

# Sunshine Palazzo

RESIDENTIAL & COMMERCIAL

N.H. 66, Surathkal, Mangaluru

*Luxury, Location and Convenience.*





## About the Project ...

Surathkal is the beautiful city situated in the quiet suburb of Dakshina Kannada on the shores of Arabian Sea. It is the centre for many Educational Institutions. Major industries like MRPL, BASF, MCF, ONGC are in and around Surathkal.

Presenting to you, Sunshine Palazzo, an elegant five storey building, consists of two blocks, Block A and Block B. Block A has 5 floors in which the ground and first floors are designed exclusively for commercial units, and the remaining 4 floors comprises of 7 apartments in each floor. Block B consists of ground floor and 5 floors, out of which the ground floor is for parking and remaining 5 floors comprises of 6 apartments in each floor. Sunshine Palazzo offers different sizes of apartments like 1BHK, 2BHK, and 3BHK. Commercial premises are available for Banks, Jewellery Shops, IT Solutions, Car Showrooms, Garment Showrooms, Footwear showrooms etc.

Mangaluru International Airport, located 15 kms away from Surathkal town, connects Major Cities in India. As well as many major cities in the Middle East specially, Dubai, Bahrain, Muscat and Abu Dhabi. Surathkal Railway Station, which is located 3 kms away from the town, falls on the famed Konkan railway route on which Rajdhani, Duronto, and other express trains ply regularly from Mangalore to New Delhi. It takes just 15 hours of happy journey from Surathkal to Mumbai by Matsyagandha & Mumbai Express train. The Mangaluru Sea Port is situated 6 kms away from this town on the Arabian Sea and primarily used for importing and exporting Cashew and Coffee all over the world.

Surathkal is an integral part of the Mangaluru Smart City, therefore, infrastructure and amenities such as sufficient water supply, electricity, transport, public safety, education, sanitation, and healthcare are integrated and managed through the technology for efficient governance and delivery. Thus, it is expected that the areas with better infrastructure will fetch better real estate value due to the higher demand and as a result of which property values will increase in the future.

This gives you the best opportunity and it is worth taking the right decision at the right time to invest your hard earned money on your dream homes and shops at Sunshine Palazzo for your easy and peaceful life.



