

MISBAH



ZULFAS
— R E A L T Y —
HOMES LIKE NEVER BEFORE

“THE FRUIT OF PATIENCE IS SWEET”

Waiting is worth it if you have waited for something as good as this! Zulfas Realty, a Misbah group company, presents...

ZULFAS

MASTERPIECE

Mangalore's newest luxury address





ZULFAS
MASTERPIECE
MARNAMIKATTA, MANGALORE



Proximal Location,
Refreshing Concepts,
Sought after Luxury,
Practical Utility,
Dependable Security,
State of the art Automation,
Eco-friendly Comfort,
Rejuvenating Leisure

- put together is
ZULFAS MASTERPIECE!

Each of the 32 homes has french windows & cross ventilation giving your home a spacious feeling with direct access to light & air. Careful planning has minimized space wastage and maximized carpet area without compromising on quality. Zulfas Realty presents to you homes like never before...

Expect more out of your home-to-be

Location & Neighborhood like never before:

- ✦ ~88 feet wide approach road
- ✦ Connectivity to 5 roads - Kankanady, Pandeshwar, Mangaladevi, Kudupady & Monkey Stand
- ✦ Square like corner plot with roads on 3 sides
- ✦ Auto rickshaw bay, markets, schools, places of worship, hospitals all in close proximity



Concepts & Styling like never before:

- ✦ Site fencing ~20 feet high
- ✦ Distinct styling with ~20 feet high cornices breaking away from typical box type elevation
- ✦ Camouflaged ducts & roofed sit outs
- ✦ Darkened & toughened glass



Luxury & Richness like never before:

- ✦ Roof top swimming & baby pools with filtration plant & changing rooms
- ✦ Roof top party area with toilets & basins
- ✦ Roof top glass covered sit outs with centre table
- ✦ Sloped high roof with skylight*



* for apartments 903 & 904

Usefulness & Utility like never before:

- ✦ Private clothes drying area - open to light & air yet away from public view
- ✦ Wall built-in footwear rack & toiletry racks
- ✦ Window sills in kitchen, dining room and bedroom
- ✦ Toilet with both Indian and western commodes



Safety & Security like never before:

- ✦ Automatic stretcher elevators of 15 & 8 persons capacity with auto rescue device
- ✦ CCTV surveillance & recording at entrance, visitors' lounge, children's play area
- ✦ Lead free paints for both interiors & exteriors
- ✦ Fire protection system as per Karnataka fire force standards



Automation & Ease like never before:

- ✦ Entrance through basement restricted by master key or access card
- ✦ Entrance through ground floor restricted by multi apartment video door phone
- ✦ Sensor based lights in entrance lobbies & lift lobbies
- ✦ Reticulated gas connection with meter at extra cost



Comfort & Convenience like never before:

- ✦ Cross ventilated bedroom and living cum dining room
- ✦ Large french windows
- ✦ Garbage disposal chute
- ✦ Purified drinking water at extra cost

