



NORTHERNSKY ATTALEA



St.Aloysius College

The Alexandria

KMC Hospital

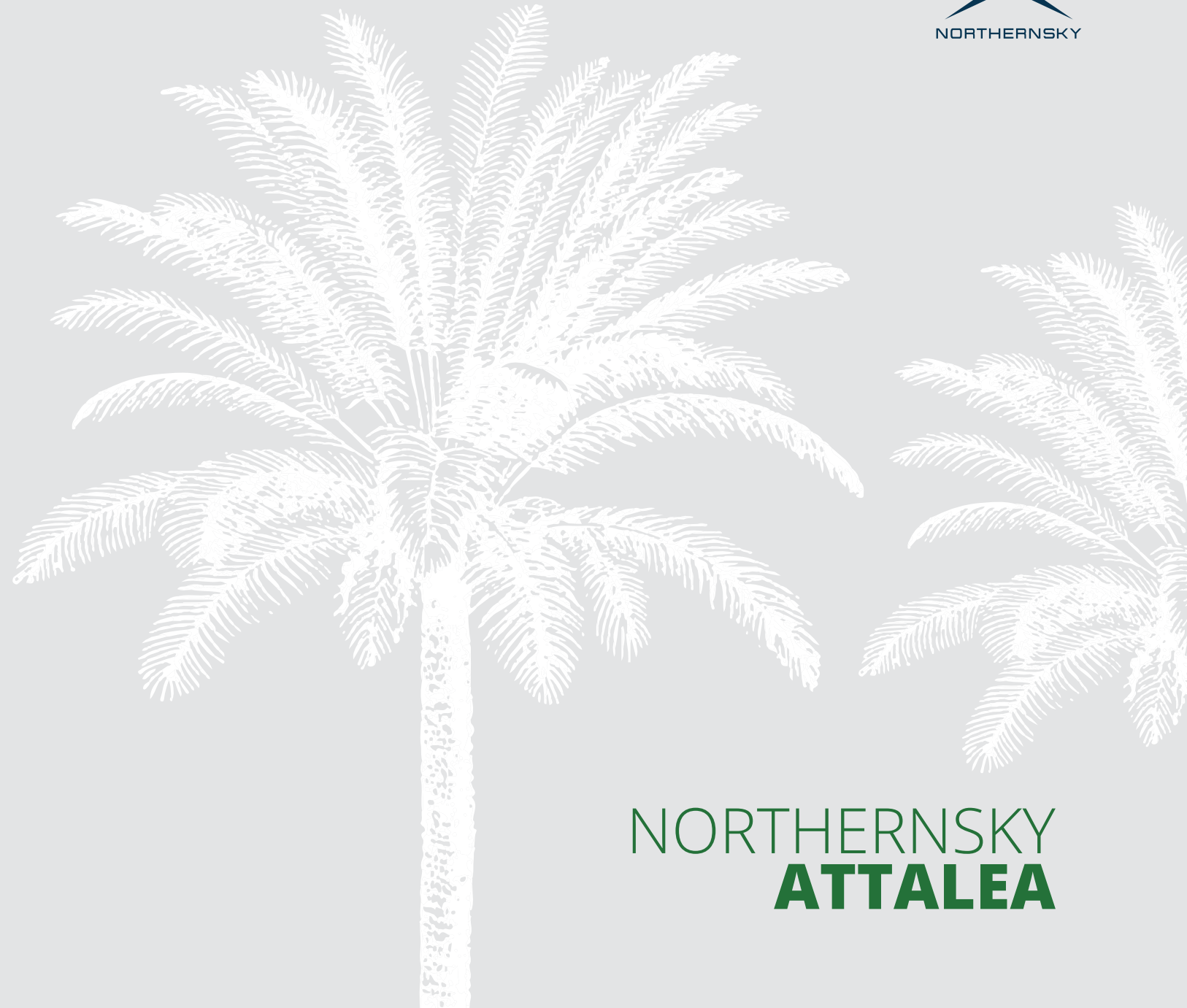
City Centre Mall

Tagore Park

CREDAI
MANGALORE



1st Floor, J V Building, Opposite Government College Hampankatta, Mangalore – 575001, India.
For bookings call: +91 9900 254 197 | Tel: +91 824 2429339, 2420339



