



Mathura

AFFORDABLE LUXURY

Derebail, Mangaluru

Come indulge in the mathura

Experience



Redefining
Serene
Elegance

Nirmaan Homes Mathura is an elegant fleet of dream homes built in the tranquil location of Derebail, Mangaluru. This affordable luxury is a ground plus 5 storeyed structure sporting 82 spacious 1 & 2 BHK apartments with a wide range of flat ranging from 635, 685 & 715 Sq.ft (1 BHK Flats) to 905 & 1015 sq.ft (2 BHK Flats) stretched across wing A & B. It caters all segments of customers, Mathura is all that you have dreamt of. The strategic locale of Derebail is about 100 meters from Airport road, while the main city is just 1 KM away, interlinking prominent places like AJ Hospital, Derebail Church, KSRTC Bus stand, KMC Medical College, Bharath Mall, Mangaluru City Corporation, Infosys, School, Bus stop, Temple, NH 66 and other locations lie within a proximity of 1-3 kms.

The Best Investments on EARTH is EARTH.

Nirmaan Homes Mathura is acquainted with all the modern

AMENITIES



Children's Play Area



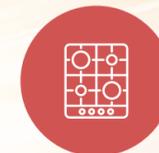
Fully Equipped Gymnasium



Firefighting System



3 Fully Automatic Lift



Reticulated Gas Connection



Indoor Games



Multipurpose Party Hall



Generator Back Up



Solar Water Heater



Wi-Fi Connectivity



CCTV Camera



Borewell / Well Water

So what are you waiting for?
Reserve your Dream Home
before it is too late

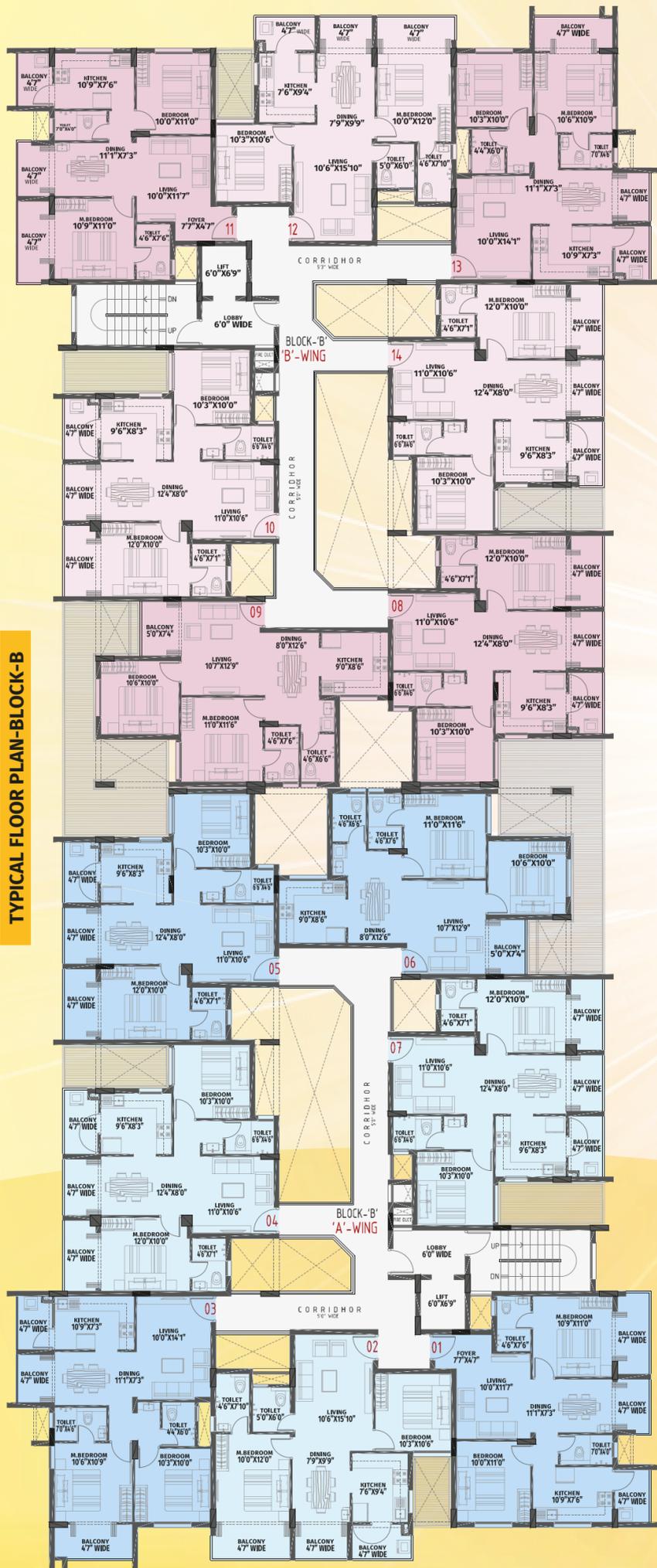
Invest on EARTH, Invest in NIRMAAN HOMES MATHURA....



