

SINDHU ENCLAVE

Matadakani 4th Cross, Gandhinagar, Mangalore 575 003

Experience the Brookside Lifestyle





ACE – The People

Having completed more than 13 projects with diligence, ACE DEVELOPERS, founded in the year 2005, is happy to proclaim to have a satisfied clientele. Prior to setting up ACE, Founder and CEO Mr Gregory D'Silva, had two decades of field experience in constructing and executing projects for reputed clients in and around Mangaluru. Transparency in transactions and quality of construction is the business mantra of ACE. The company has earned a prominent place among the frontline builders of smart city Mangaluru.

MATADAKANI – The Location

Mangaluru is one among the Smart Cities of India marching steadily towards becoming commercial hub of south India with well-planned International Airport, Mangalore Port and well-connected Road and Railway network. Though located in the prime place, Matadakani has the privilege of serene surroundings offering both river and sea view. It's a perfect combination of luxury and comfort as market, temples, educational institutions, healthcare facilities available within a walkable distance. It is an ideal location to relax in nature's cradle after a hard days work.

SINDHU ENCLAVE – The Project

Complete residential building housing 63 apartments in ground plus 9 upper floors. Basement and Ground floors have ample covered parking and each floor has 3 vastu compliant two BHK and 4 three BHK apartments. The apartment complex has ultra modern amenities and are diligently designed to give maximum comfort and ease to the residents. Some of these apartments will have the privilege of sea and river view and this will be an added attraction. High end security features is also hallmark of this project. Natural resources have been put to best use in the making of this project .

HIGHLIGHTS

- › Manager cabin in the ground Floor
- › All flats are vastu compliant
- › Provision kept for modular kitchen
- › Children's play area
- › Fully equipped gymnasium
- › Covered car parking
- › Fully framed RCC structure with car parking facility in basement & ground floor
- › Double height spacious Visitor's lounge with vitrified matt finish tile / granite flooring* with decorative false ceiling
- › Compound wall with automated gate system
- › Two automatic elevators of 8 and 13 passenger capacity
- › Biometric access system for basement & ground floor
- › Generator for apartment and common areas with sound proof enclosure
- › CCTV surveillance monitoring & recording system in parking, entrance of ground floor and terrace floor
- › Underground sump tank with sufficient capacity and required pumps
- › Water supply from bore well in addition to corporation water supply
- › Fire fighting system
- › Lightning arresters with surge protector and earthing system
- › Water purification system for the building
- › Optic fibre cable provision
- › Solar lighting system for common corridors
- › Reticulated gas connection for all flats
- › Vitrified matt finish tiles/granite* for staircase & passage



WINDOWS / DOORS

- › Attractive melamine coated decorative main entrance door with superior fittings
- › Internal wooden door frames, flush door and fittings
- › Door frames with fibrotech shutters for bathrooms with fittings
- › UPVC windows with MS grills for windows
- › Aluminium door cum windows for common areas, ground floor and terrace
- › GI railing for balconies and staircase

HALL

- › Superior 80cm X 80cm vitrified floor tiles for internal spaces of the apartment
- › Telephone point provision in the hall
- › Video door phones at the entrance hall

- › Concrete tiles / VDF flooring for driveway*
- › VDF / stamp concrete / interlock / tiles paving for parking & yard*

PAVING

ELECTRICAL

- › 4KW & 5KW power for 2 BHK & 3 BHK apartments respectively with single phase meter
- › Cable TV / set top box provision in the hall and master bedroom
- › AC provision for master bedroom
- › Modular electrical switches (Legrand / Panasonic / Anchor)*
- › Electrical wiring using - R.R Cable / V Guard / Havells / Finolex*
- › Electrical fittings for recreation hall, common area toilets, car parking yard and common corridors



SINDHU ENCLAVE



KITCHEN / TOILETS

- › Common wash-basin in all flats , wherever possible
- › Health faucet provided for all bathrooms
- › Geyser provision for all bathrooms
- › Exhaust fan provision in all toilets & kitchen
- › Designer glazed tiles for toilet walls and antiskid flooring tiles along with false ceiling in the toilets
- › Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- › Hot and cold diverter for all bathrooms
- › Additional provision for fixing and connecting water purifiers near the kitchen sinks
- › 42" S.S kitchen sink with drain board to be supplied
- › Plumbing & sanitary ware fittings – Jaguar/Hindware or equivalent for toilets & kitchen
- › Plumbing and drainage connection for washing machine
- › Glass partition in master bathroom



