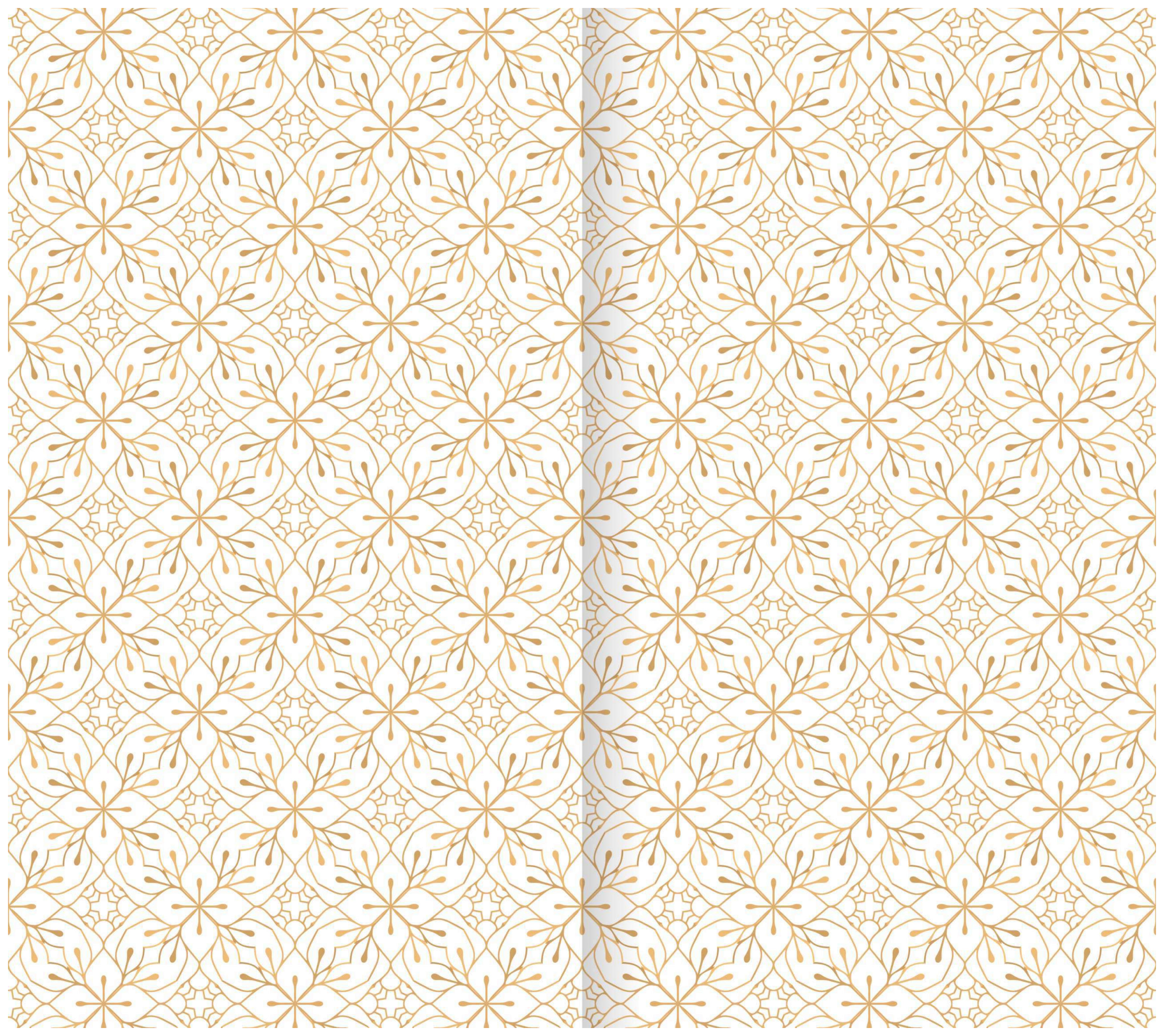




**SHIVABAGH**  
MANGALORE





# THE WORLD TO COME

Each space at Shivabagh is the epitome of comfort, because in the future there will be ease even in the convenience of everyday living.

At Land Trades Shivabagh, tomorrow is here.

