

A Life of Tranquility and Harmony





A five-storied residential project of 20 apartments, Lenhil Ferns is an artful blend of natural beauty and modern conveniences with 1 BHK, 2 BHK as well as 3 BHK apartments.

The fact that it is situated in Kadri, one of the most desirable locations of Mangaluru, is a major factor that adds value to Lenhil Ferns. The location, opposite City Hospital, Kadri, provides its residents the luxury of a serene and peaceful locality that is nevertheless within a minute's walk from all civic amenities such as reputed educational institutions, places of worship, centres of entertainment and shopping, libraries and healthcare.



AMENITIES

- ▶ Ample car parking in basement and ground level.
- ▶ Fire fighting equipment as per regulations.
- ▶ Water supply to be provided by means of borewell and corporation water. Large sump tank and overhead tank with a provision of water level controller for overhead tank.
- ▶ Standby generator for lights in common areas, lift, pumps and lighting and back up for refrigerator in every apartment.
- ▶ Provision of intercom facility with a link from security to each apartment via EPABX.
- ▶ CCTV camera along with recording facility ensuring connectivity to every apartment.



SPECIFICATIONS



STRUCTURE

- ▶ RCC Framed structure designed to withstand earthquake.
- ▶ Laterite masonry for outer walls and solid masonry for inner walls.
- ▶ Double coat exterior plastering with water proof treatment.
- ▶ Smooth finish for plastering of the interior wall.

FLOORING / DADOS

- ▶ Lobbies, Staircase and Corridors: Granite slabs / Natural stones.
- ▶ Apartment flooring: 600 x 600 mm vitrified tiles of premium quality (RAK / Kajaria or Equivalent make).
- ▶ Toilet Floors: Antiskid ceramic tiles of Kajaria / Somany / RAK / Equivalent make.
- ▶ Toilet Wall Dados: Kajaria / Somany / RAK / Equivalent make ceramic tiles upto ceiling height.

BATHROOM

- ▶ Water proof treatment done for sunken
- ▶ Pressure checked plumbing and drainage lines to ensure complete leak proof toilets.

KITCHEN

- ▶ Black granite slab for counter top, satin finish Frankie / equivalent stainless steel sink.
- ▶ 2'0" Glazed tiles dado over kitchen platform.

LIFTS

- ▶ 1 No. 8 passenger Lift with automatic doors of reputed make.



DOORS

- ▶ Main Door: Teak wood frame with designer shutter both side veneer finish – melamine polished, fitted with superior quality stainless steel hardware and lock.
- ▶ Bedroom Doors: Hard wood frame with flush door shutters with paint, superior quality stainless steel hardware and mortise locks.
- ▶ Toilet Doors: FRP doors with granite frames with steel hardware and mortise lock.

WINDOWS & VENTILATORS

- ▶ Aluminum sliding windows, two or three track, as required with mosquito mesh provision and 5 mm thick clear glass.
- ▶ Aluminum ventilators with provision for exhaust and pin head glass louvers.

PAINTING

- ▶ External Walls and Ceiling: Initial application of one coat external primer upon which there will be an application of 2 coats weather proof exterior emulsion – Asian Paint or Equivalent.
- ▶ Internal Walls and Ceiling: Initial application of 1 coat primer and 2 coats putty upon which there will be 2 coats of premium emulsion – Asian Paint or Equivalent.
- ▶ Metal Works: 2 coats enamel paint – Asian Paint / equivalent over zinc chromate primer.

