



PEACE OF  
MIND  
IN EVERY  
DETAIL

NH 66, TADAMBAIL, SURATHKAL

ARNAVA'S  
**KONARK**  
HOMES



# ARNAVA'S Konark

H O M E S

NH 66, TADAMBAIL, SURATHKAL



Konark Homes represents a sophisticated residential development crafted for a lifestyle of convenience and luxury by Arnav Builders & Developers. Nestled in the rapidly growing Surathkal locality of Mangaluru city, this exquisitely designed apartment complex boasts 24 residences comprising 1 and 2 bedroom apartments. This project situates you conveniently near educational institutions, picturesque beaches, religious places, and National Highway 66 ensuring easy accessibility to its residents.

Each residence at Konark Homes is thoughtfully designed to maximize space utilization, harness natural light and provide excellent ventilation. The superior quality of construction is complemented by the use of renowned brand materials for plumbing, electrical and other essentials. Additionally, it offers desirable amenities.

Arnav Builders & Developers takes pride in introducing Konark Homes, a symbol of exceptional living and unparalleled craftsmanship in line with their established reputation for delivering high quality and affordable homes.

Embrace Konark Homes as your abode and rest assured of a joyful and fulfilling life.

# HIGHLIGHTS

## CIVIL WORKS

- Reinforced Cement concrete framed Structure
- External walls of Laterite Stone & Internal Walls of concrete Blocks
- Compound wall/ Gate & Security Cabin

## FLOORING

- Entrance Lobby, Corridors - Superior quality Tiles
- Staircase - Granite Flooring
- Apartment flooring with vitrified Tiles

## DOORS & WINDOWS

- Main Door of superior quality Hard wood frame with veneer finish shutter & Melamine polish
- Internal doors of superior quality engineered Wood
- High Grade UPVC sliding shutters and MS grill for windows
- Superior designer lock for all doors

## ELECTRICAL

- Electrical wires of Polycab or Anchor or Equivalent make
- Conduit provision for TV and Telephone cable
- Conduit provision for AC points in all Bedrooms
- Conduit provision for Geyser points in all bathrooms
- MESCOM power 3KW for 2BHK
- Modular electrical switches of reputed make

## KITCHEN/ UTILITY

- Stainless steel sink on granite counter
- All fittings will be Jaguar or equivalent make
- Wall cladding upto 2 feet above the granite counter
- Washing Machine point in utility area

## PLUMBING & TOILET TILES

- Hot and cold mixer unit for all toilets
- Glazed tiles for wall cladding upto 8 feet height
- All plumbing lines will be pressure tested PVC pipes of heavy gauge
- All sunken slabs under the toilet floor will undergo waterproof treatment
- White colour sanitaryware of CERA or equivalent make
- Provision for exhaust fan in toilet

- RETICULATED GAS CONNECTION • GENERATOR BACKUP
- FIRE FIGHTING SYSTEM
- RAINWATER HARVESTING • SPACIOUS VISITOR'S LOBBY
- SOLAR LIGHTING FOR COMMON AREA

