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Impact : 888020202 / RPO DESIGNS & PRINTS



THE ADDRESS

STURRUCK ROAD FALNIR MANGALORE

The high end luxury apartment

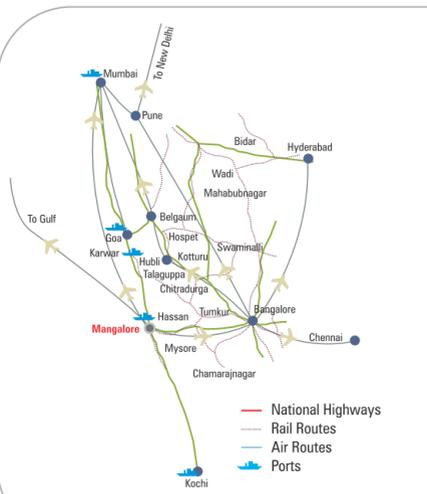
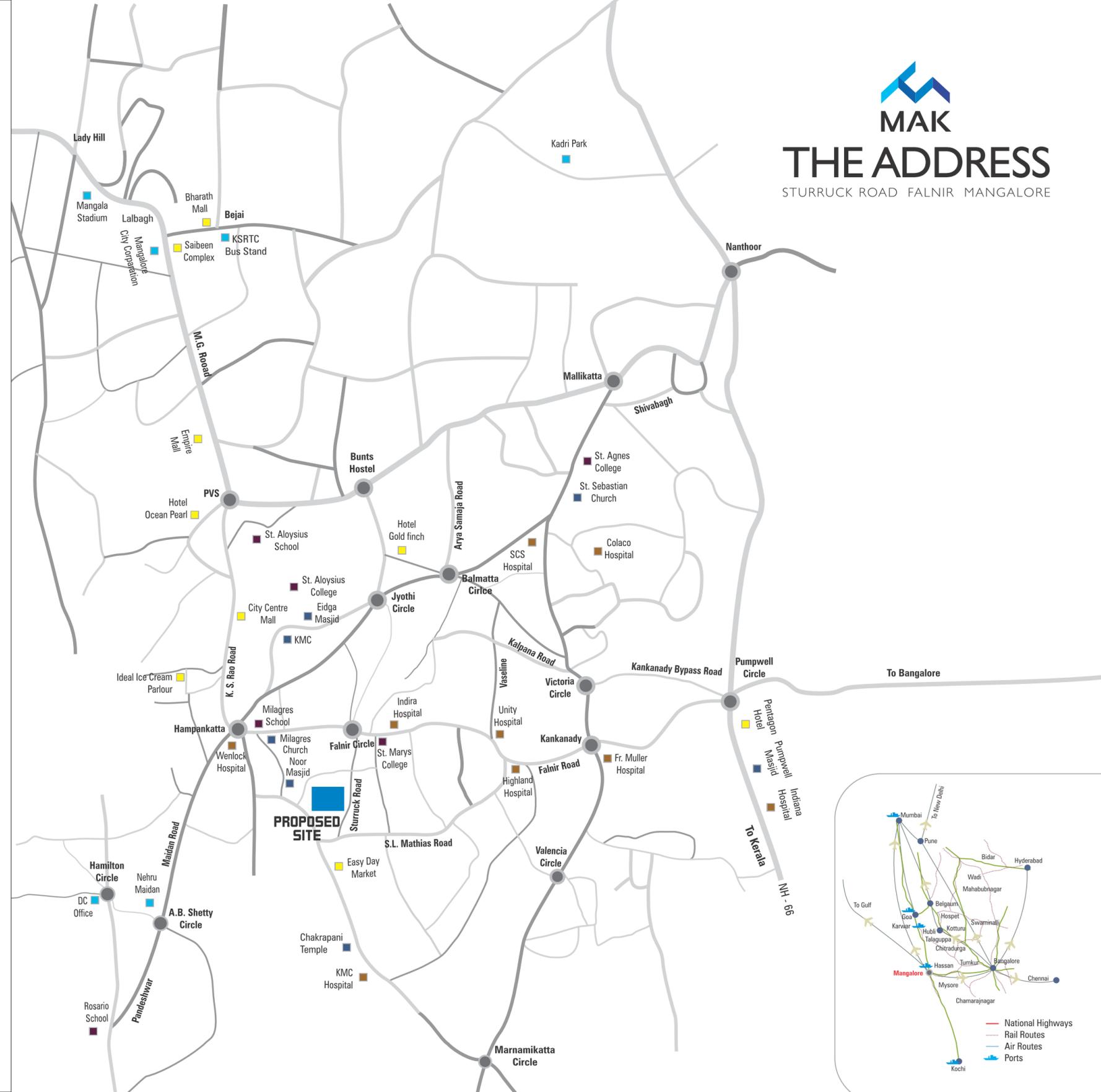


