



# THE ADDRESS

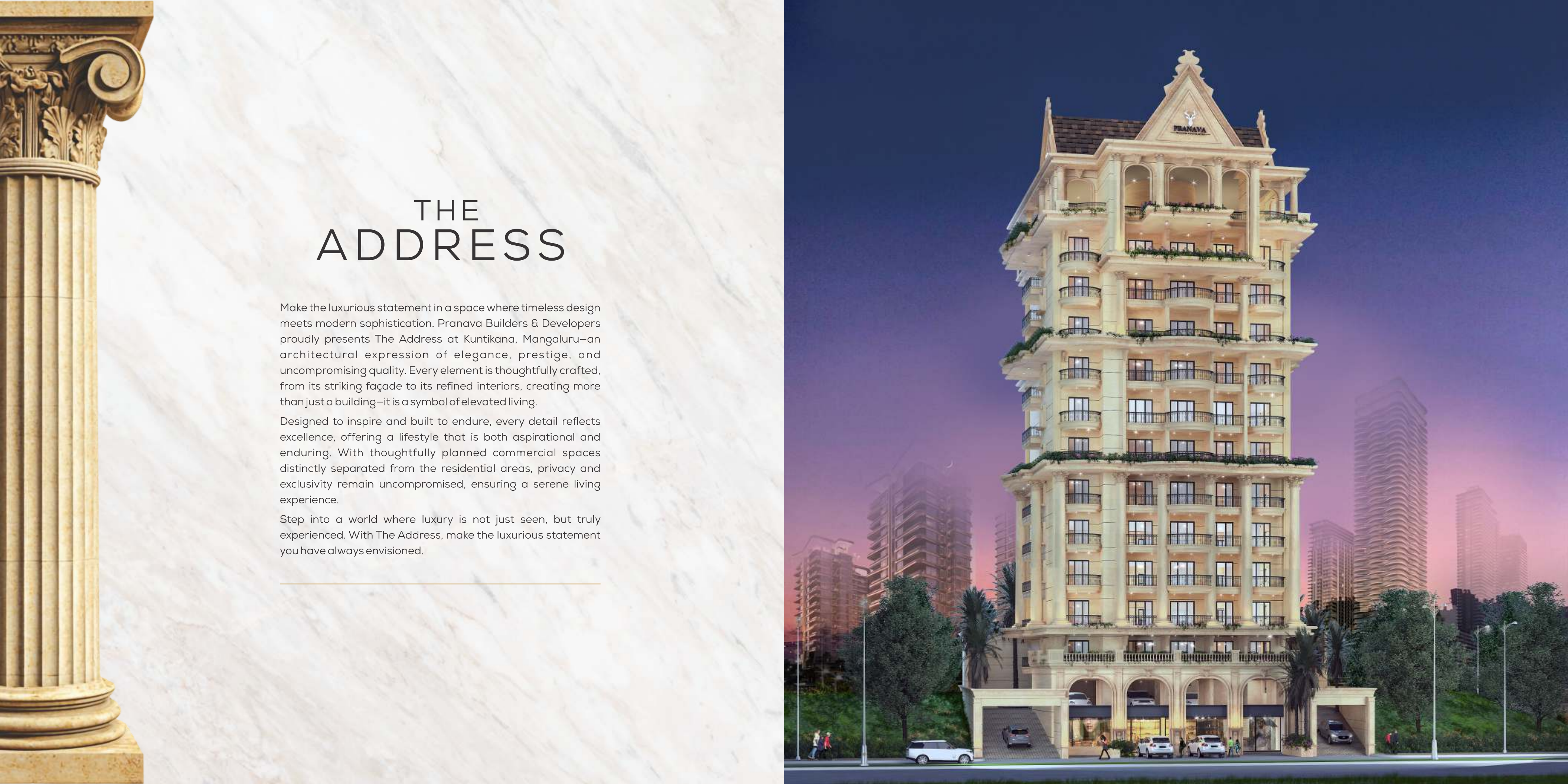


MAKE THE LUXURIOUS STATEMENT

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The background is a close-up of a marble surface with a complex pattern of veins in shades of beige, cream, and light grey. The veins are mostly diagonal, running from the top-left towards the bottom-right. The texture is smooth but shows natural stone variations.

