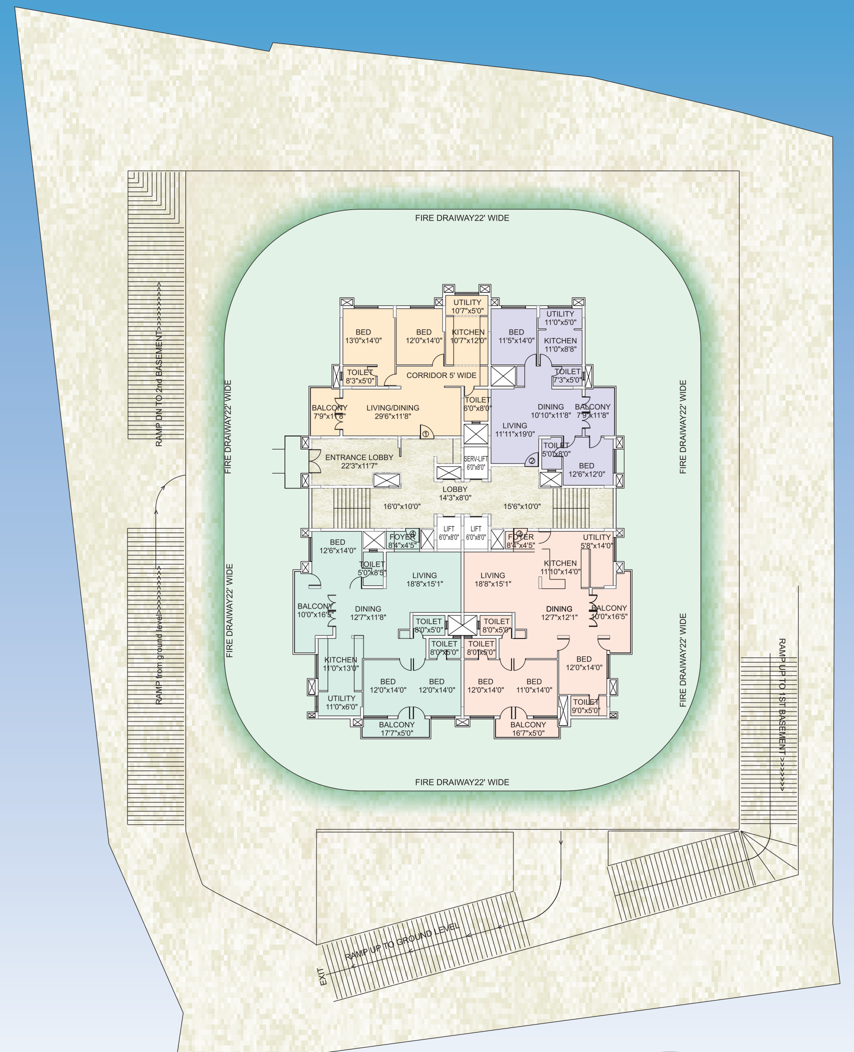
SITE PLAN





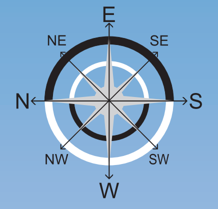




Location Map

ABHIMAN *Hills*





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The brochure is purely conceptual and is not a legal offering. The promoters / architects reserve the right to add / delete / alter any detail / specification / elevation mentioned herein

ABHIMAN *Hills*

RESIDENTIAL BUILDING
LIGHT HOUSE HILL ROAD – MANGALORE



Take your lifestyle
to greater
HEIGHTS



Mangalore

Mangalore is the fastest growing city of coastal Karnataka and is the only city in the state to be connected by all four modes of transport road, rail, sea and air. Having the state's only all-weather port, the city is considered to be the 'Gateway to Karnataka'. With beautiful beaches, scenic Western Ghats, peaceful people and rich culture, Mangalore is a nice city to live in.

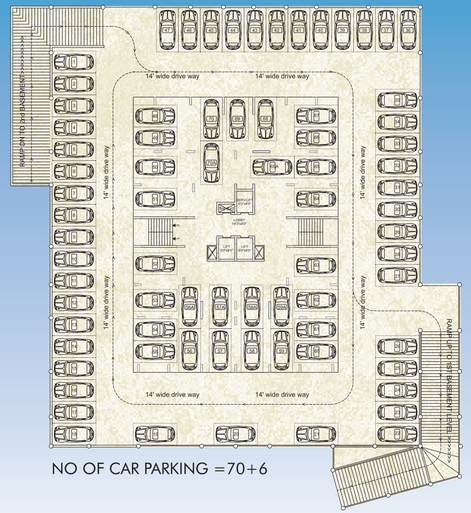
Mangalore-Manipal region boasts of many professional colleges in fields like medicine, dentistry, engineering and nursing. These institutions of higher learning attract thousands of students from all over the country and abroad.

