



OCEAN VIEW

COMMERCIAL & RESIDENTIAL

NELLIKAI ROAD, MANGALORE

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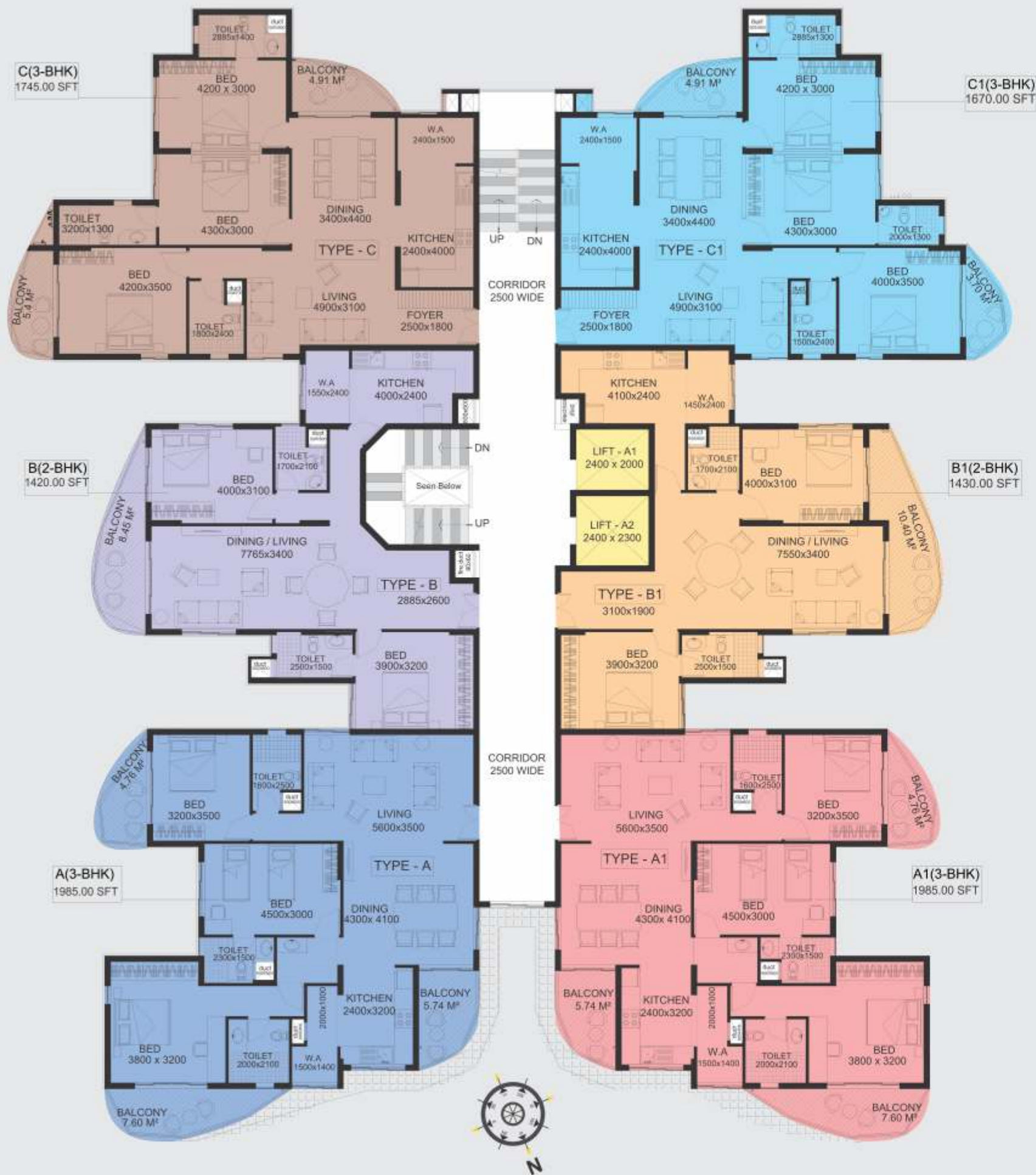
The urge to capture the nature in all its magnificence drives every venture to find a master Architect who would design a dream apartment! To catch a ocean view is something every person innately desires. Those beautiful waves rolling in sunshine at a distance inspires and invites us to be daring in our lifestyles. Each apartment at ocean view should inspire everyone with its exquisite design, enchanting interior spaces and extraordinary amenities.

