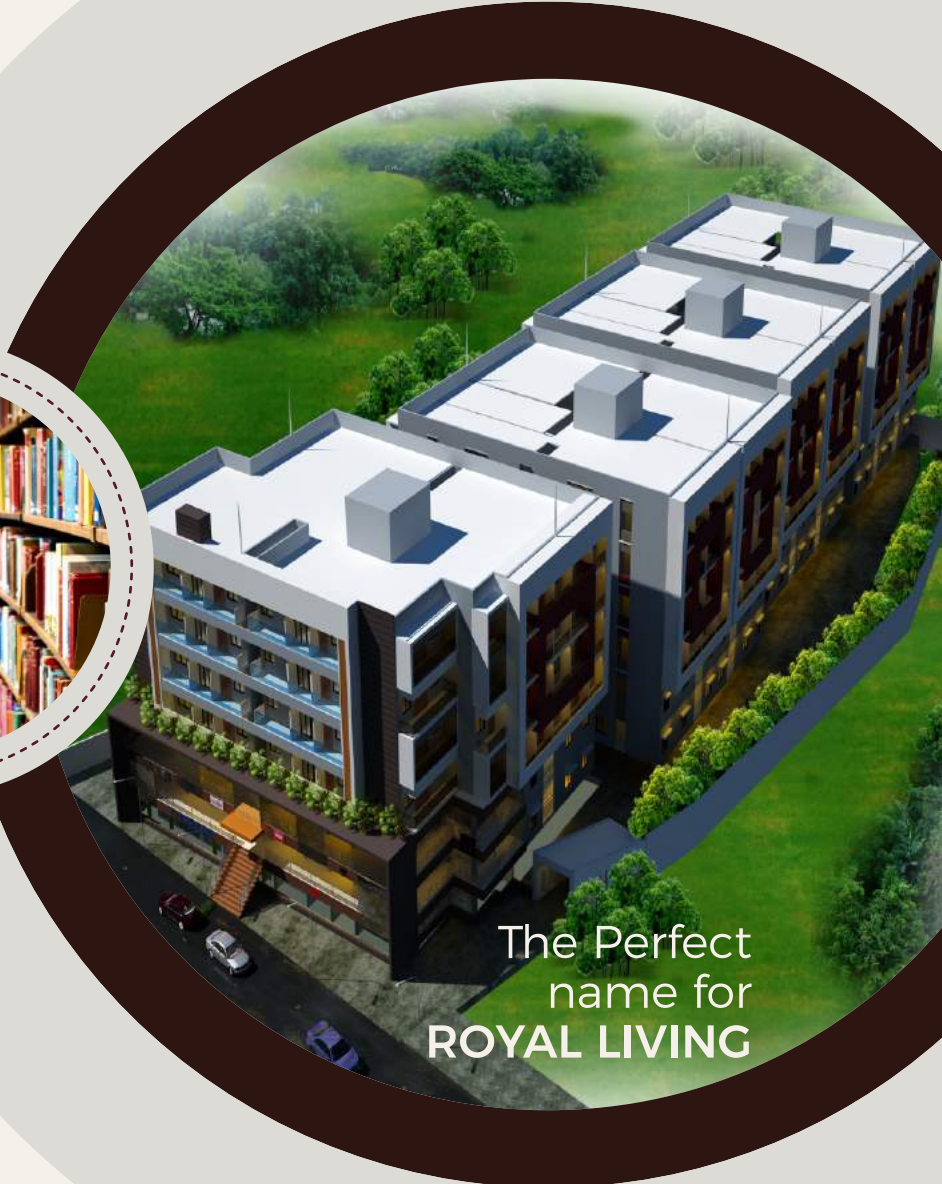


— SULTHAN VIEW 3-4-5-6 —
LUXURY **WATER FRONT** APARTMENTS
ADYAR - ARKULA - MANGALORE



The Perfect
name for
ROYAL LIVING

30%
Property Exchange

Common Maintenance*
FREE

Just **100 feet** from
NATIONAL HIGHWAY

Just **7 Km.** to
NEW DC OFFICE

About
**SULTHAN
BUILDERS**



MOHAMMED U.B
Managing Director

Sulthan Builders & UB Corporation has continuously placed great emphasis on innovative master planning and concept, underpinned by good locations and well-crafted environment in creating not just harmonious community living, but to deliver sustainable value creation to its buyers. Company core businesses include property development, construction and project management.

