

DANUBE

The Joy of Living





The Danube by Land Trades is born out of a passion to create the best housing facility in Mangalore, that matches your passion for good living. Named after Europe's most famous river, The Danube is a tribute to the high class lifestyle that you can expect here.

The Danube is situated adjacent to Don Bosco Hall, one of most famous landmarks of Mangalore and enables you to live in the heart of the city while still being well sheltered from the noise of city life. The elegant nine storey structure is crafted to architectural perfection and is well planned to give you the best value for money. On offer are 45 spacious apartments of two and three bedrooms, available in a choice of sizes.

Each apartment is thoughtfully designed to facilitate best use of available space, natural light and ventilation. Apt placement of bedrooms, bathrooms and kitchen as also the use of best quality construction materials, fittings and fixtures makes each house a joy to live in.

Land Trades is the leading real estate firm of Mangalore with an impeccable track record of 19 years in the field. Every project by Land Trades comes to you with the guarantee of total reliability and optimum customer satisfaction.



SPECIFICATIONS

- Fully R.C.C. framed structure
- Laterite 9" outer walls and 4" solid block inner walls
- Double coat exterior plastering with waterproof treatment
- Smooth finish interior wall plastering
- Rubber mould interlock paving for parking and open areas
- Steel gate with surround compound wall as per architect's design
- Front elevation as per architect's design
- Roof slab covered with crill sheet truss roof
- Hard wood doorframes and window frames with steel grill
- Mortise lock for all the bedrooms (Godrej)
- Teak wood front door finishing with melamine polish
- Brass fittings and lock for front door
- Fibrotech door for toilets with brass baby lock
- 2'0" x 2'0" vitrified flooring of premium quality
- Good quality glazed tiles for toilet walls up to ceiling
- Anti skid 1'0" x 1'0" ceramic tiles for toilet flooring
- Pastel coloured commodes and wash basins in all toilets
- Overhead water tank and underground sump tank with required pumps





Highlights

- Reticulated gas connection
- Generator back up with sound proof enclosure
- 8-passenger automatic lift (Otis)
- Visitors' lounge
- Granite flooring for common areas and staircase
- Water supply with bore well in addition to the city corporation water connection
- Putty finished interior walls
- Community hall



Amenities

Living & Dining

- Electrical points as per specifications
- T.V., call bell and telephone points
- Pastel colour below counter type wash basin for dining with black granite slab with nosing

