



*Truthful. Thoughtful. Thankful.*

T3 URBAN DEVELOPERS PVT. LTD.

Fragrance of your Life



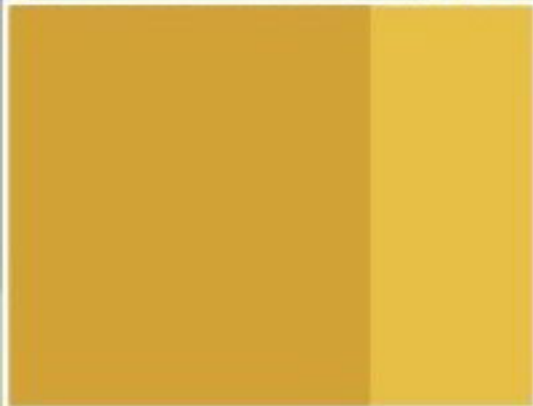
**t<sup>3</sup> Sampige**

LUXURIOUS APARTMENTS

B.C. Road

Off Mangalore-Bangalore Highway (NH 48)

Bantwal



When you are inspired by a place you seem to find your moorings there! Bantwal is a less understood place with its immense greenery and pervasive civic amenities, religious centers, educational institutions and health facilities too. It is as if to ask why someone has not made it big here? people who make it big in Mumbai are on to find a colourful anchor for your household. T3 Sampige is a 12 units luxury Apartments at affordable prices; coming up near Kaikamba, B.C. Road to render colourful lifestyle with all the modern amenities.

People are running away from excessive urbanisation which adds to ever increasing global warming and pollution levels. T3 Sampige flats are a wise alternative for those who wish to stay closer to Nature and up-country living styles while also relishing the urbane avenues of living! In fact 20-30 minutes drive to Mangalore city centre & Airport and there is a proposed highway from Bajpe Airport to this destination coming up soon.

T3 sampige is a pioneer offer from the people who have years exposure to urban styles at Mumbai and this project is to enliven the spirit of the Native town; now expanding into a urban set up. A high profile living with health and excellence.



## TYPICAL FLOOR PLAN



AREA	
Flat 01	1200 Sq. Ft
Flat 02	1100 Sq. Ft
Flat 03	1100 Sq. Ft



## SALIENT FEATURES

### HIGHLIGHTS

- French windows for all Balcony
- Visitors lounge having security counter
- 1 Elevator of 6 passenger capacity
- Generator / inverter backup for lift & common area lighting
- Telephone connection for all Apartments
- Intercom system connecting all apartments, security room
- Attractive glazed tiles for toilet (full height) and kitchen walls upto 7'0" height
- Premium branded CP fittings in bathrooms & kitchen
- Granite platform with stainless steel sink with drain board for kitchen
- Branded vitrified tiles in all rooms
- Cable TV network connection.
- Branded modular switches & electrical fittings
- Plaster of Paris finish walls & ceiling with luster paint
- Covered car parking
- Granite / marble / vitrified tiles / Pavers flooring for all common area, corridor and steps
- Flats designed as per vastu
- Powder coated / anodized aluminium windows with M.S. Grills
- Inverter for every apartment
- Running hot water in kitchen & bathrooms through solar water heaters
- Teak wood frame for main door
- Modular kitchen for every apartment
- STP & rain water harvesting
- 24 hours water supply from borewell -municipal water

### STRUCTURE

- Fully framed R.C.C. structure with masonry / brick partition walls
- Double coat exterior plastering with waterproof treatment

### DINING / LIVING HALL

- Spacious dining area
- T.V. point and telephone point
- P.O.P. cornice for living / dining