Our latest project **SULTHAN VIEW 3-4-5-6 LUXURY WATER FRONT APARTMENTS** located in Adyar - Arkula - Mangalore, is one of the few landmark developments within the green belts of the city, rising 245 apartments to magnificent views and enjoy the cool shades of nature overlooking stunning Nethravathi River.

SULTHAN VIEW 3-4-5-6 LUXURY WATER FRONT APARTMENTS just 7 kms. away from new DC office, surrounded by shops, banks, International Schools, Colleges, Hospitals, Masjid, Temples, Church, Auditorium, Beach etc. Location is easily accessible by road, few miles away from Railway Station, Sea Port and Mangalore International Airport.

Get ready for the ultimate urban lifestyle at **SULTHAN VIEW 3-4-5-6 LUXURY WATER FRONT APARTMENTS**. Designed with versatility and stylish comfort in mind, all apartments are perfect for families as well as single occupants. We also offer 2 BHK & 3/4 BHK & Duplex apartment to give you more flexible choices in terms of living arrangements. With a variety of lifestyle facilities to choose from, you can completely rest, relax and bond with your loved ones the way you desire.

LOCATION

0 km National Highway

1.5 kms Adyar Falls

1.8 kms Sahyadri College of Engineering & Management

2 kms Expert PU College

2 kms Srinivas Group of Institutions

2.6 kms Barakah Int. School

2.7 kms The Cambridge Int. School

3 kms Kannur English Medium School

4.2 kms BA College Thumbay

5.6 kms Father Muller Hospital Thumbay

6.9 kms First Neuro Hospital Padil

7 kms New DC Office

7.7 kms Railway Station

21 kms Airport



NEIGHBORHOOD FACILITIES



Super Market



Parlour



Pharmacy



Gift shop



Cafeteria



Fashion designing



Dress shop

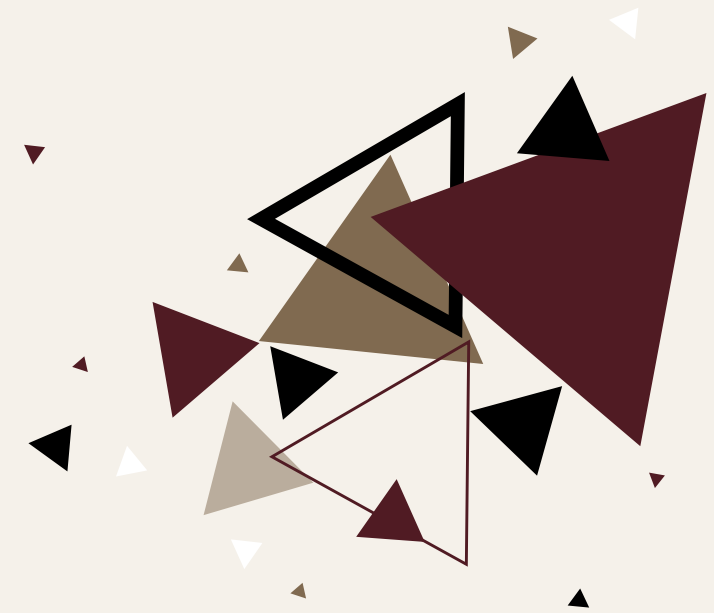


Fish, veg, fruits shop



Montessori & Preschool
International standard or
Education Institution





Tare
Zameen
Per

ADDITIONAL AMENITIES

- ▶ Swimming pool (weekly once)
- ▶ Kid's pool
- ▶ Air conditioned Gymnasium
- ▶ Landscaped Garden
- ▶ Children's play area with equipment
- ▶ Library (Separate for Girls & Boys)
- ▶ Snooker table
- ▶ Table Tennis
- ▶ Telephone with Centrex facility (intercom)
- ▶ connection to all apartments



