

SHALIMAR
Ashraya

Balikaashrama Road
Kankanady, Mangaluru



SHALIMAR
REALTY HOLDINGS



www.shalimarrealty.in



"Shalimar Realty Holdings" is one of the leading real estate developing firms in and around Mangalore since 2001. We have carried out a lot of Residential and Commercial projects. in our fast, emerging city. 'Shalimar' is a brand name usually associated with class quality and honesty.

Since our noble society contribute hugely for the development of all builders and developers. It is the duty of every builders and developers to contribute towards the up liftment of the society.

So providing housing to the needs of the people and beatifying the city are the fore most agenda of our reputed firm.

We believe in simple principle of providing housing for the society to the satisfaction of the buyers. We consider Knowledge and Humanity are the only things that will enhance the living condition of the mankind.



An apartment of
Beauty and Serenity



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Highlights

- | 2 AUTOMATIC ELEVATOR, OF 8 PASSENGER CAPACITY.
- | GYM AT TERRACE FLOOR.
- | CHILDREN'S PLAY AREA
- | SOLAR LIGHTING IN COMMON AREA.
- | GENERATOR FOR COMMON AND APARTMENT LIGHTING WITH SOUNDPROOF ENCLOSURE.
- | CAR PARKING.
- | RECREATION HALL & ROOFING AT TERRACE FLOOR.
- | CABLE T.V. PROVISION.
- | RAIN WATER HARVESTING
- | CCTV FOR CAR PARKING AREA.
- | SECURITY ROOMS & COMMON TOILETS IN GROUND FLOOR.
- | CONCRETE INTERLOCK PAVING FOR CAR PARKING AND YARD.
- | MARBLE / GRANITE FLOORING FOR THE COMMON AREAS AND STAIRCASE.
- | ATTRACTIVE MELAMINE / PU COATED DECORATIVE MAIN ENTRANCE DOOR.
- | SUPERIOR 24" X 24" VITRIFIED FLOOR TILES FOR INTERNAL SPACES OF THE APARTMENT.
- | DESIGNED GLAZED TILES FOR TOILETS AND KITCHEN (24" ABOVE PLATFORM).
- | GRANITE PLATFORM WITH BULL NOSING AND WITH GRANITE* / STAINLESS STEEL* SINK FOR KITCHEN.
- | C.P. PLUMBING FITTINGS FOR TOILETS AND KITCHEN.
- | BRANDED SANITARY WARE IN ALL THE TOILETS.
- | PUTTY FINISHED ACRYLIC DISTEMPER PAINTING FOR CEILING AND WALLS.
- | MODULAR ELECTRICAL SWITCHES.
- | ELECTRICAL WIRING USING REPUTED BRAND.
- | SUPERIOR DESIGNER LOCKS FOR ALL INSIDE DOORS.
- | ADEQUATE FIRE FIGHTING SYSTEMS.





SPECIFICATIONS

GENERAL

- | External painting of the building with exterior emulsion paints.
- | Compound Wall and Gate.
- | R.C.C door Frames with good quality decorative flush door shutters for rooms and Fibrotech shutters for toilets.
- | Colour Coated Aluminium window frames and steel grills.
- | All types of fixtures for door and windows.
- | Electrical fittings for recreation hall, common toilets, car parking and yard.
- | 3KW Power provided for each apartment with single phase meter.
- | Power Failure Sensing Siren.
- | Overhead water tank and underground Sump Tank with required pumps.
- | Automatic water level controller for overhead tank.

DRAWING /DINING

- | T.V. Point and Telephone / Intercom Connection.
- | Wash basin for dining.
- | Call bell in the dining.

BEDROOMS

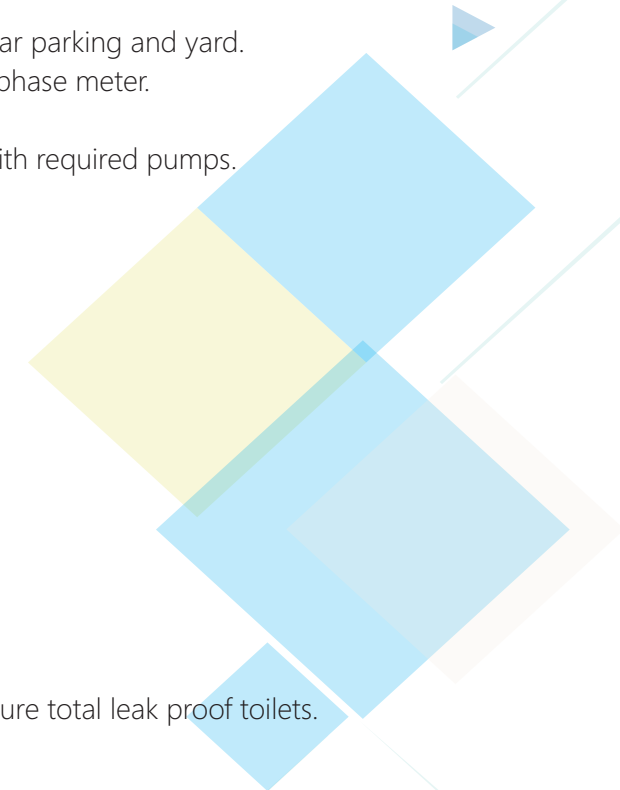
- | AC provision in all bedrooms.
- | 2 way light control and night lamp.