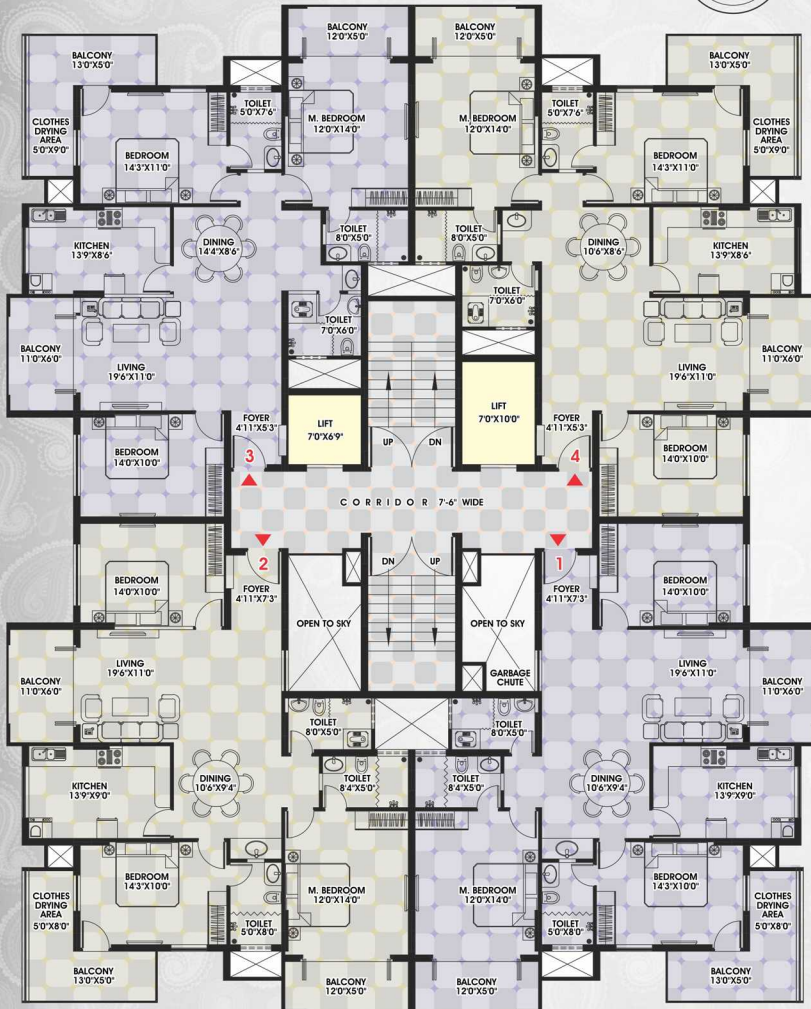


Play & Leisure like never before:

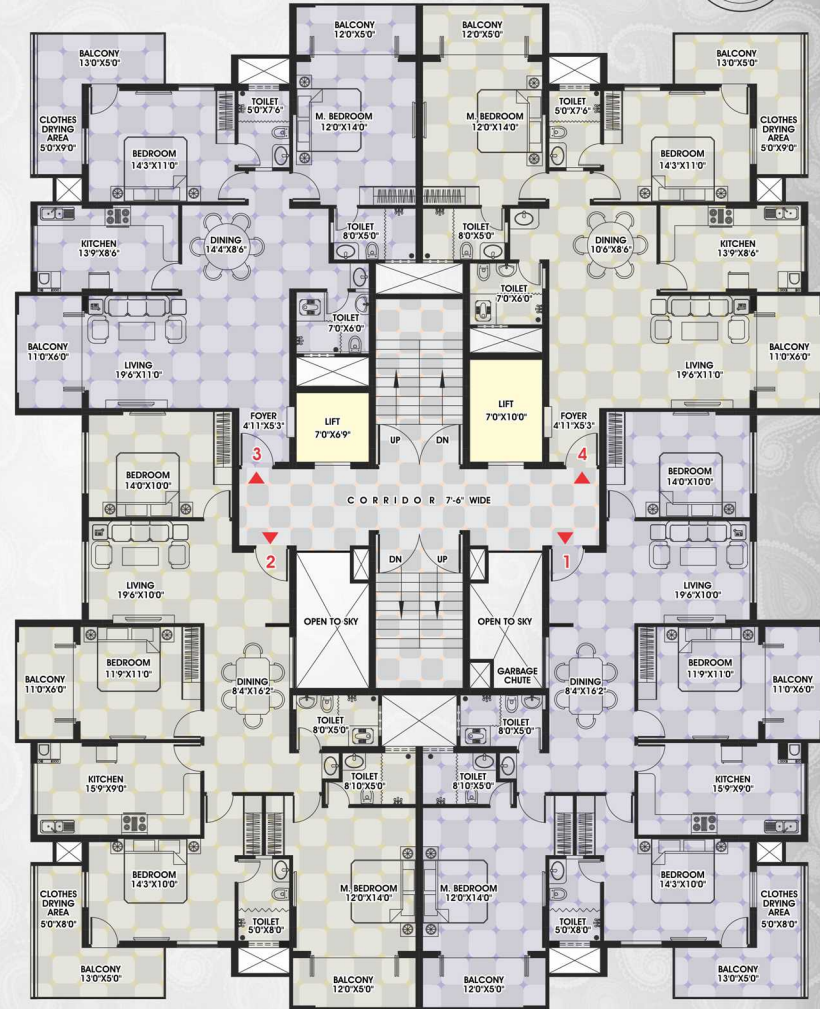
- ✦ Man sized chess board & basketball rink
- ✦ Recreational hall with football, table tennis, carrom board & chess board
- ✦ Outdoor children's play area with equipments and relax benches
- ✦ Barbecue pit



Typical Floor Plan - 3BHK



Typical Floor Plan - 2 & 4BHK





2BHK home



In the **2BHK home**, large bedrooms with attached baths and balconies have been planned away from the living cum dining area. An additional common toilet with both Indian and western commodes will provide added convenience. This is the ideal home for the nuclear family.