Happy Family



AIR-CONDITIONED GYMNASIUM



MULTI-PURPOSE PARTY HALL



INDOOR GAMES



CCTV COVERAGE



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# TYPICAL FLOOR PLAN

Second to Sixth Floor

## 105 - 2 BHK

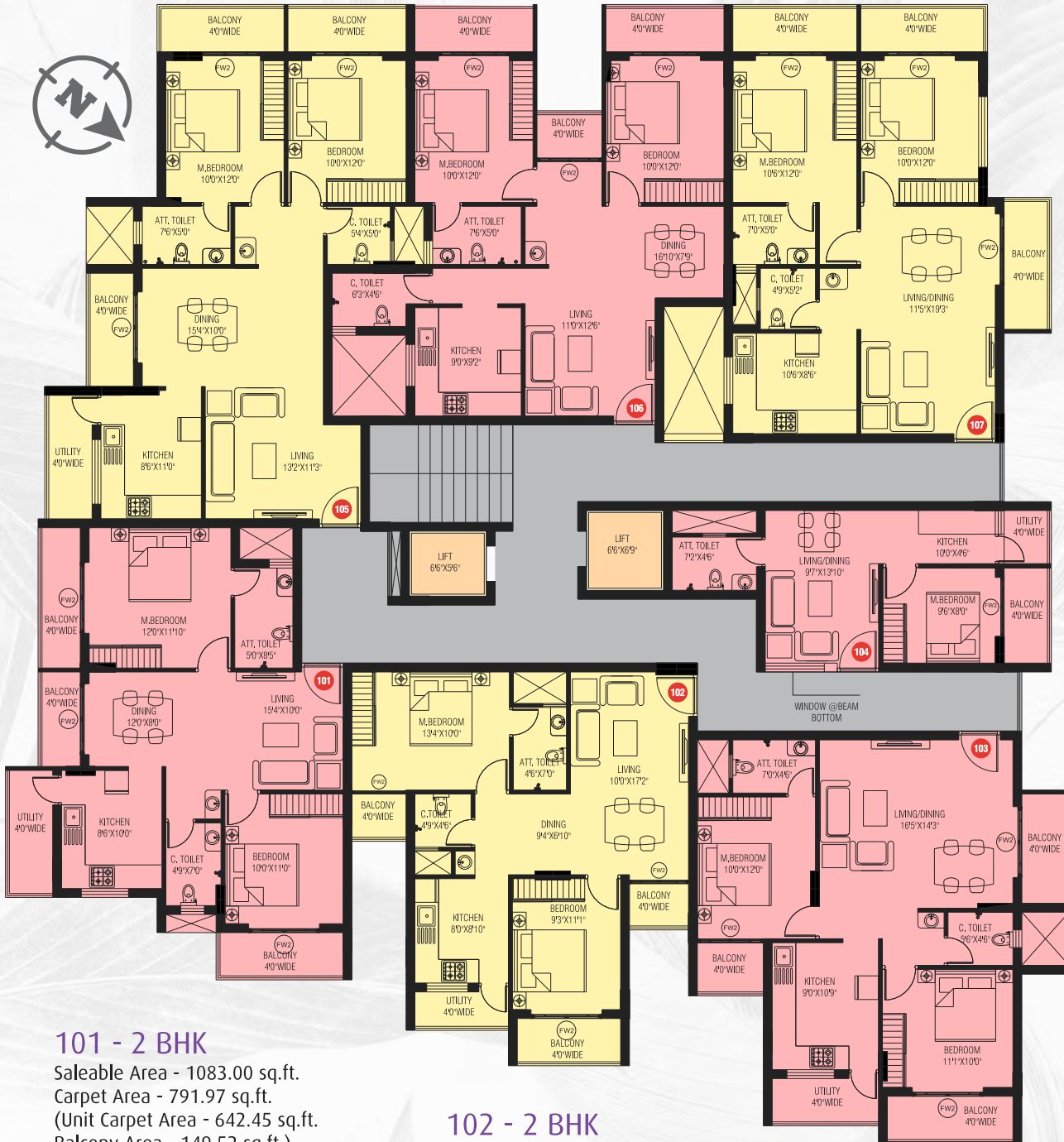
Saleable Area - 1228.00 sq.ft.  
 Carpet Area - 867.11 sq.ft.  
 (Unit Carpet Area - 708.11 sq.ft.)  
 Balcony Area - 159.00 sq.ft.)

## 106 - 2 BHK

Saleable Area - 1088.00 sq.ft.  
 Carpet Area - 808.14 sq.ft.  
 (Unit Carpet Area - 706.14 sq.ft.)  
 Balcony Area - 102.00 sq.ft.)

## 107 - 2 BHK

Saleable Area - 1076.00 sq.ft.  
 Carpet Area - 816.70 sq.ft.  
 (Unit Carpet Area - 687.11 sq.ft.)  
 Balcony Area - 129.59 sq.ft.)



## 104 - 1 BHK

Saleable Area - 493.00 sq.ft.  
 Carpet Area - 464.51 sq.ft.  
 (Unit Carpet Area - 397.85 sq.ft.)  
 Balcony Area - 66.66 sq.ft.)

