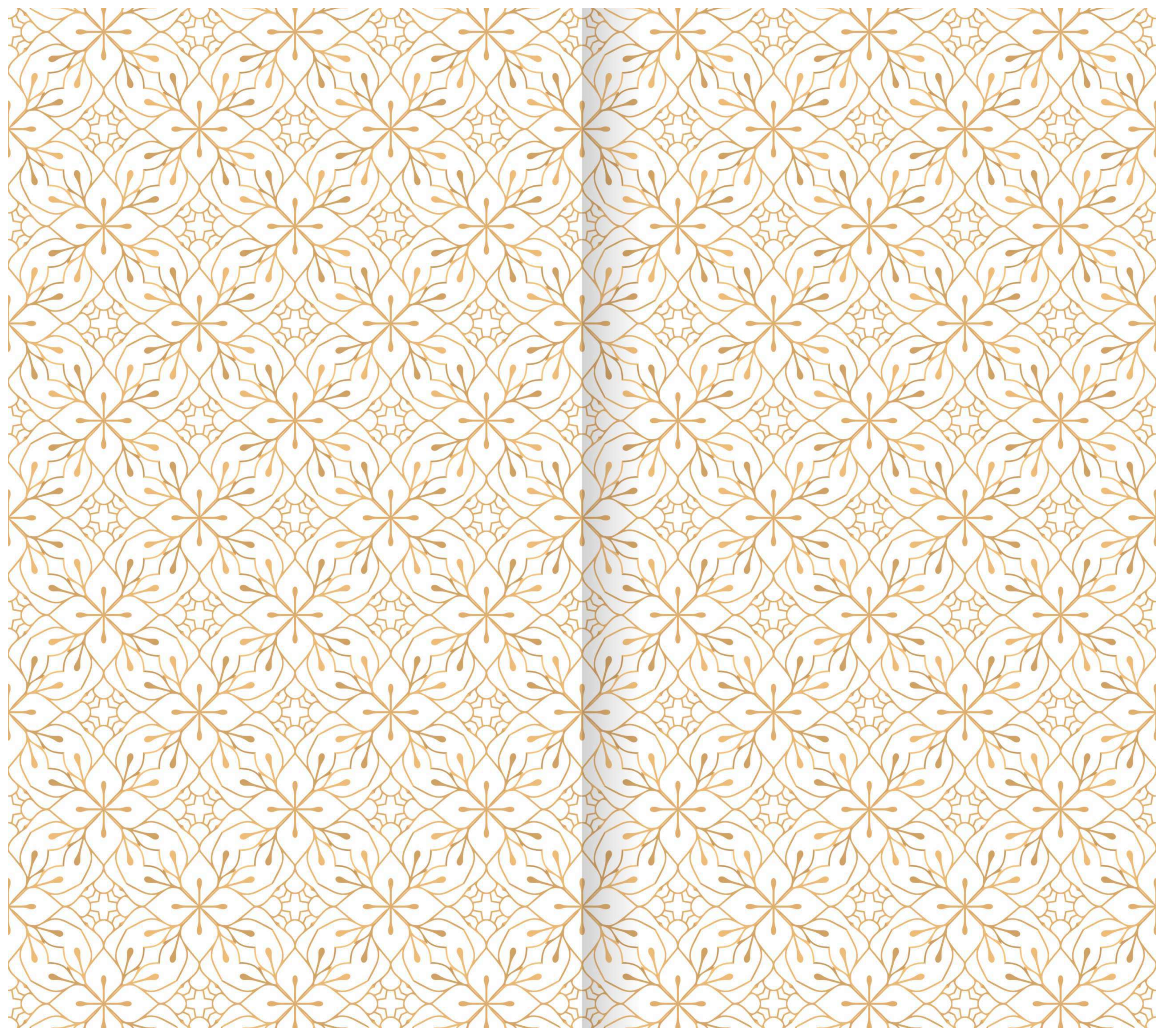




SHIVABAGH
MANGALORE





THE WORLD TO COME

Each space at Shivabagh is the epitome of comfort, because in the future there will be ease even in the convenience of everyday living.

