

SHALIMAR 
GARDEN

Opp. Kerala Samajam School,
Old Kent Road, Mangalore - 575001





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

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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





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

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.

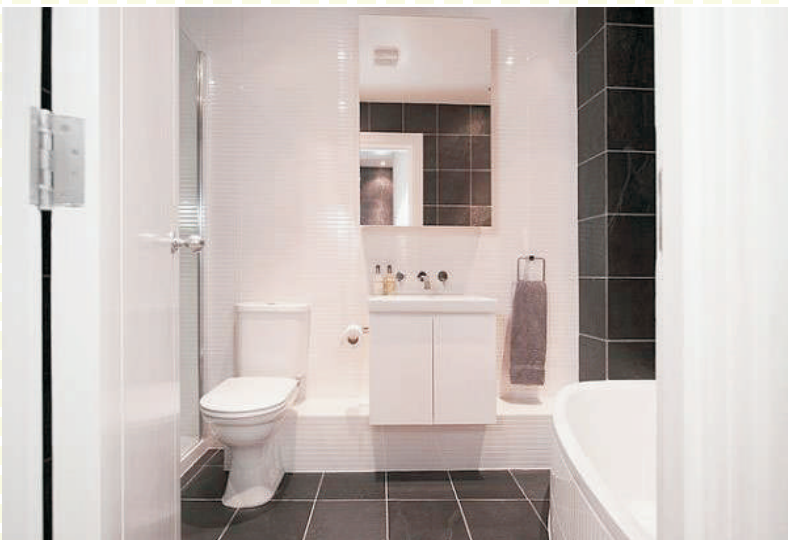
Adequate fire fighting systems.



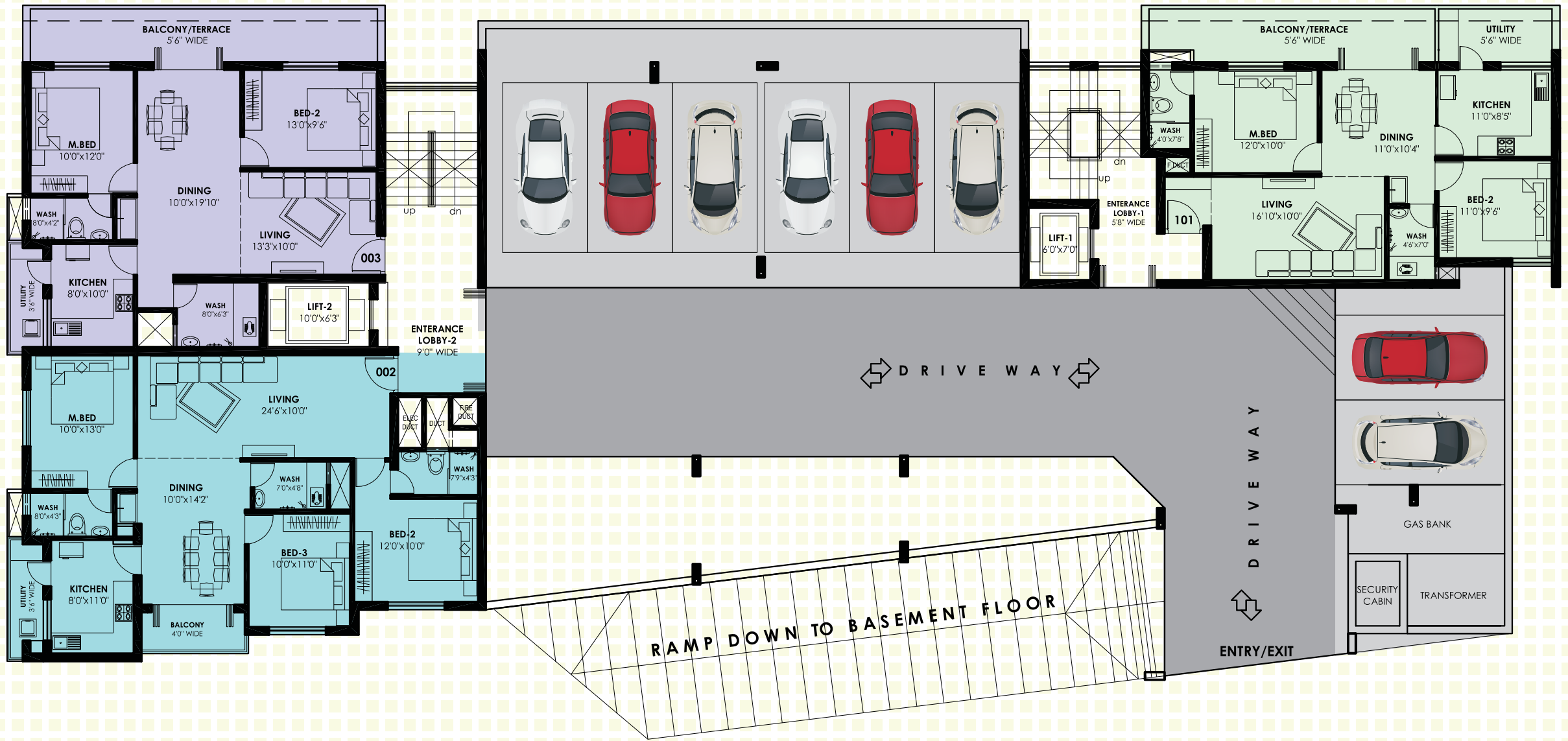
1ST TO 4 TH FLOOR PLAN



FLAT	TYPE	SALEABLE AREA
101	2 BHK	1140 SFT
102	3 BHK	1535 SFT
103	3 BHK	1615 SFT
104	3 BHK	1660 SFT
105	2 BHK	1295 SFT
106	3 BHK	1505 SFT



