

**CREDAI**  
MANGALORE



**SHALIMAR**  
REALTY HOLDINGS

[www.shalimarrealty.in](http://www.shalimarrealty.in)

Sea Facing  
Apartment

CRAFTING SPACES THAT  
DEFINE PERFECTION

SHALIMAR  
**ALTIUS**

2, 3 & 4 BHK APARTMENTS &  
COMMERCIAL SPACES  
BOLAR, MANGALURU

RERA NO:  
PRM/KA/RERA/1257/  
334/PR/211223/006506





# ABOUT US

Since 2001, Shalimar Realty Holdings has established itself as a prominent real estate developer in the Mangalore region, with a portfolio of successful Residential and Commercial Projects. Our brand name is synonymous with excellence, distinction, and integrity, reflecting our commitment to delivering the highest quality and ethical standards in all our endeavours.

As a community of builders and developers, it is our collective responsibility to play an important role in the growth and progress of society. Therefore, it is incumbent upon us to actively participate in initiatives aimed at improving the lives of people around us. Our esteemed firm's primary focus and top priority are to meet the housing requirements of the community and enhance the city's overall aesthetic appeal.

Our core value is centered around the fundamental principle of delivering housing solutions that fully satisfy the needs of our buyers. We strongly hold that the prosperity of humanity is only achievable through the combination of knowledge and empathy, which ultimately translates to an improved living condition for everyone.

## COMPLETED PROJECTS:



Emkay Shalimar  
kankanady



Mangalore Gate  
kankanady



Shalimar Heights  
Falnir



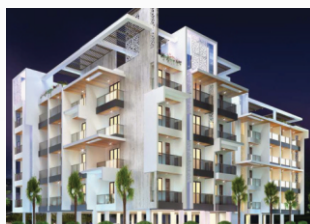
Shalimar Liverpool  
Bendoorwell



Shalimar Eden  
Pandeshwar



Shalimar Garden  
Pandeshwar



Shalimar Trevino  
Pandeshwar



Shalimar Ashraya  
Kankanady



Shalimar Arena  
Kudroli

## UPCOMING PROJECTS:

- Commercial Building at Balmatta Junction.
- Residential / Commercial Building near Ganesh Medicals Kankanady.



SHALIMAR  
ALTIUS

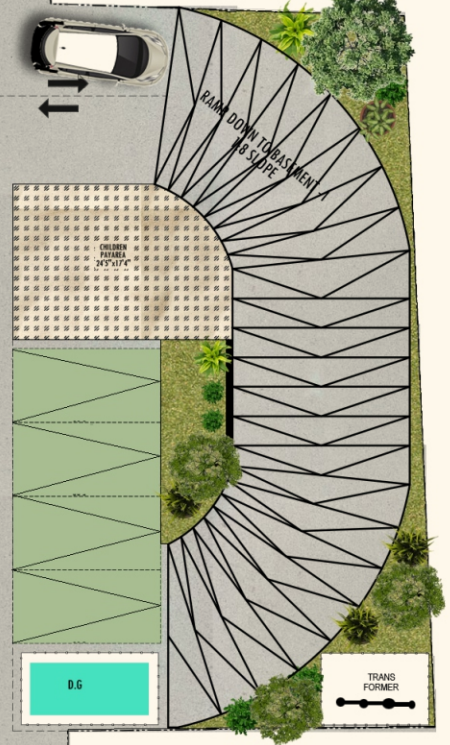
A high-rise residential community that is located near Bolar, Mangalore is well connected to locations such as leading schools, hospitals, Malls and leisure hubs. It thus makes for an excellent asset with a high appreciation potential and offers you a home that matches your needs and aspirations. When everything you need to lead the lifestyle you dream of is close at hand, you are naturally driven to do everything you love to do. The tower is spread across 65 cents of land, having 4, 3, 2 BHK Residential Apartments and 10 commercial spaces which mean you are pampered with vast, lovely open areas and an abundance of refreshing greenery with fine lifestyle amenities, is the icing on the cake.

