



**PRANAAM**  
**BUILDERS**

WELCOME TO YOUR NEW ABODE

LOCATION, COMMUNITY, QUALITY LIVING  
IT STARTS HERE..!



**MYTHRI**  
COMMERCIAL / RESIDENTIAL *Garden*

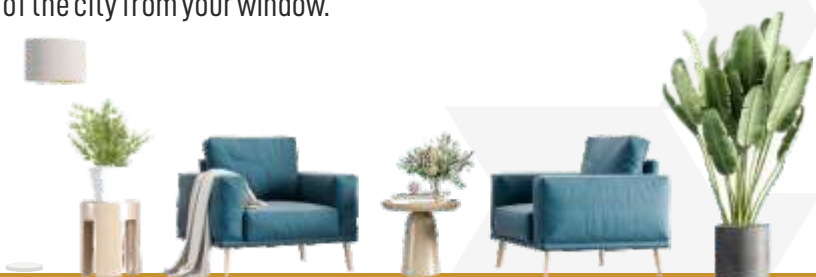
“Nature - living truly inspired”

URWA STORE, MANGALORE



“Nature - living truly inspired”

Blending the state-of-the-art amenities with unparalleled luxury, Mythri Garden Project marks the pinnacle of sophisticated city living. Designed by Pranaam Builders, one of the most recognised brands in the construction industry in Mangalore, Mythri Garden offers well landscaped commercial units & 2 BHK and 3 BHK apartments with each residence brilliantly designed to offer an artful balance of grace, bliss and ease. Ideally located in Urva Store, just minutes away from downtown Mangalore, Mythri Garden is nestled in a serene environment with good access to shops, schools, restaurants, entertainment, and transport options. Mythri Garden provides a flexible and reasonable way to own a luxury apartment in one of the most vibrant location in Mangalore, where abundant access to all-season facilities are right outside your door. Mythri Garden has everything that you could ever ask for from a new apartment home. It has spacious bedrooms, bright and sunny kitchen, a good size living area and modern amenities – all with a beautiful view of the city from your window.



WHERE BEAUTY & COMFORT  
ARE EVIDENT

S P E C I F I C A T I O N S

**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 veneer 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 / Tile 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
- › Modular electrical switches of reputed make
- › Provision for TV in living and master bedroom.

**PLUMBING & TOILET**

- › 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 point in Master Bedroom