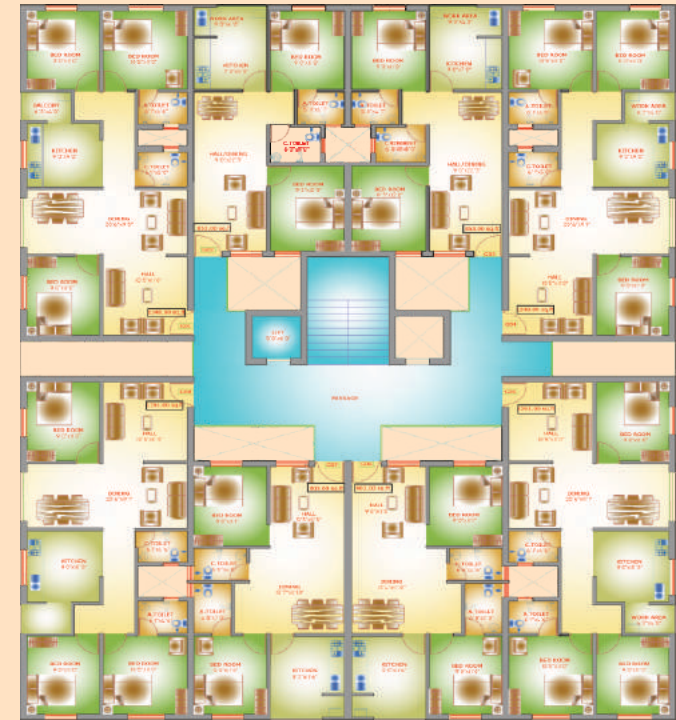
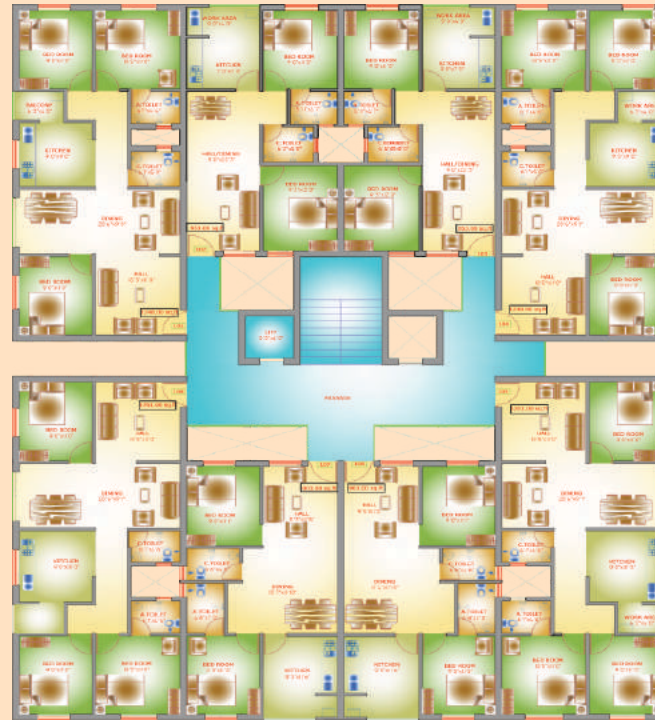


- ▶ Senior Citizens Lounge
- ▶ Association room
- ▶ Lobby with visitors lounge
- ▶ Adequate car parking facilities
- ▶ Roof Sheet
- ▶ CCTV Surveillance system
- ▶ Compound wall with gate
- ▶ Security
- ▶ Sewage treatment plant
- ▶ Etc



