

UNICORN
AEROCITY
NEXT TO RUNWAY



www.novestagroup.in

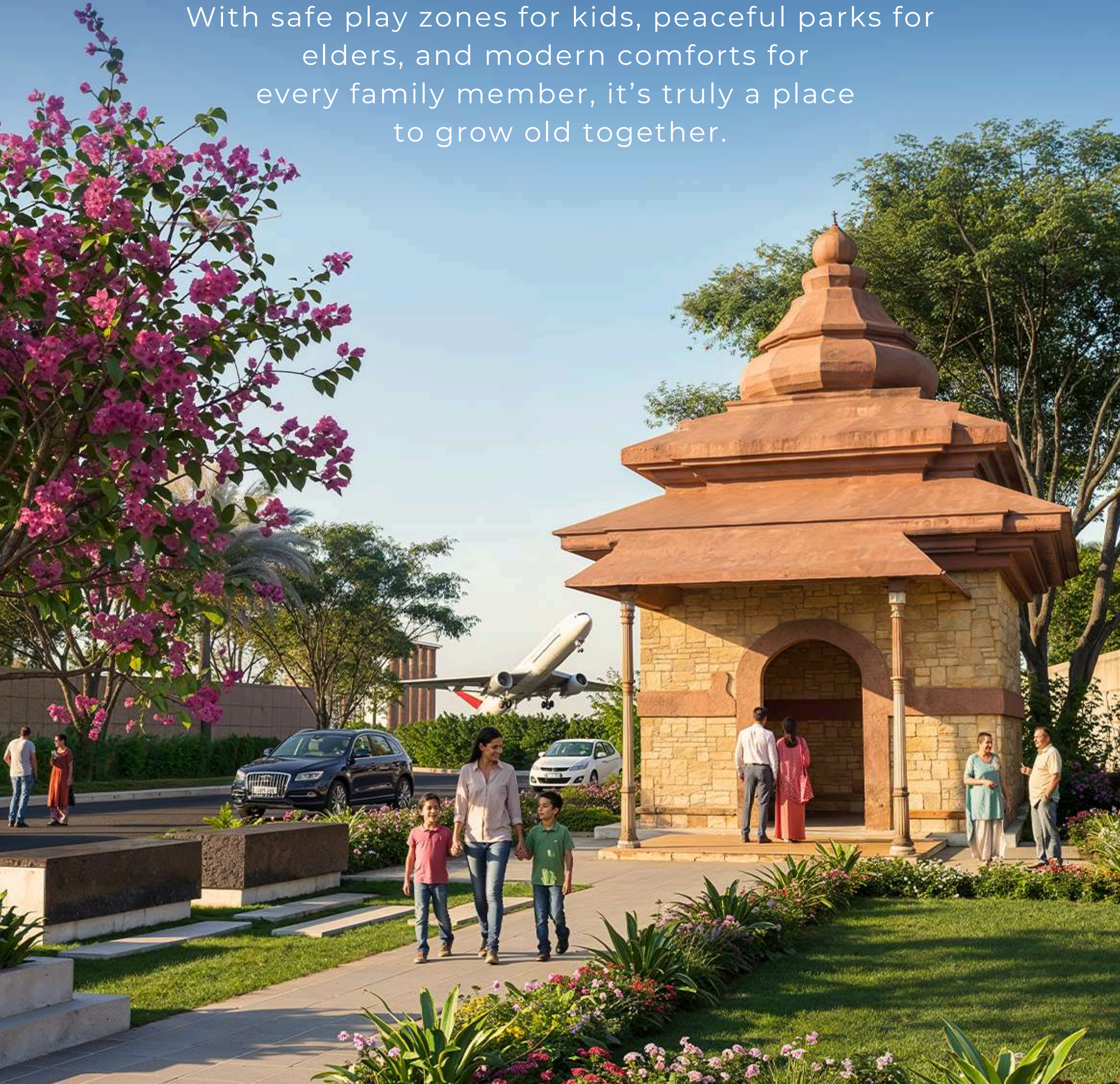
Welcome to Unicorn Aerocity

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

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

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.



Future-Ready Infrastructure

Designed with underground drainage, solar street lights, and rainwater harvesting to support sustainable, hassle-free urban living. The thoughtfully planned infrastructure enhances environmental conservation while ensuring efficient utility management and cleaner surroundings.



