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SKY LIVING EXPERIENCE

23 LIMITED EDITION LIVING SPACES

31 Years of
Existence

40+ Completed
Projects

41+ Lakh SQ. FT.
Area Developed

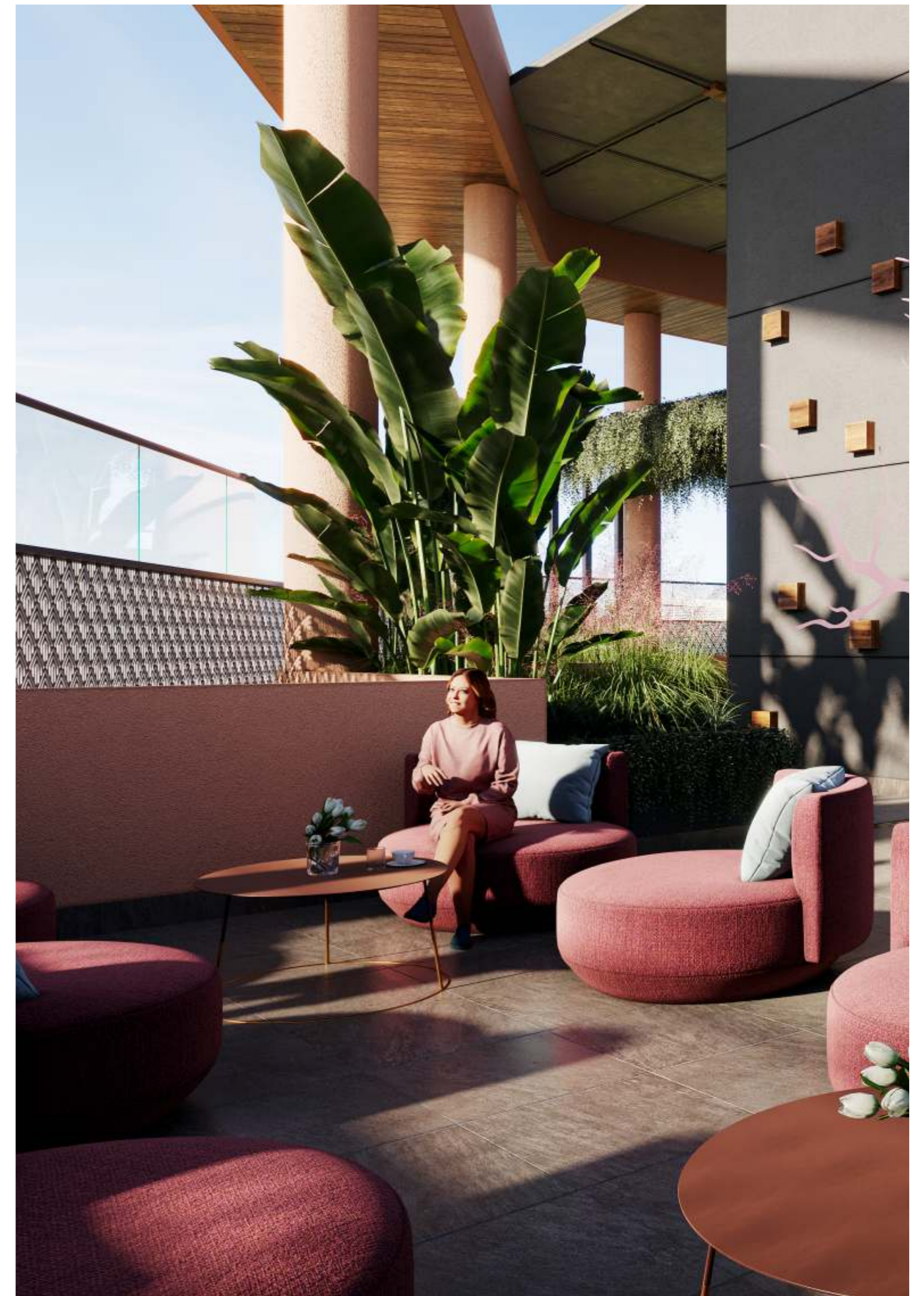
3000+ Satisfied
Happy Families



4 BHK LUXURY LIVING EXPERIENCE

*An experience
that redefines*

—
Serene
Splendid
Sanctuary





*Live in a space
where every element
has been carefully
selected*

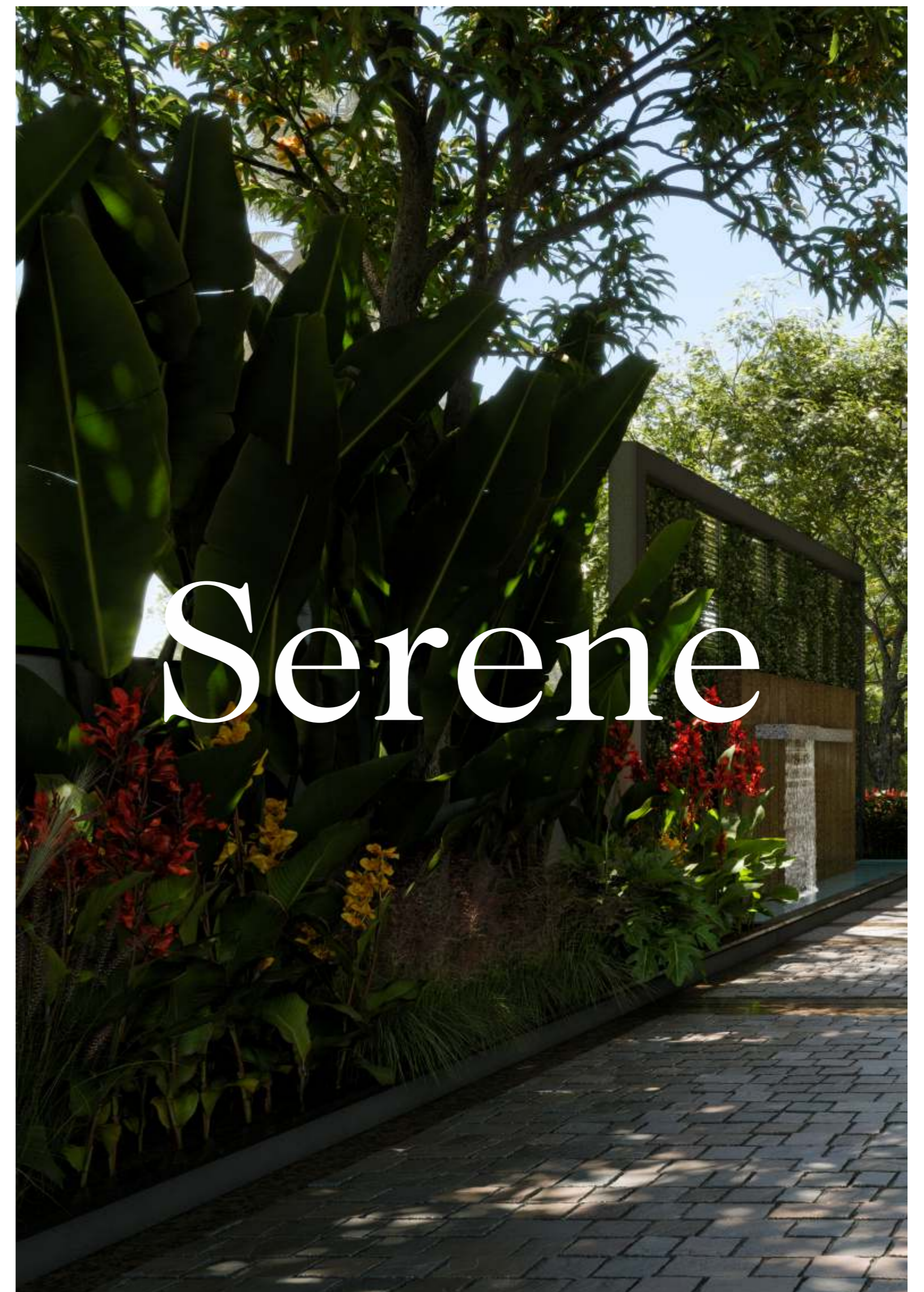


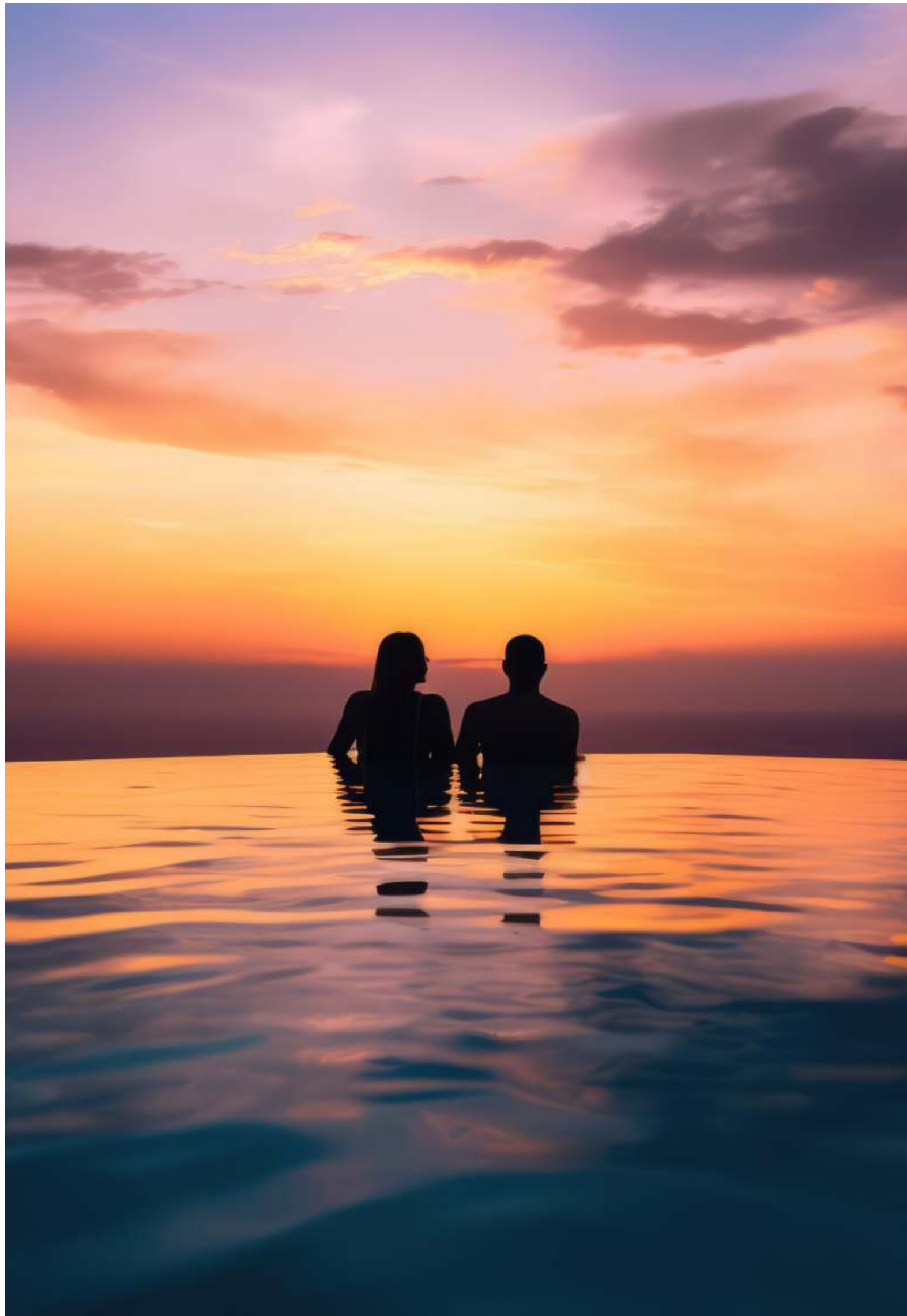
Just for You ...

*Surrounded by
whispering
nature*