# Highlights

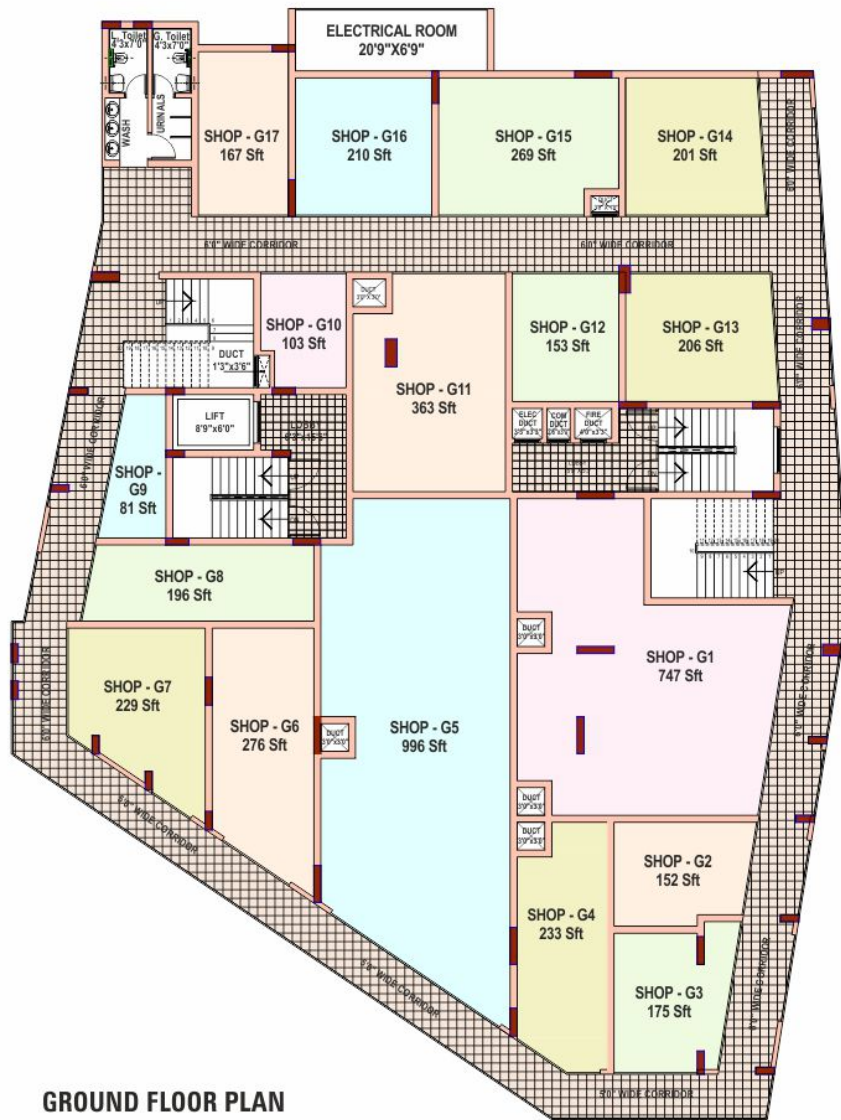
- SPACIOUS ENTRANCE LOBBY
- NON ADDRESSABLE Fire Fighting System
- MODULAR ELECTRICAL switches & Wiring with Superior Quality Wires.
- ONE ELEVATOR of 10 passenger capacity in each Block.
- GENERATOR for common and apartment Lighting with Sound Proof Enclosure.
- CABLE TV provision.
- CAR PARKING in Basement & Ground Floor (at extra cost).
- RETICULATED GAS CONNECTION.
- GRANITE FLOORING on Staircase and VITRIFIED TILES for the common areas and inside the Apartments.
- CONCRETE INTERLOCK PAVING for Car Parking and Yard.
- ATTRACTIVE MELAMINE POLISHED DECORATIVE MAIN ENTRANCE DOOR.
- POWDER COATED ALUMINIUM SLIDING WINDOW.
- TELEPHONE with INTERCOM connection to all apartments (at nominal additional cost), Security, Society Room and Lobby.
- SECURITY ROOM & SOCIETY ROOM are on the GROUND floor and COMMON TOILETS on the top floor.
- DESIGN GLAZED TILES for all attached Bathroom / Toilets and Kitchen (24" above platform).
- GRANITE PLATFORM with STAINLESS STEEL SINK (42") for Kitchen.
- CP PLUMBING FITTINGS for all attached Bathroom / Toilets and Kitchen.
- WHITE COLOURED SANITARY WARE (Hindustan / Parryware) in all attached Bathroom / Toilets.
- PUTTY FINISHED ACRYLIC DISTEMPER
- PAINTING for Ceiling and Walls.
- 3KW POWER provided for each apartment with Single Phase Meter.
- DRAINAGE CONNECTION to mainline subject to Government Clearance.
- COMMON WELL and BOREWELL in addition to CORPORATION Water Connection



**KARNATAKA RERA Reg No.PR/KN/170831/001753**

- PROJECT FINANCED by Bharat Bank, Hampankatta Branch
- POSSESSION by 31st December, 2019
- WE ARRANGE HOUSING LOAN from Banks at lowest interest rates & Subsidy under PMAY Scheme



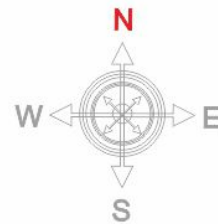


**GROUND FLOOR PLAN**

SHOP NO	CARPET AREA (Sft)	SUPER BUILT UP AREA (Sft)
G1	747	1075
G2	152	230
G3	175	270
G4	233	350
G5	996	1395
G6	276	405
G7	229	345
G8	196	300
G9	81	145

SHOP NO	CARPET AREA (Sft)	SUPER BUILT UP AREA (Sft)
G10	103	170
G11	363	530
G12	153	235
G13	206	320
G14	201	315
G15	269	405
G16	210	320
G17	167	265

## COMMERCIAL PREMISES - BLOCK A



**FIRST FLOOR PLAN**

SHOP NO	CARPET AREA (Sft)	SUPER BUILT UP AREA (Sft)
F1	885	1265
F2	213	315
F3	129	205
F4	131	200
F5	233	350
F6	996	1400
F7	276	405
F8	196	290
F9	79	130