SOON TO BE  
THE MOST COVETED  
ADDRESS

ST. AGNES  
COLLEGE

BALMATTA  
JYOTHI CIRCLE

ARABIAN  
SEA

BUNTS  
HOSTEL

KADRI  
MARKET

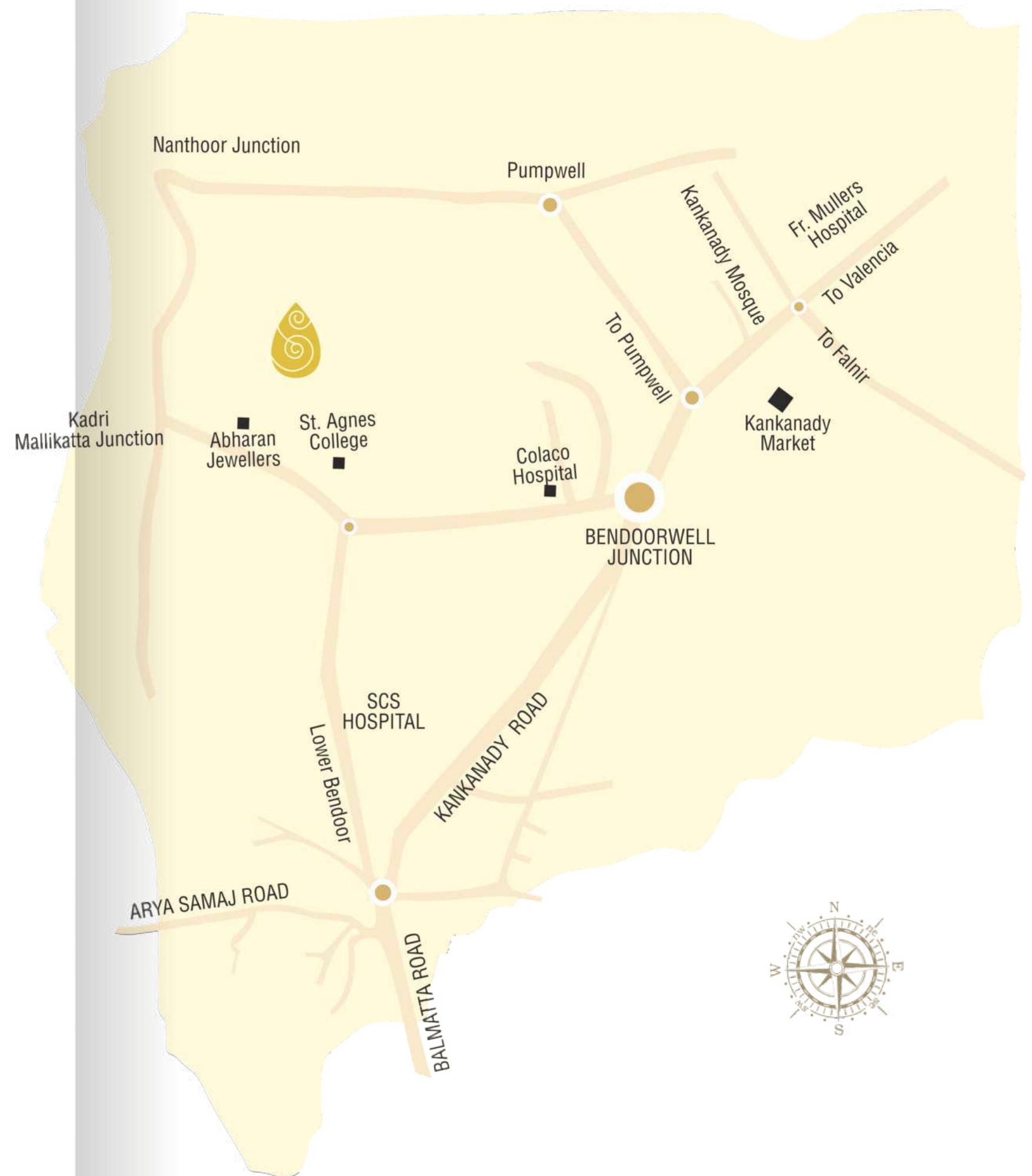
NANTHOOR  
CIRCLE



# LANDMARK OF PRE-INDEPENDENCE INDIA

Long before there were other landmarks, there was Shivabagh, a mansion that gave its name to the most elite locality of Mangaluru. A palatial home graced by legendary personalities like the Father of the Nation, Mahatma Gandhi, India's first prime minister Jawaharlal Nehru, poet, laureate and author of our country's national anthem, Gurudev Rabindranath Tagore, and the eminent statesman and freedom fighter, Chakravarti Rajagopalachari.

