



ALLEGRO™
BUILDERS & DEVELOPERS

Ode to Opulence



AUREUS

ULTRA LUXURY APARTMENTS
VAS LANE, FALNIR, MANGALORE

RERA REGISTERED
PROJECT NO.
PR000490



the perfect home
is a

The Latin word "Aureus" signifies GOLD, evoking simultaneously an idea of the opulent life and the lasting value of a prized asset. A carefully chosen home combines both these aspirations, to afford luxurious living and an asset that enhances you in various ways.

The foremost essence of treasure is its high value. It has a solid quality that proclaims itself in a current moment and even more importantly bears a definite appreciation in the future. A precious possession promises to go down generations with pride. There are those who dig and dive for treasure. For the wise, it's simply a matter of availing a smart opportunity and making a sound investment decision. It's as easy as the prudent choice of owning an apartment in "AUREUS".

rich
treasure

The modern concept of treasure makes it synonymous with a rich and opulent lifestyle. Everyone dreams of being enveloped in an aura of magnificence that evokes aristocratic splendor. A glittering gem of a home is earned treasure – a bold statement of personal achievements. "AUREUS" is the perfect reward for achieving individuals and the complete answer to their luxurious needs, so that they treasure every moment at home.





more than an address – a statement of you

The location of a building immediately proclaims its stature. “AUREUS” is located in the eminently elite enclave of Vas Lane, a Mangalorean locality famous for its beautiful bungalows and lavish residences along a lush tree lined avenue.

“AUREUS” with its impressive edifice bids to stand tall and tower over its serene environs. The project will comprise in 10 majestic floors limited 37 boutique residences in 2, 3 and 4 bedroom variants to give its proud owners the sense of an exclusive and pampered abode.

more than luxury... thoughtful features

A grand structure and an ideal location doubtless make their strong statement.

It is the attention to detail and aesthetics that further creates its own distinctions. It is very especially on this challenging aspect that the promoter Allegro enjoys a towering stature with trailblazing lifestyle features, where pioneering innovations meet the stamp of strict quality control. It is this urge to be ahead of the crowd that has earned prior projects a coveted 5 star CRISIL rating and a place on the NDTV long list for “ARISTAA ENCLAVE” as one of the best premium residential projects in South India. “AUREUS” bids to surpass this distinction with even higher benchmarks of excellence.

“AUREUS” is that rare chance to live your dream of a rich and regal lifestyle.



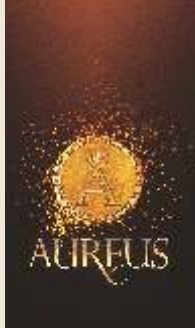
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amenities

- 37 well-planned, spacious and well-ventilated Apartments spread on 10 floors.
- Security kiosk at entry. Intercom Connection cum colour Video Door Phone connection to all the Apartments. Round-the-clock security with 24 CCTV cameras. Access card system will be provided.
- Spacious and systematic car parking for all Apartments. Wide driveways for unhindered maneuvering of vehicles. Remote control operated Main Gate.
- 4 nos Free visitors' car parks and 10 nos two-wheeler parks.
- Spacious, fully-furnished and well-designed Visitors' Lobby.
- Two fully-automatic lifts (Schindler) one of 10 passengers' and one of 13 passengers' capacity with 1.5 Metres / Second speed.
- Wide Staircase and separate Fire Escape Staircase.
- Roof top Infinity Swimming Pool with filtration plant & Pool Deck.
- Well equipped Gymnasium.
- Roof top Party cum Recreation Hall.
- Landscaping and water bodies at appropriate places for greater aesthetic look.
- Firefighting equipments on all floors with fire extinguisher Pump House as per NBC.
- MESCOM power of 8 KW for 4 BHK (3 phase), 6 KW for 3 BHK (3 phase) and 4 KW for 2 BHK apartments.
- 100% Backup Generator power (as per optimal usage calculations) for Apartments and common areas. Separate Meters for Back-up power for each Apartment.
- Split A/c provision with concealed conduits for Living and Bedrooms.
- 24 hours water supply sourced from Corporation connection and Bore Well.
- Reticulated Gas supply to all Apartments (extra cost) with a smart card system (optional).
- WiFi Data connectivity for certain common areas.
- Purified water outlet in every Kitchen from Reverse Osmosis Water treatment plant from a separate SS Tan / Filtered water for the kitchen, washing machine and wash basins from a separate O/H Water Tank. Separate O/H water tank for flushing.
- Rain water harvesting.
- Toilet for servants / drivers in the Basement.