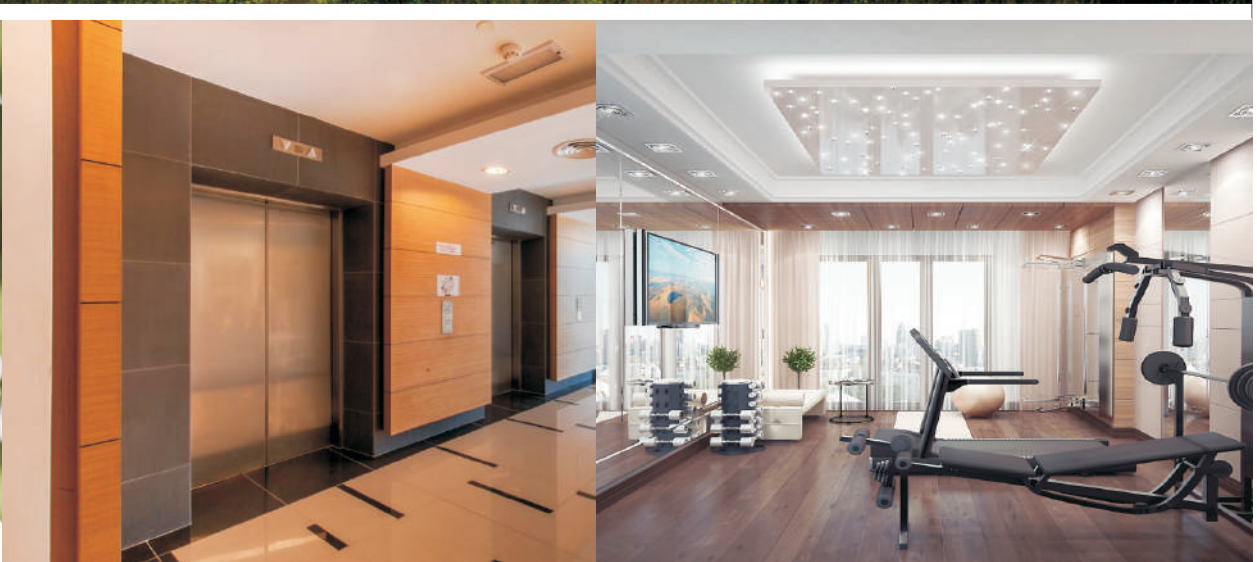
BATHROOMS

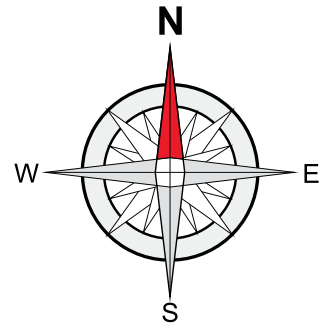
- | Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- | Flush Valves / Cocks for commodes.
- | Hot and cold mixer unit for all bath rooms.
- | IWC for common toilet and EWC for attached toilets.
- | Anti Skid ceramic tiles for bathroom floors.
- | Provision for exhaust fan.

KITCHEN AND WORK AREA

- | Adequate power points.
- | Provision for fixing and connecting water purifiers near the kitchen sink.
- | Plumbing and drainage connection with power point for washing machine.
- | Provision for exhaust fan





