

Adira

NOBLE HOMES

3 BHK RESIDENCES, URVA

LIVE A BLESSED & ADVANTAGED LIFE

Located near Urva Marigudi Temple Road, It's a mixed development of residential & commercial is to make sure all needs of residents are met without any hassles. Elegantly styled with Spacious design & quality finishing, it's a perfect place for modern living. Land Trades has put together all the efforts to bring you the best experience of Urban living.



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NOBLE HOMES

3 BHK RESIDENCES, URVA

Amenties

 Electric Vehicle Charging Stations

 Visitors Lobby

 Sewage Treatment Plant

 Intercom Phone Facility

 Cctv In Building Periphery And Ground Level

 Rain Water Harvesting.

 Borewell And Corporation Water Connection

 100% Dg Backup





Specifications



RCC & STRUCTURE

- Fully R.C.C. Framed structure. {Basement + Ground Floor + 4 Floors}
- 16 No.s 3 Bhk Units & 7 No.s Commercial Units.
- Laterite Stones and concrete Blocks for Internal partition walls.
- Smooth finished interior wall plastering.
- Sponge finished cement plastering for external walls & ceiling.
- Inter lock paving / equivalent Flooring for parking & open area.
- M.S. gate with compound wall as per architect's design.
- G.I Pipes Railings for Balconies and staircase.
- Overhead water tank & underground sump tank with required pumps.



DOORS & WINDOWS

- Hard wood door frames with designer Flush door shutter/ Skin Door Shutter for internal doors.
- Mortise lock or equivalent for all the Main Doors & bed rooms.
- Hard wood frame with embossed & veneered Flush Door shutter with melamine Polish finish for Main door.
- Brass fittings for main door.
- Granite doorframe with fiber shutter for toilets with baby latch.
- Anodized / Powder coated Aluminum glazed windows with M.S. safety grill and French door for balconies {Without Grills}.



KITCHEN AND WORK AREA

- Black Granite platform with nozing and edge polish.
- Stainless steel sink with drain board.
- Provision for Adequate power points & exhaust fan water purifier and washing machine .



FLOORING

- Main flooring in flats and commercial units with premium quality vitrified tiles of size 32"x32"
- Premium quality glazed tiles for toilet walls up to ceiling of size 24" x 12".
- Anti skid ceramic tiles for toilet flooring and balconies.
- 16"x16" premium quality ceramic tile flooring for Terrace.
- 24"x12" ceramic tiles for kitchen wall upto 2'0"height above the granite platform.
- Granite flooring for staircase as well as entrance lobby in the Ground Floor.



BATH ROOMS

- Water proof treatment for all sunken slabs.
- Pressure tested plumbing and drainage lines.
- Flush valves for commodes.
- Pure White / Pearl White colored commodes & wash basins in all toilets.
- Aluminium ventilators with exhaust fan provision.
- Geyser provision in all toilets.
- Premium quality Taps, flush valves, health faucet, diverter, shower fittings & other plumbing fittings.
- Provision of water inlet and drainage outlet for commercial units.



