



Bimbis

Commercial & Residential

Urwastore, Mangaluru 575 006

Source of *Convenience* and comfortable *Living*



Mangaluru

Pan India Mangaluru is considered the fastest-growing commercial hub of Southern India. Well connected by all modes of transport and communication networks with state-of-the-art infrastructure, today the city has almost transformed into a Smart City attracting Business Tycoons and Corporates from across the globe to invest in Mangalore. The Infrastructure and real estate industry has contributed immensely to this transformation. People across the globe prefer Mangaluru for trade and commerce, higher education and quality health care. In spite of rapid industrial growth and urbanisation the city has retained its lush green environment and pleasant weather. Mangaluru is already on the tourism map of the world including health tourism.

'Mangala Corniche' is yet another project of Dakshina Kannada District featuring a four-lane Ring road of 30 km and 100 feet wide connecting 3 National highways to be run along the riverfront. State Support and additional packages at Special Economic Zones are considered to be a blessing to the investors and industrialists. With such an advancement who can resist belonging to this smart city? Indeed, a land of opportunities and an ideal place for living and investing.



Shree Vigneshwara Developers

Shree Vigneshwara Developers, the promoters of 'BIMBIS' harvest a rich experience of over 32 years in the field of civil construction. They have successfully made a name for their completed projects in Mangaluru and Bengaluru. Apart from residential projects they were also into various Government and semi Government projects. Quality Construction and completion of all projects on time made Shree Vigneshwara Developers, a trusted name to rely upon in the infrastructure and real estate industry of Mangaluru.

Bimbis

Centrally located in Urwastore, within the proximity of MCC, MUDA Head Quarters, close to KSRTC Central Bus Depot, Mangalore Port and Mangalore International Airport – Bimbis is yet another milestone project from Shree Vigneshwara Developers. The project offers 36 commercial and 10 residential units spread across the basement, ground, and 4 upper floors with ample parking.

Bimbis is surrounded by supermarkets, educational institutions, specialty health care centers, and places of worship of all the faiths. Kudroli Gokarnanatah Temple, Immaculate Conception Church, Little Elly Pre-school, Ladyhill Victoria Girls' School, St Aloysius Educational Institutions, A J Medical College and Hospital are in the nearest approach and Urwa Market, Restaurants, Shopping Malls, Banks are the close vicinity of the project. The tranquil ambiance and easy reach to essential utilities and services have made the project unique. Apart from 36 commercial spaces, the 10 residential apartments adorned with splendid design and modern amenities provide a perfect destination to dwell.

Highlights

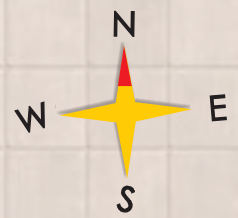
- › 10 well designed, unique luxury apartments consisting of 2 Basements, Ground and 4 Upper Floors with one 1 BHK, eight 2 BHK and one 3 BHK
- › 36 Commercial units and 10 Residential apartments
- › Separate exclusive lifts and staircases for Residential and Commercial Units
- › Separate exclusive electrical units for Residential and Commercial Units
- › Separate exclusive generators for Residential Apartments and Commercial Units for common and apartments / commercial units lighting
- › Ample car parking in the first and second basement
- › Well designed visitors' lobby
- › Biometric digital lock for entrance lobby and terrace for maximum security
- › Fire fighting system
- › Solar water heaters
- › Superior quality vitrified tiles flooring for apartments / shops and granite / vitrified flooring for common areas and staircase steps
- › Designed wall tiles up to full height for toilet walls
- › Granite kitchen platform with stainless steel sink and glazed tiles above kitchen platform
- › Jaquar or equivalent make C.P. fittings for toilets and kitchen
- › White coloured sanitary ware (Kholer / Hindware / Parryware / equivalent super class ware) in all toilets
- › Superior quality concealed electrical wiring with modular electrical switches of reputed make (Legrand / M.K. Switches/ Equivalent make)
- › Finolex / R.R. Keble / V-Guard / Havells or equivalent quality Electrical cables
- › Decorative flush doors for internal rooms and fibre doors for toilets
- › Superior designer locks for all inside doors
- › CCTV surveillance for gate and entrance lobby for maximum security.
- › Intercom connection to all apartments
- › Reticulated Gas connections to all apartments on extra cost
- › Spacious and systematic car parking for all apartments on extra cost
- › Security room in ground floor & common toilet in ground floor and Terrace floor
- › Separate common toilets for ladies and gents in each floor of commercial unit



