



Primero

ONGOING PROJECTS



COMPLETED PROJECTS



Promoters



Rohan Corporation
 Balmatta Road, Bendorewell, Mangalore - 575 002
 Tel: 0824-2435182, 2437744 Fax: 2439578
 E-mail: info@rohancorporation.in
 Web: www.rohancorporation.in

Co-Promoters



Globalstar
 1st Floor, Manasa Towers
 M.G. Road, Mangalore - 575 003
 Tel: 0824-2494299, 2494399
 E-mail: globalsrm@gmail.com
 Web: www.globalstarrealtors.com

Architects



S.K. ASSOCIATES
 Architectural Consultants
 G4, Divya Deepa Arcade
 Bendorewell, Mangalore - 575 002
 Tel: 0824-24338318, 94483 88318
 E-mail: skassociates36@gmail.com

Structural Consultants



Vimal Anil
 Structural & Survey Consultants
 #303, Sterling Chambers
 Kalakunj Road, Kodialbail
 Mangalore - 575 003
 Tel/Fax: 0824-2493692
 E-mail: vimalanil@yahoo.com



OPEN YOUR EYES TO A NEW WORLD

Primero
 Padil, Mangalore



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design@magnumad.in



We

We are a premier real estate and land development company of Mangalore, functioning under the banner of Rohan Corporation.

For the past 20 years we have distinguished ourselves with reliable and trustworthy real estate transactions. Launching ourselves into the challenging arena of apartment building, we have established our credentials through the quality of our constructions in Mangalore city. Each of our apartment projects is the result of carefully conceived plans that give utmost importance to all aspects of construction ethics with strict adherence to legal compliance. Our apartment buildings project a vision for the future, with a commitment to incorporate time-tested standards and a clear foresight about future technology.

Our satisfied clients are our prime source of motivation for us. Their endorsement of our projects has helped us to grow with each passing year, as we gear ourselves for the challenges of the future.

Experience the richness of life

Primero is conceived and designed the way you wanted your home to be. Primero in Spanish means "Prime". True to its name, the apartment has premium amenities that will make your life truly luxurious. Ensnconced in Padil, Mangalore, with its peaceful environs adding that touch of serenity, Primero is a commercial-cum-residential apartment. Primero recreates the magic of living in a place which is tranquil yet lively, surrounded as it is by greenery that will surely rejuvenate your spirits.

Padil, being one of the strategic gateways into the beautiful city of Mangalore, is a locality that caters to the growing needs of the city. The location of this complex gives you easy access to public utilities, educational and health care institutions as well as entertainment destinations, while at the same time enjoying surroundings that blend well with the verdant greenery. Available in 2 and 3 BHK options Primero is best suited to those who appreciate premium amenities. Above all, for your daily marketing needs you needn't move away from your apartment as the first floor is dedicated to shopping establishments.

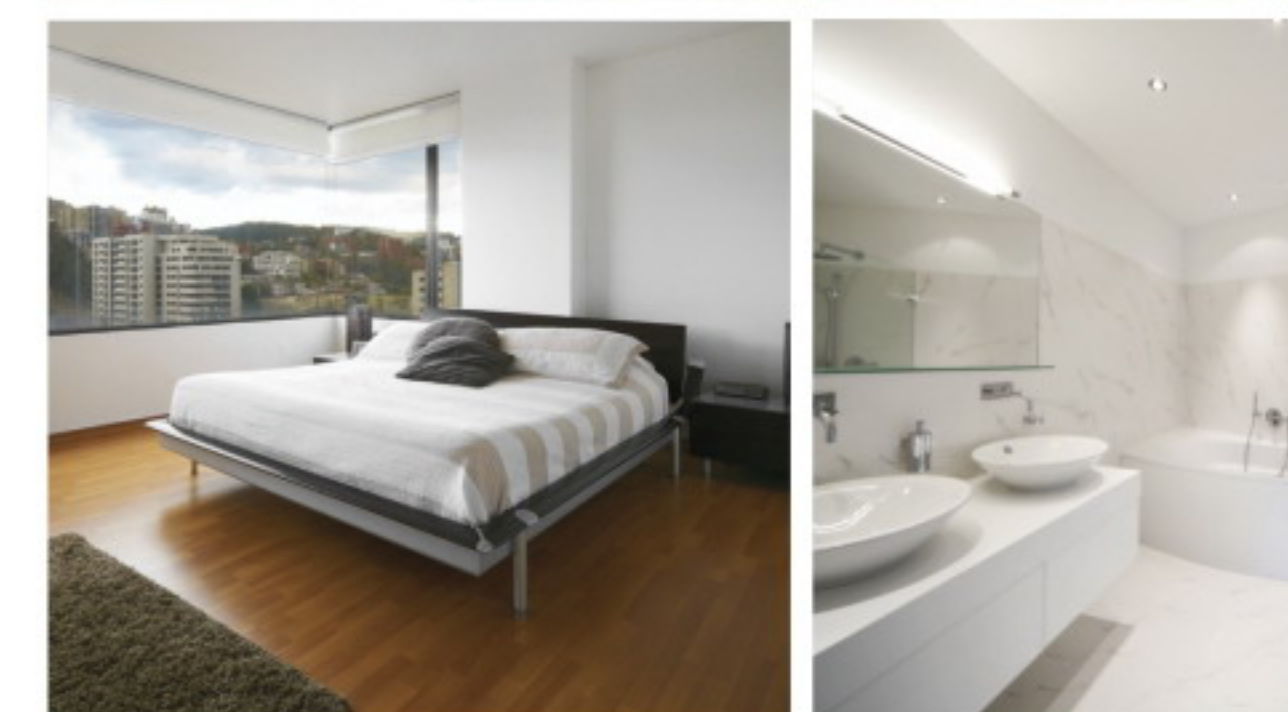
So come home to Primero where both your mind and body can relax in peaceful harmony.

