Land™ Trades
BUILDERS & DEVELOPERS

OLITAIRE
erience the difference

SO
Exp

Defining
a distinct lifestyle

Laid back location on a lovely hilltop. A majestic mansion sporting awe inspiring architecture. Spacious homes that blend with your limitless world view. Balconies that open out to a panoramic view of the never ending Arabian sea. A lifestyle that few can match. An exclusive world all your own. This is the life of ultimate luxury that you can enjoy at Solitaire.

'Solitaire', meaning 'unique' or 'one of a kind', is designed for the elite, those who enjoy a privileged existence uncorrupted by the exigencies of life.

Situated at Hat Hill, one of Mangalore's prime localities, Solitaire captivates you with its stunning looks. With 32 floors reaching out to the stars. the architecture is inspired for o life of flair. style. grace and hospitality.

Easily accessible from both MG Road and Lady Hill Road, Solitaire features 143 apartments available in a choice of 2BHK, 3BHK, 4BHK and 5BHK Duplexes. As an owner of these homes, you will be able to enjoy an unprecedented lifestyle in Mangalore.

SOLITAIRE
Experience the difference

Land Trades™
BUILDERS & DEVELOPERS

Solitaire is brought to you by Land Trades, Mangalore's leading property developers having over two decades of field experience in promoting premium projects. This new offering follows Land Trades proven tradition of corning up with successful mega projects like Sai Grandeur, Maurishka Palace and Atlantis, each of which will be the defining landmark in its locality. Solitaire combines the best that we have to offer in terms of design, architecture, quality of construction and lifestyle enhancement.

Unique architecture ...

where each apartment feels like independent home

Rising majestically above the ordinary and the humdrum, Solitaire breathes freshness, exclusivity and infinity. indeed it is a stroke of genius in design, making your home on oasis of joy in the midst of endless horizons and wide open spaces.

Further enhancing your lifestyle are a host of facilities like ample parking, an exclusive club house, swimming pool and games arena. Plus luxuries that infuse effortless ease of living and make your each day seem like a dream come true.

As the sun sets, the chirping of birds with melodic sounds filling the air, the place is turned into a cool avenue for festivity, You are drawn to a different world, a cosmos of wonderful dimensions where your exclusiveness is celebrated.

HIGHLIGHTS

- Choice of two, three, four and five bedroom apartments
- Four high speed elevators with access control card (Mitsubishi / Otis / Kone)
- Two high speed service elevators
- Attached bathrooms for all four and five bedroom apartments with separate powder room for servants
- All living and dining rooms open to the exteriors for proper light and ventilation
- Sky terrace garden for select flats of four and five bedrooms
- Occupancy censors for all bathrooms
- Video door phones for all apartments
- Surge and lightning protection
- Six levels of indoor car parking
- Spacious club house on 5th floor with air conditioned gym, health club, spa and facility for indoor games
- Swimming pool on the 5th floor
- Electronic surveillance for the entire apartment complex
- 100% generator backup
- All flats open into spacious balconies with spectacular views

SPECIFICATIONS

- Fully RCC framed structure
- RCC / laterite for outer walls and Aerocon blocks for inner walls
- Double coat exterior plastering with waterproof treatment
- Smooth finish interior wall plastering
- Interlock paving for parking and open areas
- Steel gate with surround compound wall as per architects design
- Front elevation as per architect's design
- Hardwood door frames with laminated / Mosonite shutter
- Mortise lock for all the bedrooms
- Teak wood front door finishing with melamine polish
- Brass fittings and lock for front door
- Granite door frame with fiber shutter for toilets with baby lock
- 32" x 32" vitrified f looring of premium quality (Cengres / Nitco / Kajaria / Simpolo)
- Good quality glazed tiles for toilet walls up to ceiling (Nitco / Somany / Kajaria / Simpolo)
- Anti-skid 1'0" x1'0" ceramic tiles for toilet flooring
- White commodes and wash basins in all toilets
- Overhead water tank and underground sump tank with required pumps
- Jaguar / Grohe taps and fittings
- Birla white putty for wall, ceiling and top finished with two coats of premium emulsion over a coat of primer

