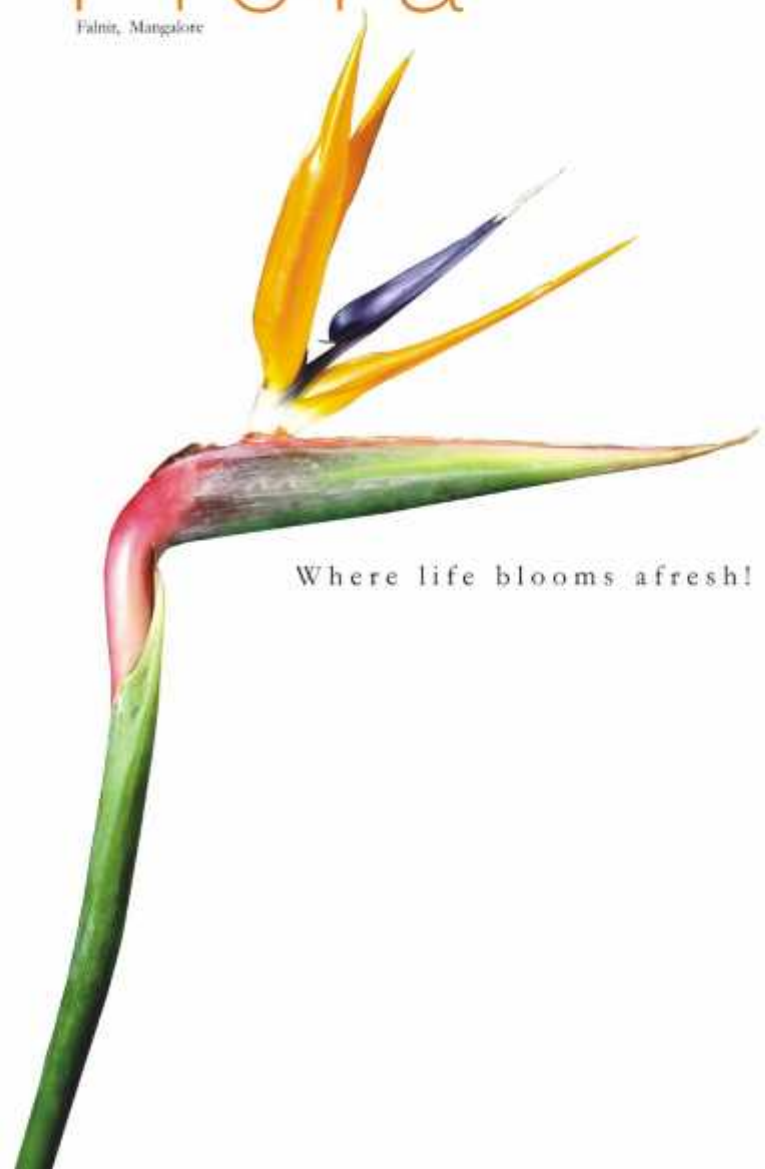




Presidency
Flora
Falnit, Mangalore



Where life blooms afresh!

PROMOTERS



PRESIDENCY GROUP
Presidency Builders & Developers

Shams Residence, Vao Lane, Mangalore - 575 002
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Image: gettyimages.com