P R I M E R O

Primero



Luxury gets a new name



All the rooms are spacious to facilitate unhindered movement. The windows are designed to let in ample natural light and have cross-ventilation that ensures a free flow of fresh air. Apart from that, the kitchen is spacious and can be modified into a modular kitchen.

The landscaped areas, excellent illumination, walk ways or even the stylish balcony railings are sure to ensure that you enjoy the true beauty of life.

Highlights

- Spacious Visitors' Lounge
- Non-addressable firefighting system
- Electronic access card system
- Two fully automatic elevators with ARD attachment (1 stretcher type)
- Reticulated gas connection on extra cost
- 24 x 7 water and electricity provisions
- Telephone with Intercom
- UPVC windows with MS grill protection
- Elegantly designed melamine main door
- Superior quality electric wires (Finolex / RR Kables / V-Guard)
- Modern type sanitary and drainage installation
- Excellent quality of sanitaryware (Duravit / Jaquar / Euro / equivalent)
- Excellent quality vitrified flooring
- Attractive ceramic tiles for toilet wall (full height) and anti skid tiles for flooring
- High quality granite in common areas
- Community hall and office with rest room
- Entertainment and connectivity provisions
- Excellent landscaping and illumination
- Comfortable car parking space
- Solar hot water system at extra cost
- Walk way garden
- Children play area with equipment

Specifications

Bedrooms

- Power supply for AC (for all bedrooms)
- Two-way light control in all bedrooms
- Telephones, TV point and Cable TV connections in all bedrooms

Balconies

- Separate drainpipe to drain out the water
- Elegant balcony railing with safety measures
- Ceramic / Terracotta anti skid tiles

Drawing / Dining

- Vitrified tile flooring
- TV points and telephone / intercom connection / Cable TV connection
- Wash basin provision
- Power supply for split AC system

Kitchen

- Adequate electric power point provision for water purifiers
- Provision for exhaust fan
- Granite platform with stainless steel sink
- Plumbing and drainage connection with power point for washing machine
- Power point for refrigerator and microwave oven