**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.



Experience the fusion of BUSINESS & HOME at one place

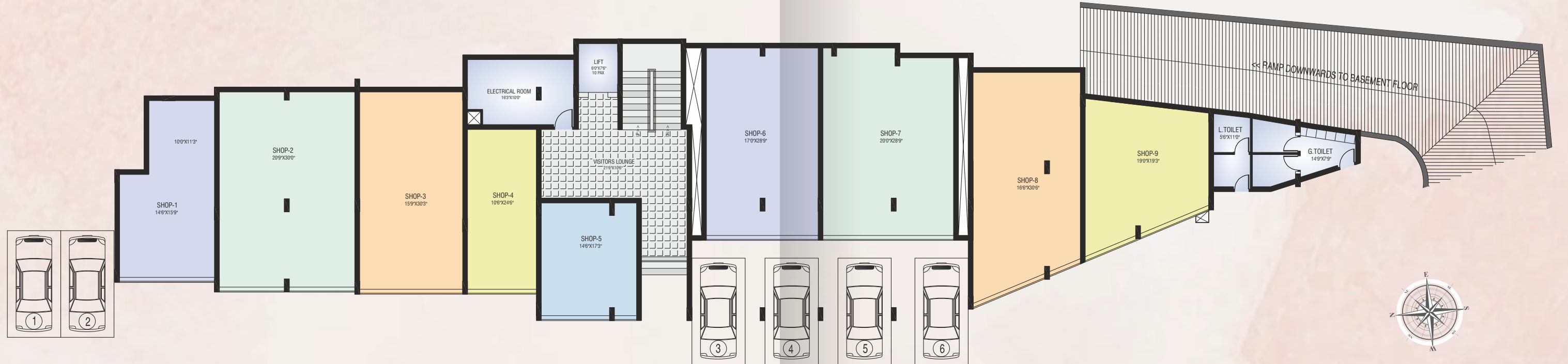


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# GROUND FLOOR PLAN

| NO. | CARPET AREA | SALE AREA | NO. | CARPET AREA | SALE AREA | NO. | CARPET AREA | SALE AREA |
|-----|-------------|-----------|-----|-------------|-----------|-----|-------------|-----------|
| 001 | 345.36 SFT  | 540 SFT   | 004 | 247.88 SFT  | 385 SFT   | 007 | 565.66 SFT  | 850 SFT   |
| 002 | 625.42 SFT  | 920 SFT   | 005 | 254.26 SFT  | 405 SFT   | 008 | 529.69 SFT  | 805 SFT   |
| 003 | 495.77 SFT  | 735 SFT   | 006 | 495.12 SFT  | 750 SFT   | 009 | 365.68 SFT  | 565 SFT   |

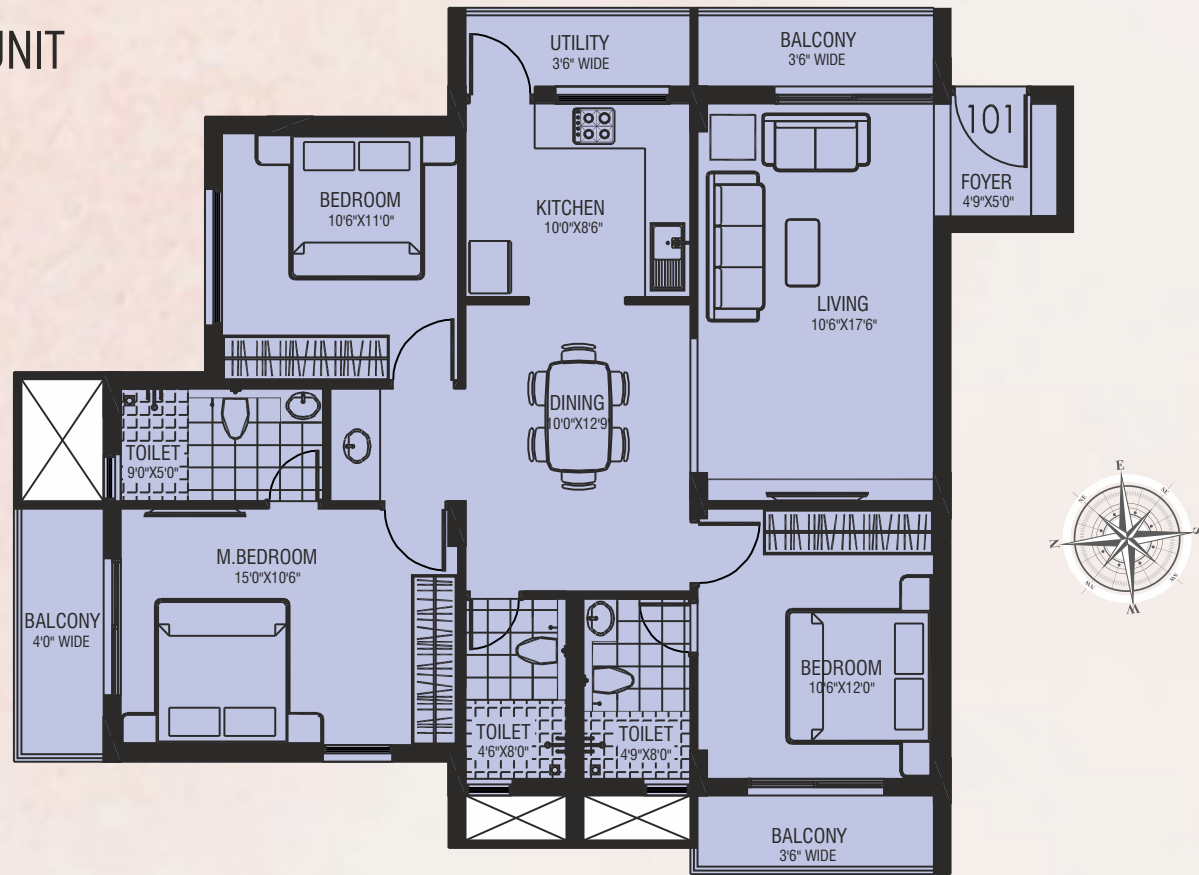


# TYPICAL FLOOR PLAN

| NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA   | NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA   |
|-----|-------|------------------|--------------|-------------|-----|-------|------------------|--------------|-------------|
| 101 | 3 BHK | 1048.53 SFT      | 153.49 SFT   | 1550.00 SFT | 104 | 3 BHK | 1184.76 SFT      | 180.56 SFT   | 1770.00 SFT |
| 102 | 3 BHK | 1091.59 SFT      | 110.41 SFT   | 1585.00 SFT | 105 | 2 BHK | 727.17 SFT       | 110.25 SFT   | 1085.00 SFT |
| 103 | 2 BHK | 727.65 SFT       | 93.00 SFT    | 1060.00 SFT |     |       |                  |              |             |

