



SHALIMAR
Liverpool
RESIDENTIAL ARENA
BENDLOORWELL | MANGALORE

THE PINNACLE OF LUXURY



THE REAL DEFINITION OF LUXURY

Shalimar Liverpool is built like no other. It is singular in terms of style, architecture, amenities and facilities. Conceived and designed for the ones who opt for the finest things in life, **Shalimar Liverpool** comes in 2, 3, 4 BHK and Duplex options. Be one of the privileged families to claim a living space in this beautiful environment because we've incorporated everything that is topnotch. Starting with the location, it's nestled in Bendoorwell, the most sought after residential place in Mangalore. Since many decades Bendoorwell has housed the mansions and bungalows of the crème de la crème of the city. It is a lively and upbeat locality with many economic activities adding value to the ambience.

The corporate offices of some of the city's noteworthy business establishments, trade centers, shopping malls and educational institutions are just a stroll away.

But noteworthy is the fact that the chaos and commotion of the city is not evident at **Shalimar Liverpool** as it is situated amidst verdant greenery that is sure to provide plenty of quietitude.



MASTER BUILDERS OF MASTERPIECES

Shalimar Builders and Promoters came into being in 2002. Mangalore Gate, Kankanady, strategically situated at the entry point of the beautiful city Mangalore, established them as builders of quality. They have specialized in commercial as well as residential projects and executed both to the satisfaction of clients.

Shalimar Complex is one such commercial complex that augmented the reputation of Shalimar Builders and Promoters.

Shalimar Heights, Falnir, Mangalore is a residential project that they are presently executing. Exemplary standards in architecture and on-time delivery of projects have made Shalimar Builders and Promoters a trustworthy name in the industry.



SHALIMAR
Liverpool

SHALIMAR Liverpool

A SYMBOL OF OPULENCE

While designing **Shalimar Liverpool**, your convenience was the focal point of concern for us. We planned spacious rooms with provision for adding more household utilities and gadgets.

The living room, bedrooms and kitchen of your apartment at **Shalimar Liverpool** are larger than the standard size. Apart from that, the cross ventilation allows for a free flow of fresh air and ample sunlight. When you want to drink in the scenic beauty of the surroundings, just step into the balcony and feel refreshed.

To make **Shalimar Liverpool** an architectural marvel, we've taken elements from the world's contemporary designs and incorporated them so that your living spaces match your status and persona.

Spend the most memorable moments of your life at
Shalimar Liverpool.



AMENITIES



We've incorporated excellent amenities to make your everyday living special. Start your day with a range of physical activities at the fitness center and boost your energy for a busy day ahead. If you love jogging there's a jogging track to help you tone yourself and increase stamina levels. For those of you who want to indulge in indoor sports, there is a table tennis where you can shun the sun and still enjoy sweating it out. The beautiful visitors' lounge, swimming pool, Jacuzzi, gymnasium and roof top gardens will definitely help you live life exactly the way you wanted to.

- Spacious elegant visitors' lounge with AC
- King-size swimming pool and Jacuzzi on terrace
- Air-conditioned gym equipped with treadmill
- Indoor Clubhouse with accessories of table tennis, carrom and snooker pool table
- RCC framed structure, masonry partitions
- Superior quality painting systems incorporating weather proof paints for the exterior, plastic emulsion for interior and finest enamel paints for grills and handrails
- 2 high speed automatic elevators of 10 and 13 (stretcher) passenger with 8 ft height car
- 100% Generator backup with sound-proof acoustic enclosure
- Intercom facility from each apartment to security
- CCTV Surveillance system
- Provision for cable TV connection



- Reticulated gas connection for all the apartments
- Children's play area with equipments
- Multi-apartment video door phone (MVDP)
- Spacious car parking on basement and ground floor
- Interlock paving for car parking and yard
- Space for visitors' car parking
- Two wheeler parking area
- Common toilets for drivers and security in the car park area
- Superior quality hardware fixtures switches, hinges, locks etc.
- Automatic water level controller for the overhead tank
- Soft landscaping and peripheral trees
- Heavy duty interlocking for the driveways

SPECIFICATIONS



LIVING & DINING ROOM

- Provision for split AC point, telephone & TV point
- Roca / Durovit white basin & Jaquar Artize / Grohe basin mixer

BEDROOMS

- TV and telephone points in all bedrooms
- Power point provision for split AC in all bedrooms
- Provision for internet connection in all bedroom