Nestled amidst a serene sanctuary with nature enveloping you, revel in the embrace of your sky villa— an idyllic haven where tranquillity meets luxury, inviting you to savour the essence of peaceful living.





*Experience
captivating
dawns & dusky
dreamscapes*



Calm, Quiet and Posh Dwelling Locale

Savour the mesmerising hug of sunrise and the breathtaking panorama of sunset's rich palette as you soak in their magnificence with cherished companions, all within the sanctuary of your sky-high abode.

An upscale living experience designed for peace, ensuring your ultimate bliss and well-being.

*Step into the
epicentre of the exceptional
@ Vas Lane*



*5 Min to
Highways*



*10 Min to
Railway Station*



*12 Min to
Ferry Port / Beach*



*20 Min to
Airport*



*12+
Educational Institutions*



*15+
Medical Facilities*



*20+
Restaurants & Cafes*



*15+
Malls & Cinema*





26
Floors

23
Exclusive Sky Villas

1
Villa on Each Floor

Privacy and Sophistication at its Peak

Experience the epitome of privacy and sophistication at its peak within our sky villa. Soaring above the city, this masterpiece offers a sanctuary of refined living.

With limited edition sky villas, each floor boasts its distinctive haven of elegance, complemented by a single, opulent villa, ensuring an unparalleled level of exclusivity and privacy.