The Iconic Airplane Pool

Dive into an unforgettable experience inspired by aviation.





Swimming Pool



Gym



Sports Turf



Indoor Games



Children's Park



Commercial Space



Health Center



Cafe



Wifi Campus



Jogging Track

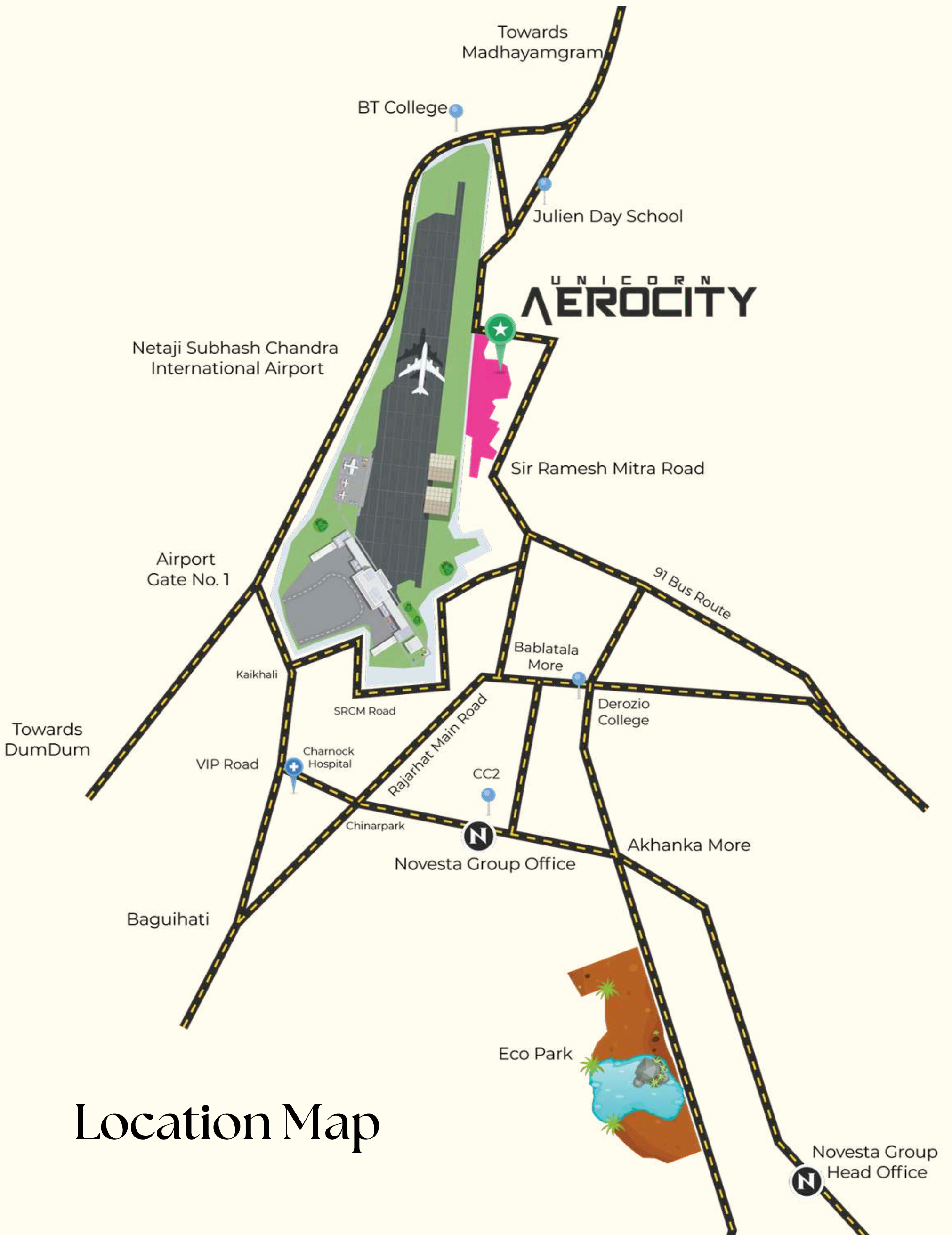


24x7 Security



Club House



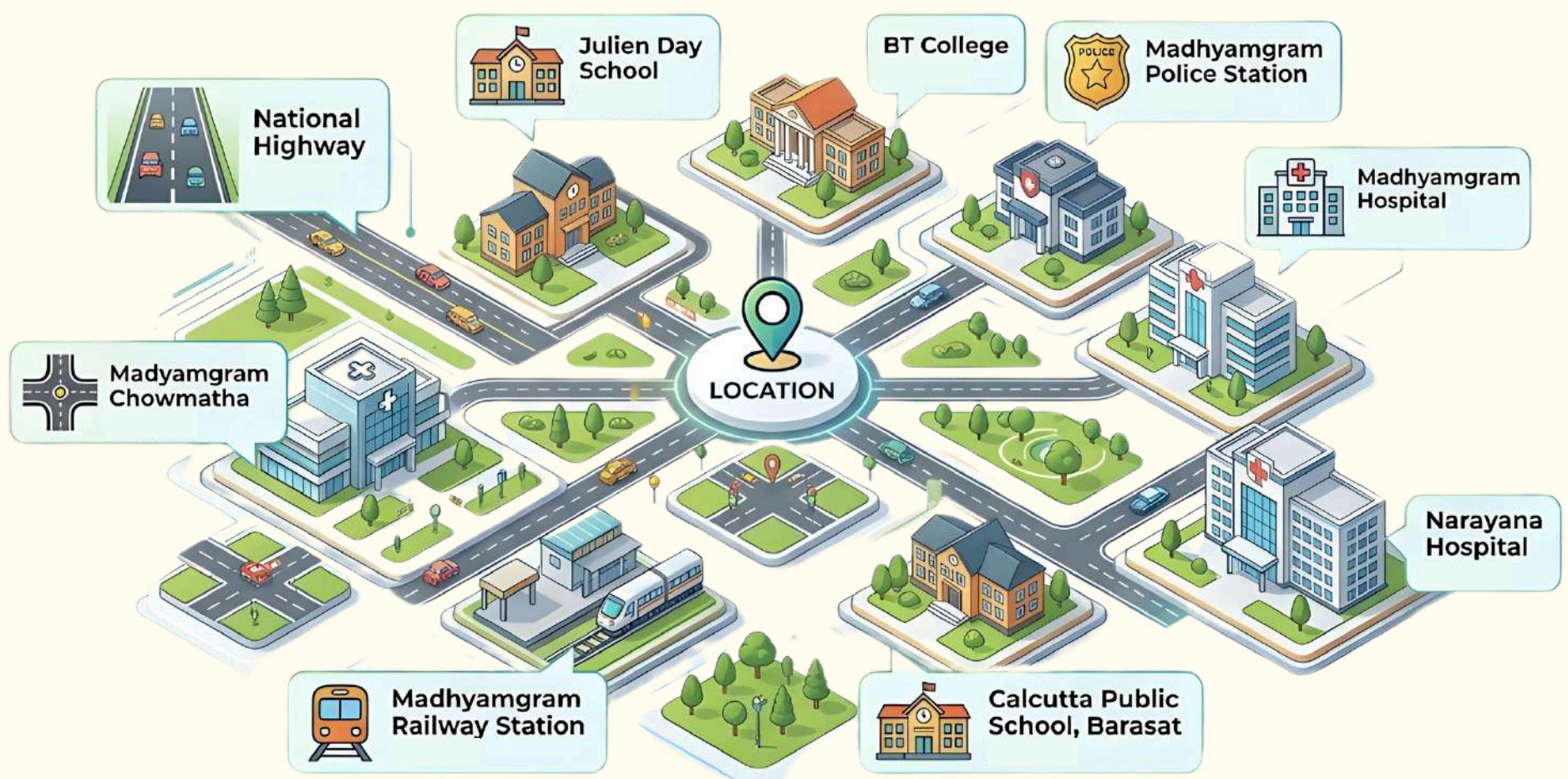


Location Map

Novesta Group
Head Office

Nearby Landmarks

| | | |
|-----------------------------------|--------|--------|
| ▶ 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 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

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

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

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[®]
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 ,
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WEST BENGAL 700156