

MEMBER
CREDAI



QUALITY IS OUR MISSION
MANDAVI
BUILDERS & DEVELOPERS

MANDAVI



Royal Prince

Premium Apartments



MANDAVI



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BUILDERS & DEVELOPERS

Mr. Jerry Vincent Dias established **MANDAVI group** in the year 1996 & made a modest beginning in real estate field in Udupi. With commitment to quality for the total satisfaction of clients and prompt completion of the projects. Mandavi group has emerged as a most reputed firm in construction industry.

We have always stood for quality and aesthetic finishing, for which our projects speak for themselves. Our quest for quality has always added value to all our projects which have earned a reputation of pre-eminence. We have always given prominence for selection of right locations for our projects as our clients fullest satisfaction is our motto.





SILENT FEATURES



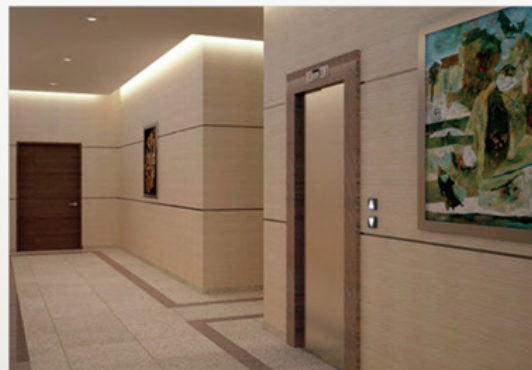
- Interlocking pavers for driveways and pathways to enhance the beauty
- 24 hours power backup for lifts, pumps, common area and 1 KW to each flat
- Round the clock security system with eagle eye
- Children's play area

- Grand Entrance lobby with visitors waiting lounge
- 2 high speed bed lifts with auto door
- Full fledged club house with fitness center
- Fire protection system including alarm system, sprinkler system, smoke detector at every flat, common areas and fire control room



- Spacious multi-purpose hall for residents and society office
- Security room at the basement with surveillance camera monitoring
- Security cubicle at the entrance gate
- Vitrified flooring for common areas and staircases
- Driver's restrooms with bathrooms and toilets in the basement
- CCTV for entrance and, exit visitor lounge

- Intercom facility for all flats from security
- Beautifully landscaped area with softscape and hardscape
- Cable TV connection provision
- Rain water harvesting
- Covered car parking for all flat owners, two wheeler parking and visitors car parking





SPECIFICATIONS

GENERAL

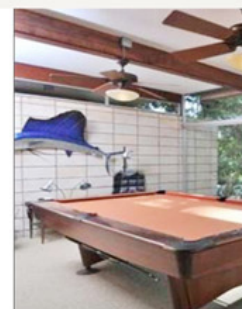
- RCC framed structure designed for earthquake resistance on pile foundation
- Double wall super structure for external walls to keep flat cooler and to prevent from weather action
- Double coat exterior plastering with waterproofing treatment
- External painting of the building with exterior acrylic emulsion and texture paints
- 4KW power provision for 2 bedroom apartments with single phase meter, 6KW power for 3 bed room apartments with three phase meter and 7KW power for duplex/combined apartments with three phase meter



- Glazed tiles for kitchen walls, toilet and utility rooms
- Putty finished plastic emulsion paint for ceiling and internal walls
- ISI standard electrical wiring/switch with circuit breaker
- Superior quality modular switches for enhanced looks and safety



- External light fittings for balconies, common area and car parking yard
- Over head water tank, underground sump tank and fire safety sump
- Automatic water level controller for overhead tank
- Bore well water supply in addition to municipality water supply
- Main door of teakwood frame and shutters with brass fixtures
- Separate grand entrance with security kiosk to apartment block
- Double height grand entrance visitors lobby with two bed lift and stair case
- Video door phone for all flat and connectivity from security kiosk
- Superior quality vitrified tile flooring for living, dining and bed rooms





SPECIFICATIONS



LIVING / DINING

- French window/door opening to spacious balcony
- Provision for television and telephone points
- Wash basin for dining

BED ROOMS

- TV point in master bed rooms
- Computer power point provision
- Split A/C provision with A/C ledge for external unit
- Two way light control switch in master bed rooms



KITCHEN AND WORK AREA

- Adequate power points
- Provision of mineral water to kitchen
- Granite platform for kitchen and work area
- ISI standard plumbing fittings
- Washing machine provision in work area/utility



BATH ROOMS

- Water proof treatment for sunken slab with drain pipe
- Pressure tested plumbing and drainage lines to ensure leak proof toilets
- Hot and cold mixer units for all bathrooms
- Superior quality ceramic disc CP fittings to ensure leak proof plumbing lines
- Ceramic tiles (anti skid) for bath room floors
- Health faucet in all bath rooms