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THE ADDRESS

STURRUCK ROAD FALNIR MANGALORE



Mangalore marches forward

Mangalore ever since Aravinda Adiga introduced it to the world audience through his 4 page story in TIME magazine has grown in leaps and bounds. It has assumed a new tourist dimension with Pilikula, Kadri Hills and dotting beaches in the west coast. Its very distinct mouth watering cuisine combined with south indian delicacies draws food lovers from various parts of the world. A destination with easy connectivity and excellent transportation offers development on an even scale. From software to various core industries, the coastal town hosts international sea port and airport. Amidst growth and development, the city remains free from pollution with its predominant housing domain and as a educational and health hub of south india.

Housing and living styles improve with the mix of cultures and heritage which the place offers to draw upon. Historically mangalore drew upon its heritage and culture from various rulers and their contributions. It has given rise to a series of learned literatures, architects, thinkers, sociologists who have purveyed a unique, egalitarian symbolism and style. There is this thriving spirit of inventiveness, creativity which takes us to novel approaches in everything that we attempt.

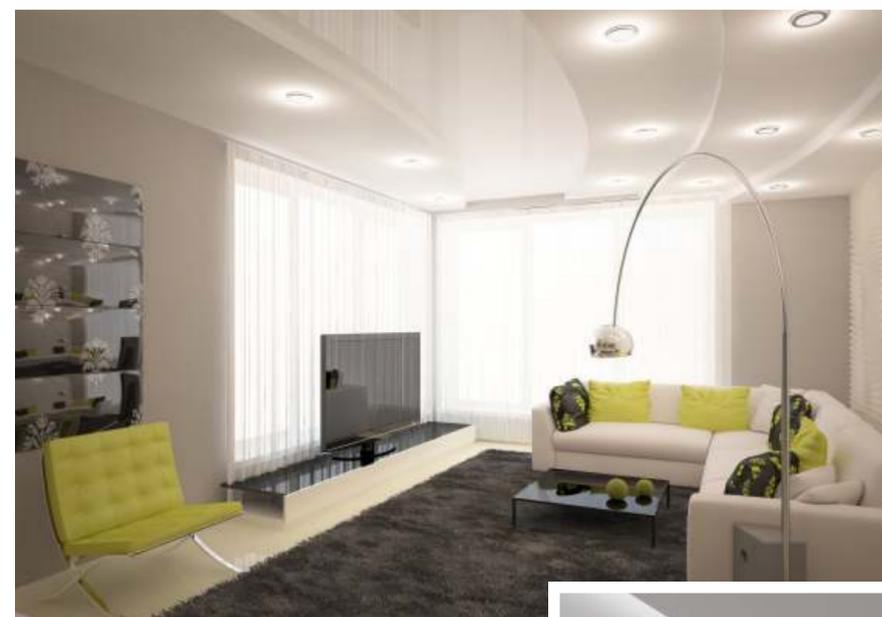
Mangalore has a unique lifestyle of cosmopolitan culture. It has its own theatre modes, art and cultural expressions. Yakshagana and kambala stand as a sound testimony, which are internationally known. Recently the kite festival which is held annually too is gaining popularity.



Inimitable journey into a finer architecture marvel

When it comes to celebration living room and dining room also play important role in accommodating relatives or guests. A freely moving ambience to put everyone in a state of utmost comfort and convenience. A damn good way to celebrate all the occasions and to feel elated about everything that belongs.

Balcony makes our life a quietly different one from within. It is a place to brood about or to just simply glance at the horizon and chit chat with children. A place which inspires us to beautiful aspects of life and one really feels relaxed and hale. A fine bout of snacks and tea would add up the high moods.





