



[www.landtrades.in](http://www.landtrades.in)

**DISCLAIMER:** THIS BROCHURE IS CONCEPTUAL AND IS NOT A LEGAL DOCUMENT. ALL MATERIALS, DIMENSIONS & DRAWINGS ARE APPROXIMATE. INFORMATION SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL USABLE FLOOR SPACE MAY VARY FROM THE STATED FLOOR PLAN. DRAWINGS NOT TO SCALE. THE DEVELOPER RESERVES THE RIGHT TO MAKE REVISIONS.

IMPACT



The Perfect Venue For Your Success Story!

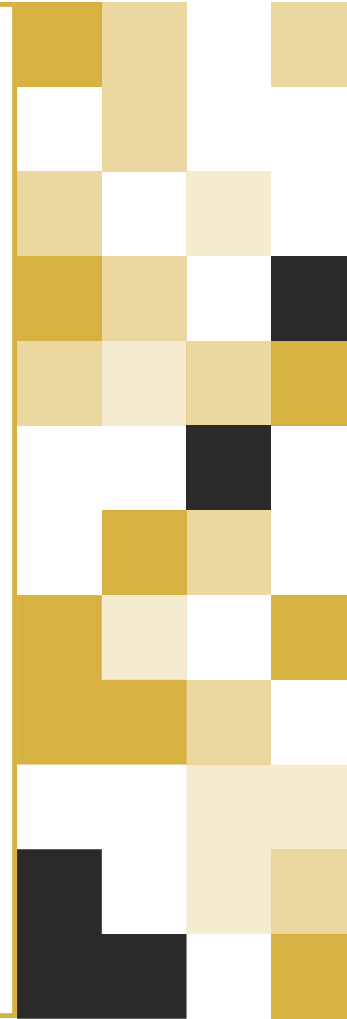


**SYNERGY**  
AIRPORT ROAD, YEYADI, MANGALORE



## Build your future at our premier business address...

Synergy by Land Trades is a premier commercial complex designed for success. Located in Yeyyadi along the Airport Road, it positions you advantageously in one of Mangalore's fastest-growing localities. Adjacent to the Yeyyadi Industrial Estate and just a 20-minute drive from the international airport, its inviting exteriors and customer-friendly interiors make it an irresistible destination for shoppers. With its proximity to NH-66 and easy connectivity to the city centre, this prime property offers the perfect setting with the right price tag for your thriving business!



**SYNERGY**

AIRPORT ROAD, YEYYADI, MANGALORE

Experience the epitome of modern workspace at Land Trades' Synergy. This attractive four-story development offers a diverse range of spaces, from showrooms and shops to offices, all equipped with top-tier amenities. Whether you're a startup or a business seeking room to expand, Synergy by Land Trades presents the ideal solution for your evolving needs.