KITCHEN

- Power points for kitchen appliances
- Superior quality granite platform with sink
- Provision for water purifier and exhaust fan
- High quality digital glazed tile dado 2 feet above the platform

UTILITY AREA

- Provision for washing machine point with plumbing and water drain line
- Superior quality vitrified flooring

BATHROOMS

- Roca / Durovit white colour sanitaryware
- Grohe / Jaquar Artize European range fixtures for basin mixer
- Grohe / Jaquar Artize European range single lever concealed mixer and diverter with shower
- Grohe / Jaquar Artize European concealed cistern for flushing. Provision for glass partition for the wet and dry area for the attached bathroom.
- Full height twin colour wall tiles

- Health faucet will be provided
- Water proof treatment for sunken RCC slabs
- Pressure checked plumbing and drainage lines
- Exhaust fans in all bathrooms

ELECTRICAL

- Superior quality modular switches
- Superior quality electrical cables
- 4-6 KW power for 2 & 3 bedroom apartments
- Duplex / 4 BHK - 8 KW power

FLOORING

- Imported stain free flooring for the living, dining, kitchen and bedrooms
- Imported coloured ceramic tiles (anti skid) for toilet flooring and glazed tile dado upto full height
- Marble / Granite flooring for lift lobby / entrance lobby / staircase

WALLS INTERIOR

- Putty finished acrylic distemper painting for inside walls

SECURITY

- Security office with intercom & CCTV provision
- Multi-apartment Video Door Phone (MDVP) - for screening and security

DOORS & WINDOWS

- Superior quality decorative entrance door
- Decorative flush door shutters for bedrooms
- RCC frame with fibrotech shutters for toilets
- UPVC / heavy gauge French windows with MS grills



2 BHK
1496 SFT



3 BHK
1920 SFT

TYPICAL FLOOR PLAN



| 1st Floor | | |
|-----------|-------|----------|
| A | 2 BHK | 1448 sft |
| B | 3 BHK | 2014 sft |
| C | 3 BHK | 1891 sft |
| D | 3 BHK | 1895 sft |

| 2nd to 8th and 12th to 14th Floor | | |
|-----------------------------------|-------|----------|
| A | 2 BHK | 1496 sft |
| B | 3 BHK | 2066 sft |
| C | 3 BHK | 1913 sft |
| D | 3 BHK | 1920 sft |

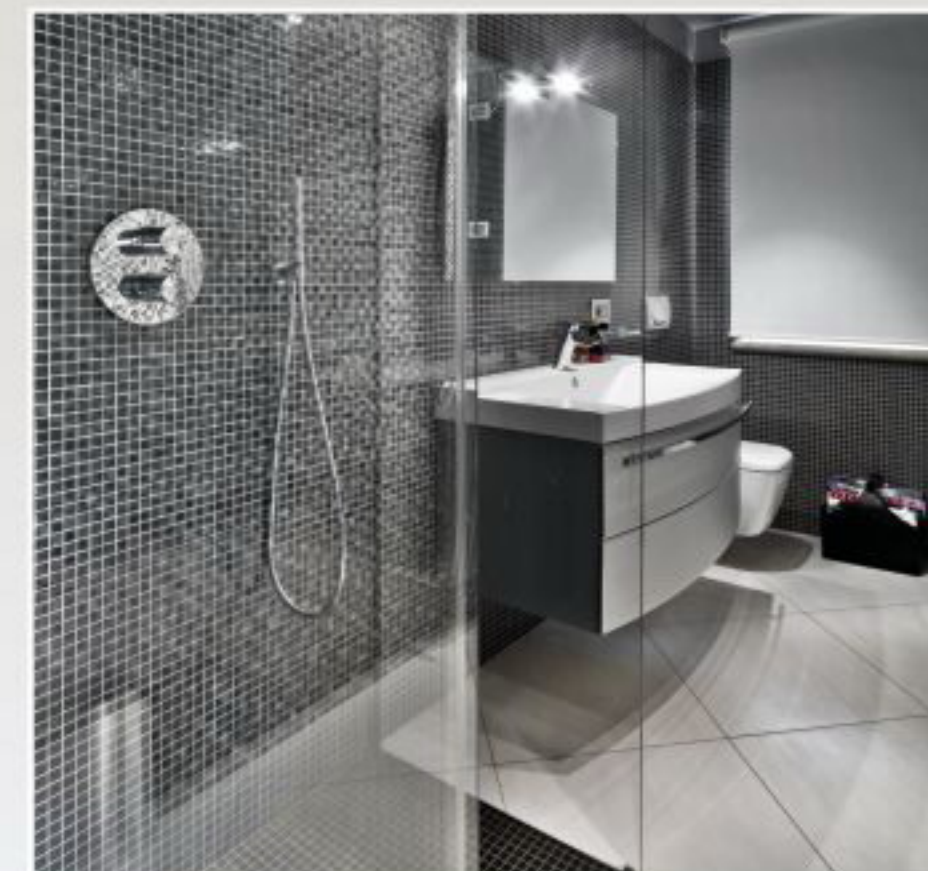
| 9th, 10th and 11th Floor | | |
|--------------------------|-------|----------|
| A | 2 BHK | 1496 sft |
| B | 3 BHK | 2066 sft |
| C | 3 BHK | 2009 sft |
| D | 3 BHK | 1962 sft |