Land Trades Shivabagh draws inspiration from the heritage of this historic site.





## THE ESSENCE OF DISTINCTION

An abundance of free spaces to enjoy solitude. A step behind the driveways is the quiet outdoor gazebo and extravagant greenery extending all around.

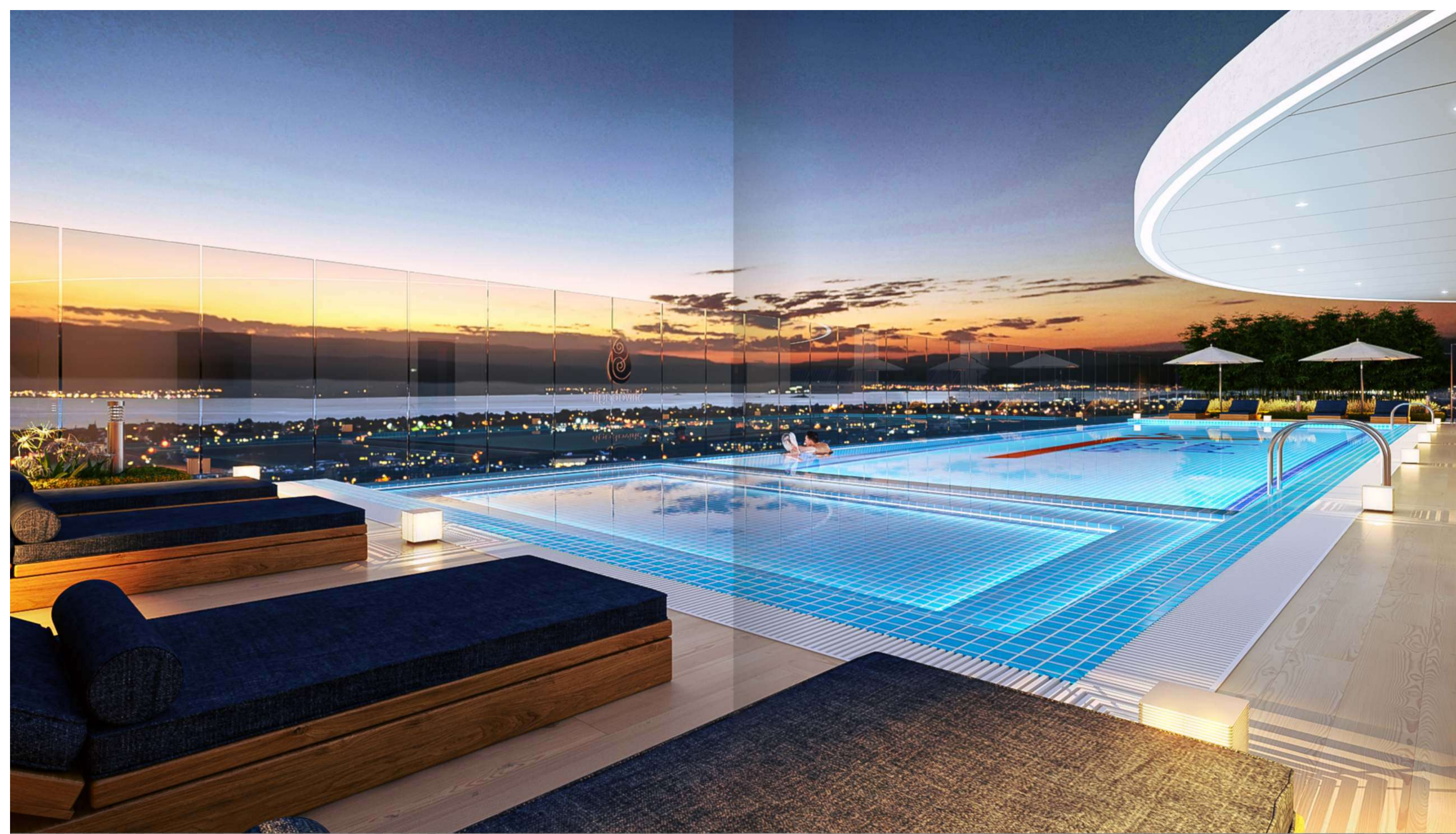
Here, you are in the company of visionaries.

