



Completed Projects



**NEWBERRY ENCLAVE**  
Bejai-Kapikad, Mangalore



**GREEN FORTUNE**  
End Point, Manipal



**WILLOWS RESIDENCES**  
Neermarga, Mangalore



**VRINDAVAN**  
Gandhinagar-Mannagudda, Mangalore



**SAATHVIK HOMES**  
Matadakani Main Road, Mangalore

Ongoing Projects

Upcoming Project

# Jardin

A P A R T M E N T S

Surathkal Junction, Mangalore

Homes for the ones who aim for the best



Promoters

**NIDHI LAND INFRASTRUCTURE DEVELOPERS INDIA PVT. LTD.**

Ground Floor, Pinto Chambers, Bejai-Kapikad, Mangalore – 575 004

Tel: 0824-4266999, 2210299, 4271119 Fax: 0824-4281119

E-mail: info@nidhiland.com Website: www.nidhiland.com

Land-Owners

**ANROS DEVELOPERS (P) LTD.**

Silver Sand Apartments, Hilldale Road, Cilimbi, Mangalore

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design@magnumad.in





## EVOLUTION TOWARDS EXCELLENCE

Having evolved from Nidhi Properties and now flourishing as Nidhi Land Infrastructure Developers India Pvt. Ltd, the group has, over the years, managed extensive building and construction projects under entities such as Newberry Enclave, Green Fortune and Willows Residences in Mangalore and Manipal. Today, under the leadership of Mr. Prashanth Kumar Sanil who has over two decades of expertise in the field of construction and real estate development, as well as Mr. Sharaschandra Sanil, Nidhi Land is progressively expanding its footprints in the property development and infrastructure industry in Mangalore.

Meticulously planned structures with appealing details, strategic deployment of resources and timely delivery in the execution of projects has ensured excellence in every project and gained them the invaluable trust of every customer.

Every project of Nidhi Land Infrastructure Developers India Pvt. Ltd features unique architectural elements with optimum utilization of space, natural lighting and environment friendly design. Indeed, you can rest assured that every square inch of your home is built with the same passion for excellence practiced over 20 years that has created its own distinctive identity amongst the landmarks of the city.

## Jardin APARTMENTS

A home away from the fast-paced city and its pollution is a dream for everyone. But, one gets addicted to the civic luxuries after years of city life. For those who look for a home away from the nerve bustling city yet with all the conveniences of it there's **Jardin** at Surathkal Junction. A place that has vast expanses of greenery, Surathkal is famed for the pristine Surathkal Beach. And amidst the most sought after residential place of Surathkal is situated the novel project of Nidhi Land, **Jardin**.

A new-age apartment which sports the contemporary style of architecture, it's a home that has the best of urban amenities. Available in 2 & 3 bedroom options, it's a great choice for an ideal home. Its proximity to Mangalore helps you enjoy the best of civic conveniences. What about a beautiful home?





## HIGHLIGHTS

- Elegant ENTRANCE LOBBY with MARBLE / GRANITE\* FLOORING in the ground floor.
- ONE AUTOMATIC ELEVATOR of eight passenger capacity.
- GENERATOR BACK UP with sound proof acoustic enclosure for lightning in each apartment and common areas, lift and Pump.
- 1 WAY INTERCOM facility from each apartment to Security room, Society room, Multipurpose hall, Visitors' lobby.
- CCTV surveillance system.
- FIRE FIGHTING SYSTEM (as per norms).
- RECREATION / MULTIPURPOSE HALL and SOCIETY ROOM in Terrace.
- Provision for CABLE TV connection.
- COVERED CAR PARKING (at extra cost).
- SECURITY ROOM and COMMON TOILET FOR MAIDS, DRIVERS and SECURITY STAFF in the Ground Floor.
- Good Quality (2'0x2'0) VITRIFIED TILE flooring inside the Apartments.
- RECTIFIED MAT finished tile flooring for the Common Passage and Granite flooring for the Staircase.
- RETICULATED GAS CONNECTION for all the apartments.
- CONCRETE INTERLOCK PAVING for car parking and yard.
- DECORATIVE MELAMINE polished main entrance door.

