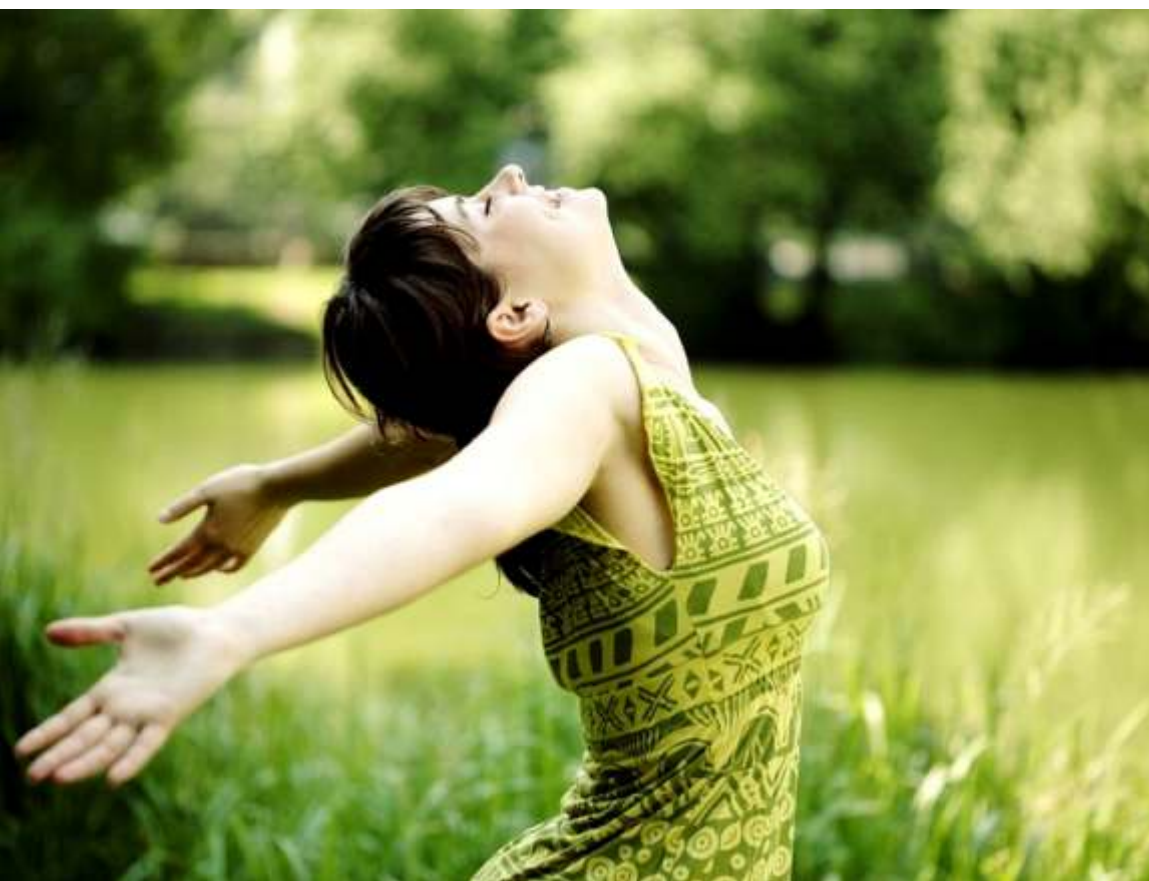


Epitomising  
the  
best of both worlds



**Atlantis**  
Super Luxury Apartments  
Bendorewell, Mangalore



where  
happiness  
begins





# Atlantis

as the very name suggests,  
signifies paradise.

Mangalore is a city famous for old palatial bungalows. Mangaloreans value the privacy of independent homes. Hence Atlantis is custom designed to provide freedom and privacy of an independent bungalow along with the comforts, conveniences and security of an apartment.

Unlike ordinary apartment projects, Atlantis concept was born out of intricate research in customer preferences and aspirations. Identifying a dormant need for exclusive dwellings Land Trades conceptualized Atlantis, a one-of-its-kind project in the coastal and Malnad belt, which blends the best features of villa and apartment concepts.

Right from the location and plan, everything about Atlantis is exclusive. Situated in a 73-cent prime property adjacent to Colaco Hospital at Bendorewell, Mangalore's most elite residential locality, Atlantis will position you in the heart of high society and give your lifestyle a distinct sheen.

The main structure, though a single unit, is brilliantly architected to look and feel like three separate blocks, thereby ensuring total privacy while eliminating any scope for the intrusive eyes of neighbours.

Atlantis offers super spacious homes with spaces ranging from 2895 Sq.ft. to 3050 Sq.ft. for three-bedrooms and 5270 Sq.ft. & 5385 Sq.ft. for duplexes. Each home comes with unparalleled features and facilities for luxury living. Come, discover what makes Atlantis so special.



