

AT YOUR PRIVILEGED ADDRESS  
EXPERIENCE  
AURA OF FRESHNESS  
& TRANQUILLITY

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PRISTINE  
in harmony with purity

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CHILIMBI, MANGALURU

PROMOTER : LAND TRADES BUILDERS & DEVELOPERS | KARNATAKA RERA NO : PRM/KA/RERA/1257/334/PR/290423/005898

VISIT : [WWW.LANDTRADES.IN](http://WWW.LANDTRADES.IN)



PROJECT BY



[www.landtrades.in](http://www.landtrades.in)



Be entertained by the wonderful location,  
outstanding views, and exceptional  
features of Pristine.





*Presenting*

# PRISTINE

in harmony with purity

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CHILIMBI, MANGALURU



Luna Paces  
MANILA

PRISTINE

## Rhythm of the sea Realm of **PRIVACY**

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Pristine is set to redefine waterfront living, the truly unique development offers an unrivalled level of privacy and security.

With only 95 bespoke residences, each with their own private beach-front and direct view access to the turquoise waters of the Arabian Sea.





Sea Facing Homes

The view of **SEA**,  
The health of your life.

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Pristine Offers stunning views of the sea, and has a  
Yoga / Meditation Studio to help you stay healthy  
and fit.

With top-notch amenities and a prime location, this  
is the perfect place to call home.



Yoga / Meditation Room

## Space for the FAMILY, Room for Play.

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The development will bring a much-needed sense of space and luxury to the area. The project offers outdoor amenities like Tennis courts, Kids play area , Basketball court, Gazebo, Sitting areas as well as plenty of indoor space for the whole family to enjoy.

The development will be a great addition to the neighbourhood and an asset to the community.



Outdoor Amenities

## Designed to **ELEVATE!** Retreats to rejuvenate.

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Pristine offers exclusive Retreats to rejuvenate your mind, body and soul. Whether you're looking for a romantic getaway or a family vacation, our luxurious amenities will make your stay unforgettable.

Our infinity pool is the perfect place to relax and escape the hustle and bustle of everyday life.



Rooftop Swimming Pool

Engage... Escape... Entertain...  
All at a place called **HOME!**

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This one-of-a-kind development offers an unrivalled lifestyle experience for those who crave the very best in life. From the moment you arrive, you'll be embraced by an atmosphere of luxury and sophistication.

And with Prime location, you'll have easy access to all the shopping, dining and entertainment that the city has to offer.

Come see what makes Pristine the ultimate destination for luxury living!





Theater Room

## OVERVIEW

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Total Project Area	-	1 Acres 30 Cents
Total Floors	-	37
Total Commercial Shops / Office	-	28
Total Apartments	-	95
Apartments / Floor	-	4 / Floor

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Commercial Parking	-	Basement & Ground Floor
Commercial Space	-	Ground - 4 <sup>th</sup> Floor
Entrance Lobby	-	5 <sup>th</sup> Floor
Residential Parking	-	5 <sup>th</sup> To 10 <sup>th</sup> Floor
Clubhouse	-	11 <sup>th</sup> Floor
Residential Space	-	12 <sup>th</sup> - 37 <sup>th</sup> Floor
Swimming Pool / Terrace	-	38 <sup>th</sup> Floor

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RERA Number : PRM/KA/RERA/1257/334/PR/290423/005898