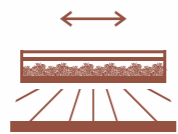
*An architectural masterpiece
where fine living has
a new point of view*



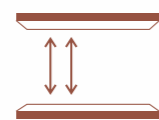
Unique Standalone Tower



360° Open View



Huge Private Balconies



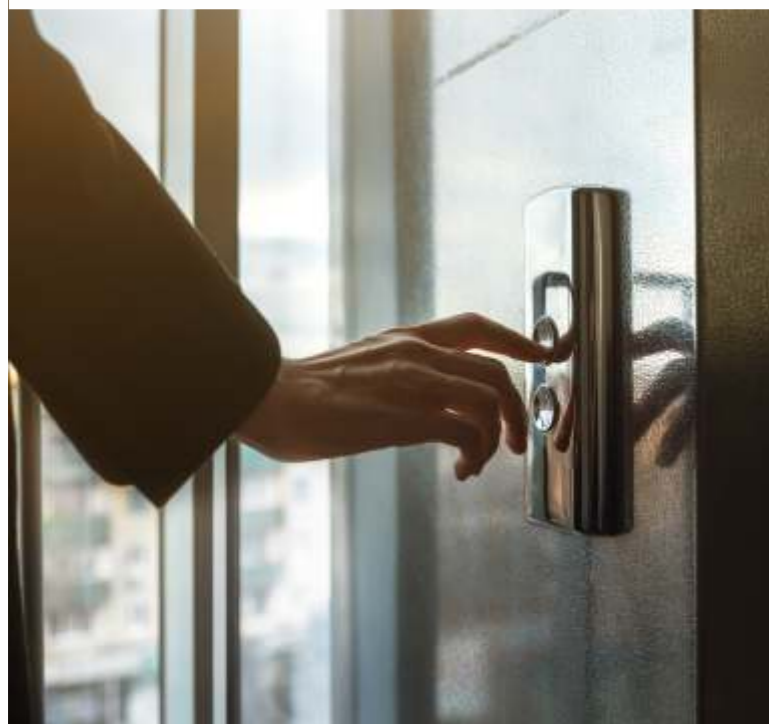
12' Premium Floor Height





Welcome to a World of Ultimate Sophistication

A lavish entrance adorned with a security cabin seamlessly blends elegance with protection. As you cross this threshold, the echoes of 'Welcome to Sophistication' invite you to indulge in a world of refined taste and exquisite living.



Spaces that redefine lifestyle



Double Height
Grand Arrival



3 Levels of Covered Parking
Basement + Lower Ground
+ Upper Ground



2 Branded High Speed
Passenger Elevator
+ 1 Service



EV Charging Point
Provision at
Car Parking Area



Granite/ GVT Tile Flooring
for Common Areas &
Staircase



Parking & Yard
VDF Concrete Flooring or
Premium Quality Concrete
Interlock Paving Blocks



Safety Railings
for Balconies & Staircases



Terrace
Premium Quality
Antiskid Vitrified Tiles



Enjoy the luxury crafted for your convenience, allowing effortless navigation. Enveloped by verdant landscapes, this peaceful ambience brings the beauty of nature to your doorstep.