AMENITIES

Living & Dining

Electrical points as per specifications

TV, call bell points and telephone

Pastel colour below counter type wash basin for dining with black granite slab with nosing

Split A/C provision for living

Bed Rooms

Spill AC provision for all bedrooms

TV / telephone points in all bedrooms

Kitchen and Work Area

Black granite platform with bullnosing

Stainless steel sink 36" with drain board satin finish

Adequate power points and exhaust fan provision

Provision for fixing water purifier near the sink

Provision for washing machine in work area

Bath Rooms

Waterproof treatment done for sunken

Pressure checked plumbing and drainage lines to ensure total leak-proof toilets

Flush valves for commodes

Wall mount commodes in all toilets

UPVC / Aluminum ventilators with exhaust fan provision

Health faucet in all the bathrooms

Geyser provision

MATERIAL SPECIFICATIONS

Electricals

Finolex or RR cables

Mosaic / Panasonic modular switches

Legrand distribution boards

Plumbing

Jaguar / Grohe taps and fittings

Duravit / Jaguar commode and wash basins

CPVC (SER 11) (Supreme, Ashirwad) concealed pipes

Stainless steel sink 36" matt finish

Doors & Windows

Hardwood - 5"x3" size for door frames

UPVC / Aluminum windows with steel grill

32mm waterproof laminated doors

Granite toilet frame and Fibrotek door

Europa or Godrej lock for front door and inside doors

4mm plain float glass for windows

Paint (Asian or Berger)

Door: Enamel painting over car putty finish

Walls & Ceilings: Two coats acrylic emulsion over putty finish and primer coat

Exterior: Two coats exterior emulsion over one coot of primer

Flooring

32" x32" vitrified tiles (premium quality) for flooring

18"x I 2" ceramic glazed tiles for bathroom walls

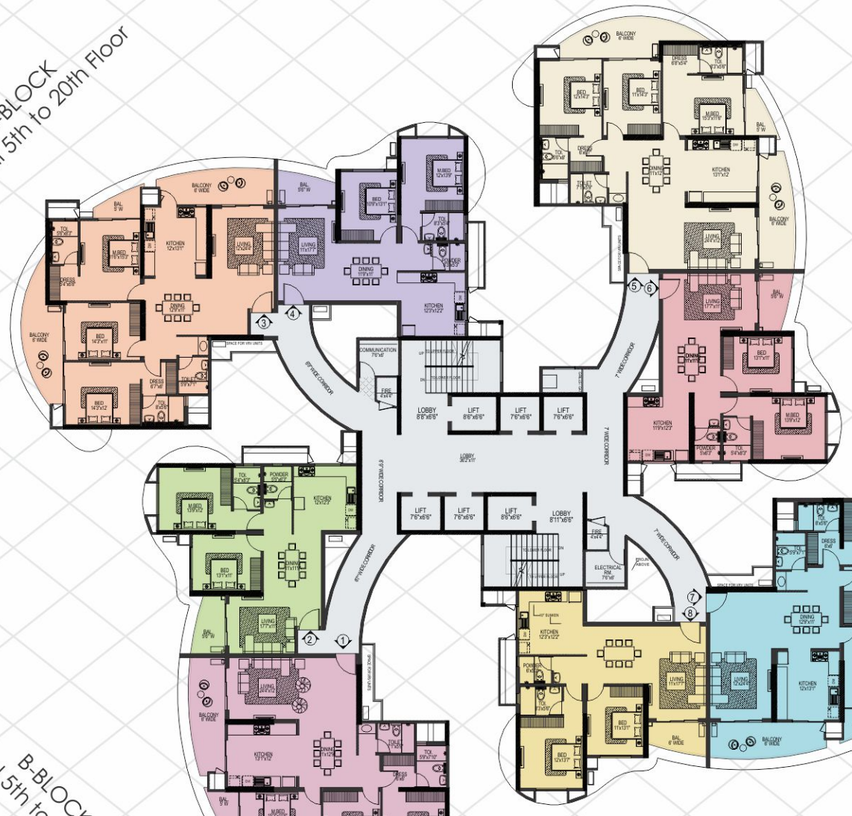
12" x12" anti-skid ceramic tiles for toilet flooring

