



ALTURA

3 & 4 BHK RESIDENCES, BENDOORWELL

ABOVE ALL LOCATION

Bendoorwell is at the cusp of modernity and heritage. The area of historic neighbourhoods with landmarks like the St Sebastian church surrounded by quaint by lanes. At the centre of it all will be Altura , a landmark of luxury living that is all set to redefine the horizon of Mangaluru.

Located in the heart of Bendoorwell , Land Trades Altura offers . Its residents the best of both worlds. A state-of-the-art lifestyle, replete with the finest luxuries and an unrivalled location that is well connected to the roots of the city. Altura consists of luxurious 3, 4 BHK apartments that offer spectacular views of the harbour, the bay, the greenery of the valley view and Mangaluru's enchanting cityscape. Altura is more than just a home — it's a whole new perspective.



An Award-Winning Brand that you can Trust.

Land Trades have come again to create a residential landmark that will go on to become an endearing icon for the luxury capital. Land Trades Altura is a magnificent project that towers above the city



AWARDED DA2 RATING
BY CRISIL IN THE YEAR 2021



WINNER OF ULTRA TECH
2019 AWARD



AWARDED GPTW FOR THE
YEAR 2021



AN ISO 9001-2015
CERTIFIED COMPANY



Arrive Home in Style

The entrance gate at Altura is designed to allow easy merging with traffic. An impressive 2-storey tall podium facade welcomes you home with a vertical garden. It's a tropical welcome that cools your senses and makes you feel at home, even before you've stepped inside the Grand lobby

High Speed
Elevators

Multi Level
Security

Grand Visitors
Lobby





Your Personal Observatory

Every apartment in Land Trades Altura offers at least two distinct views of the sea and harbour, of Mangaluru's iconic skyline, or the lush green landscape that surrounds this premium property.

Altura apartments will offer view of Mangaluru's deep natural harbour to the East or the blue expanse of Arabian Sea to the West, and in some cases, both.

A Leisurely Outdoor Lifestyle

Swimming pool features gorgeous views that will bring residents inclose contact with the natural world around them. The amenities at Altura continue well into the lush, natural world.

An annex adjacent to the clubhouse will offer space for 50 - 75 guests, while a variety of outdoor facilities will allow residents of Altura to enjoy the complex's serene natural surroundings.



A Well-Appointed World

Beyond the international fixtures, and top-of-the-line amenities in each individual apartment, residents of Altura will have access to a whole host of facilities for fitness, entertainment and relaxation. An apartment at Altura is as much a lifestyle as a home.

Indoor Games

Swimming Pool

Steam & Jacuzzi

Gymnasium

Yoga Room

Kids Play Area

Banquet Hall

Sky Lounge



SPECIFICATION

- Fully R.C.C. Framed structure.
- Laterite Stones and concrete Blocks for Internal partition walls.
- Smooth finished interior wall plastering.
- Inter lock paving / equivalent Flooring for parking & open area.
- M.S. gate with compound wall as per architect's design.
- Elegant Building Elevation as per Architect's design.
- S.S Glazed Railings for Balconies and S.S. pipe railings for staircase.
- Charging points for electrical vehicles at Parking areas.
- Overhead water tank & underground sump tank with required pumps.

LIVING& DINING

- Electrical points as per specifications.
- T.V., Call bell points & Telephone point.
- Black granite counter top type wash basin for dining area
- Provision for 1no. split AC.

BED ROOMS

- Electrical Points as per Specification
- 1no. each Split A.C. provision.
- T.V. & telephone points.

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.
- Provision for fixing water purifier near the sink.
- Provision for washing machine in work area.

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 & other plumbing fittings.
- Shower partition for master bedroom toilets only.

ELECTRICAL

- All electrical points using premium quality PVC insulated cables and modular switches.
- Power Provided for 3BHK is 6KW and 4BHK is 8KW.
- Extra 5A Switch sockets in all toilets & Balconies.
- Solar powered lightings to common area.
- Distribution boards with necessary circuit breakers.
- Electrical fittings to common areas and for balconies.

DOORS & WINDOWS

- Hard wood door frames with designer Flush door shutter/ Skin Door Shutter for internal doors.
- Mortise lock or equivalent for all the bed rooms.
- Hard wood frame with embossed & veneered Flush Door shutter with melamine Polish finish for Main door.
- Brass fittings & digital lock for main door.
- Granite doorframe with fiber shutter for toilets with baby latch.
- Anodized / Powder coated Aluminum glazed windows with M.S. grill and French door for balconies.

FLOORING

- Main flooring in flats 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 12"x12" ceramic tiles for toilet flooring.
- 16"x16" premium quality ceramic tile flooring for Terrace.
- 24"x12" ceramic tiles for kitchen wall upto 2'0" height above the granite platform.

PAINTING

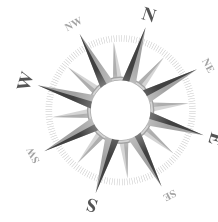
- Putty finish for wall and ceiling with 2 coats of premium emulsion over a coat of primer.
- Melamine polish for main door.
- 2 Coat exterior emulsion over 1 coat of primer to exterior walls.

