

a high **lifestyle** a higher return  
and an **Identity**, that's truly you

**CREDAI**

  
**SHALIMAR**  
REALTY HOLDINGS



**SHALIMAR**  
**Eden**  
Pandeshwar, Mangaluru-575001

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

# SHALIMAR Eden

Pandeshwar, Mangaluru-575001

With the perfect combination of indoor and outdoor space, the apartments are an ideal place to enjoy the very best of **SHALIMAR EDEN** beautiful surroundings.

Within the apartments, every space has been cleverly designed to maximise the flow of light and space, and elegant kitchens are as aesthetically pleasing as they are convenient.

In summer, take in the serenity of the urban meadows from your private decked terrace or balcony, or enjoy the fresh breeze passing through the huge windows into your living room.

when the seasons begin to change, enjoy the vista from the comfort of your own apartment where underfloor heating comes as standard



—  
A Seamless Link Between  
Interior Design and the Great Outdoors  
—

*Open the doors  
to a luxurious  
Lifestyle*



ELEGANT FINISHING MEETS HIGH SPECIFICATION  
AND CAREFULLY CONSIDERED DESIGN  
THROUGHOUT EACH OF THE APARTMENTS



## 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

*Live your dreams....*





SHALIMAR  
Eden

*A PLACE TO CALL YOUR OWN*

The apartments at SHALIMAR EDEN are cleverly  
Designed to make the most of their  
Glorious surroundings.  
Live both indoors and Out in these stunning spaces .





## Highlights

Automatic Elevator, of 8 Passenger Capacity.

Generator For Common And Apartment Lighting With Soundproof Enclosure.

Recreation Hall In The Terrace Floor.

Cable T.V. Provision.

Car Parking.

Solar Lighting in Common Area.

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.

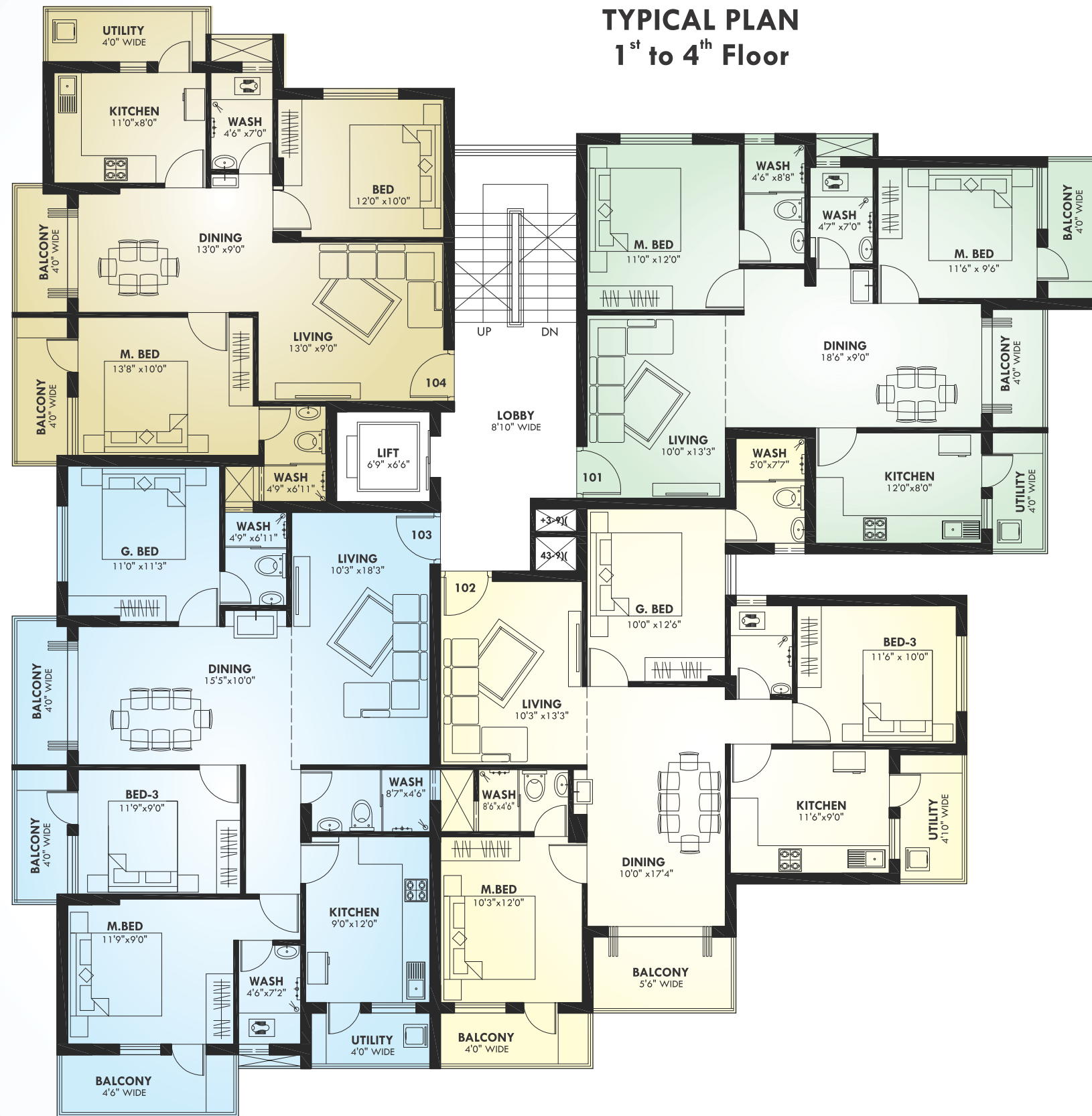
Modular Electrical Switches.