At Land Trades Shivabagh, tomorrow is here.

SOON TO BE
THE MOST COVETED
ADDRESS

ST. AGNES
COLLEGE

BALMATTA
JYOTHI CIRCLE

ARABIAN
SEA

BUNTS
HOSTEL

KADRI
MARKET

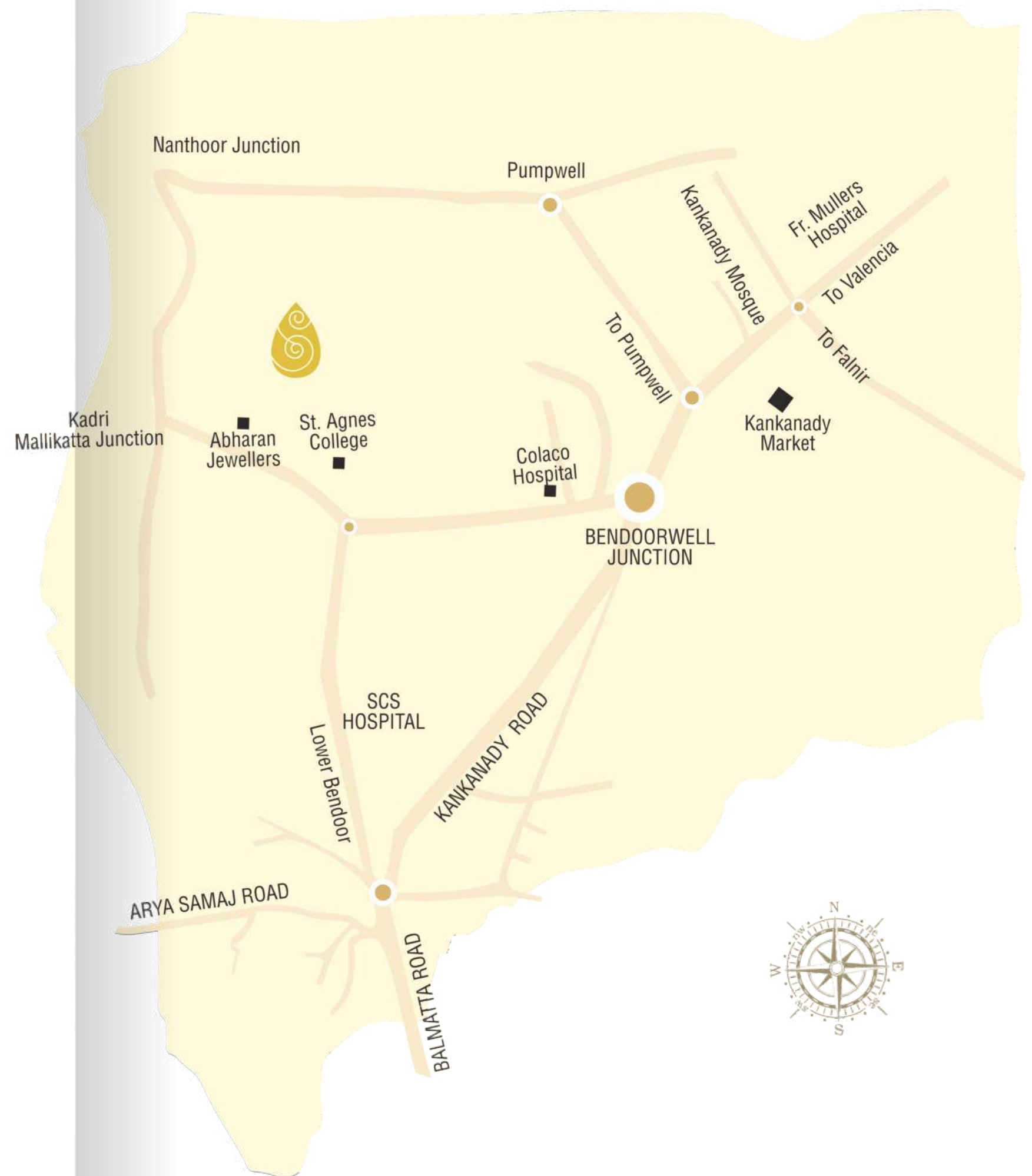
NANTHOOR
CIRCLE



LANDMARK OF PRE-INDEPENDENCE INDIA

Long before there were other landmarks, there was Shivabagh, a mansion that gave its name to the most elite locality of Mangaluru. A palatial home graced by legendary personalities like the Father of the Nation, Mahatma Gandhi, India's first