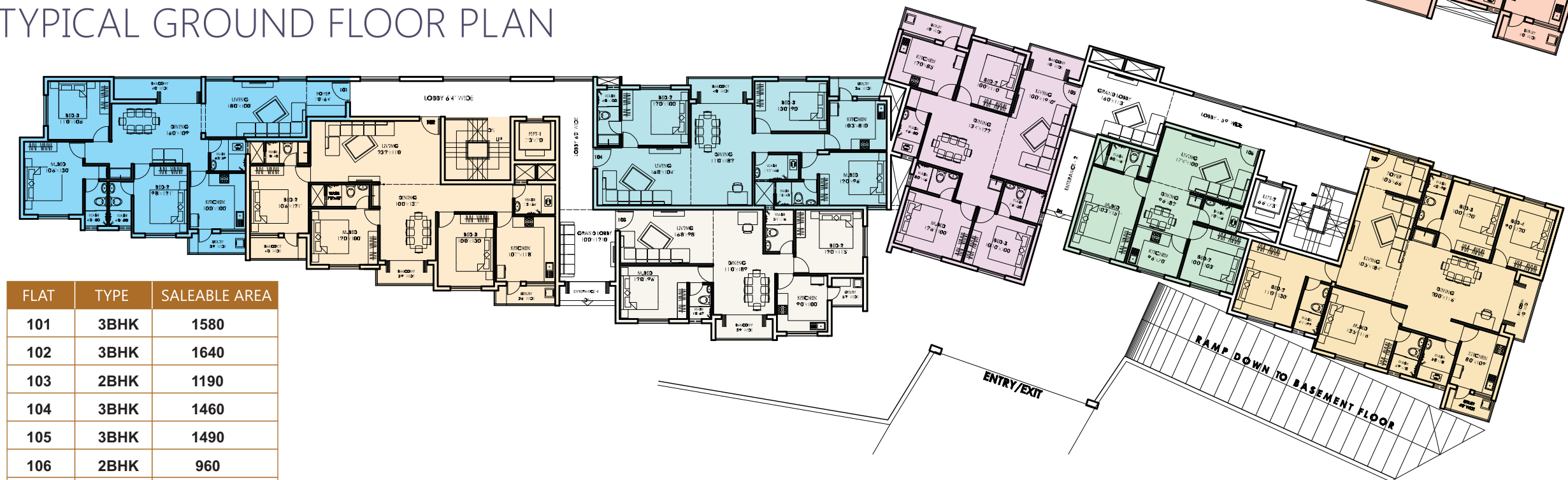


TYPICAL 1st TO 4th FLOOR PLAN

FLAT	TYPE	SALEABLE AREA
101	3BHK	1750
102	3BHK	1730
103	3BHK	1660
104	3BHK	1560
105	3BHK	1700
106	2BHK	1240
107	4BHK	2180

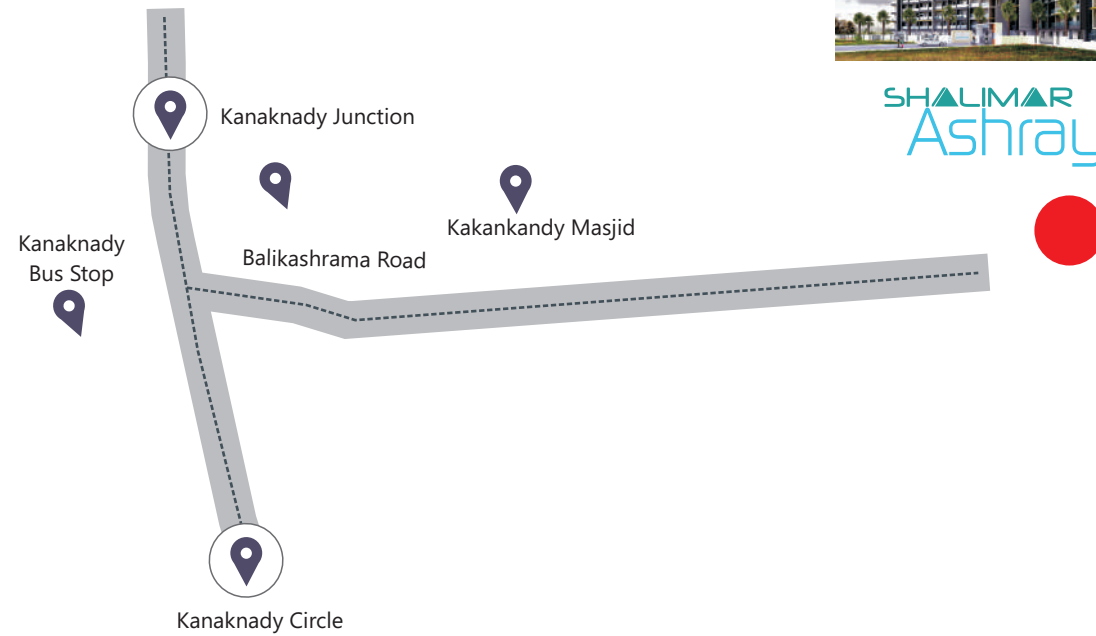


TYPICAL GROUND FLOOR PLAN



FLAT	TYPE	SALEABLE AREA
101	3BHK	1580
102	3BHK	1640
103	2BHK	1190
104	3BHK	1460
105	3BHK	1490
106	2BHK	960
107	4BHK	1930

LOCATION MAP



SHALIMAR
Ashraya

OTHER PROJECTS



Shalimar Complex
Kankanady, Mangalore
(Completed)



Shalimar Heights
Sturrock Road, Falnir, Mangalore
(Completed)



Shalimar Liverpool
Bendoorwell Mangalore
(Completed)



Mangalore Gate
Kankanady, Mangalore
(Completed)



Shalimar Eden
Pandeshwar, Mangaluru
(Ongoing)



Shalimar Garden
Old Kent Road, Mangaluru
(Ongoing)

PROMOTERS :



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It is a **GM** Creation

CO-PROMOTER :



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ARCHITECTS



Highland, Mangalore- 2

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