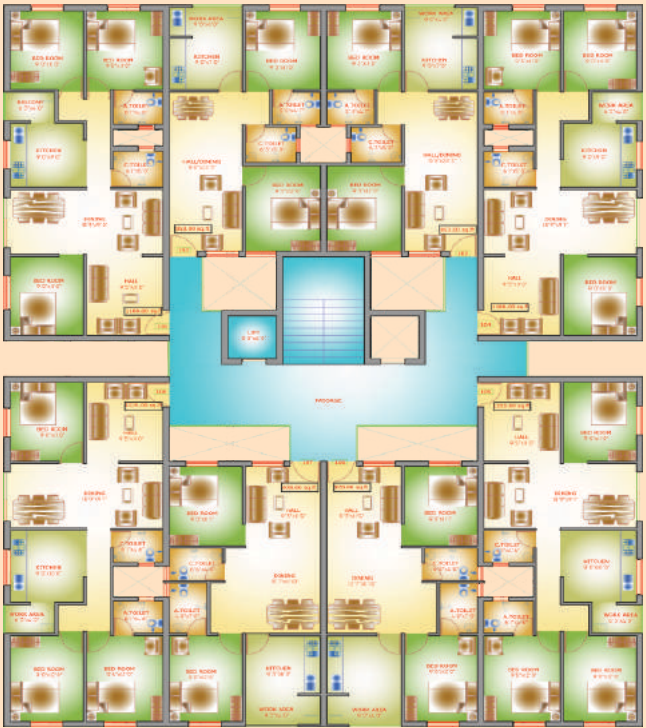


View 6



Sl.No.	Ground Floor / 1 st Floor	BHK
1 & 4	1248.00 Sq.ft	3
2 & 3	853.00 Sq.ft	2
5 & 8	1261.00 Sq.ft	3
6 & 7	903.00 Sq.ft	2

Sl.No.	Ground Floor / 1 st Floor	BHK
1 & 4	1248.00 Sq.ft	3
2 & 3	853.00 Sq.ft	2
5 & 8	1261.00 Sq.ft	3
6 & 7	903.00 Sq.ft	2



100 ft. to National Highway ↑

Sl.No.	Ground Floor / 1 st Floor	BHK
1 & 4	1188.00 Sq.ft	3
2 & 3	853.00 Sq.ft	2
5 & 8	1225.00 Sq.ft	3
6 & 7	928.00 Sq.ft	2

Sl.No.	Ground Floor / 1 st Floor	BHK
1	1277.00 Sq.ft	3
2	864.00 Sq.ft	2
3 & 4	949.00 Sq.ft	2
5	1289.00 Sq.ft	3