OCEAN VIEW is special in its orientation and design. Nellikai Road next to a plethora of Business Addresses captures your imagination to a destination where sun sets in the horizon with all its splendor. Be it Taj Manjuran or Milagres church the silhouettes of Mangalore dramatizes itself in various dimensions into this great pavilion. OCEAN VIEW will dramatically alter the way the fine shopping used to be! With its sprawling high degree of precision oriented and maximum ambience shopping will usher in all the major brands hitherto exclusively held sway in the peripheries of big cities

Mangalore due to its special significance as a burgeoning tourist destination is poised to play a major role in attracting foreign direct investment and inflow of major players with new government at the Apex. Promoters of this project Mr. G. Mohammed & Mr. G. Akbar Hussain started their enterprise of importing food & beverages and run supermarkets at Doha Qatar. Middle Eastern progress inspired them with an imagination towards high end real estate. OCEAN VIEW with a combination of high end apartments and world class business spaces offer a dimension hitherto not designed elsewhere. Excellence everywhere has a common parlance and OCEAN VIEW stands imposingly inspiring for everyone!



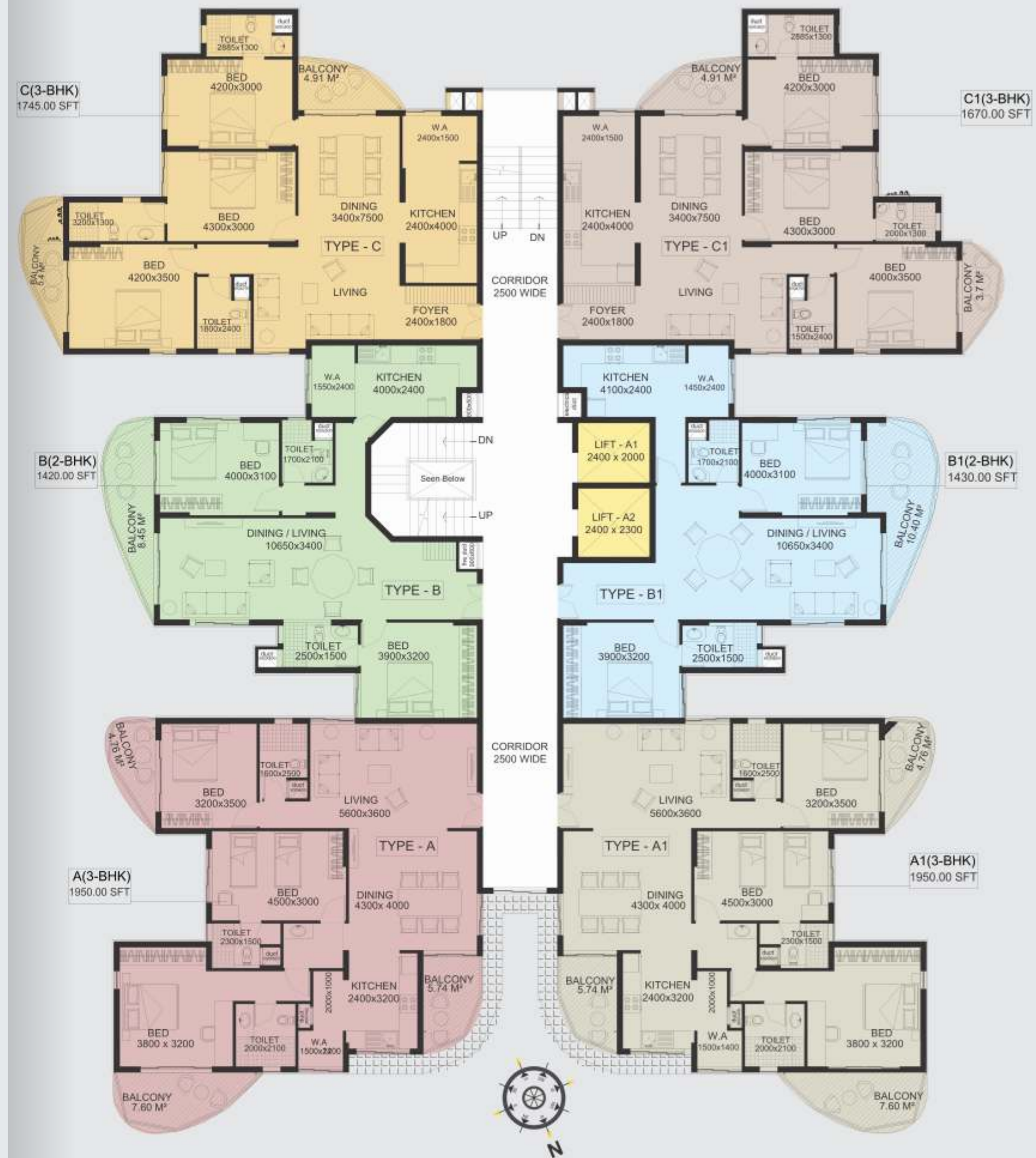
TYPICAL FLOOR PLAN
(5TH, 7TH, 9TH, 11TH & 13TH FLOOR)