# PANORAMIC SEA VIEW

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Raise a toast to your journey, with a panoramic sea view.  
The sky is a little closer, and the horizon a bit farther.





## INFINITY SKY POOL

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Reflecting the immensity of the night sky, Infinity Pool at 33rd floor seemingly flows into the skies. Elucidating the the harmony of high life, the exclusive waters are accompanied by the allure of extravagance.





# THE EPITOME OF GRANDEUR

LEVEL  
**33** INFINITY SWIMMING POOL  
SKY DECK  
SKY LOUNGE  
PARTY AREA

LEVEL  
**G** INDOOR GAMES  
GYMNASIUM  
YOGA ROOM  
BALLROOM  
KIDS PLAY AREA  
JOGGING TRACK  
OUTDOOR MULTICOURT  
GAZEBO  
AMPHITHEATRE

LEVEL  
**B1** PARKING

**B2** PARKING

**B3** PARKING

## TYPICAL FLOOR PLAN

1<sup>ST</sup> TO 22<sup>ND</sup> FLOOR



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 001      | 4 BHK | 3719.00            |
| 002      | 3 BHK | 2622.00            |
| 003      | 3 BHK | 2630.00            |
| 004      | 4 BHK | 3763.00            |
| 005      | 4 BHK | 3640.00            |

## COMBINED FLOOR PLAN

23<sup>RD</sup> TO 32<sup>ND</sup> FLOOR

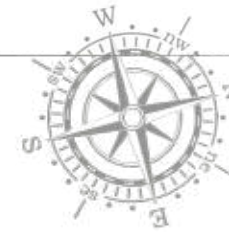


| FLAT NO.  | TYPE  | SALE AREA (SQ.FT.) |
|-----------|-------|--------------------|
| 002 & 003 | 5 BHK | 5202.00            |

Disclaimer: The information depicted herein viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet)

## DUPLEX LOWER FLOOR PLAN

25<sup>TH</sup>, 27<sup>TH</sup>, 29<sup>TH</sup> & 31<sup>ST</sup> FLOOR



## DUPLEX UPPER FLOOR PLAN

26<sup>TH</sup>, 28<sup>TH</sup>, 30<sup>TH</sup> & 32<sup>ND</sup> FLOOR



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 001      | 6 BHK | 6750.00            |
| 004      | 6 BHK | 6912.00            |

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| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 001      | 4 BHK | 3719.00            |



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 002      | 3 BHK | 2622.00            |



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 003      | 3 BHK | 2630.00            |