Planned for Your Convenience



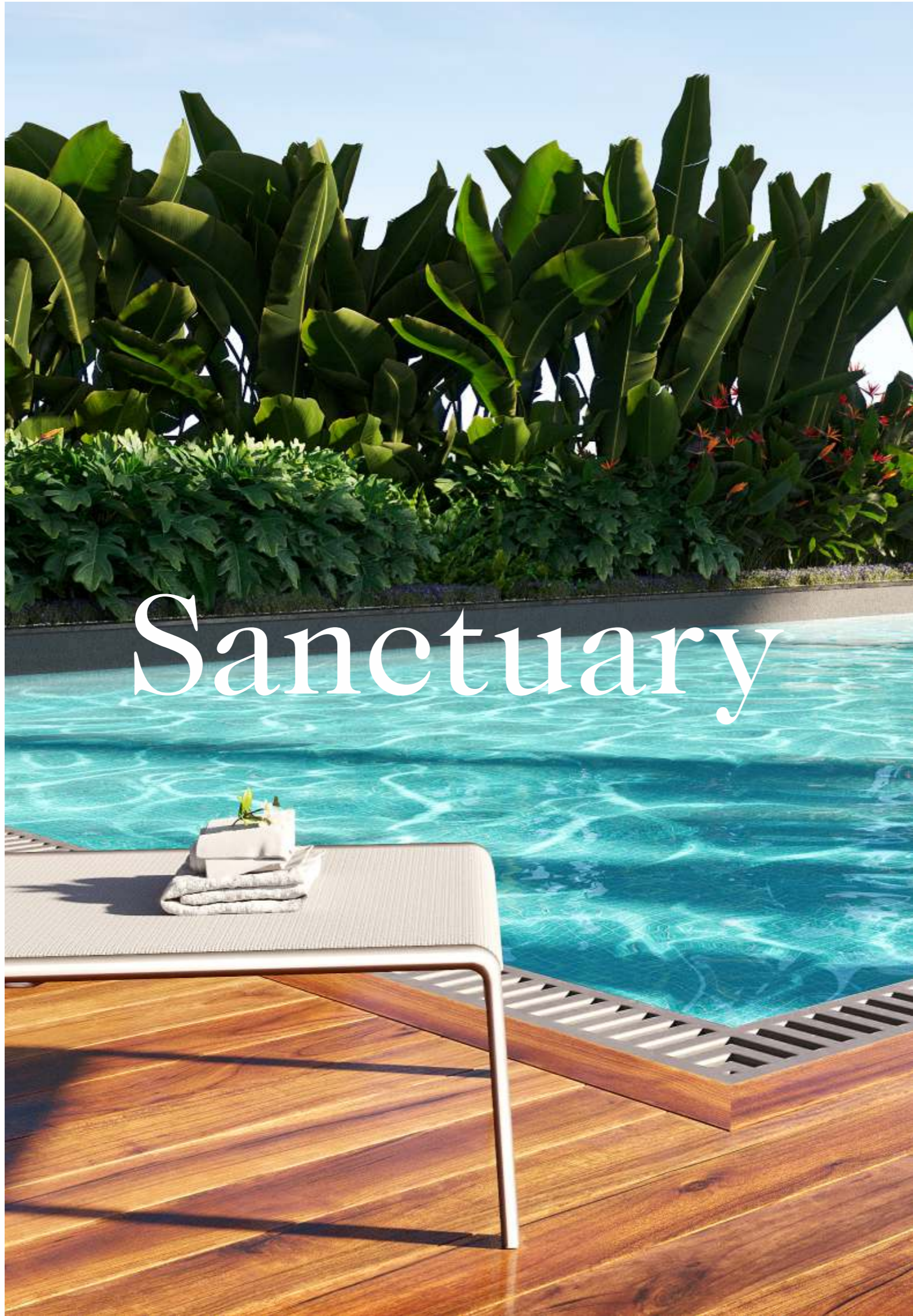
Extravagant Reception Area

Enter a grand double-height arrival space that exudes sophistication and opulence. With its luxurious ambience and meticulous attention to detail, it sets the stage for an exceptional experience from the moment you arrive.



The sheer grandeur of the space creates a peaceful and luxurious ambience that sets the tone for your exceptional experience.

Grand Arrival Lounge



*Live larger than life
as opulence and recreation
intertwine*



Modern Club House



Fully
Air-Conditioned



Multipurpose
Mini Hall



Indoor
Games



Fully Equipped
Gymnasium



Meditation
& Yoga Room



Exclusive Ladies
& Gents Utilities

Modern Gymnasium

A sanctuary where fitness enthusiasts flourish, embracing a healthy reality that catalyses vibrant living, achieving the totality of wellness and vigor.





Yoga & Meditation Room



A serene space designed for peaceful meditation and invigorating yoga practice. Here, you can nurture your holistic well-being, promoting a healthier, balanced lifestyle in an extraordinary setting.

Indoor Games Room



Engage in exhilarating matches of pool, table tennis, chess, and more, creating memorable moments of enjoyment with friends and family.





Infinite Serenity and Calming Blues

49'3"X26'3" Infinity Pool @ the Terrace

Allow moments of serenity to seamlessly blend with sweeping panoramic vistas, offering peaceful interludes with loved ones or lively weekend parties. This poolside retreat has it all.



With sweeping views and a thoughtful arrangement, this top-floor oasis is dedicated to creating memorable moments of togetherness and celebration.

Space for Unforgettable Experiences



Space for Unforgettable Socials

A BBQ area and space for fun with friends and family come together to create lasting memories beneath the open sky.



Balcony Retreat



Balconies that provide a serene escape for tranquility, abundant natural light, and refreshing ventilation. Enjoy the perfect blend of indoor comfort and outdoor serenity.



Majestic Living Space

Opulence meets elegance to deliver a one-of-a-kind luxury living experience. Each residence exudes grandeur, promising a lifestyle of unparalleled extravagance and refinement.

Cosy Comforts



The bedroom space is thoughtfully curated to offer an exceptional blend of opulence and comfort, providing you with a haven of relaxation and elegance.