# [ HIGHLIGHTS ]

- Three personalized high speed elevators for each apartment with access control card
- In addition, one high speed elevator for visitors and one service elevator
- Attached bathrooms for all bedrooms and a separate powder room for guests
- All living, dining and bedrooms open to the exteriors for proper light and ventilation
- Sky terrace gardens for all the duplex flats
- Occupancy sensors for all bathrooms
- Electronic surveillance for the entire apartment complex
- Multi apartment video door phone for all apartments
- Surge and lightning protection
- Fully equipped air conditioned gym with health club and spa
- Two car parks for every apartment and ample visitors car parking space
- Garbage chute
- 100% generator backup



# [ SPECIFICATIONS ]

- Fully RCC framed structure
- Laterite for outer walls and Aerocon blocks for inner walls
- Double coat exterior plastering with water proof treatment
- Smooth finish interior wall plastering
- Inter lock paving for parking and open area
- Steel gate with surround compound wall as per architect's design
- Front elevation as per architect's design
- Hardwood door frames with Masonite shutter
- Mortise lock for all the bedrooms
- Teak wood front door finishing with melamine polish
- Brass fittings and lock for front door
- Fibrotech door for toilets with baby lock
- 32"x32" vitrified flooring of premium quality (Cengres / Nitco / Kajaria / Simpolo)
- Good quality glazed tiles for toilet walls up to ceiling (Nitco / Somany / Kajaria / Simpolo)
- Anti skid 1'0"x1'0" ceramic tiles for toilet flooring
- White colored commodes and wash basins in all toilets (Duravit)
- Overhead water tank and underground sump tank with required pumps
- Grohe continental taps and fittings
- Birla White putty for wall and ceiling; top finished with 2 coats of premium emulsion over a coat of premier

# [ AMENITIES ]

## Living & Dining

- Electrical points as per specifications
- TV, call bell and telephone points
- Pastel colour below counter type wash basin for dining with black granite slab with nosing
- Split AC provision for living

## Bedrooms

- Split AC provision for all bedrooms
- TV/Telephone points in all bedrooms

## Kitchen and Work Area

- Black granite platform with bullnosing
- Stainless steel sink 36" with drain board satin finish
- Adequate power points and exhaust fan provision
- Provision for fixing water purifier near the sink
- Provision for washing machine in work area
- Reticulated gas connections

## Bathrooms

- Water proof treatment done for sunken
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush valves for commodes
- Wall mount commodes in all toilets
- UPVC ventilators with exhaust fan provision
- Health faucet in all the bathrooms
- Geyser provision

## MATERIALS SPECIFICATIONS

### Electrical

- Finolex or RR cables
- Mosaic / Panasonic modular switches
- Legrand distribution boards

### Plumbing

- Grohe continental taps and fittings
- Duravit commode and wash basins
- CPVC (SER11) (Supreme, Ashirwad) concealed pipes
- Stainless steel sink 36" matte finish

### Doors & Windows

- Hard wood - 5"x3" size for door frames
- UPVC / Aluminum windows with steel grill
- 30mm water proof Masonite doors
- Granite toilet frame and Fibrotech door
- Europa or Godrej front door lock and inside doors
- 4mm plain float glass for windows

### Painting (Asian or Berger)

- Door: Enamel painting over car putty finish
- Walls and ceiling: Two coat acrylic emulsion over putty finish and primer coat
- Exterior: Two coat exterior emulsion over one coat of primer

### Flooring

- 32"x32" vitrified tiles (premium quality) for flooring
- 18"x12" ceramic glazed tiles for bathroom walls
- 12"x12" anti skid ceramic tiles for toilet flooring
- 24"x12" ceramic tiles for kitchen dado
- Black 3/4" granite slabs for kitchen platform



# TYPICAL FLOOR PLAN



Salable Area	
Flat No. 01	=2895.00 Sq.ft.
Flat No. 02	=2960.00 Sq.ft.
Flat No. 03	=3050.00 Sq.ft.
<b>Total</b>	<b>=8905.00 Sq.ft.</b>



# DUPLEX LOWER LEVEL PLAN



Salable Area	
Flat No. 01	=5270.00 Sq.ft.
Flat No. 02	=5385.00 Sq.ft.
Flat No. 03	=3050.00 Sq.ft.
<b>Total</b>	<b>=13705.00 Sq.ft.</b>

