

INSPIRED LIVING



Falnir   
TERRACES   
LUXURY APARTMENTS

S L Mathias Road, Falnir, Mangalore



# Falnir TERRACES

Towards a new direction.

Invite nature into your lives. The tree lined pathways, mixed foliage creating a green cover all this and more will be the balm required to combat the stress of the city life.

**Rosedale Associates** brings you **Falnir Terraces** at Falnir, Mangalore – a prime residential area in the heart of the city. Conveniently situated, its within easy reach of schools, colleges, hospitals, malls or places of worship. Premium class amenities, careful consideration given to environment friendly surroundings, your home will be the peaceful retreat you want to come back to after a hard days work.

Placed in 1.25 acres of land, **Falnir Terraces** towers from ground, to 18 floors, with 2 basement car parks. Starting with a the double height, spacious and well appointed lobby to welcome you, the ground floor houses the common facilities such as an air conditioned gym, board room and a multipurpose hall which opens out to the swimming pool deck. The first 15 typical floors have 2 & 3 BHK (bedroom, hall, kitchen) apartments which are thoughtfully designed. The living-cum dining room open out to nature through its wide balcony. The bedrooms are designed to maintain privacy yet have plenty of natural light and cross ventilation. The kitchen is well planned to have enough work area with provision for all modern gadgets while keeping provision for storage spaces. The utility area is functional with provision for washing, drying etc. The bathrooms are pleasantly shaded with contemporary fittings.

The top 3 floors where the 4 bedroom penthouses are situated are lavish in space and functionality. It boasts of terraced garden spaces and are protected by an aesthetically designed roof cover.

When you step out, you will be pleasantly greeted with a landscaped outdoors. So if you feel like a nice walk, we have a tree lined path or if you like to chat with neighbours then use the seats and watch the children play in their protected corner or in the skating rink. And if you are up to it then feel free to play basket ball in the half court that we have provided.

So if you think this is what you have always wanted but not found, get in touch with us and we'll be happy to give you more details, of this affordable luxury called '**Falnir Terraces**'.







*Contemporary architectural design*

*Upscale residential area*

*Perfect blend of elegance and functionality*

*State-of-the-art amenities*

*Thoughtfully designed rooms*

*Cross-ventilation for air circulation*

## About this Project

- Set in 1.25 acres of prime residential area
- 78% open areas
- Landscaped outdoor spaces
- Contemporary architecture
- Terraced garden areas for penthouses
- Aesthetically covered roof top
- Spacious double height entrance lobby
- 3 lifts – 2 passenger & 1 bed / cargo
- Multi-purpose hall with board room
- Power back up for apartments
- Additional back up for common areas, lifts, pump
- Reticulated gas connections
- Visitors car parks

## For Healthy Lifestyle

- Well equipped air conditioned gym
- Swimming pool
- Walking path lined with medicinal, flowering and fruit trees
- Kitchen garden, Waste Management
- Children's play area, Skating Rink, Basketball Half Court

## Environment Friendly

- Solar lighting for garden, drive way, car parks
- Solar water (Penthouse floors)
- Sewage treatment plant with water recycling
- Rain water harvesting

## Security

- Video door phones
- CCTV cameras
- Biometric Digital Lock for Front Door







## Structure

- RCC framed earthquake proofed structure
- Structural audit with independent peer review
- Double coat Exterior plastering with water proof treatment
- Two fire escape staircases with required fire fighting equipment

## Specifications

Floor	:	Polished marble/granite for lobbies and staircase Vitrified for living, dining, kitchen and bedrooms
Doors	:	Melamine polished decorative main entrance door with wall width hardwood frame and melamine polished, veneered flush doors with hardwood frames for internal rooms
Balcony	:	Superior aluminium / UPVC sliding with clear glass
Window	:	Superior aluminium / UPVC sliding with mosquito mesh provision
Water supply	:	Corporation water with back up bore well with primary treatment

- Internal wall and ceiling painted with premium acrylic emulsion
- TV/Telephone points in living /Master bedroom
- Provision for split AC in all bedrooms with dedicated space for outdoor units
- Granite kitchen counter with tile dado and stainless steel sink
- Electrical point for Microwave, Refrigerator, Water purifier, Chimney, HOB, Mixer
- Provision for Washing machine, Dish washer, Grinder in utility area
- Bathrooms with white sanitary fittings with concealed flushing system
- Toilet plumbing with false ceiling for easy maintenance
- Underground water storage with pressurised distribution system