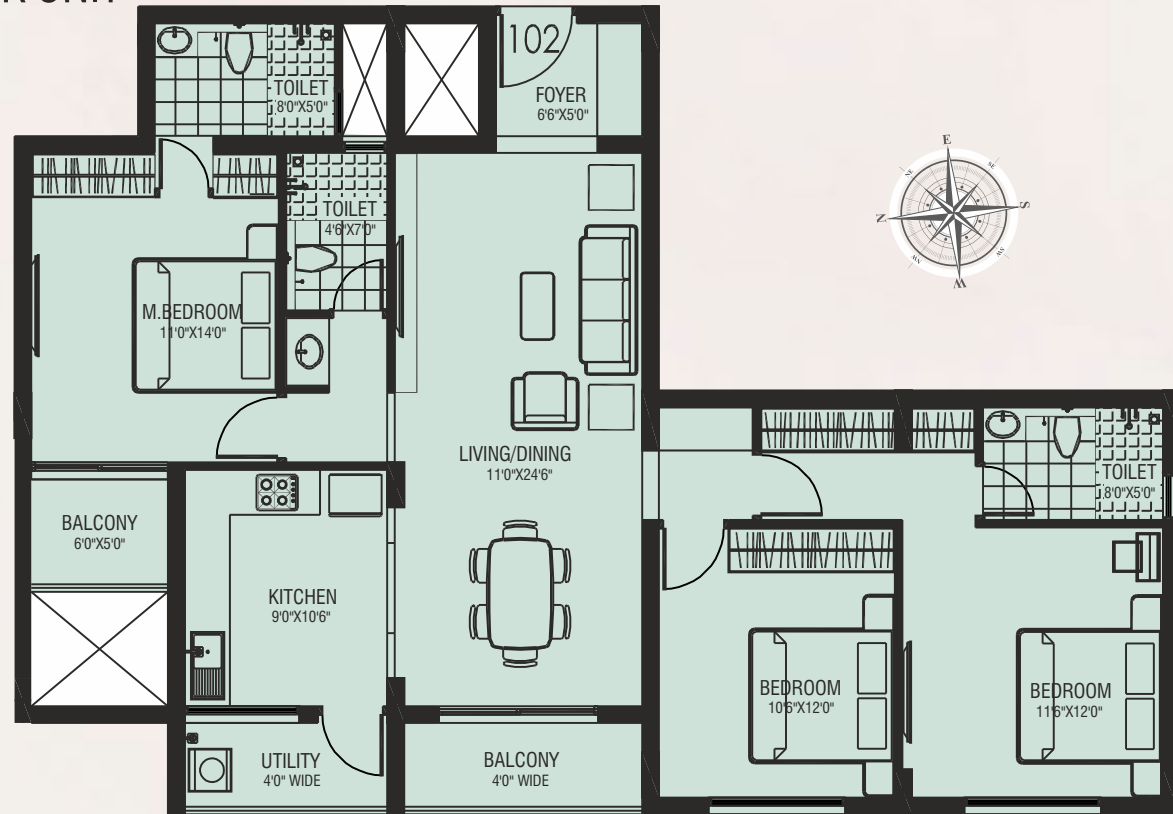


### 3BHK UNIT



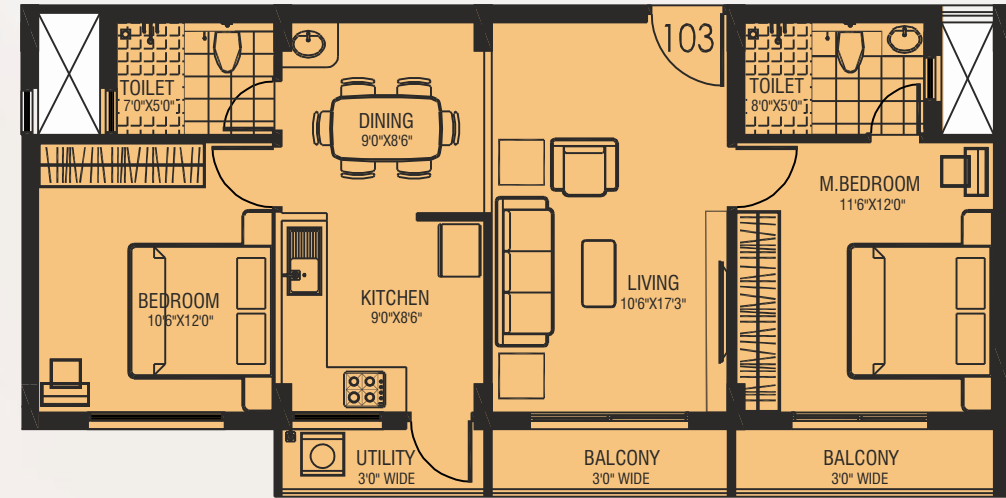
| FLAT NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA (SQ.FT.) |
|----------|-------|------------------|--------------|--------------------|
| 1        | 3 BHK | 1048.53          | 153.49       | 1550.00            |

