


**SU-DHAM**  
RESIDENCES  
Abbakka Nagara Road, Kottara Chowki, Mangaluru



[www.nidhiland.com](http://www.nidhiland.com)

The hallmark of  
peaceful living



## Exquisite dwellings for happy living

Nidhi Land Infrastructure Developers India Pvt. Ltd is committed to the development and construction of residential and commercial dwellings of excellence.

The organization is led by Chairman & Managing Director, Prashanth Kumar Sanil, who has domain expertise of 28 years in real estate along with 10 years' experience guiding Nidhi Land. Having established credibility and gained the trust of clients, Nidhi Land is synonymous with construction projects that have a perfect blend of style and substance.

An experienced and energetic team that is focused on the company's core competencies ensures adherence to quality systems and specifications.





## A cosy home for you

Nidhi Land Su-Dham recreates the charm of living in peaceful residential hub. It offers you 2 BHK apartments at Abbakka Nagara Road, Kottara, Mangaluru, a tranquil and exclusive locality. Conceived for the ones appreciate quality, Nidhi Land Su-Dham houses 16 privileged families who will be spread across Four floors. Nidhi Land Su-Dham is aesthetically designed to provide you with a happy living experience. The apartments are replete with specification that is sparkle by itself. The location ensures that you have all amenities just a stroll away, be it shopping, restaurants, gymnasium, fuel station, places of worship, educational institutions, libraries and health care centres.

A joyful lifestyle awaits you at  
Nidhi Land Su-Dham.





# SU-DHAM

RESIDENCES

Abbakka Nagara Road, Kottara Chowki, Mangaluru



## Highlights

ENTRANCE LOBBY with VITRIFIED (2'X2') TILE FLOORING.

ONE AUTOMATIC ELEVATOR of eight passenger capacity.

GENERATOR BACK UP with sound proof acoustic enclosure for lighting in each apartment and common areas, lift, pump.

1 WAY INTERCOM facility from each apartment to security room visitors' lobby.

CCTV SURVEILLANCE CAMERA (maximum four locations inside the campus).

FIRE FIGHTING SYSTEM (as per norms).

RECREATION / MULTIPURPOSE SPACE in the terrace floor.

Provision for CABLE TV connection.

ENGINEERED FACTORY FINISHED SOLID WOOD PU Coated / Polished main entrance door / Frames.

SECURITY ROOM and COMMON TOILET.

Good quality VITRIFIED TILE FLOORING (2'X2') inside the apartments and ceramic tile flooring for the common passage and staircase.