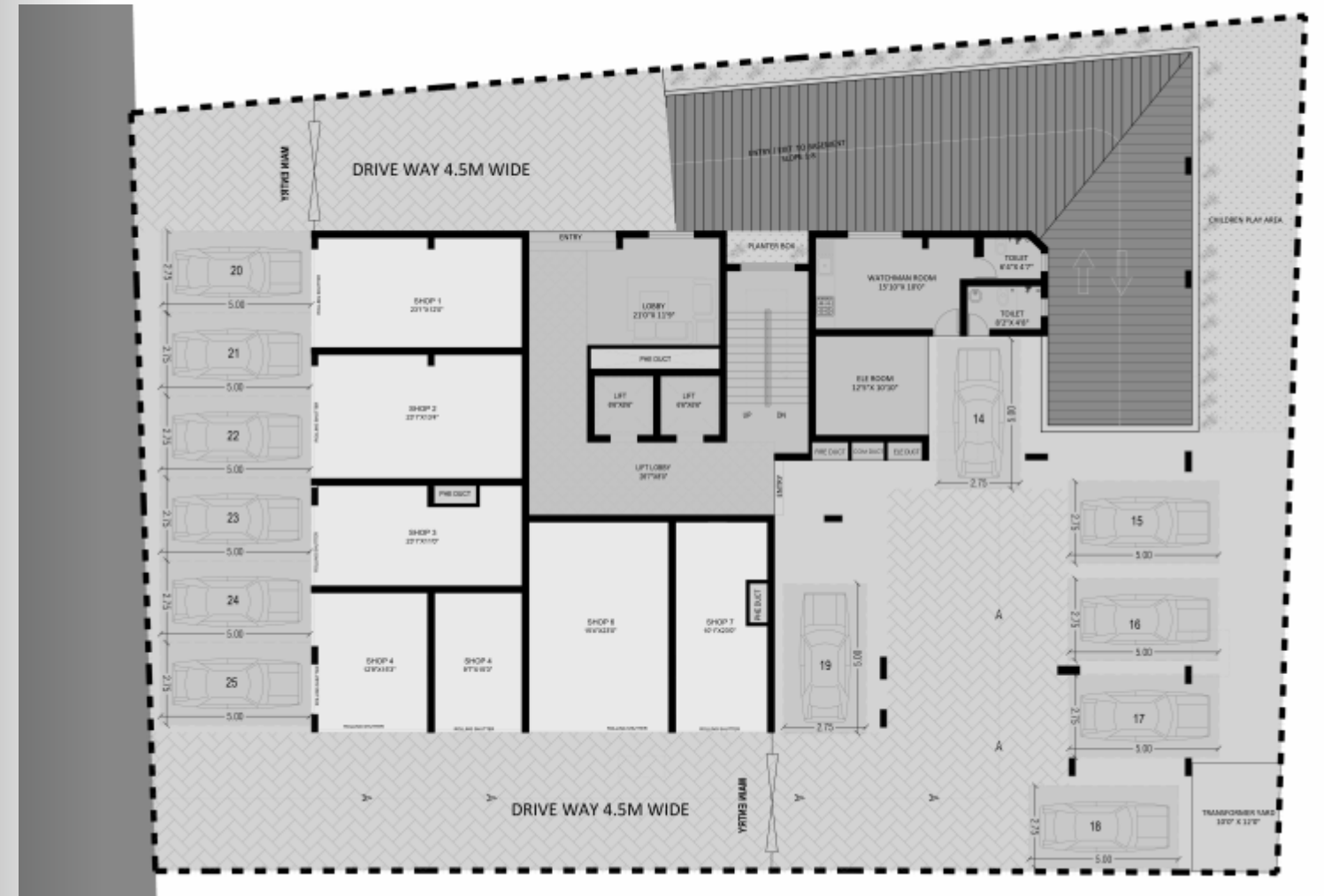
