QUALITY IS OUR MISSION

MANDAVI DOWNTOWN

MANIPAL - PERAMPALLI ROAD



RESIDENTIAL APARTMENT

AFFORDABLE HOUSING 1 BHK, 2 BHK, 3 BHK WITH LUXURY AMENITIES



With a humble beginning in 1996, the entrepreneurial endeavor of Mr. Jerry Vincent Dias began with quality and commitment as the mission. Thus originated the firm MANDAVI BUILDERS.

Today, the firm continues to stick to the mission with which it began and remembers with gratitude its patrons and hopes for a bright future. The firm has elaborate plans on the anvil to develop Super Townships in future for comforts of its esteemed customers.

MANIPAL is a suburb and university town within Udupi, in coastal Karnataka, India. Manipal is located five kilometers away from the center of Udupi City, in Udupi District, Karnataka (state) in south western India. It is administered by the Udupi City Municipality. The suburb is located in coastal Karnataka, 62 km north of Mangalore and 8 km east of the Arabian Sea. From its location on a plateau, at an altitude of about 75 m above sea level, it commands a panoramic view of the Arabian Sea to the west and the Western Ghats to the east.

Home to the Manipal Academy of Higher Education, the town attracts more than twenty five thousand students every year and hence most of the population is students or university staff. It is one of the most cosmopolitan towns of India, reflected in its numerous cafes attracting students and faculty from around 60 countries. There are numerous spots throughout the suburb that attract students from nearby Mangalore and Udupi such as End Point, Manipal Lake and Malpe Beach. The city owes its rapid development to Manipal Academy of Higher Education for converting this into a student city. It is called "Campus Town" by the locals.

HIGHLIGHTS



- Grand entrance lobby with visitors waiting lounge
- 2 high speed lifts in each tower with auto door
- Swimming pool and baby pool with filtration plant and changing room
- Full fledged club house with fitness center
- Children's play area (indoor & outdoor)
- Joggers track
- 24 Hours power back up for lifts, pumps common area and 1kw to each flat

- Round the clock security system with eagle eye
- Fire protection system including alarm system, sprinkler system, smoke detector at every flat, common areas and fire control room
- CCTV for entrance and exit, visitors lounge, Children's play area
- Intercom facility for all flats from security

SPECIFICATIONS

- RCC framed structure designed for earthquake resistance
- Double coat exterior plastering with waterproofing treatment
- External painting of the building with exterior acrylic emulsion and texture paints
- External light fittings for balconies, common area and car parking
- Power failure sensing alarm
- Over head water tank, Underground sump tank and fire safety sump
- Automatic water level controller for overhead tank
- Bore well water supply in addition to municipality water
- Main door high quality hardwood, melamine polished frame and shutter with brass fixtures
- Superior quality vitrified flooring for living, dining and bedrooms.







LIVING

- French window/ Door opening to spacious balcony
- Provision for Television and Telephone points
- Balcony overlooking Horizon on west / western Ghats on East

DINING

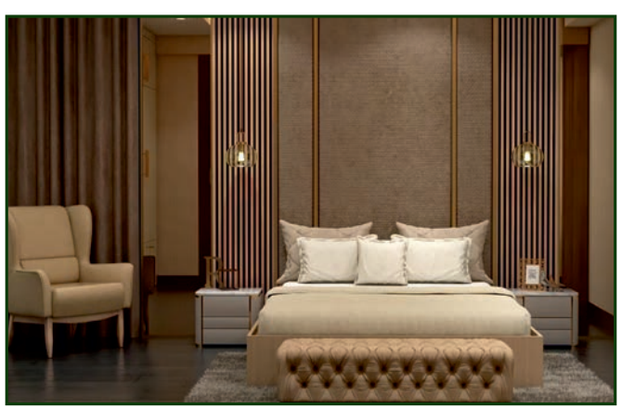
- Spacious dining area with ample light and ventilation
- Provision for cutlery cabinet and mini fridge
- Wash basin for dining



KITCHEN

- Adequate power points
- Provision of mineral water
- Granite platform for kitchen counter
- ISI Standard Plumbing Fittings