prime minister Jawaharlal Nehru, poet, laureate and author of our country's national anthem, Gurudev Rabindranath Tagore, and the eminent statesman and freedom fighter, Chakravarti Rajagopalachari.

Land Trades Shivabagh draws inspiration from the heritage of this historic site.





THE ESSENCE OF DISTINCTION

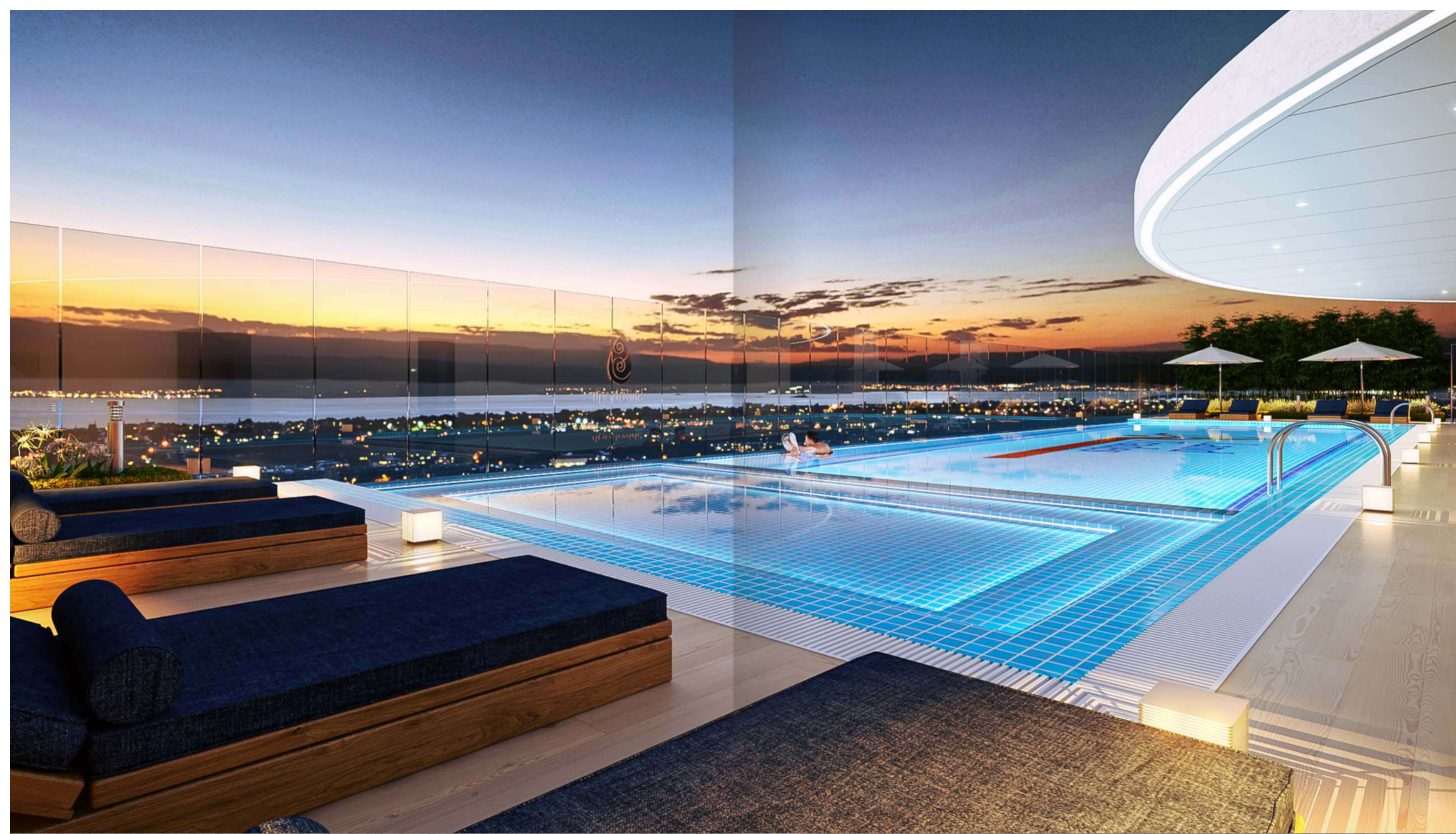
An abundance of free spaces to enjoy solitude. A step behind the driveways is the quiet outdoor gazebo and extravagant greenery extending all around.

