

Location Map



PROMOTERS

LOTUS PROPERTIES #305, 307, 308, 3rd Floor
Kushe Sadan, Near PVS Junction, K.R. Rao Road
Kodialbail, Mangalore - 575003
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ARCHITECT

ALVA & ASSOCIATES
CIA, CIB, First Floor
Legacy Complex
Bendoorwell
Mangalore - 575 002

STRUCTURAL CONSULTANTS

MAHIMTURA CONSULTANTS Pvt Ltd
3rd Floor, Unique House
25, Syed Abdullah Brelvi Marg
Kala Ghoda, Fort, Mumbai
Maharashtra 400001

DISTANCE

MANGALORE	.....	11.6 km
INTERNATIONAL AIRPORT	.....	2.6 km
A.J. HOSPITAL	.....	1.0 km
BHAT NURSING HOME	.....	7.5 km
PANAMBUR BEACH	.....	9.0 km
TANNIRBAVI BEACH	.....	1.4 km
BHARATH MALL	.....	3.0 km
CITY CENTER MALL	.....	1.3 km
PABBAS ICE CREAM	.....	2.0 km
KUDROLI TEMPLE	.....	7.0 km
MANGALADEVI TEMPLE	.....	3.7 km
ST. ALOYSIUS CHAPEL	.....

Images used are artistic representations only. Although descriptions are believed to be correct, accuracy cannot be guaranteed. Lotus Properties reserves the right to make changes from time to time without notice or obligation.



Welcome to the High Life!



Near Sai Baba Mandir, Ladyhill-Chilimbi, Mangalore

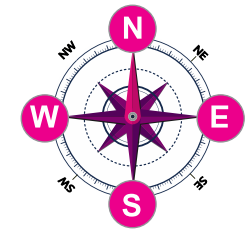
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Where Luxury meets
Modern Living



TYPICAL FLOOR 5 BHK Floor Numbers - 26, 28, 30, 32, 34, 36, 38, 40 Flat No 01 4696 sqft



TYPICAL FLOOR **5 BHK** Floor Numbers - 25, 27, 29, 31, 33, 35, 37, 39 Flat No 01 4592 sqft





ENTRANCE LOBBY



YOGA, MEDITATION HALL



GYM

LOTUS ADELAIDE

Lotus Adelaide is a **40-floor architectural marvel** boasting of **62 meticulously designed apartments**, with each floor offering a unique living experience.

Every aspect of **Lotus Adelaide** is crafted to elevate your lifestyle, with 3 BHK apartments (2 on each floor) from the 2nd to the 24th floors (46 apartments), 5 BHK apartments (One on each floor) from the 25th to the 40th floors (16 apartments). Welcome a life of unmatched comfort and convenience, with an array of **top-notch amenities** one of it, is the **Clubhouse** on the Ground and First floors, with **spacious double-height entrance lobby, poolside deck**, with dining facilities, providing the perfect oasis for relaxation.

Ample Car Parking space provided on the Lower and Upper Basements, **Community hall**, in the terrace floor, enhance the **Community Living Experience!**



TYPICAL FLOOR

3BHK

Floor Numbers - 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23

Flat No 01 2272 sqft

Flat No 02 2320 sqft



Mangaluru City Highlights!

Cultural Delights

Mangaluru is renowned for its diverse cultural heritage. Immerse yourself in the vibrant festivals, traditional dances, music, and art forms that showcase the city's rich cultural tapestry.

Social Hub

Experience the warmth and hospitality of the local community. Mangaluru offers a friendly and inclusive environment, where residents can engage in social gatherings, community events, and a thriving social scene.

Economic Opportunities

As a thriving commercial hub, Mangaluru provides numerous economic opportunities for professionals and entrepreneurs. The city boasts a robust business ecosystem and a diverse range of industries, contributing to its economic growth and development.

Tourism Gems

Mangaluru is dotted with stunning beaches, ancient temples, and historical landmarks, making it a popular tourist destination. Explore the pristine beaches, indulge in water sports, visit temples of architectural splendor, and immerse yourself in the city's rich history.

Education Hub

Mangaluru is home to esteemed educational institutions offering a wide range of academic programs. From schools to colleges and universities, residents of Lotus Adelaide can access quality education for their children at various levels.

Healthcare Facilities

Mangaluru is equipped with world-class healthcare facilities and hospitals that ensure the well-being of its residents. Access to quality healthcare services is readily available, offering peace of mind to residents.