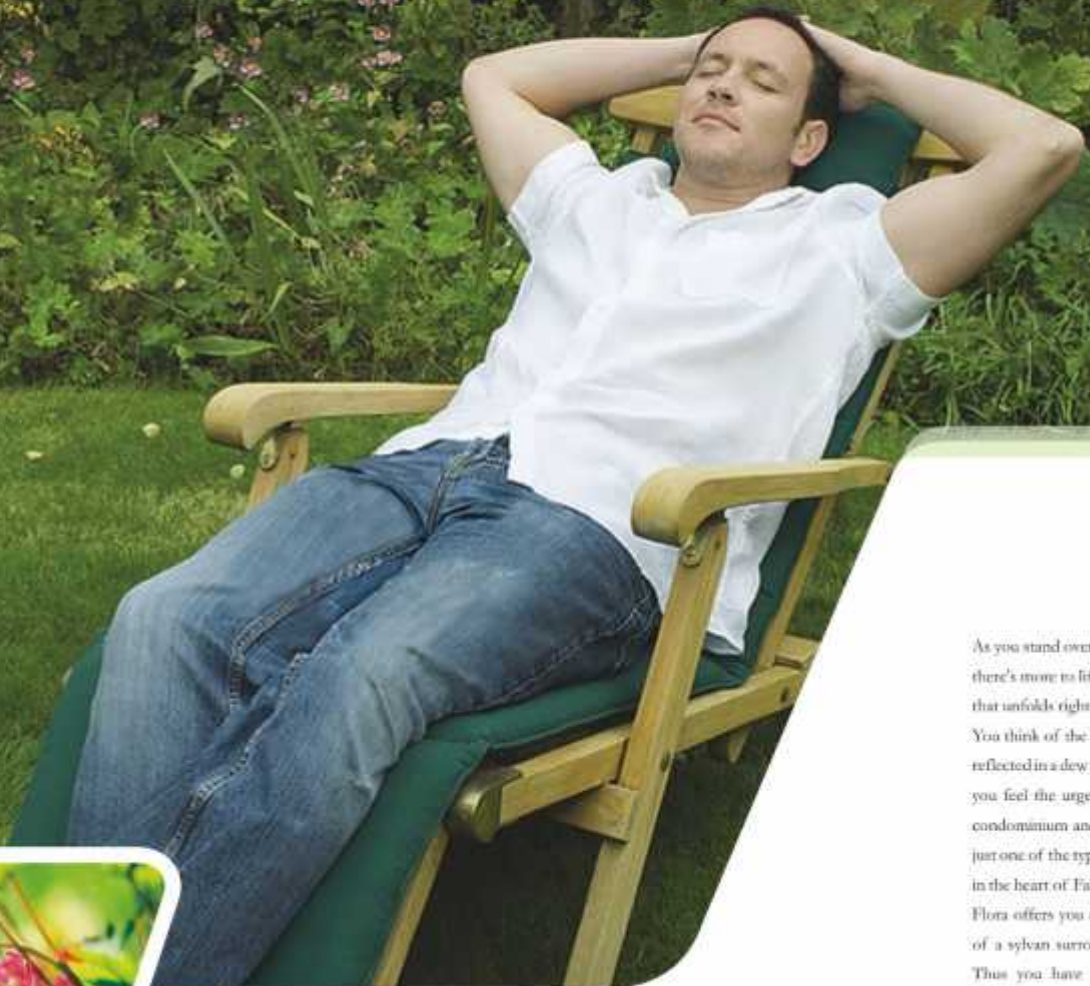


Home beckons, the home of your dreams!



It's a dream you carefully nurture. And as time passes, it gets more and more vivid. Once you realize that you can't wait anymore, you decide to have it, a home, of your own. But then, it's no cakewalk to find a home of your dreams. Neither you can settle down for anything less. After all, it's all about the realization of a long cherished dream, a material extension of your fine taste. At 'Presidency' what makes us distinguished is our ability to create living spaces that match with your taste and personality. Flora, the one-of-its-kind apartment complex at Falnir, a tribute to your penchant for the finer things in life, will sure vouch for us.

Ideal setting for an ideal home



As you stand over the balcony with a steaming cup of coffee, you realize that there's more to life than the rat race. The undulating stretch of lush greenery that unfolds right in front of your eyes brings to you a fresh new perspective. You think of the balcyon days when you have had time to appreciate the sun reflected in a dew drop, or the sheer dazzle of a swaying flower. All of a sudden, you feel the urge to take a stroll along the zigzagging path that girdle the condominium and immerse yourself in the caressing breeze. At Flora this is just one of the typical ways to start your day. Nestled amidst a verdant expanse in the heart of Faltnir, the most sought after residential location in Mangalore, Flora offers you a charming life. Here you can experience the rustic charm of a sylvan surrounding while enjoying all the comforts city life doles out. Thus you have Educational Institutions, Places of Worship, Hospitals, Malls... in short just about anything you need to lead a comfortable life. After all, isn't a great locale just one of the prerequisites of a great home?



5 Bedroom
Duplex Apartment
4325 sq. ft.



Lower Level



Explore the world of never-ending possibilities!