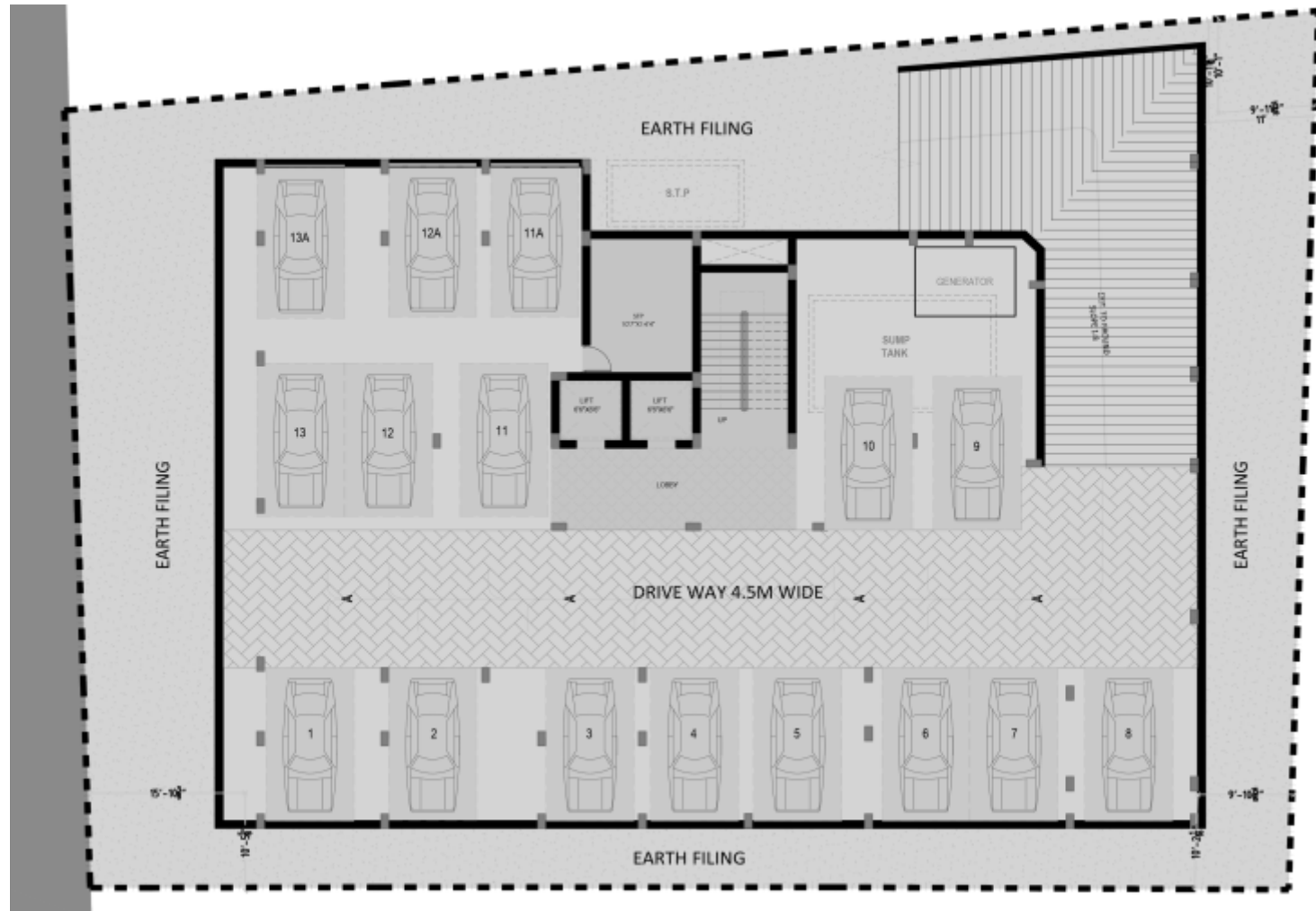
ELECTRICAL FITTINGS