ENTER INTO AN WORLD OF  
**LUXURY**



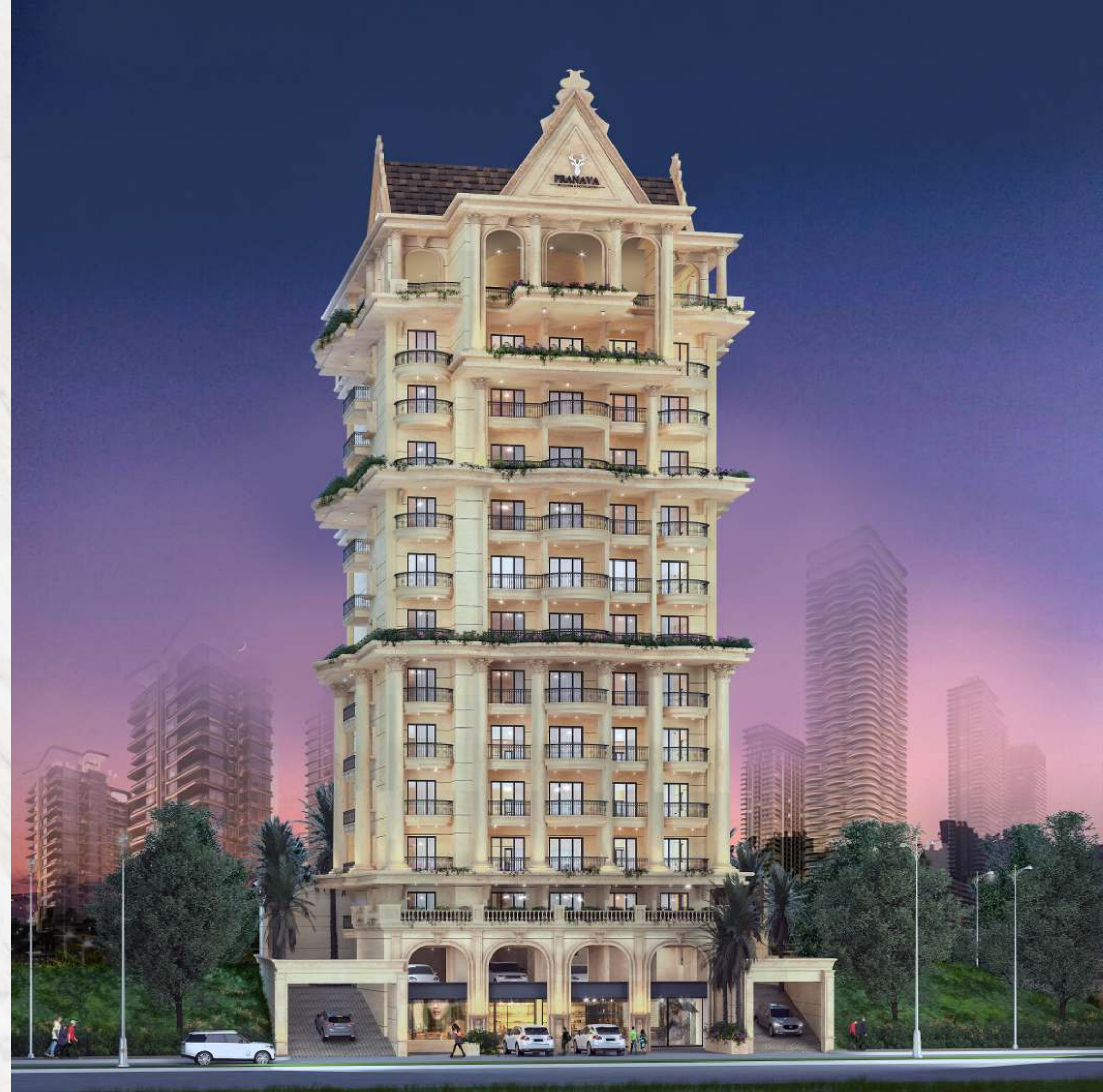
# THE ADDRESS

Make the luxurious statement in a space where timeless design meets modern sophistication. Pranava Builders & Developers proudly presents The Address at Kuntikana, Mangaluru—an architectural expression of elegance, prestige, and uncompromising quality. Every element is thoughtfully crafted, from its striking façade to its refined interiors, creating more than just a building—it is a symbol of elevated living.