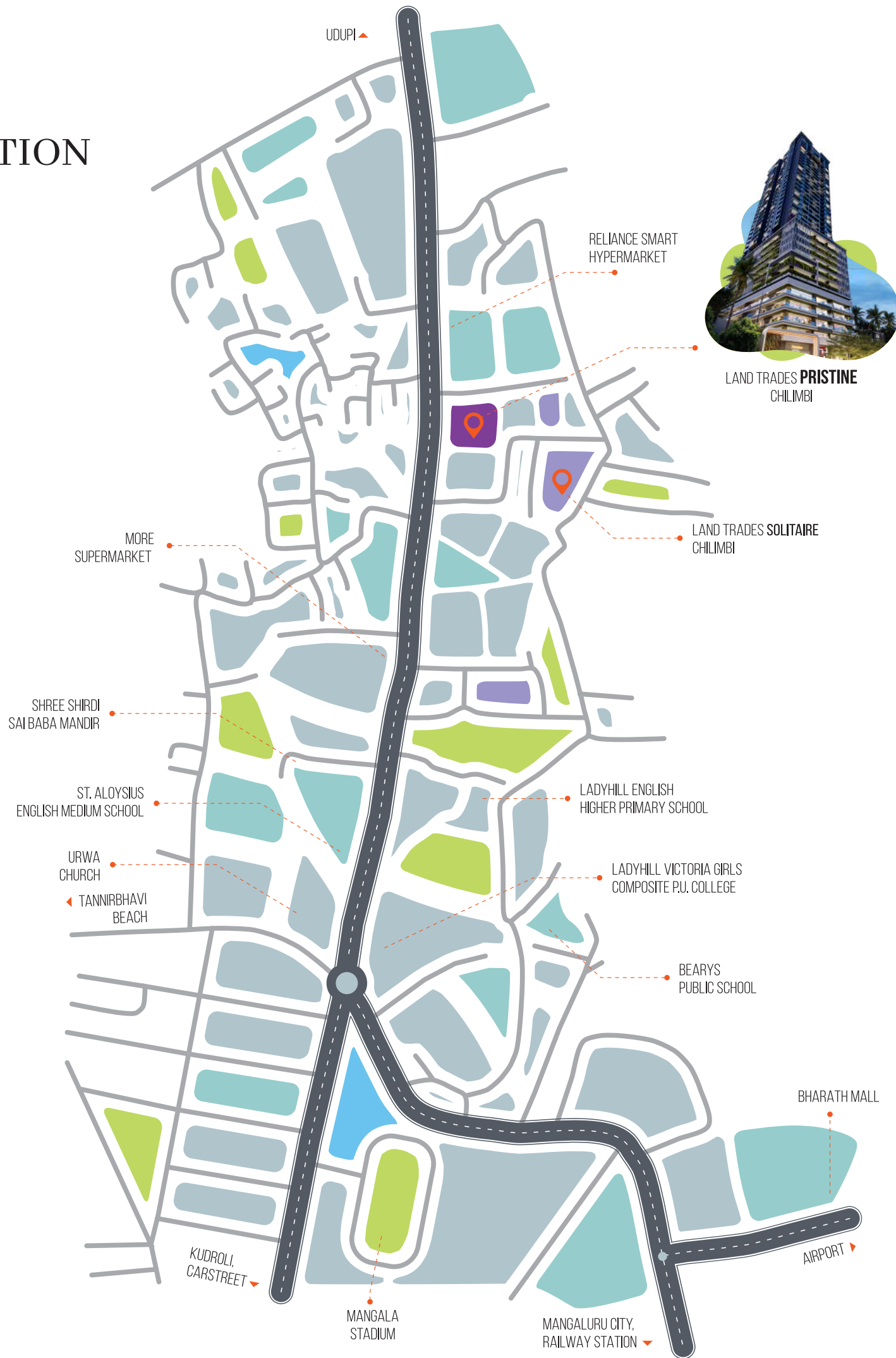
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PRISTINE

## CONNECTIVITY

› Mangaluru International Airport	-	10 Km	-	22 Min
› Mangaluru Central Railway Station	-	5.5 Km	-	16 Min
› Nearby Hospital	-	2 Km	-	6 Min
› Nearby School	-	1 Km	-	4 Min
› Malls & Super Markets	-	0.5 Km	-	2 Min
› Kudroli Gokarnanatha Temple	-	2.8 Km	-	7 Min
› Sultan Battery	-	2.7 Km	-	7 Min
› St. Aloysius Chapel	-	4.8 Km	-	13 Min
› Tannirbhavi Beach	-	8.7 Km	-	16 Min
› Mangaladevi Temple	-	6.4 Km	-	8 Min
› New Mangalore Port	-	5 Km	-	10 Min
› Pilikula Park And Golf Course	-	10.8 Km	-	22 Min
› Kadri Manjunatha Temple	-	4.4 Km	-	11 Min
› Pilikula Nisargadhama	-	13 Km	-	25 Min
› Kadri Hill Park	-	4 Km	-	9 Min
› Light House Hill Garden	-	4.6 Km	-	14 Min
› Rosario Cathedral	-	5.1 Km	-	14 Min

