EXPERIENCE THE EPITOME OF
MODERN LIVING

ARNAVA Heights

1, 2 & 3BHK RESIDENTIAL APARTMENTS
& COMMERCIAL SPACES

SURATHKAL, MANGALORE



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RERA Registration No.:
PRM/KA/RERA/1257/334/PR/061026/008991

HOME THAT SUITS YOUR LIFESTYLE

Welcome to Arnava Heights, a premium residential project by Arnava Builders and Developers, nestled in the fast-growing locality of Surathkal, Mangalore. Our Ground +6 storey development offers 44 meticulously designed 1BHK, 2BHK and 3BHK flats, combining affordability with exquisite architecture and superior quality construction.

Arnava Heights provides a serene environment with excellent future growth prospects, making it an ideal choice for families and individuals alike. Enjoy unparalleled amenities, including basement parking, continuous water supply, power backup for common areas, automatic elevators and a community space on the rooftop. Additionally, the project includes commercial space, enhancing the convenience and lifestyle of our residents.

Join a thriving community and experience the peace of mind that comes with investing in a property developed by reputed Realtors with a track record of successful projects. At Arnava Heights, we believe in creating homes that reflect your aspirations and cater to your lifestyle needs.

AMENITIES

DESIGNED EXCLUSIVELY FOR YOU



CHILDREN'S PLAY AREA



AIR-CONDITIONED GYMNASIUM



MULTI-PURPOSE PARTY HALL



INDOOR GAMES



CCTV COVERAGE



SPACIOUS VISITOR'S LOBBY

• FIRE FIGHTING SYSTEM • RAINWATER HARVESTING • GENERATOR BACKUP
• TWO AUTOMATED ELEVATORS • SOLAR LIGHTING FOR COMMON AREA
• RETICULATED GAS CONNECTION

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 point in Master Bedroom
- MESCOM power 5KW for 3BHK & 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

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TYPICAL FLOOR PLAN
Third to Sixth Floor

07 - 2 BHK
Saleable Area - 1085 Sq. Ft.
Carpet Area - 857.9 Sq. Ft.
(Unit Carpet Area - 681.94 +
Balcony Area - 175.96 Sq. Ft.)

08 - 2 BHK
Saleable Area - 1075 Sq. Ft.
Carpet Area - 857.75 Sq. Ft.
(Unit Carpet Area - 684.19 +
Balcony Area - 173.56 Sq. Ft.)

09 - 1 BHK
Saleable Area - 495 Sq. Ft.
Carpet Area - 385.29 Sq. Ft.
(Unit Carpet Area - 314.41 +
Balcony Area - 70.88 Sq. Ft.)

10 - 2 BHK
Saleable Area - 1075 Sq. Ft.
Carpet Area - 857.36 Sq. Ft.
(Unit Carpet Area - 683.80 +
Balcony Area - 173.56 Sq. Ft.)

11 - 2 BHK
Saleable Area - 1075 Sq. Ft.
Carpet Area - 856.81 Sq. Ft.
(Unit Carpet Area - 683.25 +
Balcony Area - 173.56 Sq. Ft.)

01 - 3 BHK
Saleable Area - 1315 Sq. Ft.
Carpet Area - 1046.92 Sq. Ft.
(Unit Carpet Area - 871.17 +
Balcony Area - 175.75 Sq. Ft.)



06 - 3 BHK
Saleable Area - 1335 Sq. Ft.
Carpet Area - 1063.33 Sq. Ft.
(Unit Carpet Area - 899.77 +
Balcony Area - 163.56 Sq. Ft.)

05 - 2 BHK
Saleable Area - 1155 Sq. Ft.
Carpet Area - 922.5 Sq. Ft.
(Unit Carpet Area - 783.56 +
Balcony Area - 138.94 Sq. Ft.)

04 - 2 BHK
Saleable Area - 1150 Sq. Ft.
Carpet Area - 918.82 Sq. Ft.
(Unit Carpet Area - 777.64 +
Balcony Area - 141.18 Sq. Ft.)

03 - 2 BHK
Saleable Area - 1195 Sq. Ft.
Carpet Area - 949.68 Sq. Ft.
(Unit Carpet Area - 802.87 +
Balcony Area - 146.81 Sq. Ft.)

02 - 2 BHK
Saleable Area - 1110 Sq. Ft.
Carpet Area - 876.54 Sq. Ft.
(Unit Carpet Area - 704.61 +
Balcony Area - 171.93 Sq. Ft.)

N

UPPER GROUND FLOOR PLAN



SHOP - 01
Saleable Area - 5539.65 Sq. Ft.

SHOP - 02
Saleable Area - 294.70 Sq. Ft.

SHOP - 03
Saleable Area - 503.83 Sq. Ft.

SHOP - 04
Saleable Area - 570.38 Sq. Ft.

SHOP - 05
Saleable Area - 766.97 Sq. Ft.

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SHOP - 06
Saleable Area - 591.50 Sq. Ft.

SHOP - 07
Saleable Area - 549.25 Sq. Ft.

SHOP - 08
Saleable Area - 422.24 Sq. Ft.

SHOP - 09
Saleable Area -549.25 Sq. Ft.

SHOP - 10
Saleable Area -329.55 Sq. Ft.

TYPICAL FLOOR PLAN

First & Second Floor



SHOP - 01
Saleable Area - 3536.86 Sq. Ft.

SHOP - 02
Saleable Area - 3415.78 Sq. Ft.

SHOP -03
Saleable Area - 3865.39 Sq. Ft.

SHOP - 04
Saleable Area - 2676.00 Sq. Ft.

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LOCATION MAP



IN CLOSE PROXIMITY

Vidyadayinee School	- 950mtrs
Surathkal Market	- 10mtr
NITK Beach	- 600mtr
Iddya Temple	- 400mtr
Sacred Heart Church	- 100mtrs
Railway Station	- 150mtrs


COMPLETED

CHAITANYA HOMES
Vidyagiri, Moodabidri


COMPLETED

ASHIYANA
Gurupura, Kaikamba


COMPLETED

ARNAVA HOMES
NITK, Surathkal


COMPLETED

ARNAVA RESIDENCY
Matadakani, Mangalore


COMPLETED

ARNAVA KURU AMBA HOMES
Kottara, Mangalore


ONGOING

KONARK HOMES
NH 66, Tadambail, Surathkal


ONGOING

ARNAVA'S AVYANNA
Urwa Store, Mangalore


ONGOING

ARNAVA GREENS
Padre, Surathkal

Promoters & Developers

ARNAVA
BUILDERS & DEVELOPERS
Lifelong Bond

Shantheri Building,
Chilimbi 2nd Cross
Mangalore - 575006

Kuchigudde Complex,
Old Post Office Road,
Surathkal - 575014

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