Here, you are in the company of visionaries.

PANORAMIC SEA VIEW

Raise a toast to your journey, with a panoramic sea view.
The sky is a little closer, and the horizon a bit farther.





INFINITY SKY POOL

Reflecting the immensity of the night sky, Infinity Pool at 33rd floor seemingly flows into the skies. Elucidating the the harmony of high life, the exclusive waters are accompanied by the allure of extravagance.



THE EPITOME OF GRANDEUR

LEVEL
33 INFINITY SWIMMING POOL

SKY DECK

SKY LOUNGE

PARTY AREA

LEVEL
G INDOOR GAMES

GYMNASIUM

YOGA ROOM

BALLROOM

KIDS PLAY AREA

JOGGING TRACK

OUTDOOR MULTICOURT

GAZEBO

AMPHITHEATRE

LEVEL
B1 PARKING

B2 PARKING

B3 PARKING

TYPICAL FLOOR PLAN

1ST TO 22ND FLOOR



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
001	4 BHK	3719.00
002	3 BHK	2622.00
003	3 BHK	2630.00
004	4 BHK	3763.00
005	4 BHK	3640.00

COMBINED FLOOR PLAN

23RD TO 32ND FLOOR

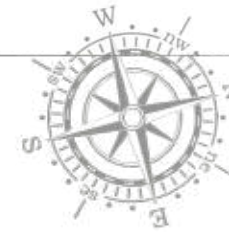


FLAT NO.	TYPE	SALE AREA (SQ.FT.)
002 & 003	5 BHK	5202.00

Disclaimer: The information depicted herein viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet)

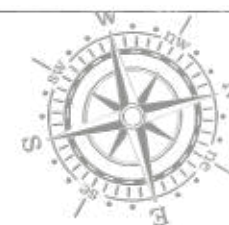
DUPLEX LOWER FLOOR PLAN

25TH, 27TH, 29TH & 31ST FLOOR



DUPLEX UPPER FLOOR PLAN

26TH, 28TH, 30TH & 32ND FLOOR



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
001	6 BHK	6750.00
004	6 BHK	6912.00

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FLAT NO.	TYPE	SALE AREA (SQ.FT.)
001	4 BHK	3719.00