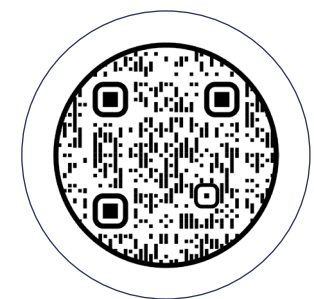
# LOCATION



## INTERNAL AMENITIES

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- ▶ Premium quality Kajaria / Simpolo / RAK / Somany or equivalent vitrified / GVT / PGVT tiles for main flooring inside the flats.
- ▶ Premium quality anti-skid tiles for balcony and work area flooring and glazed tiles for toilet walls and anti-skid tiles for toilet flooring.
- ▶ Anodized / powder coated Aluminium Glazed French doors/ windows for balconies& provision for Misquote Mesh.
- ▶ Premium quality plumbing and sanitary fittings.
- ▶ Modular electrical switches and Premium Quality wires and DB fittings.
- ▶ Wooden frames with veneer fitted flush door shutter with melamine polish finish for main doors.
- ▶ Multi video door phone facility from security to each Apartment.
- ▶ 100% power back up with acoustically enclosed generator.
- ▶ Fire-fighting Systems.
- ▶ Security Cabins.



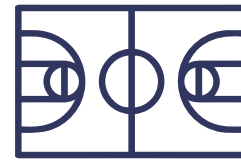
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THE PROJECT SPECIFICATION



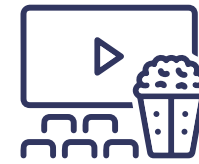
Badminton Court



Jogging track



Basketball Court



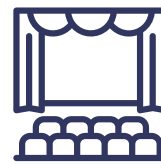
Theater room



Yoga / Meditation



Infinity swimming pool



Indoor Multipurpose Hall



Gymnasium



Jacuzzi / Sauna



3 High Speed Passenger Lifts



EV Charging Provision



Kids Play Area



Rain Water Harvesting



Organic waste converter

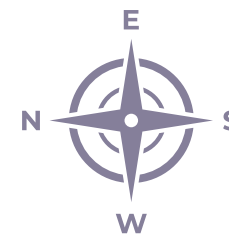


24x7 Security



Electronic Surveillance

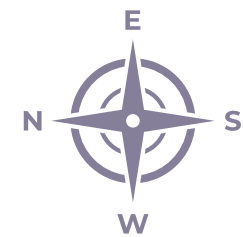
# GROUND FLOOR - DOUBLE HEIGHT



TYPE	SALEABLE AREA
SHOP 1	4077 Sft
SHOP 2	3912 Sft
SHOP 3	6735 Sft
SHOP 4	1030 Sft



# TYPICAL FLOOR PLANS - 1<sup>st</sup> to 4<sup>th</sup> FLOOR



TYPE	SALEABLE AREA
SHOP 1	4501 Sft
SHOP2	3248 Sft
SHOP 3	4501 Sft
SHOP 4	3190 Sft
SHOP 5	1123 Sft
SHOP 6	1216 Sft

# AMENITIES LEVEL PLAN

## 11<sup>th</sup> FLOOR

<p>1 &gt;</p>  <p>Yoga / Meditation</p>	 <p>Indoor Multipurpose Hall</p>	<p>5 &gt;</p>  <p>Badminton Court</p>	 <p>Basketball Court</p>
<p>2 &gt;</p>  <p>Gymnasium</p>	<p>6 &gt;</p>  <p>Party Lawn</p>		
<p>3 &gt;</p>  <p>Theater Room</p>	<p>7 &gt;</p>  <p>Jogging track</p>		
<p>4 &gt;</p>  <p>Indoor Games</p>	<p>8 &gt;</p>  <p>Kids Play Area</p>		