Designed to inspire and built to endure, every detail reflects excellence, offering a lifestyle that is both aspirational and enduring. With thoughtfully planned commercial spaces distinctly separated from the residential areas, privacy and exclusivity remain uncompromised, ensuring a serene living experience.

Step into a world where luxury is not just seen, but truly experienced. With The Address, make the luxurious statement you have always envisioned.

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# LIVE TO THE FULLEST.

Experience beautifully designed homes nestled within expansive spaces that welcome fresh air and natural light. Every detail reflects a perfect harmony of comfort and elegance, making this community a true work of art.

Step into a lifestyle thoughtfully crafted to meet your every need—where luxury, convenience, and a sense of belonging come together to create an exceptional living experience for you and your family.



33 spaciously designed  
Apartments



2 level covered  
car parking



Gymnasium



Swimming Pool



Indoor Games



Spacious  
visitors lounge



24x7 Generator  
Backup

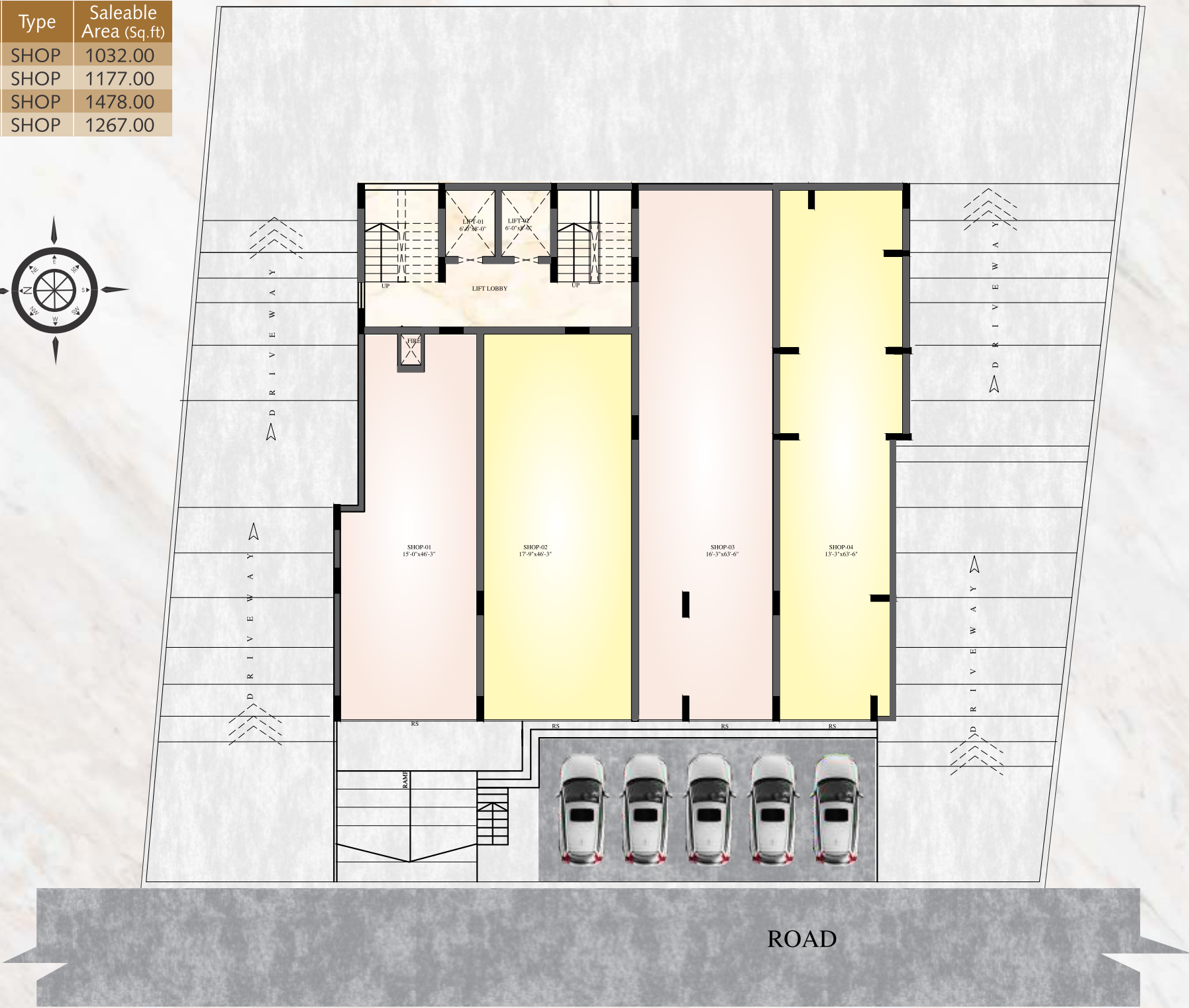


CC. TV  
Surveillance system



UPPER GROUND FLOOR PLAN

| SI No | Type | Saleable Area (Sq.ft) |
|-------|------|-----------------------|
| 01    | SHOP | 1032.00               |
| 02    | SHOP | 1177.00               |
| 03    | SHOP | 1478.00               |
| 04    | SHOP | 1267.00               |



TYPICAL FLOOR PLAN  
(2nd to 12th)



| SI No | Type | Saleable Area (Sq.ft) |
|-------|------|-----------------------|
| 001   | 3BHK | 1864.00               |
| 002   | 3BHK | 1814.00               |
| 003   | 3BHK | 1610.00               |



# GENERAL SPECIFICATION



## STRUCTURE

Fully covered RCC Structure with raft foundation and laterite masonry for external walls and solid block masonry for internal walls.



## DOORS & WINDOWS

Main Door

- Teak/engineered wood frame