SHOP NO	CARPET AREA (Sft)	SUPER BUILT UP AREA (Sft)
F10	246	370
F11	176	280
F12	472	705
F13	153	235
F14	285	435
F15	286	435
F16	269	405
F17	210	320
F18	167	265

# Specifications



- Framed R.C.C. Earthquake Proof Structure with Laterite Walls for Exteriors and Concrete Blocks for Internal Walls.
- External Plastering with Superior Quality Water Proofing Compounds.
- Internal Walls and Ceiling are finished with 2 Coats of Acrylic based Putty and finished with 2 Coats of Oil Bound Distemper.
- Bed Room Doors are of R.C.C. Frames with Superior Quality Flush Door, painted with 2 Coats of Putty and Enamel Paint.
- For attached Bathrooms / Toilets R.C.C. Door Frame with good quality Fibrotech Shutters
- Windows with Heavy Duty Aluminium Sliding Shutters and Safety Grills.
- Source of Water is from Bore Well/ Open Well in addition to the Corporation Water Connection
- External Painting of the Exterior Grade approved Paints.
- In the Hall provision for Telephone Point / T.V. Point / Intercom Connection and adequate Light Points.
- In Master Bedroom TV Point/Telephone Point/AC Point provision and Adequate Light Points.

## KITCHEN / UTILITY

- Provision for fixing Water Purifier.
- Kitchen Top with bull nosed Black Granite.
- Stainless Steel Sink with Drain Board.
- Gas Connection with Meter
- Provision for Exhaust Fan and Adequate Lighting Facility.
- Plumbing & Drainage Connection for Washing Machine, Refrigerator, Oven and Hob
- 2'0" Glazed Tile Dado above Platform

## BATHROOMS

- Coloured Ceramic Tiles (non slippery) for attached Bathrooms / Toilets Floors and Glazed Tile Dado upto full height
- Quality CP fittings in all attached Bathrooms / Toilets
- Wall Mounted E.W.C for all attached Bathrooms / Toilets with Flush Control
- Provision for Exhaust Fan and Light Point above Wash Basin
- PVC/UPVC/CPVC Pipes are used in the attached Bathrooms / Toilets
- Hot & Cold Shower Mixer for all attached Bathrooms / Toilets