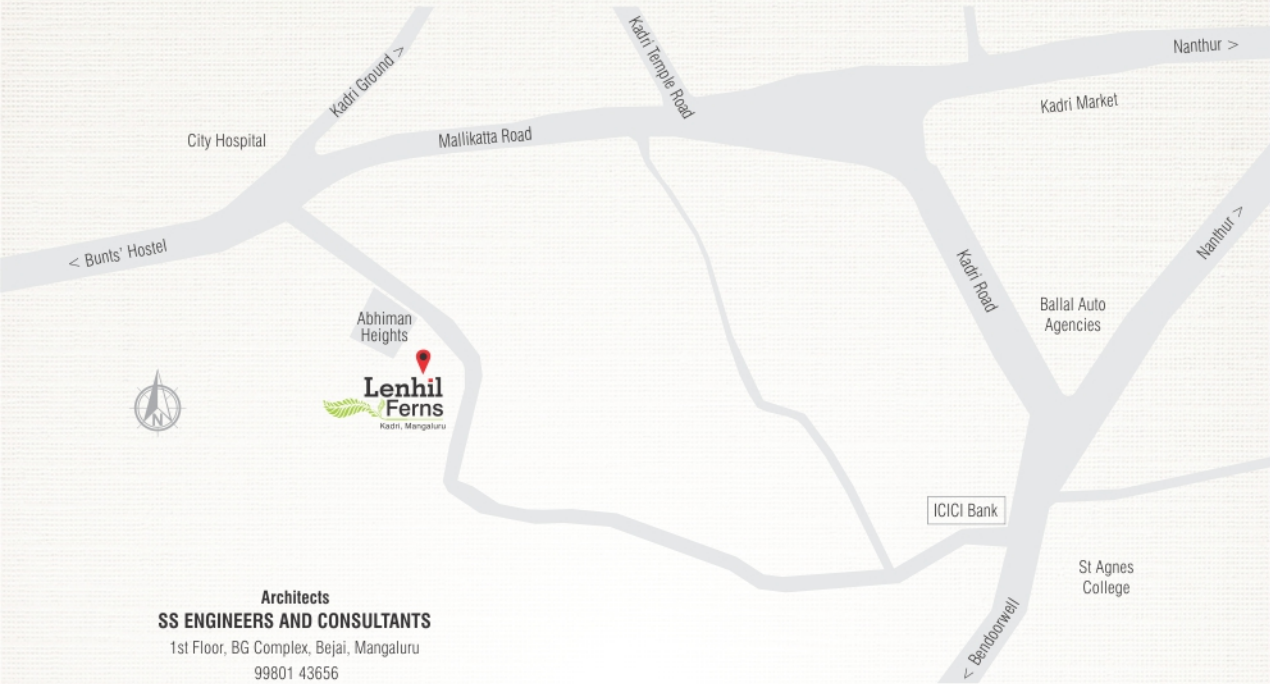
ELECTRICAL

- ▶ Electrical Cables and Wires: Finolex / RR / equivalent.
- ▶ Modular Switches: Legrand / Schneider / equivalent.
- ▶ One Earth Leakage Circuit Breaker (ELCB) for each apartment.
- ▶ Adequate electrical points in all rooms.
- ▶ Provision of AC points in all bedrooms and hall.
- ▶ TV and Telephone points in living room and Master Bedroom.
- ▶ Points for Refrigerator, Mixer /Grinder, Hob, Chimney / Exhaust, Water Purifier, Microwave, Washing Machine in kitchen / utility.
- ▶ Exhaust fan provision in all toilets and kitchen.
- ▶ 6 KW power for 3 BHK apartments and 4 KW power for 2 BHK apartments.

PLUMBING

- ▶ White EWC with soft closure seat cover and washbasin of white color (Product: Jaguar / Hindware or equivalent in all toilets).
- ▶ CP Plumbing Fittings (Product: Jaguar / Hindware or equivalent).
- ▶ Water Supply Lines: CPVC / UPVC of superior make.
- ▶ Hot & Cold water mixer unit shower in all toilets.

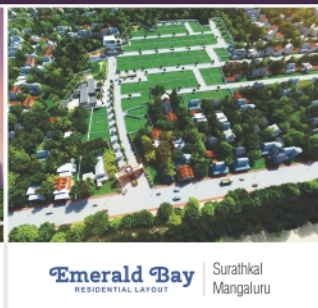
LOCATION MAP



Architects
SS ENGINEERS AND CONSULTANTS
 1st Floor, BG Complex, Bejai, Mangaluru
 99801 43656



: ONGOING PROJECTS :



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