Few flats Available



SULTHAN View 1
RESIDENTIAL APARTMENTS

Farangipete, Mangalore

Few flats Available



SULTHAN View 2
RESIDENTIAL APARTMENTS

Kallapu, Mangalore



— SULTHAN VIEW 3-4-5-6 —
LUXURY **WATER FRONT** APARTMENTS
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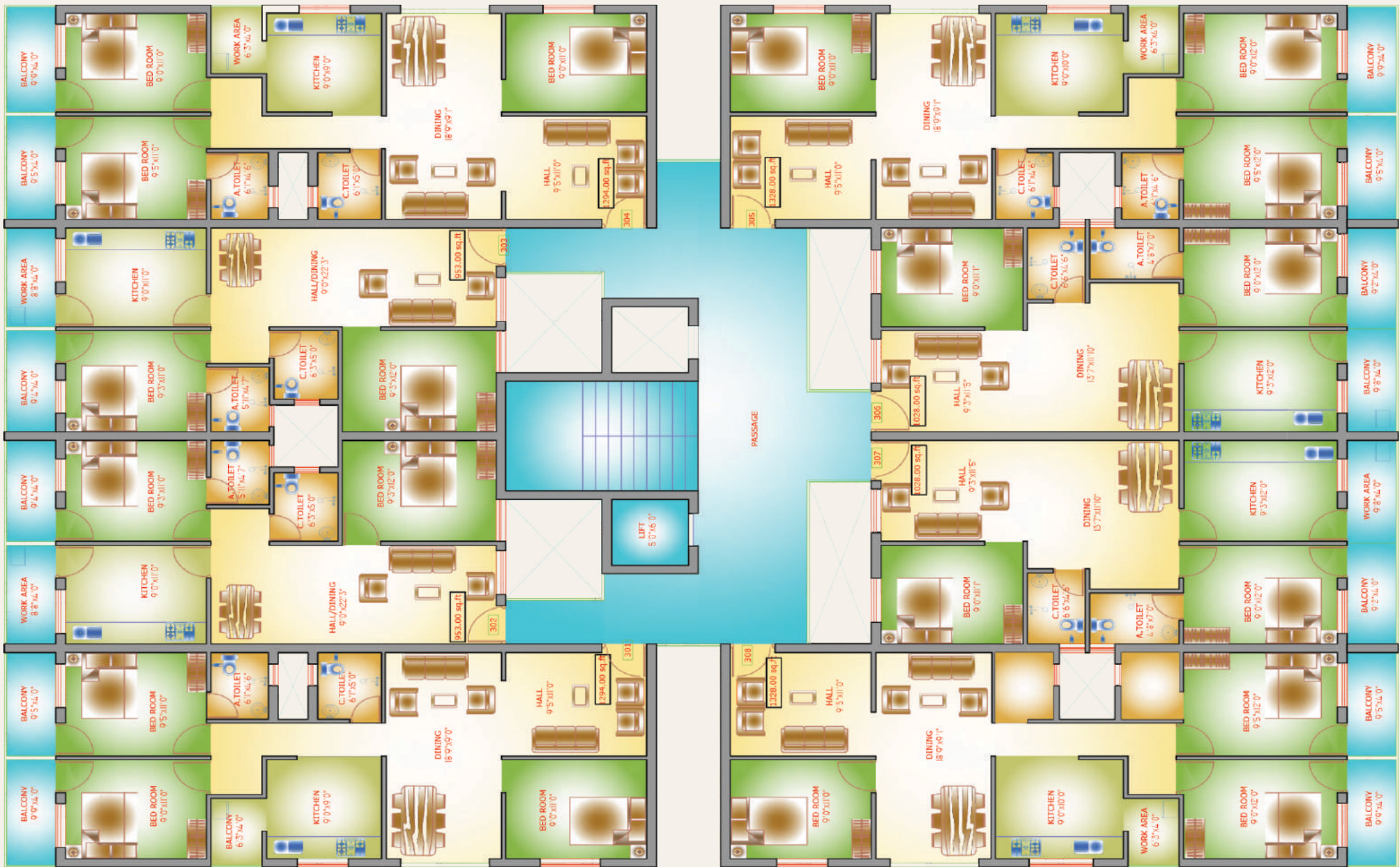