The region also has a large industrial base with mega industries like Kudremukh Iron Ore Company Ltd., Mangalore Chemicals and Fertilisers Ltd., and ONGC-MRPL. A new Rs. 21,000 crore mega petrochem project by ONGC and recognition of the region as a Special Economic Zone are further expected to boost the economic profile of Mangalore.

With educated populace and excellent civic infrastructure, the city is also fast emerging as a reliable base for software companies. Infosys Technologies Ltd., has already set up a large software development centres in Mangalore and many other software giants too are expected to follow suit.

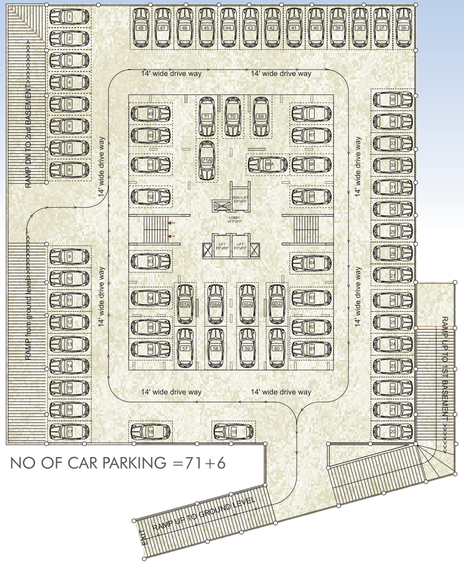
All these factors have facilitated massive expansion of the real estate sector. Being a growing city, investments in real estate in Mangalore have high appreciation potential and retain their value for years. Hence ABHIMAN Hills is not only a good place for you to live in, but also your investment is a long term asset that will keep gaining value year after year.

2nd Basement Floor Plan



NO OF CAR PARKING =70+6

1st Basement Floor Plan

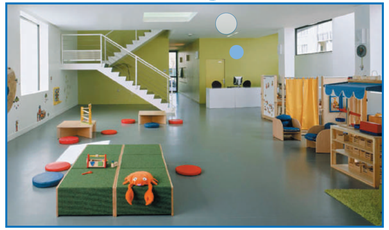


NO OF CAR PARKING =71+6



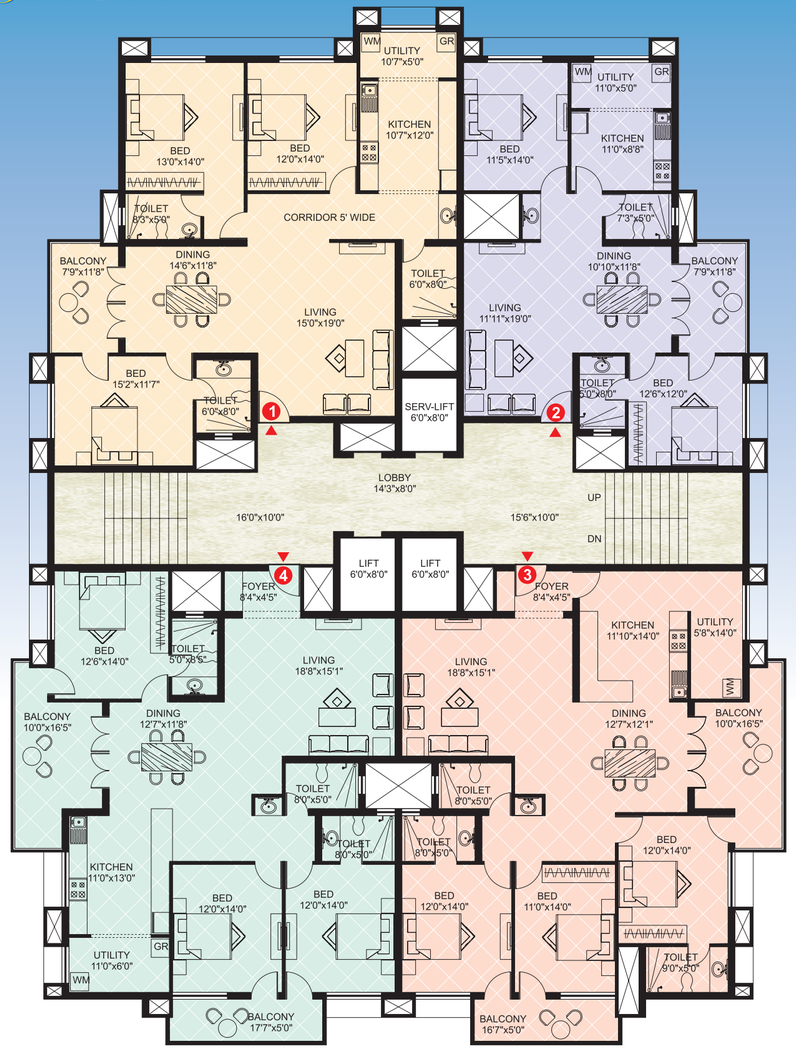






Typical Floor Plan

1st to 21st Floor



SALABLE AREA

Flat No. 1(3 BED)	2115.00 SFT
Flat No. 2(2 BED)	1425.00 SFT
Flat No. 3(3 BED)	2305.00 SFT
Flat No. 4(3 BED)	2290.00 SFT

Take your lifestyle
to greater
HEIGHTS

ABHIMAN *Hills*



ABHIMAN *Hills* ushers you to a new level of living never before experienced in Mangalore. There are homes and homes and apartments and apartments. But none like ABHIMAN *Hills*. A rare and unique project conceptualised to be on par with present day realities, lifestyle and tastes.