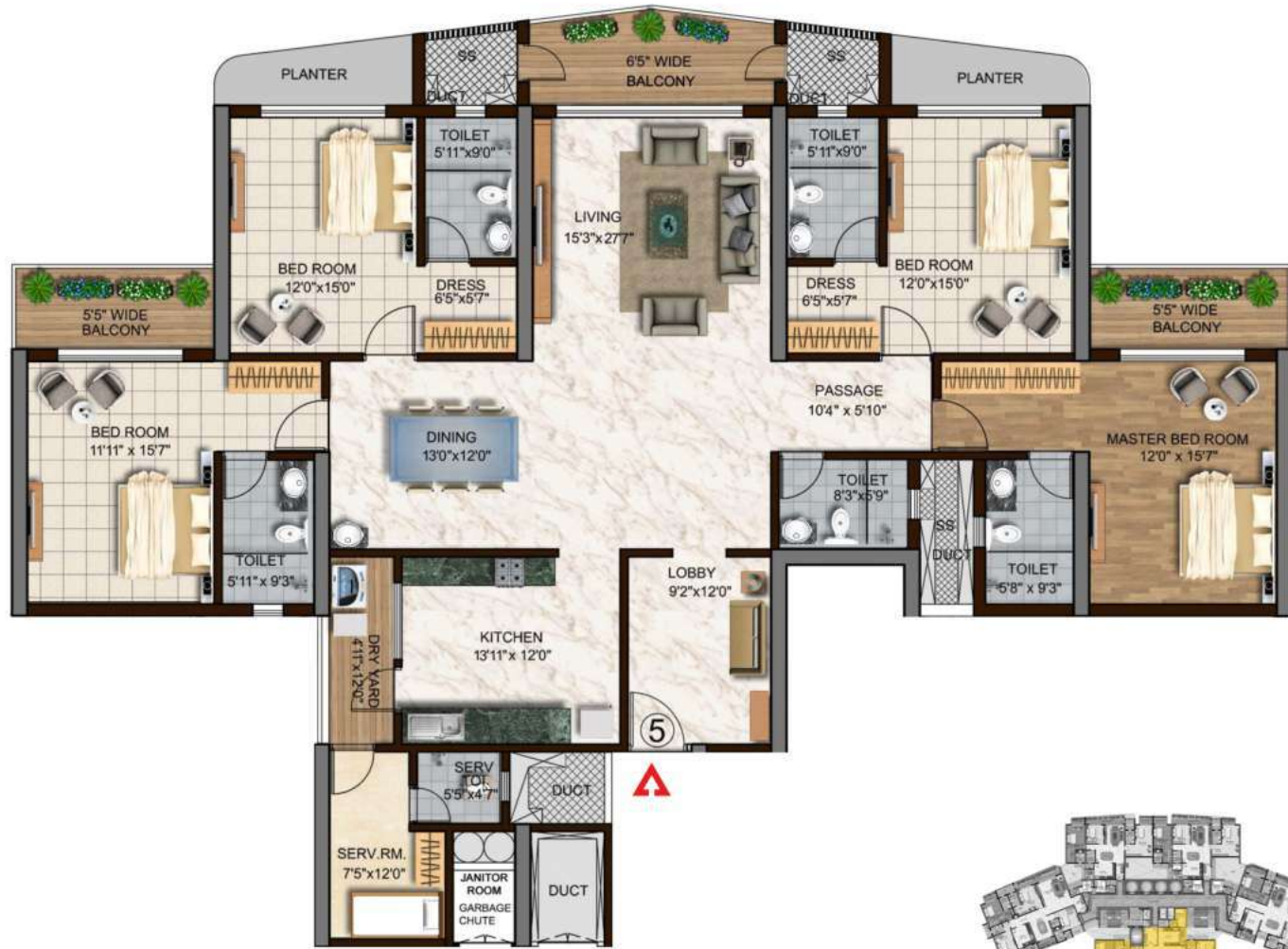


| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 004      | 4 BHK | 3763.00            |



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| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 005      | 4 BHK | 3640.00            |



| FLAT NO.  | TYPE  | SALE AREA (SQ.FT.) |
|-----------|-------|--------------------|
| 002 & 003 | 5 BHK | 5202.00            |



DUPLEX FLOOR PLAN (LOWER)



DUPLEX FLOOR PLAN (UPPER)



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 001      | 6 BHK | 6750.00            |



Disclaimer: The information depicted herein viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet)

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DUPLEX FLOOR PLAN (LOWER)



DUPLEX FLOOR PLAN (UPPER)



| FLAT NO. | TYPE  | SALE AREA (SQ.FT.) |
|----------|-------|--------------------|
| 004      | 6 BHK | 6912.00            |



Disclaimer: The information depicted herein viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet)