## SPECIFICATIONS

### GENERAL

- Fully framed RCC structure with car parking facility in ground floor.
- Compound Wall and Gate.
- Electrical wiring with Premium Quality wires (R.R. Cable or equivalent)\*.
- Modular Electrical switches (Legrand / Crabtree / Elleys)\*.
- Electrical fittings for Recreation Space, Common areas, Car Parking and Yard.
- 3 KW Power provided for each apartment with single-phase meter.
- Automatic water level controller.
- Covered Terrace with premium quality Roofing Sheets.
- Inside Doors: Well seasoned Wooden Door Frames for bedrooms and RC door frames for bathrooms with water proofing skin door shutters (Masonite or Equivalent)\*.
- UPVC windows with sliding shutters for inside apartment and aluminum windows for common areas (Provision of Mosquito Net at an extra cost).
- Premium quality colored ceramic tiles (Anti skid) for Toilet flooring and Glazed Tile dado up to full height in bathrooms.
- Interior Walls: Putty finished acrylic distemper or equivalent painting for inside walls and ceilings.
- Exterior: Wall surface painted with exterior emulsion paint of reputed brand.
- Overhead water tank and underground sump tank with required pumps.
- Water supply either through bore well or open well in addition to the corporation water supply.

### BEDROOMS

- TV and Telephone points in master bedroom.
- AC / Night Lamp provision in master bedroom.
- Provision for computer point and internet point in children bedroom.