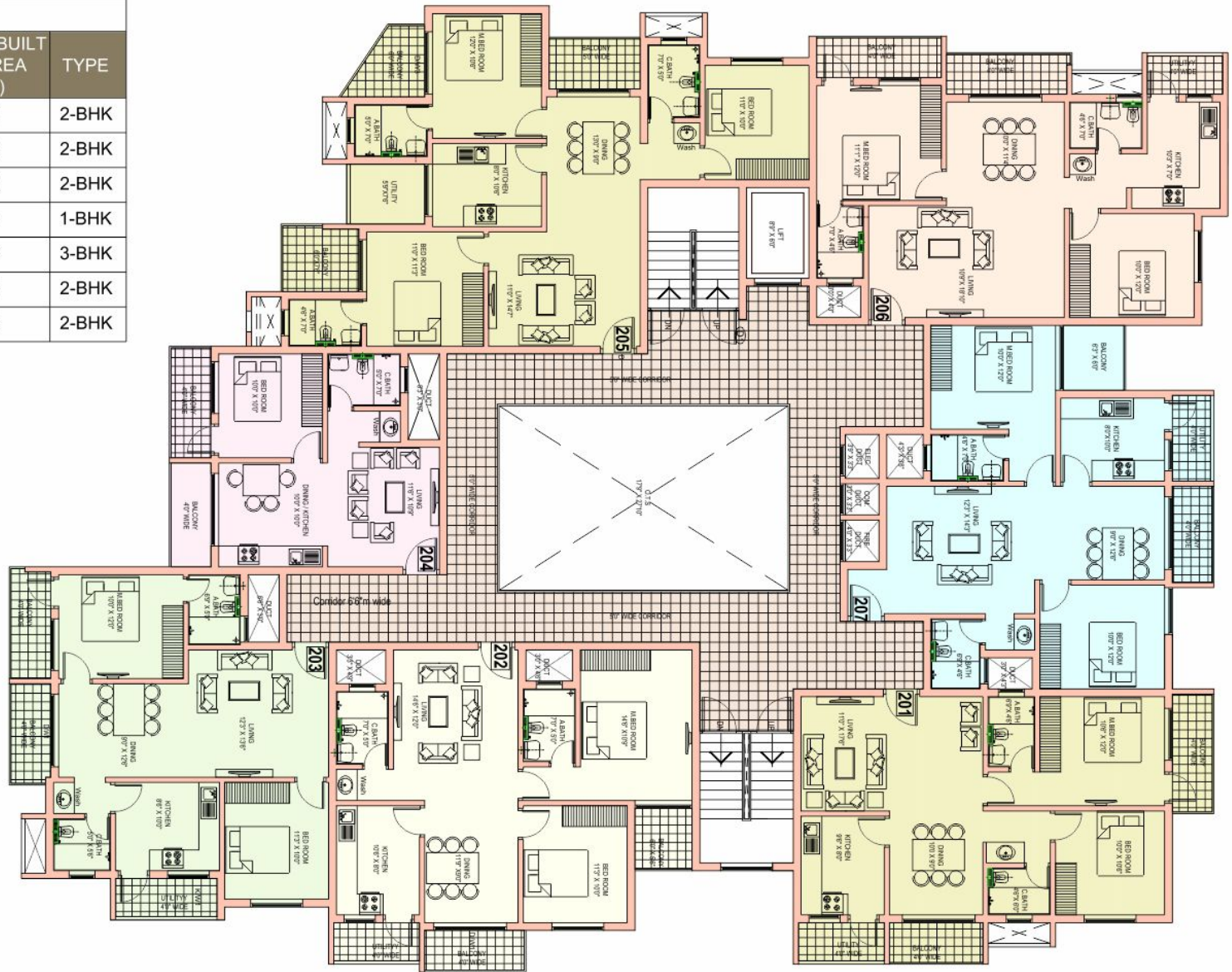
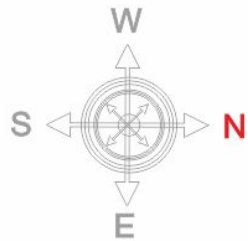