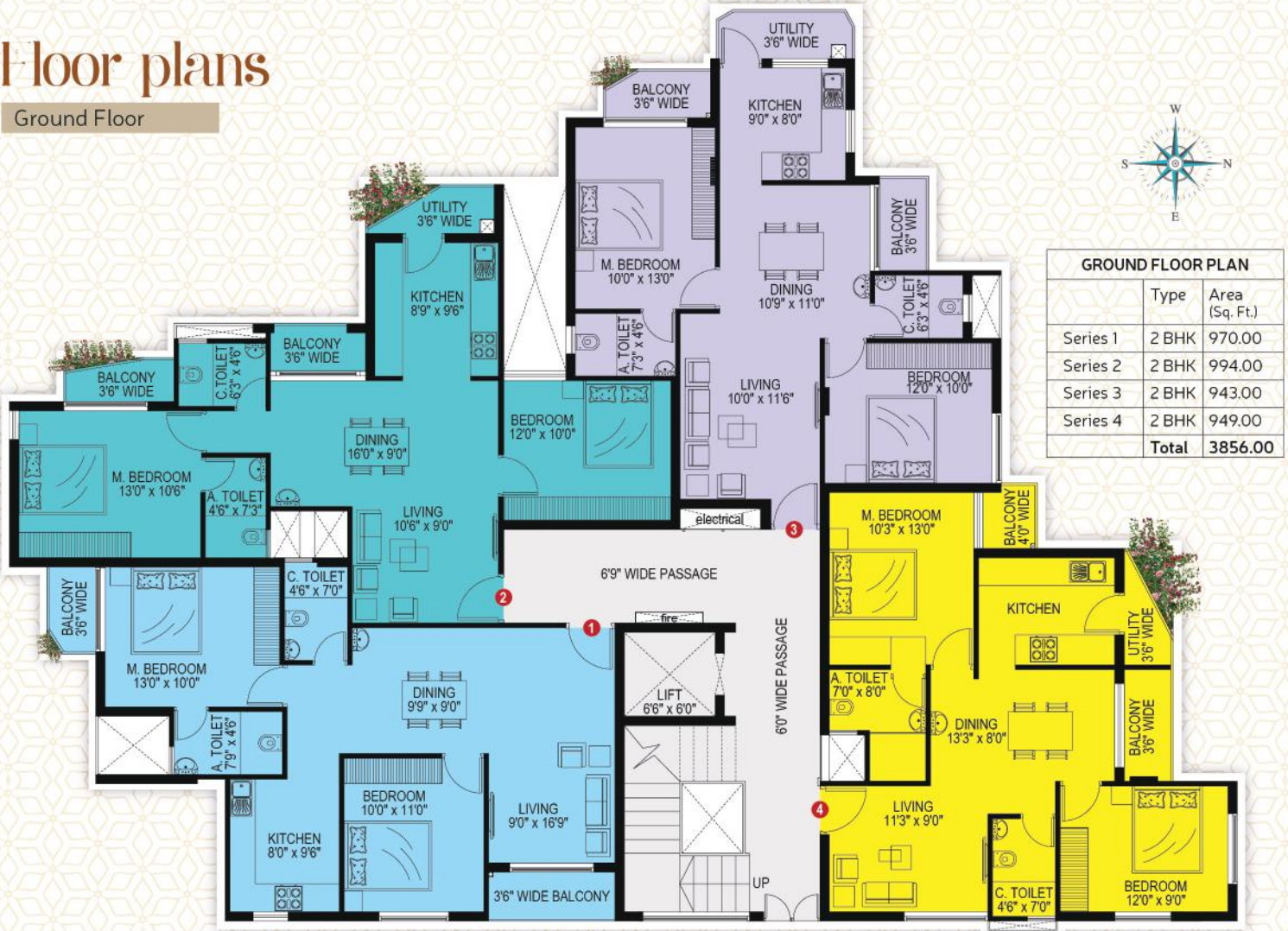
COVERED CAR PARKING in basement floor.

CONCRETE INTERLOCK PAVING for car parking and yard.