SECOND BASEMENT - RESIDENTIAL PARKING

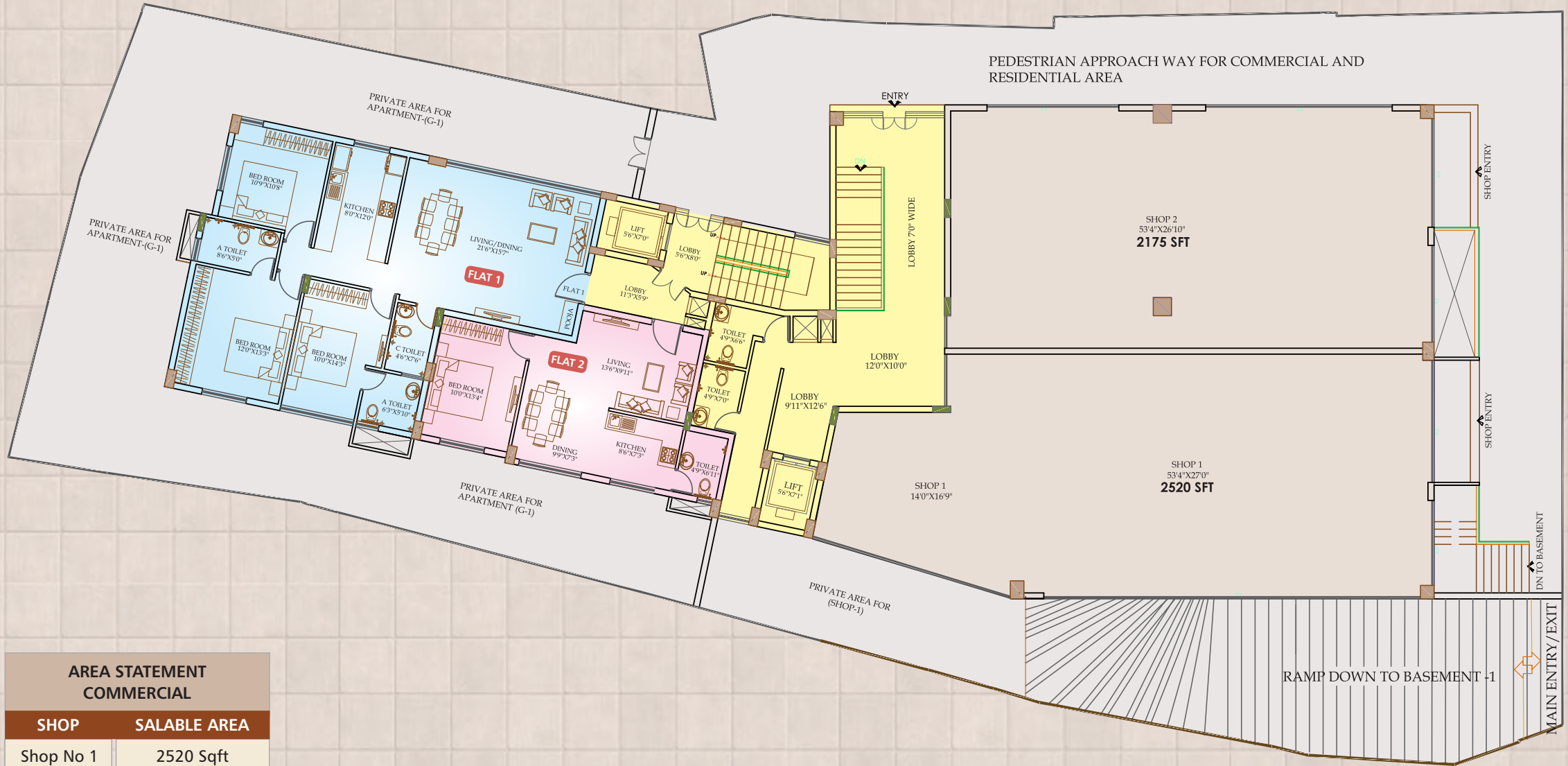


FIRST BASEMENT - COMMERCIAL PARKING & COMMERCIAL SHOPS



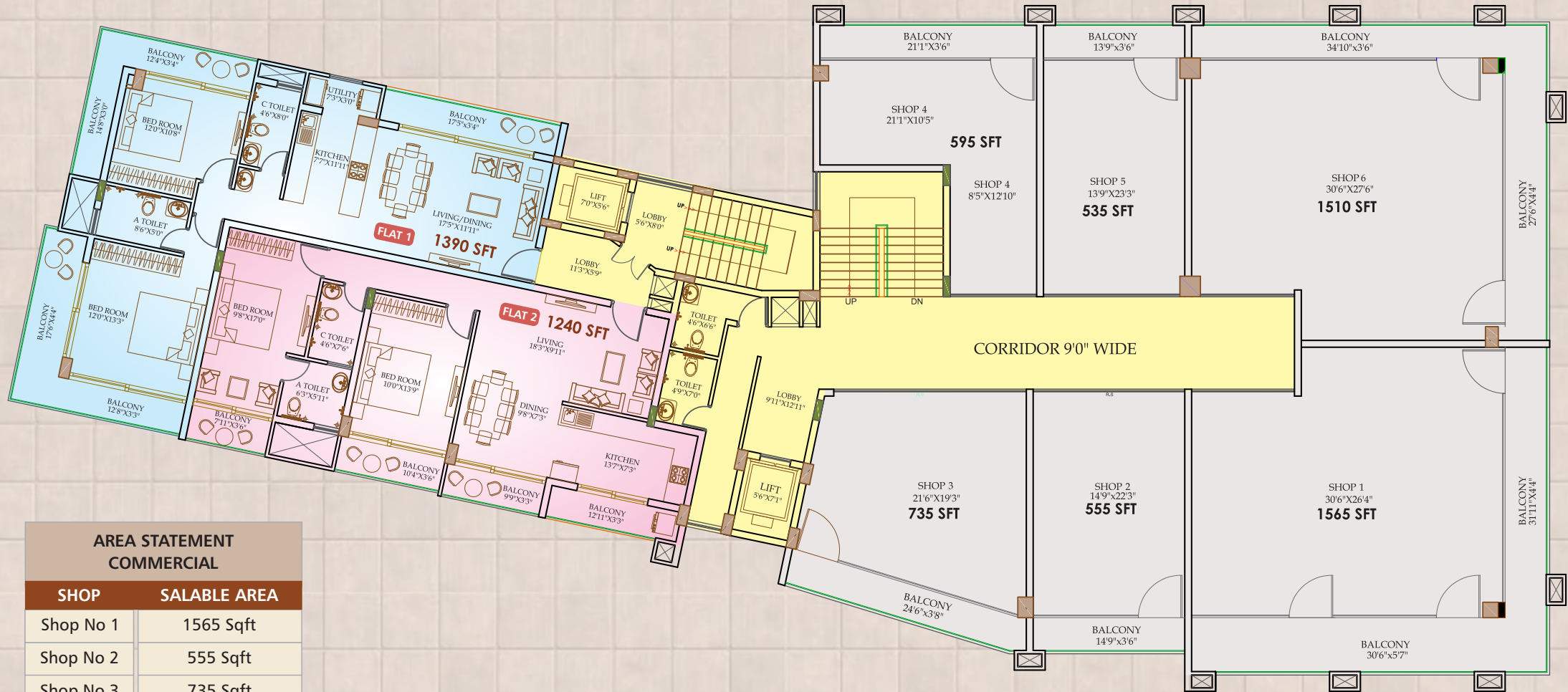
AREA STATEMENT	
SHOP	SALABLE AREA
Shop No 1	475 Sqft
Shop No 2	455 Sqft
Shop No 3	430 Sqft
Shop No 4	430 Sqft

GROUND FLOOR - COMMERCIAL UNITS & RESIDENTIAL APARTMENTS



AREA STATEMENT COMMERCIAL	
SHOP	SALABLE AREA
Shop No 1	2520 Sqft
Shop No 2	2175 Sqft