- All electrical points using premium quality PVC insulated cables and modular switches.
- Power provided for 3 BHK is 5KW.
- Extra 5A Switch sockets in all toilets & Balconies.
- Solar powered lightings to common area.
- Distribution boards with necessary circuit breakers in Apartments & commercial units.
- Electrical fittings to common areas and for balconies.
- Sophisticated electrical panel board inside the safe room in the Basement & Ground Floor level.
- Safe guarded transformer yard..
- Adequate Lights & Fan points in the commercial units.



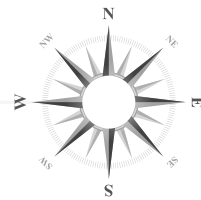
PAINTING

- Putty finish for wall and ceiling with 2 coats of premium emulsion over a coat of internal primer.
- Melamine polish for main door.
- 2 Coat exterior emulsion over 1 coat of external primer to exterior walls.
- 2 Coats of enamel paint over 1 coat of zinc primer for all metal surfaces.
- Enamel paint with putty finish to internal door frame & shutters.



Layout PLAN

3BHK RESIDENCES

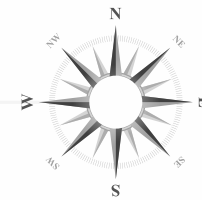


NOTE

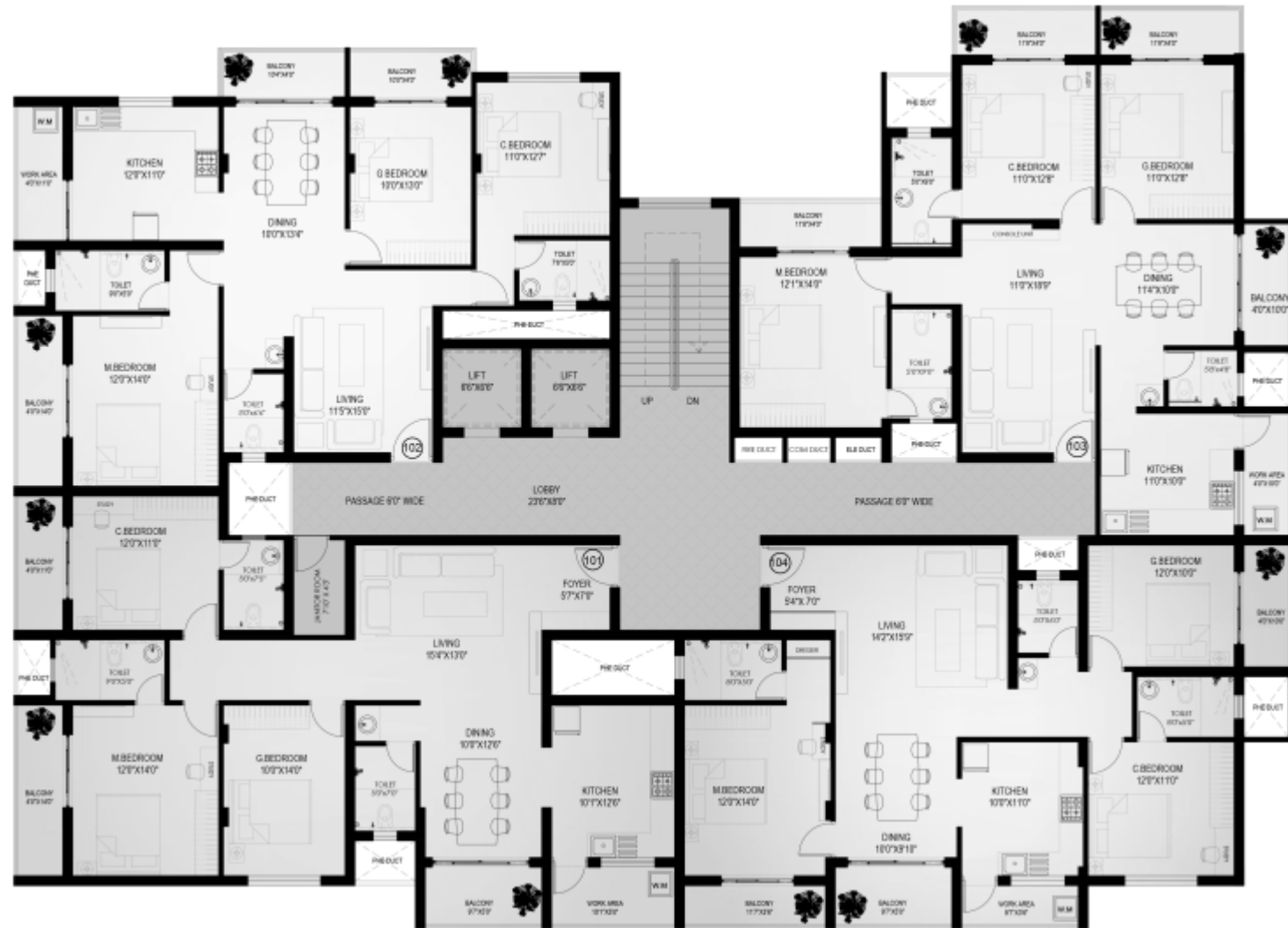
- All area are mentioned in Sqft's
- Internal brick wall and column are included in carpet area
- Furniture is for indication purpose only.
- All illustrations and pictures are artist's impressions only.
- The information is subject to variations as may be recommended by the company's architect and/or the relevant approving authorities.

Ground FLOOR PLAN

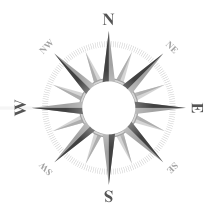
3BHK RESIDENCES



SHOP NO.	CARPET AREA	TOTAL AREA
SHOP 1	313.57	425.00
SHOP 2	341.61	460.00
SHOP 3	267.82	360.00
SHOP 4	205.68	280.00
SHOP 5	161.93	220.00
SHOP 6	382.72	515.00
SHOP 7	258.05	350.00



Typical
FLOOR PLAN (1ST-4TH)
3BHK RESIDENCES



FLAT NO.	CARPET AREA	TOTAL AREA
101	1536.09	1845.00
102	1435.80	1720.00
103	1433.47	1720.00
104	1411.10	1695.00



3D Plan 01
1845.00 SQ.FT.
3 BED ROOM | 3 BATH ROOM





3D Plan 02 03
 1720.00 SQ.FT.
 3 BED ROOM | 3 BATH ROOM



3D Plan 02 03
 1720.00 SQ.FT.
 3 BED ROOM | 3 BATH ROOM





3D Plan 04
 1695.00 SQ.FT.
 3 BED ROOM | 3 BATH ROOM

THINK MANGALURU, THINK LAND TRADES



OUR OTHER STUNNERS AT MANGALURU



DEREBAIL
1&2 BHK APARTMENT



NAKSHATRA
GANDHINAGAR
2&3 BHK APARTMENT



SOLITAIRE
Experience the difference
HATHILL
2&3 BHK APARTMENT

Location Map



KEY DISTANCE

Big Bazaar	5 Minutes
KSRTC Bus Stand	5 Minutes
Ferry Point	3 Minutes
Mangala Stadium	3 Minutes
Hospital	10 Minutes
School / College	6 Minutes
Lady Hill Church	5 Minutes
Urwa Marigudi Temple	2 Minutes
Sultan Battery	3 Minutes

CREDITS

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