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
002	3 BHK	2622.00



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
003	3 BHK	2630.00

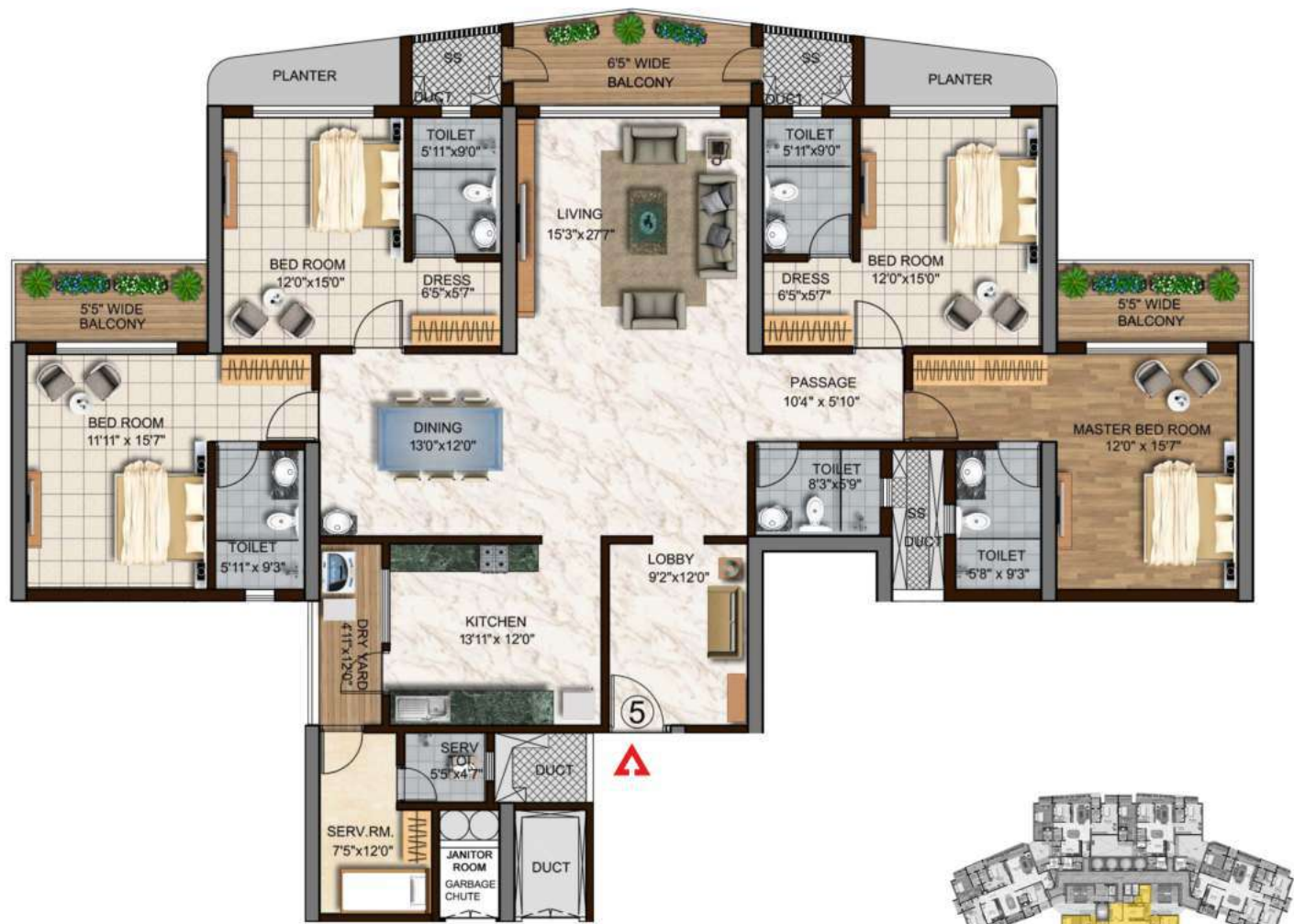


FLAT NO.	TYPE	SALE AREA (SQ.FT.)
004	4 BHK	3763.00



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FLAT NO.	TYPE	SALE AREA (SQ.FT.)
005	4 BHK	3640.00



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
002 & 003	5 BHK	5202.00

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DUPLEX FLOOR PLAN (LOWER)



DUPLEX FLOOR PLAN (UPPER)



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
001	6 BHK	6750.00

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DUPLEX FLOOR PLAN (LOWER)



DUPLEX FLOOR PLAN (UPPER)



