

SHALIMAR HEIGHTS

STURBUCK ROAD - FAJNIR - MANGALORE

How do you value a precious thing? Give it a name or express it in value or evaluate as precious property or heritage? Yes, any precious thing or architecture for that matter draws our attention! And rightly so, SHALIMAR BUILDERS & PROMOTERS desire to offer something very precious at the heart of the city!

"SHALIMAR HEIGHTS" is a 13 storey magnificent expressions of style and vivacity. And when it comes up at a most suitable place or shall we say sought after location eyebrows are raised! Essentially their adjuncture with Sturuck road, SL, Mathias road, Atavara road meeting it in a triangular style making it a most convenient drive of few minutes to the city or to Railway Station, KMC or to Highlands. And you could stay on with the green, quite undisturbed by the pollution which haunts the city dwellers few meters away!

Initial 4 floors are luxurious ambience and well designed to accommodate space and convenience. While 6 - 13 Floors are super luxury apartments with enhanced amenities and green ambience tucked in! 5th Floor is rendezvous for all the occupants to relax and unwind with sprawling swimming pool, club house, indoor games etc. A unique feature to make everyone feel quite at home and immensely enjoyable too.

SHALIMAR BUILDERS & PROMOTERS have built up the reputation skinty without much fanfare and publicity. Each project that was delivered even before the brand became popular were meticulously handled and devotionally built. Any construction of masterpiece standards and architecture or building space had to employ impeccable standards, planned architectural styles and above all quality driven materials. SHALIMAR BUILDERS & PROMOTERS being well versed in utilisation of modern technologies in construction, material and management systems are committed to provide you the unexpected. A magnificent mega apartment to live magnanimously. And magnanimity is expressed in inimitable styles you never witnessed earlier!



*The exuberance of living the sports of life
are always interweaved with
homely apartments*



*Not necessarily a home Not even a resort!
when the choice you made is more than perfect!*

Sons are for fathers, so goes the party line and I believed it until I gazed into the sweet old soul face of my new born son and knew the real truth. Sons are for mothers too. The articulations of a author on a cup of comforts for mothers and sons makes us to feel thrilled about how a happy family revolves around children and their sportive attitudes. A happy family always looks upwards and to achieve best things for them and for the society. A happy society makes it a norm to keep the family ties dringing with melodies and fanfares.



Highlights

BUILDING STRUCTURE

- King size swimming pool with toddler pool on 5th floor
- Full-pledged health centre with multi gym
- Indoor Club house with accessories of table tennis, carrom & 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
- Spacious entrance lobby / visitors lounge with AC
- 2 High speed automatic elevator of 15 & 10 passenger with lift height car
- Generator back up with sound-proof acoustic enclosure for apartment and common areas, lift & pump
- Intercom facility from each apartment security
- CCTV surveillance system
- Provision for cable TV connection
- Provision for high speed internet connection
- Reticulated gas connection for all the apartments
- Children's play area with equipments
- Multi apartment video door phone (MDVP)
- Spacious car parking on ground floor
- Interlock paving for car parking & yard
- Space for visitor's car parking
- 2 Wheeler Parking area
- Common toilets for drivers & security in the car park area
- Superior quality hardware fixtures switches, hinges, locks etc
- Automatic water level controller for the overhead tank



ENTRANCE LOBBY

Specifications

BATH-ROOMS :

- Roca white colour sanitary ware
- Roca / Grohe / Jaguar european single fixtures for bath mixer
- Marble / Granite flooring for lift lobby / entrance lobby / staircase
- Roca european single single lever concealed mixer & diverter with shower
- Roca / Grohe european concealed cistern for flushing glass partition for the wet & 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 & drainage lines
- Exhaust fans in all bathrooms

ELECTRICAL :

- Superior quality modular switches
- Superior quality electrical cables
- 5-6 KW power for 2 & 3 bedroom apartments
- Duplex - 3 phase / 5KW electricals

SECURITY :

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

FACILITIES & AMENITIES :

- Air-conditioned gym equipped with tread mill, multi gym facility indoor club house
- Canopied swimming pool / kids pool / table tennis / snooker table
- Elegant lounge, party space

LANDSCAPING :

- Soft landscaping and peripheral trees
- Heavy duty interlocking blocks for the drive ways

FLOORING :

- Imported stain free flooring for the living, dining, kitchen & bedrooms
- Imported coloured ceramic tiles (anti skid) for toilet flooring and glazed tile dado upto 1.8 height

WALLS INTERIOR :

- Putty finished acrylic distemper painting for inside walls

DOORS & WINDOWS :

- Superior designers decorative entrance door
- Decorative flush door shutters for bedrooms
- RCC frame with fibrotech shutters for toilets
- UPVC french windows with MS grills

LIVING & DINING ROOM :

- Provision for split AC port, telephone & TV port
- Roca white colour basin & Roca / Grohe basin mixer

BEDROOMS :

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

KITCHEN :

- Power points for kitchen appliances
- Superior quality modular kitchen
- Hot water provision in kitchen sinks
- Provision for water purifier & exhaust fan
- High quality ceramic glazed dado 2 feet above the platform

UTILITY AREA :

- Provision for washing machine point with plumbing & water drain line
- Superior quality vitified flooring

GROUND FLOOR



LIFT LOBBY



ENTRANCE





Indoor Game



Health Club



Swimming Pool



Kids' Pool

Who would not love a beautiful swimming pool? One designed for kids and the one for adults. A gymnasium to tone oneself and a clubhouse to stay fit! When these amenities are like a cakewalk in a single floor the thrill of going round is multiplied. Stay tuned to your passions of sports and adventure with all the passion. A solid space for passionate celebration of your fitness mantras. Keep them going.



Swimming Pool



Snooker



Table Tennis

1-4 FLOOR



FLAT	SALEABLE AREA (sq. ft.)
A (2 BHK)	1213 sq. ft.
B (2 BHK)	1225 sq. ft.
C (3 BHK)	1522 sq. ft.
D (3 BHK)	1595 sq. ft.
E (3 BHK)	1600 sq. ft.
F (3 BHK)	1676 sq. ft.

3 BHK



2 BHK



KITCHEN



LIVING ROOM



6-8-10-12th FLOOR

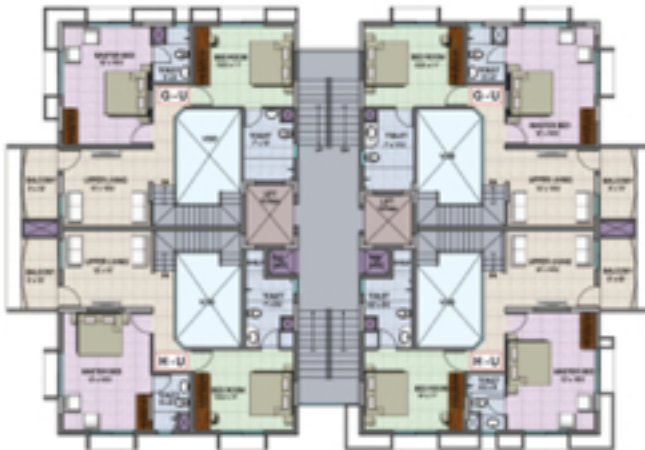


Duplex
Ground



FLAT	SALEABLE AREA (sq.ft.)
G (DUPLEX)	2494 sq.ft.
H (DUPLEX)	2430 sq.ft.
J (DUPLEX)	2428 sq.ft.

7-9-11-13th FLOOR



Duplex
Upper

Duplex
Ground



Duplex
Upper