*Crafted
For
Greener
Life*



Organic Waste
Converter (OWC)



Rain Water
Harvesting System



Sewage Treatment Plant (STP)
With Treated Water Connection
To Flush And Gardening



Water Treatment Plant
(WTP) For
Domestic Purpose



Bore Well / Open Well
Water Facility With
Corporation Water Connection

*Crafted
For
Safer
Life*



Acoustically Enclosed
Generator To provide
100% Power Backup.



24x7 Security
in the Building



Modern
Firefighting
System



Electronic Surveillance
Cameras In and Around
the Building



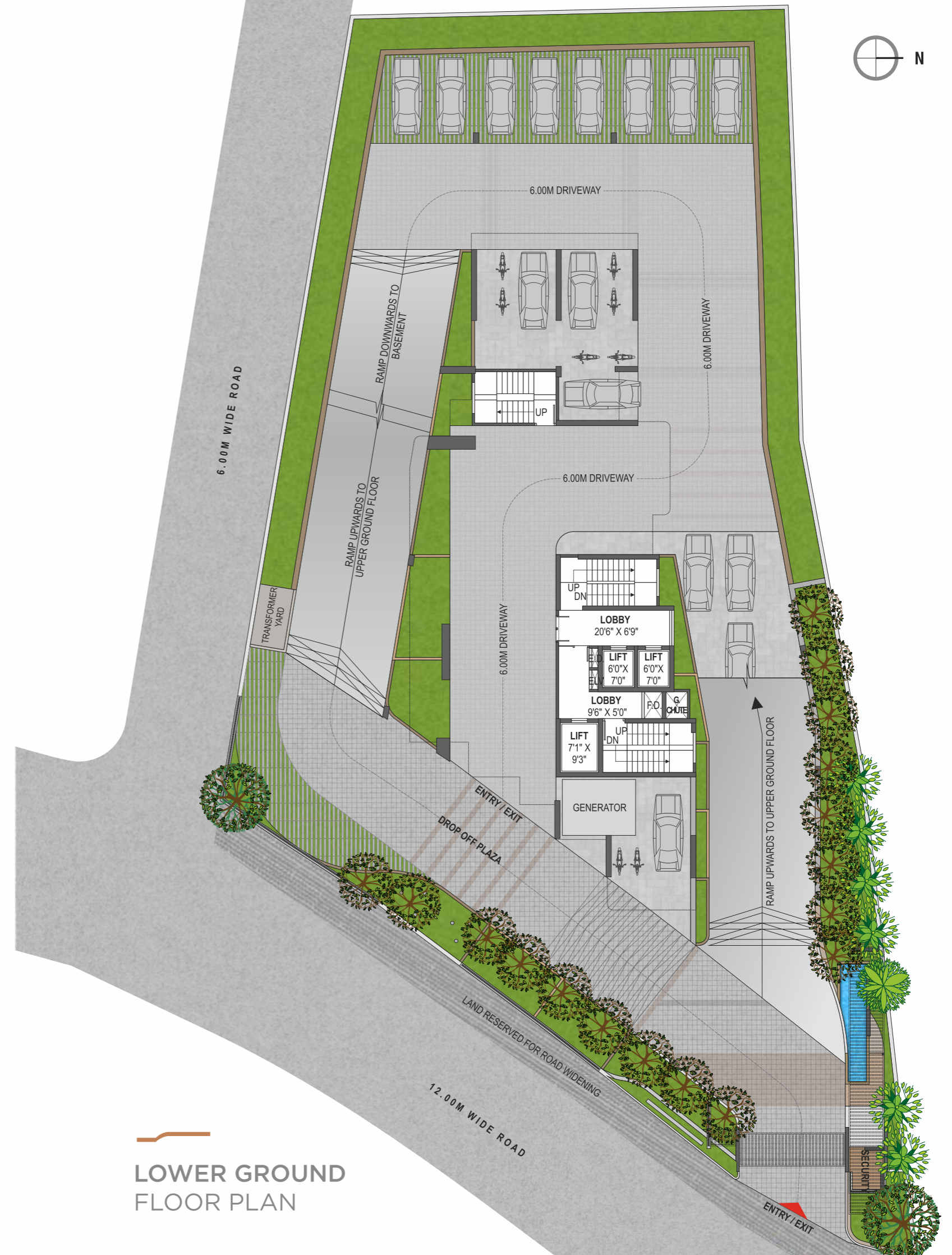
Multi Video Door Phone
Facility from Security to
Each Apartment



**BASEMENT
FLOOR PLAN**



**LOWER GROUND
FLOOR PLAN**



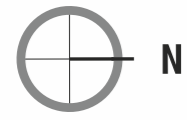


UPPER GROUND FLOOR PLAN



1ST (CLUBHOUSE) FLOOR PLAN





**TYPICAL UNIT
PLAN**
2ND TO 24TH FLOOR
4873 SQ. FT.

**TERRACE
FLOOR PLAN**



General Specifications



Fully framed RCC structure with external walls constructed in laterite stone masonry and concrete solid blocks/laterite masonry for partition walls.