# Ground Floor Plan



Ground FLOOR		
FLAT #	SALE AREA	TYPE
1	950.00	2BHK
2	1015.00	2BHK
3	970.00	2BHK

COMMERCIAL AREA#	SQ.FT.
1	805.00
2	650.00
3	705.00
4	635.00
5	510.00



D.G

TRANSFORMER

# First Floor Plan

## FIRST FLOOR

FLAT #	SALE AREA	TYPE
1	1135.00	2BHK
2	1015.00	2BHK
3	950.00	2BHK
4	1015.00	2BHK
5	970.00	2BHK
6	1465.00	3BHK

COMMERCIAL AREA#	SQ.FT.
6	670.00
7	535.00
8	575.00
9	520.00
10	420.00



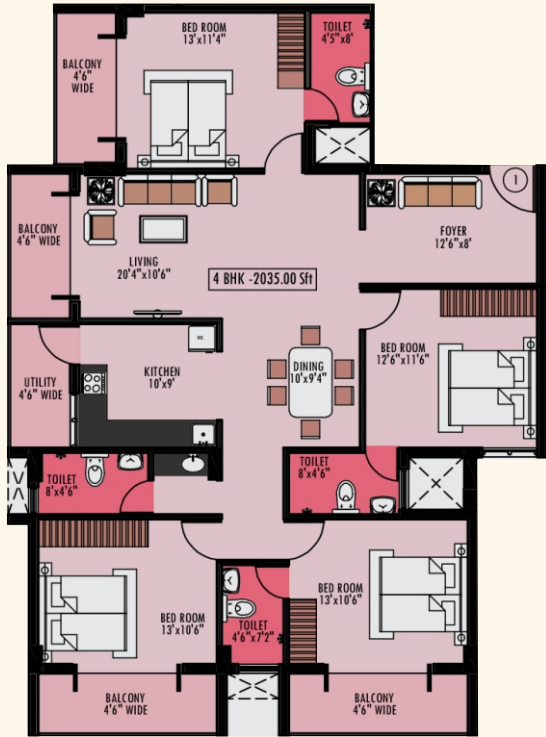
# Typical Floor Plan

2nd - 11th Floor

## TYPICAL FLOOR

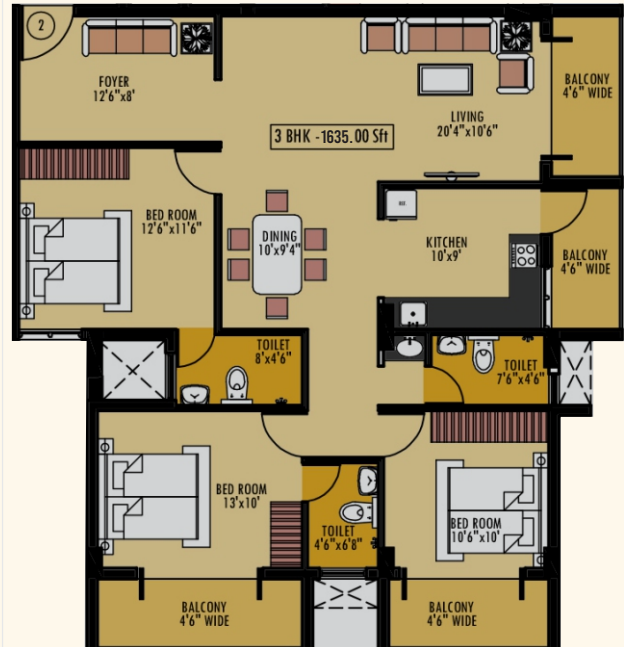
FLAT #	SALE AREA	TYPE
1	2035.00	4BHK
2	1635.00	3BHK
3	1190.00	2BHK
4	1200.00	2BHK
5	1180.00	2BHK
6	1220.00	2BHK
7	1070.00	2BHK
8	1520.00	3BHK





