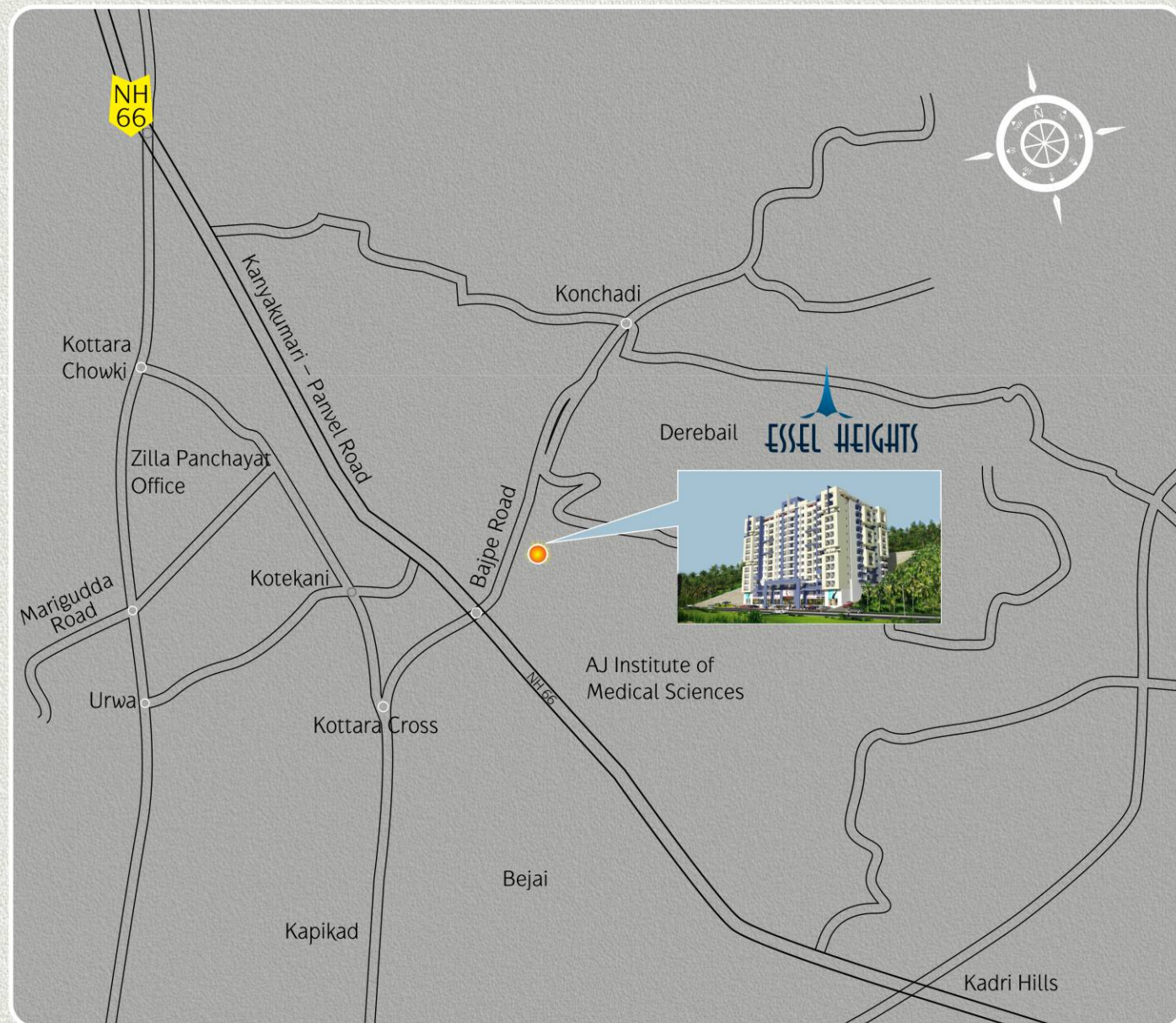