### 3BHK UNIT



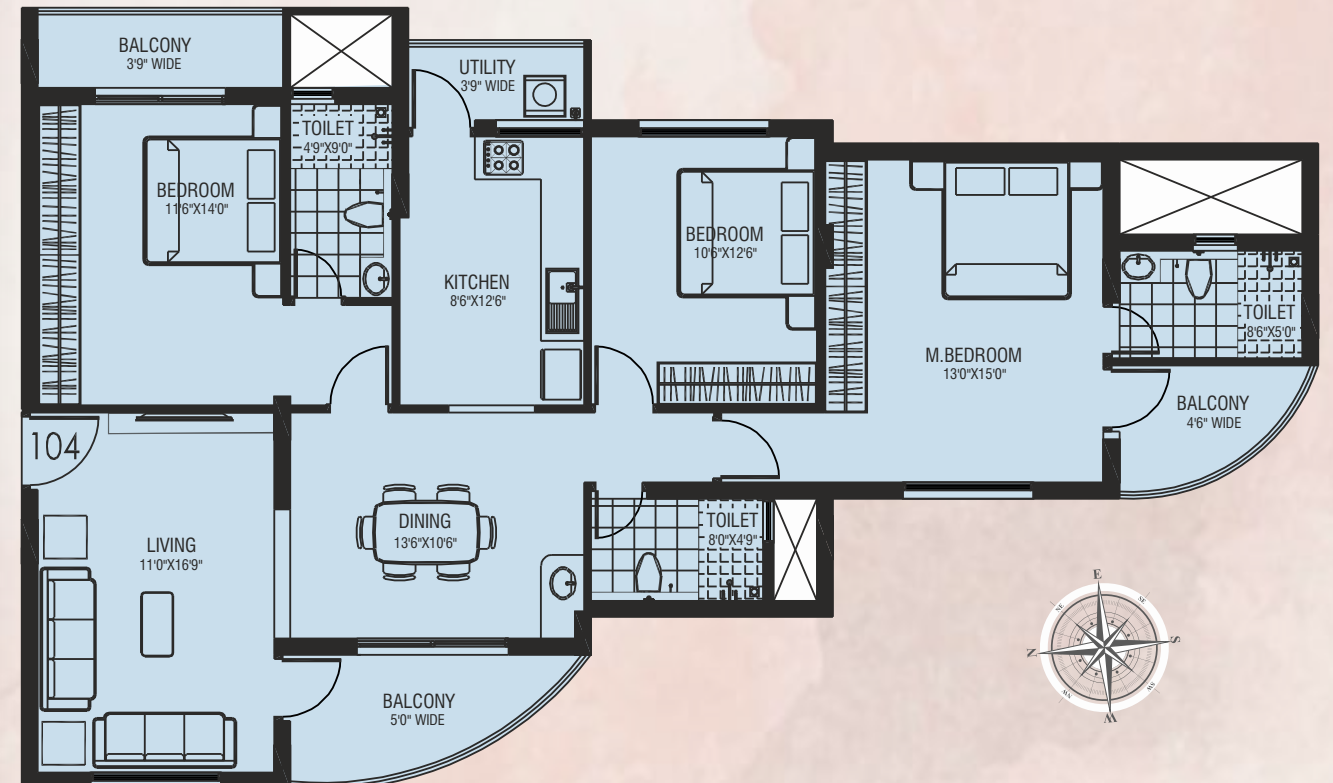
| FLAT NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA (SQ.FT.) |
|----------|-------|------------------|--------------|--------------------|
| 2        | 3 BHK | 1091.59          | 110.41       | 1585.00            |