About the address

Architecture is not as pure an art? And yet an architect finds the common issues and attitudes and slowly builds them into a body of work that is consistent. This Project kickstarted with lots of rigorous thinking, brain storming and arriving at a fine plan for a dream dimensions of 166 apartments where people not only get all the amenities which they get elsewhere but much more to it. Like deciding a project which takes up only 25% area while 75 % is open space or what one call as lungspace to derive the best of health while enjoying golf, basketball or other games.

A project has its special appreciation when it is subtly planned to provide unique amenities which is generally haven't been thought of earlier. Not only the space is protected from outside interferences or influences, it offers a exclusive zone for immense privacy and indigenous choices of living styles.

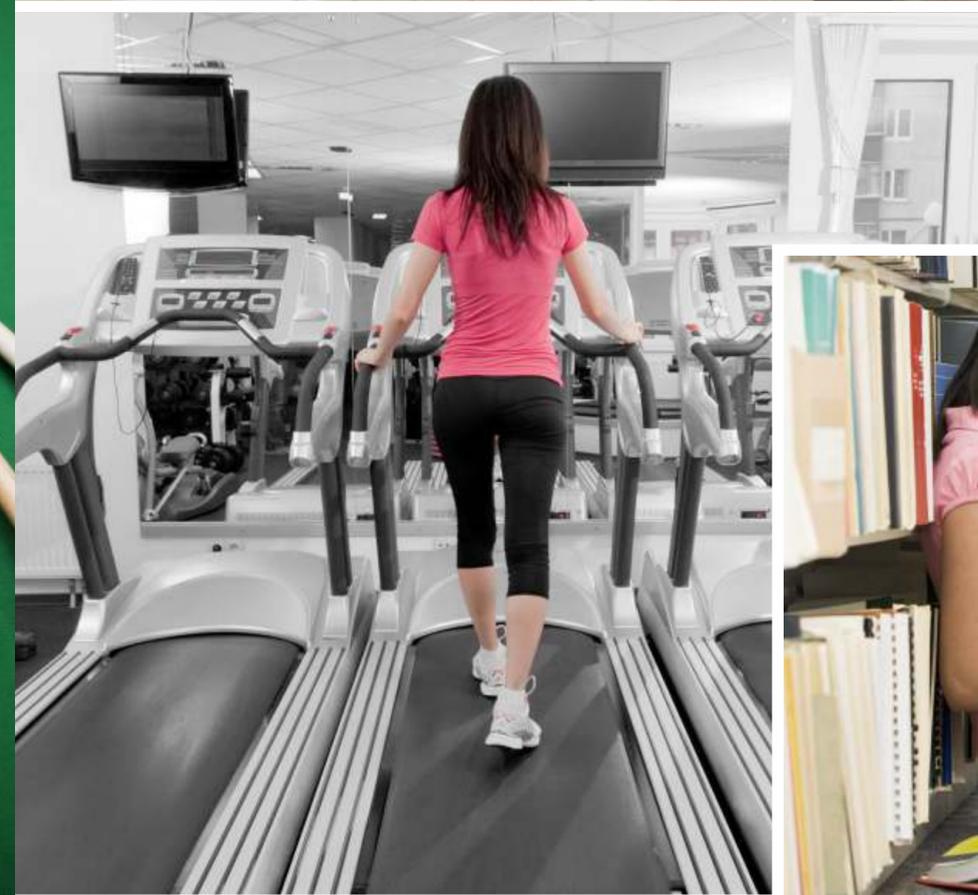
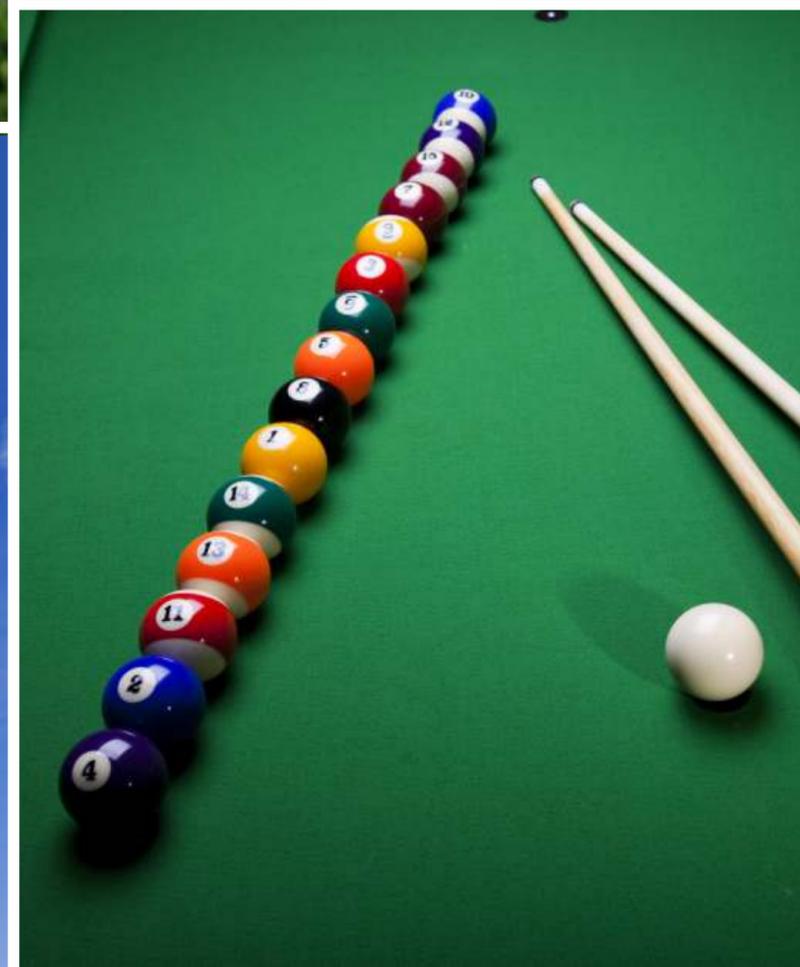
Floating oneself with green thoughts

