

**HIGHLIGHTS**

- ◆ 9'6" Clear Height in Apartments
- ◆ GROHE Bath Fittings
- ◆ 30" by 30" Vitrified tiles in the Apartment Designer Lobby
- ◆ Toughened Glass balcony railing
- ◆ False ceiling in balcony with LED lighting
- ◆ Pidilite Weatherproof External Paint
- ◆ Epoxy joint filler in bathroom
- ◆ CCTV around the property connected to Watchman cabin.
- ◆ CCTV to watchman cabin audio/video comm
- ◆ 2' by 1' tiles on Bathroom walls
- ◆ 6' 6" by 6' Stretcher lift of KONE / OTIS or equivalent make.

**SPECIFICATIONS**

- ◆ RCC structure
- ◆ Vitrified flooring for entire apartment
- ◆ Kitchen will have black granite with SS sink and drain board
- ◆ 2 Feet Dado around the kitchen platform
- ◆ Provision for exhaust fans in kitchen and bathroom
- ◆ Provision for water purifier in Kitchen
- ◆ Toilets will have anti skid flooring and Ceiling height Dado
- ◆ Underground sump and overhead water tank
- ◆ 2 sources of water, Borewell and Municipality supply
- ◆ Electrical wiring will be enclosed of Finolex or equivalent make
- ◆ Interior doors of superior quality flush doors
- ◆ Bathroom doors will be of FRP flush type
- ◆ Main door of premium quality teak wood finish with full width wooden frames.
- ◆ Powder coated all sliding windows
- ◆ Internal walls coated with Birla Patti and finished with Emulsion paint or equivalent.
- ◆ 2 coat external plastering with water proof treatment