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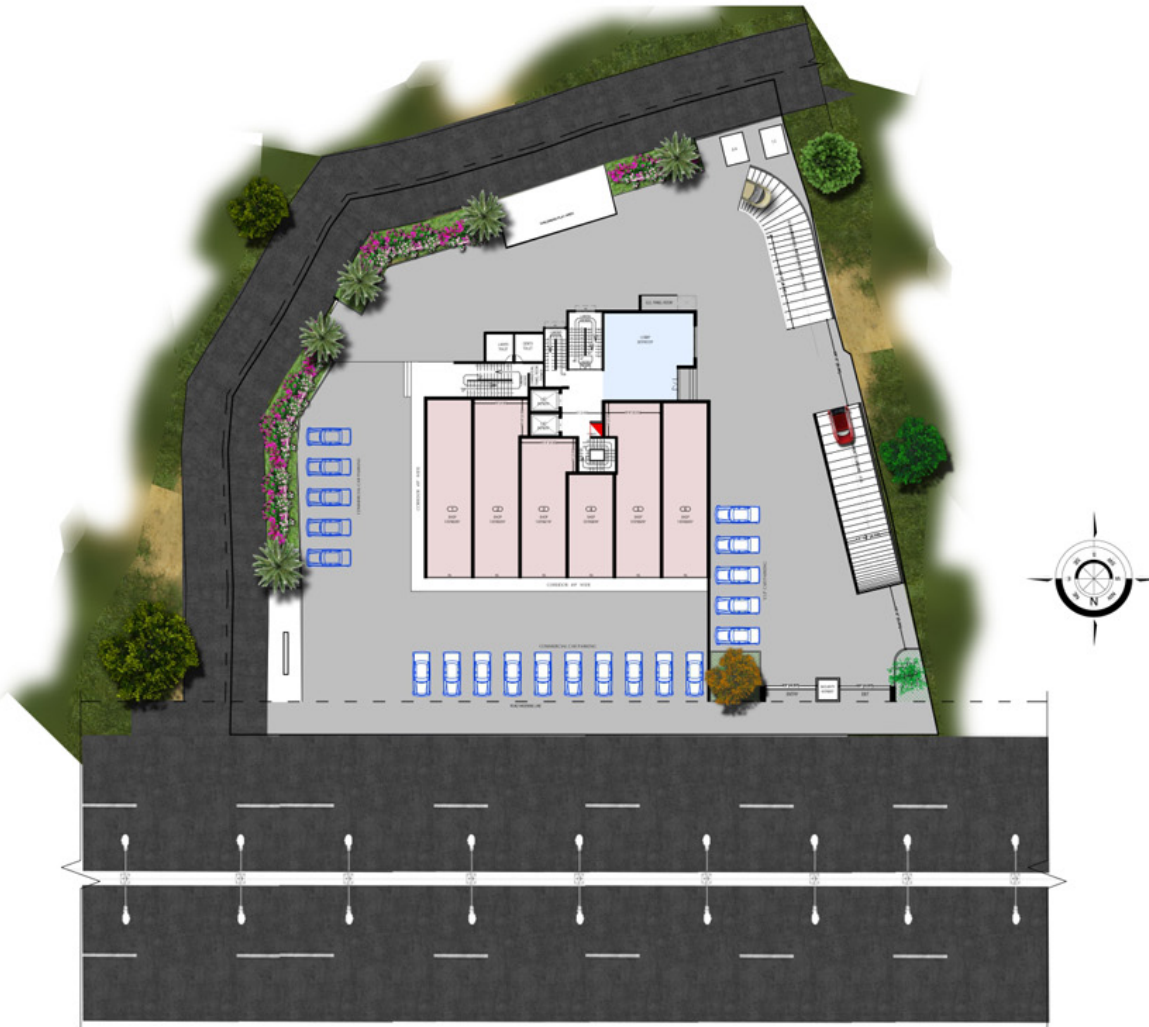
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SITE PLAN