Located in the heart of the city, at Light House Hill, the stately structure of ABHIMAN *Hills* with its inviting looks and spacious feel is an address of unmatched stature, having the right mix of quality and prestige. And of course the fact that it puts you unbelievably close to all important places like schools and colleges, market and shopping centres, public transport and places of worship.

Rising 21 stories tall with impressive architecture to match ABHIMAN *Hills* is designed to be a complete residential complex with the best of facilities for a quality lifestyle. On offer is a wide choice of two-bedroom and three bedroom. Each apartment is carefully planned and meticulously developed to give you maximum comfort, utility and value for money.



In keeping with the premium offering, ABHIMAN *Hills* has all the facilities needed for a person of your standards. Beautiful landscaping with lush green lawns and gardens, a special play area for children, an in-house gymnasium and indoor games room, a world class swimming pool in the top Floor and round-the-clock security will make your life relaxed and effortless allowing you to devote your time to more important things.

So come, make your new home at ABHIMAN *Hills*

It's a decision that will keep happy throughout your life.







Highlights:

- **88 Nos elegantly designed apartment in 2 Basements, Ground & 21 upper floors.**
- **4 flats in each floor, area measuring 2 BHK: 1425sq ft & 3 BHK: 2115, 2305,2290 sq ft.**
- **THREE AUTOMATIC ELEVATORS:** TWO of 8 passenger capacity. & one of (Service elevator)13 passenger capacity.
- **VIDEO DOOR PHONE SYSTEM.**
- **FLOOR TO FLOOR HEIGHT 11'0"**
- **GENERATOR** for common and apartment lighting with sound proof enclosure.
- **CABLE T.V** connection.
- **RECTICULATED GAS** connection for all apartments.
- **GYMNASIUM / INDOOR GAMES** in the terrace floor**.**
- **INTERCOM** facility to all apartments, security, visitor's lobby & society room.
- Attractive **MELAMINE POLISHED TEAK ENTRANCE DOOR.**
- Superior Quality **DESIGNER LOCKS** for all inside doors**.**
- Superior Quality **VITRIFIED tiles (24"x24")** inside the apartment**.**
- Design **GLAZED TILES** for toilets & kitchen platform (2'0"ht above platform).
- **STAINLESS STEEL SINKS** for kitchen with **GRANITE PLATFORM.**
- **Modular electrical switches & Wiring with superior quality wires.**
- **PUTTY FINISHED ACRYLIC DISTEMPER** painting for ceiling & walls**.**
- **SUPERIOR QUALITY PLUMBING FITTINGS** IN ALL TOILETS
- **SUPERIOR QUALITY SANITARY WARE** IN ALL TOILETS.
- **CAR PARKING IN TWO LEVELS**
- **CONCRETE INTERLOCK** paving for car parking.
- **SWIMMING POOL**
- **CHILDREN'S PLAY AREA**

Specification

GENERAL

- Framed R.C.C. Earth quake proof structure with laterite walls for exteriors and concrete blocks for internal walls.
- External plastering with superior quality water proofing compounds.
- Internal walls and ceilings are finished with 2 coats of acrylic based putty and finished with 2 coats of distemper.
- Bed room doors are of wooden frames with superior quality flush door, painted with 2 coats of putty and enamel paint.
- Main entrance door are made out of teak wood with melamine polish.
- For toilets R.C.C. door frames with good quality fibrotech shutters
- Windows with heavy duty Aluminum sliding shutters and safety grills.
- Source of water is from bore well / open well in addition to the Corporation water connection.
- External painting of the building with exterior grade approved paints.
- In the hall provision for Telephone / T.V.Point / Intercom connection and adequate light points.
- In master bed room TV point/telephone point/AC provision and adequate light points.

BATHROOMS:



- Coloured ceramic tiles (non slippery) for toilet floors and glazed tile dado upto full height
- Quality CP fittings in all toilets.
- Wall mounted E.W.C for all toilets with flush control.
- Provision for exhaust fan and light point above wash basin.
- PVC/UPVC/CPVC pipes are used in the toilets.
- Hot & cold shower mixer for all toilets

KITCHEN / UTILITY :



- Provision for fixing water purifier.
- Kitchen top with bull nosed black granite.
- Stainless steel sink with drain board.
- Gas connection with meter.
- Provision for exhaust fan and adequate lighting facility.
- Plumbing & Drainage connection for washing machine, refrigerator, oven and hob.
- 2'0" glazed tile dado above platform.