24"x I 2" ceramic tiles for kitchen dado

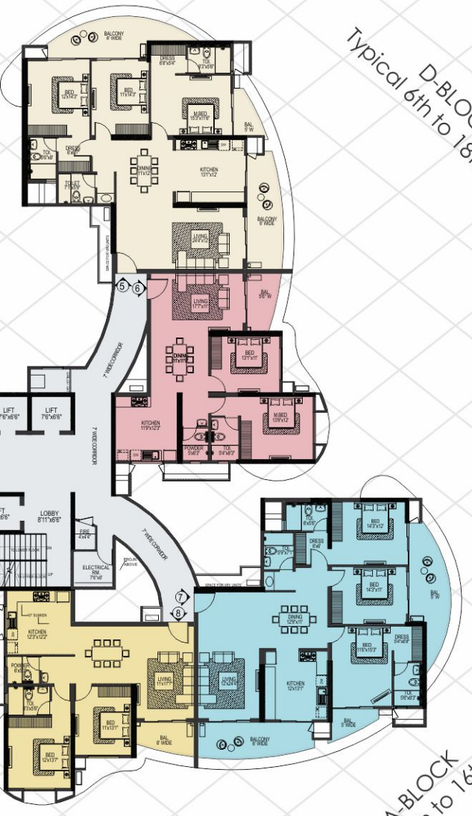
Black ¾" granite slabs for kitchen platform

Take a stroll around the spacious open areas
or quietly gaze into the unfolding landscape from your lofty nest.

C-BLOCK
Typical 5th to 20th Floor



D-BLOCK
Typical 6th to 18th Floor

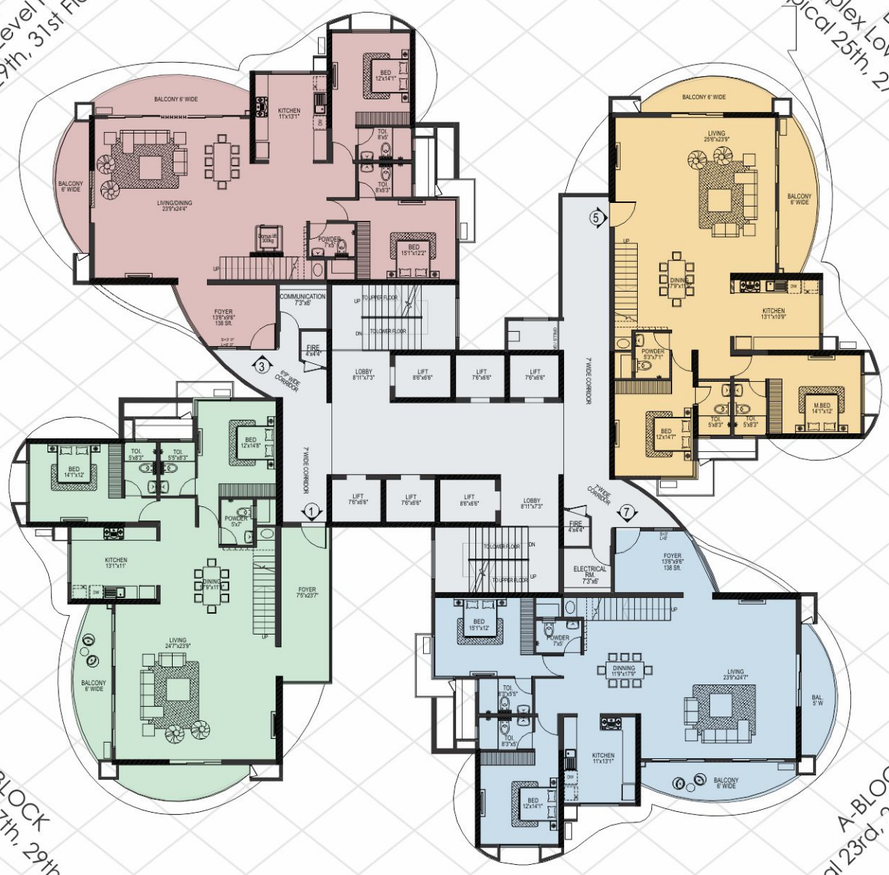


B-BLOCK
Typical 5th to 18th Floor

A-BLOCK
Typical 6th to 16th Floor

Flat No. 01	2235.00 Sq. Ft.
Flat No. 02	1335.00 Sq. Ft.
Flat No. 03	2235.00 Sq. Ft.
Flat No. 04	1335.00 Sq. Ft.
Flat No. 05	2235.00 Sq. Ft.
Flat No. 06	1335.00 Sq. Ft.
Flat No. 07	2235.00 Sq. Ft.
Flat No. 08	1335.00 Sq. Ft.