View 3

Typical floor plan

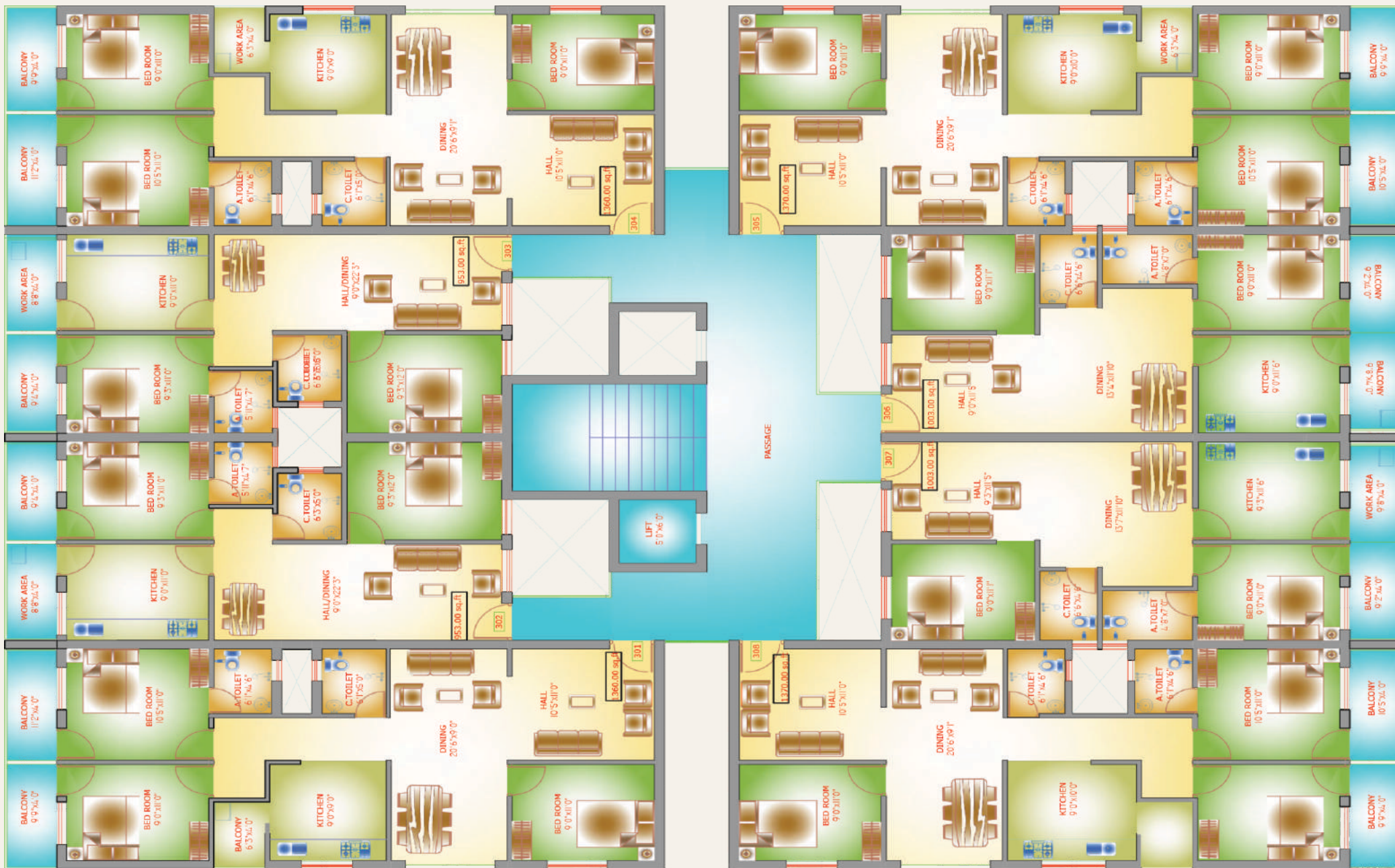
Typical Floor	201	202	203	204	205	206	207	208
Area Statement in Sq.ft.	1387	964	919	1560	1558	1050	1047	1394
BHK	3	2	2	3	3	2	2	3



