

UNICORN  
**AEROCITY**  
NEXT TO RUNWAY



Live next to the runway.  
Live the lifestyle Dev believes in

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.



Swimming Pool



Gym



Sports Turf



Indoor Games



Children's Park



Commercial Space



Health Center



Cafe



Wifi Campus



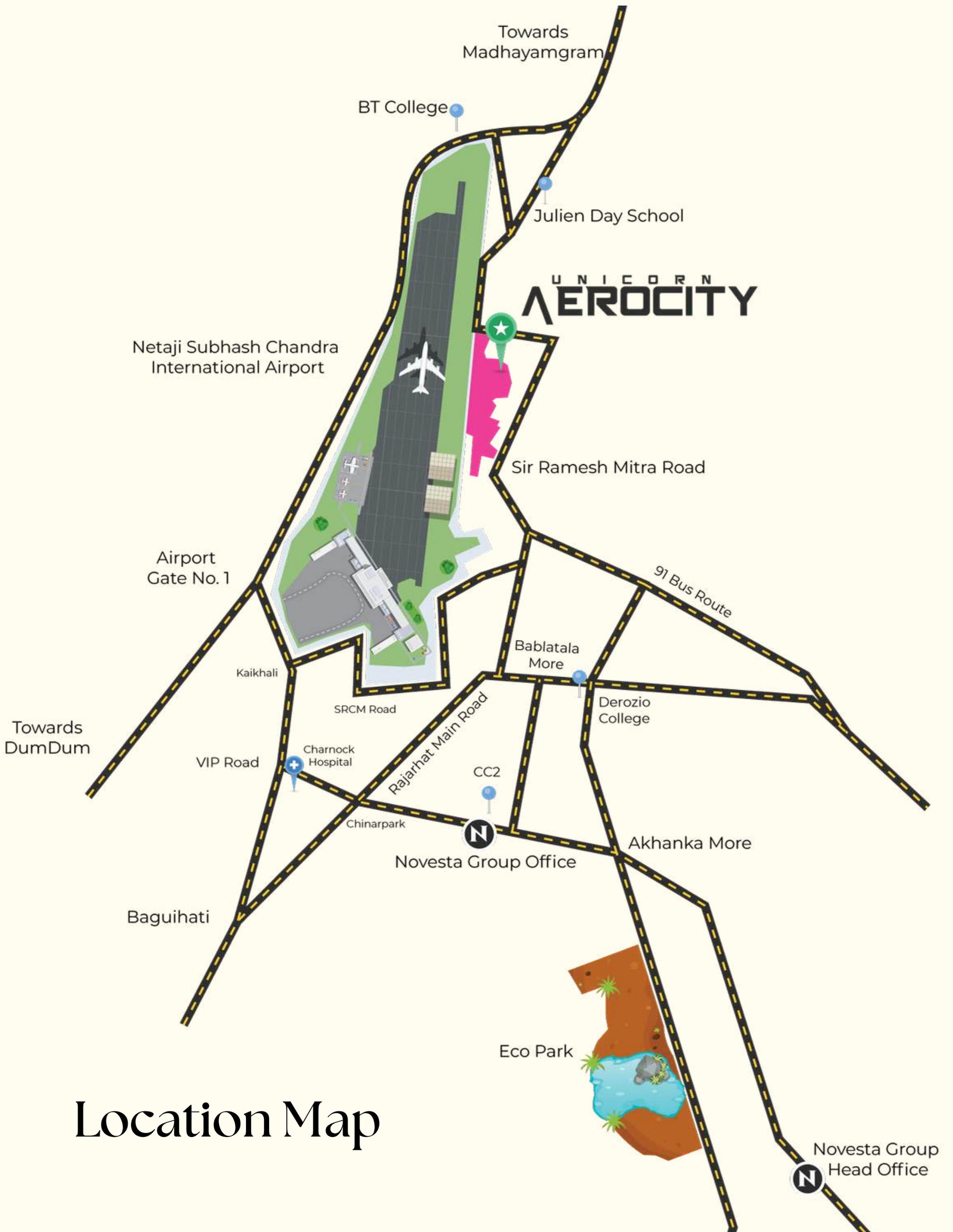
Jogging Track



24x7 Security



Club House



# Location Map

# Nearby Landmarks

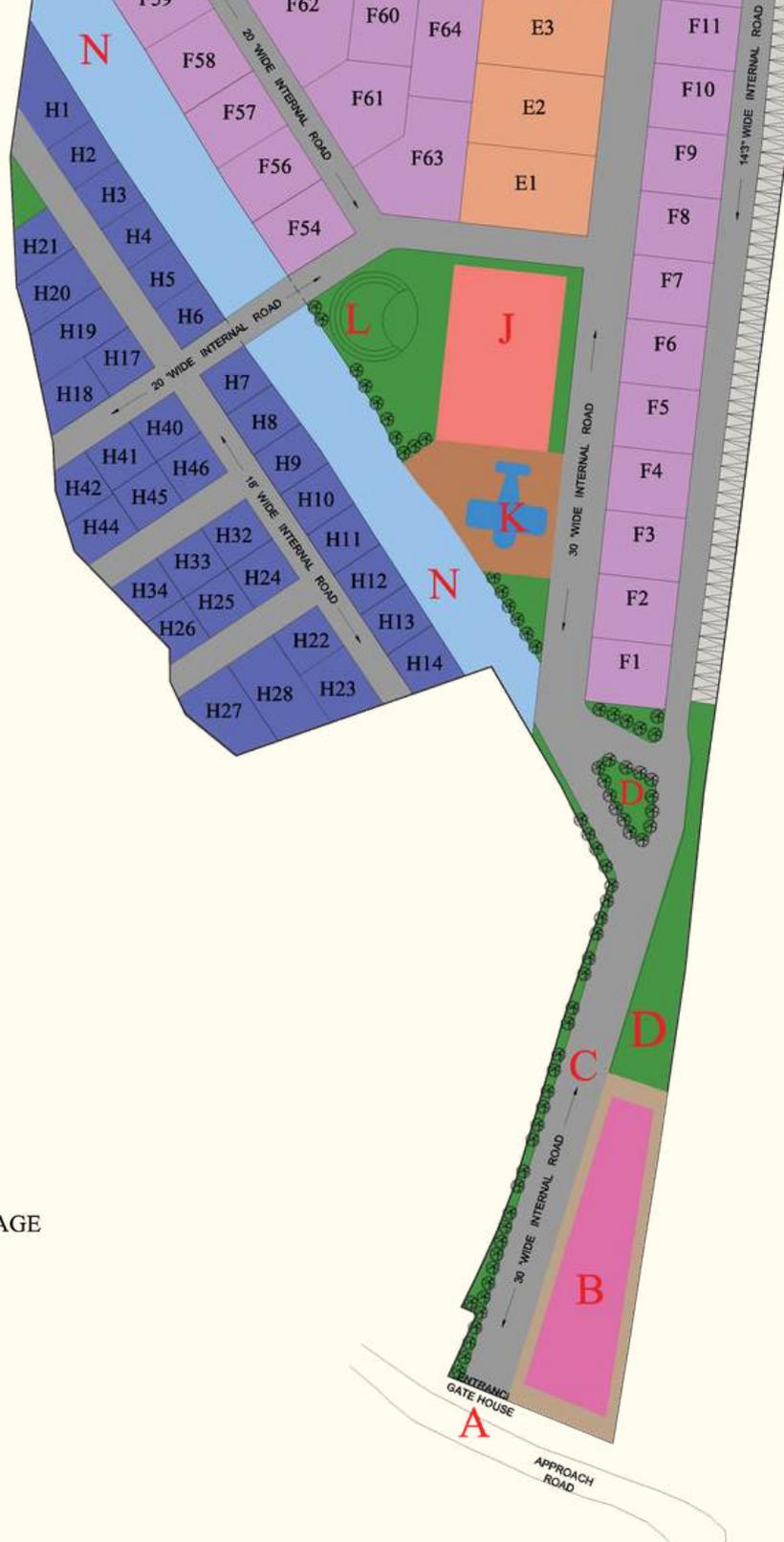
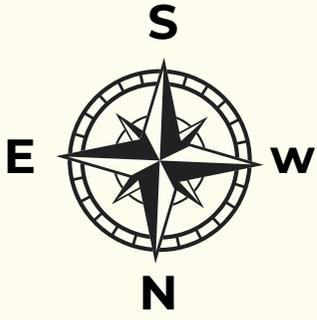
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 National Highway	1.5 Km	4 Min
 Julien Day School	1.5 Km	4 Min
 BT College	2 Km	5 Min
 Madhyamgram Police Station	3.5 Km	10 Min
 Madhyamgram Hospital	3.5 Km	10 Min
 Vivacity Hospital	3.5 Km	10 Min
 Madyamgram Chowmatha	3.5 Km	10 Min
 Madhyamgram Railway Station	4 Km	11 Min
 Calcutta Public School, Barasat	5 Km	12 Min
 Narayana Hospital	5 Km	12 Min



TOTAL LAND AREA - 80392 SQ.M.





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- A A ENTRANCE 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 PLAY ZONE
- M  CAR PARKING
- N  EXISTING CANAL WITH CULVERT
- P  SERVICES

TOTAL NO. OF PLOT'S - 274 NOS.