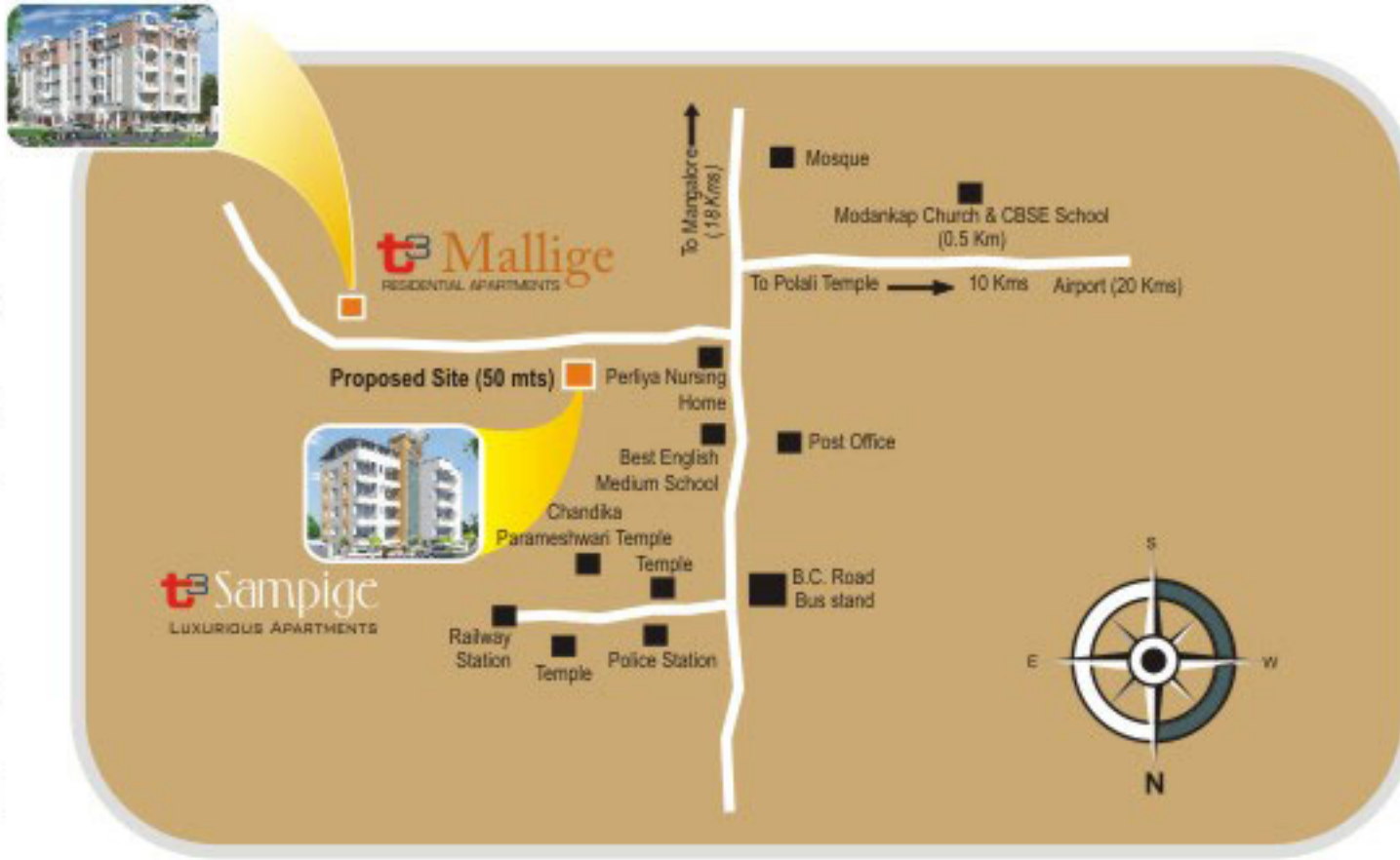
### BED ROOM

- All windows opening on the exterior walls of the building for maximum privacy
- Two way light control
- AC point
- Telephone point / Intercom
- Foot light point
- T.V. Point

### BATHROOMS

- Parryware / Hindustan / Euro or equivalent branded sanitary-ware
- Flush valves for commodes
- Hot and Cold mixer unit
- Exhaust fan provision for all toilets
- Colored Ceramic Tiles (anti skid) for bathroom floor

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Builders & Developers :



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## **T3 URBAN DEVELOPERS PVT. LTD.**

Peace heaven, Bldg. # 10 / 101-102, Kaul's Heritage City,  
Bhabola Naka, Vasai (W), Dist. Thane - 401 202. Maharashtra.

Architects:



### **AJAY PRADEEP ASSOCIATES**

S.R. Complex, B.C. Road & Prestige Complex, Highland, Mangalore.  
Mob: 98452 48688. E-mail: pradip\_s\_rao@yahoo.co.in

Structural Consultants:

### **SIGMA**

Dandakery Babu Mestry Complex  
Bikarnakatta, Mangalore.  
M : 94481 47718

Solicitor:

### **ASHWANI KUMAR RAI**

**Advocate & Notary**

Harmain Complex, B.C. Road  
M : 94488 50620

**FOR BOOKING CONTACT:**

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**PRADEEP - 9845248688**