Bed Rooms

- Split A.C. provision for all bedrooms
- T.V. points in master bedroom

Kitchen and Work Area

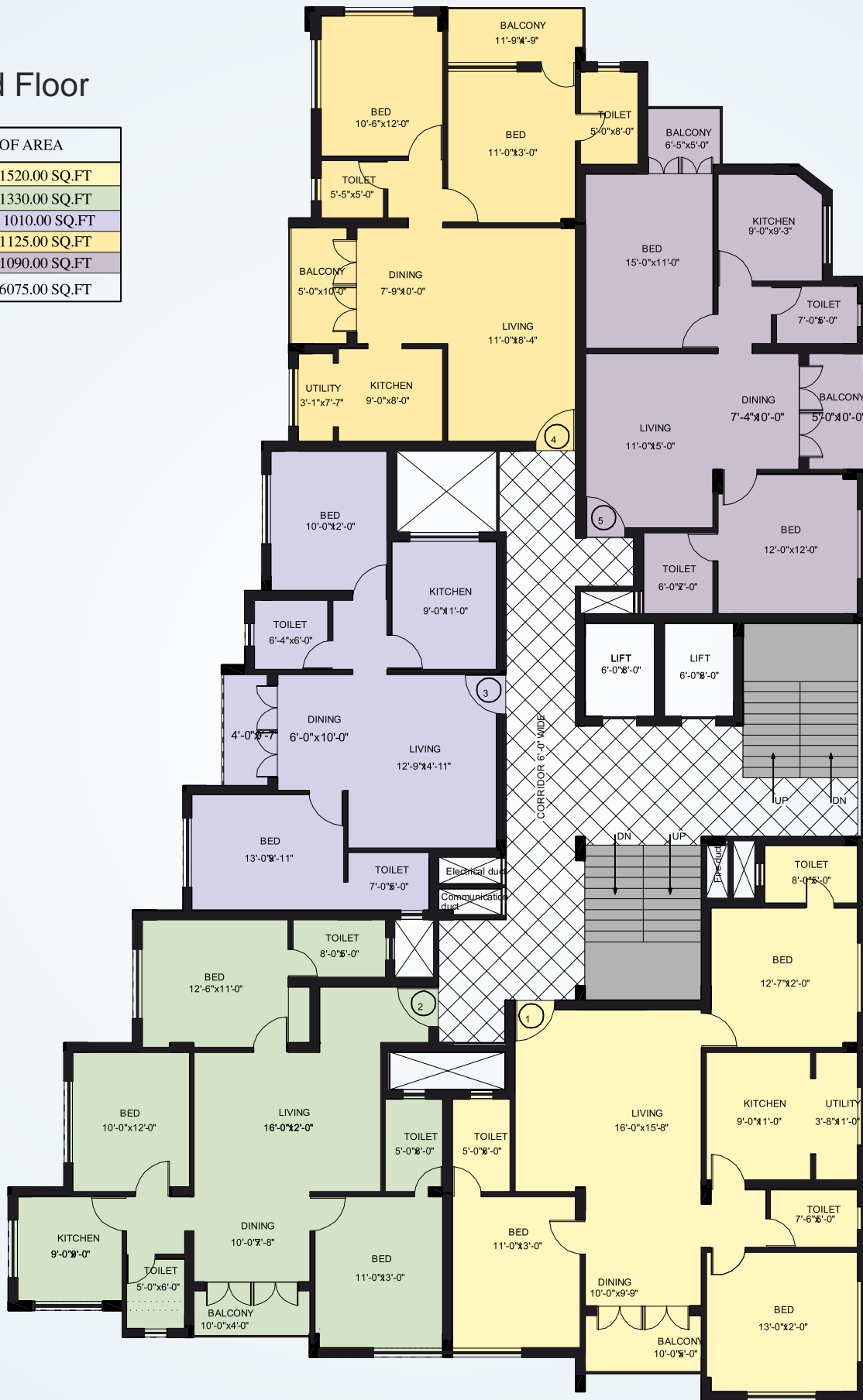
- Black granite platform with bullnosing
- Stainless steel sink 36" with drain board
- Adequate power points and exhaust fan provision
- Provision for fixing water purifier near the sink
- Provision for washing machine in work area
- Reticulated gas connection

Bath Rooms

- Waterproof treatment done for sunken
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush valves for commodes
- Wall mount commodes in all toilets
- Aluminum ventilators with exhaust fan provision
- Health faucet in all the bath rooms