TYPICAL (5TH, 7TH, 9TH, 11TH & 13TH FLOOR)

FLAT NO. A	1985.00 SQ.FT
FLAT NO. A1	1985.00 SQ.FT
FLAT NO. B	1420.00 SQ.FT
FLAT NO. B1	1430.00 SQ.FT
FLAT NO. C	1745.00 SQ.FT
FLAT NO. C1	1670.00 SQ.FT

TYPICAL FLOOR PLAN
(6TH, 8TH & 10TH FLOOR)



TYPICAL (6TH, 8TH & 10TH FLOOR)

FLAT NO. A	1950.00 SQ.FT
FLAT NO. A1	1950.00 SQ.FT
FLAT NO. B	1420.00 SQ.FT
FLAT NO. B1	1430.00 SQ.FT
FLAT NO. C	1745.00 SQ.FT
FLAT NO. C1	1670.00 SQ.FT

DUPLEX (18TH & 19TH FLOOR)

FLAT NO. D	3255.00 SQ.FT
FLAT NO. D1	3325.00 SQ.FT
FLAT NO. E	2470.00 SQ.FT
FLAT NO. E1	2500.00 SQ.FT
FLAT NO. F	3510.00 SQ.FT
FLAT NO. F1	3345.00 SQ.FT

Highlights

- 2 automatic elevator of reputed brand
- Generator for common and apartment lighting.
- Telephone with centrex facility (intercom) connection.
- Cable T.V. provision.
- Children's play area with play equipments.
- Multipurpose hall in fourth floor.
- Attractive visitors lounge.
- King size swimming pool with toddler pool at terrace.
- Club house & Gym
- CCTV in visitors lounge.
- Reticulated gas connection.

Specifications

- HCD framed structure with lateral wall for exterior and concrete block wall for internal walls.
- Branded Superior 800x800 Vitrified Floor Tiles (GVT Tiles).
- Designed Glazed Tiles for Toilets and Kitchen (24" Above Platform).
- Granite Platform with Bull Nosing and with Granite* / Stainless Steel* Sink for Kitchen.
- Jaguar Fittings for Toilets and Kitchen / Eculant.
- Branded Sanitary Ware (Hindware* / Parryware*) in all Toilets / Eculant.
- External painting of the building with weather coat paints with water proof coating.
- Colour Coated UPVC window frames and steel grills.
- Electrical fittings for recreation hall, common toilets, car parking and yard.
- Above 3KW power provided for each apartment with single phase meter.
- Power Failure Sensing Siren.
- Overhead water tank and underground Sump Tank with required pumps.
- Automatic water level controller for overhead tank.
- Concrete Interlock Paving for Car Parking and Yard.
- Granite Flooring for the Common Areas and Staircase.

- Putty Finished Emulsion Painting for Ceiling and Walls.
- Modular Electrical Switches (Anchor / Roma / Legrand).
- Electrical Wiring of Reputed Brand.
- Superior Designer Locks for all Inside Doors.
- Adequate Fire Fighting Systems.

DRAWING / DINING

- 800x800 Vitrified Tiles
- T.V. Fbint and Telephone / Intercom Connection.
- Wash basin for Dining.
- Call bell in the Dining.

BEDROOMS

- AC Point Provision in all Bedrooms.
- T.V. Point in Master Eredroom.
- Telephone line In Master Bedrooms.
- Flush Valves/ Cocks* for commodes.
- Hot and cold mixer unit for all bathrooms.
- EWC for all toilets.
- Anti Skid ceramic tiles for bathroom floors.

KITCHEN AND WORK AREA

- Adequate power points.
- Provision for fixing and connecting water purifiers near the kitchen sink.
- Plumbing and drainage connection with power point for washing machine.
- Provision for exhaust fan.
- Provision for washing machine.