GROUND FLOOR PLAN



FLAT	TYPE	PLINTH AREA +20%
001	2 BHK	1165 SFT
002	3 BHK	1435 SFT
003	2 BHK	1250 SFT



3D VIEW



Flat No. 101



Flat No. 104

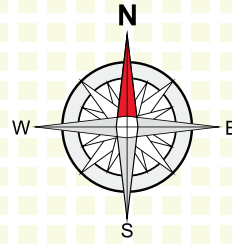


Flat No. 105

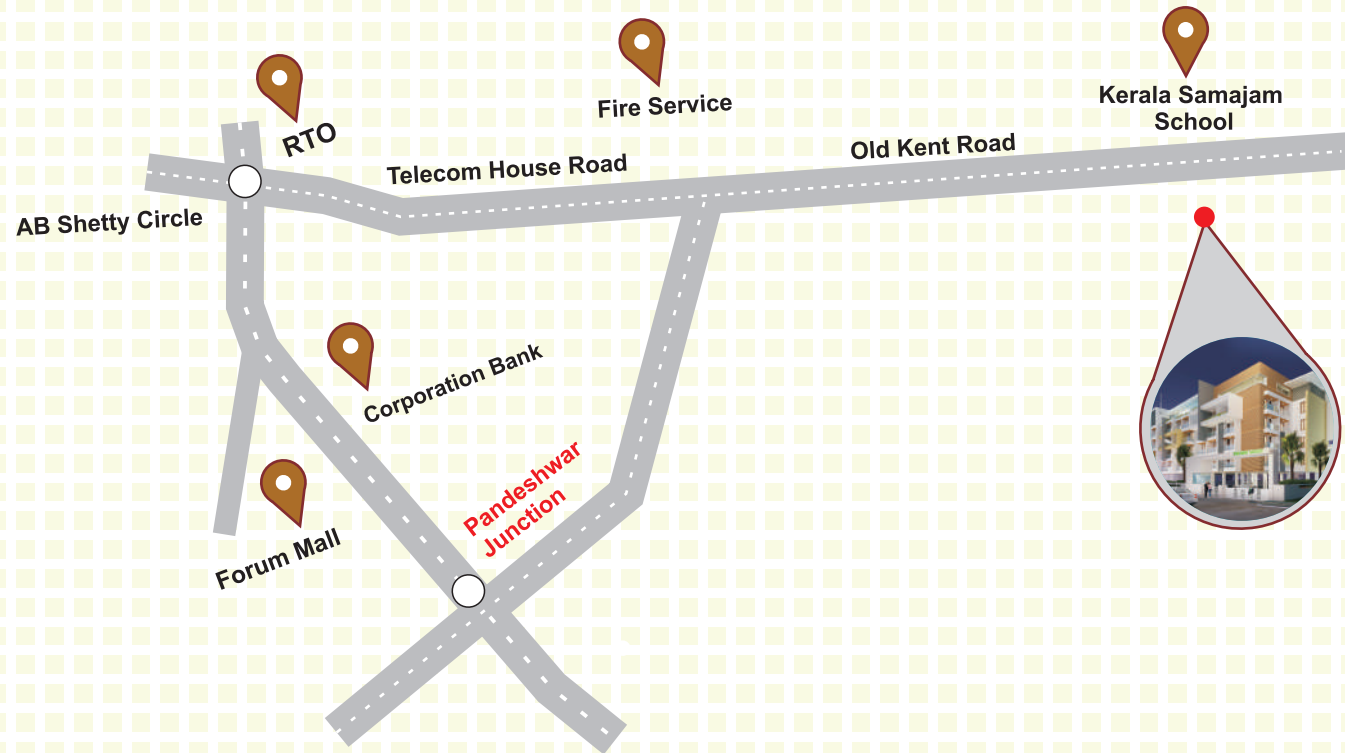


Flat No. 106





LOCATION MAP



OTHER PROJECTS



Shalimar Complex
Kankanady, Mangalore
(Completed)



Shalimar Heights
Sturrock Road, Falnir, Mangalore
(Completed)



Mangalore Gate
Kankanady, Mangalore
(Completed)



Shalimar Liverpool
Bendoorwell Mangalore
(Completed)



Shalimar Eden
Pandeshwar, Mangaluru
(Ongoing)

PROMOTERS :



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

It is a **GM** creation

CO-PROMOTER :

MOHAMMED IQBAL
Brooks Villa layout, Bolar, Mangalore
Contact: 9900348943

ARCHITECTS

alams ASSOCIATES
ARCHITECTS | ENGINEERS | INTERIORS
Highland, Mangalore- 2

For Booking Contact

Mob.: 7349705555, 7349706666, 8147709909



Shalimar Heights
Sturrock Road, Falnir, Mangalore
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Mangalore Gate
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