## COMMERCIAL SPACE IDEAL FOR

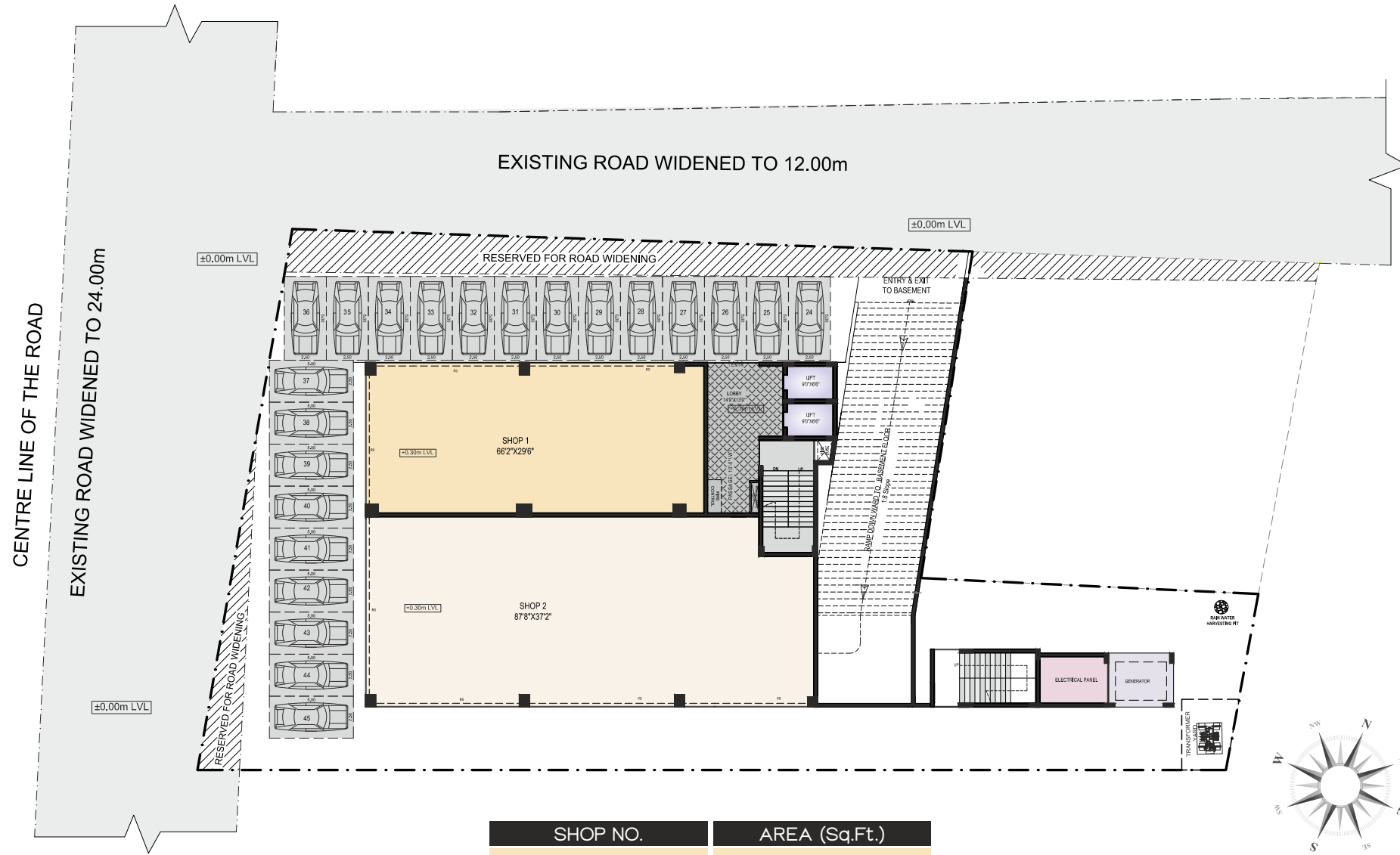
- SUPERMARKET
- CLINICS
- UNISEX SALON
- PHARMACY
- APPAREL STORE
- FOOTWEAR STORE
- SHOWROOM
- TOY STORE
- ATM
- HARDWARE STORE
- ESSENTIALS STORE
- TRAVEL AGENCY
- FURNITURE OUTLET
- GIFT SHOP
- SPORTS OUTLET

Take your business to the next level





# GROUND FLOOR PLAN



SHOP NO.	AREA (Sq.Ft.)
SHOP 1	2697.00
SHOP 2	4386.00

# FIRST FLOOR PLAN



SHOP NO.	AREA (Sq.Ft.)
SHOP 1	1672.00
SHOP 2	703.00
SHOP 3	958.00
SHOP 4	1231.00

SHOP NO.	AREA (Sq.Ft.)
SHOP 5	931.00
SHOP 6	692.00
SHOP 7	1647.00

# TYPICAL FLOOR PLAN

(2ND, 3RD & 4TH)



SHOP NO.	AREA (Sq.Ft.)	SHOP NO.	AREA (Sq.Ft.)
SHOP 1	1715.00	SHOP 5	942.00
SHOP 2	721.00	SHOP 6	700.00
SHOP 3	983.00	SHOP 7	1666.00
SHOP 4	1255.00		

