

The Perfect Venue For Your Success Story!



SYNERGY

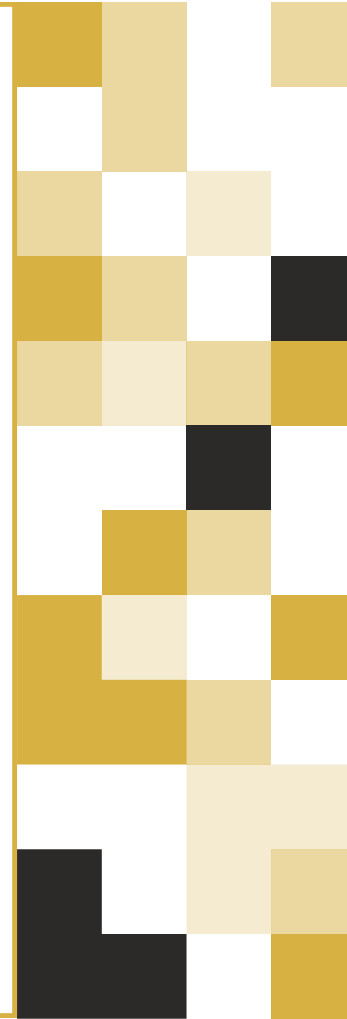
AIRPORT ROAD, YEYADI, MANGALORE





Build your future at our premier business address...

Synergy by Land Trades is a premier commercial complex designed for success. Located in Yeyyadi along the Airport Road, it positions you advantageously in one of Mangalore's fastest-growing localities. Adjacent to the Yeyyadi Industrial Estate and just a 20-minute drive from the international airport, its inviting exteriors and customer-friendly interiors make it an irresistible destination for shoppers. With its proximity to NH-66 and easy connectivity to the city center, this prime property offers the perfect setting with the right price tag for your thriving business!



SYNERGY

AIRPORT ROAD, YEYYADI, MANGALORE

Experience the epitome of modern workspace at Land Trades' Synergy. This attractive four-story development offers a diverse range of spaces, from showrooms and shops to offices, all equipped with top-tier amenities. Whether you're a startup or a business seeking room to expand, Synergy by Land Trades presents the ideal solution for your evolving needs.



COMMERCIAL SPACE IDEAL FOR

SUPERMARKET

CLINICS

UNISEX SALON

PHARMACY

APPAREL STORE

FOOTWEAR STORE

SHOWROOM

TOY STORE

ATM

HARDWARE STORE

ESSENTIALS STORE

TRAVEL AGENCY

FURNITURE OUTLET

GIFT SHOP

SPORTS OUTLET

Take your business to the next level

GROUND FLOOR PLAN



SHOP NO.	AREA
SHOP 1	2697.00
SHOP 2	4386.00

FIRST FLOOR PLAN



SHOP NO.	AREA
SHOP 1	1672.00
SHOP 2	703.00
SHOP 3	958.00
SHOP 4	1231.00

SHOP NO.	AREA
SHOP 5	931.00
SHOP 6	692.00
SHOP 7	1647.00

TYPICAL FLOOR PLAN

(2ND, 3RD & 4TH)



SHOP NO.	AREA	SHOP NO.	AREA
SHOP 1	1715.00	SHOP 5	942.00
SHOP 2	721.00	SHOP 6	700.00
SHOP 3	983.00	SHOP 7	1666.00
SHOP 4	1255.00		

SPECIFICATIONS

- Commercial building with basement, ground +4 floors.
- Car parking provision in the basement and ground floor.
- Two automatic elevators with a 15-passenger capacity each.
- RCC framed structure with columns, beams and slabs.
- 9" thick laterite stone masonry for external walls and shop partition walls, and 4" thick cement blocks for toilets.
- Every shop fitted with rolling shutters with necessary locking arrangements.
- 600 X 600 vitrified tiled flooring for the inside of shops, passages and common areas.
- Safety railings for passages and staircase.
- Granite or tile flooring for the staircase.
- Single coat plastering for internal surfaces; double coat plastering for external surfaces with waterproofing treatment.
- Ladies' and gents' toilets on the first and upper floors.
- Toilets provided with sunken slabs with proper waterproofing and concealed pipelines.
- Designer glazed vitrified tiles for wall surfaces in toilets and anti-skid tiles for flooring.
- Premium quality CP plumbing fittings and sanitary wares in toilets.
- Fibrotech door frames and shutters for toilet doors with necessary fixtures.
- Acrylic putty finished internal emulsion paint for internal ceilings and walls, exterior emulsion paint for external walls.
- Interlock paving or VDF concrete flooring for the driveway and car parking yard.
- Provision of 5KW power for shops with an area within 1000 SQFT and 8KW for shops above 1000 SQFT to 1500 SQFT.
- Adequate electrical points with DB provision inside the premises.
- Electrical provision for split AC inside the shops.
- Modular electrical switches and premium quality wires and DB fittings.
- 100% power generator backup for the entire premises.
- Centralized CCTV surveillance network for entire common areas, including parking.
- Borewell/Corporation water connection.
- Provision of waterline and sewage line for each shop.
- Dedicated UG storage tank and OHT at the terrace.
- Dedicated STP tank and equipment.
- Standard fire-fighting provisions as per norms.
- Rainwater harvesting system.
- Covered rooftop at the terrace.

COMPLETED PROJECTS

- ASTORIA
- ARIA
- ORION
- MERCARA HEIGHTS
- OLIVE
- ESHA
- AADHEE
- HATHILL CREST
- OURANIA
- PUSHKAR
- VIJAYA
- SAI GRANDEUR A BLOCK
- SAI GRANDEUR B BLOCK
- SERENE
- DANUBE
- HILLSIDE FERNS
- MINERVA
- AADHEESH
- BROOKSIDE
- MAURISHKA PALACE A BLOCK
- MAURISHKA PALACE B BLOCK
- ADONIA
- REHOBOTH
- SAI PREM
- VASUNDHARA
- AASHNA
- AQUARIUS
- ATLANTIS
- PARIN
- ROOPALI
- LENHILL FERNS
- MELODY
- SANSKRITI

- INSIGNIA
- EMERALD BAY
- SOLITAIRE
- MILESTONE 25
- INDUS
- HABITAT ONE54
- ANANTESSH
- NAKSHATRA
- ADIRA

ONGOING PROJECTS



ALTURA - BENDORWELL



PRISTINE - CHILIMBI



VIKRAM - PVS ROAD, KODIALBAIL



SHIVABAGH - KADRI



BMK SKY VILLA - VAS LANE



THE BEST SPOT FOR YOUR BUSINESS,,

LOCATION MAP

Land Trades
BUILDERS & DEVELOPERS

Milestone25, 5th Floor, Collectors Gate Junction
Balmatta, Mangalore, Karnataka 575001.
FOR DETAILS : 0824 2425424 / 8882 777 444

ARCHITECTS
GOKULRAJ ASSOCIATES
Architects & Engineers
Ground Floor, Mahendra Arcade,
Karangalpadu, Mangalore - 575 003.

SCAN HERE FOR LOCATION MAP

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