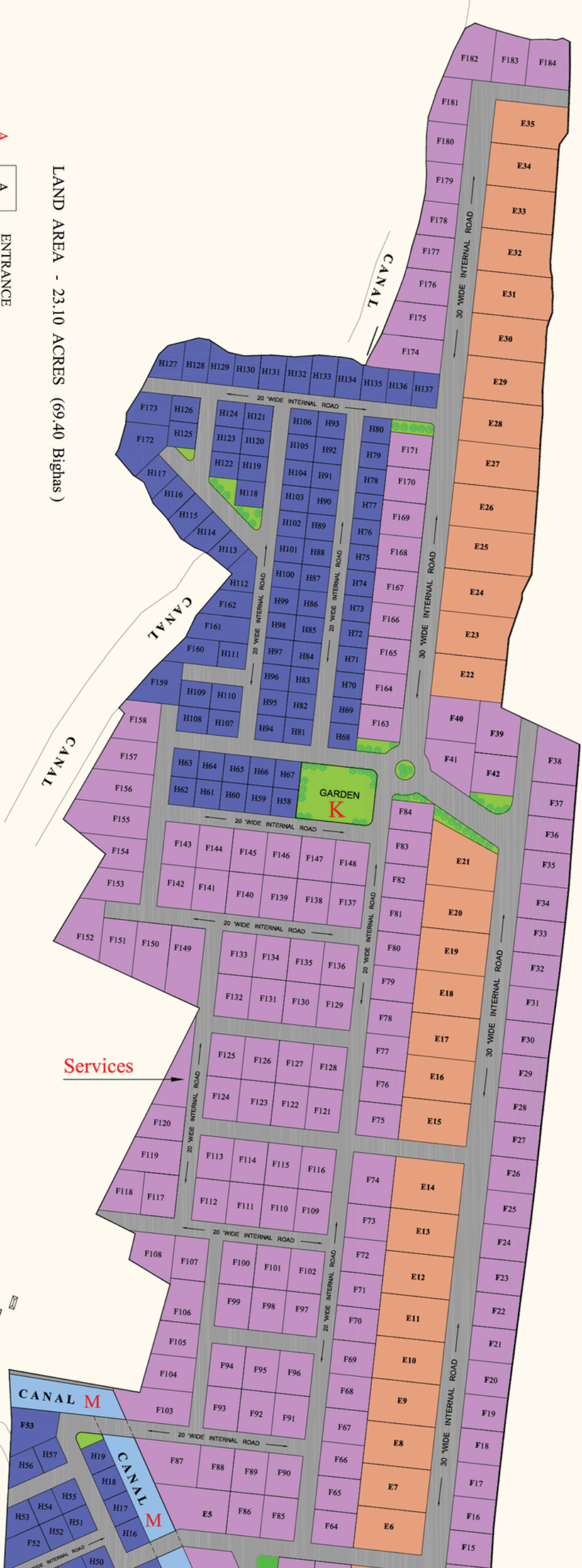


# Nearby Landmarks

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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
▶ Madhyamgram Police Station	3.5 Km	10 Min
▶ Madhyamgram Hospital	3.5 Km	10 Min
▶ Vivacity Hospital	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