Building internal walls and ceilings are finished with a single coat of smooth-finish cement plaster, and external walls have a double coat sponge-finish cement plaster.



RCC overhead water tank above the terrace and water storage sump tank at the basement.



STP water tank in the basement.



Separate water tank for firefighting and STP treated water storage on the terrace.



Premium-quality large-size Vitrified/GVT/PGVT tiles for the main flooring for flats.



Premium-quality glazed tiles for toilet walls and anti skid tiles for toilet flooring.



Premium-quality anti skid tiles for balcony and work area flooring.



Granite counters for dining washbasin.



Spacious kitchen area provided with needful electrical and plumbing arrangements to accommodate a modular kitchen and its accessories.



Wooden frames with veneer-fitted flush door shutter with melamine polish finish for main doors.



Premium-quality fittings and branded digital door lock for the main door.



Wooden door frames with laminate finish flush doors and premium-quality ironmongery for bedroom doors.



Granite frame with Fibrotech door shutter with premium-quality fittings for toilets.



Anodised/powder-coated aluminium glazed windows with safety grills and provision for mosquito mesh.



Anodised/powder-coated aluminium glazed with mosquito mesh French doors for balconies.



Anodised/powder-coated aluminium glazed ventilators with provision for fitting an 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 and gates.



Premium interior emulsion painting over the putty-finished internal walls and ceilings.



Exterior-grade emulsion painting for external walls.



Melamine polish for the main door frame and shutter.



Melamine polish for the internal door frame.



All the metal surfaces coated with metal primer and painted with enamel-grade colour.



ELECTRICALS

- Power allotment for a 4 BHK flat is 12 kW
- Premium-quality PVC insulated cables, DB accessories and modular switches

LIVING AND DINNING

- Adequate lights and fan points
- TV point with DTH/cable point
- Telephone connection
- Multi-video door phone point
- AC points for living and dining areas

BATHROOMS

- Adequate light points
- 5 amp switches and sockets
- Electrical provision for geysers and exhaust fans

BALCONY

- Ceiling light points with fittings
- 5 amp switches and sockets
- Ceiling fan points

BEDROOMS

- Adequate lights and fan points
- TV points in all bedrooms
- Telephone connection in the master bedroom
- One AC point for each bedroom

KITCHEN

- Adequate lights and fan points
- Adequate power points, provision for chimney and exhaust fan
- Electrical provision for a water purifier near the sink
- Electrical provision for an instant geyser
- Provision for a washing machine and dishwasher in the work area