FINISHES

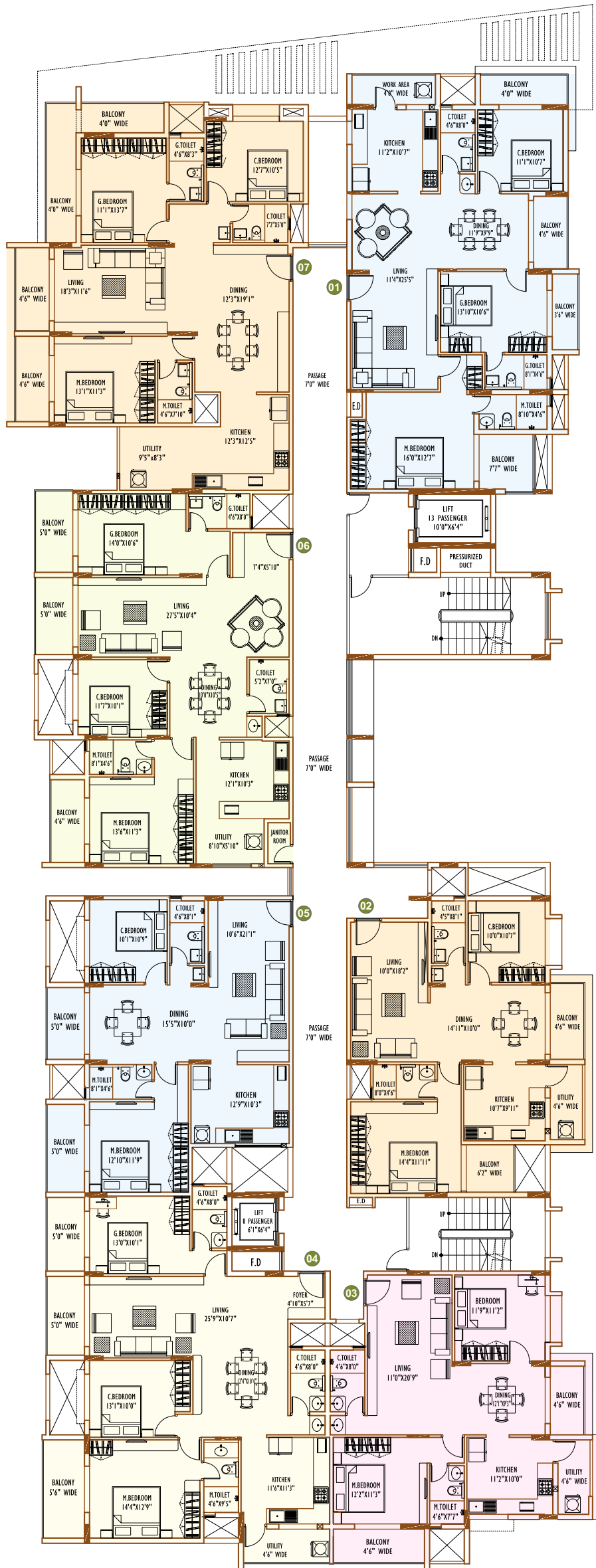
- › Inside putty finished premium emulsion painting for ceilings and walls
- › Double coat exterior emulsion painting

*Any one will be provided by the builder

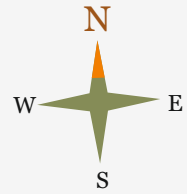
- › Separate drain pipe to drain water to the ground floor, wherever possible
- › Terrace to be covered with high quality roofing sheets

