

Live a Shining Life



◆ Bharathi

SITARA

PREMIUM RESIDENCES

KUNTIKANA, MANGALORE

WHERE MODERN ELEGANCE FINDS ITS HOME

A life filled with happiness, togetherness, and brilliance beyond the ambiguities of everyday living is what everyone desires. Bharathi Builders & Developers now bring you Sitara, at Airport Road, Kuntikan, Mangalore — a home where you are assured of a truly shining life. With its modern architecture and aesthetically refined design, Sitara stands as an elegant residential landmark in one of Mangalore's most sought-after neighborhoods. It is a serene haven for your family — thoughtfully equipped with modern amenities and set amidst seamless connectivity to every urban convenience. From schools and medical colleges to hospitals, engineering institutions, supermarkets, malls, and beaches, everything you need is just minutes away. So why wait? Step into Sitara — and make your life a shining life.



LIVE IN THE ART OF COMFORT

Explore well-designed homes in spacious, airy environments filled with natural light. Every feature is carefully thought out to bring comfort and style into perfect balance.

Enjoy a lifestyle created with your needs in mind-mixing luxury, ease, and a welcoming atmosphere to give you and your family an exceptional place to live.



63 spaciouly designed Apartments in 7 floors



2 level covered car parking



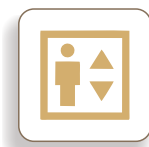
Gymnasium / Yoga



Children's play area



Solar Street Lightning



2 High Speed Elevators



Security room



Reticulated gas connections



Video Door Phone



Spacious visitors lounge



24x7 Generator Backup



CC. TV Surveillance system



GENERAL SPECIFICATION



Fully framed RCC structure with External Walls constructed in Laterite Stone/Concrete Solid Blocks, Partition walls constructed in Concrete Solid Blocks



Building internal walls and ceilings are finished with single coat smooth finish cement plaster and external walls double coat sponge finish with cement plaster



RCC overhead water tank above terrace and water storage sump tank at Lower Ground Floor



Premium quality glazed tiles for toilet walls and anti - skid tiles for toilet flooring



Premium quality vitrified tiles for main flooring inside the flats



Wooden frames with veneer fitted flush door shutter with melamine polish finish for main doors.



Premium quality tiles for balcony and work area flooring



Wooden door frames with laminate finish Flush door and premium quality Ironmongery for bedroom doors



Premium Quality fittings & branded door locks for main door



Anodized/ powder coated Aluminium Glazed windows with safety grills



Granite or tile frame with Fibro Tech door shutter with premium quality fittings for toilets



Anodized/ powder coated Aluminium Glazed Ventilators with provision for fitting exhaust fan in the toilets



Anodized/ powder coated Aluminium Glazed French doors



Premium quality plumbing and sanitary fittings in toilets



Modular electrical Switches and Premium Quality Wires and DB fittings



Premium quality electrical fittings for common areas, car parking areas, yard compound wall & gates



Exterior grade emulsion painting for external walls



Premium interior emulsion painting over the putty finished internal walls & ceilings



ELECTRICAL

- Premium quality PVC insulated cables
- DB accessories and modular switches



LIVING & DINING

- Adequate Lights & Fan points
- T.V. point with DTH/Cable point



BED ROOMS

- Adequate Lights & Fan points
- T.V. point in all Bed rooms
- One AC point each for all Bed rooms



KITCHEN

- Adequate Lights & Fan points
- Adequate Power Points, Provision for Chimney & Exhaust Fan
- Electrical Provision for Water Purifier near Sink
- Reticulated Gas pipeline connection and gas meter
- Provision for Washing Machine at Work Area



PLUMBING

- Premium quality branded plumbing pipes and fittings for pressure tested pipelines of water supply & drainage network



BATHROOMS

- R.C.C Base slabs treated for water proofing in all Bathrooms
- Pressure Checked Plumbing and Drainage lines
- Concealed Flush tank for EWC Flush
- Single Lever Diverter Shower unit for all Bath Rooms
- Premium quality Branded Wash Basin & Wall mounted E.W.C. in Toilets
- Premium quality Branded CP Plumbing Fittings
- Premium quality Branded Health Faucet in all Toilets
- Water line Provision for Geyser in all Toilets



BALCONY

- Ceiling Light point
- 5 amps Switch & Socket



TYPICAL FLOOR PLAN

(First Floor - Sixth Floor)

FLAT NO	TYPE	SALE AREA
001	2 BHK	1155.00 SFT
002	3 BHK	1405.00 SFT
003	2 BHK	1205.00 SFT
004	3 BHK	1525.00 SFT
005	2 BHK	1135.00 SFT
006	2 BHK	1135.00 SFT
007	2 BHK	1125.00 SFT
008	2 BHK	1125.00 SFT
009	2 BHK	1225.00 SFT