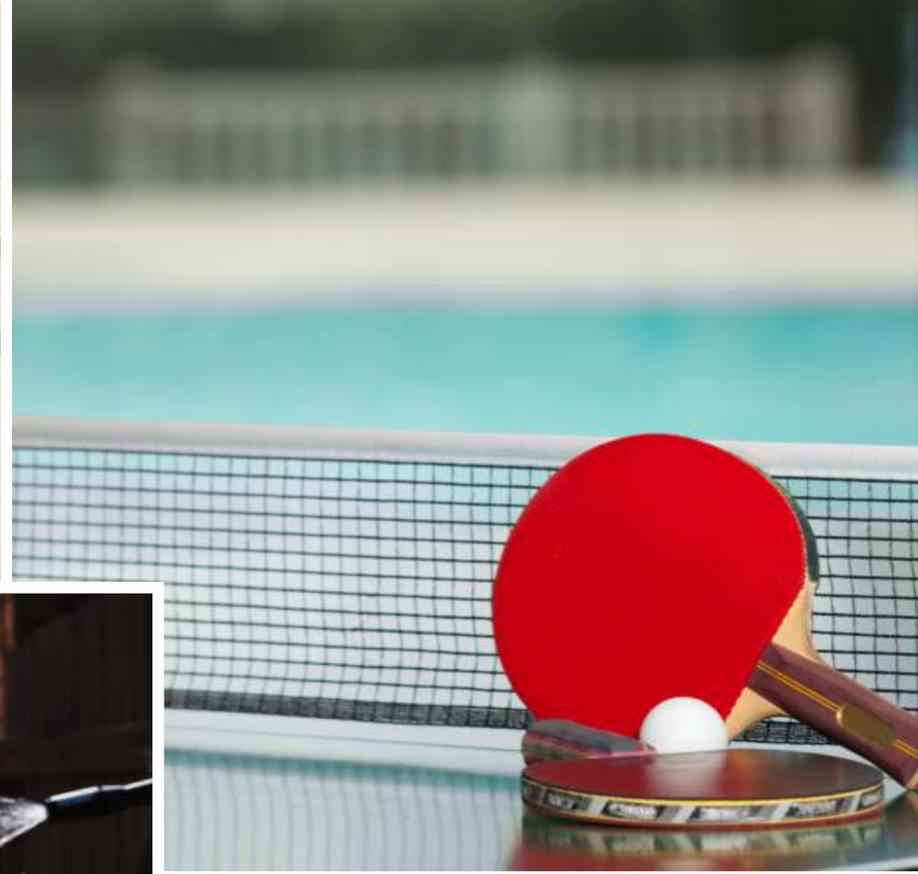
Blue sparkling swimming pool, splash of water draws us to a healthy dive and refreshes our being. To swim and splash water around is a classic human exercise which has no parallel for any known game.