NORTHERNSKY ATTALEA

Make your
home in the most
enviable location
in **Mangalore**



NORTHERNSKY **ATTALEA**

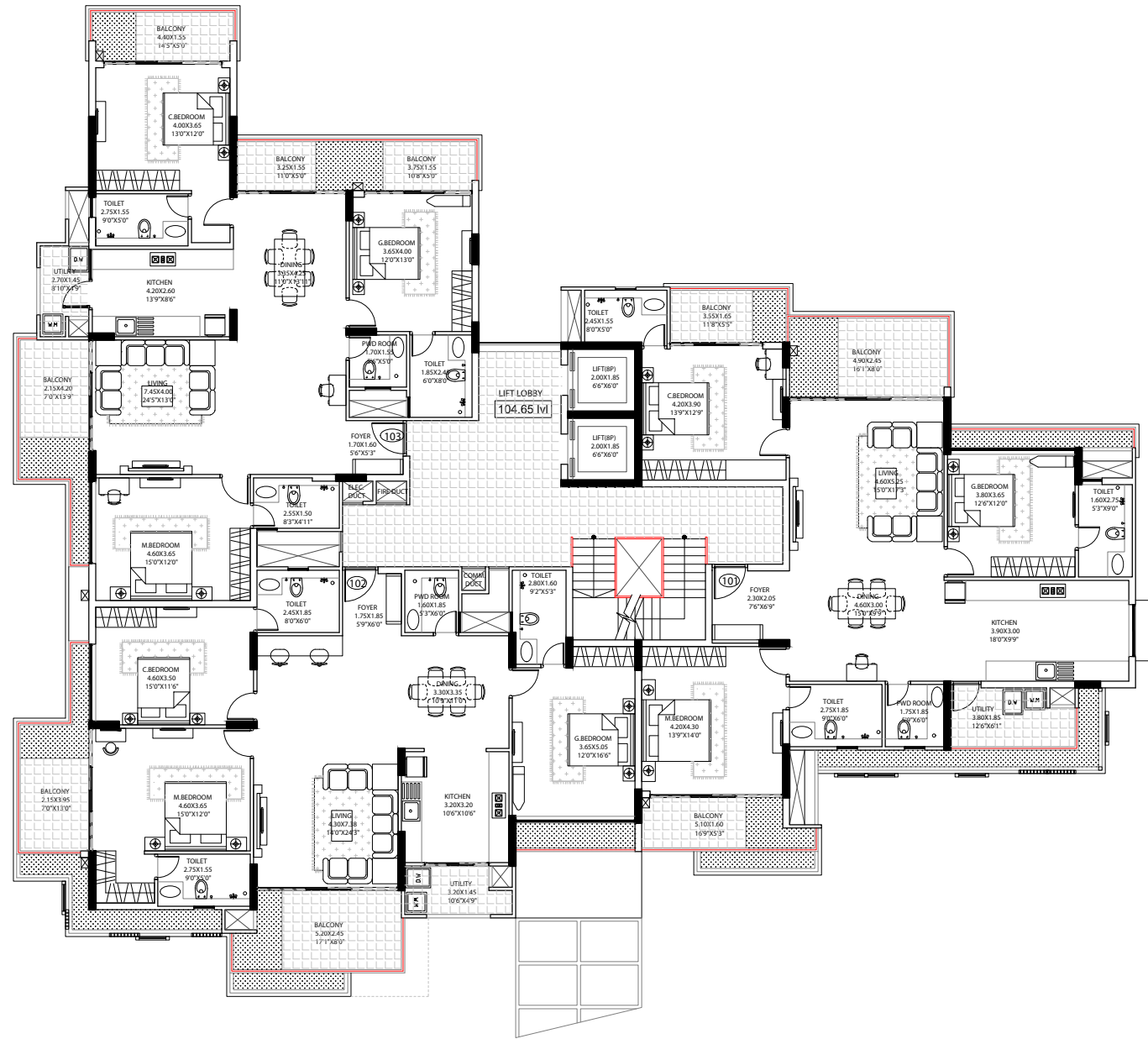
Imagine waking up every morning to the chirping of birds, an enchanting view of the deep blue sea and the horizon beyond. Of living in an exclusive abode in the heart of the city, yet feeling like you were amidst the mystic charm of the hills. Or being tuned into Mother Nature, while not missing any of the advances of modernity. NorthernSky's Attalea provides all of this and much more!

