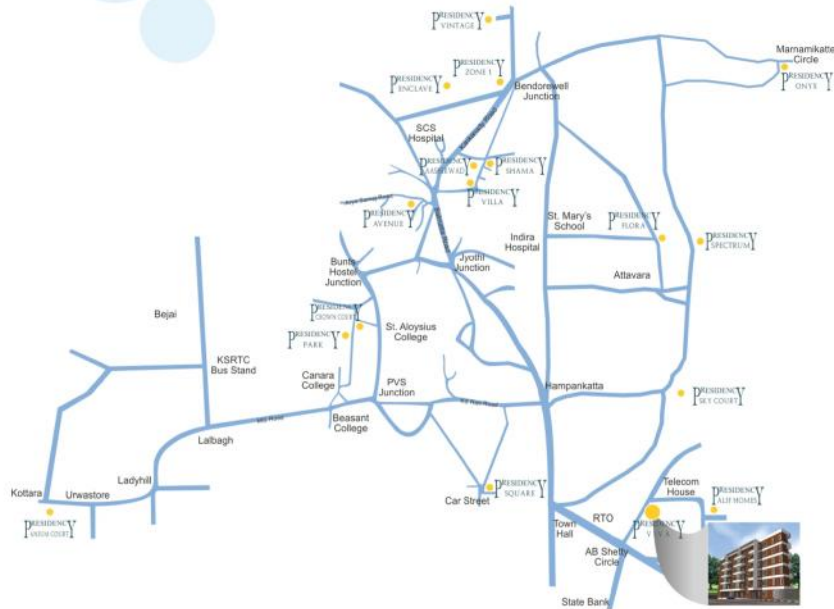


Location Map



PRESIDENCY GROUP

PRESIDENCY HOMES & INFRASTRUCTURES PVT. LTD.

Shama Residency, Vas Lane, Mangalore – 575 002
 Tel: 0824-2431485, 4251485 Fax: 2431091
 Mobile: 98450 81402, 98453 03776, 99868 95631
 E-mail: info@presidencybuilders.com Website: www.presidencybuilders.com



This brochure is conceptual in nature and is by no means a legal offering. The promoters reserve the right to change, delete or add any specification or plan mentioned herein.

PRESIDENCY VIVA
 Old Kent Road, Mangalore



We deliver more than what we promise



Specifications

- Fully covered RCC structure with Laterite Masonry walls for external and brick masonry for internal
- RCC door and Window frames with wooden / aluminium shutters for windows and decorative flush door shutters for rooms and fibrotech shutters for Toilets
- Putty finish Acrylic Distemper painting for Inside walls, Putty finished Enamel Paint for doors and Windows and Exterior Emulsion paint for external surfaces of walls
- 2 KW power provided for each apartment with single phase meter
- Overhead water tank and under ground sump tank with required pump, bore well
- Concealed Electrical wiring with modular electrical switches

LIVING / DINING

- Vitrified Tiles 2'x2' for living and Dining
- TV Point, Telephone point
- Separate pastel colour wash basin for dining.

BEDROOMS

- Vitrified Flooring for Bedrooms
- AC point (MB), Telephone point, Computer point and TV point with Two-way light control.
- All Window opening on the exterior walls of the building for maximum privacy.

KITCHEN AND WORK AREA

- Granite platform with Stainless Steel Sink for kitchen
- CP Plumbing for kitchen and all Toilets
- Self printed Glazed Tiles Dadoing for Kitchen walls
- Provision for fixing Water purifiers, Exhaust fan and two power points
- Plumbing and drainage connection with power point for Washing Machine
- Storage Racks

BATHROOMS

- Water proof treatment done for sunken RCC Slab
- Pressure checked plumbing and drainage pipelines to assure total leak proof toilets
- ARK / JAL or Equivalent CP fittings
- Pastel Coloured Sanitary Ware
- Flush valves for commodes, Hot and Cold mixer unit, floor mounted EWC
- Exhaust fan provision for all Toilets
- Coloured Ceramic Tiles (anti skid) for bathroom floor and wall cladding with self printed glazed tiles up to 7'0" height

Highlights

- Luxury Visitors' lounge
- Two Elevator of 8 Passengers capacity with stand by Generator
- Generator for common and Apartment Lighting
- Vitrified Tiles 2'x2' for living and Dining
- Intercom facility from Watchman / Security room to Individual apartment for better security at nominal charges
- Attractive Melamine polished Decorative Main Entrance Door
- Covered car parking in basement floor at extra cost
- Cable TV Network for all apartment at nominal cost
- Reticulated gas connection at nominal extra cost
- Fully equipped Gymnasium
- Children play area with play equipment



Typical Floor Plan

| FLAT. NO | SALABLE AREA |
|----------|------------------|
| F1 | 2 BHK: 1330 sft. |
| F2 | 3 BHK: 1570 sft. |
| F3 | 2 BHK: 1325 sft. |
| F4 | 3 BHK: 1655 sft. |
| F5 | 2 BHK: 1150 sft. |
| F6 | 2 BHK: 1350 sft. |
| F7 | 3 BHK: 1685 sft. |

Space Options



2 BHK: 1330 sft.



3 BHK: 1570 sft.



2 BHK: 1150 sft.



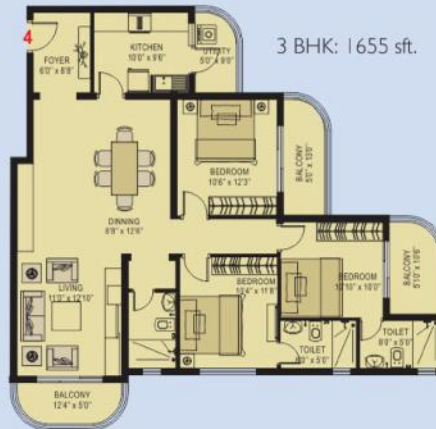
2 BHK: 1350 sft.



2 BHK: 1325 sft.



3 BHK: 1655 sft.



3 BHK: 1685 sft.