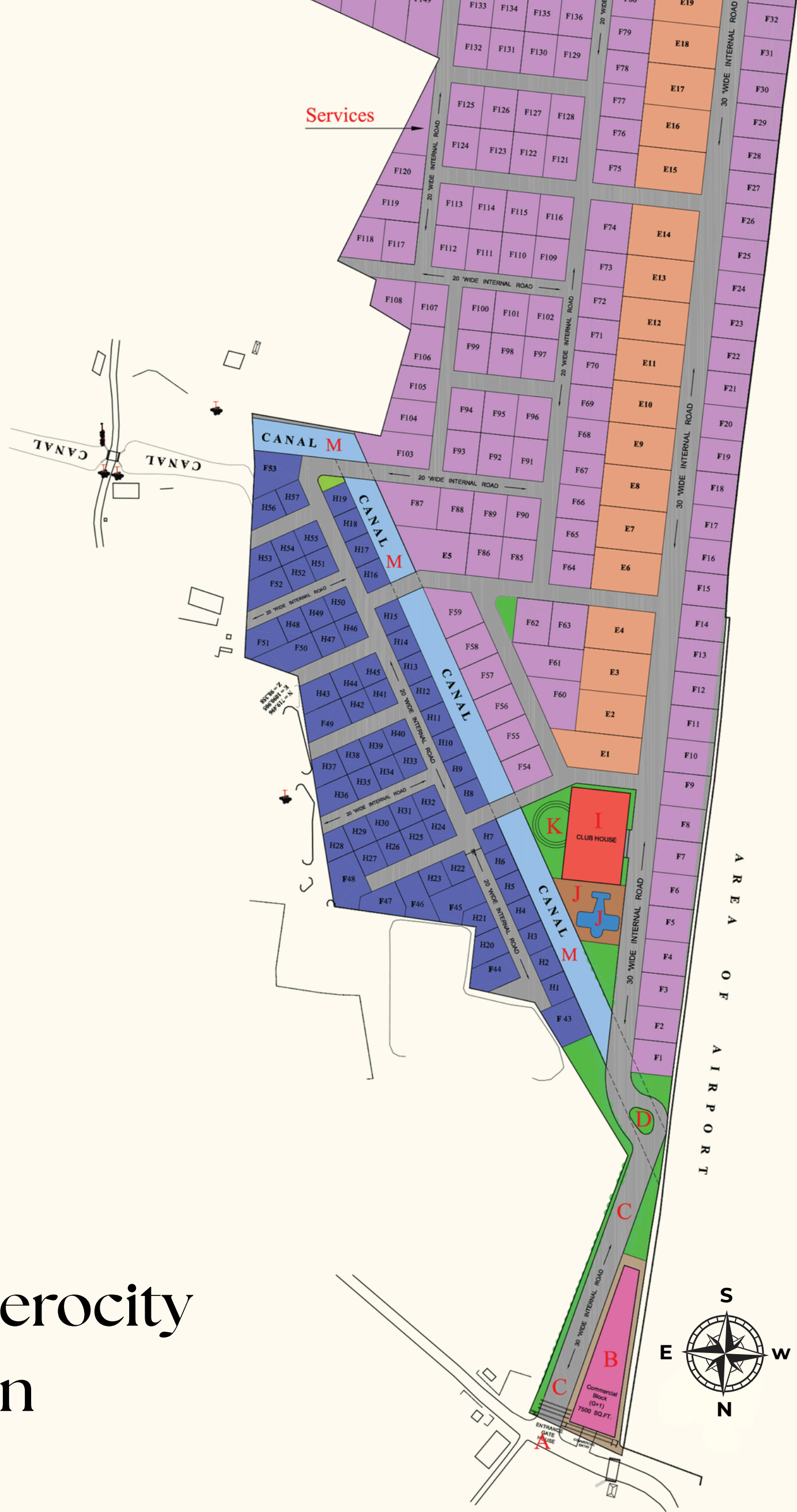
LAND AREA - 23.10 ACRES (69.40 Bighas )

- A ENTRANCE GATEHOUSE - 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
- I CLUBHOUSE
- J SWIMMING POOL WITH DECK
- K CENTRAL GREEN , CHILDREN PLAY ZONE
- M EXISTING CANAL WITH CULVERT

LAND AREA DISTRIBUTION		
TOTAL LAND AREA	- 1387 K .....	100 %
TOTAL PLOT AREA (1000, 2000, 4000 SQ.FT PLOTS )	- 944 K ..... A	70 %
COMMERCIAL PLOT AREA	- 18 K ..... B	A+B
CLUB LAND AREA (INCL SWIMMING POOL , DECK ETC)	- 16 K ..... C	
CENTRAL GREEN WITH CHILDREN PLAY ZONE	- 23 K ..... D	
CANAL LAND AREA	- 38 K ..... E	2.7 %
ALL MAIN & INTERNAL ROADS, NEIGHBOURHOOD GREEN	- 348 K ..... F	25 %



# Unicorn Aerocity Masterplan





# PRICING DETAILS

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## Compact Living 1000 sqft Plot

Plot Size	:	1000 Sqft
Price	:	₹33,00,000
Front & Depth	:	30 ft × 33 ft
Booking Amt.	:	₹1,00,000
Downpayment (within 14 Days)	:	₹11,00,000 (within 14 Days)
Remaining Amt	:	₹22,00,000
Handover	:	11 Months
Elevation	:	G+1





# PRICING DETAILS

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## Premium Family 2000 sqft Plot

Plot Size	:	2000 Sqft
Price	:	₹61,00,000
Front & Depth	:	40 ft × 50 ft
Booking Amt.	:	₹1,00,000
Downpayment (within 14 Days)	:	₹21,40,351 (within 14 Days)
Remaining Amt	:	₹39,59,649
Handover	:	11 Months
Elevation	:	G+1





# PRICING DETAILS

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## Signature Villa 4000 sqft Plot

Plot Size	:	4000 Sqft
Price	:	₹1,15,00,000
Front & Depth	:	50 ft × 80 ft
Booking Amt.	:	₹2,00,000
Downpayment (within 14 Days)	:	₹42,20,183 (within 14 Days)
Remaining Amt	:	₹72,79,817
Handover	:	11 Months
Elevation	:	G+1





# MEET OUR HOMEOWNERS

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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,  
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