The iconic Tagore Park along with the regal statue of Kedambadi Rammaya Gowda, the significant Idgah, and the world renowned St. Aloysius College, all located in the prime locale of Mangalore. NorthernSky Attalea is situated amidst a heritage legacy spanning over hundreds of years along with the towering heights of NorthernSky Alexandria, looming in the background.

On offer are 15 lavish 3 BHK homes with balconies that open out to endless vistas for your heart to roam free. The elegant structure includes a gym, yoga and aerobics room, library, childrens play area, an open seating, indoor games and a clubhouse. It integrates sustainable green building technologies and numerous features.

Attalea is situated on Lighthouse Hill, which enjoys a heritage legacy spanning hundreds of years.





RERA No
PRM/KA/RERA/1257/334/PR/021222/005498

FLOOR PLAN

AREA DIMENSIONS

SERIES - 01 SERIES SALEABLE AREA (SFT) - 2315



AREA DIMENSIONS

SERIES - 02 SERIES SALEABLE AREA (SFT) - 2195



AREA DIMENSIONS

SERIES - 03 SERIES SALEABLE AREA (SFT) - 2225

AMENITIES



STRUCTURE



RCC Framed Structure with isolated and combined footing.

8" thick Laterite for exterior and common walls.

Double plastering with water proofing compound for external walls.

DOORS



Main door: 40mm flush door with approved veneer on both sides, Melamine Polish with treated eco-friendly hard wood wall width frames.

Bedroom doors: 35mm flush door with approved veneer on both sides, Melamine Polish with treated eco-friendly hard wood wall width frames.

Toilet doors: 30mm flush door with approved veneer on one side, White KPF Putty on another with hard wood frames.

WATERPROOFING



Toilet, Terrace, Terrace Garden and balcony

HARDWARE



Superior quality lock for main door and all doors of the apartment

Superior quality Stainless Steel brushed finish hinges, tower bolts, peep holes, handles etc.

WINDOWS



High grade aluminium sliding windows, two/ three track ,as required with mosquito mesh track provision and 5mm thick clear glass

Aluminium frame with external grade all weather acrylic with provision for exhaust in toilets

RAILING



Mild Steel rail for Balconies

GRILLS



MS/GI Grills as per design

FLOORING



Lobbies and staircases : Natural stone flooring of approved shade

Apartment flooring : Polished vitrified tile of approved shade

Toilets: Ceramic tile for wall dado.

Matte ceramic tile for floor

Basement car parking and driveways: Interlock pavers/VDF

PAINTING



External walls and ceiling: 2 coats Weather proof exterior emulsion over one coat texture as per approved sample by NSPL and external primer

Internal walls and ceiling: 2 coats Premium emulsion (Roller finish) over 1 coat primer, 2 coats putty.

Metal works : 2 coats Enamel paint over zinc chromate primer

ELECTRICALS



Cabe and wires

Switches: Premium range modular Video door phones to each apartment

TV points in living and master bed

Provision for AC in all bedrooms

Optical fibre cable provision for internet & IP phone

Points for fridge,mixer, grinder, HOB, Chimney, Water Purifier, microwave, washing machine in Kitchen /Utility

PLUMBING



Premium wash basins with granite counters and Premium range wall hung commode in toilets

CP fittings, concealed cisterns

Water supply lines: CPVC/UPVC

Corporation water supply with auto level controller in tanks.

LIFTS



2 nos. 8 passengers lifts.

Stainless Steel automatic doors and interiors.

OTHER



Drip Irrigated Landscaped Balcony only in areas that enhances aesthetics of the project

100% Power Backup through Diesel Generator with automatic change over and sound proof enclosure

CCTV Surveillance in the building premises

Rain water harvesting techniques and systems incorporated for reuse of rainwater and to recharge ground water level

6 KW Power provided for 3 Bedroom Apartments

Reticulated Gas Connection for Each apartment

Common Dish/ Cable TV for each apartment

Terraces with light roof cover for multipurpose use

Organic waste converter for Onsite treatment of wet Waste