Choose between 1589 sq. ft or 1611 sq. ft.

3BHK home



In the **3BHK home**, a foyer greets you, avoiding direct entry into the living area. You can choose to be either in the front of the building or at the back getting a direct view of the children's play area in the landscaped garden or the quiet private road.

Choose between 1782 sq. ft, 1787 sq. ft or 1803 sq. ft

4BHK home



The **4BHK home** has spacious rooms, a bigger kitchen and a cross ventilated bigger dining area. 3 bedrooms come with attached balconies with french windows. The 4BHK home gives a direct view of the 27 meter wide approach road and the building entrance.

The 4BHK home is available at 1977 sq. ft

Versatile Terrace



The **versatile terrace** invites you to relax with your family in the swimming & baby pools or get together with friends in the 4 covered sit outs cooking barbecue. For sports enthusiasts, the terrace accommodates a basketball rink and a man sized chess board.

Specifications

Home Entrance:

- 2' X 2' vitrified tiles flooring with skirting
- Designer wooden veneer melamine polished entrance door with peephole and decorative handle
- 2 way electrical switch to control light fixture outside entrance door
- Name board outside entrance door
- Door bell

Living Room and Dining Room:

- 2' X 2' vitrified tiles flooring with skirting
- UPVC or aluminium powder coated sliding french window
- Multi apartment video door phone unit
- Wash basin in dining area with counter or half pedestal
- Provision for TV unit with cable point
- Provision for telephone, intercom

Bedroom:

- 2' X 2' vitrified tiles flooring with skirting
- UPVC or aluminium powder coated sliding french window in master bedroom
- Hardwood door frame with veneer or mould melamine polished flush door shutters
- UPVC or aluminium powder coated sliding window with safety grill
- 2 way electrical switch
- Wall built-in night lamp
- Provision for wall built-in wardrobe
- Provision for split AC in bedrooms with attached balcony
- Electrical points for TV unit and computer unit

Kitchen:

- 2' X 2' vitrified tiles flooring with skirting
- Hardwood door frame with veneer or mould melamine polished flush door shutters
- UPVC or aluminium powder coated sliding window with safety grill
- Polished granite or silestone platform with rounded corner & edges
- Designer wall tiling up to 5 feet
- Double bowl stainless steel sink with drain board and cockroach trap
- Granite for window sill
- Additional electrical points
- Exhaust fan
- Electrical points for chimney, oven & water heater
- Provision for purified drinking water facility

Toilet:

- Glass or curtain separated wet and dry area
- Anti skid or matt tiles for dry area
- Non polished granite or anti skid tiles for wet area
- Designer wall tiling up to ceiling
- Fibrotek or RCC door frame with fibre door shutters
- Wash basin with counter or half pedestal for all attached toilets
- Wash basin with half pedestal for common toilet
- Western commode with health faucet for all attached toilets
- Indian & western commodes with health faucets for common toilet
- Hot and cold water wall mixer
- Wall mounted mirror with light fixture & CFL
- Exhaust fan
- Cockroach trap with lid
- Provision for water heater
- Pressure checked plumbing lines and drainage lines
- Waterproofing treatment

Clothes Drying Area:

- Anti skid or matt tiles flooring with skirting
- Semi wall with darkened & toughened glass or sliding window
- Ceiling light fixture with CFL
- Electrical point and water point
- Provision for clothes lines
- Water drain hole

Balcony:

- Anti skid or matt tiles flooring with skirting
- Toughened glass railing or iron railing of substantial height
- Extra electrical point
- Ceiling light fixture with CFL
- Water drain hole wherever possible

Other Specifications:

- Tube lights and ceiling fans in all rooms
- Individual mailbox with lock & key
- Security cubicle at building entrance
- Footpath & ramps at building entrance
- Visitors' lounge & entrance lobbies with designer granite or marble flooring
- Multipurpose hall in ground floor for meetings, yoga, reading, aerobics, etc
- Landscaped garden with waste disposal bins
- Watchman room in ground floor
- Separate ladies & gents toilets in ground floor and terrace

Common Areas:

- Granite or marble or vitrified tiles for staircases
- Designer granite or marble or vitrified tiles flooring for visitor's lounge, entrance, terrace and lift lobbies
- Designer stainless steel railing for basement, ground and terrace floor staircases
- Painted mild steel railing for rest of the floor staircases

Vehicle Parking & Washing:

- Covered & marked parking
- Interlock paving for basement level parking
- Water tap connections and electrical points
- 4-wheeler and 2-wheeler parking for visitors

Water:

- 24 hours water supply
- Corporation water connection
- Deep borewell with 3 HP KSB water pump
- Overhead water tank with automatic water level controller
- Underground sump water tank
- Rain water harvesting
- Purified drinking water facility in kitchen

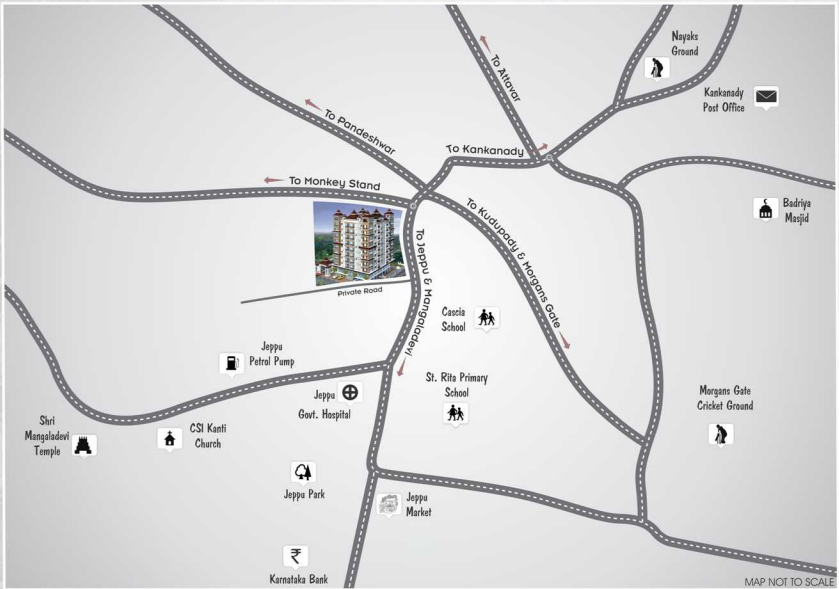
Electricity & Generator:

- Generator backup for elevators, common areas, light and fan points in individual homes
- 1 circuit breaker per room, provided at the main distribution box
- 4 KW power supply with independent meter for 2BHK home
- 5 KW power supply with independent meter for 3BHK home
- 6 KW power supply with three phase independent meter for 4BHK home

Fixtures, Electrical, Painting & Plumbing:

- Brass handles and hinges for main door
- Stainless steel fixtures for all other doors and windows
- Concealed plumbing with PVC or CPVC or UPVC pipes
- Tube lights and CFLs of Philips or Havells or Crompton Greaves or equivalent make
- Ceiling fans of Havells or Crompton Greaves or equivalent make
- Plumbing fixtures of Jaguar or equivalent make
- Sanitary fixtures of Hindware or Parryware or equivalent make
- Concealed copper wiring of Finolex or equivalent make
- Modular electrical switches of Legrand or equivalent make
- Putty finished interior walls
- Lead & heavy metal free paints of Asian or Berger or Nerolac or equivalent make
- Acrylic emulsion paint for interior walls
- Weather proof paint for exterior walls
- Acrylic emulsion or oil bound distemper for ceilings
- Melamine polish or enamel paint on wood works
- Enamel paint on steel works

Location Map



Approximate distance between Zulfas Masterpiece and...

Bus Stand:	0.00 km - outside the apartment building	Jeppu Market:	0.40 km
Auto Rickshaw Bay:	0.00 km - outside the apartment building	Nayaks Playground:	0.40 km
I. H. General Store:	0.03 km - opposite the apartment building	Karnataka Bank:	0.45 km
I. H. Fruit & Vegetable Centre:	0.03 km - opposite the apartment building	CSI Kanti Church:	0.50 km
Cascia School:	0.13 km	Kankanady Post Office:	0.50 km
Bal Christ Nursery School:	0.16 km	Mangaladevi Temple:	0.65 km
National Bakery:	0.19 km	Badriya Masjid:	0.75 km
Vijaya Bank ATM:	0.19 km	KMC Hospital:	1.0 km
New Mangalore Super Bazar:	0.20 km	More Supermarket:	1.4 km
Jeppu Fuel Station:	0.30 km	Proposed Forum Mall:	1.6 km
Jeppu Park:	0.40 km	Father Muller Hospital:	2.0 km
		Central Railway Station:	2.1 km

So come and experience your home like never before!

Promoter:



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