### 2BHK UNIT



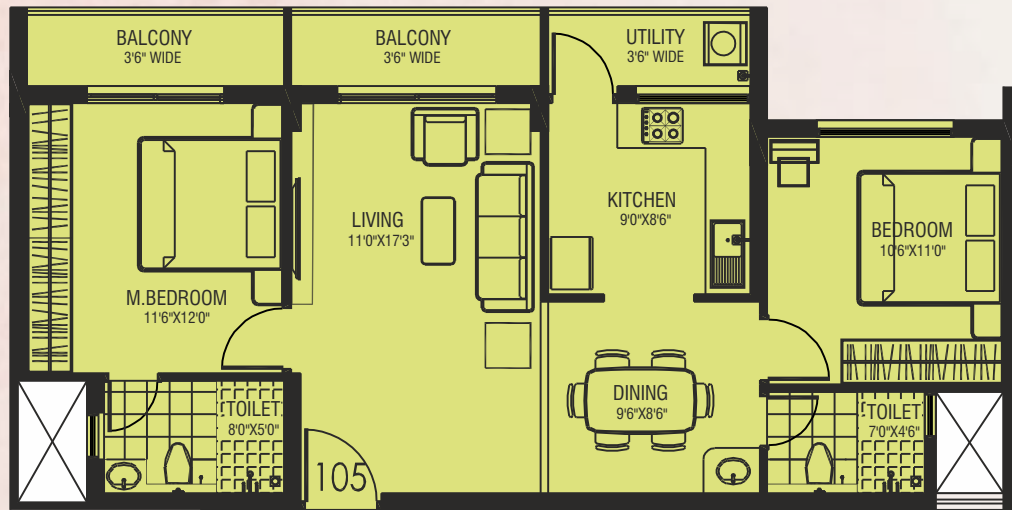
| FLAT NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA (SQ.FT.) |
|----------|-------|------------------|--------------|--------------------|
| 3        | 2 BHK | 727.65           | 93.00        | 1060.00            |

### 3BHK UNIT



| FLAT NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA (SQ.FT.) |
|----------|-------|------------------|--------------|--------------------|
| 4        | 3 BHK | 1184.76          | 180.56       | 1770.00            |