- Veneer finished designer shutter
- Premium lockset & hardware

Internal Doors

- Hardwood/engineered frames
- Flush shutters with laminate finish

Windows & Sliding Doors

- UPVC / Aluminum sliding windows (2 or 3 track)
- Rust-resistant fittings



## LIVING & DINING AREA

- Vitrified Flooring/Digital Tiles,
- Modern modular electrical switches
- Anchor, Legrand or equivalent Wash Basin for Dining Area
- Power Supply for Split AC
- Telephone Point for easy connectivity
- Two Coats of Wall Putty and Two Coats of tractor
- Paint emulsion, ensuring a flawless finish



## KITCHEN

- 4 Electrical Appliance points for kitchen gadgets
- Water purifier Electric point for clean water
- Double path granite platform with dado tiles
- Stainless Steel Sink
- Reticulated Gas Pipeline Connections
- Plumbing & Drainage Connections with powerpoint for washing machine
- Utility Space
- Provision for exhaust fan



## BEDROOM

- 2 way light control in bedrooms for mood lightening
- Telephone, Tv point and cable connections
- Elegant Vitrified Flooring/Digital Tiles
- Smooth finish with Wall Putty, Primer and 2 coats of Paint
- Large windows for ventilation



## BALCONIES

- Separate drain pipe too drain out water
- Elegant Balcony Railings & Windowsof heavy gage aluminium
- Anti-Skid tiles



## ELEVATOR

- 2 Nos 13 passengers automatic elevator
- Risk free operations
- Emergency phone facility



## BATHROOM

- Full-height wall Tile Coverage
- Geyser and exhaust Point provision
- Jaguar, gruhe, roca or equivalent to that bathroom fittings
- Waterproof treatment for sunken free RCC slab
- Hot and Coldwater mixtures
- Leek proof drainage system



## PAINTING

- Interior: Premium acrylic emulsion
- Exterior: Weatherproof exterior emulsion
- Enamel paint for grills & railings



## ADVANCED SPECIFICATIONS

Safety & Security

- CCTV in parking, entrance & corridors
- Fire safety system with alarms & extinguishers
- Secured compound wall