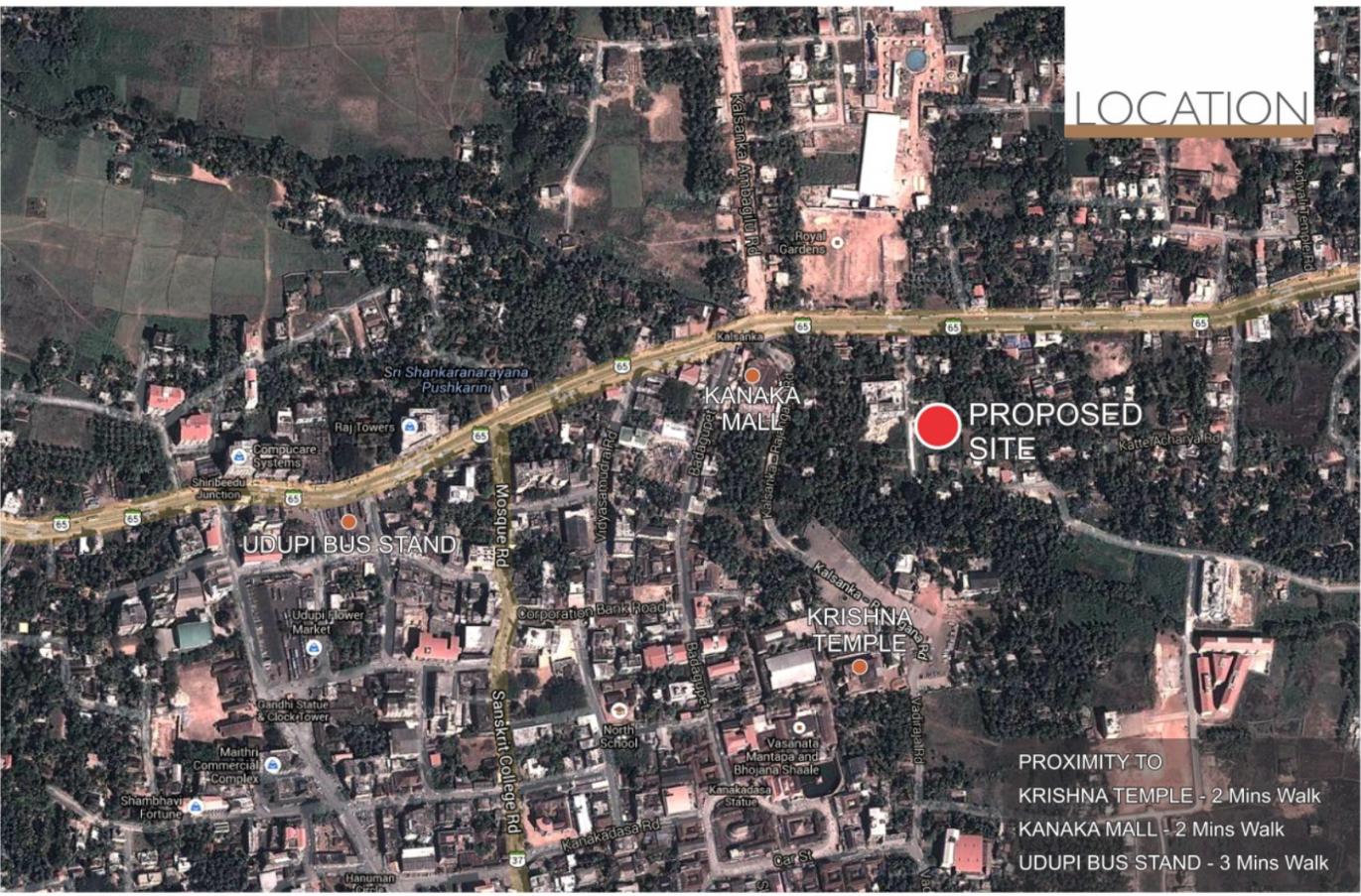


**AMENITIES**

- ◆ Sliding french doors with Grills
- ◆ UGD Connectivity
- ◆ Telephone, T.V, A/c points in all bedrooms
- ◆ Children's Play area
- ◆ Well equipped Gym
- ◆ Designer Lobby
- ◆ Generator with auto start
- ◆ Recreation area with Table Tennis, Carrom, Pool Table, LED tv.
- ◆ Utility with washing machine Point
- ◆ Reticulated Cooking gas connection.
- ◆ Metropull concealed valve plumbing
- ◆ Rest room For Security Guard
- ◆ Covered terrace with Additional washbasin and Toilets

**SAFETY**

- ◆ CCTV around the property connected to Watchman cabin.
- ◆ CCTV to watchman cabin audio/video comm
- ◆ Open able grills for French windows
- ◆ Round the clock security
- ◆ M.S Grills for all windows
- ◆ Heavy duty lock from Europa or equivalent make
- ◆ Well lit compound wall and open spaces.



**LOCATION**

**PROXIMITY TO**  
 KRISHNA TEMPLE - 2 Mins Walk  
 KANAKA MALL - 2 Mins Walk  
 UDUPI BUS STAND - 3 Mins Walk

INTEGRITY . QUALITY



**K H A I N P R O P E R T I E S**  
 No. 13-3-31 E, 2nd Floor, Devaraj Towers, Court Road, Udipi - 576 101.  
 E-mail: admin@khainproperties.com  
 Website: www.khainproperties.com

**Ph: 0820-2527855. Mob: +91 9243305855**

Architects & Structural Consultant:  
**SIMONS & Associates**  
 - Architects,  
 - Interior Designers  
 - Project Management Consultants  
 Udipi Office : 1st Floor C.J. Complex,  
 K.M. Marg, Udipi - 576101  
 Ph: 0820 - 2534846 Fax: 0820 - 2529846  
 E-mail: simons\_associates@yahoo.com

Legal Advisor:  
**Adv. Ganesh Kumar Mattu B.Sc., LLB**  
 Basement Floor, Canara Tower,  
 Near Taluk Office, Udipi - 576101.  
 E : mattuganesh@gmail.com

RPD DESIGNS & PRINTS - (+91) 9895 090 1808



Inspired by Indian traditions and modern high end lifestyle " Nilaya" is conceptualised. Nilaya is not merely an apartment. A thorough conception of lifestyle mingled with modern amenities and artistic ambience. Each level of the 4 storey project offers delightful details that exuberate Nilaya in all its dimensions. A four storey project in the heart of the city at Kalsanka udupi has a special appeal to everyone! Its closest to the upcoming Mall, nearer to shri Krishna Temple, market, Bus stand and in every way a prime location where you would love to have your exclusive home.

The 32 special apartments have some common exclusive features like Gymnasium, Snooker table, table tennis, Carrom, LCD TV and a recreation area. Further the apartments have most modern security systems which enhances the safety and serenity of the life inside. A first of its kind well designed ambience for maximum privacy and pleasant living.

A LANDMARK TO REDEFINE HABITATS



TYPICAL FLOOR PLAN



GROUND FLOOR PLAN