## 2BHK UNIT

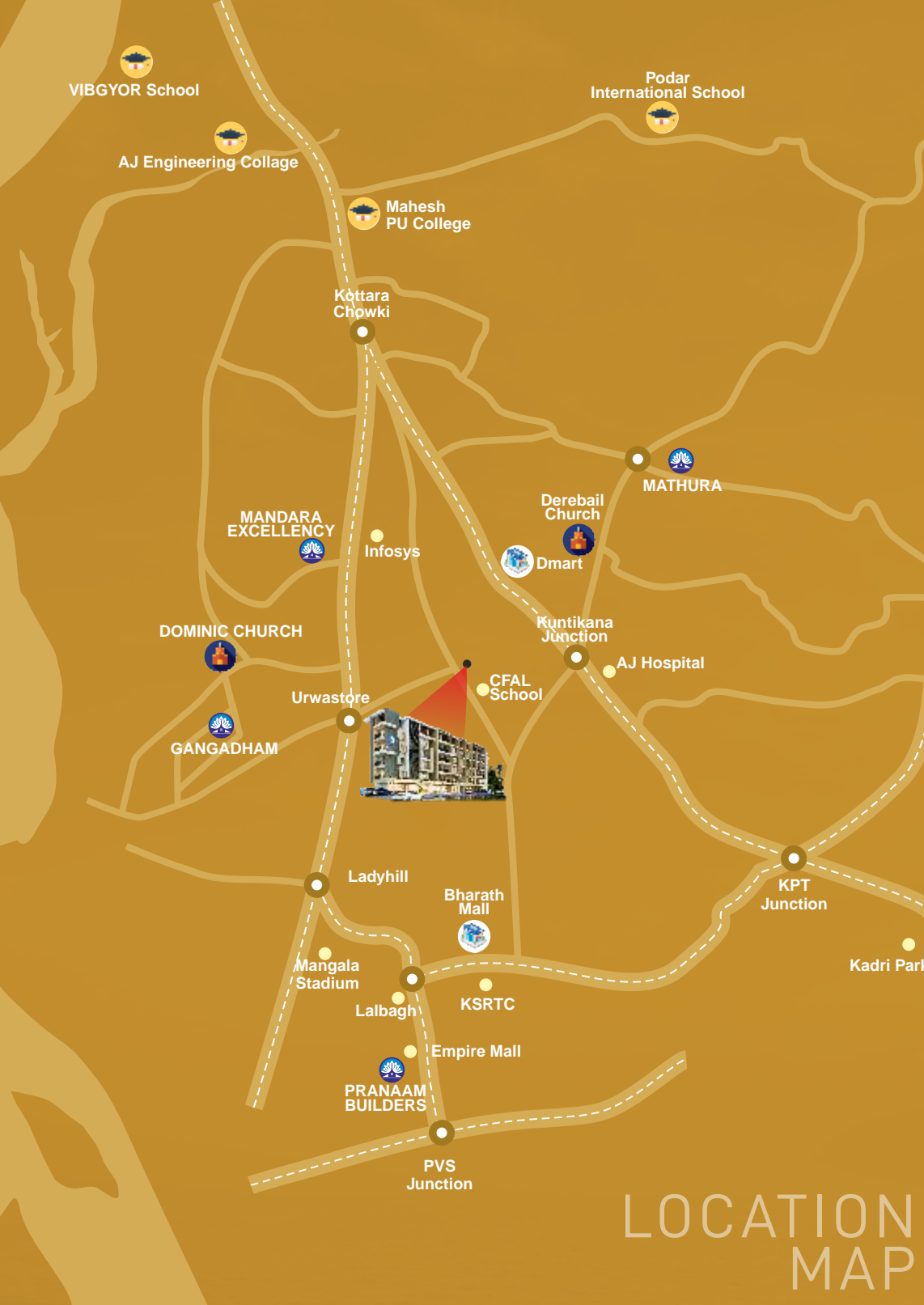


| FLAT NO. | TYPE  | RERA CARPET AREA | BALCONY AREA | SALE AREA (SQ.FT.) |
|----------|-------|------------------|--------------|--------------------|
| 5        | 2 BHK | 727.17           | 110.25       | 1085.00            |



## AMENITIES

- › Secured Access Entry for the Lobby
- › Automatic Lift
- › Fully Equipped Gymnasium
- › Children Play Area
- › Indoor Games
- › CCTV Surveillance
- › Piped Gas Cooking
- › Municipal water
- › Rain Water Harvesting
- › Solar Water Heater
- › 24\*7 Generator Back Up
- › Lightings and Washrooms on terrace



# LOCATION MAP

## OUR PROJECTS



**MANDARA EXCELLENCY**  
URWA STORE



**MATHURA**  
DEREBAIL



**GANGADHAM**  
URWASTORE

## KNOW YOUR NEIGHBOURHOOD

- MUDA Office - 200 Mtr
- MAHAGANAPATHI TEMPLE - 200 Mtr
- DEREBAIL CHURCH - 2.0 KM
- SRI CHAITHANYA SCHOOL - 1.5 KM
- CFAL SCHOOL - 1.0 KM
- MAHESH COLLEGE - 1.5 KM
- LADYHILL JUNCTION - 2.0 KM
- DMART - 2.0 KM
- AJ HOSPITAL - 2.0 KM
- AJ ENGINEERING COLLEGE - 2.0 KM
- BHARATH MALL - 3.0 KM
- KSRTC - 3.0 KM
- MANGALORE CITY CORPORATION - 2.75 KM
- MANGALORE RAILWAY STATION - 5.8 KM
- MANGALORE INTERNATIONAL AIRPORT - 10 KM

## PROMOTERS



**PRANAAM BUILDERS**

WELCOME TO YOUR NEW ABODE

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