Water system

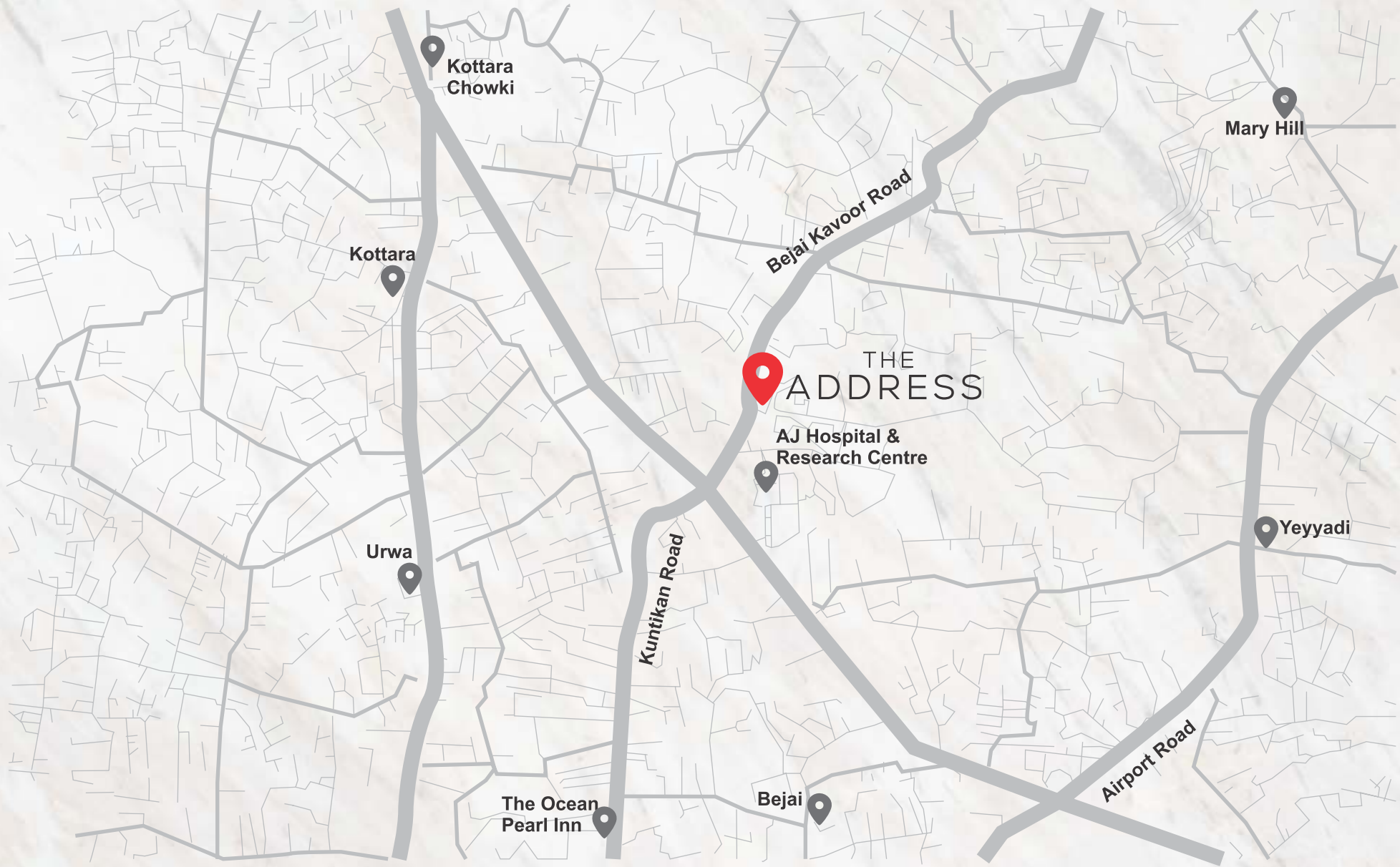
- Corporation water + borewell)
- Overhead & underground storage tanks
- Rainwater harvesting system

Parking

- Covered parking with interlock flooring
- Numbered & designated parking bays
- CCTV surveillance in parking area



LEGACY OF WORK



LOCATION ADVANTAGE



**EDUCATIONAL INSTITUTIONS**  
AJ Medical College  
Bharath International School  
ELC School  
CFAL School



**SHOPPING & MULTIPLEX**  
Navami Super Market  
Bharath Mall  
MORE Super Market  
D-Mart, Kuntikan



**PLACES OF WORSHIP**  
Kadri Temple  
Rama Mandir, Yeyyadi  
Shri Urwa Mariamma Temple  
Most Holy Redeemer Church, Derebail