One unique aspect of Flora you'll notice as soon as you step in is the wonderful world of possibilities it offers. You will never feel out of action here. Whether you are the fitness freak who loves to pump iron in the Gym or the one with a peculiar love for indoor games, it's assured that you would be at home in Flora. A fully equipped Gymnasium and a wide range of indoor games help you keep in shape or pursue your passion for your favourite games. How about taking a deep plunge into the crystal clear waters of the swimming pool or throwing a birthday party at the sprawling Clubhouse? As you might've understood by now, a world awaits you at Flora, a world of never-ending possibilities.

Come home to Flora, let life bloom afresh!



Quality is never an accident,
it is always the result of
intelligent effort. There must be the
will to produce superior thing.
- John Ruskin

Presidency
Flora
Palms, Mangalore





Special Features

- 2 staircases for convenience and as per fire regulations.
- Fire fighting systems on every floor.
- Video door phone system.



Specifications

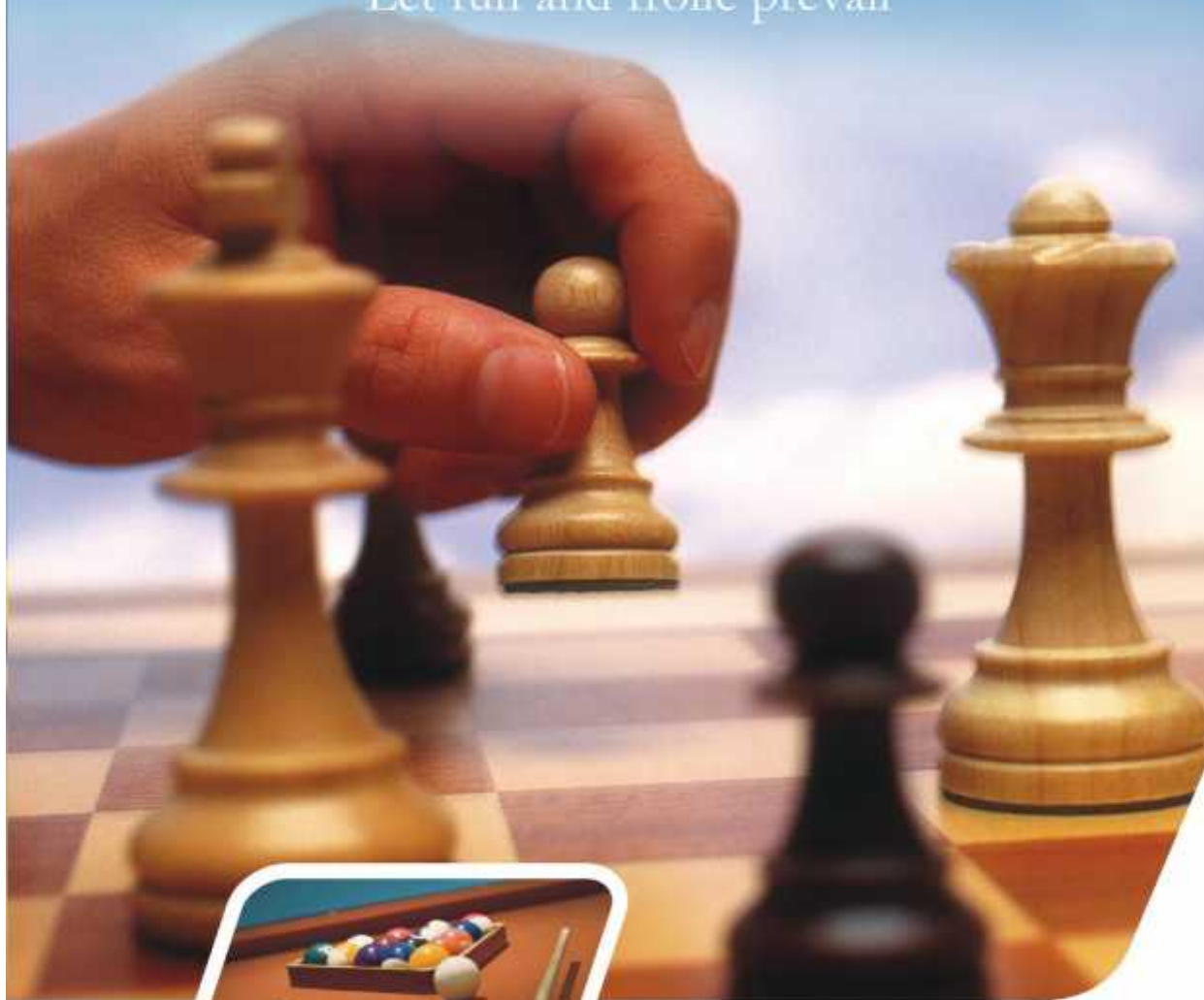
- Spacious entrance lobby/visitors' lounge with marble/granite flooring.
- Two automatic elevators of eight passenger capacity.
- Total backup generator with soundproof enclosure.
- Video telephonic with central facility (intercom) connection to all apartments, security, society room, swimming pool.
- CCTV connection from entry/exit gates/parking area to each apartment for maximum security.
- Children's play area with play equipment.
- Reticulated gas connection with nominal charge.
- Cable TV connection with nominal charge.
- Covered car parking (at extra cost) for residential and common 2 wheeler parking.
- Society room.
- Concrete interlock paving for car park and yard.
- Marble/granite flooring for the common areas and staircases.
- AC provision for master bedrooms.
- Superior quality vitrified floor tiles (20'x 20") inside the apartment.
- Design glazed tiles for toilet (full height) and kitchen (24" above platform).
- CP plumbing fitting (Jaquar or equivalent) for toilets and kitchen.
- Granite platform with built-in stainless steel sink for kitchen.
- Pastel colored sanitary ware (Hindustan/Parryware) in all toilets.
- Putty finished acrylic distemper painting for ceiling and walls.
- Modular electrical switches (superior range).
- Electrical wiring using Finolex/V-Guard/Havell's.
- Main switch provision for each apartment.
- Superior designer/decorative main doors.
- Provision for exhaust fans in toilets and kitchen.
- Borewell provided.





