

PROJECT BY



S. S. Properties Pvt. Ltd.

Creating Landmarks

C R E D I T S

RCC Consultant

Shivaram Bhat V. S.

Plumbing & Electric Consultant

Shivaram Bhat V. S.

Legal

Adv. K.Ganesh Kumar
Ph.: 09844872844

Architect, Architectural Visualisation & Media

Square One Media Solution Pvt.Ltd., Pune
Ph : 9822148500

SITE ADDRESS

Pratham Nakshathra, Opp. Veerabadra Kalabhavana,
Kinnimulky Main Road, Udipi- 576101 Ph.: 0820-2531210

HEAD OFFICE

Ground Floor, Pratham Abode, Vidyaratna Nagar, End Point Road, Manipal.
Ph.: 0820- 4291210 / 0820- 4291269

Web site: www.ssproperties.in Email: ssproperties_manipal@yahoo.co.in

P R A T H A M
N A K S H A T R A

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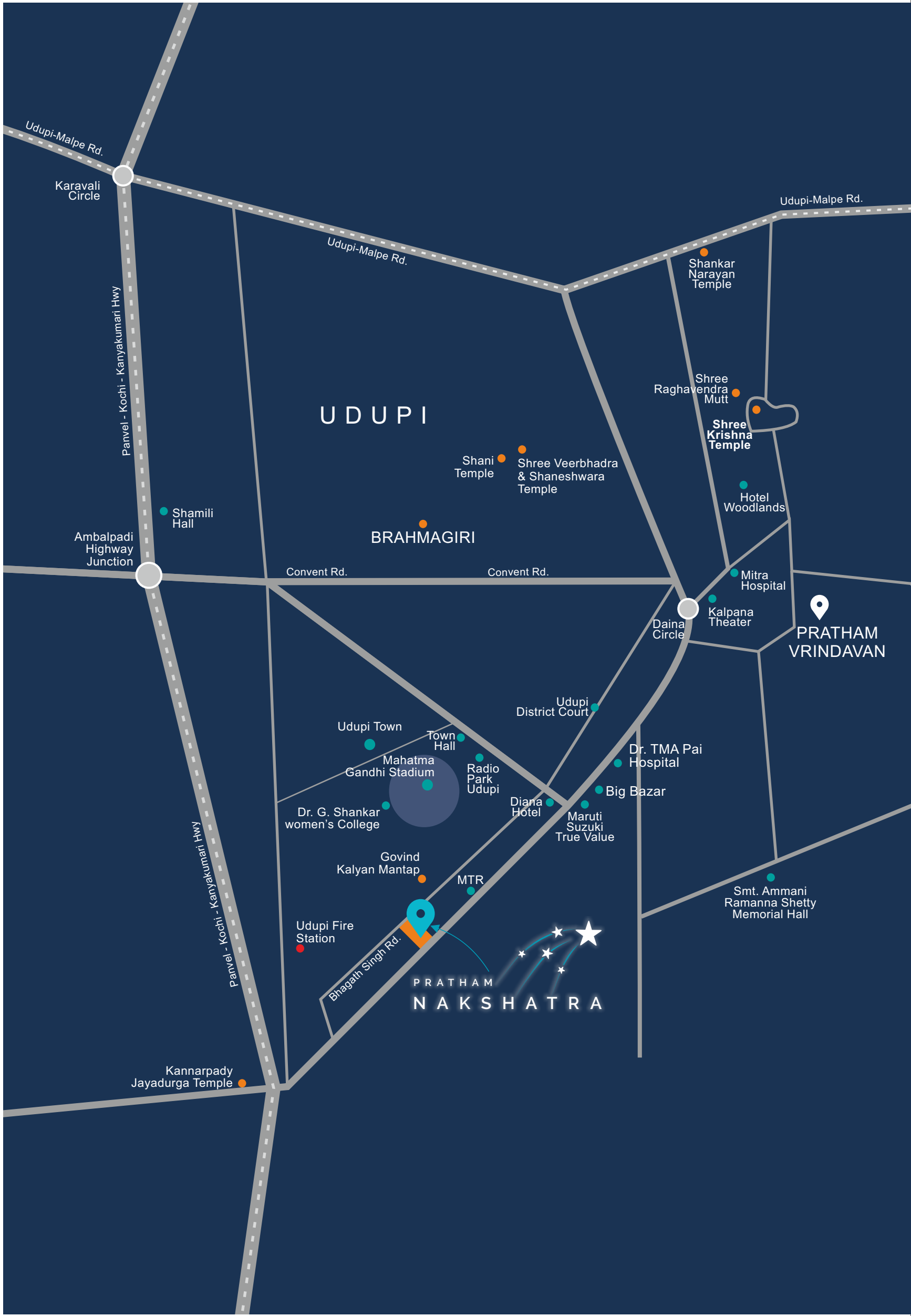
EXCLUSIVE 3 BHK APARTMENTS @ KINNIMULKI

presenting

AN EXTRAVAGANT LIFESTYLE
THAT COMPROMISES ON NOTHING.