specifications

- Earthquake resistant RCC frame structure confirming to IS 456 standards.
- Laterite / solid concrete block masonry super structure.
- Concealed multi-strand fire resistant copper (Finolex) wiring in PVC conduits. Fiber opticables for broadband.
- Optimum lighting and heating points, well-positioned and suitable for all kinds of domestic appliances.
- Concealed plumbing using PPR / CPVC pipes.
- Powder Coated Aluminum Domal series (Jindal) windows with fully glazed shutters with aluminum safety grills for Bedroom & kitchen windows. Glass (St Gobain ST 167) and SS (304) railings for Balcony. Mosquito net for one window in Living and Bedrooms will be provided.
- Aluminum Domal series (Jindal) French window in the Living Room and Master Bedroom.
- Internal ceilings and walls with cement based water proof Patti.
- External ceilings and walls double -plastered with waterproof mix in sponge finish.
- Toilets: Large size superior quality glazed tile cladding on wall up to false ceiling level. Antiskid vitrified tiles for the floor. Superior quality CP fittings (KOHLER) and Sanitary ware (KOHLER).
- Kitchen: 2'0" wide granite Kitchen top on 2 sides with large size superior quality glazed tile cladding on walls up to 2'0" level with stainless steel sink (Frankie).
- Utility: Double bowl sink (Frankie) and washing machine provision.
- Flooring: Superior quality Vitrified tiles up to 2'6"x5'. Master Bedroom Wooden pattern 2'x4' Vitrified tiles. Balcony floor antiskid Vitrified tiles. Simpolo or Quitone or similar brands



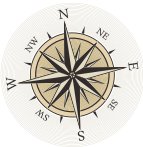
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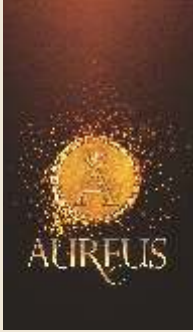
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3 BHK Apartment 601 / 801



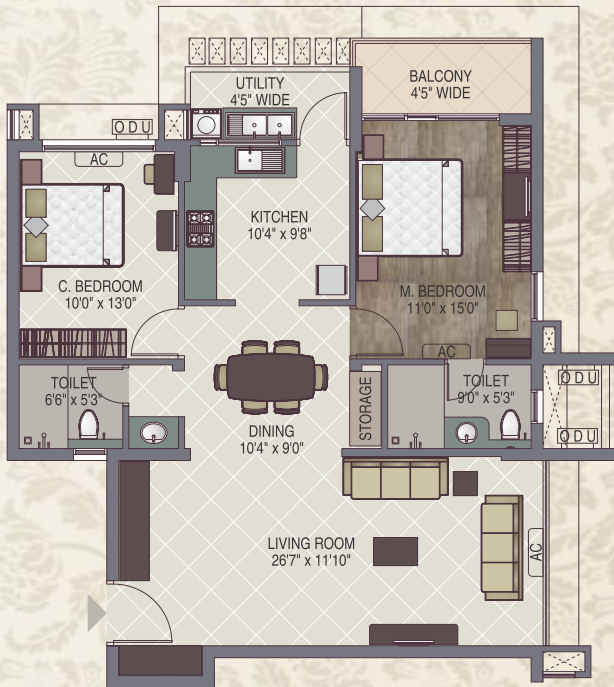
Furniture and accessories shown are not part of the standard offer.



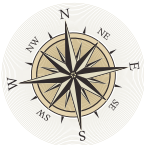
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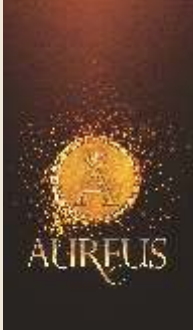
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2 BHK Apartment 301 / 401 / 501 - Option 1



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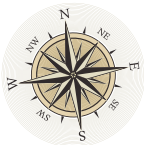
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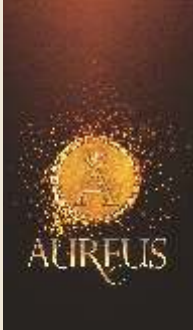
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2.5 BHK Apartment 301 / 401 / 501 - Option 2