View 4

Typical floor plan

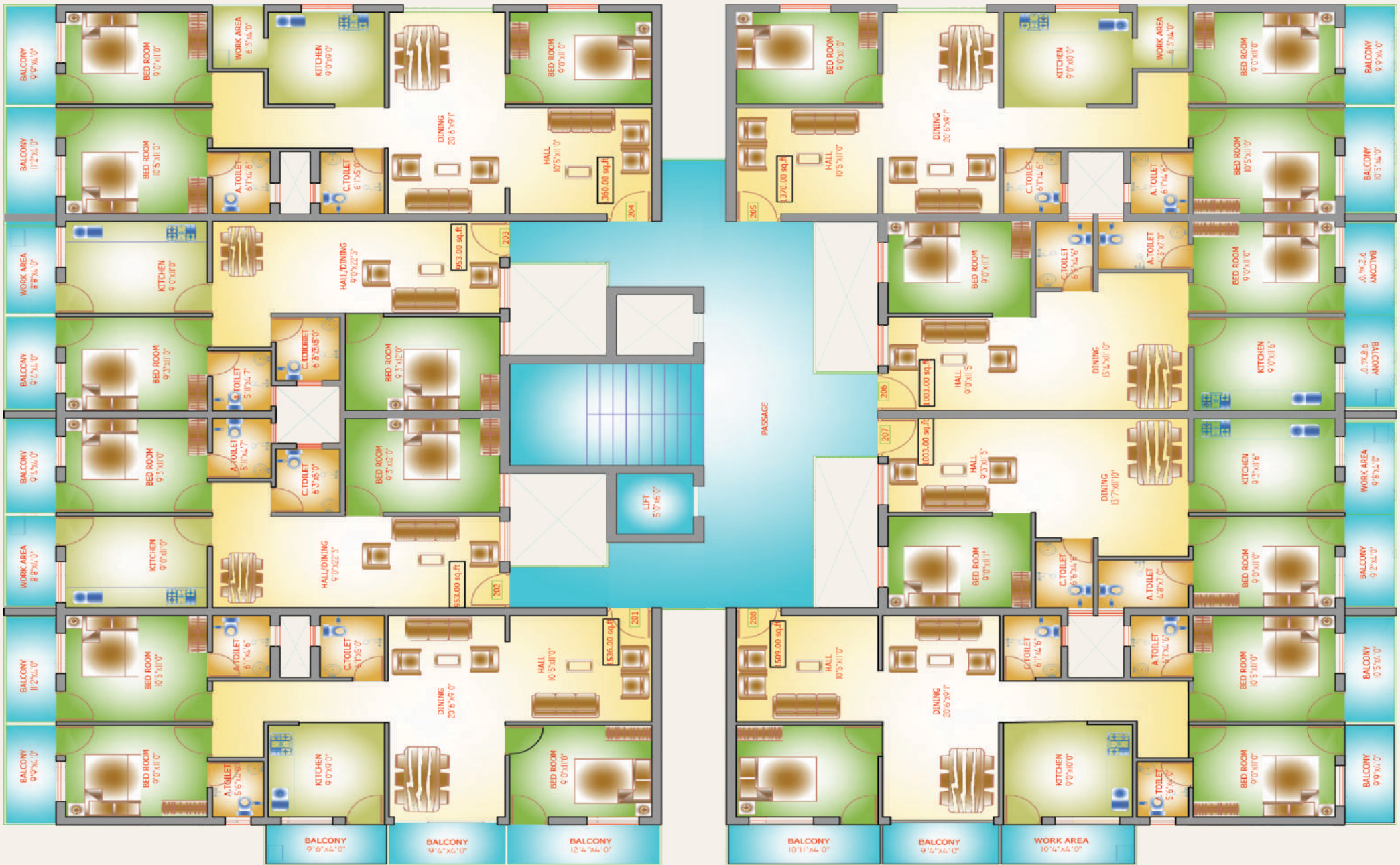
Typical Floor	201	202	203	204	205	206	207	208
Area Statement in Sq.ft.	1294	953	953	1294	1328	1028	1028	1328
BHK	3	2	2	3	3	2	2	3



View 5

Typical floor plan

Typical Floor	201	202	203	204	205	206	207	208
Area Statement in Sq.ft.	1360	953	953	1360	1370	1003	1003	1370
BHK	3	2	2	3	3	2	2	3



View 6

Typical floor plan

Typical Floor	201	202	203	204	205	206	207	208
Area Statement in Sq.ft.	1536	953	953	1360	1370	1003	1003	1509
BHK	3	2	2	3	3	2	2	3

SPECIFICATION

Prime location.

8 Flats in Each Floor, 4 block, total 245 flats.

R.C.C. Framed structure with Laterite masonry walls for external and internal.

Attractive decorative main entrance door.

Aluminum sliding windows.

Safety grill for all windows.

RCC Frames with decorative Flush Door Shutters for rooms & fibretch shutters for toilet.

2 K.W. power provided for each apartment with single phase meter.

Water Supply from Bore well.

KITCHEN AND WORK AREA

Granite platform stainless steel sink for kitchen.

Standard Plumbing Fittings. Self-printed glazed tiles dadoing for kitchen walls up to 20 & height.

Provision for fixing water purifiers, exhaust fan and two power points.

Plumbing and drainage connection with power point for washing machine.



BATHROOMS

Water proof treatment done for sunken R.C.C slab.

Pressure checked plumbing and drainage pipelines to assure total leak proof toilets.

CORSA / JAL / BIRLA AEROCON or equivalent C.P. fittings.

Superior quality sanitary fittings.

Flush tanks for commodes, hot and cold mixer unit, Floor mounted E.W.C.

Colored ceramic tiles (anti skid) for bathroom floor and wall cladding with self printed glazed tiles for 7'0' & height.

Ceramic tiles (anti skid) for bathrooms.

Geyser point provision in bathroom.

DINING

Vitrified flooring.