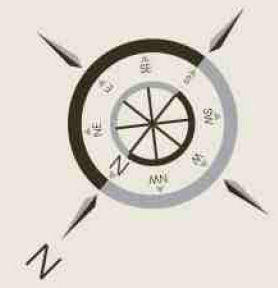




# SITE PLAN



- Entry 1
- Landscaped Area 2
- Waterbody 3
- Visitor's Parking 4
- Tree Lined Walking Path 5
- Driveway/ Ramp 6
- Gym 7
- Multi Purpose Hall & Boardroom 8
- Swimming Pool 9
- Kitchen Garden 10
- Waste Management 11
- Basketball Half Court 12
- Children's Play Area 13
- Skating Rink 14
- Exit 15



S. L. MATHIAS ROAD



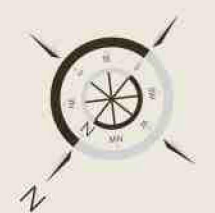


## GROUND FLOOR PLAN

(RERA)  
**CARPET AREA**  
 2 BHK : 911 SQ FT  
 3 BHK : 1310 SQ FT  
 4 BHK : 1855 SQ FT

### AREA STATEMENT

UNIT	TYPE	SALEABLE AREA
01	4 BHK	2525 sft. + 1100 Garden Space
02	2 BHK	1515 sft. + 1148 Garden Space
03	3 BHK	1800 sft. + 310 Garden Space





# TYPICAL FLOOR PLAN - 1<sup>ST</sup> - 15<sup>TH</sup> FLOOR



(RERA)  
**CARPET AREA**  
 2 BHK : 911 SQ FT  
 3 BHK : 1310 SQ FT  
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**CARPET AREA**  
 2 BHK : 911 SQ FT  
 3 BHK : 1310 SQ FT  
 4 BHK : 1855 SQ FT

### AREA STATEMENT

UNIT	TYPE	SALEABLE AREA
01	3 BHK	1800 sft.
02	3 BHK	1800 sft.
03	2 BHK	1295 sft.

UNIT	TYPE	SALEABLE AREA
04	2 BHK	1295 sft.
05	3 BHK	1800 sft.
06	3 BHK	1800 sft.