P R A T H A M

N A K S H A T R A



NEVER BE FAR FROM ANYWHERE

PROXIMITIES

- Govind Kalyana Mantapa - 0.5 Km
- Shree Krishna Temple - 1.4 Km
- Shani Temple - 1.5 Km
- Shankar Narayan Temple - 1.7 Km
- Kannarpady Jayadurga Temple - 2.0 Km
- Kalpana Theater - 0.6 Km
- Mitra Hospital - 0.7 Km
- Dr. G. Shankar Government Women's College - 0.08 Km
- Smt. Ammani Ramanna Shetty Memorial Hall - 1.0 Km
- Shamili Hall - 2.0 Km
- Udupi Fire Station - 2.0 Km
- Ambalpadi Highway Junction - 3.0 Km
- Karavali Circle - 4.5 Km
- Udupi Bus Stop - 1.6 Km
- Dr. TMA Pai Hospital - 0.75 Km.
- Big Bazaar - 0.7 Km
- Radio Park Udupi - 0.3 Km
- Udupi District Court - 0.3 Km
- Town Hall - 0.4 Km
- Hotel MTR - 0.5 Km
- Diana Circle - 0.5 Km
- Mahatma Gandhi Stadium - 0.6 KM

When we talk about an unmatched luxurious lifestyle, we intend to make it happen in every aspect of a lifestyle. That is why, we have made sure that you get an unparalleled connectivity when you decide to become part of Pratham Nakshatra. With its perfect strategic location, these homes offer an ease of access better than you imagined.



HOMES THAT EXUDE AN UNMISTAKABLE AURA OF EXCELLENCE

Every element at Pratham Nakshatra is designed to create an impression of richness and luxe. The elegance embedded in the exteriors as well as the interiors shines bright. The beauty of the facade reflects the endless possibilities of lavish way of living.



AN INIMITABLE ICON OF A FLAWLESS PERFECTION AND ULTIMATE LUXURIOUS LIFE

Surrounded by pleasant, tranquil environs, Pratham Nakshatra not only offers an opulent living but also a luxury where you are connected to the nature as well as the conveniences. It is a perfect blend of a natural splendour and a sublime magnificence.