FLAT NO.	TYPE	SALE AREA (SQ.FT.)
004	6 BHK	6912.00



Disclaimer: The information depicted herein viz, master plans, floor plans, furniture layout, fittings, illustrations, specifications, designs, dimensions, rendered views, colours, amenities and facilities are subject to change without notification as may be required by the relevant authorities or the developer's architect, and cannot form part of an offer or contract. Whilst every care is taken in providing this information, the developer cannot be held liable for variations. All illustrations and pictures are artist's impressions only. The information is subject to variations, additions, deletions, substitutions and modifications as may be recommended by the company's architect and/or the relevant approving authorities. The developer is wholly exempt from any liability on account of claim in this regard. (1 Square mtr = 10.764 Square feet)

TERRACE FLOOR



- LEVEL 33
- INFINITY SWIMMING POOL
 - SKY DECK
 - SKY LOUNGE
 - PARTY AREA

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SPECIFICATIONS

HIGHLIGHTS

- Ground + 32 + Terrace storey building with three basements consists 142 number of flats
- Spacious double height entrance lobby/ reception/ visitor's lounge
- 4 nos. high-speed automatic 15 passenger capacity lifts and 1 no. 1000 kg capacity service lift
- Fire fighting system in accordance to Fire Service Dept. Specifications & regulations.
- 100% power back up with acoustically enclosed generator.
- Electronic Surveillance cameras in and around the building
- 24x7 Security in the building
- Multi video door phone facility from security to each Apartment
- Rain water harvesting system
- Bore well water facility along with the corporation water connection
- Water treatment plant (WTP) for domestic purpose
- Sewage Treatment Plant (STP) with treated water connection to flush and gardening
- Bio organic waste converter equipment (OWC)
- Jogging/ track at ground floor
- Outdoor multipurpose play court
- Children's play area
- Centrally Air-conditioned club house with fully equipped Gymnasium, Indoor games, Meditation/Yoga room and dedicated Ladies & gents Steam bath/ Jacuzzi/Toilets in Ground Floor
- Society room at Ground floor
- Infinity swimming pool along with the kid's pool at 33rd floor
- 3 Basements for Car Parking
- Provision of EV charging points at the car parking area
- Granite/Tile flooring for common areas & staircase
- Safety railings for balconies and staircases
- VDF concrete flooring or premium quality concrete interlock paving blocks for car parking area & yard
- Premium quality antiskid vitrified tile flooring in terrace

GENERAL

- Fully framed RCC structure with External Walls constructed in Laterite Stone Masonry and Concrete Solid Blocks Masonry for Partition walls
- Building internal walls and ceilings are finished with single coat smooth finish cement plaster and external walls have double coat sponge finish cement plaster
- RCC overhead water tank above terrace and water storage sump tank at basement
- RCC STP water tank at basement
- Separate water tank for fire fighting and STP treated water storage at terrace
- Premium quality Kajaria/Simpolo/RAK/Somany or equivalent vitrified/GVT/PGVT tiles for main flooring inside the flats
- Premium quality glazed tiles for toilet walls and antiskid tiles for toilet flooring
- Premium quality antiskid tiles for balcony and work area flooring
- Provision for Modular kitchen
- Granite counter for dining wash basin
- Wooden frames with veneer fitted flush door shutter with melamine polish finish for main doors
- Premium Quality fittings & branded door lock for main door
- Wooden door frames with laminate finish flush door and premium quality Ironmongery for bedroom doors
- Granite frame with fibrotech door shutter with premium quality fittings for toilets
- Anodized/ powder coated Aluminum Glazed windows with safety grills & provision for Misquote Mesh
- Anodized/ powder coated Aluminum Glazed French doors for balconies & provision for Misquote Mesh
- Anodized/ powder coated aluminum glazed ventilators with provision for fitting exhaust fan in toilets
- Modular electrical switches and Premium Quality wires and DB fittings
- Premium quality plumbing and sanitary fittings in toilets and dining
- Premium quality electrical fittings for balconies, common areas, facilities, car parking areas, yard compound wall & gates

- Premium interior emulsion painting over the putty finished internal walls & ceilings.
- Exterior grade emulsion painting for external walls
- Melamine polish for main door frame & shutter
- Melamine Polish for Internal door frame.
- All the metal surfaces coated with metal primer and painted with enamel grade color