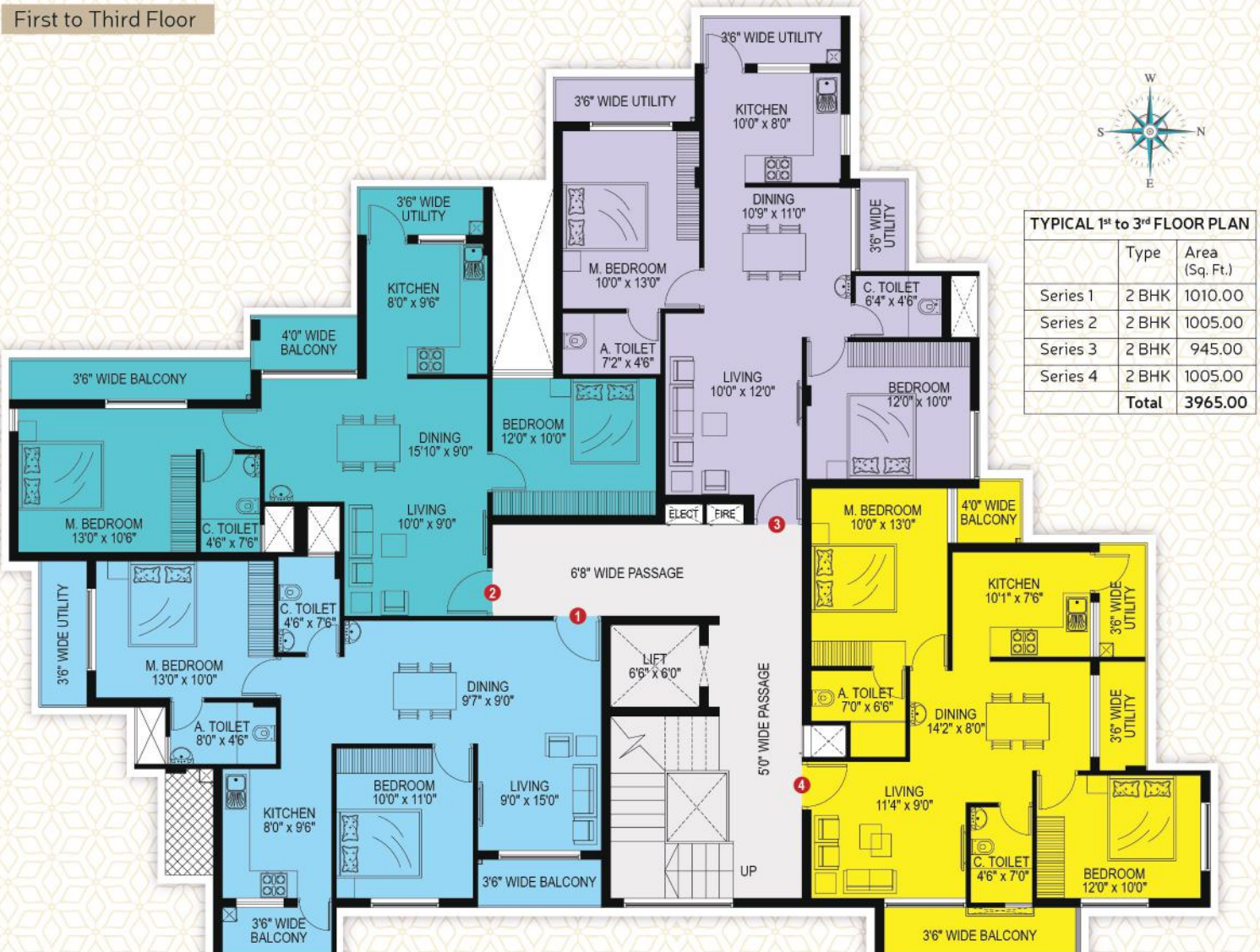


# Floor plans

## Ground Floor



## First to Third Floor





## GENERAL

- Fully framed RCC structure with laterite masonry for external walls.
- Modular electrical Switches.
- Electrical fittings for Recreations Space, Common Areas, Car Parking and yard.
- 3KW power provided for each apartment with single-phase meter.
- Automatic water level controller (sump tank).
- Covered Terrace with good quality Roofing Sheets.
- Inside Doors: Factory Furnished Engineered door frames .
- Powder coated aluminium windows with sliding shutters for inside apartment and common areas.
- Good quality coloured ceramic tiles (Anti skid) for Toilet flooring and Glazed Tile dado up to full height in bathrooms.
- Interior walls: Putty finished acrylic emulsion or equivalent painting for inside walls and ceiling.
- Exterior: Wall surface painted with exterior grade antifungal paint of reputed brand.
- Overhead water tank and underground sump tank with required pumps.
- Water supply (either) through borewell in addition to the corporation water supply.

## BEDROOMS

- Provision for A.C points in Master Bedrooms.