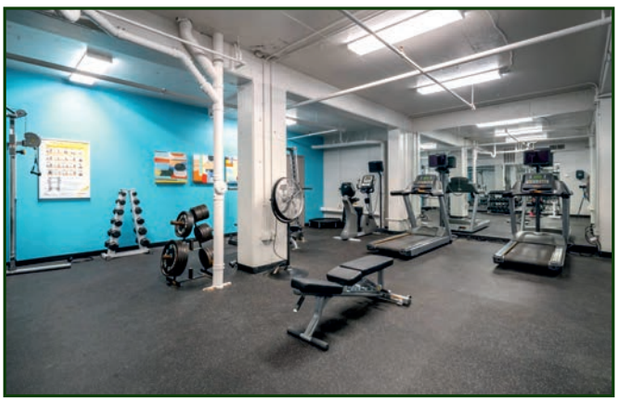
BED ROOMS

- TV Points in all bed rooms
- Split AC provision
- Two way control switch for light
- Night lamp provision
- Adequate power points
- Spacious balcony

SWIMMING POOL

- Leisure pool with kids pool
- Changing rooms separate for gents and ladies
- Deck area for sunbathing / relaxing
- Gazebo seating





CLUB HOUSE

- Gym
- Indoor games
- Jogging track
- Conference room



PARTY HALL

- Spacious hall for small gathering / Birthday party etc
- Hand wash facility
- Separate Toilet facility for gents and ladies

PARK

- Shallow water body
- Pergola seating area
- Children Sandpit area
- Badminton court
- Jogging Track
- Lush green landscape







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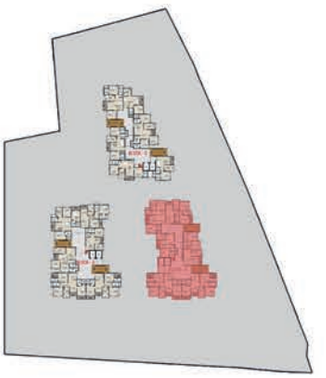


BLOCK - A

G + 21 FLOORS

TOWER-A		
TYPICAL FLOOR AREA STATEMENT (1st-19th) (SQFT.)		
FLAT	S.B.A. (22%)	TYPE
1	1236.00	3 BHK
2	1229.00	3 BHK
3	942.00	2 BHK
4	1230.00	3 BHK
5	982.00	2 BHK
6	667.00	1 BHK
TOTAL	6286.00	

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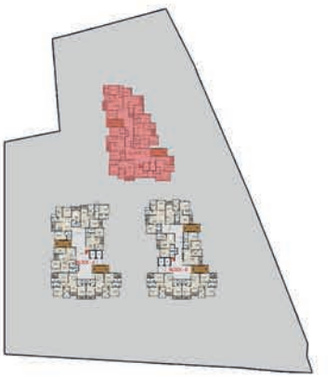


BLOCK - B

G + 21 FLOORS

TOWER-B		
TYPICAL FLOOR AREA STATEMENT (1st-19th) (SQFT.)		
FLAT	S.B.A. (22%)	TYPE
1	965.00	2 BHK
2	965.00	2 BHK
3	1236.00	3 BHK
4	1236.00	3 BHK
5	693.00	1 BHK
6	943.00	2 BHK
TOTAL	6038.00	

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BLOCK - C

G + 21 FLOORS

TOWER-C		
TYPICAL FLOOR AREA STATEMENT (1st-19th) (SQFT.)		
FLAT	S.B.A. (22%)	TYPE
1	894.00	2 BHK
2	917.00	2 BHK
3	676.00	1 BHK
4	1164.00	3 BHK
5	693.00	1 BHK
6	921.00	2 BHK
TOTAL	5265.00	

VIEW

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LOCATION MAP



PROMOTERS

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CONSTRUCTIONS

FOR BOOKINGS CONTACT

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MANDAVI CONSTRUCTIONS

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CREDAI KARNATAKA
Confederation of real estate developers of India

Architects

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ARCHITECTS, ENGINEERS (CIVIL),
INTERIOR DESIGNERS & VALUERS

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Udupi - 2534846

S/722, Manipal center
South Block,
Dickenson Road,
Bangalore - 560042

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