TYPICAL FLOOR PLANS  
12<sup>th</sup> to 37<sup>th</sup> FLOOR

FLAT NO	TYPE	SALEABLE AREA
UNIT 1	4 BHK	3478 Sft
UNIT 2	4 BHK	3366 Sft
UNIT 3	3 BHK	2299 Sft
UNIT 4	3 BHK	2363 Sft



## KEY PLAN



TYPE	SALEABLE AREA
4 BHK	3478 Sft



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### KEY PLAN



TYPE	SALEABLE AREA
4 BHK	3366 Sft



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## KEY PLAN



TYPE	SALEABLE AREA
3 BHK	2299 Sft



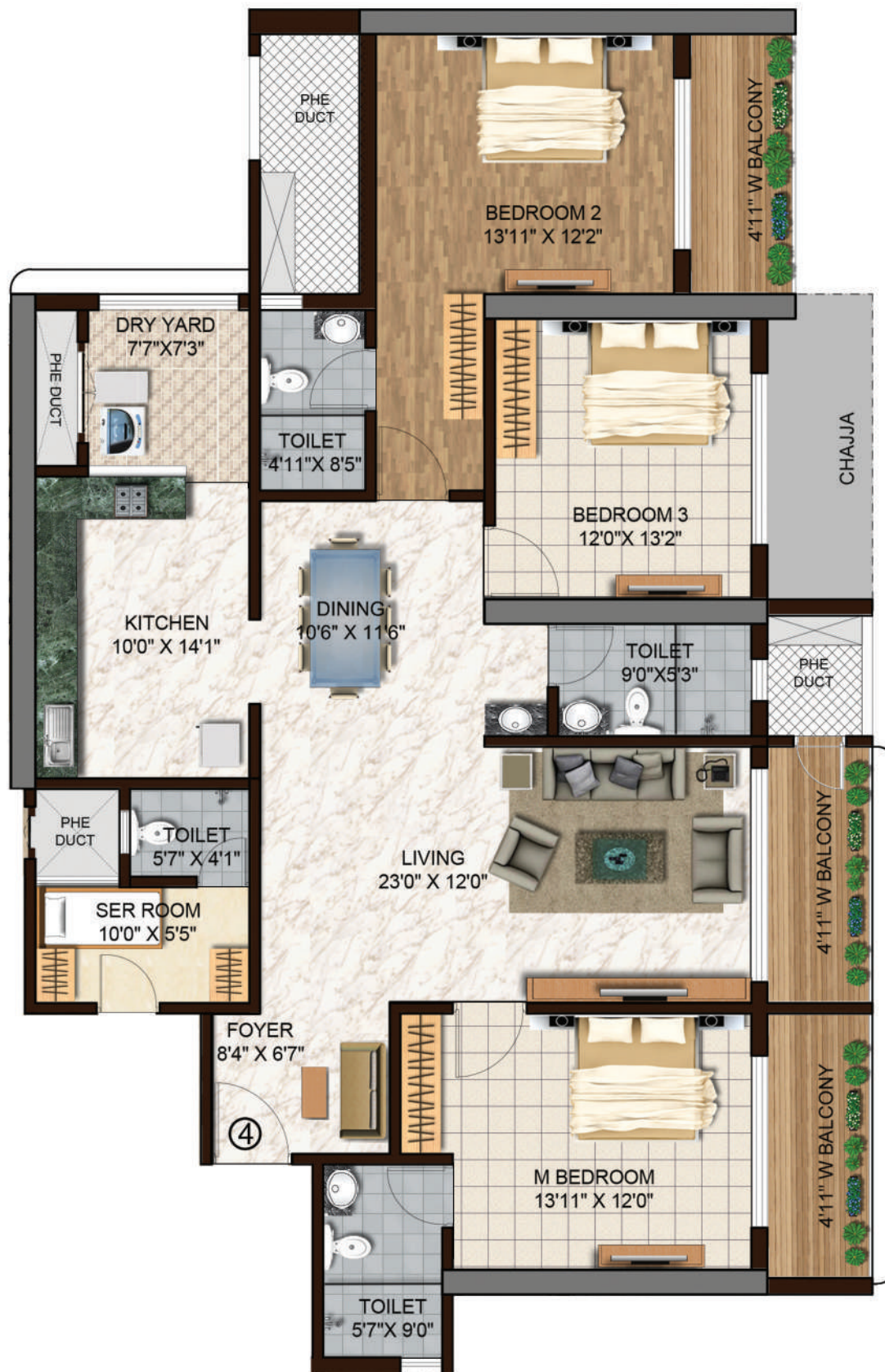
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## KEY PLAN