# ISOMETRIC PLAN - 3 BHK



| 1800 sft. |  
(RERA)  
CARPET AREA  
3 BHK : 1310 SQ FT





# ISOMETRIC PLAN - 2 BHK

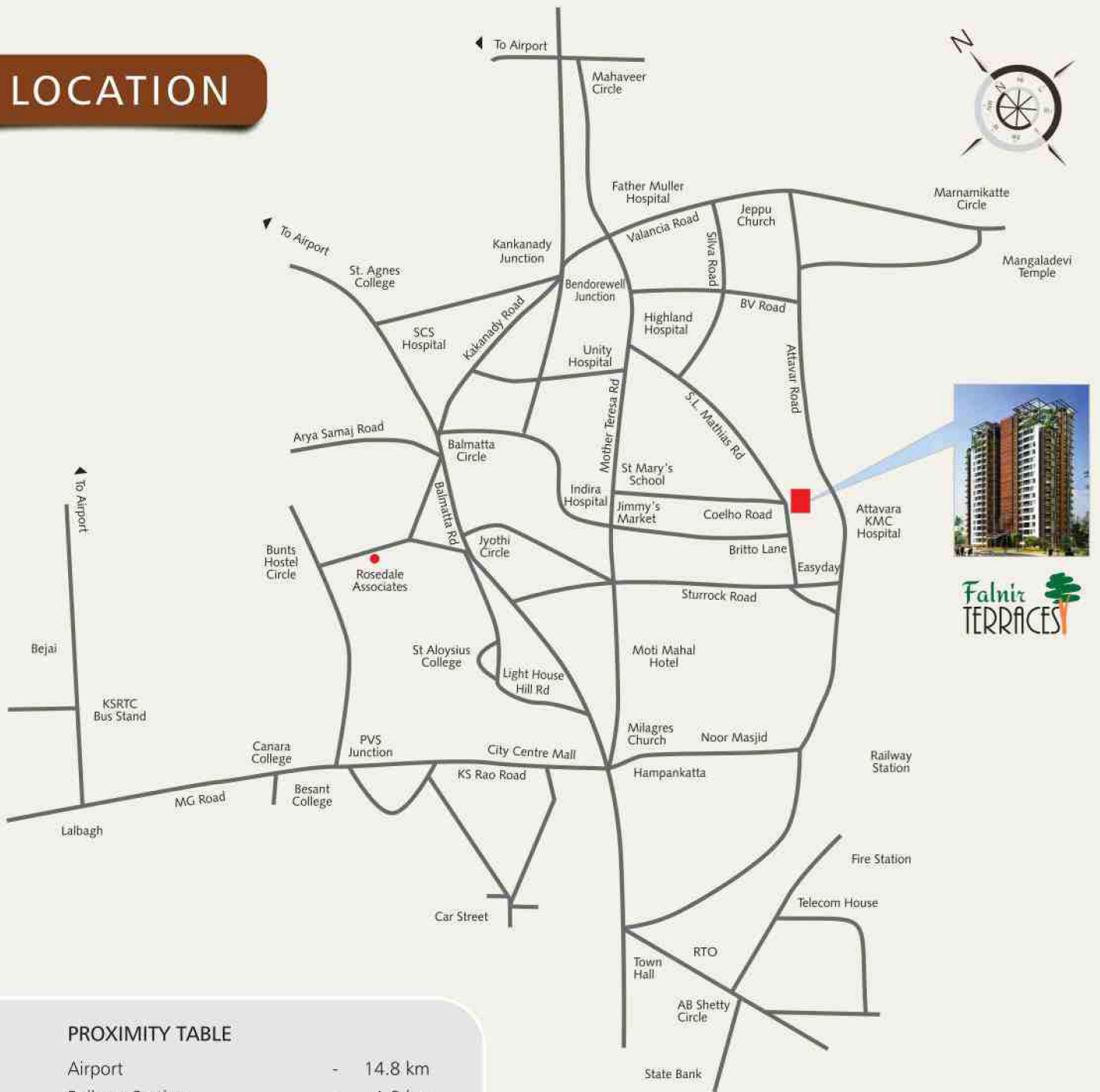


| 1295 sft. |  
(RERA)  
CARPET AREA  
2 BHK : 911 SQ FT





# LOCATION



**Falnir TERRACES**

## PROXIMITY TABLE

Airport	-	14.8 km
Railway Station	-	1.9 km
KSRTC Bus Stand	-	4.2 km
Fire Station	-	2.5 km
Fr. Muller Hospital	-	1.5 km
KMC / Unity / Indira Hospitals	-	< 2.0 km
St. Mary's School	-	0.5 km
St. Aloysius College & Chapel	-	2.2 km
St. Agnes College	-	2.5 km
Easyday/ Jimmy's Supermarket	-	< 2.0 km
City Centre mall	-	1.9 km
Milagres Church	-	1.0 km
Jeppu Church	-	2.1 km
Mangaladevi Temple	-	3.1 km
Noor Masjid	-	1.1 km

## PROMOTERS

### Rosedale Associates

'Little Star', II Floor (Above PSR Sarees)  
Bunts Hostel Road, Mangalore - 575 003

Ph: +91 720 420 0099

E-mail: info@rosedaleassociates.com

Website: www.rosedaleassociates.com

## ARCHITECTS

### SALDANHA & ASSOCIATES

#B/1, Premier Christina  
Kalpana Road, Mangalore - 575 002

## STRUCTURAL CONSULTANTS

### PLANNING SYSTEM

Mangalore

## STRUCTURAL AUDITOR

### NAGESH CONSULTANTS

Bangalore

## LANDSCAPE CONSULTANTS

### MENDONCA ASSOCIATES

Mangalore

## PROJECT MANAGEMENT CONSULTANTS

### EXCEL PROJECT MANAGEMENT CONSULTANTS

Bangalore

## PHE CONSULTANTS

### SAMPATH KUMAR & ASSOCIATES

Bangalore