# TERRACE FLOOR



- LEVEL 33
- INFINITY SWIMMING POOL
  - SKY DECK
  - SKY LOUNGE
  - PARTY AREA

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# SPECIFICATIONS

## HIGHLIGHTS

- Ground + 32 + Terrace storey building with three basements consists 142 number of flats
- Spacious double height entrance lobby/ reception/ visitor's lounge
- 4 nos. high-speed automatic 15 passenger capacity lifts and 1 no. 1000 kg capacity service lift
- Fire fighting system in accordance to Fire Service Dept. Specifications & regulations.
- 100% power back up with acoustically enclosed generator.
- Electronic Surveillance cameras in and around the building
- 24x7 Security in the building
- Multi video door phone facility from security to each Apartment
- Rain water harvesting system
- Bore well water facility along with the corporation water connection
- Water treatment plant (WTP) for domestic purpose
- Sewage Treatment Plant (STP) with treated water connection to flush and gardening
- Bio organic waste converter equipment (OWC)
- Jogging/ track at ground floor
- Outdoor multipurpose play court
- Children's play area
- Centrally Air-conditioned club house with fully equipped Gymnasium, Indoor games, Meditation/Yoga room and dedicated Ladies & gents Steam bath/ Jacuzzi/Toilets in Ground Floor
- Society room at Ground floor
- Infinity swimming pool along with the kid's pool at 33rd floor
- 3 Basements for Car Parking
- Provision of EV charging points at the car parking area
- Granite/Tile flooring for common areas & staircase
- Safety railings for balconies and staircases
- VDF concrete flooring or premium quality concrete interlock paving blocks for car parking area & yard
- Premium quality antiskid vitrified tile flooring in terrace

## GENERAL

- Fully framed RCC structure with External Walls constructed in Laterite Stone Masonry and Concrete Solid Blocks Masonry for Partition walls
- Building internal walls and ceilings are finished with single coat smooth finish cement plaster and external walls have double coat sponge finish cement plaster
- RCC overhead water tank above terrace and water storage sump tank at basement
- RCC STP water tank at basement
- Separate water tank for fire fighting and STP treated water storage at terrace
- Premium quality Kajaria/Simpolo/RAK/Somany or equivalent vitrified/GVT/PGVT tiles for main flooring inside the flats
- Premium quality glazed tiles for toilet walls and antiskid tiles for toilet flooring
- Premium quality antiskid tiles for balcony and work area flooring
- Provision for Modular kitchen
- Granite counter for dining wash basin
- Wooden frames with veneer fitted flush door shutter with melamine polish finish for main doors
- Premium Quality fittings & branded door lock for main door
- Wooden door frames with laminate finish flush door and premium quality Ironmongery for bedroom doors
- Granite frame with fibrotech door shutter with premium quality fittings for toilets
- Anodized/ powder coated Aluminum Glazed windows with safety grills & provision for Misquote Mesh
- Anodized/ powder coated Aluminum Glazed French doors for balconies & provision for Misquote Mesh
- Anodized/ powder coated aluminum glazed ventilators with provision for fitting exhaust fan in toilets
- Modular electrical switches and Premium Quality wires and DB fittings
- Premium quality plumbing and sanitary fittings in toilets and dining
- Premium quality electrical fittings for balconies, common areas, facilities, car parking areas, yard compound wall & gates

- Premium interior emulsion painting over the putty finished internal walls & ceilings.
- Exterior grade emulsion painting for external walls
- Melamine polish for main door frame & shutter
- Melamine Polish for Internal door frame.
- All the metal surfaces coated with metal primer and painted with enamel grade color

## ELECTRICAL

- Power allotment for 3 BHK flat is 8kw and for 4 BHK flat is 10kw, 5 BHK flat is 12kw and 6BHK flat is with 14kw
- Premium quality PVC insulated cables, DB accessories and modular switches

## LIVING & DINNING

- Adequate Lights & Fan points
- T.V. point with DTH/Cable point
- Telephone connection
- Multi Video Door Phone point
- AC points for Living & Dining area

## BED ROOMS

- Adequate Lights & Fan points
- T.V. point in Master Bed room
- Telephone connection in Master bedroom
- 1 no. of AC point each for all Bed rooms

## KITCHEN

- Adequate Lights & Fan points
- Adequate Power Points, Provision for Chimney & Exhaust Fan
- Electrical Provision for Water Purifier near Sink
- Electrical Provision for instant Geyser
- Provision for Washing Machine & Dish Washer at Work Area

## BALCONY

- Ceiling Light point with Fitting
- 5 amps Switch & Socket

## BATH ROOMS

- Adequate Lights Points
- 5 amps Switch & Socket
- Electrical Provision for Geyser & Exhaust Fan

## PLUMBING

- Premium quality branded plumbing pipes and fittings for pressure tested pipelines of water supply & drainage network
- Gravity flow type water supply system
- Separate STP treated water pipeline network for w/c flush
- Solar water provision for master bed room toilets