Swimming pool also derives a sort of cool ambience for the inmates and reassures a cool swim any time of the day. Swimming is a very noble of human exercises which imbibes courage and conviction in one's personality.

A well designed and well structured swimming pool should be a additional advantage to those looking for much more to a modern apartment with all the infra structural amenities. A well poised swimming pool provides a great stimulant for all to feel elated and to have a easy dive for splutter and splash of water all way! And toddlers aren't left behind! There is a well protected toddlers swimming pool to engage the young souls with fun and frolic. Tickle the tiny tots with adventure.







Highlights

- Fitness centre with well equipped gymnasium.
- Two Automatic elevator of 10 passengers & Two 13 passenger, service/stretcher lift.
- Reticulated gas connection.
- Ample car parking in 3 levels.
- 24 Hours power supply.
- Continuous water supply with adequate storage facility.
- Water supply with borewell, in addition to corporation water connection.
- Automatic water level controller for the overhead tank.
- Club house with table tennis ,carrom and snooker pool table .
- Swimming pool with toddler pool.
- Jogging track around the building.
- Children's play area with play equipments.
- CCTV / Intercom facility to all apartments / security / lobby / club house.
- Spacious entrance double height lobby /visitors lounge with AC.
- WIFI system.
- Shuttle court.
- Basket Ball Ring.
- Golf putting Area.
- Shaded pavilions with outdoor seating as per landscape design.
- Visitors car parking.
- 70% open landscape area.
- Fire fighting as per norms.
- Double height entrance.
- Solar system as per norms for common/yard lighting.
- Party hall at terrace.

Specifications

- RCC framed structure of structural design
- Laterite 8" outer walls and 4" solid block inner walls
- Double coat exterior plastering with water proof treatment
- Smooth finish interior wall plastering
- Interlock paving /IPS flooring for parking
- Gate and compound wall as per architects design/specifications
- Internal Door with Hard wood frames with flush shutter
- Mortise lock for all the bedroom
- Generator backup with sound proof acoustic enclosure for apartment and common areas, lift and pump
- Main door with imported hard wood frames with flush shutter
- 2'0"X 2'0" premium quality vitrified flooring
- Anti skid 1'0"X1'0" ceramic tiles for toilets flooring
- White colored W.C and wash basins in all toilets
- Overhead water tank and underground sump tank with required pumps as per specification
- Granite flooring for common area and staircase
- Putty finished interior walls
- Ground floor lobby with vitrified tiles premium quality 4'x4'

Material Specifications

PLUMBING

- Jaguar/equivalent continental taps and fittings
- Parryware or Hindware or ARK W.C and wash basins
- CPVC (SER 11) (Supreme, Ashirwad) concealed pipes
- Stainless steel sink 36" mat finish