Join the Elite few at **LOTUS ADEL AIDE**



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POOL



PAINTING

- External walls and ceiling: 1 coat external primer, 1 coat texture and 2 coats anti fungal weather proof exterior emulsion. **BRAND:** Asian Ultima Protek or equivalent.
- Internal walls and ceiling: 1 coat primer and 2 coats putty and 2 coats of Acrylic Emulsion (Roller finish) (Toilet ceilings to have Birla putty) **BRAND:** Asian Premium Emulsion or equivalent.
- Metal works: 2 coats Enamel paint over zinc chromate primer. **BRAND:** Asian or equivalent



ELECTRICAL

- Cables and wires. **BRAND:** Finolex / Havells or equivalent
- Switches. **BRAND:** Schneider or equivalent
- Video door phones to each apartment
- TV points in Living and master bed
- Provision for AC in all bedrooms and living rooms
- Telephone points in Living and master bed with intercom facility
- Points for fridge, mixer, grinder, HOB, chimney, aquaguard microwave, washing machine, Iron in Kitchen / Utility
- Backup power for lighting circuit



KITCHEN COUNTER

- 20mm thk with sandwiched edge granite slab for counter top with powder coated MS frame work for support



PLUMBING

- Counter sunk wash basins with granite counters, wall hung commodes. **BRAND:** Duravit / Kohler or equivalent
- CP fittings, concealed cisterns. **BRAND:** Grohe / Geberit or equivalent
- Water supply lines: CPVC/UPVC. **BRAND:** Astral or equivalent
- Borewell water supply in addition to corporation water supply with auto level controller in tanks
- Pumps in sumps. **BRAND:** Grundfos or equivalent



LIFTS

- 2 Nos, 13 passenger high speed lifts with SS automatic doors, SS interiors **BRAND:** ThyssenKrupp / Kone / Mitsubishi / Otis or equivalent
- 1 service lift with powder coated automatic doors



CAR PARK

- 142 NOS



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Specifications



STRUCTURE

- R.C.C. Framed Seismic resistant structure
- Laterite walls for external and common walls
- Solid Block for internal walls
- Double plastering with water proofing compound for external walls.
- Plastering with trowel for internal ceiling and walls
- Toilet water proofing



DOORS

- Main door: 10ft ht and 4ft wide: Hard wood frames of 2"×12" and shutters of 32mm flush door with 6mm ply and clad with approved veneer on both sides, finished with polyurethane coat
- Bedroom, Kitchen & Toilet doors 8ft ht and 3 ft 6 inch wide: Hard wood frames of 5"×3" and shutters of 32mm flush door with approved veneer on both sides finished with polyurethane coat
- Balcony doors: High grade Aluminium sliding doors two/three track with 6mm thick clear glass.



WINDOWS

- Heavy gauge Aluminium sliding windows of two and three track, as required with in built-in mosquito mesh provision and clear glass thickness as per size specific
- Ventilators with framed Aluminium section and provision for exhaust fan and pin head glass louvers
BRAND: Aluwind or equivalent



RAILINGS

- **Brushed stainless steel framed toughened glass** railing for balconies.



GRILLS

- **Mild steel grills with rods/ flats** as per design. **BRAND:** Brite or equivalent



FLOORING

- Main lobby, common area's and staircases: Natural high grade stone flooring /Vitrified Tiles of approved design and colour.
- Apartment flooring: 800x800 high gloss vitrified tile of approved design and colour.
- Toilet tiles: 600 x300 ceramic tile for wall cladding and 300x300 textured ceramic tile for floor. **BRAND:** Kajaria/ Simpolo or equivalent
- Kitchen: 600x300 ceramic tile for wall cladding above counter
BRAND: Kajaria/ Simpolo or equivalent
- Basement car parking and driveways: Paver tiles for flooring and interlocking. **BRAND:** Pavit or equivalent



HARDWARE

- Brushed stainless steel superior grade handles, hinges, tower bolts, peep holes for all doors and biometric lock for main door.
BRAND: Godrej/ Yale/ or equivalent



HIGHLIGHTS

- Spacious Double Height Entrance Lobby
- State of Art Gym with Change Rooms
- 3d Theatre with Recliners
- Indoor Games
- Children's Play Area enclosed with Safety Standards
- Swimming Pool with Change Rooms
- Board Room with Business Centre Facility
- Yoga and Meditation Hall
- Poolside Deck with Dining Facility
- Community / Multipurpose Hall in Terrace
- Rain Water Harvesting System
- STP
- Solar Lighting for Driveways, Corridors
- Reticulated Gas Connections
- Fire Fighting System as per Statutory Norms
- Telephone with Centrex Facility to all Apartments, Security, Society Office
- CCTV/ IP Camera Based Security System and Surveillance Room
- Video Door Phone
- 75% Open Space
- Exhibition Hall and Library
- 24 Hours Water Supply
- Back-up Generator Facility for all Apartments
- Minimum 2 Car Parking Space for all Apartments
- Aesthetically Designed Entrance Way with Security



LIBRARY



INDOOR GAMES

Amenities

HOME THEATRE
EXHIBITION/ LIBRARY
INDOOR GAMES & PLAY AREA
MULTIPURPOSE HALL
SWIMMING POOL
YOGA, MEDITATION HALL
GYM



HOME THEATRE



MULTIPURPOSE HALL



PLAY AREA