BATHROOMS

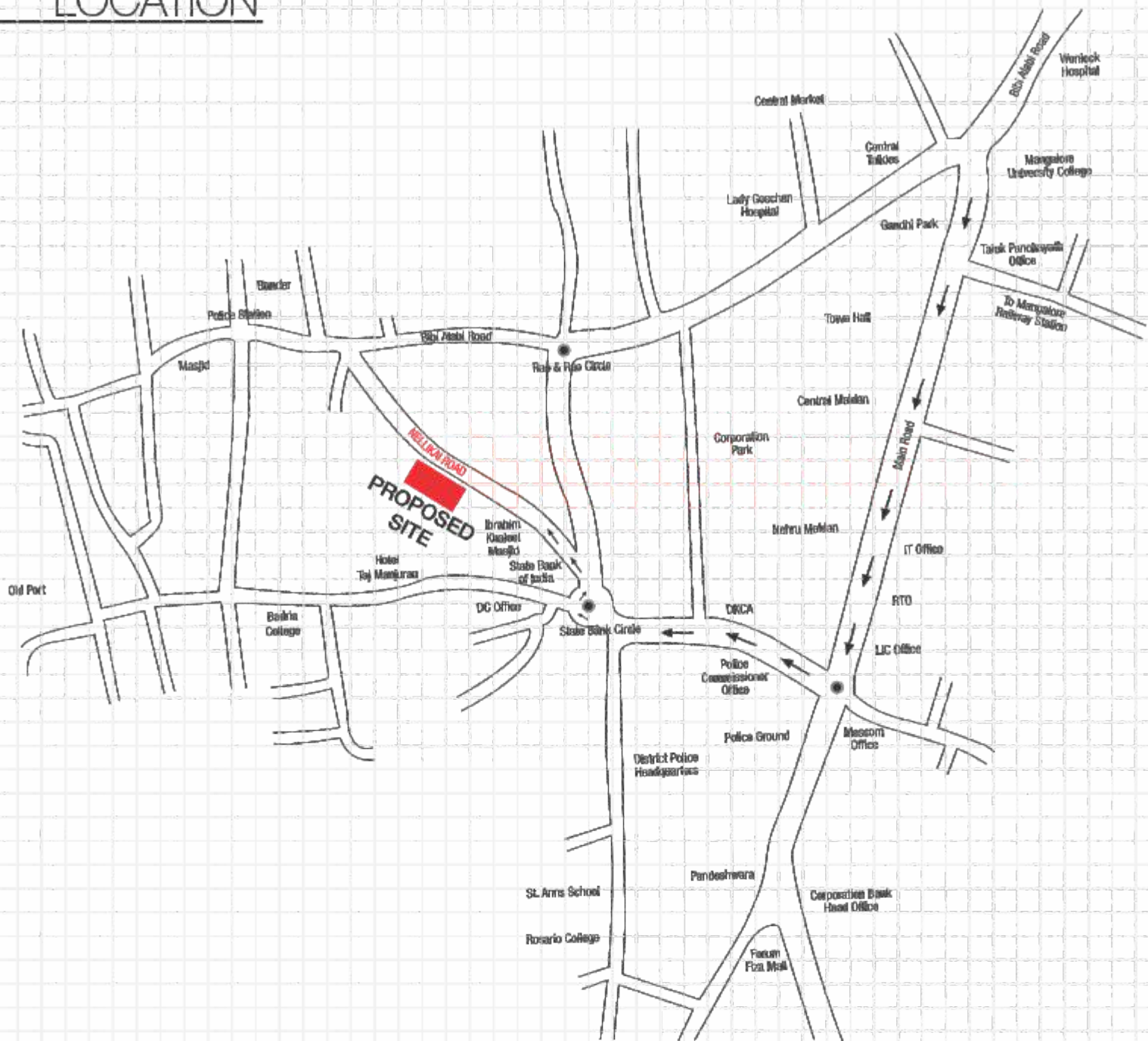
- Ceramic glazed tiles dado upto 7ft .height
- Anti skid tiles flooring in all toilets
- Branded C.P. fittings / Eculant
- Pastel White sanitary ware (Jaguar) in all toilets / Eculant.
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets.

DOORS & WINDOWS

- Attractive melamine / PU coated decorative main entrance door.
- Hardwood door frames with superior quality Teakwood door shutters for inner doors .
- Granite frame with fibrotech shutter doors for Toilets.
- Brass Hardware for main door & brush-steel, tubular locks for all other flush doors.



LOCATION



PROMOTERS:



Site Office: Near State Bank, Nellikai Road, Mangalore.

Website : www.namkobuilders.com

Email : info@namkobuilders.com

Mob : +91 81979 82888

ARCHITECTS



N.M. SALIM & ASSOCIATES
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