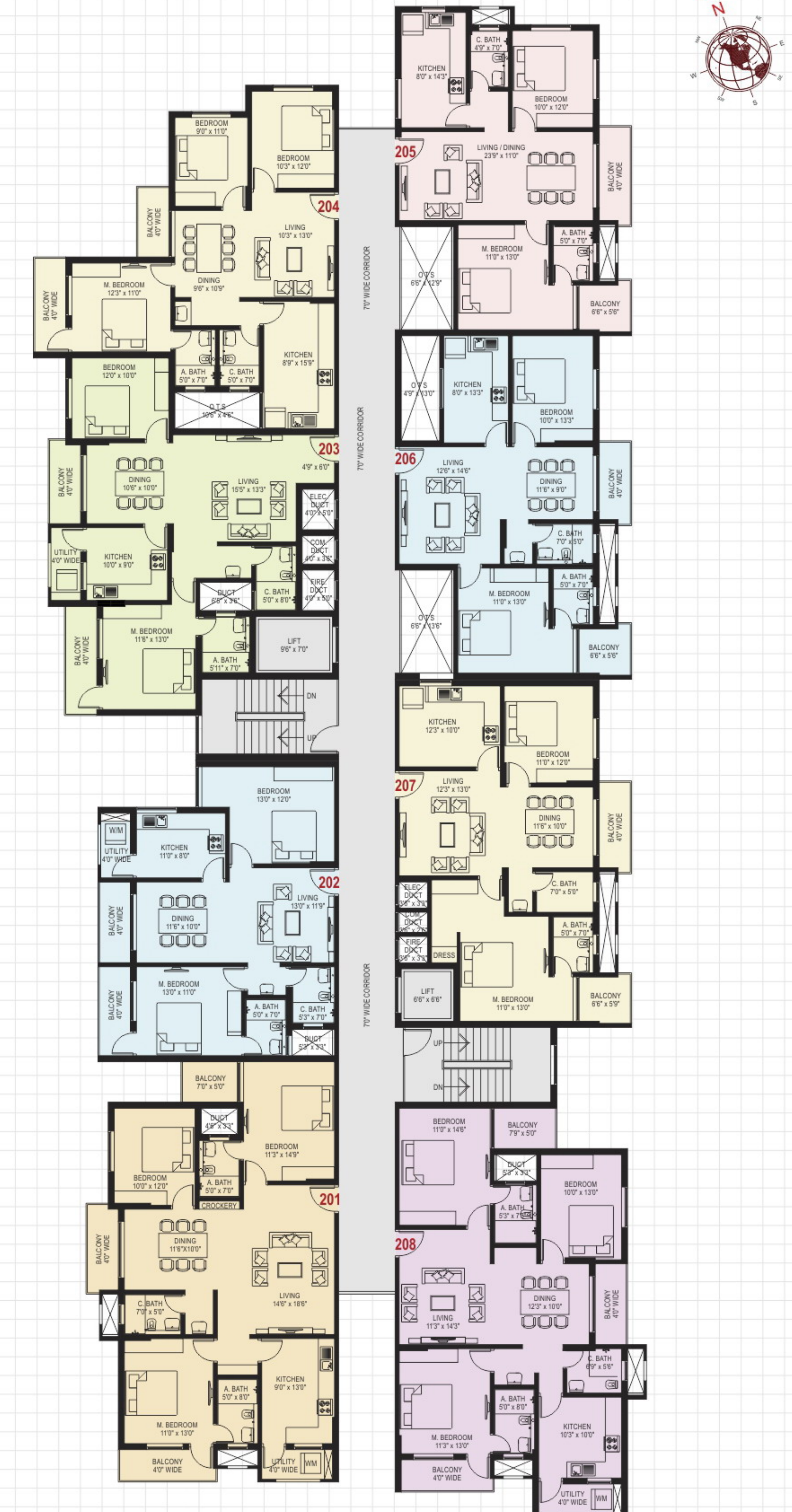
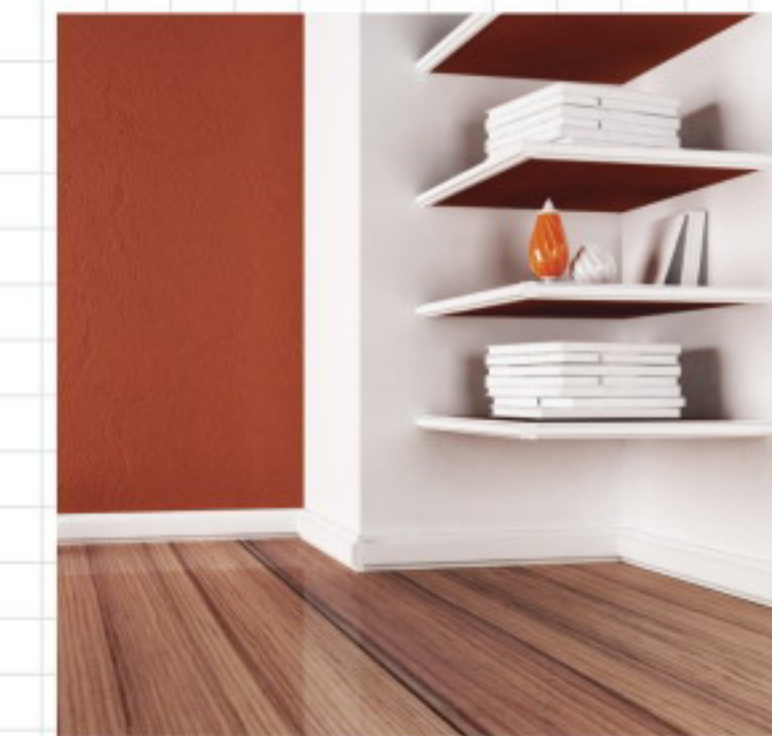
Elevator

- ARD attachment
- Risk-free operation
- Emergency phone facility

Commercial Shops

- Spacious showroom

Typical Floor Plan 2nd to 11th Floor



AREA STATEMENT		
FLAT NO	TYPE	SALEABLE AREA
201	3 BHK	1700 Sft
202	2 BHK	1215 Sft
203	2 BHK	1340 Sft
204	3 BHK	1265 Sft
205	2 BHK	1160 Sft
206	2 BHK	1175 Sft
207	2 BHK	1275 Sft
208	3 BHK	1605 Sft

Ground Floor Plan Commercial

