



GOLDEN ROSE

**RESIDENTIAL APARTMENT
KUTHAR**





Life has its own exuberance of celebration and festivities. A sprawling Neighbourhood and a gregarious people makes it a wonderfully the best location one could think of! And the eventual passing of four ways through this junction will transform this as a prime location from shopping and educational enterprise. **Golden Rose** is an ambitious project of the **Jakzs Construction** at Kuthar, Mangalore, a prime junction with all the civic amenities and other facilities like schools, colleges, shopping and recreation too. Kuthar is nearly 9 kms distance from Mangalore City and 2 mtr from Yenpoya Hospital Deralakatte.

Golden Rose a 2 BHK apartments enclave with all the modern amenities and fixtures **Jakzs Constructions** is a new initiative by **Golden Rose**. **Golden Rose** is a special residential project coming up at kuthar junction which is a prime residential area comprising plural section of the society and having an exuberant climate. It is a place for nature lovers where one can witness sunrise & sunset aswell. Quality construction materials are used with good space ambience and ample lounge space. In every way a state of the art construction you were looking for to have the pleasure of city life in an sub - urban atmosphere. Make Golden Rose your icon of joyful living and growth. Your decision will help a generation to live differently.



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SPECIFICATIONS

- ◆ Fully framed RCC Structure with covered car parking facility in Ground Floor.
- ◆ Double Coat Exterior plastering with water proof treatment.
- ◆ External painting of the building with exterior Apex paints.
- ◆ Aluminum Windows with Steel grills.
- ◆ RCC Door Frames with good quality decorative flush door shutters for rooms and Fibrotech shutters for toilets.
- ◆ Electrical fittings for Common toilet, Car parking and Yard.
- ◆ 3KW Power provided for each apartment with single phase meter.
- ◆ Overhead Water Tank and underground Sump Tank with required pumps.
- ◆ installed (STP) sewage treatment plan.

- ◆ Water supply with well in addition to the Panchayath Water supply.
- ◆ White Coloured Wash Basin for Dining with branded.
- ◆ Water proof treatment done for sunken RCC Slab.
- ◆ Pressure checked plumbing and drainage lines to ensure total leak proof toilets.
- ◆ Flush Valves / Cocks for Commodes.
- ◆ Hot and cold mixer unit for all bathrooms.
- ◆ Designer wall tiles for up to 7'0" height in toilets.
- ◆ Provision for exhaust fan in kitchen & toilet.
- ◆ Providing aqua guard point in kitchen.
- ◆ Plumbing and drainage connection with power point for washing machine.

(*any one or equivalent shall be provided in the the whole project at the discretion of the promoter]



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HIGHLIGHTS

- ◆ ONE ELEVATOR of 8 passengers.
- ◆ GENERATOR for common and apartment lighting with sound proof enclosure.
- ◆ SECURITY ROOM and common toilet in the ground floor.
- ◆ CONCRETE INTERLOCK PAVING for car parking and yard.
- ◆ MARBLE/GRANITE FLOORING for the corridor and staircase.
- ◆ ATTRACTIVE MELAMINE/PU COATED DECORATIVE MAIN ENTRANCE DOOR.
- ◆ SUPERIOR 24"X24" VITRIFIED FLOOR TILES for internal spaces of the apartment.
- ◆ DESIGNED GLAZED TILES for kitchen.

- ◆ CCTV Surveillance System at the main entrance
- ◆ GRANITE PLATFORM with Stainless Steel Sink for kitchen.
- ◆ C.P. Plumbing Fittings (HINDWARE /NOVA/A.R.K.) for toilets and kitchen
- ◆ White Coloured Sanitary Ware (HINDWARE*/PARRYWARE*) In all the toilets.
- ◆ PUTTY FINISHED ACRYLIC DISTEMPER painting for ceiling and Internal wall.
- ◆ ELECTRICAL SWITCHES Using (Legard* / Anchor*MK*).
- ◆ Electrical Wiring using RR KABEL/ V GUARD*/HAVELLS*/FINOLEX*.
- ◆ A.C. Power Point Provision for Master Bedroom.
- ◆ Superior designer locks for all inside door.
- ◆ Geyser points in all toilets.
- ◆ Childrens play area





FIRST FLOOR PLAN

FLAT NO.	AREA IN SFT
101	1088 SFT
102	1083 SFT
103	1000 SFT
104	1102 SFT



SECOND FLOOR PLAN

FLAT NO.	AREA IN SFT
201	1088 SFT
202	1083 SFT
203	1000 SFT
204	1102 SFT



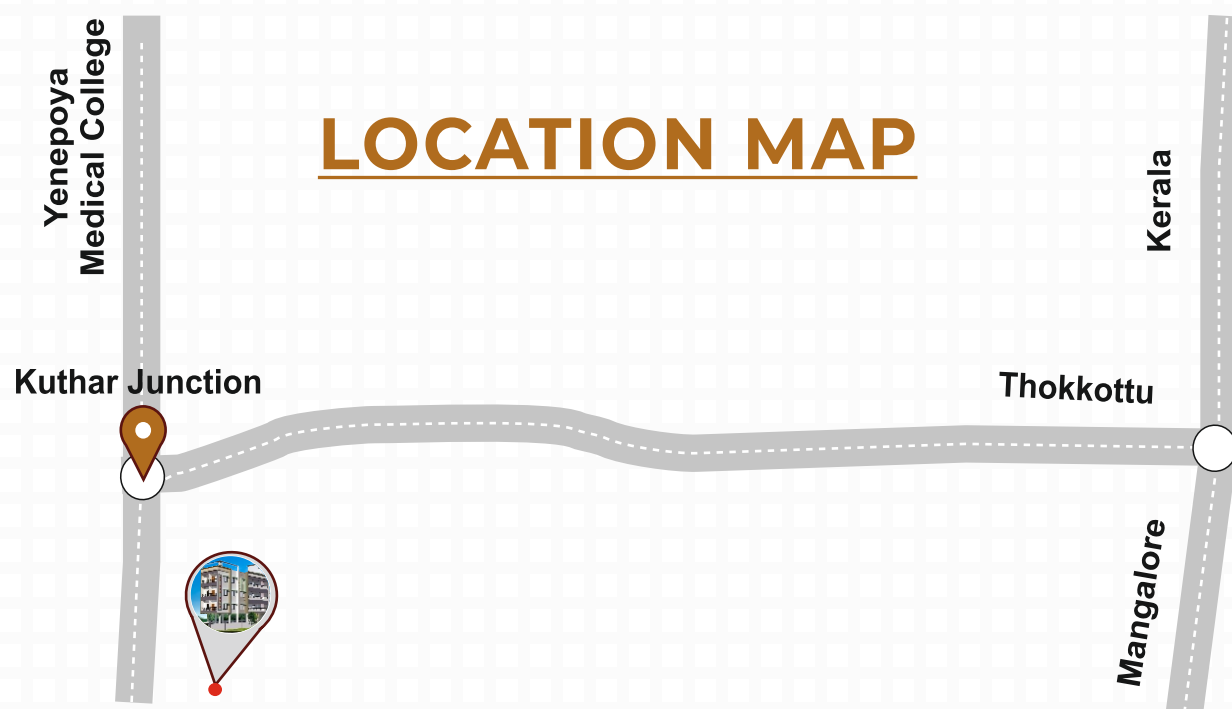
THIRD FLOOR PLAN

FLAT NO.	AREA IN SFT
301	1088 SFT
302	1083 SFT
303	1000 SFT
304	1102 SFT

(AREA EXCLUDING CAR PARKING)

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