

we build for your
happiness



**Yamuna
Gardens**
Mannagudda, Mangalore



A stylish & modern apartment situated in serene and idyllic surroundings. Its location in the heart of the city is guaranteed to change the quality of life for its residents. Undoubtedly the perfect home for you and your loved ones.

Specifications

Structure

- Seismic zone 3 complaint RCC framed structure
- Laterite/solid block masonry

Doors

- Main Door: Solid wood frame with teakwood veneered flush door having melamine matt finish polish
- Other Doors: Solid wood frame with veneered flush shutters and polish.

Windows

- UPVC windows & shutters with grills

Ventilators

- UPVC frame with louvered glass & provision for exhaust fan.

Hardware

- Superior quality hardware with locks from reputed manufacturer (Godrej/

Europe) Flooring

- Vitrified flooring from standard manufacturer in living, dining & bedrooms
- Designer ceramic tiles in kitchen, toilets, utility & balconies.

Kitchen

- Granite platform with good quality S.S. sink
- Modular kitchen with HOB & chimney (optional)

Electrical points to suit basic facilities viz grinder, water purifier, refrigerator, washing machine etc.

Painting

- Plastic emulsion/oil bound distemper on puttied walls & ceilings

- External grade, antifungal superior paint for external walls.

- Melamine polished doors & frames
- Enamel paint for metal works

Electrical

- TV Points, in living & all bedrooms
- Telephone / Intercom points in living & all bedrooms
- Computer points in living & all bedrooms Home theater points in living & all bedrooms, A.C. points in all bedrooms, Geyser points in all bathrooms, ISI marked fire retardant cables from standard Manufacturer with elegant modular switches. Backup power of 1 KW for lighting circuit of apartments

Plumbing / Sanitary

- Superior quality CPVC / UPVC pressure tested plumbing lines & fittings with ISI certification
- Superior quality CP& sanitary fittings from standard manufacturer

Bath/Toilet Areas

- Provision for geysers & exhaust fans
- Water proof false ceiling at T height

Common Areas

- 6 passenger automatic lift from reputed manufacturer
- Marking area-interlock paving / IPS flooring
- Lift fascia - granite cladding
- Environment Rain water harvesting
- Solar water heating panels landscaped areas.

Amenities

- Gymnasium
- Recreation hall
- Water heating system by solar power
- Reticulated gas
- Childrens play area
- Power backup for apartments & common areas
- C.C. camera
- Intercom facility
- Modular kitchen (Optional)

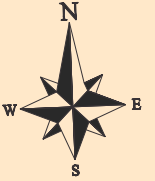


Typical 1st, 2nd, 3rd & 4th

FLOOR PLAN

Area Statement

Flat No. 1	3 BHK	2150.00 SFT
Flat No. 2	3 BHK	1875.00 SFT



Location Map



Promoters

Yamuna Groups

1st floor, Nalpad Building
Kadri Mallikatta
Mangalore - 575 005
Ph: 0824 2217755

Architect & Consultancy

M.R. CONSULTANCY

Engineers and Consultants
Shop No. 118 at 1st Floor
Ibrose Commercial Complex, M.G. Road
Kodialbail, Mangalore - 3. Cell: 9945560945
Email: madhukar08@gmail.com

Structural



vimal anil

Structural & Survey Consultants
#303, Sterling Chambers
Kalakunj Road, Kodialbail, Mangalore - 575 003
Tel/Fax : 0824 - 2493692
E-mail : vimalanil@yahoo.com

For booking contact

+91 98455 72360 / 91647 54162