




MAURISHKA PALACE

Near C V Nayak Hall, Kadri Kambla Road, Mangalore

The green burrow of intimate luxury

MAURISHKA PALACE

PLACE. SPACE
ALL THAT YOU LOOK FOR IN A HOME



If life is meant to be joy, then Maurishka Palace is an ode to it. For it is here that you will find your dreams answered in every way. The goodness of Maurishka Palace lies not in its size spanning 2.77 acres of lush land, nor in its ambition to be a mega enclave for 333 families to live in. Its greatness is, in fact, in the little things that add up to make it an irresistible choice of home for you. Because, here, it's not just good homes that we seek to provide, it's a whole lifestyle – a way of life in the future, built for you and your family.

Maurishka Palace is first and foremost defined by its place value, being situated where it is (adjacent to C.V. Nayak Hall on Kadri Road), has its privileges.

It puts you within five minutes drive from the heart of the city and over 50 top essential destinations for every day living fall within a radius of 2 kms from Maurishka Palace. All, while being sheltered in the peace and quiet of an elite residential locality.

And then there's the space aspect. Maurishka Palace is inspired by the idea of luxury of space made possible by our adherence to

the 30:70 principle. Meaning, only 30% built up area and 70% free space – and beautifully landscaped too! On offer are 2 & 3 bedroom apartments in a choice of sizes ranging from 1240 sft. to 2125 sft.

Maurishka Palace comprises of two distinct apartment blocks, each rising to 23 storeys. The elegant structure is a tribute to architectural excellence and incorporates the most contemporary concepts in living space.

Features such as wide open spaces, scope for abundant flow of natural light and ventilation, intricate planning and well engineered construction using the best materials and brands make this a quality proposition too.

Add to this, facilities like swimming pool, jogging track, gym and community hall and you have the opening for a complete social life at Maurishka Palace.

So, make Maurishka Palace your choice for your future life. It's a decision you'll enjoy for the rest of your life.



THE PROMOTERS

Maurishka Palace is the magnum opus project of **Land Trades Builders & Developers**, the leading realtors of Mangalore. Being a city-based firm with over 20 years of experience in the field, Land Trades is in a special position to understand what the customers of this region expect from a home.

Land Trades is famous for its total adherence to the highest professional standards. Be it the intellectual inputs like basic concept and planning or the material inputs, faultless execution or even the after-sales-service, **Land Trades** is way ahead of the rest. So when you purchase an apartment from **Land Trades**, you are assured of total back up and a completely hassle free experience.



REJUVENATE YOUR CITY SOULS IN THE GREENSCAPE

Two elements define modern living: Atmosphere and environment. At Maurishka Palace, we've paid attention to both these to lend it an aura of excellence that's both impressive and compelling. With world class aesthetics and a wide array of facilities to match, the expansive enclave of Maurishka Palace is a tribute to modern living at its best.

Even as you enter the enclave you will be greeted with abundant greenery, thanks to a variety of exotic and decorative plants and trees – a landscaping coup and a gardener's delight. The architecture blends the contemporary concepts with functionality to make it a haven for you to live in. The appealing external appearance is complemented with matching interior features, making it a happy synthesis for futuristic living.

QUALITY-ON-TIME ON-TIME-QUALITY

At Land Trades, we take pride in our motto 'Quality-On-Time, On-Time-Quality'. To us quality is not just a value proposition, it's a commitment that defines us and which has been proved time and again with the completion and delivery of each of our past projects as per the promised schedule.

At Maurishka Palace too, we bring to the table the same promise that our multitudes of satisfied customers would vouch for – of delivering the product in record time, while giving you more than what we initially promised.





CREATE SERENITY EXPERIENCE HARMONY



SPECIAL FEATURES

HIGHLIGHTS

- Video door phone for all apartments.
- Fitness centre with well equipped gymnasium.
- 13 passenger automatic lift 5 nos.
- Elongated service / stretcher lift for moving materials one in each block.
- Reticulated gas connection.
- Ample car park in 2 basement levels.
- 24 hour Power Supply with 100% generator back up.
- Continuous water supply with adequate storage facility. Water supply with bore well in addition to the corporation water connection.
- Club House: Gym / Squash / Library / Cyber Café / Business Centre.
- Multipurpose hall / Yoga / Meditation room.
- Swimming pool.
- Jogging track.
- Indoor Games: Table Tennis (2 Tables) / Pool Table (2 Tables) Carrom, Chess, Cards Room.
- Outdoor Games: Skating, Basket Ball.
- Children's play area.
- Visitors' lounge.
- Granite flooring for common area and staircase.

- Putty finished interior walls.
- Fire fighting systems for all flats with sprinkler to each room.
- Garbage Chute

AMENITIES

Living and Dining

- Electrical points as per specifications.
- TV and 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.

Bedrooms

- Split AC provision for all bedrooms.
- TV points in all bedrooms.

Kitchen and Work Area

- Black Granite platform with bullnozing.
- 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.
- Reticulated gas connections.
- Provision for exhaust fan.



Bathrooms

- Water proof 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.
- Aluminium ventilators with exhaust fan provision.
- Health faucet in all the bathrooms.
- Geysers Provision.