DOORS & WINDOWS

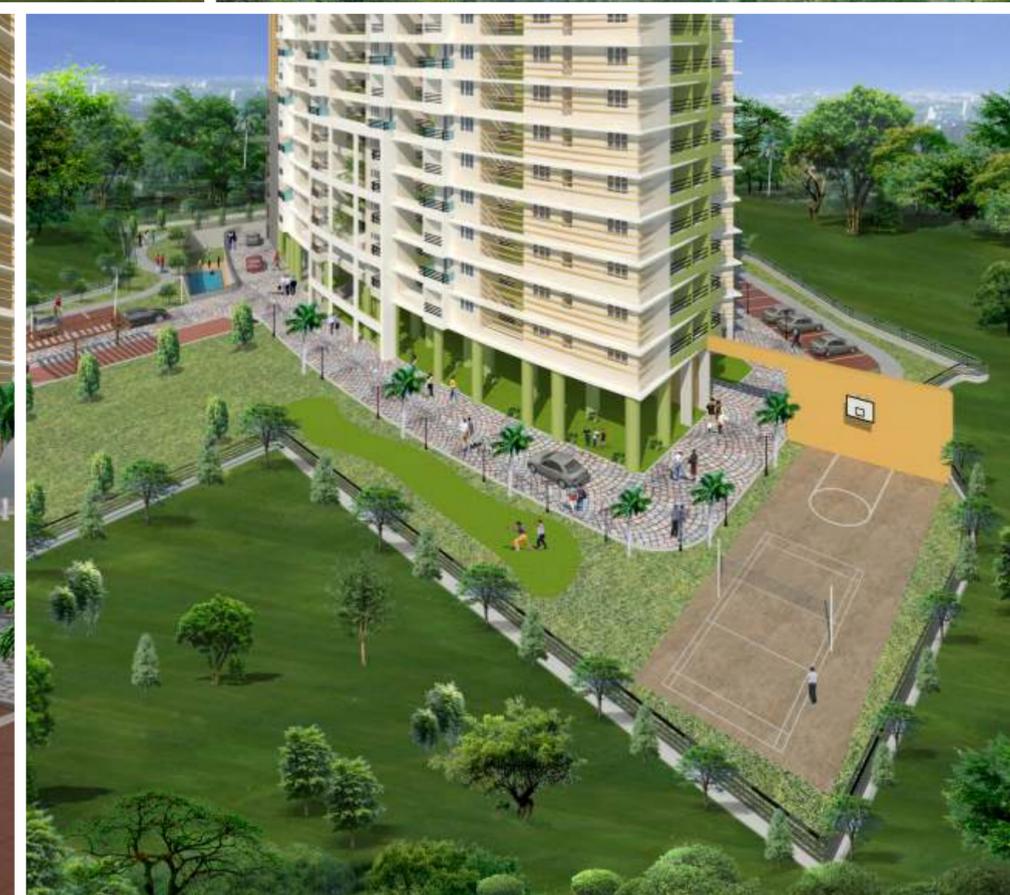
- Hard wood 5"x3" frame for internal door
- Imported Hard wood 10"x3" frame for main door
- Aluminum powder coated window with steel grill
- 30mm thick water proof Masonite doors
- Water proof doors for toilet
- Europa or Godrej front door lock and inside doors
- 4mm thick plain float glass for windows

PAINTING (Asian or Berger)

- Door & Window grills Enamel painting over putty finish
- Walls & ceiling : 2 Coat acrylic emulsion over putty finish and primer coat
- Exterior : 2 coat exterior emulsion over 1 coat of primer

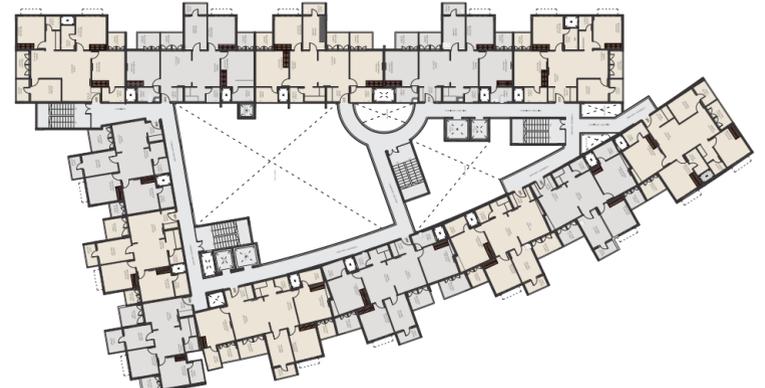
FLOORING

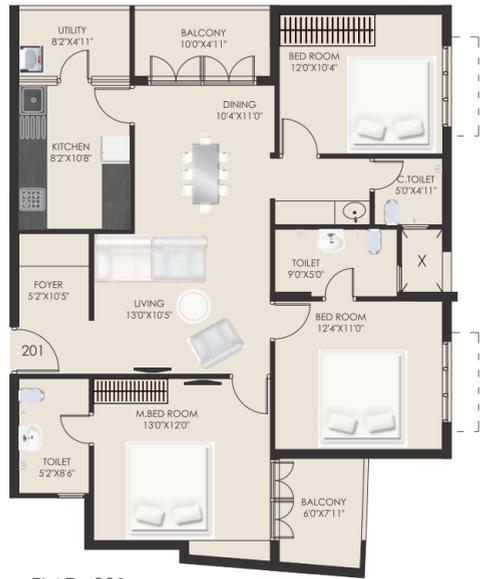
- 2'x2' premium vitrified tiles for flooring
- 18"x12" ceramic glazed tiles for bathrooms
- 12"x12" Anti ceramic tiles for toilet flooring.
- 24"x12" ceramic tiles for kitchen dadoo
- ¾ " thick granite slabs for kitchen platform