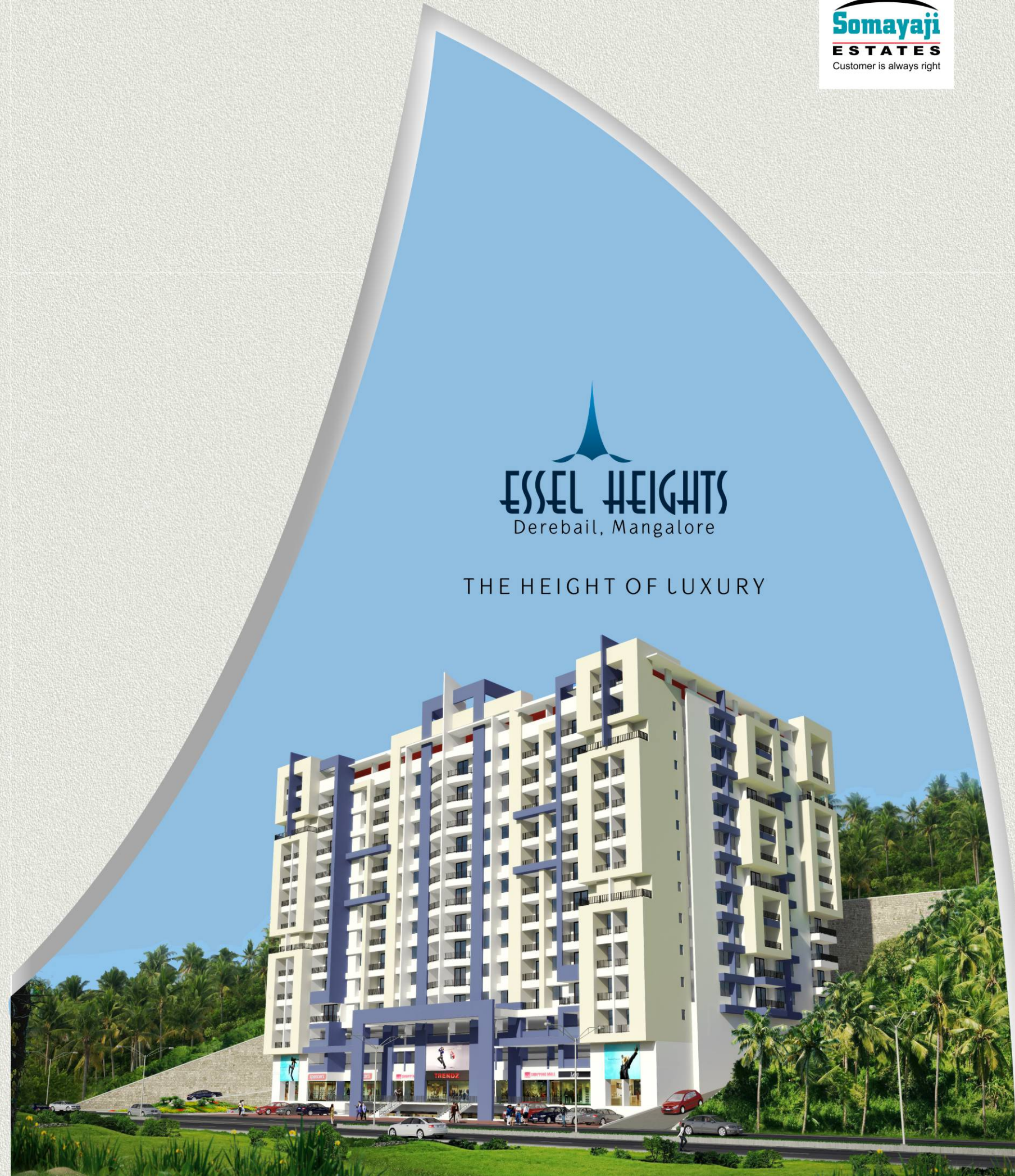