**HEALTHCARE**  
AJ Medical College  
City Hospital  
Yenepoya SpHospital



**SPORTS & LEISURE ACTIVITIES**  
Mangala Swimming Pool  
Mangala Stadium  
Indoor Badminton Court  
Kadri Park

|                                                                                                                                                       |                                                                                                                                                |                                                                                                                                               |                                                                                                                                                   |                                                                                                                                               |                                                                                                                                             |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>LOTUS SAPPHIRE<br/>RESIDENTIAL</p>                             |  <p>SPRING DALE<br/>RESIDENTIAL</p>                         |  <p>LOTUS KRISH<br/>RESIDENTIAL</p>                        |  <p>NJ LOTUS AVENUE<br/>COMMERCIAL</p>                         |  <p>LOTUS PARADISE CENTRE<br/>COMMERCIAL</p>               |  <p>LOTUS PARADISE PLAZA<br/>COMMERCIAL</p>              |
|  <p>LOTUS GALAXY<br/>COMMERCIAL</p>                                |  <p>LOTUS ADITHYA<br/>COMMERCIAL</p>                        |  <p>LOTUS DEV<br/>COMMERCIAL &amp; RESIDENTIAL</p>         |  <p>LOTUS DHAM<br/>COMMERCIAL</p>                              |  <p>LOTUS ROVIN<br/>RESIDENTIAL &amp; COMMERCIAL</p>       |  <p>LOTUS AARADHYA<br/>RESIDENTIAL &amp; COMMERCIAL</p>  |
|  <p>LOTUS SUDHA<br/>RESIDENTIAL &amp; COMMERCIAL</p>               |  <p>LOTUS PARADISE ELITE<br/>COMMERCIAL</p>                 |  <p>LOTUS GARDEN<br/>RESIDENTIAL</p>                       |  <p>LOTUS PRANAV<br/>RESIDENTIAL &amp; COMMERCIAL</p>          |  <p>LOTUS ANANYA<br/>RESIDENTIAL &amp; COMMERCIAL</p>      |  <p>LOTUS ADELAIDE<br/>RESIDENTIAL</p>                   |
|  <p>LOTUS TRIANGLE<br/>COMMERCIAL</p>                              |  <p>LOTUS ATHARVA<br/>RESIDENTIAL &amp; COMMERCIAL</p>      |  <p>LOTUS KAPILA<br/>RESIDENTIAL</p>                       |  <p>LOTUS GANGA<br/>RESIDENTIAL &amp; COMMERCIAL</p>           |  <p>LOTUS MANGALA<br/>RESIDENTIAL &amp; COMMERCIAL</p>     |  <p>LOTUS LEGACY<br/>RESIDENTIAL</p>                     |
|  <p>LOTUS SIGNATURE<br/>RESIDENTIAL</p>                          |  <p>ATHARVA KRISHVI<br/>COMMERCIAL &amp; RESIDENTIAL</p>  |  <p>ATHARVA AIKYA<br/>COMMERCIAL &amp; RESIDENTIAL</p>   |  <p>ATHARVA PADMA KUSHA<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>ATHARVA KRISHNI<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>ATHARVA GLORY<br/>COMMERCIAL &amp; RESIDENTIAL</p> |
|  <p>ATHARVA SRIVARI HEIGHTS<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>ATHARVA KANISHKA<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>LOTUS SRI NIDHI<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>LOTUS PEARL<br/>COMMERCIAL &amp; RESIDENTIAL</p>         |  <p>LOTUS GOWRI SHANKAR<br/>RESIDENTIAL</p>              |  <p>LOTUS CHANDAN<br/>COMMERCIAL &amp; RESIDENTIAL</p> |
|  <p>LEELA RESIDENCY<br/>RESIDENTIAL</p>                          |  <p>NAVEEN RESIDENCY<br/>COMMERCIAL &amp; RESIDENTIAL</p> |  <p>PRANAVA BUSINESS CENTRE<br/>COMMERCIAL</p>           |                                                                                                                                                   |                                                                                                                                               |                                                                                                                                             |



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LUXURY

CURATED TO PERFECTION