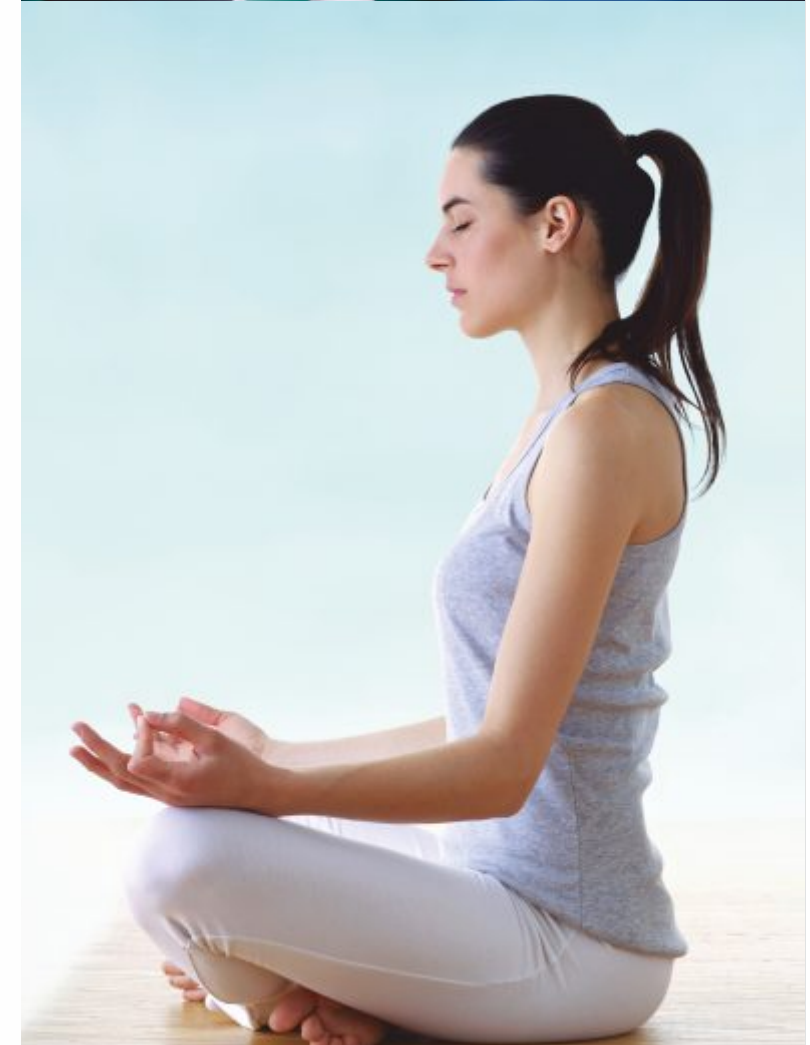
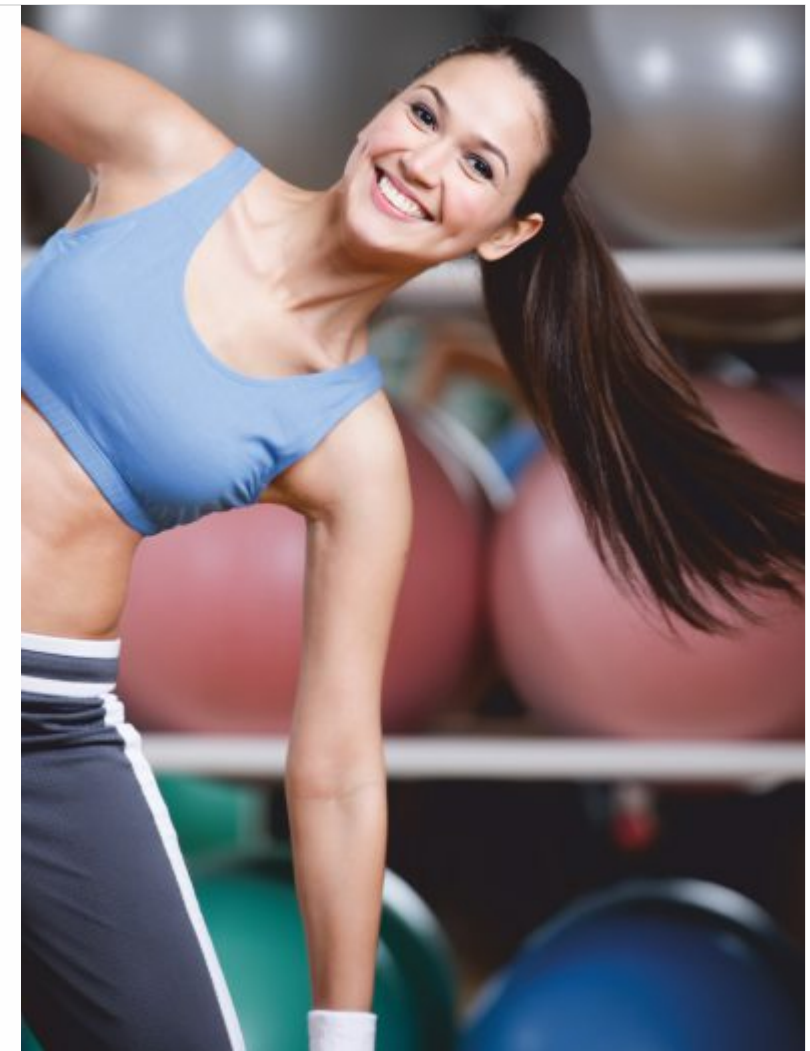
A WAY OF LIFE CREATED
THROUGH A FINE BLEND OF
ELEGANCE AND GRANDEUR



A BALANCED URBAN PLAN..

- LEGEND'S
- | | | | |
|----|-----------------|----|---------------------|
| 01 | ENTRANCE GATE | 06 | BARBECUE LOUNGE |
| 02 | SIT OUTS | 07 | BANQUET AREA |
| 03 | SAND PIT AREA | 08 | INDOOR PLAY AREA |
| 04 | KIDS' PLAY ZONE | 09 | GYM AT GROUND LEVEL |
| 05 | PARTY LAWN | | |





HEALTH AND FUN, HAND IN HAND..

In the world where fitness has become one of the crucial aspects of life, Pratham Nakshatra offers a wide range of conveniences that make the pursuit of health, fun. This is the lifestyle that you will fall in love for its intelligence in planning.



BARBECUE LOUNGE



BLISSFUL MOMENTS CREATED UNDER THE ROMANTIC AMBIENT SKIES

Experience a truly enchanting miracle of serenity as you spend the evening on the rooftop with your loved ones. The wonderful times spent together on the rooftop lounge area are bound to become some of most treasured moments.