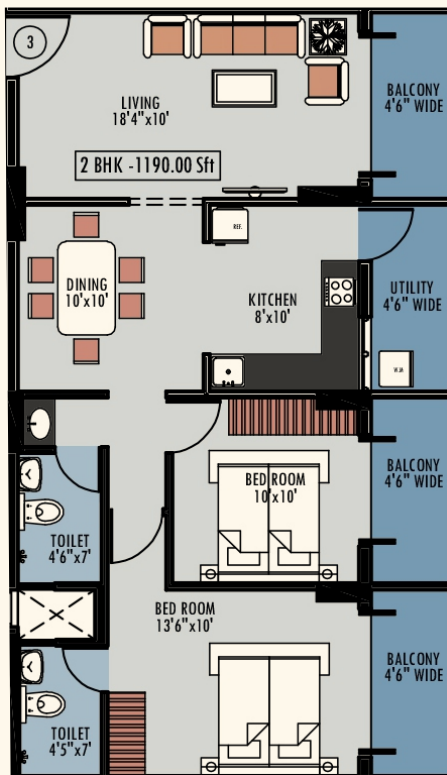
4 BHK - 2035 Sq Ft

2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 01



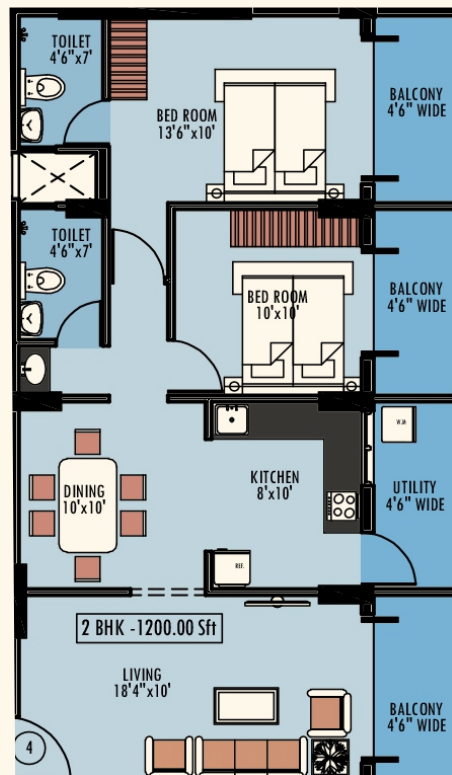
3 BHK - 1635 Sq Ft

2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 02



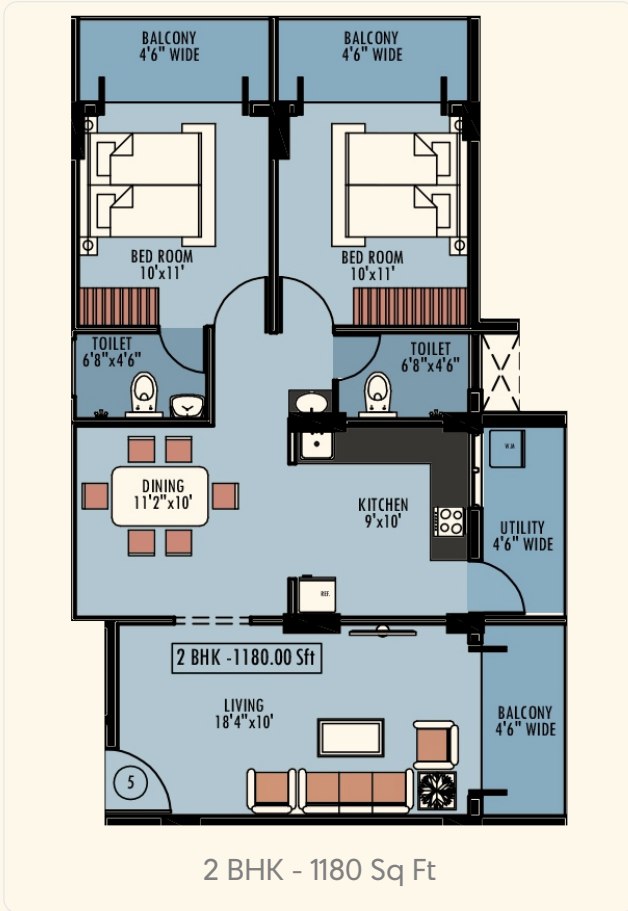
2 BHK - 1190 Sq Ft