KEY PLAN





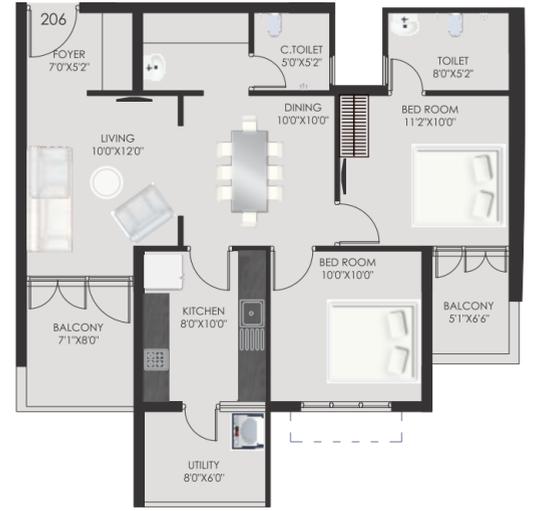
FLAT - 201
3BHK
SALE AREA = 1560 Sq.ft



FLAT - 202
2BHK
SALE AREA = 1325 Sq.ft



FLAT - 205
3BHK
SALE AREA = 1725 Sq.ft



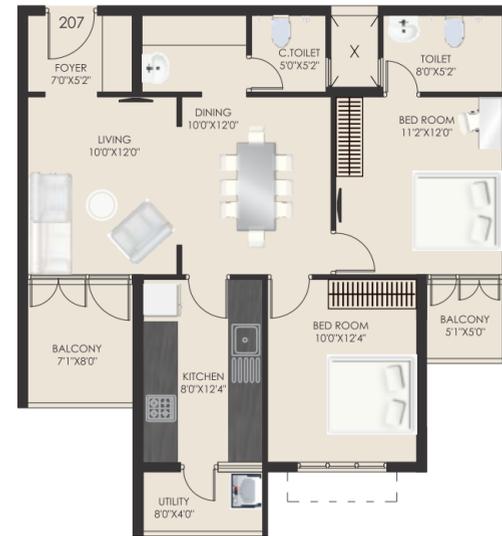
FLAT - 206
2BHK
SALE AREA = 1135 Sq.ft



FLAT - 203
2BHK
SALE AREA = 1340 Sq.ft



FLAT - 204
3BHK
SALE AREA = 1715 Sq.ft

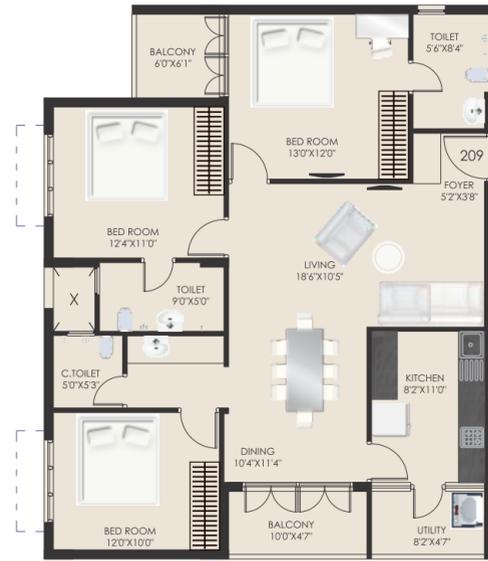


FLAT - 207
2BHK
SALE AREA = 1210 Sq.ft

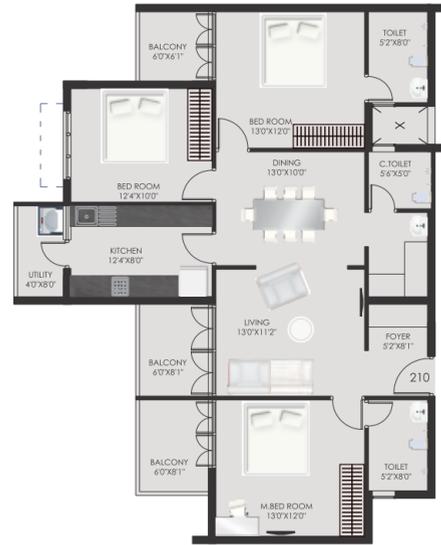


FLAT - 208
2BHK
SALE AREA = 1250 Sq.ft

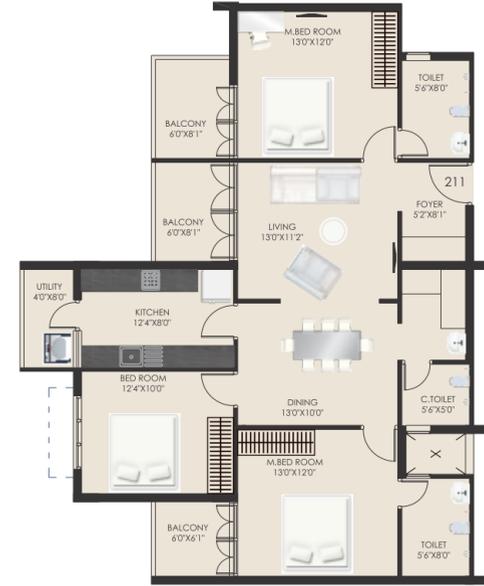




FLAT - 209
3BHK
SALE AREA = 1545 Sq.ft



FLAT - 210
3BHK
SALE AREA = 1645 Sq.ft



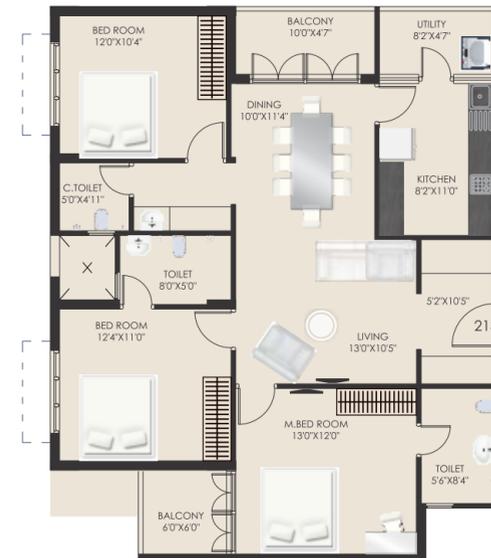
FLAT - 211
3BHK
SALE AREA = 1645 Sq.ft

First Floor Plan	Sale area
109 3B	1545.00
110 3B	1595.00
111 3B	1595.00
112 3B	1600.00
113 3B	1510.00
Typical 2 to 12 Floor Plan	Sale area
201 3B	1560.00
202 2B	1325.00
203 2B	1340.00
204 3B	1715.00
205 3B	1725.00
206 2B	1135.00
207 2B	1210.00
208 2B	1250.00
209 3B	1545.00
210 3B	1645.00
211 3B	1645.00
212 3B	1650.00
213 3B	1510.00

13 & 14 Floor Plan	Sale area
1301 3B	1560.00
1302 2B	1325.00
1303 2B	1340.00
1304 3B	1715.00
1305 3B	1725.00
1306 3B	1520.00
1313 3B	1510.00
Pent House 13 & 14th Floor Plan	Sale area
1307	4165.00
1309	4515.00
1310	4450.00
1312	4450.00



FLAT - 212
3BHK
SALE AREA = 1650 Sq.ft



FLAT - 213
3BHK
SALE AREA = 1510 Sq.ft

Mak Group

MAK a new generation concept in housing and commercial ventures is like fashion statement for the reality industry. For the past two decades there has been change in the way buildings are designed and homes are built. Innovative and creative aspects with precision materials leapt to the forefront and they totally gave a new perspective to commercial complexes while homes turned highly designer in their looks. There is a decisive change in the lifestyle which demands all amenities at one place. In big cities the new lifestyle accesses everything that are otherwise were available only at five star hotels. A dream swimming pool, an in built garden, play area for children, shuttle court, golf court and so on.. who is not impressed!

Yes MAK plans everything in décor and dramatic dimensions for a living which surpasses the hitherto known urban styles. MAK brings you an advanced lifestyle combined with everything that is woefully elite at a moderate package. MAK Group plan and develop each and every project with optimum cost saving initiative and by employing green oriented engineering initiatives provide the best cost effective solutions in housing and commercial complexes.

MAK Pioneer Projects



MAK Eden Enclave



MAK Gateway



MAK Oberle Towers



MAK Oberles



J.R MAK Woods



MAK Riviera



MAK Flora



MAK Park View



MAK Mall



MAK Singapur Complex



MAK Grande



MAK Jasmine



MAK Lifestyle



MAK Prestine Isle

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