AMENITIES

- Sewage treatment plant with re-cycled water connection to flush tank and for gardening purpose.
- Water treatment plant
- Swimming pool with kids pool on the terrace floor.
- DG with 100% power back up.
- Rain water harvesting.
- 3 no.s high speed passenger lifts and 1 no. high speed service lift
- Fire fighting system in accordance to Government norms & regulations.
- Garbage chute and organic waste converter.
- Landscaping as per Architect's design.
- Boom barrier to entry and exit points of the building.
- Club house with indoor games, gym, kids play area, meditation / yoga on the terrace floor.
- CCTV to common areas, access control to the club house, swimming pool etc.
- Controlled Video door phone facility from security to each flat.
- Visitors lobby.
- Round the clock security services.

3RD FLOOR PLAN

FLAT NO.	FLAT TYPE	TOTAL AREA
301	3 BHK	1885.00 SqFt
302	3 BHK	1831.00 SqFt
303	3 BHK	1484.00 SqFt
304	2 BHK	1123.00 SqFt



#F1

1885.00SQ.FT.

3 BED ROOM



#F3

1484.00SQ.FT.

3 BED ROOM



#F2

1831.00SQ.FT.

3 BED ROOM



#F4

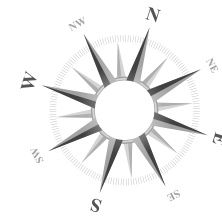
1123.00SQ.FT.

2 BED ROOM



4TH - 30TH FLOOR PLAN TYPICAL

FLAT NO.	FLAT TYPE	TOTAL AREA
401	3 BHK	2132.00 SqFt
402	3 BHK	2079.00 SqFt
403	3 BHK	1612.00 SqFt
404	4 BHK	2645.00 SqFt



#F1

2132.00SQ.FT.
3 BED ROOM



#F3

1612.00SQ.FT.
3 BED ROOM



#F2

2079.00SQ.FT.
3 BED ROOM



#F4

2645.00SQ.FT.
4 BED ROOM



33RD
FLOOR PLAN
PARTY HALL



COMPLETED PROJECTS



Astoria
Balmatta, Mangalore



Orion
Lobo Lane, Mangalore



Aria
Alvares Road, Mangalore



Mercara Heights
Mercara Hill Road, Bendore, Mangalore



Olive
Bejai Kapikad, Mangalore



Eesha
Lobo Lane, Mangalore



Aadhee
Lobo Lane, Mangalore



Vijaya
Lobo Lane, Mangalore



Hathill Crest
Hat Hill, Mangalore



Sai Grandeur
Opp. Capuchin Fiary, Jail Road, Mangalore



Pushkar
Car Street, Mangalore



Ourania
Kadri Toll Gate, Mangalore



Minerva
Bejai, Mangalore



Danube
Balmatta Road, Mangalore



Serene
Bejai, Mangalore



Hillside Ferns
Shivbagh, Mangalore



Adonia
Alvares Road, Kadri, Mangalore



Maurishka Palace
Near CV Nayak Hall, Kadri Kambla, Mangalore



Aadheesh
Off M.G. Road, Mangalore



Brookside
Morgan's Gate, Mangalore



Sai Prem
Mannagudda, Mangalore



Atlantis
Bendoorwell, Mangalore



Vasundhara
Opp. Urva Marigudi Temple, Mangalore



Rehoboth
Bejai, Mangalore



Parin
Collector's Gate, Balmatta, Mangalore



Aquarius
Mallikatta, Mangalore



Roopali
Bendoorwell, Mangalore



Aashna
Yemmekere, Mangalore



Lenhil Ferns
Kadri, Mangalore



Sanskriti
Mangaladevi, Mangalore



Melody
Near St. Theresa's School, Bendoor, Mangalore



Insignia
Valencia, Mangalore



Solitaire
Hathill, Mangalore



Emerald Bay
Surathkal, Mangalore



Milestone 25
Balmatta, Mangalore



Habitat One54
Derebail, Mangalore

Hospitals

Colaco Hospital	200mtr
KMC Hospital	1.2 km
Father Muller Hospital	900mtr

Colleges

St. Agnes College	1.1 km
Yenpoya Institute	650mtr
Alysoius College	1.7 km

Shopping

Mak Mall	600mtr
Forum Fiza Mall	3.4 km
City Center	2.2 km

Schools

St. Agnes	1.1 km
St. Theresa	450mtr
St. Mary English High School	1.9 km



SCAN FOR LOCATION



In the heart of the city...

The neighbourhood of Bendoorwell has a distinctive character that sets it apart. On one hand, it retains its historical charm, while on the other hand, it keeps up with Mangaluru's fast-paced march towards a brighter tomorrow. Altura is located in the heart of this much sought-after locality in Lower Bendoor.

ONGOING PROJECTS



Nakshatra
Gandhinagar, Mangalore



Indus
Kadri, Mangalore



Ananteesh
Carstreet, Mangalore

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Mangalore

Structural Consultants:



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