# Unicorn Aerocity Masterplan





# PRICING DETAILS

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## Compact Living 1000 sqft Plot

Plot Size	:	1000 Sqft
Price	:	₹35,00,000
Front & Depth	:	30 ft × 33 ft
Booking Amt.	:	₹1,00,000
Downpayment	:	₹10,00,000 (within 14 Days)
Remaining Amt	:	₹24,00,000 (within 3 months)
Handover	:	11 Months

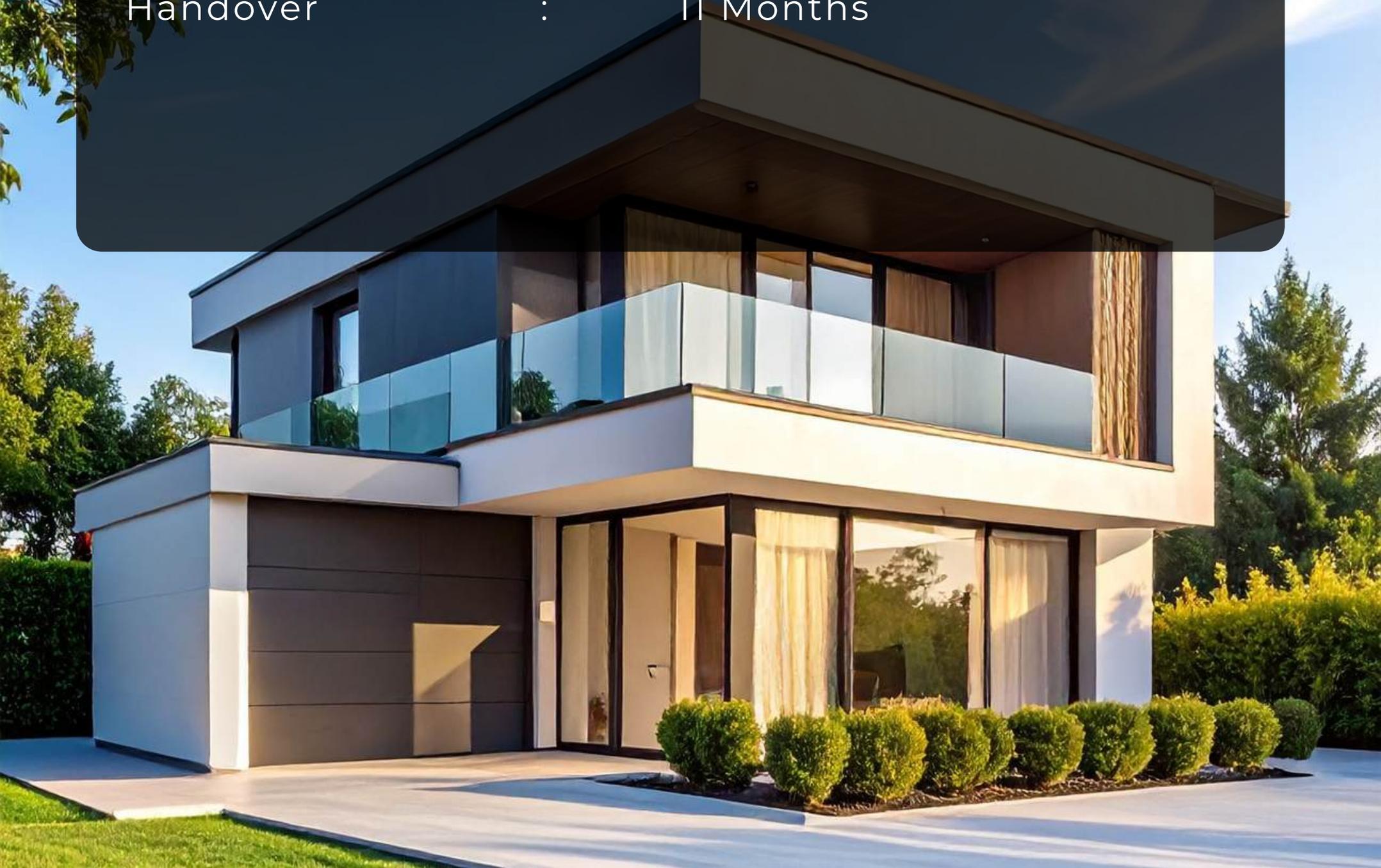


# PRICING DETAILS

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## Premium Family 2000 sqft Plot

Plot Size	:	2000 Sqft
Price	:	₹65,00,000
Front & Depth	:	40 ft × 50 ft
Booking Amt.	:	₹1,00,000
Downpayment	:	₹20,00,000 (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	:	₹1,21,00,000
Front & Depth	:	50 ft × 80 ft
Booking Amt.	:	₹2,00,000
Downpayment	:	₹40,00,000 (within 14 Days)
Remaining Amt	:	₹79,00,000 (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