TYPE	SALEABLE AREA
3 BHK	2363 Sft



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# TERRACE LEVEL AREA



Infinity Swimming Pool



Sauna / Jacuzzi / Steam



Sit Out Area



Pool Deck



Solar Panels

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## CONSTRUCTION PARTNERS



Established in Bangalore in 1996, Mfar Constructions Pvt. Ltd. has imprinted its own identity in the real estate development sector over the last two decades. Mfar, which is an ISO 9001-2015, ISO 14001-2015 and ISO 45001:2018 Certified Company, is a brainchild of the business tycoon and an honoured technocrat, Dr. P. Mohamed Ali. Mfar has expanded its operations across India as a noticeable and reliable construction company, with its Corporate Office at Bangalore and a Zonal Office at Mangaluru. Regional Offices have also been set up in Kolkata and Delhi to support the operations in the East and NCR.

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 [mfarconstructions.com](http://mfarconstructions.com)

Skyline Architects was established in April 2001 to deliver the best in architectural design on a thoughtful and sophisticated combination of classical approaches and modern sensibilities. The firm has an enviable success record possible due to its unrelenting desire to surpass every expectation through its commitment to quality—Quality in research, in thought, in understanding and in imagination.

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 [skylinearchitectsmumbai.com](http://skylinearchitectsmumbai.com)

The image features a monochromatic, sepia-toned background showing the silhouettes of several large tower cranes and the skeletal framework of a building under construction. The cranes are positioned at various heights and angles, with their long jibs extending across the frame. The building's structure is visible in the lower half, showing multiple levels of concrete and steel reinforcement. The overall scene is set against a clear, light sky, creating a high-contrast silhouette effect.

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AND FINANCIAL INSTITUTIONS

## OUR PROJECTS

- **Aashna**, Yemmekere
- **Solitaire**, Hathill
- **Vasundhara**, Urwa
- **Pushkar**, Carstreet
- **Anantessh**, Carstreet
- **Sanskriti**, Mangaladevi
- **Ourania**, Kadri
- **Lenhilferns**, Kadri
- **Aadhee**, Lobo Lane
- **Danube**, Balmatta
- **Melody**, Bendoor
- **Habitat one 54**, Derebail
- **Astoria** , Balmatta
- **Minerva**, Bejai
- **Sai Prem**, Mannagudda
- **Sai Grandeur**, Jail Road
- **Eesha**, Lobo Lane
- **Roopali**, Bendorwell
- **Hathill Crest**, Hat Hill
- **Rehoboth**, Bejai
- **Insignia**, Valencia
- **Aria**, Alvares Road
- **Hillside Ferns**, Shivabagh
- **Nakshatra**, Mannagudda
- **Vijaya**, Lobo Lane
- **Parin**, Balmatta
- **Maurishka Palace**, Kadri Kambla
- **Adonia**, Kadri
- **Serene**, Bejai
- **Orion**, Lobo Lane
- **Olive**, Bejai Kapikad
- **Aquarius**, Mallikatta
- **Milestone 25**, Balmatta
- **Atlantis**, Bendoorwell
- **Aadheesh**, MG Road
- **Brookside**, Morgan's Gate
- **Emerald Bay**, Surathkal
- **Mercara heights**, Bendoorwell
- **Indus**, Kadri Road
- **Adira**, Urwa
- **Altura**, Bendoorwell
- **Shivabagh**, Kadri
- **Kamat Garderns**, Ullal
- **Nakshatra**, Mannagudda

## ABOUT US

- ▶ Over 30+ Years of understanding Design , Quality and Construction.
- ▶ Deeply rooted to Mangaluru locale.
- ▶ Over 40+ Projects delivered across Residential and Commercial segments.
- ▶ Over 40 lakh Sft space, meticulously executed at prime locations.

## WITH LAND TRADES, BE ASSURED

**VISION** To be the iconic real estate construction by staying at forefront of design excellence, quality development and timely delivery.



**PRISTINE**  
Chilimbi



**SHIVABAGH**  
Kadri



**ALTURA**  
Bendoorwell



**SOLITAIRE**  
Chilimbi

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