PLUMBING

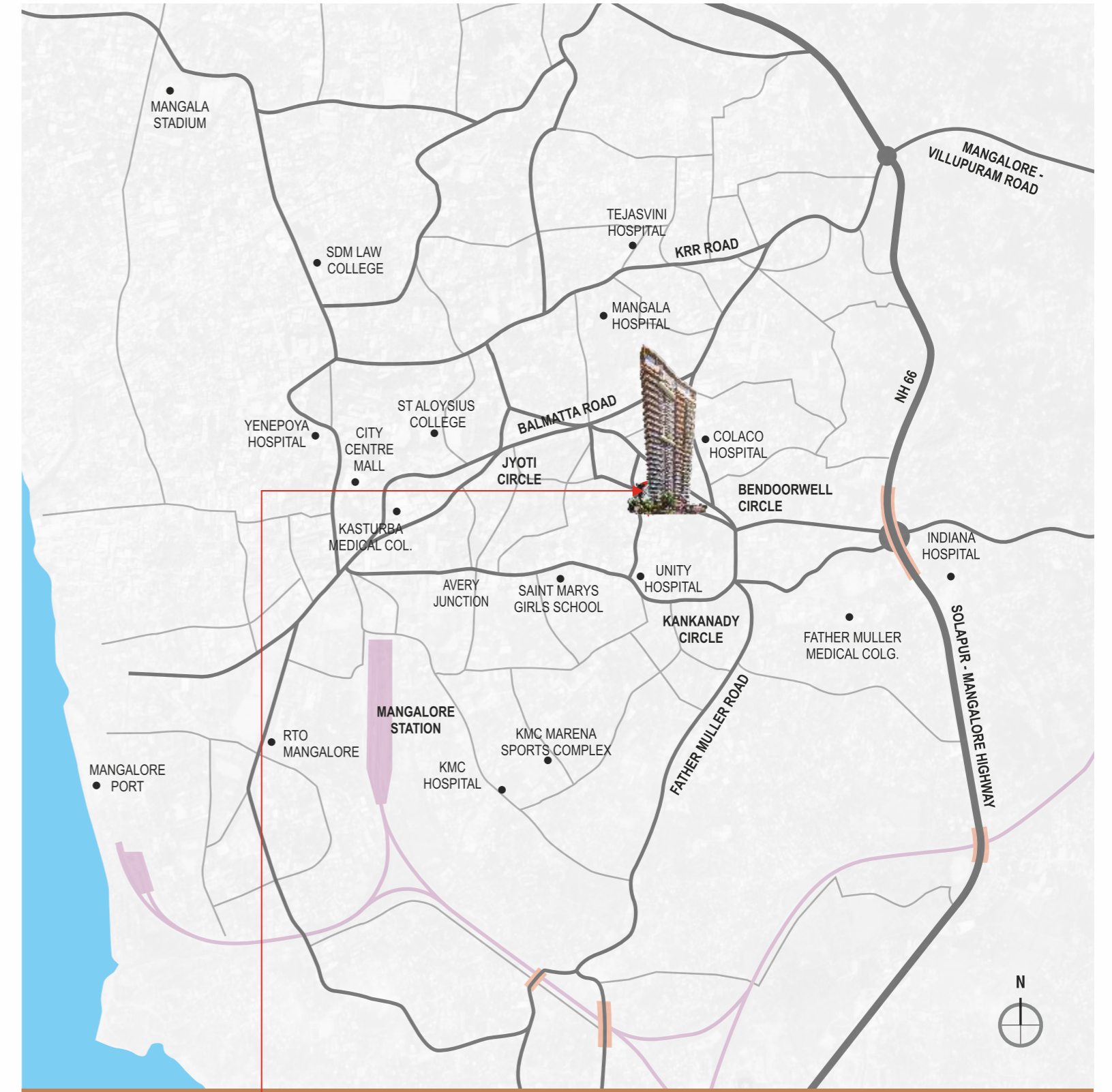
- Premium-quality branded plumbing pipes and fittings for pressure-tested pipelines of water supply and drainage network
- Gravity flow-type water supply system
- Separate STP treated water pipeline network for WC flush
- Solar water provision for the master bedroom toilets

BATHROOMS

- RCC base slabs treated for waterproofing in all bathrooms
- Ceiling-suspended pipelines in toilets with grid false ceilings
- Pressure-checked plumbing and drainage lines
- Concealed flush valves for EWC flush
- Single-lever diverter shower units for all bathrooms
- Premium-quality branded washbasins and wall-mounted EWCs in toilets
- Premium-quality branded CP plumbing fittings
- Premium-quality branded health faucet in all toilets
- Water line provision for a geyser in all toilets

KITCHEN

- Water line provision for instant geysers and water purifiers in all kitchens
- Water line provision for a washing machine and dishwasher in the work area



+91 8882 777 444

Vas Lane, Bendoor, Mangaluru, Karnataka 575002

OTHER PROJECTS:

- ASTORIA
- ESHA
- ORION
- OLIVE
- MERCARA HEIGHTS
- ARIA
- HATHILL CREST
- VIJAYA
- AADHEE
- PUSHKAR
- DANUBE
- SERENE
- SAI GRANDEUR
- OURANIA
- MINERVA
- HILLSIDE FERNS
- ADONIA
- BROOKSIDE
- REHOBOTH
- SAI PREM
- MAURISHKA PALACE
- AQUARIUS
- VASUNDHARA
- ROOPALI
- ATLANTIS
- AASHNA
- SANSKRITI
- MELODY
- SOLITAIRE
- EMERALD BAY
- HABITAT ONE54
- NAKSHATRA
- KAMATH GARDENS
- ANANTESSH
- INDUS
- AADHEESH
- MILESTONE 25
- PARIN
- LENHILL FERNS
- INSIGNIA
- ADIRA

ONGOING PROJECTS:



ALTURA
Bendorwell
3 & 4 BHK



SHIVABAGH
Shivabagh, Kadri
3, 4, 5 & 6 BHK



PRISTINE
Chilimbi
3 & 4 BHK



VIKRAM
PVS Road, Kodialbail
Commercial



Land Trades Developers

"Milestone25", 5th Floor, Shop No. 14, Door No. 15-5-223/140 & 141
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Architect :



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