TERRACE LANDSCAPE



BANQUET + INDOOR PLAY AREA



TURN CELEBRATIONS INTO UNFORGETTABLE MEMORIES

Take the happy occasions to a whole new level with the thoughtfully planned multipurpose hall. The elegantly crafted facade of this venue will certainly add a dash of colour and zest to the moments of happiness.



SITOUTS



KIDS' PLAY ZONE



REDEFINED LIFE WITH FUN 'N' FROLIC MOMENTS...

We understand your yearning for gifting a blessed childhood to your beloved kids. That is why, Pratham Nakshtra is designed to bring to the children, a wide variety of open spaces and facilities that make sure that the childhood becomes an unforgettable delight.



A HOME THAT EMANATES A WELCOMING WARMTH

The interiors of these abodes are created to be a reflection of exemplary hospitality. The finesse and the ingenuity behind these apartments turns them into a home that you fall in love with every day.

UPSCALE FEATURES OF MODERN LIVING

PRATHAM
NAKSHATRA

SPECIFICATIONS

- Earthquake resistant R.C.C. framed structure as per IS:456
- 6" Laterite stone masonry for outer wall & solid blocks for inner partition walls
- Attractive entrance lobby at ground floor level
- UPVC windows with mosquito net & M.S. Grill
- Modular electrical switches with FRLS type wire of make Finolex / Havells / RR Cable or similar
- Provision for computer with internet cable facility
- All internal walls are plastered with smooth wall putty and exterior walls are plastered with two coats of sponge plastering and waterproof chemical
- Main door & door frame in designer teakwood
- Inner door frame in Bogi wood & flush door with Veneer finish
- Granite sill all around window
- 3 phase meter for all flats
- Generator back-up for all flats, lifts & common areas
- Stretcher lift

SECURITY & SAFETY SYSTEMS

- Video door phone for each apartment
- CCTV cameras for common areas and lobbies
- Intercom facility throughout campus
- Security Cabin
- Fire fighting system

LIVING / DINING

- One TV point in living room
- One Telephone point in living room
- 32"X32" double charge vitrified tiles
- Provision for A/C unit in all living room

BED ROOMS

- One TV point in all bedroom
- One telephone point in all bedroom
- Computer points in all bedrooms
- 24"X24" double charge vitrified tiles
- Provision for A/C unit in all bedrooms

BATH / TOILET

- Water-proofing treatment for all sunken R.C.C. slabs before and after filling
- Pressure checked plumbing & drainage lines to ensure completely leak-proof toilets
- Hot & cold mixer unit for all bathrooms
- Concept series luster/ matt finished ceramic wall tiles for all toilets with modern sanitary fittings of Hindware / Cera or equivalent
- Fittings of Jaquar or equivalent brand

KITCHEN & WORK AREA

- Reticulated gas terminal with meter
- 40mm thick granite top for kitchen platform
- Stainless steel sink
- Washing machine point in dry balcony
- Adequate power points
- Wall tile upto ceiling level
- Provision for exhaust fan and water purifier near sink



VIDEO DOOR PHONE



BRANDED SANITARY WARE



UPVC WINDOW

AMENITIES

- WELL EQUIPPED GYM
- BARBECUE LOUNGE
- BANQUET AREA
- INDOOR PLAY AREA
- PARTY LAWN
- KIDS' PLAY ZONE
- SAND PIT AREA
- SIT OUTS
- ENTRANCE GATE



S. S. Properties Pvt. Ltd.

Creating Landmarks

Since our inception, we strongly believe in committing ourselves to quality in each and every aspect.

We, at SS Properties, aim at delighting each and every customer by taking care of all minute details with loving attention and care. We are amongst the few to possess a skill set in developing all aspects of real estate.

Our properties are not just structures built on a piece of land; they are new-age architecture excelled to perfection.

We develop abodes that meet the home buyers' full spectrum of lifestyle needs. A pioneer of innovative community-living concepts, is what we stand for.

COMPLETED PROJECTS



PRATAHM PRIDE

Vidyarathna Nagar, End Point Road, Manipal



PRATHAM ABODE

Vidyarathna Nagar,
End Point Road, Manipal

PRATHAM VRINDAVAN

Near Poornaprajna College & Auditorium,
Venkatramana Temple Road, Udupi.



PRATHAM VRINDAVAN

Near Poornaprajna College & Auditorium, Venkatramana Temple Road, Udupi.



PRATHAM KRISHNA

Near End Point Junction,
Perampalli Road, Manipal



PRATHAM VRINDAVAN COMMERCIAL

Near Poornaprajna College & Auditorium,
Venkatramana Temple Road, Udupi.

UPCOMING PROJECTS



PRATHAM SAI

2 BHK APARTMENTS
MYSORE ROAD, BENGALURU