C-BLOCK
Duplex Lower Level Plan
Typical 27th, 29th, 31st Floor



D-BLOCK
Duplex Lower Level Plan
Typical 25th, 27th, 29th Floor

B-BLOCK
Typical 25th, 27th, 29th Floor

A-BLOCK
Typical 23rd, 25th, 27th Floor

Flat No. 01	4700.00 Sq. Ft.
Flat No. 03	4686.00 Sq. Ft.
Flat No. 05	4395.00 Sq. Ft.
Flat No. 07	4686.00 Sq. Ft.

C-BLOCK
Typical 21st to 26th Floor

D-BLOCK
Typical 19th to 24th Floor

B-BLOCK
Typical 19th to 24th Floor

A-BLOCK
Typical 17th to 22nd Floor

Flat No. 01	3091.00 Sq. Ft.
Flat No. 03	2905.00 Sq. Ft.
Flat No. 05	2900.00 Sq. Ft.
Flat No. 07	2905.00 Sq. Ft.

C-BLOCK
Duplex Lower Level Plan
Typical 28th, 30th, 32nd Floor

D-BLOCK
Duplex Lower Level Plan
Typical 26th, 28th, 30th Floor

B-BLOCK
Duplex Upper Level Plan
Typical 26th, 28th, 30th Floor

A-BLOCK
Duplex Upper Level Plan
Typical 24th, 26th, 28th Floor

DUPLEX LOWER

AREA: 4395.00 SQ. FT. | **FLOORS:** 23RD TO 32ND

3 BHK

AREA: 2235.00 SQ. FT. | **FLOORS:** 5TH TO 20TH

DUPLEX UPPER

AREA: 4395.00 SQ. FT. | **FLOORS:** 23RD TO 32ND

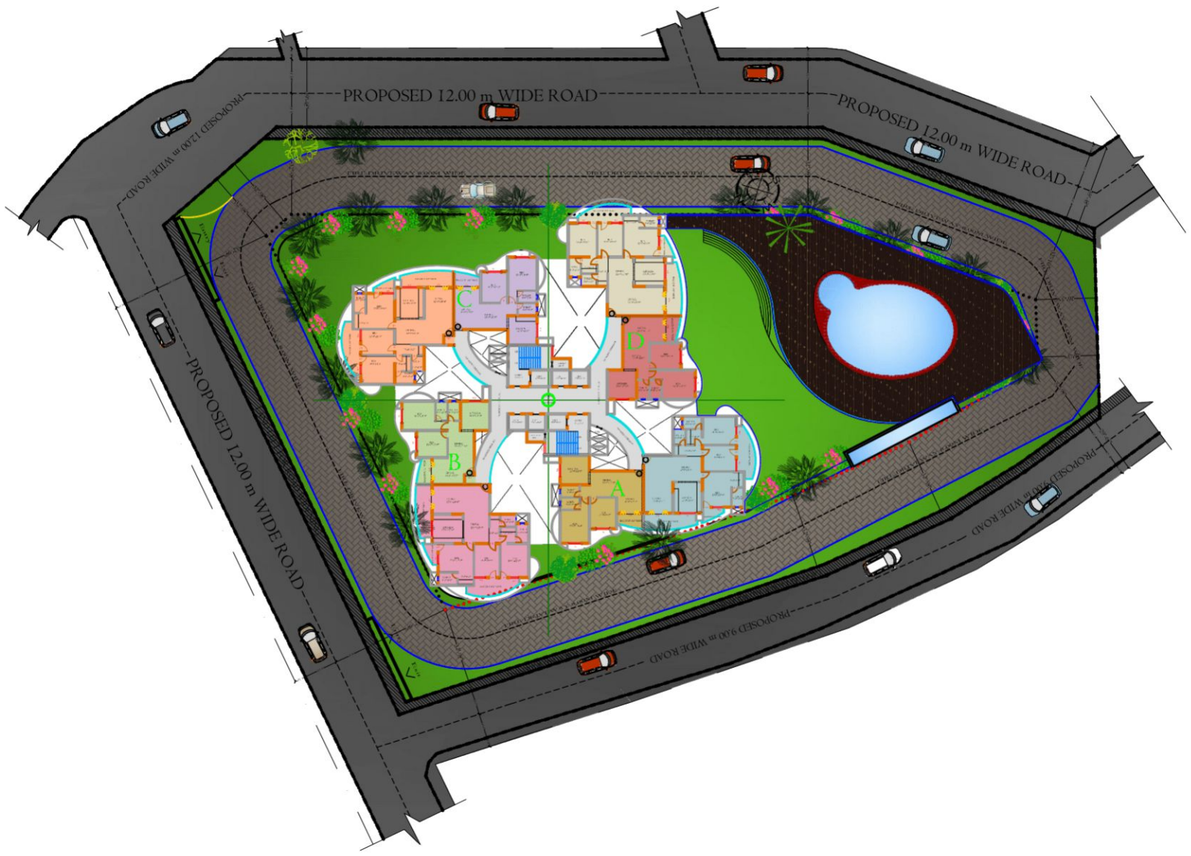
4 BHK

AREA: 2905.00 SQ. FT. | **FLOORS:** 17TH TO 26TH

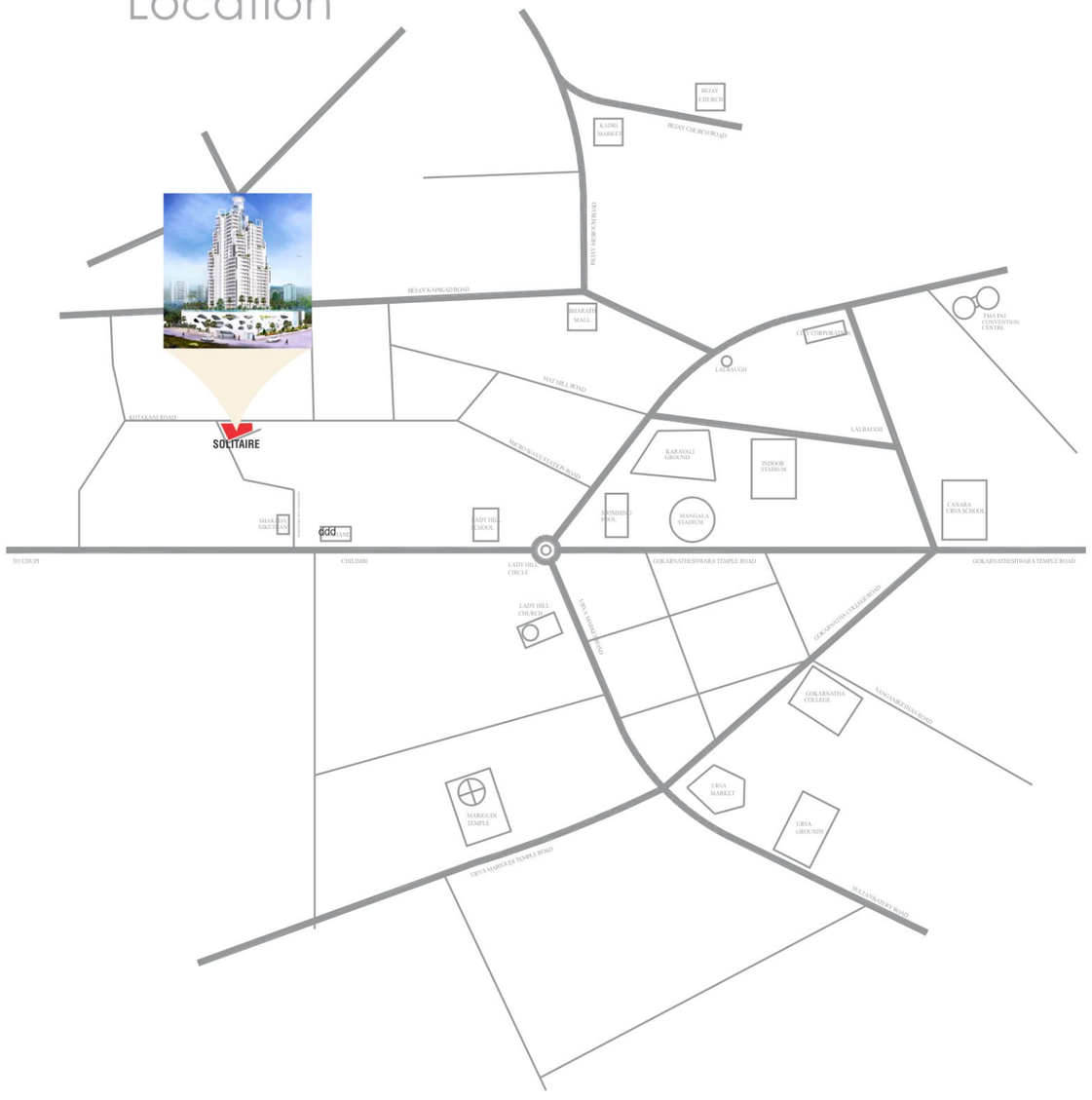
2 BHK