Location Map



ESSEL HEIGHTS
Derebail, Mangalore

THE HEIGHT OF LUXURY



FOR BOOKING CONTACT:



Promoter
B.R. Somayaji
SOMAYAJI ESTATES (P) LTD.
6th Floor, Essel Towers, Bunts Hostel Circle
Mangalore - 575003
Ph: 0824-2422368, 99806 12051

Architects
DHARMARAJ ASSOCIATES
Empire, M.G. Road
Mangalore - 575 003

PMC (Project Management Consultants)
DHARMARAJ ASSOCIATES
Empire, M.G. Road
Mangalore - 575 003





ESSEL HEIGHTS
Derebail, Mangalore

Essel Heights is another marvelous creation from Somayaji Estates. The architectural brilliance, amenities and blissful location is bound to brighten your lifestyle. The contemporary architecture adds elegance to the city's skyline with an aura of exclusivity. The amenities enhance convenience and luxury contributed to the essence of urban sophistication. We enable you to lead a lifestyle that draws attention and admiration.

The most distinctive feature is the location - Derebail. It is in close proximity with the city and the International Airport.

Abound with greenery, this place reflects a rural charm that complements to the serenity. City conveniences are merely a stroll away and come with a variety of choices. Essel Heights was designed keeping luxury, convenience and comfort in mind.

Somayaji Estates are well-known in the infrastructure development sector. We have executed numerous residential and commercial projects in Mangalore. Having decades of experience, they are now synonymous with landmark projects. With Essel Heights, we continue to showcase our expertise in

creating landmark projects. With numerous projects on the anvil, Somayaji Estates is all set to change the landscape of Mangalore.

Highlights



- TWO AUTOMATIC ELEVATORS, of eight passenger capacity
- GENERATOR for common area and apartment lighting with sound proof enclosure
- FIRE FIGHTING SYSTEM and FIRE CONTROL ROOM
- PROVISION FOR GYM
- DESIGNED LANDSCAPE SPACES in and around the building
- COVERED CAR PARKING (at extra cost) and common TWO WHEELER PARKING and VISITOR'S CAR PARKING
- TERRACE WITH LIGHT ROOF COVER FOR MULTI PURPOSE USE
- CABLE TV / DTH Point

- TELEPHONE (2 pair cable) with CENTRX facility (Intercom) connection to all apartments, entrance lobby, security, society room, fire control room, Gym room and Indoor games room
- VITRIFIED TILE inside the apartments. Granite for common areas
- DECORATIVE MELAMINE POLISHED MAIN ENTRANCE DOOR
- POWDER COATED ALUMINIUM SHUTTERS for sliding doors of balconies, windows and ventilators
- DESIGNER GLAZED TILES for toilets (full height), dining wash and kitchen (24" above platform)
- GRANITE PLATFORM with STAINLESS STEEL SINK for kitchen
- C.P. PLUMBING FITTINGS for toilets , kitchen and dining
- WHITE COLOURED SANITARY WARE for toilets

GENERAL

- Fully framed RCC structure with car parking facility on the First and Second Floor
- Laterite / Concrete solid block masonry
- Double coat exterior plastering with waterproof treatment
- External painting of the building with exterior emulsion paints
- Powder coated Aluminium door cum windows for terrace and ground floor
- steel grills for all windows / ventilators
- Electrical fittings for Balconies, common area and facilities, Car Parking and Yard
- Power failure sensing siren
- 3 KW Power provided for each apartment with single phase meter
- Overhead Water Tank and underground Sump Tank with required pumps
- Automatic water level controller for overhead tank

DRAWING / DINING

- TV POINT with DTH / Cable point
- Telephone with Intercom point
- Ironing table point

BEDROOMS

- AC PROVISION in Master Bedroom

BATHROOMS

- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush Valves / Flush tanks for Commodes
- Hot and cold mixer unit only for shower area in all Bathrooms
- Wash Basin and Wall mounted EWC for all toilets
- Health Faucet in all toilets
- Provision for exhaust fans in toilets

KITCHEN AND WORK AREA

- Adequate Power Points
- Provision for fixing water purifiers (Aqua Guard) near the sink
- Provision for exhaust fan
- Separate work area for all flats
- Plumbing and Drainage connection with Power Point for Washing Machine

Typical Floor Plan

SALE AREAS:

FLAT NO.	TYPE	SALE AREA (IN SFT) P+15%
01	3 BHK	1605.00
02	2 BHK+STUDY	1170.00
03	2 BHK+STUDY	1245.00
04	2 BHK	1085.00
05	3 BHK	1615.00
06	2 BHK	1065.00
07	3 BHK	1550.00
08	2 BHK	1065.00
09	2 BHK	1085.00
10	3 BHK	1640.00
11	2 BHK	1070.00
TOTAL		14195.00