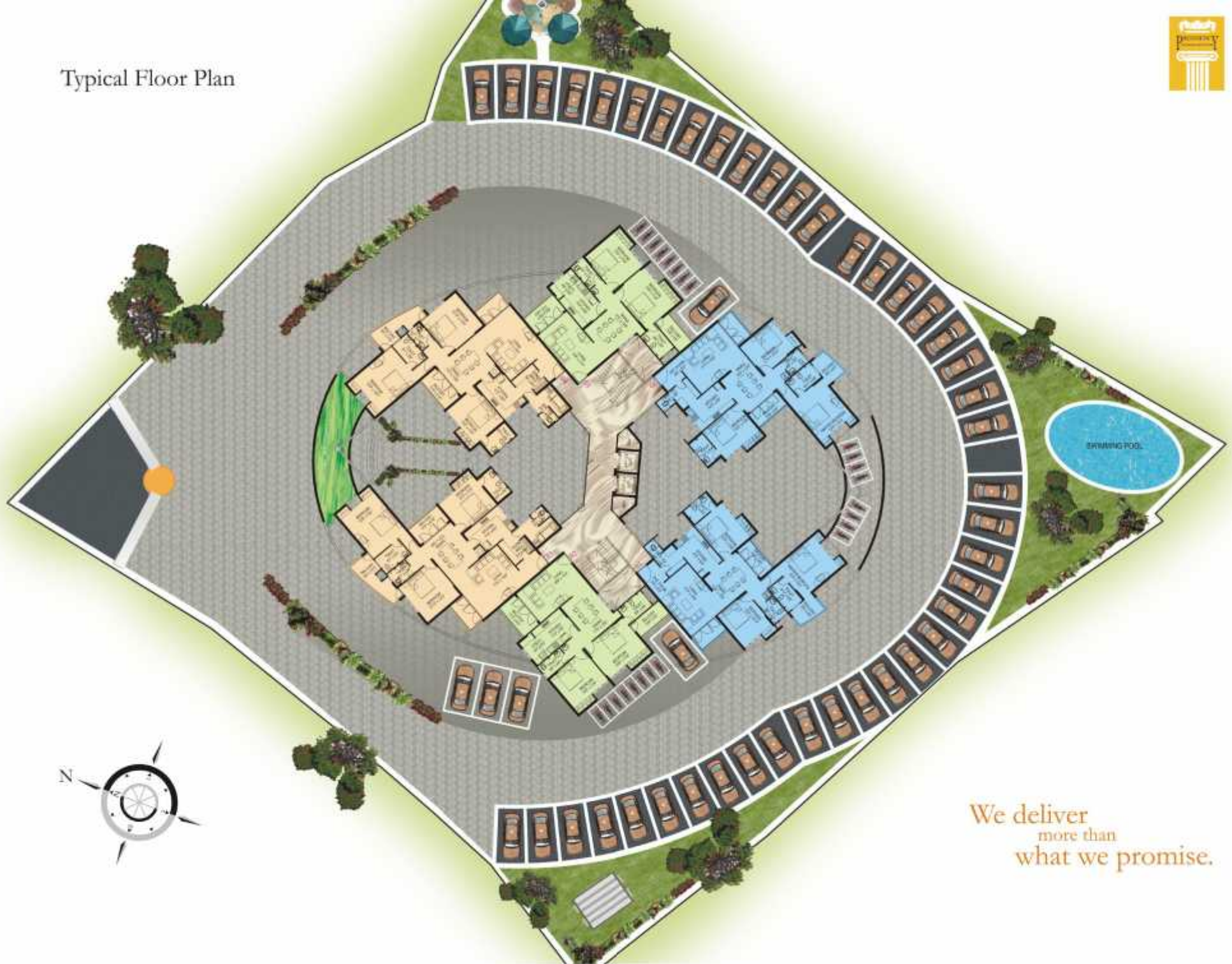
Clubhouse

Let fun and frolic prevail



- Clubhouse with reception.
- Swimming pool/baby pool with filtration plant and change room/toilet.
- Fully equipped gymnasium with change room and toilet.
- Squash court, billiards room, chess room, cards room.
- Carrom room, table tennis room, reading room and recreation hall.

Typical Floor Plan



We deliver
more than
what we promise.



3 Bedroom
Apartment
1850 sft.

3 Bedroom
Apartment
1850 sft.



2 Bedroom
Apartment
1420 sft.



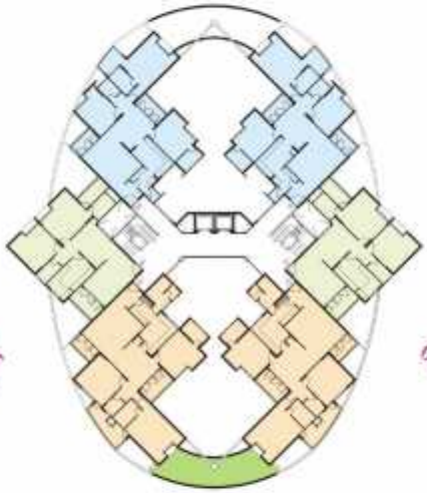
2 Bedroom
Apartment
1420 sft.



3 Bedroom
Apartment
2145 sft.



3 Bedroom
Apartment
2145 sft.





5 Bedroom
Duplex Apartment
4325 sq. ft.





Location Map



5 Bedroom
Combined Apartment
3555 sft.



Other Ongoing Projects



Presidency Sky Court
Anantaram, Mangalore
Presidency Oasis
Mangalore, Mangalore
Presidency Anantaram
Vilasa, Mangalore



Presidency Zone 1
Bendrook, Mangalore
Presidency Village
Kattankul, Mangalore
Presidency Spectrum
Anantaram, Mangalore

Projects Awaited



Presidency White Gate
Old Fort Road, Mangalore
Presidency Golden
Katti, Mangalore

Completed Projects



Presidency MM House
Old Fort Road, Mangalore
Shree Residency
Vilasa, Mangalore
Sunrise Court
Kattankul, Mangalore
Presidency Green Court
Kattankul, Mangalore
Presidency Square
Kattankul, Mangalore



Presidency Avenue
Vilasa, Mangalore
Presidency Park
Kattankul, Mangalore
Presidency Enclave
Bendrook, Mangalore
Presidency Park
Kattankul, Mangalore
Presidency Enclave
Bendrook, Mangalore