Electrical Wiring Using Reputed Brand.

Superior Designer Locks For All Inside Doors.

Adequate Fire Fighting Systems.

## TYPICAL PLAN 1<sup>st</sup> to 4<sup>th</sup> Floor



FLAT	TYPE	SALEABLE AREA
101	2 BHK	1150 SFT
102	3 BHK	1425 SFT
103	3 BHK	1525 SFT
104	2 BHK	1100 SFT







**GROUND FLOOR PLAN**



# 3D VIEW



FLAT	TYPE	SALEABLE AREA
101	2 BHK	1150 SFT



FLAT	TYPE	SALEABLE AREA
102	3 BHK	1425 SFT



## 3D VIEW

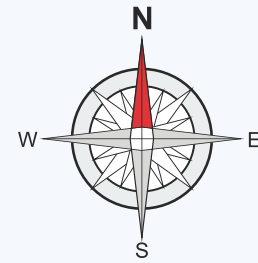
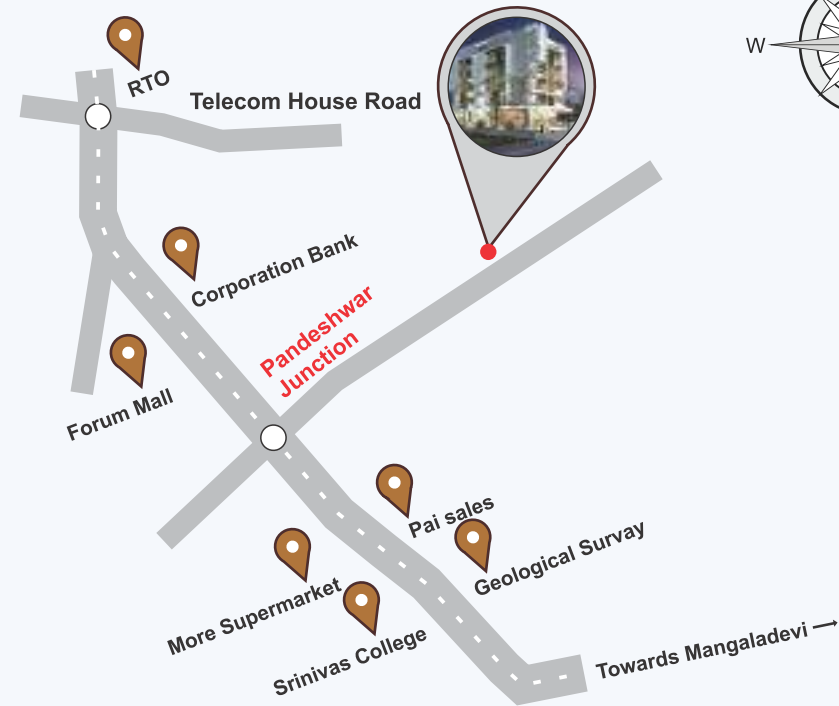


FLAT	TYPE	SALEABLE AREA
103	3 BHK	1525 SFT



FLAT	TYPE	SALEABLE AREA
104	2 BHK	1100 SFT

## LOCATION MAP



## OTHER PROJECTS



**Shalimar Complex**  
Kankanady, Mangalore  
(Completed)



**Mangalore Gate**  
Kankanady, Mangalore  
(Completed)



**Shalimar Heights**  
Sturrock Road, Falnir, Mangalore  
(Completed)



**Shalimar Liverpool**  
Bendoorwell Mangalore  
(Completed)

### PROMOTERS :



4th Floor, "MANGALORE GATE", Kankanady, Mangalore-575001  
 ☎ 0824-4294055 ✉ : info@shalimarrealty.in  
 🌐 www.shalimarrealty.in

### ARCHITECTS



Highland, Mangalore- 2  
 Ph: +91 94481 48244  
 +91 98451 46244  
 E-mail: alams@gmail.com

**For Booking Contact**  
**Mob.: 7349705555, 7349706666**