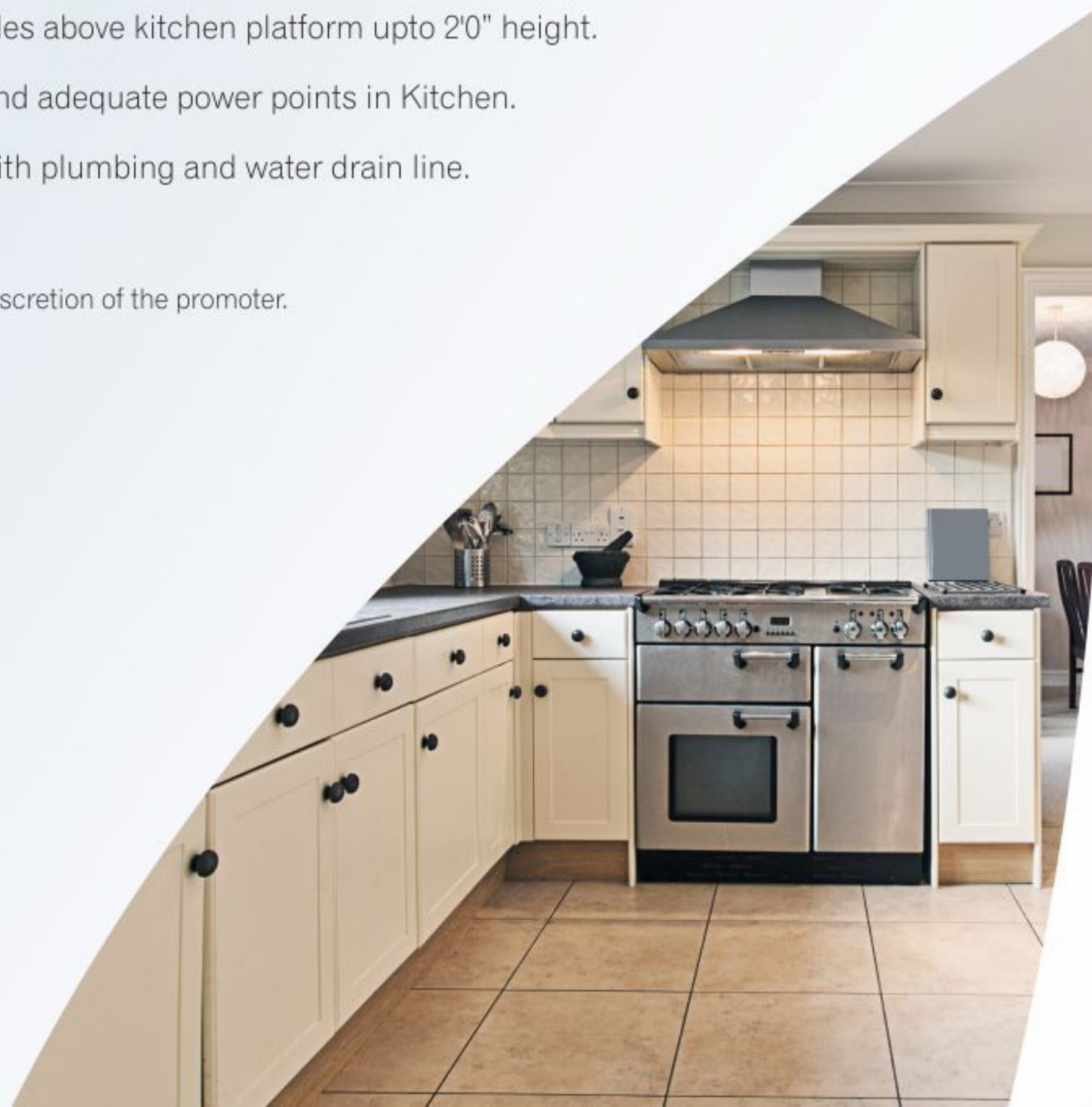
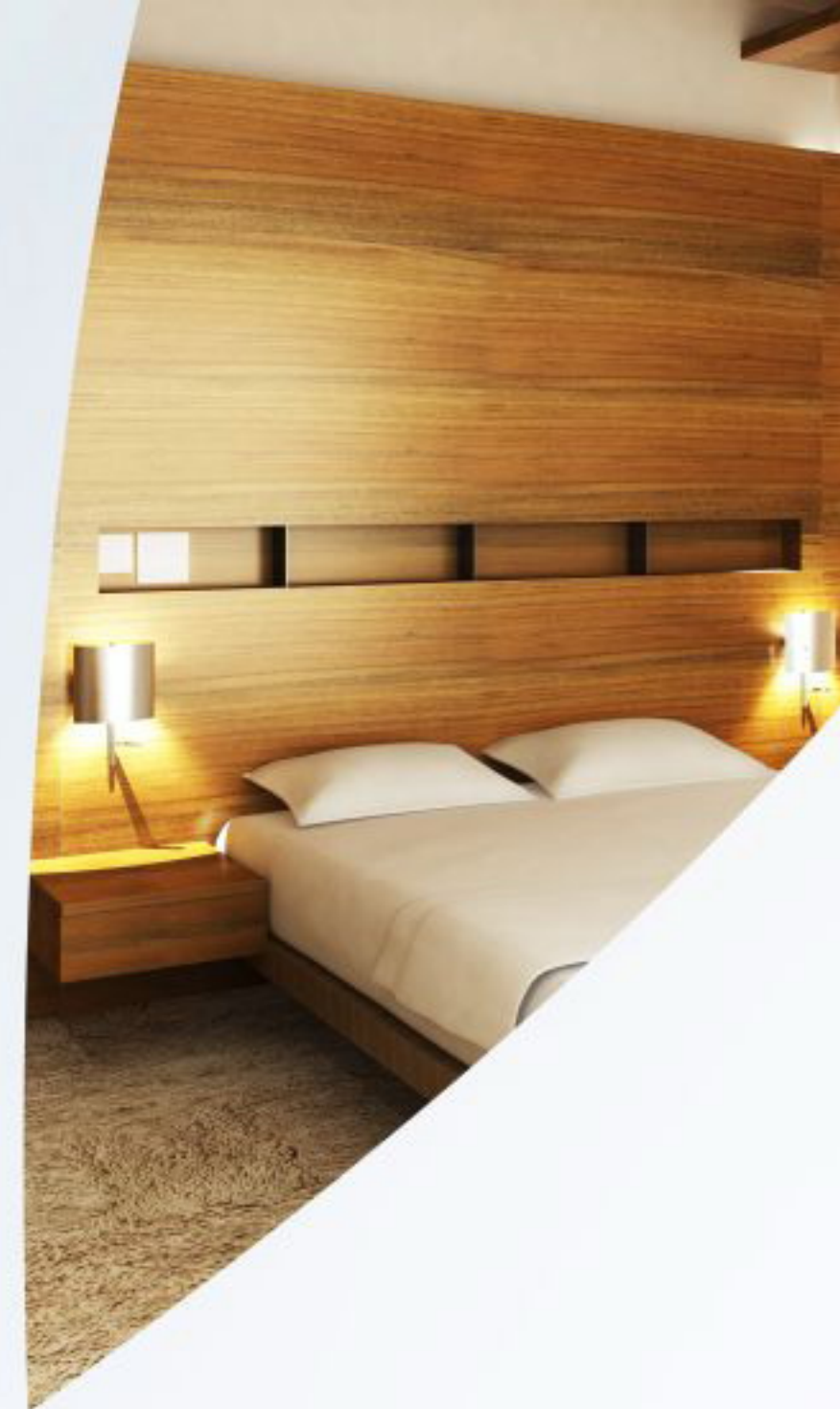


# SPECIFICATIONS

## DRAWING / DINING / KITCHEN

- Provision for Telephone point / TV point and Intercom in Drawing Room.
- Pastel Colored Wash Basin for dining.
- European water closet (EWC) for all toilets.
- Premium quality Pastel colored sanitary fittings in all toilets.
- Premium 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.
- Premium quality ceramic glazed wall tiles above kitchen platform upto 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.

\*any one or equivalent shall be provided at the discretion of the promoter.



## TYPICAL FLOOR PLAN (2nd to 4th Floor)