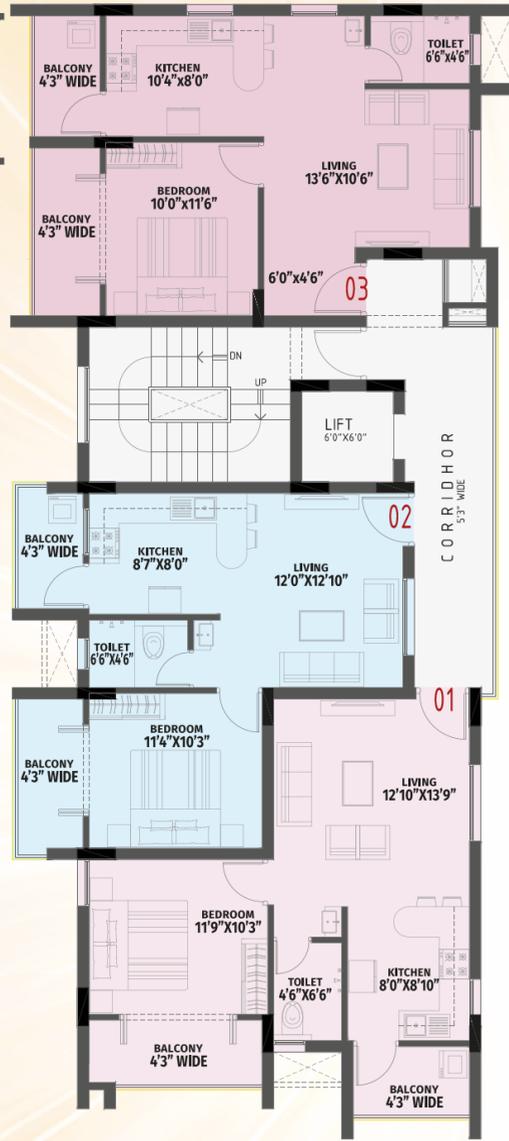


Picturesque homes that define accessible
Luxuriance





TYPICAL FLOOR PLAN-BLOCK-A



1 BHK FLATS	2 BHK FLATS
635, 685 & 715 sq. ft.	905 & 1015 sq. ft.

AREA STATEMENT
BLOCK - A

FLAT	AREA IN SQ.FT.			TYPE
	CARPET AREA with Balcony	CARPET AREA without Balcony	SALE AREA	
01	498.89	422.23	685.00	1 BHK
02	460.42	392.44	635.00	1 BHK
03	518.94	447.27	715.00	1 BHK

BLOCK - B "A-WING"

FLAT	AREA IN SQ.FT.			TYPE
	CARPET AREA with Balcony	CARPET AREA without Balcony	SALE AREA	
01	732.98	645.41	1015.00	2 BHK
02	734.98	643.03	1015.00	2 BHK
03	734.34	645.66	1015.00	2 BHK
04	736.88	645.09	1015.00	2 BHK
05	737.01	645.09	1015.00	2 BHK
06	662.70	643.70	905.00	2 BHK
07	737.13	644.81	1015.00	2 BHK
08	737.01	644.81	1015.00	2 BHK
09	662.70	643.70	905.00	2 BHK
10	737.13	645.23	1015.00	2 BHK
11	732.98	645.41	1015.00	2 BHK
12	734.98	643.03	1015.00	2 BHK
13	734.34	645.66	1015.00	2 BHK
14	737.10	644.94	1015.00	2 BHK



Specifications

To make the touch and feel of your home divine.

DOORS & WINDOWS

- Attractive melamine polished main entrance door with good quality wooden door frame
- Decorative flush shutter interior doors with concrete door frames.
- Aluminium Sliding Windows to garner fresh air to your abode

COMMON AREA FLOORING

- Lobbies : Granite / Vitrified Tiles Flooring
- Corridors : Vitrified Tiles Flooring
- Staircase : Combination of granite and ceramic Flooring

KITCHEN & UTILITY

- SS single bowl sink with drain board on Granite counter
- Toilet and Kitchen fittings will be chrome plated of Jaquar or equivalent make
- Wall cladding up to 2 feet above the granite counter
- Sufficient electrical points to accommodate kitchen appliances
- Aquaguard point
- Washing machine point in utility area
- Provision for exhaust fan

CIVIL WORKS

- Reinforced cement concrete framed structure
- All external walls of laterite stone with double plastering
- Internal walls of concrete blocks

PLUMBING & SANITARY FITTINGS

- Ceramic wall tile cladding in Toilets
- All water supply lines & drainage lines are of robust PVC/UPVC pipes of heavy gauge
- All plumbing lines will be pressure tested to ensure best quality
- Designer sanitary-ware of Cera or equivalent make
- Fittings in all toilets are of Jaquar or equivalent make
- Provision for exhaust fan in toilets
- Sump Tank in ground floor and overhead water tank.

APARTMENT FLOORING

- Vitrified tile flooring for living, dining, kitchen & bedrooms
- Non-skid ceramic tiles for the toilets

ELECTRICAL

- MESCOM power: 3KW for each apartment
- All wiring shall be of Finolex / Polycab or equivalent make
- Modular electrical switches of reputed make
- Telephone, cable TV points in master bedrooms & living rooms
- Electric supply point for air-conditioners in master bedrooms
- Geyser point in common toilet

COMPLETED PROJECTS



MADHUBAN
Kottara Chowki

BHARGAVI GLORIA RESIDENCY
Kuntikana

KUDVA'S GRANDEUR
Surathkal

ONGOING PROJECTS



NANDA DEEP
Near Urwa Marigudi Temple

EVANNA HOMES
Behind Infosys, Kottara

NANDA GOKUL
Bejai

DVARAKA ENCLAVE
Derebail

LOCATION MAP

CLOSE PROXIMITY

-  Derebail Church - 0.3 Kms
-  AJ Hospital - 1.0 Kms
-  KSRTC Bus Stand - 2.5 Kms
-  Bharat Mall - 2.4 Kms
-  Lalbagh Circle - 2.6 Kms
-  City Corporation - 2.7 Kms
-  Infosys - 2.0 Kms



BUILDER & DEVELOPER



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CO PROMOTER

Suraj Kotian



FOR ENQUIRY CONTACT

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