## BATHROOMS







































- R.C.C Base slabs treated for water proofing in all Bathrooms.
- Ceiling Suspended pipelines in Toilets with Grid False ceiling
- Pressure Checked Plumbing and Drainage lines
- Concealed Flush Valves for EWC Flush
- Single Lever Diverter Shower unit for all Bath Rooms
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded Wash Basin & Wall mounted E.W.C. in Toilets
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded CP Plumbing Fittings
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded Health Faucet in all Toilets
- Water line Provision for Geyser in all Toilets

## KITCHEN

- Water line Provision for Instant Geyser and Water Purifier in all Kitchens
- Water line Provision for Washing Machine & Dish Washer in Work Area
- Sink Mixer Tap, Nozzle Taps and necessary angle valves

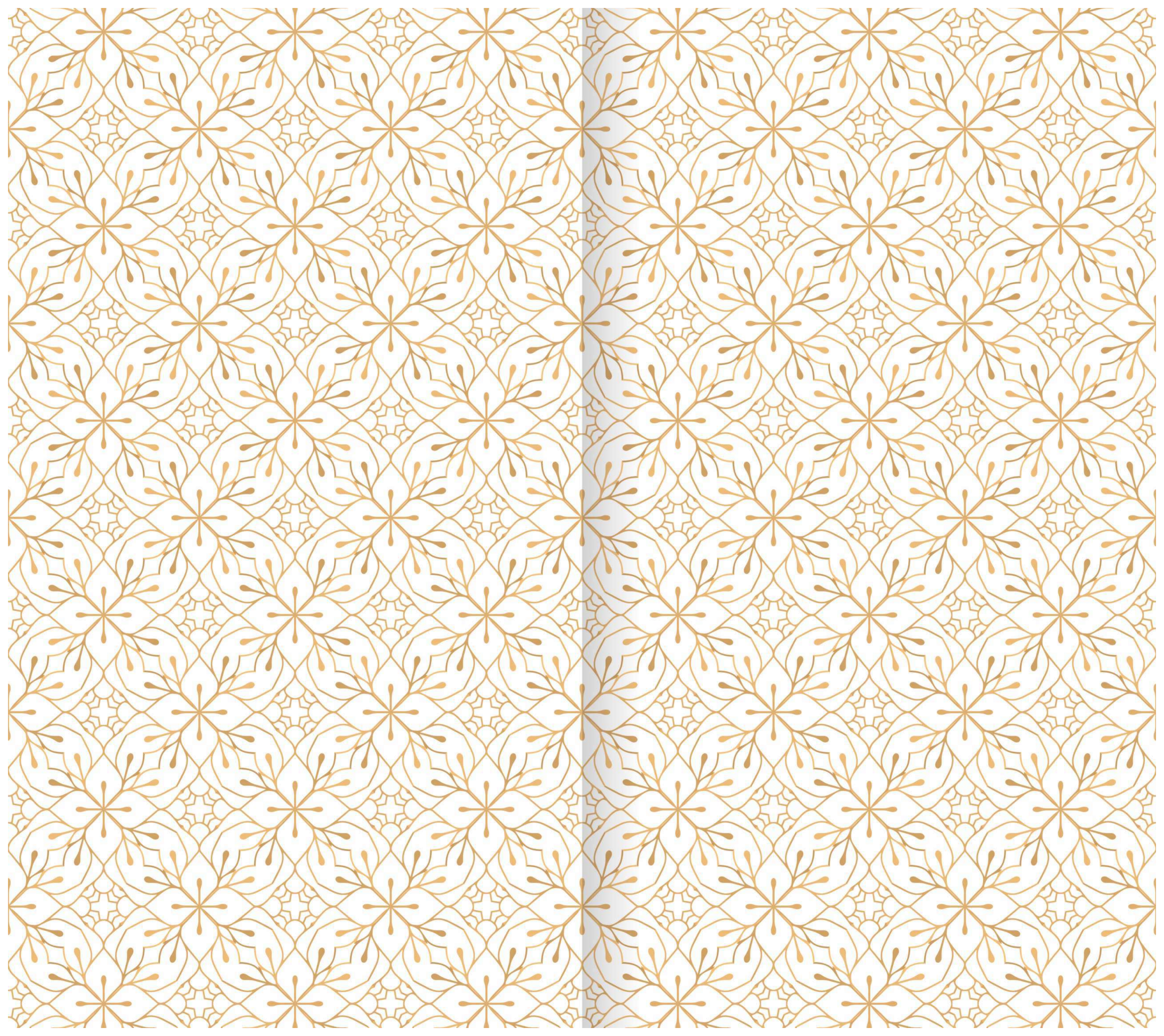


## COMPLETED PROJECTS

|  |  |  |  |
|--|--|--|--|
| <br><b>Astoria</b><br>Balmatta, Mangalore                   | <br><b>Orion</b><br>Lobo Lane, Mangalore                                    | <br><b>Aria</b><br>Alvares Road, Mangalore                          | <br><b>Mercara Heights</b><br>Mercara Hill Road, Bendore, Mangalore |
| <br><b>Olive</b><br>Bejai Kapikad, Mangalore                | <br><b>Eesha</b><br>Lobo Lane, Mangalore                                    | <br><b>Aadhee</b><br>Lobo Lane, Mangalore                           | <br><b>Vijaya</b><br>Lobo Lane, Mangalore                           |
| <br><b>Hathill Crest</b><br>Hat Hill, Mangalore             | <br><b>Sai Grandeur</b><br>Opp. Capuchin Fiary, Jail Road, Mangalore        | <br><b>Pushkar</b><br>Car Street, Mangalore                         | <br><b>Ourania</b><br>Kadri Toll Gate, Mangalore                    |
| <br><b>Minerva</b><br>Bejai, Mangalore                      | <br><b>Danube</b><br>Balmatta Road, Mangalore                               | <br><b>Serene</b><br>Bejai, Mangalore                               | <br><b>Hillside Ferns</b><br>Shivbagh, Mangalore                    |