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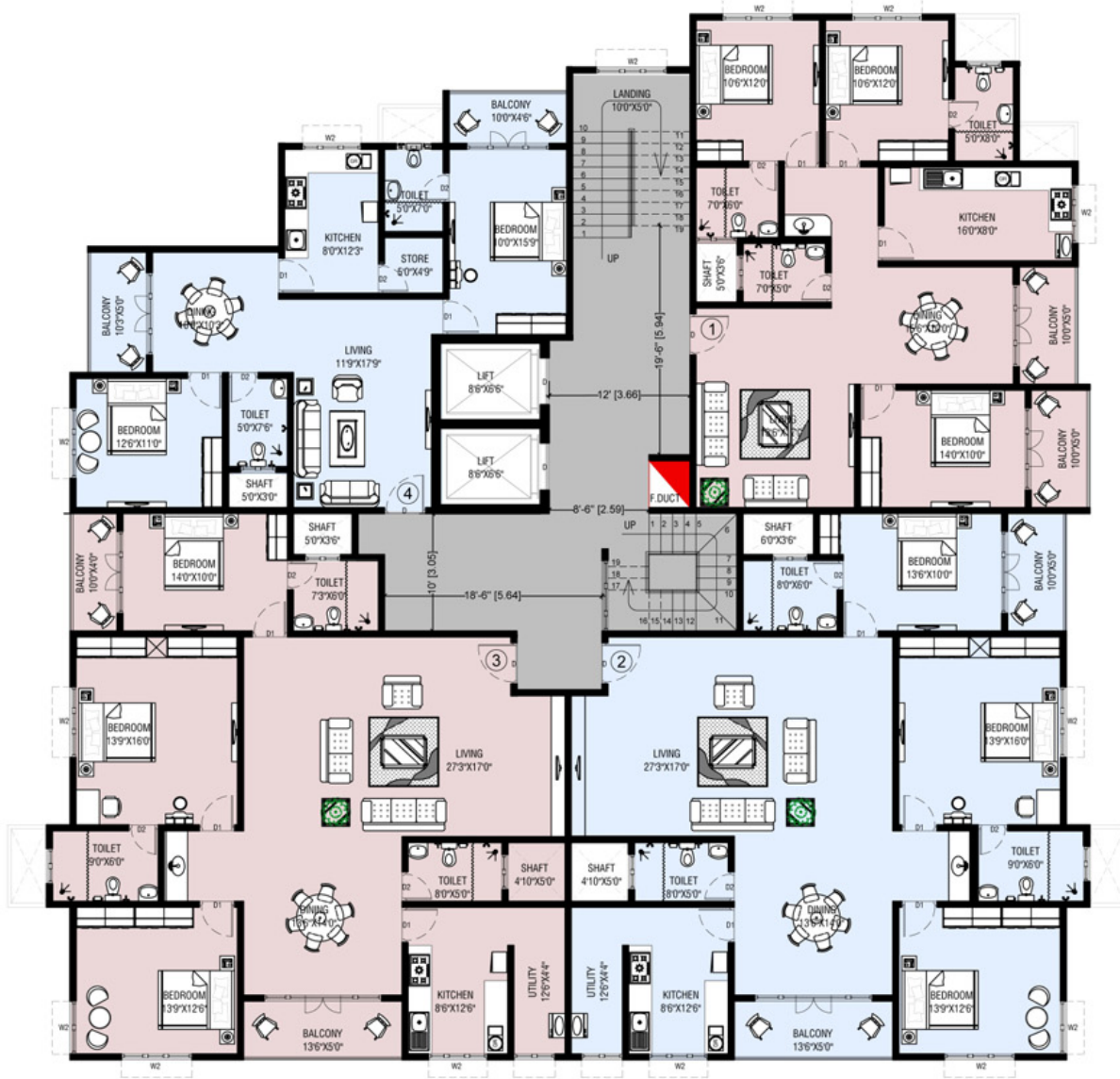
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TYPICAL FLOOR PLAN
(SECOND TO TENTH FLOOR)



AREA STATEMENT :-

	S.B.A	
FLAT 1	1564.00 sqft.	3 BHK
FLAT 2	2140.00 sqft.	3 BHK
FLAT 3	2112.00 sqft.	3 BHK
FLAT 4	1244.00 sqft.	2 BHK



COMMERCIAL SPACE



GROUND FLOOR PLAN



AREA STATEMENT :-

	S.B.A.(25%)
SHOP 1	965.00 sqft.
SHOP 2	981.00 sqft.
SHOP 3	780.00 sqft.
SHOP 4	550.00 sqft.
SHOP 5	968.00 sqft.
SHOP 6	947.00 sqft.



COMMERCIAL SPACE



FIRST FLOOR PLAN



AREA STATEMENT :-	
	S.B.A(25%)
SHOP 1	467.00 sqft.
SHOP 2	752.00 sqft.
SHOP 3	732.00 sqft.
SHOP 4	783.00 sqft.
SHOP 5	550.00 sqft.
SHOP 6	733.00 sqft.
SHOP 7	758.00 sqft.
SHOP 8	962.00 sqft.

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PROMOTERS



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REAL ESTATE & DEVELOPERS

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ON GOING PROJECT

MANDAVI PRINCE PALACE



1,2,3 & 4 BHK FLATS IN UDUPI

MANDAVI SQUARE



BUSINESS CENTER AND HOTEL AT MANIPAL

MANDAVI ACROPOLIS



1,2,3 & 4 BHK FLATS IN UDUPI

Note : This brochure is purely conceptual and not a legal offering. The promoters/architects reserve the right to add/delete/ alter any details / specification / elevation mentioned / displayed herein.



3BHK
1564.00 sqpt



3BHK
2140.00 sqpt



2BHK
2 BHK
1244.00 sqpt