SPECIFICATIONS

- Fully RCC framed structure.
- Laterite 9" outer walls and 4" solid block inner walls.
- Double coat exterior plastering with water proof treatment.
- Smooth finish interior wall plastering.
- Inter lock paving for parking and open area.
- Steel gate with surround compound wall as per architect's design.
- Front elevation as per architect's design.
- Hard wood door frames with masonite shutter.
- Mortise lock for all the bedrooms.
- 32 mm Marine flush door with 4mm thick veneer finish on both sides with melamine polish.
- Brass fittings and lock for front door.
- Fibroteck door for toilets with baby lock.
- 2'0"x2'0" vitrified flooring with premium quality (Cengras / Nitco / Kajaria)
- Good quality glazed tiles for toilet walls up to ceiling (Nitco / Somany / Kajaria).
- Anti skid 1'0"x1'0" ceramic tiles for toilet flooring.
- White colored commodes and wash basins in all toilets (Parryware / Hindware / RAK).
- Over head water tank and underground sump tank with required pumps.

MATERIAL SPECIFICATIONS

Electrical

- Finolex or RR cables.
- MK/ Mosaic modular switches.
- Legrand distribution boards.



Plumbing

- Jaguar continental taps and fittings.
- Parryware or hind ware or RAK commode and wash basins.
- CPVC (SER11) (Supreme, Ashirwad) concealed pipes.
- Stainless steel sink 36" mat finish.

Doors and Windows

- Hard wood - 5"x3" size (Pincodo wood) for doors.
- Aluminium powder coated 3 track windows with steel grill.
- 30 mm water proof masonite doors.
- Fibrotek toilet frame and door.
- Europa or Godrej front door loc and inside doors.
- 4 mm plain float glass for windows.

Painting (Asian or Berger)

- Door and Window: Enamel painting over car putty finish.
- Walls and ceiling: 2 Coat acrylic emulsion over putty finish and primer coat.
- Exterior: 2 coat exterior emulsion over 1 coat of primer.

Flooring

- 2'x2' vitrified tiles (premium quality) for flooring.
- 18"x12" ceramic glazed tiles for bathrooms wall.
- 12"x12" anti skid ceramic tiles for toilet flooring.
- 24"x12" ceramic tiles for kitchen dadoo.
- Black 3/4" granite slabs for kitchen plat form.

OPTIMUM COMFORT AND CONVENIENCE



SITE PLAN



TYPICAL FLOOR PLAN

BLOCK A (2nd to 21st Floor)

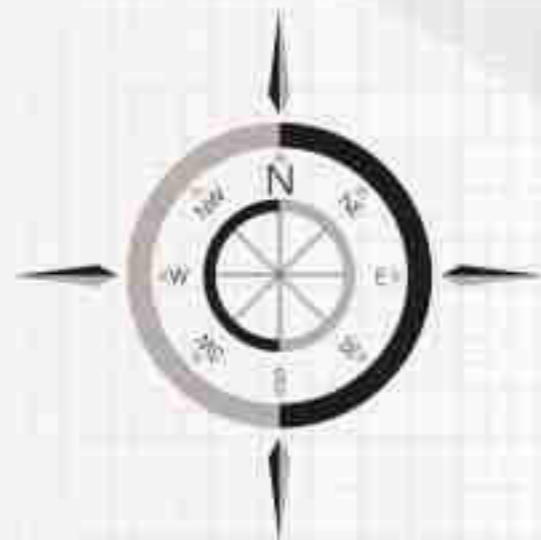




Sale Area		
Flat No. 1	3 Bed	2100 Sft.
Flat No. 2	2 Bed	1240 Sft.
Flat No. 3	2 Bed	1285 Sft.
Flat No. 4	3 Bed	2125 Sft.
Flat No. 5	3 Bed	1855 Sft.
Flat No. 6	2 Bed	1340 Sft.
Flat No. 7	2 Bed	1340 Sft.
Flat No. 8	3 Bed	1880 Sft.

TYPICAL FLOOR PLAN

BLOCK B (2nd to 21st Floor)



		Sale Area
Flat No. 1	3 Bed	1880 sft.
Flat No. 2	3 Bed	2125 sft.
Flat No. 3	2 Bed	1245 sft.
Flat No. 4	2 Bed	1245 sft.
Flat No. 5	3 Bed	2125 sft.
Flat No. 6	3 Bed	1880 sft.
Flat No. 7	2 Bed	1365 sft.



3 BHK
2125 Sft.



2 BHK
1240 Sft.

THE PENTHOUSE

(22nd Floor)



4 BHK
3795 Sft.

4 BHK
3795 Sft.



2 BHK
1365 Sft.



4 BHK
3885 Sft.



BLOCK A

2 BHK
1340 Sft.



2 BHK
1340 Sft.



BLOCK B



4 BHK
3805 Sft.

THE COUNTRYSIDE OF A CITY

PLANT A TREE
FEED STRAY ANIMALS
SAY NO TO PLASTICS
USE RECYCLED PAPER

DISPOSE INORGANIC
WASTES RESPONSIBLY

**WALK TO NEARBY PLACES
AND SAVE FUEL**

SWITCH OFF LIGHTS
WHEN YOU DON'T NEED THEM

LET'S DO OUR BIT TO SAVE NATURE



Other Ongoing Projects



Hillside Ferns, Shivabhadra



Serene, Bejai



Ourania, Kadri



Minerva, Bejai



Pushkar, Car Street



Danube, Balmatta Road

Completed Projects



Sai Grandeur
Jail Road



Hathill Crest
Hat Hill



Aadhee
Lobo Lane, Kadri



Vijaya
Lobo Lane, Kadri



Olive
Bejai Kapikad



Eesha
Lobo Lane, Kadri



Mercara Heights
Bender



Aria
Alvares Road, Kadri



Orion
Lobo Lane, Kadri



Astoria
Balmatta



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PROMOTERS

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