2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 03

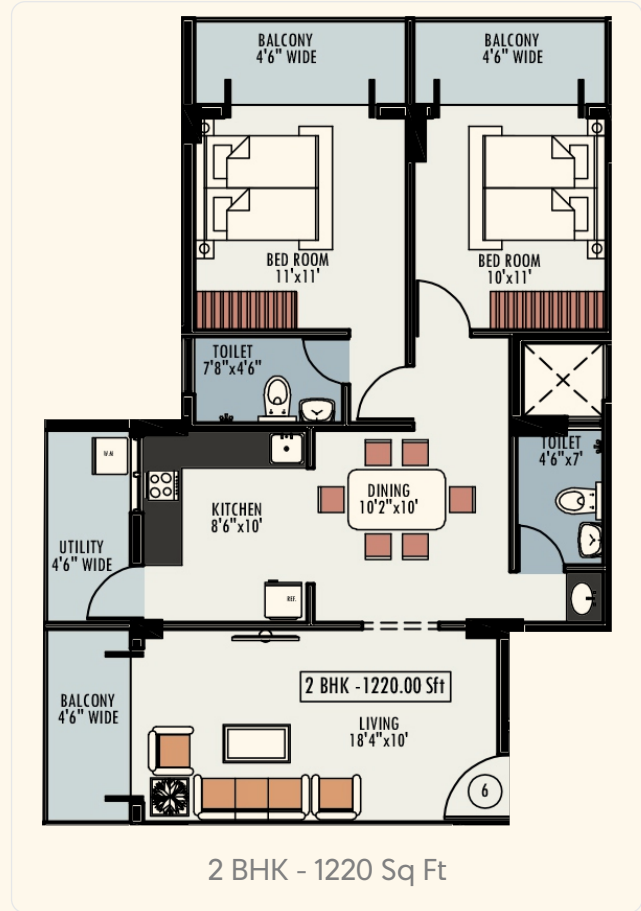


2 BHK - 1200 Sq Ft

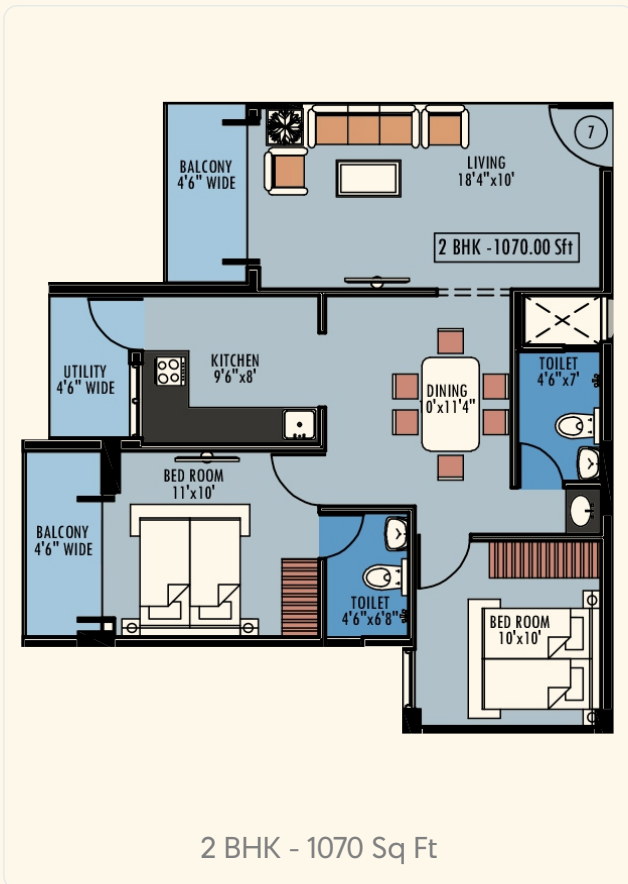
2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 04



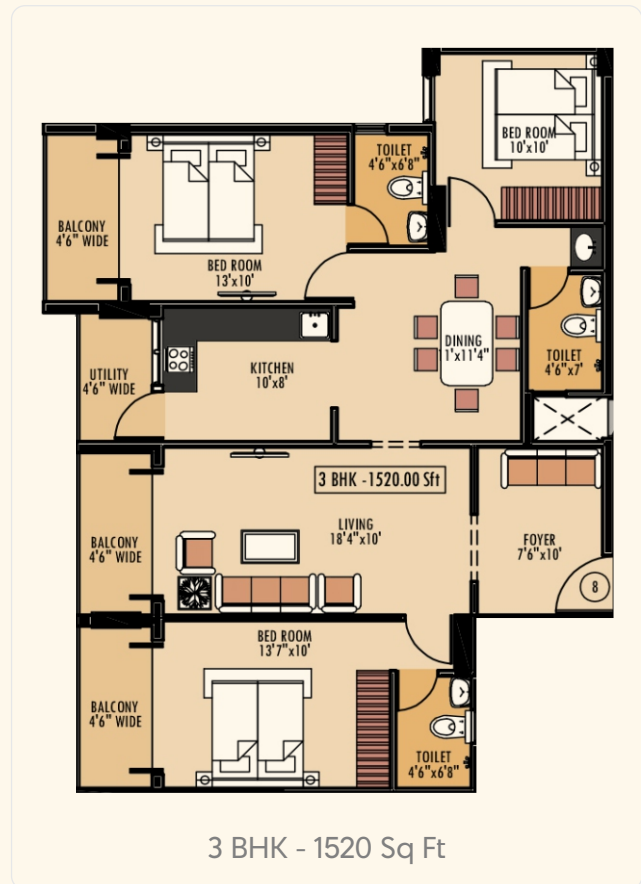
2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 05