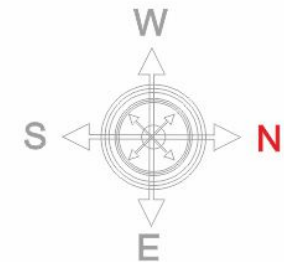
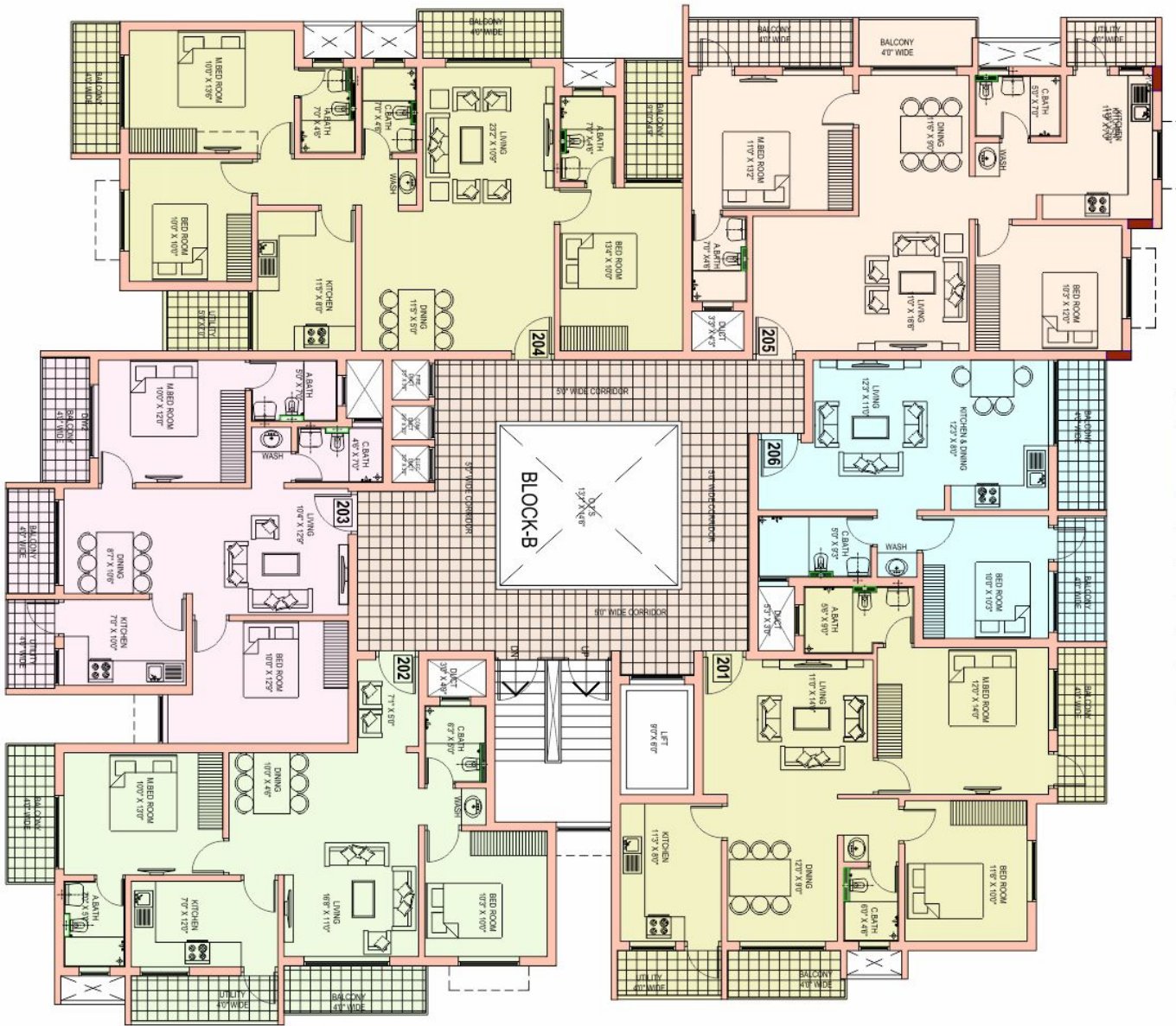
# TYPICAL FLOOR PLAN (BLOCK A)

## AREA STATEMENT

FLAT NO	CARPET AREA (Sft)	BALCONY AREA (Sft)	SUPER BUILT UP AREA (Sft)	TYPE
201	735	123	1125	2-BHK
202	775	109	1175	2-BHK
203	711	126	1100	2-BHK
204	402	85	655	1-BHK
205	891	177	1445	3-BHK
206	780	133	1195	2-BHK
207	760	114	1165	2-BHK



# TYPICAL FLOOR PLAN (BLOCK B)



AREA STATEMENT				
FLAT NO	CARPET AREA (Sft)	BALCONY AREA (Sft)	SUPER BUILT UP AREA (Sft)	TYPE
201	770	129	1185	2-BHK
202	700	145	1120	2-BHK
203	666	112	1020	2-BHK
204	964	176	1500	3-BHK
205	801	130	1205	2-BHK
206	442	93	710	1-BHK



PROMOTERS AND BUILDERS



**SUNSHINE ROYAL  
DEVELOPERS PVT. LTD.**  
Live in harmony & nature

**Sunshine Palazzo**, Opp. Veerabhadra Temple,  
Thadambail, Surathkal, Mangaluru 575014. Ph: +91 824 2478956  
Email: sales@sunshinedevelopers.in  
Website: www.sunshinedevelopers.in

For Booking Call: +91 983 356 4606 / 9867568370 / 948 244 4353 /  
982 048 9116 / 94483 67957

ARCHITECTS:



**S.K. ASSOCIATES**  
Architectural Consultants

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Email: skassociates36@gmail.com

STRUCTURAL:



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E-mail: vimalanil@yahoo.com

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## LOCATION MAP



Harsha ●  
Suraj International Hotel ●



Sunshine  
**Palazzo**

Shree Durgambha Temple ●

N.I.T.K ●



City Bus stand ●

Shree  
Veerabhadra  
temple ●

Sadashiva  
Mahaganpathi  
Temple ●  
Light House ●

Surathkal Beach

↑ To Mangalore

← To MRPL

Surathkal Beach Road

↓ To Udupi