



PRANAAM
BUILDERS

A SURPRISING WINDOW & SCENERY

WELCOME TO YOUR NEW ABODE



MANDARA
Excellency

URWA STORE, MANGALURU
DESIGNED FOR THE NEXT GENERATION



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You are imagining a dream home!!! A home that provides a sense of wholeness, a sense of belongingness, a peaceful home amongst the Urban Life!!! A Safe Haven!!! Mandara Excellency is your dream come true. The magic of living around exquisite greenery and leading lives with modern amenities should make you delighted and indeed joyous. Mandara Excellency is no ordinary name! It symbolizes fine living architecture with all the greenery surrounding it.

Mandara Excellency is ideally situated in one of Mangalore's most far-reaching urban vicinity. The neighborhood offers a wealth of Cultural Institutions, Schools, Hospitals, Restaurants, Recreational facilities and green space. Marked by a blend of historic and modern housing, countless amenities within walking distance and close proximity to heart of the city, the neighborhood always attracts new residents.

Nestled amid the blend of peaceful, cozy and urban trend setting Mandara Excellency offers serenity, beauty and a living experience sure to exceed your expectations. Mandara Excellency is home for thoughtfully designed 2 & 3 Bedroom Apartments with private balconies having city view. Located on the corner of NH 66 and Kulur Ferry Road, it is one of the most vibrant and well-connected enclaves in Mangalore.



WHERE
LUXURY LIVING
REACHES NEW HEIGHTS

A M E N I T I E S

- ♦ Electric Vehicle Charging Point
- ♦ Mini Theatre (A/C)
- ♦ Fully Equipped Gymnasium
- ♦ Children Play Area
- ♦ Indoor Games
- ♦ Grand Entrance Lobby with 2 Automatic Lifts
- ♦ Secured Access Entry for the Lobby
- ♦ CCTV Surveillance
- ♦ Basket Ball Ring
- ♦ Solar Lighting for Common Area
- ♦ 24*7 Generator Back Up
- ♦ Security Kiosk at the Entrance
- ♦ Multipurpose Party Hall at the roof top
- ♦ Landscaped Garden Area with fruit Yielding Trees
- ♦ Reticulated Gas Connection
- ♦ Rain Water Harvesting System

TRIPLE PROTECTION AGAINST WATER CRISIS



Open Well



Borewell



Municipal
Water

ELECTRIC VEHICLE CHARGING POINT



MINI THEATRE



SECURED ACCESS ENTRY FOR THE LOBBY



SOLAR LIGHTING FOR COMMON AREA



INDOOR GAMES ROOM



CCTV SURVEILLANCE



CHILDREN PLAY AREA



BASKETBALL RING



FULLY EQUIPPED GYMNASIUM



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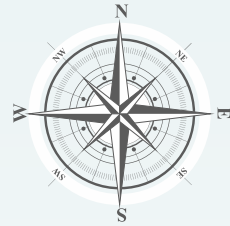
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AN INTIMATE LIVING



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TYPICAL FLOOR PLAN (FIRST TO FOURTH FLOOR)



NO.	TYPE	RERA CARPET AREA	BALCONY AREA	SALE AREA
01	3 BHK	1166.00 SFT	143.00 SFT	1745.00 SFT
02	3 BHK	1228.00 SFT	148.00 SFT	1835.00 SFT
03	2 BHK	845.00 SFT	119.00 SFT	1285.00 SFT

NO.	TYPE	RERA CARPET AREA	BALCONY AREA	SALE AREA
04	2 BHK	838.00 SFT	80.00 SFT	1225.00 SFT
05	2 BHK	754.00 SFT	80.00 SFT	1115.00 SFT
06	2 BHK	765.00 SFT	80.00 SFT	1125.00 SFT

NO.	TYPE	RERA CARPET AREA	BALCONY AREA	SALE AREA
07	3 BHK	1118.00 SFT	83.00 SFT	1600.00 SFT
08	3 BHK	1126.00 SFT	125.00 SFT	1670.00 SFT
09	2 BHK	812.00 SFT	116.00 SFT	1235.00 SFT

NO.	TYPE	RERA CARPET AREA	BALCONY AREA	SALE AREA
10	2 BHK	812.00 SFT	113.00 SFT	1235.00 SFT
11	2 BHK	812.00 SFT	115.00 SFT	1235.00 SFT
12	2 BHK	812.00 SFT	115.00 SFT	1235.00 SFT

FLOOR PLAN

(GROUND FLOOR)



SPECIFICATIONS



CIVIL WORK

- ◆ Reinforced cement concrete framed structure
- ◆ External walls of Laterite stone & Internal walls of concrete blocks
- ◆ Compound wall/Gate & Security cabin.