ELECTRICAL

- Power allotment for 3 BHK flat is 8kw and for 4 BHK flat is 10kw, 5 BHK flat is 12kw and 6BHK flat is with 14kw
- Premium quality PVC insulated cables, DB accessories and modular switches

LIVING & DINNING

- Adequate Lights & Fan points
- T.V. point with DTH/Cable point
- Telephone connection
- Multi Video Door Phone point
- AC points for Living & Dining area

BED ROOMS

- Adequate Lights & Fan points
- T.V. point in Master Bed room
- Telephone connection in Master bedroom
- 1 no. of AC point each for all Bed rooms

KITCHEN

- Adequate Lights & Fan points
- Adequate Power Points, Provision for Chimney & Exhaust Fan
- Electrical Provision for Water Purifier near Sink
- Electrical Provision for instant Geyser
- Provision for Washing Machine & Dish Washer at Work Area

BALCONY

- Ceiling Light point with Fitting
- 5 amps Switch & Socket

BATH ROOMS

- Adequate Lights Points
- 5 amps Switch & Socket
- Electrical Provision for Geyser & Exhaust Fan

PLUMBING

- Premium quality branded plumbing pipes and fittings for pressure tested pipelines of water supply & drainage network
- Gravity flow type water supply system
- Separate STP treated water pipeline network for w/c flush
- Solar water provision for master bed room toilets

BATHROOMS

- R.C.C Base slabs treated for water proofing in all Bathrooms.
- Ceiling Suspended pipelines in Toilets with Grid False ceiling
- Pressure Checked Plumbing and Drainage lines
- Concealed Flush Valves for EWC Flush
- Single Lever Diverter Shower unit for all Bath Rooms
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded Wash Basin & Wall mounted E.W.C. in Toilets
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded CP Plumbing Fittings
- Premium quality Kohler / TOTO / ROCA / Grohe or equivalent branded Health Faucet in all Toilets
- Water line Provision for Geyser in all Toilets

KITCHEN

- Water line Provision for Instant Geyser and Water Purifier in all Kitchens
- Water line Provision for Washing Machine & Dish Washer in Work Area
- Sink Mixer Tap, Nozzle Taps and necessary angle valves