3 BHK
2066 SFT



3 BHK
1913 SFT





UPPER LEVEL

4 BHK DUPLEX
2992 SFT

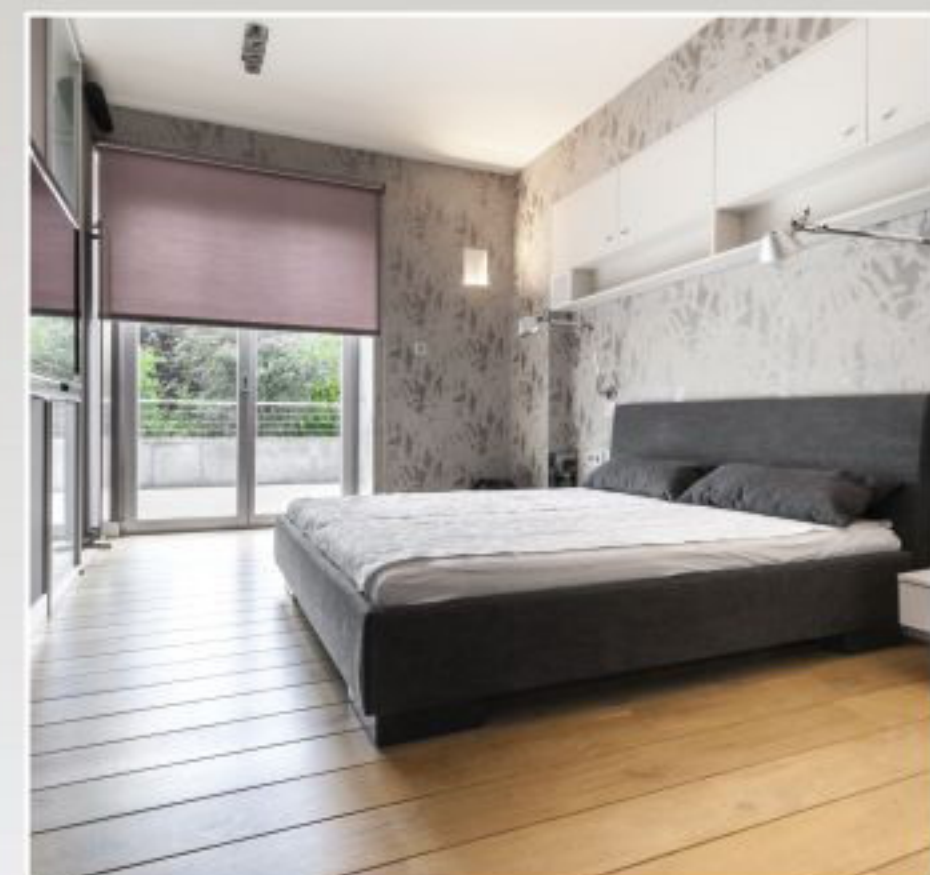
LOWER LEVEL



DUPLEX & 4 BHK PLAN



4 BHK
3833 SFT



CLUBHOUSE



An all-weather Clubhouse



SITE PLAN



OTHER PROJECTS



Shalimar Complex
Kankanady, Mangalore
(Completed)



Mangalore Gate
Kankanady, Mangalore
(Completed)



Shalimar Heights
Sturrock Road, Falnir, Mangalore
(Ongoing)

LOCATION MAP





Promoters



SHALIMAR
BUILDERS & PROMOTERS

Expect More

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