## SPECIFICATIONS

- Commercial building with basement and ground+4 floors.
- Car parking provision in the basement and ground floor.
- Two automatic elevators with 15-passenger capacity each.
- RCC framed structure with columns, beams and slabs.
- 9" thick laterite stone masonry for external walls and shop partition walls, and 4" thick cement blocks for toilets.
- Every shop fitted with rolling shutters with necessary locking arrangements.
- 600x600 vitrified tile flooring inside shop, passage and common area.
- Safety railings for passages and staircase.
- Granite or tile flooring for the staircase.
- Single coat plastering for internal surfaces; double coat plastering for external surfaces with waterproofing treatment.
- Ladies' and gents' toilets on the first and upper floors.
- Toilets provided with sunken slabs with proper waterproofing and concealed pipelines.
- Designer glazed vitrified tiles for wall surfaces in toilets and anti-skid tiles for flooring.
- Premium quality CP plumbing fittings and sanitary wares in toilets.
- Fibrotech door frames and shutters for toilet doors with necessary fixtures.
- Acrylic putty finished internal emulsion paint for internal ceilings and walls, exterior emulsion paint for external walls.
- Interlock paving or VDF concrete flooring for the driveway and car parking yard.
- Provision of 5KW power for shops with an area within 1000 SQFT and 8KW for shops above 1000 SQFT.
- Adequate electrical points with DB provision inside the premises.
- Electrical provision for split AC inside the shops.
- Modular electrical switches and premium quality wires and DB fittings.
- 100% power generator backup for the entire premises.
- Centralized CCTV surveillance network for entire common areas, including parking.
- Borewell/Corporation water connection.
- Provision of waterline and sewage line for each shop.
- Dedicated UG storage tank and OHT at the terrace.
- Dedicated STP tank and equipment.
- Standard fire-fighting provisions as per norms.
- Rainwater harvesting system.
- Covered rooftop at the terrace.

## COMPLETED PROJECTS

- ASTORIA
- ARIA
- ORION
- MERCARA HEIGHTS
- OLIVE
- ESHA
- AADHEE
- HATHILL CREST
- OURANIA
- PUSHKAR
- VIJAYA
- SAI GRANDEUR ' A ' BLOCK
- SAI GRANDEUR ' B ' BLOCK
- SERENE
- DANUBE
- HILLSIDE FERNS
- MINERVA
- AADHEESH
- BROOKSIDE
- MAURISHKA PALACE ' A ' BLOCK
- MAURISHKA PALACE ' B ' BLOCK
- ADONIA
- REHOBOTH
- SAI PREM
- VASUNDHARA
- AASHNA
- AQUARIUS
- ATLANTIS
- PARIN
- ROOPALI
- LENHILL FERNS
- MELODY
- SANSKRITI
- INSIGNIA
- EMERALD BAY
- SOLITAIRE
- MILESTONE 25
- INDUS
- HABITAT ONE54
- ANANTESSH
- NAKSHATRA
- ADIRA

## ONGOING PROJECTS



ALTURA - BENDLOORWELL



PRISTINE - CHILIMBI



VIKRAM - PVS ROAD, KODIALBAIL



SHIVABAGH - KADRI



BMK SKY VILLA - VAS LANE



THE BEST SPOT FOR YOUR BUSINESS

# LOCATION MAP

**Land Trades**  
BUILDERS & DEVELOPERS

Milestone25, 5th Floor, Collectors Gate Junction  
Balmatta, Mangalore, Karnataka 575001.  
FOR DETAILS : 0824 2425424 / 8882 777 444

**ARCHITECTS**  
**GOKULRAJ ASSOCIATES**  
Architects & Engineers  
Ground Floor, Mahendra Arcade,  
Karangalpadu, Mangalore - 575 003.

SCAN HERE FOR LOCATION MAP

+91 8882 777 444    www.landtrades.in    sales@landtrades.in    Land trades builders & developers

**RERA NO.: PRM/KA/RERA/1257/334/PR/220424/006823**