2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 06



2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 07



2<sup>ND</sup> - 11<sup>TH</sup> FLOOR - UNIT - 08



# SPECIFICATIONS

## GENERAL

- Fully framed R.C.C. structure, Laterite walls for exteriors and concrete blocks for internal walls.
- Double coat exterior plastering.
- External painting of the building with exterior grade approved paints.
- Putty finished emulsion painting for internal walls.
- Decorative and elegant veneer polished main entrance door.
- Wooden door frames with good quality painted flush door shutters for rooms.
- R.C.C. door frames with good quality fibrotech shutters for toilets.
- UPVC windows/Aluminium windows with sliding shutters & G.I Grills.
- Overhead water tank and underground sump tank.
- Water supply with bore well/ open well in addition to the corporation water connection.
- Modular electric switches (Legrand or Equivalent).
- Vitrified floor tiles inside the apartments.
- Electrical wiring using (R.R. Cabel/V-Guard/Havell's or Equivalent).
- Fire Fighting Systems.

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## DRAWING/DINING:

- Telephone/ T.V. Point/ Intercom facility.

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## BEDROOMS

- TV point in Master bedroom.
- AC provision in all bedroom.

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## BATHROOMS:

- Coloured ceramic tiles (anti-skid) for toilet floors and glazed tile dado.
- Pressure checked plumbing and drain lines to ensure total leak- proof toilets.
- Wall mounted E.W.C with health faucets for all toilets.
- Quality CP fittings in all toilets.
- Exhaust fan provision for all toilets.
- Grid False Ceiling.

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## KITCHEN/UTILITY

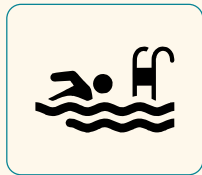
- Provision for exhaust fan
- Single bowl stainless steel sink and polished black granite counter.
- 2'0" glazed tile dado above platform.
- Plumbing & drain connection with power point for washing machine.



# AMENITIES



GYM & Yoga Room



Roof top Swimming pool



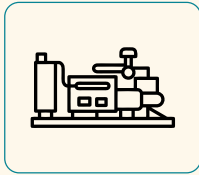
Club House



Children's Play Area



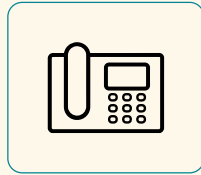
24 Hours Water Supply



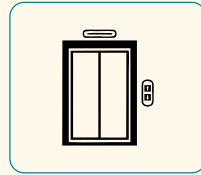
Generator Backup for Light Purpose



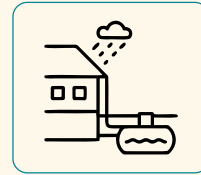
CCTV & Fire Fighting System



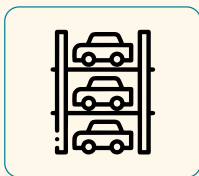
Provision for Intercom facility to all apartments



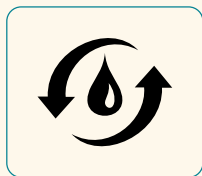
2 High Speed Elevators



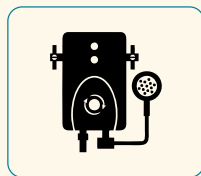
Rain Water Harvesting



3 levels of Car Parking



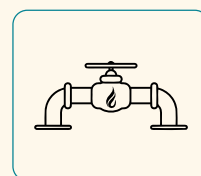
Sewage Treatment Plant



Solar water heater



Visitors Luxurious Lobby



RGC/Gail Gas



Convenience Store / Super market



Open Space with Landscape Area



24x7 Gated Security



# ALTIUS



# Location Map



## CONNECTIVITY

- AIRPORT - 17 KM (40 MIN)
- FORUM MALL - 1.5 KM (5 MIN)
- RAILWAY STATION - 2.5 KM (10 MIN)
- JEPPU MARKET - 1 KM (3 MIN)
- STATE BANK - 2 KM (6 MIN)

**BOOK NOW: 73497 05555 | 73497 06666**



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CONSULTANT / PMC



STRUCTURAL ENGINEERS