FLAT NO - 01
2 BHK | SALE AREA
1155.00 SFT



FLAT NO - 03
2 BHK | SALE AREA
1205 SFT



FLAT NO - 02
3 BHK | SALE AREA
1405.00 SFT



FLAT NO - 04
3 BHK | SALE AREA
1525 SFT



FLAT NO - 05

2 BHK | SALE AREA
1135 SFT



FLAT NO - 07 & 08

2 BHK | SALE AREA
1125 SFT



FLAT NO - 06

2 BHK | SALE AREA
1135 SFT



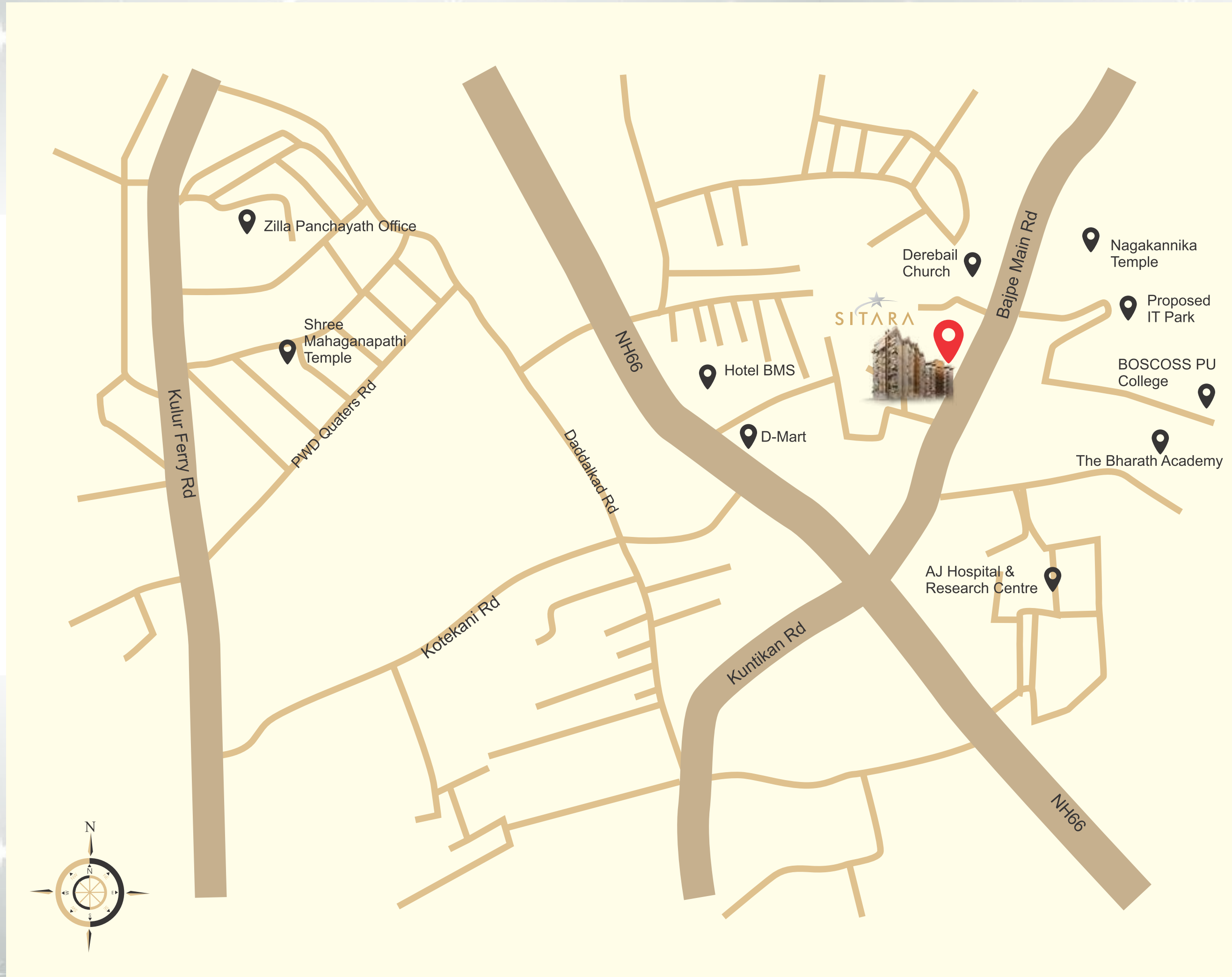
FLAT NO - 09

2 BHK | SALE AREA
1225 SFT



LOCATION

GEOGRAPHICAL ADVANTAGE



TRANSPORTATION HUBS:

- Mangalore International Airport – 11 km
- KSRTC Bus Stand – 2 km
- Mangalore Junction Railway Station – 7.5 km
- Local City Bus Stand – 10 mtr

Places of Worship:

- Shri Urwa Mariamma Temple – 3.5 km
- Kadri Shree Manjunatha Temple – 3.3 km
- Kavoor Shree Mahalingeshwar Temple – 2.8 km
- Derebail Church – 300 mtr
- Nagakannika Temple - 1 km

Educational Institutes:

- BOSCOSS PU College - 650 Mtr
- The Bharath Academy - 650 Mtr
- St Anns High School – 500 mtr
- ELC Montessori School – 850 mtr
- Canara School Mannagudda – 2.8 km
- Canara College – 3 km
- AJ Engineering College – 8 km
- MSNIM MBA Institute – 5 km
- Karnataka Polytechnic – 1.5 km

Health Care:

- AJ Medical College Hospital – 600 mtr
- KMC Jyothi Hospital – 4.2 km

For Booking Contact:
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