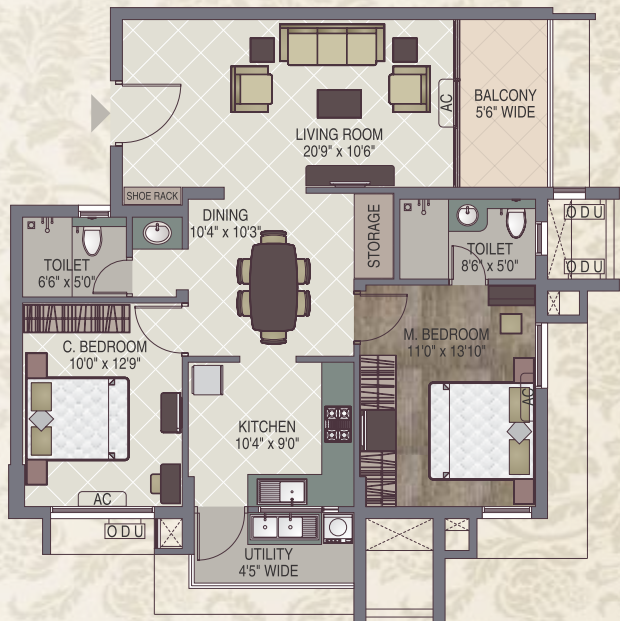
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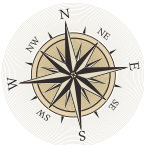
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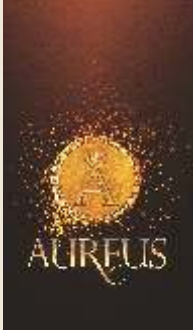
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2 BHK Apartment
602 / 802



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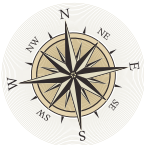


Lower Level



Upper Level

4 BHK Duplex Apartment 902 - 1002



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Completed Projects

The Art of Fine Living



ARISTAA ENCLAVE
Pandeshwar

A Mall for All



CITY CENTRE MALL*
K.S. Rao Road

The Epicenter of Enterprise



MAXIMUS
Light House Hill Road

Meeting Ground of the Upper Crest A Space for Grace



ACROPOLIS*
Light House Hill



ADELPHIA
Falnir



ADELPHIA HOUSE
Falnir

*Co-promoted

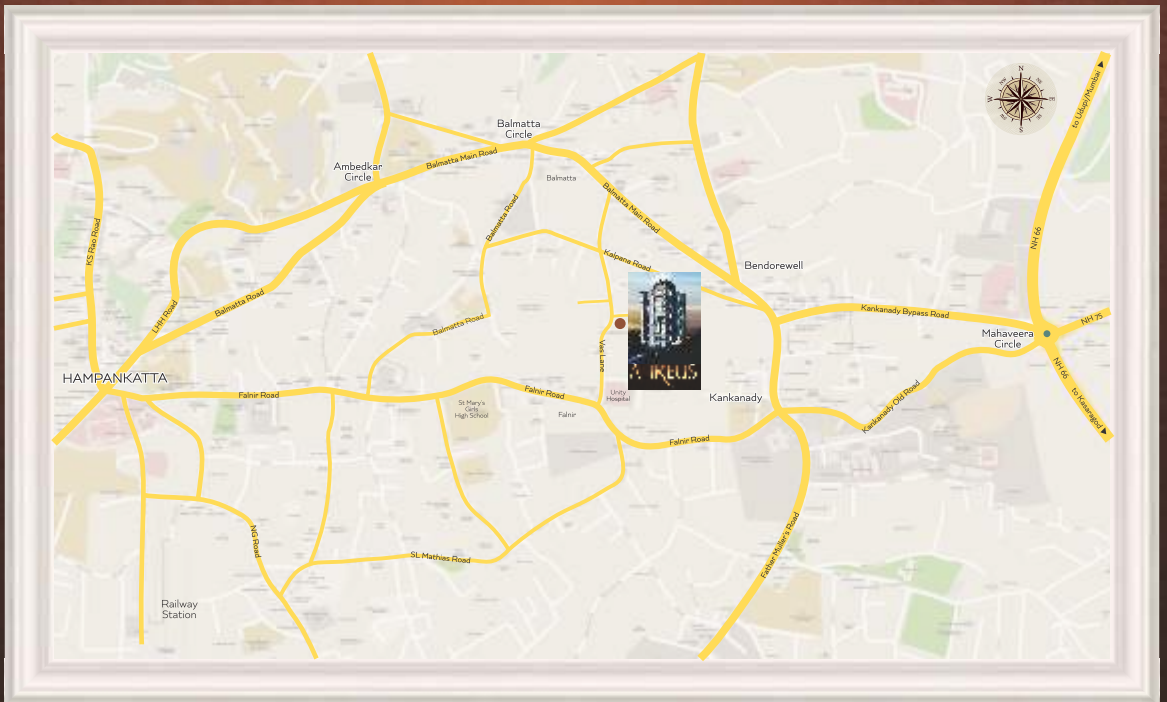
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Location Map



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