## 101 - 2 BHK

Saleable Area - 1083.00 sq.ft.  
 Carpet Area - 791.97 sq.ft.  
 (Unit Carpet Area - 642.45 sq.ft.)  
 Balcony Area - 149.52 sq.ft.)

## 102 - 2 BHK

Saleable Area - 991.00 sq.ft.  
 Carpet Area - 717.08 sq.ft.  
 (Unit Carpet Area - 616.77 sq.ft.)  
 Balcony Area - 100.31 sq.ft.)

## 103 - 2 BHK

Saleable Area - 1111.00 sq.ft.  
 Carpet Area - 833.27 sq.ft.  
 (Unit Carpet Area - 692.60 sq.ft.)  
 Balcony Area - 140.67 sq.ft.)

## LOWER GROUND FLOOR PLAN



### SHOP - 01

Saleable Area - 788.00 sq.ft.  
Carpet Area - 539.50 sq.ft.

### SHOP - 02

Saleable Area - 522.00 sq.ft.  
Carpet Area - 349.49 sq.ft.

## UPPER GROUND FLOOR PLAN



### SHOP - 01

Saleable Area - 4488.00 sq.ft.  
Carpet Area - 3211.65 sq.ft.

### SHOP - 02

Saleable Area - 2540.00 sq.ft.  
Carpet Area - 1814.00 sq.ft.

### SHOP - 03

Saleable Area - 450.00 sq.ft.  
Carpet Area - 297.75 sq.ft.

## FIRST FLOOR PLAN



### SHOP - 04

Saleable Area - 2472.00 sq.ft.  
Carpet Area - 1767.53 sq.ft.

### SHOP - 02

Saleable Area - 1635.00 sq.ft.  
Carpet Area - 1166.98 sq.ft.

### 101 - 1 BHK

Saleable Area - 640.00 sq.ft.  
Carpet Area - 464.51 sq.ft.  
(Unit Carpet Area - 397.85 sq.ft.  
Balcony Area - 66.66 sq.ft.)

### 102 - 2 BHK

Saleable Area - 1076.00 sq.ft.  
Carpet Area - 808.14 sq.ft.  
(Unit Carpet Area - 706.14 sq.ft.  
Balcony Area - 102.00 sq.ft.)

### 103 - 2 BHK

Saleable Area - 1076.00 sq.ft.  
Carpet Area - 816.70 sq.ft.  
(Unit Carpet Area - 687.11 sq.ft.  
Balcony Area - 129.59 sq.ft.)

# LOCATION MAP

Towards Udipi

Towards Mangalore

National Highway

6.0 MTR ROAD (12.0 MTR PROPOSAL)

SURATHKAL JUNCTION

To MRPL

City Bus Stand

Indian Overseas Bank

Govinda Dasa College

Vidyadayini School

Polar Bear Ice Cream

Sri Mahalingeshwara English Medium High School

Idya Mahalingeshwara Temple

Main Bus stand

Zuese Fitness

Surathkal Sub Post Office

Silverfish Seafood Family Restaurant

Kanchana Honda, Surathkal

Kulala Bhavana

K.R.E.C. (N.I.T.K.)

Garuda Comforts

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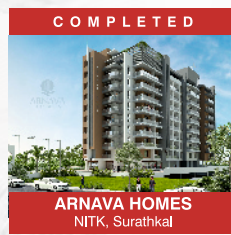
Laziz Pizza

Tengular Snip

Scan for Location Map

**IN CLOSE PROXIMITY**

- NITK School & College - 300mtrs
- Surathkal Market - 1km
- NITK Beach - 300mtrs
- Sadashiva Temple - 300mtrs
- Holy Spirit Church - 500mtrs
- Srinivas Medical College - 700mtrs
- Railway Station - 1km



Promoters & Developers



**ARNAVA**  
BUILDERS & DEVELOPERS

Shantheri Building,  
Chilimbi 2<sup>nd</sup> Cross  
Mangalore - 575006

Kuchigudde Complex,  
Old Post Office Road,  
Surathkal - 575014

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Architects

**GOKULRAJ**  
**ASSOCIATES**

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