# DUPLEX UPPER LEVEL PLAN

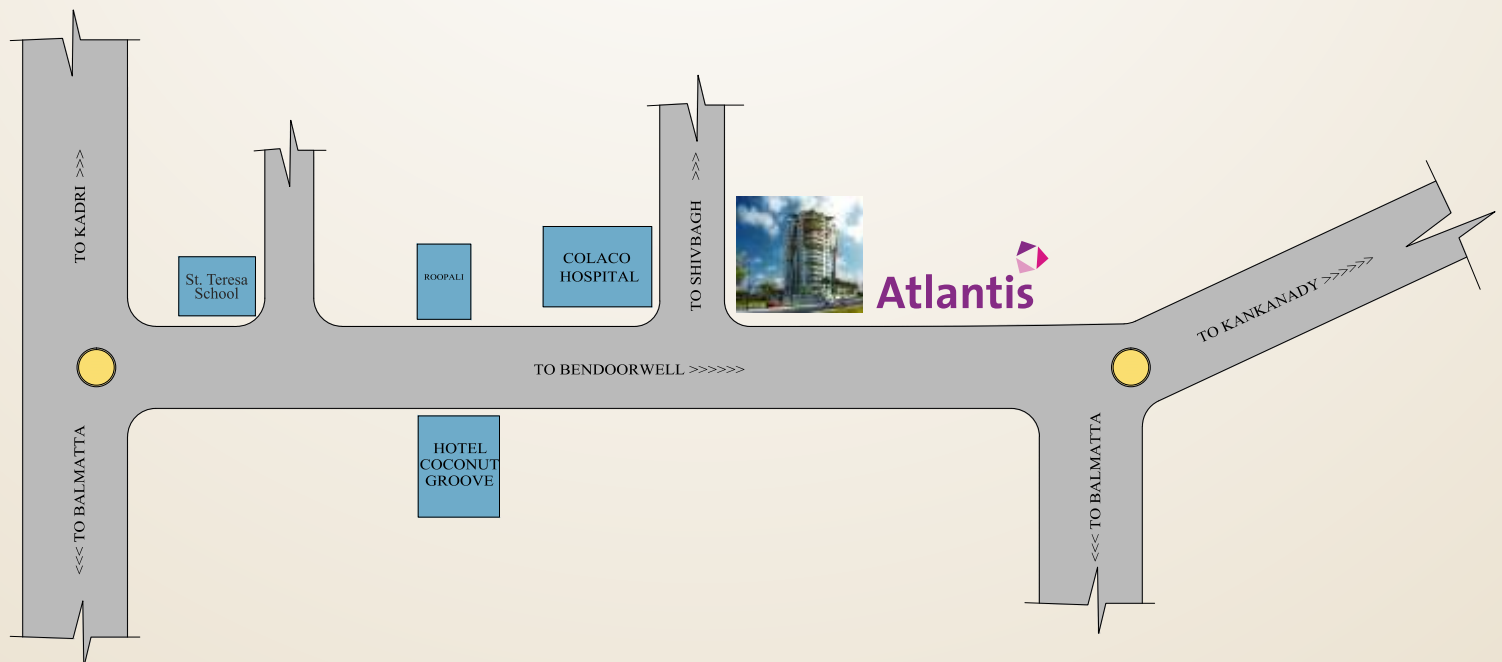


Salable Area	
Flat No.01	=3050.00 Sq.ft.
Total	=13830.00 Sq.ft.

# SITE PLAN



# LOCATION MAP



DUPLEX LOWER LEVEL  
5270.00 SQ.FT. & 5385 SQ.FT.  
FLAT NO - 1 & 2



DUPLEX UPPER LEVEL

TYPICAL FLOOR  
3 BHK - 2895.00 SQ.FT. & 2960 SQ.FT.  
FLAT NO - 1 & 2



TYPICAL FLOOR  
3 BHK - 3050.00 SQ.FT.  
FLAT NO - 3

## PROJECTS IN PROGRESS



**Maurishka Palace**  
Near C.V.Nayak Hall, Kadri Kambla, Mangalore



**Aadheesh**  
Off M.G. Road, Mangalore



**Hillside Ferns**  
Shivbagh, Mangalore



**Brookside**  
Morgan's Gate, Mangalore



**Adonia**  
Alvares Road, Kadri, Mangalore



**Roopali**  
Bendorwell, Mangalore



**Sai Prem**  
Mannagudda, Mangalore

## COMPLETED PROJECTS



**Orion**  
Lobo Lane, Mangalore



**Astoria**  
Balmatta, Mangalore



**Aria**  
Alvares Road, Mangalore



**Ourania**  
Kadri Toll Gate, Mangalore



**Sai Grandeur**  
Opp. Capuchin Friary, Jail Road, Mangalore



**Mercara Heights**  
Mercara Hill Road, Bendore, Mangalore



**Olive**  
Bejai Kapikad, Mangalore



**Eesha**  
Lobo Lane, Mangalore



**Danube**  
Balmatta Road, Mangalore



**Pushkar**  
Car Street, Mangalore



**Aadhee**  
Lobo Lane, Mangalore



**Vijaya**  
Lobo Lane, Mangalore



**Hathill Crest**  
Hathill, Mangalore



**Minerva**  
Bejai, Mangalore



**Serene**  
Bejai, Mangalore



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