AREA: 1335.00 SQ. FT. | **FLOORS:** 5TH TO 20TH

Site Plan



Location



Land Trades™
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DELIVERING QUALITY, CREATING VALUE

Solitaire encapsulates the long cherished Land Trades ethos of 'Delivering Quality, Creating Value' through its expertise in developing living space.

At Land Trades we understand the complexities of building living space and see every new project as a challenge that should bring out our best, Our expertise can be seen not only in the physical attributes of our structures but also it reflects in the living environment and atmospherics.

We create each project from scratch, conceptualizing even the minute details to match the aspirations of our customer profile. The result is that you get a complete product that goes beyond just meeting your needs to becoming an expression of your personality,

COMPLETED PROJECTS

Astoria
Balmatta, Mangalore

Orion
Lobo Lane, Mangalore

Aria
Alvares Road, Mangalore

Mercara Heights
Mercara Hill Road, Bendore, Mangalore

Olive
Bejai Kapikad, Mangalore

Eesha
Lobo Lane, Mangalore

Aadhee
Lobo Lane, Mangalore

Vijaya
Lobo Lane, Mangalore

Hathill Crest
Hat Hill, Mangalore

Sai Grandeur
Opp. Capuchin Fiary, Jail Road, Mangalore

Pushkar
Car Street, Mangalore

Ourania
Kadri Toll Gate, Mangalore

Minerva
Bejai, Mangalore

Danube
Balmatta Road, Mangalore

Serene
Bejai, Mangalore

Hillside Ferns
Shivbagh, Mangalore

Adonia
Alvares Road, Kadri, Mangalore

Maurishka Palace
Near CV Nayak Hall, Kadri Kambla, Mangalore

Aadheesh
Off M.G. Road, Mangalore

Brookside
Morgan's Gate, Mangalore

Sai Prem
Mannagudda, Mangalore

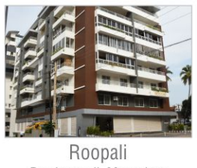
Atlantis
Bendoorwell, Mangalore

Vasundhara
Opp. Urva Marigudi Temple, Mangalore

Rehoboth
Bejai, Mangalore

Parin
Collector's Gate, Balmatta, Mangalore

Aquarius
Mallikatta, Mangalore



Roopali
Bendoorwell, Mangalore

Aashna
Yemmekere, Mangalore

Sanskriti
Mangaladevi, Mangalore

Melody
Near St. Theresa's School, Bendoor, Mangalore

PROJECTS IN PROGRESS

Milestone 25
Balmatta, Mangalore

Lenhil Ferns
Near City Hospital, Kadri, Mangalore

Emerald Bay
Surathkal, Mangalore

Insignia
Valencia, Mangalore

Promoters:

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BUILDERS & DEVELOPERS

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FM 588579

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