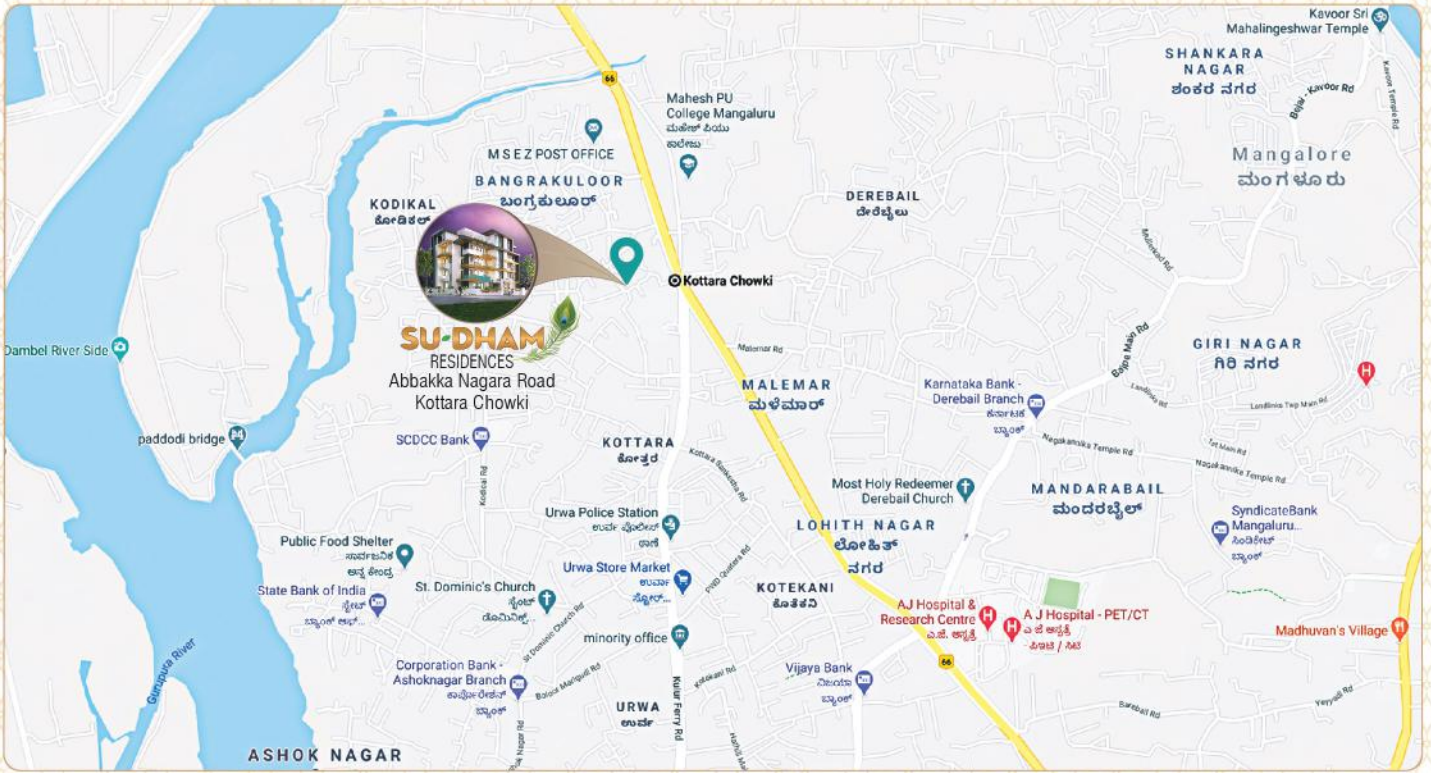
## DRAWING / DINING / KITCHEN

- Provision for Telephone Points /TV Point and Intercom in Drawing Room.
- White coloured wash Basin for dining.
- White coloured European water closet (EWC) for all toilets.
- Good Quality sanitary fittings in all toilets.
- Good quality Plumbing CP fittings for toilets and kitchen.
- Call bell provision in the dining.
- Provision for geyser and exhaust fan in all toilets.
- Polished granite platform with standard size premium quality stainless steel sink with drain board.
- Good quality ceramic glazed wall tiles above kitchen platform up to 2'.0" height.
- Provision for aqua guard, exhaust fan and adequate power points in kitchen.
- Provision for washing machine point with plumbing and water drain line in utility.



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Neermarga, Mangaluru



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Gandhi Nagar, Mannagudda, Mangaluru



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Matadakani Main Road, Mangaluru



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Kuloor- Kavoora Road, Mangaluru



**ROSARY COTTAGE**  
Kulshekar, Mangaluru



**SHARON ROSE**  
Bejai New Road, Mangaluru



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