DOORS & WINDOWS

- ◆ Main door of superior quality hard wood frame with venveer finish shutter & Melamine polish
- ◆ Internal doors of superior quality engineered wood
- ◆ High grade aluminium sliding shutters & MS grill for windows
- ◆ Superior designer lock for all doors
- ◆ Concrete door frame with fibrotic shutter for toilets.

FLOORING

- ◆ Entrance lobby, Corridors - Superior Quality tiles
- ◆ Staircase - Granite flooring
- ◆ Apartment flooring with superior quality Vitrified tiles.

KITCHEN / UTILITY

- ◆ Stainless steel sink on granite counter
- ◆ All fittings will be Jaguar / CERA or equivalent make
- ◆ Wall cladding up to 2 feet above the granite counter
- ◆ Washing machine point in utility area
- ◆ Sufficient electrical points to accommodate kitchen appliances

ELECTRICAL

- ◆ Electrical wires of polycab or Anchor or Finolex or equivalent make
- ◆ AC point in Master Bedroom
- ◆ Conduit provision for TV & Telephone cable
- ◆ Conduit provision for Geyser points in all bathrooms
- ◆ Modular electrical switches of reputed make
- ◆ Provision for TV in living and master bedroom.

PLUMBING & TOILET TILES

- ◆ Hot & Cold mixer unit for all toilets
- ◆ Glazed tiles for wall cladding upto 8 feet height
- ◆ UPVC pipes of heavy gauge
- ◆ White colour sanitaryware of Cera or equivalent make
- ◆ Provision for exhaust fan in toilets
- ◆ Electric Geyser in common bathroom

GENERAL

- ◆ Lightings and Washrooms on terrace
- ◆ Overhead water tank and underground sump tank with required pumps.
- ◆ Putty finished premium acrylic emulsion paint for interiors and moss resistant exterior painting.
- ◆ Rain water harvesting system.
- ◆ Sewage treatment plant.

3BHK
1835 SFT



2BHK
1285 SFT



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ONGOING PROJECTS



PRIDE CENTRE | MG Road

KNOW YOUR NEIGHBOURHOOD

- INFOSYS (KOTTARA) – 60 Mtr
- MUDA Office - 200 Mtr
- MAHAGANAPATHI TEMPLE – 250 Mtr
- ST. DOMINIC CHURCH – 0.6 KM
- SRI CHAITHANYA SCHOOL – 1.3 KM
- MAHESH COLLEGE – 1.2 KM
- LADYHILL JUNCTION – 1.5 KM
- DMART – 1.6 KM
- AJ HOSPITAL – 1.8 KM
- AJ ENGINEERING COLLEGE – 2 KM
- BHARATH MALL – 2.6 KM
- KSRTC – 2.6 KM
- MANGALORE CITY CORPORATION – 2.5 KM
- MANGALORE RAILWAY STATION – 5.5 KM
- MANGALORE INTERNATIONAL AIRPORT – 9 KM



SCAN HERE FOR
GOOGLE MAP

COMPLETED PROJECTS



MATHURA
Derebail



NANDAGOKUL
Bejai



Evanna Homes
Urva



MADHUBAN
Kottara Chowki



KUDVA'S GRANDEUR
Surathkal

PROMOTERS



**PRANAAM
BUILDERS**

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ARCHITECTS:
NAYAK PAI & ASSOCIATES
ARCHITECTS.ENGINEERS.INTERIOR DESIGNERS.
Lalbagh, Mangalore

STRUCTURAL CONSULTANTS:
**design
ASSOCIATES**
Hathill, Mangalore



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