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
Hat Hill, Mangalore



Sai Grandeur
Opp. Capuchin Fiary, Jail Road, Mangalore



Pushkar
Car Street, Mangalore



Ourania
Kadri Toll Gate, Mangalore



Minerva
Bejai, Mangalore



Danube
Balmatta Road, Mangalore



Serene
Bejai, Mangalore



Hillside Ferns
Shivbagh, Mangalore



Adonia
Alvares Road, Kadri, Mangalore



Maurishka Palace
Near CV Nayak Hall, Kadri Kambha, Mangalore



Aadheesh
Off M.G. Road, Mangalore



Brookside
Morgan's Gate, Mangalore



Sai Prem
Mannagudda, Mangalore



Atlantis
Bendorwell, Mangalore



Vasundhara
Opp. Urva Marigudi Temple, Mangalore



Rehoboth
Bejai, Mangalore



Parin
Collector's Gate, Balmatta, Mangalore



Aquarius
Mallikatta, Mangalore



Roopali
Bendorwell, Mangalore



Aashna
Yemnekere, Mangalore



Lenhil Ferns
Kadri, Mangalore



Sanskriti
Mangaladevi, Mangalore



Melody
Near St. Theresa's School, Bendor, Mangalore



Insignia
Valencia, Mangalore



Solitaire
Hathill, Mangalore



Emerald Bay
Surathkal, Mangalore



Milestone 25
Balmatta, Mangalore



Habitat One54
Derseball, Mangalore



Indus
Kadri, Mangalore



Ananteesh
Carstreet, Mangalore

ONGOING PROJECTS



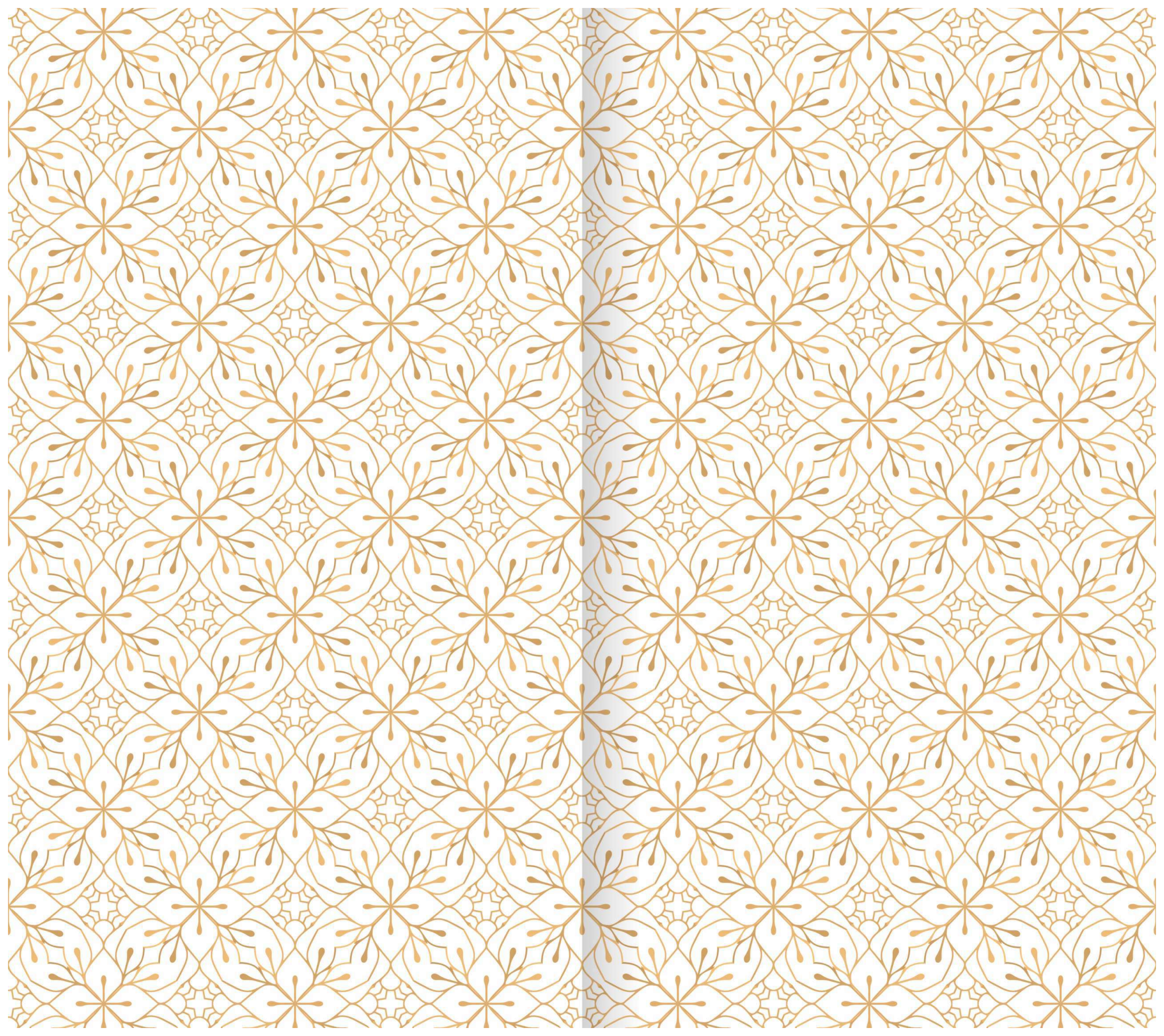
Adira
Urva, Mangalore



Nakshatra
Gandinagar, Mangalore



Altura
Bendorwell, Mangalore





Promoters:

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E-mail : sales@landtrades.in, info@landtrades.in

Architects :
SKYLINE
Mumbai

Structural Consultants:



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