T.V. Point, Telephone Point, Computer Point.

Wash Basin for Dining.

BED ROOMS

Vitrified floorings for bedrooms.

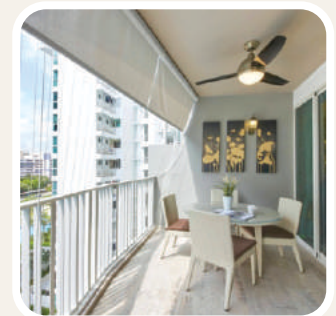
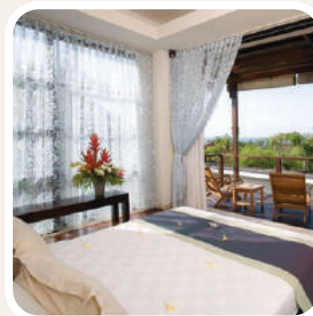
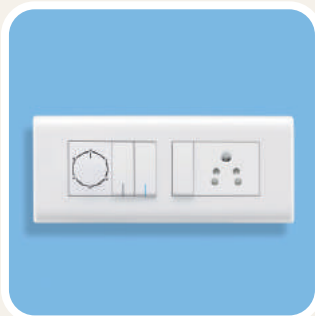
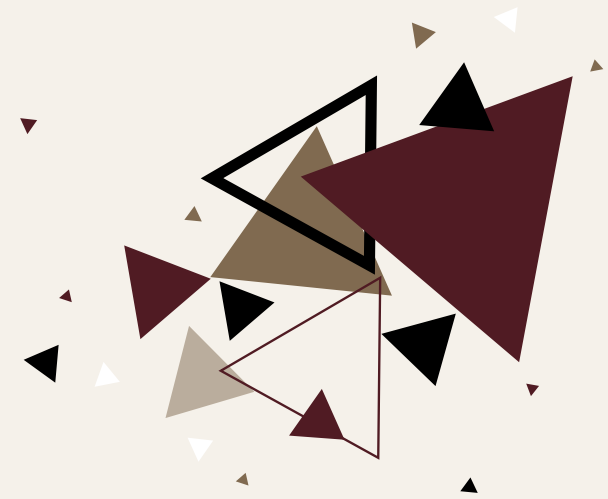
A.C. point, telephone point, computer point with two-way light control (M.B).

All window opening on the exterior walls of the building for maximum privacy.



AMENITIES

- ▶ Concrete Interlock paving for car parking & yard.
- ▶ Automatic water level controller for the overhead tank.
- ▶ Security room and common toilet in basement floor.
- ▶ 8 passenger capacity branded 4 lift.
- ▶ Putty finish emulsion paint walls. External painting of the building with exterior apex paints.
- ▶ Electrical switches using (anchor*/great white/GM etc.)
- ▶ Electrical fittings for car parking, common toilet & yard.
- ▶ Provision for telephone connection for all flats.
- ▶ Provision cable TV connection for all flats.
- ▶ Granite / vitrified flooring for the common area & staircase.
- ▶ Generator for common lighting with sound proof enclosures.



OPTIONAL



Wardrobes
Chimneys

Modular Kitchen
Light Fittings

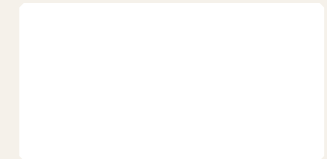
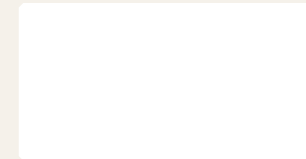
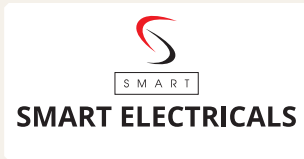
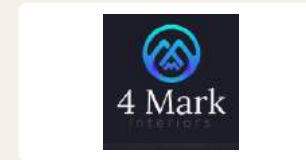
Shower Cubicles
Furniture

Fan
Fixtures

Geysers
Exhaust Fans

Air Conditioners etc.

OUR ASSOCIATES



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STRUCTURAL CONSULTANT



ARCHITECT



LEGAL ADVISER