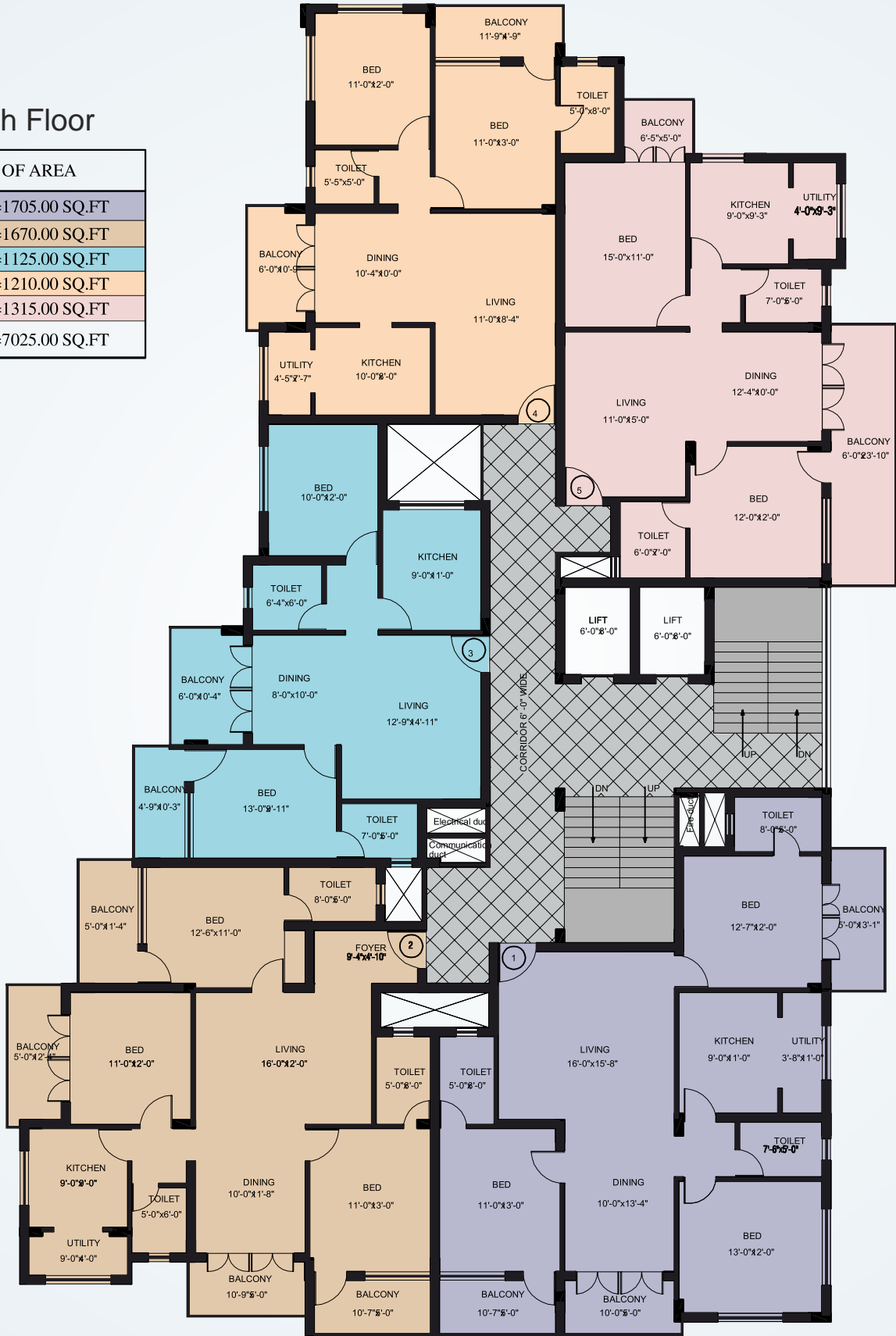
Ground Floor

STATEMENT OF AREA	
FLAT NO -1	=1520.00 SQ.FT
FLAT NO -2	=1330.00 SQ.FT
FLAT NO -3	= 1010.00 SQ.FT
FLAT NO -4	=1125.00 SQ.FT
FLAT NO -5	=1090.00 SQ.FT
TOTAL	=6075.00 SQ.FT



2nd to 8th Floor

STATEMENT OF AREA	
FLAT NO -1	=1705.00 SQ.FT
FLAT NO -2	=1670.00 SQ.FT
FLAT NO -3	=1125.00 SQ.FT
FLAT NO -4	=1210.00 SQ.FT
FLAT NO -5	=1315.00 SQ.FT
TOTAL	=7025.00 SQ.FT



Completed Projects:



Orion
Lobo Lane, Mangalore



Astoria
Balmatta, Mangalore



Aria
Alvares Road, Mangalore



Mercara Heights
Mercara Hill Road, Bendore, Mangalore



Olive
Bejai Kapikad, Mangalore



Eesha
Lobo Lane, Mangalore



Hathill Crest
Hathill, Mangalore

Ongoing Projects:



Aadhee
Lobo Lane, Mangalore



Vijaya
Lobo Lane, Mangalore



Ourania
Kadri Toll Gate, Mangalore



Sai Grandeur
Opp. Capuchin Friary, Jail Road, Mangalore



Location Map

Promoters:



1st Floor, New Milagres Mansion
Falnir Road, Mangalore - 575 001

Phone: +91 824 242 5424 / 242 3866

Fax: +91 824 244 2318

Email: landtrades1@gmail.com

Website: www.landtrades.in

FOR BOOKINGS CALL: 98450 84866 / 98807 42159

Architects

**Archi Technics
Mangalore**

This brochure is purely conceptual and is not a legal offering.
The promoters/architects reserve the right to add/delete/alter any detail/specification/elevation mentioned herein.