BALCONY





TYPICAL FLOOR PLAN

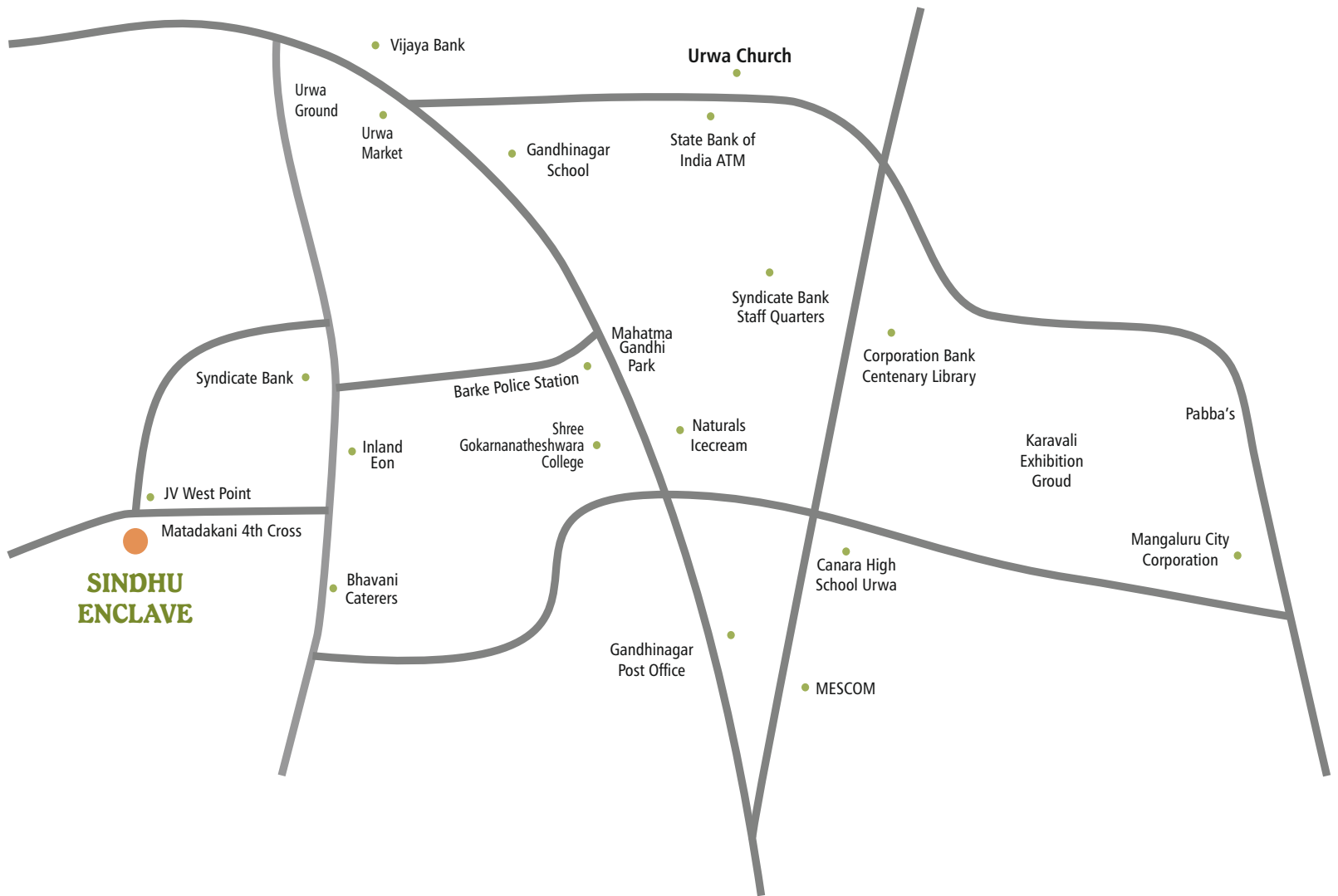
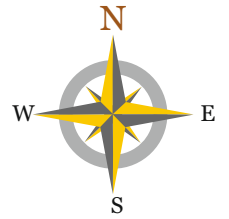


AREA STATEMENT

01	3BHK	1775 Sft
02	2BHK	1245 Sft
03	2BHK	1255 Sft
04	3BHK	1785 Sft
05	2BHK	1280 Sft
06	3BHK	1750 Sft
07	3BHK	1910 Sft



LOCATION MAP



Promoters
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 DEVELOPERS

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