| <br><b>Adonia</b><br>Alvares Road, Kadri, Mangalore        | <br><b>Maurishka Palace</b><br>Near CV Nayak Hall, Kadri Kambha, Mangalore | <br><b>Aadheesh</b><br>Off M.G. Road, Mangalore                    | <br><b>Brookside</b><br>Morgan's Gate, Mangalore                   |
| <br><b>Sai Prem</b><br>Mannagudda, Mangalore              | <br><b>Atlantis</b><br>Bendorwell, Mangalore                              | <br><b>Vasundhara</b><br>Opp. Urva Marigudi Temple, Mangalore     | <br><b>Rehoboth</b><br>Bejai, Mangalore                           |
| <br><b>Parin</b><br>Collector's Gate, Balmatta, Mangalore | <br><b>Aquarius</b><br>Mallikatta, Mangalore                              | <br><b>Roopali</b><br>Bendorwell, Mangalore                       | <br><b>Aashna</b><br>Yemnekere, Mangalore                         |
| <br><b>Lenhil Ferns</b><br>Kadri, Mangalore               | <br><b>Sanskriti</b><br>Mangaladevi, Mangalore                            | <br><b>Melody</b><br>Near St. Theresa's School, Bendor, Mangalore | <br><b>Insignia</b><br>Valencia, Mangalore                        |
| <br><b>Solitaire</b><br>Hathill, Mangalore                | <br><b>Emerald Bay</b><br>Surathkal, Mangalore                            | <br><b>Milestone 25</b><br>Balmatta, Mangalore                    | <br><b>Habitat One54</b><br>Dersball, Mangalore                   |
| <br><b>Indus</b><br>Kadri, Mangalore                      | <br><b>Ananteesh</b><br>Carstreet, Mangalore                              |  |  |

## ONGOING PROJECTS

|  |  |   |
|--|--|---|
| <br><b>Adira</b><br>Urva, Mangalore | <br><b>Nakshatra</b><br>Gandinagar, Mangalore | <br><b>Altura</b><br>Bendorwell, Mangalore |
|--|--|---|







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E-mail : sales@landtrades.in, info@landtrades.in

Architects :  
SKYLINE  
Mumbai

Structural Consultants:



Find us on /landtradesdevelopers

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**FOR BOOKINGS CONTACT: +91 88827 77444 | +91 98807 42159 | +91 98450 84866**

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ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR PLAN. DRAWINGS NOT TO SCALE. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS.