

Luxury
apartments

live in comfort



roopali
Bendoorwell, mangalore

www.landtrades.in

Roopali by Land Trades is a premium project comprising 24 luxurious three- and four-bedroom apartments on six floors and two spacious penthouses on the seventh floor. Situated in the elite residential neighbourhood of Bendorewell in Mangalore, it enables you to enjoy a life of optimum comfort in the heart of the city, while being close to the essential places like markets and shopping centres, educational institutions, places of worship and health and recreation centres. Appealing, yet functional architecture, top quality construction and the best of features, facilities and amenities make Roopali an ideal choice of home for you – a choice backed by over two decades of experience of Land Trades. Make Roopali your home. Your family will love you for it.



Lend Lease

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HANG TEN | HANG TEN | HANG TEN

HANG TEN

FRANCO LEONE

adidas

SPECIFICATIONS

- Fully RCC framed structure
- Laterite for outer walls and Aerocon blocks for inner walls
- Double coat exterior plastering with waterproof treatment
- Smooth finish interior wall plastering
- Birla White putty finish for interior walls & ceilings
- Interlock paving for parking and open areas
- Steel gate with surround compound wall as per architect's design
- Granite flooring for common areas and staircase
- Front elevation as per architect's design
- Ample car park in 3 Basement level
- Overhead water tank and underground sump tank with required pumps

HIGHLIGHTS

- Video door phone for all apartments
- Fitness centre with well equipped gymnasium in terrace floor
- 8-passenger automatic lifts - 2 nos.
- 24-hour power supply with 100% generator back up
- Continuous water supply with adequate storage facility. Water supply with bore well in addition to the corporation water connection.
- Multipurpose hall in terrace



Amenities

Living & Dining

- Electrical points as per specifications
- TV and call bell points; telephone
- White colour below counter type wash basin for dining with black granite slab with nosing
- Split A/C provision for living
- 800 x 800 vitrified flooring of premium quality

Bedrooms

- Split A/C provision for all bedrooms
- Laminated wooden flooring for all bed rooms
- TV points in all bed rooms

Kitchen and Work Area

- ¾" Black granite platform with bullnosing
- 24" x 12" ceramic tiles for kitchen dado
- 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
- Provision for exhaust fan
- 800 x 800 vitrified flooring

Bathrooms

- Waterproof treatment done for sunken
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush valves for commodes
- UPVC ventilators with exhaust fan provision
- White colored wall mount commodes and wash basins in all toilets (Parryware / Hindware / RAK / Jaguar)
- Good quality 18" x 12" ceramic glazed tiles for toilet walls up to ceiling
- 12"x12" anti-skid tiles for toilet flooring
- Health faucet in all the bathrooms
- Solar water connection for toilet

Materials Specifications

Electrical

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

Plumbing

- Jaguar continental taps and fittings
- CPVC (SER11) (Supreme, Ashirwad) concealed pipes

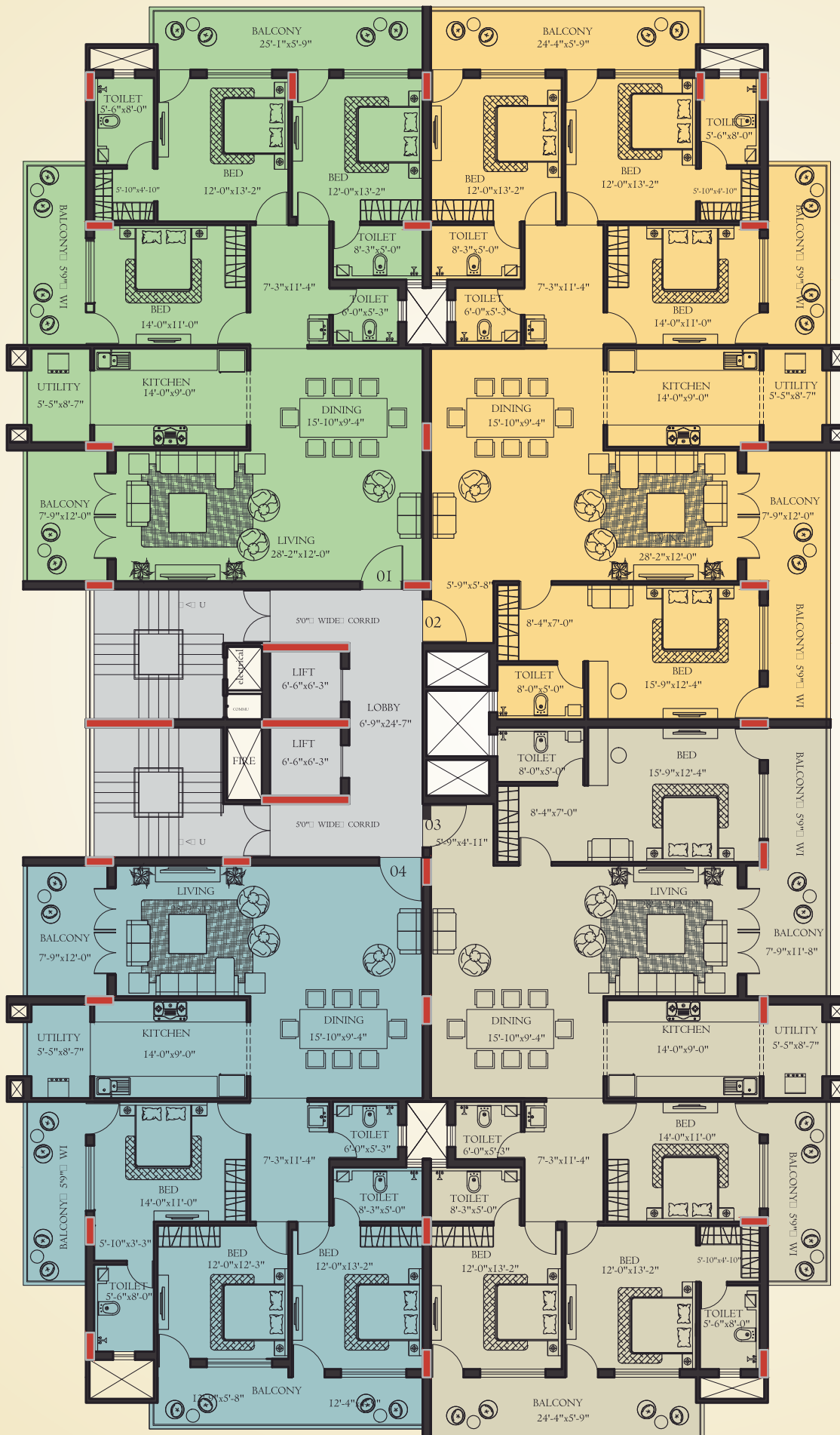
Doors & Windows

- Teak wood frame with 32 mm marine flush door with 4mm thick veneer finish on both sides with melamine polish for main door.
- Hard wood - 5" x 3" size for doors frames
- Mortise lock for all the bed rooms
- Godrej locks for front door and inside doors
- 30 mm waterproof Masonite shutter for inside door
- Granite frame with Masonite shutter for toilets
- UPVC windows with steel grill
- 4 mm plain float glass for windows

Painting (Asian or Berger)

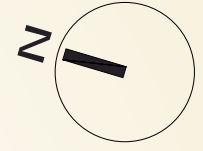
- Doors & Windows: Enamel painting over car putty finish
- Walls & Ceiling: Two coats acrylic emulsion over putty finish and primer coat
- Exterior: Two coats exterior emulsion over one coat of primer

Typical 2nd to 6th Floor Plan

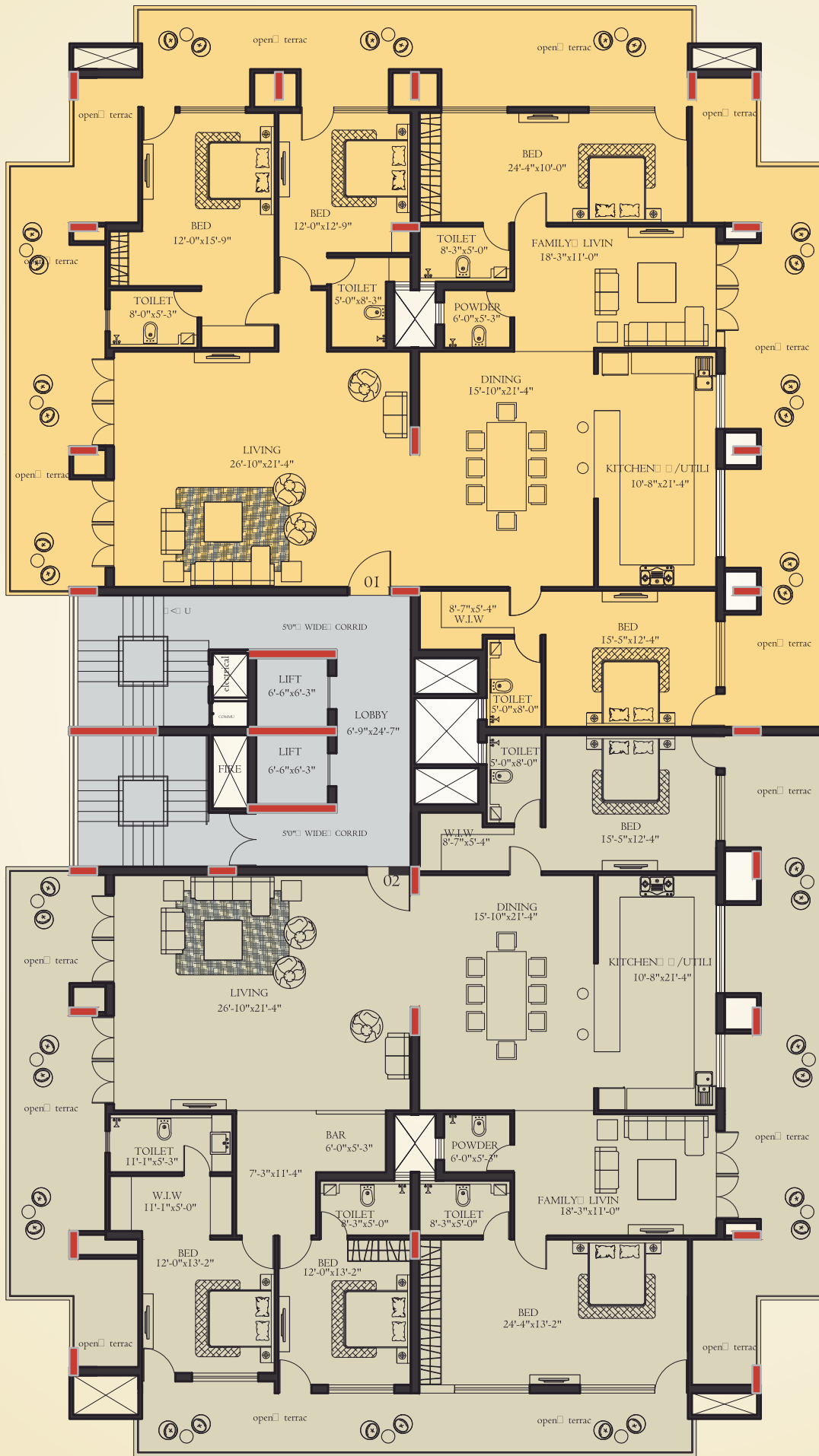


AREA STATEMENT - Sft.

- FLAT NO-01 (3 BHK) = 2225.0
- FLAT NO-02 (4 BHK) = 2730.0
- FLAT NO-03 (4 BHK) = 2730.0
- FLAT NO-04 (3 BHK) = 2185.0



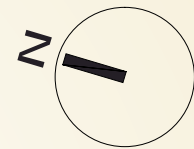
7th Floor Plan - Penthouses



AREA STATEMENT - Sft.

FLAT NO-01 = 3270.0

FLAT NO-02 = 3460.0





Flat No.1 : 3 BHK : 2225 sft.

Flat No. 2 : 4 BHK : 2730 sft.





Flat No. 3 : 4 BHK : 2730 sft.

Flat No. 4 : 3 BHK : 2185 sft.



Typical Floor Plan



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



Sai Prem
Mannagudda, Mangalore



Atlantis
Bendoorwell, Mangalore

LAUNCHING SOON



Rehoboth
Bejai, Mangalore



Parin
Collector's Gate, Balmatta, Mangalore

COMPLETED PROJECTS



Astoria
Balmatta, Mangalore



Orion
Lobo Lane, Mangalore



Aria
Alvares Road, Mangalore



Mercara Heights
Mercara Hill Road, Bendore, Mangalore



Olive
Bejai Kapikad, Mangalore



Eesha
Lobo Lane, Mangalore



Aadhee
Lobo Lane, Mangalore



Vijaya
Lobo Lane, Mangalore



Hathill Crest
Hathill, Mangalore



Sai Grandeur
Opp. Capuchin Friary, Jail Road, Mangalore



Pushkar
Car Street, Mangalore



Ourania
Kadri Toll Gate, Mangalore



Minerva
Bejai, Mangalore



Danube
Balmatta Road, Mangalore



Serene
Bejai, Mangalore

LOCATION MAP



Promoters:



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