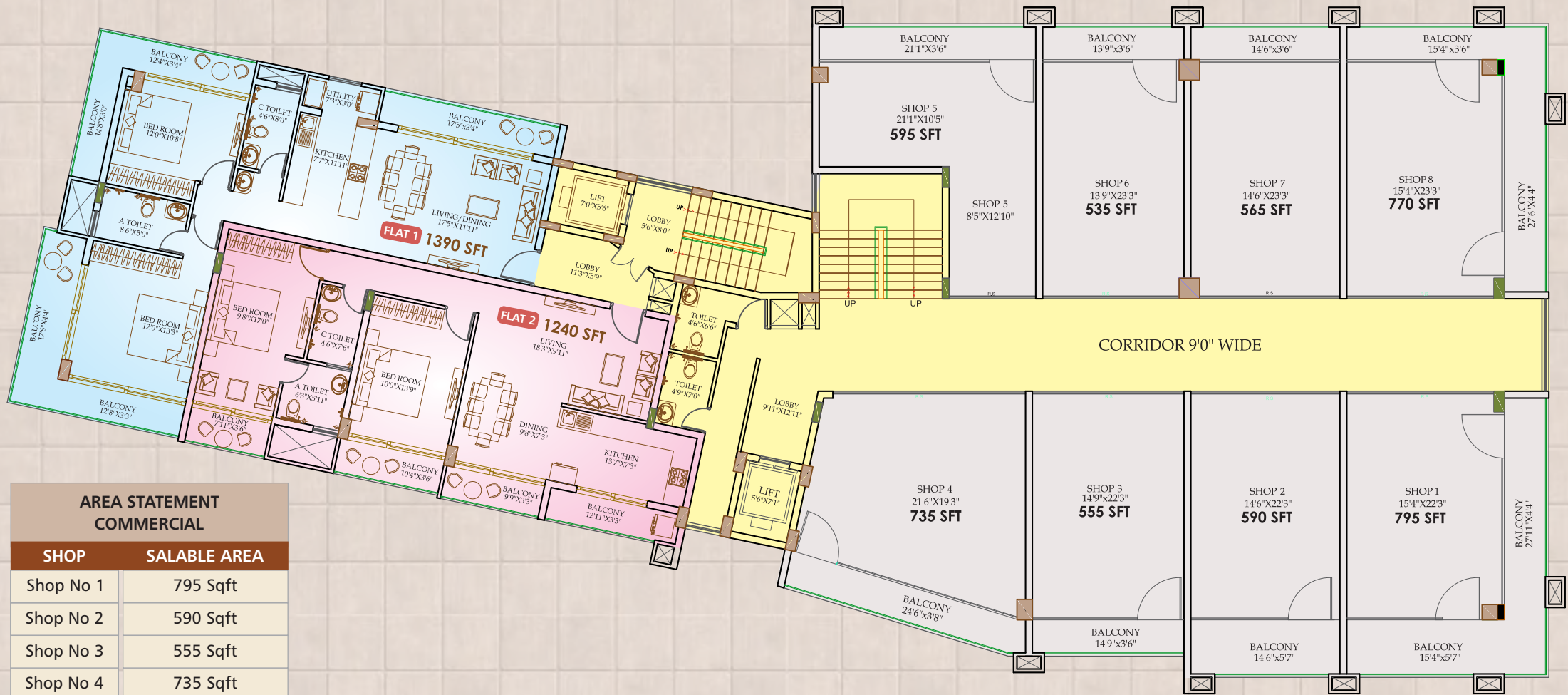
FIRST FLOOR - COMMERCIAL UNITS & RESIDENTIAL APARTMENTS



AREA STATEMENT COMMERCIAL	
SHOP	SALABLE AREA
Shop No 1	1565 Sqft
Shop No 2	555 Sqft
Shop No 3	735 Sqft
Shop No 4	595 Sqft
Shop No 5	535 Sqft
Shop No 6	1510 Sqft

RESIDENTIAL	
FLAT	SALABLE AREA
101	1390 Sqft
102	1240 Sqft

TYPICAL 2ND / 3RD / 4TH FLOOR - COMMERCIAL UNITS & RESIDENTIAL APARTMENTS



AREA STATEMENT COMMERCIAL	
SHOP	SALABLE AREA
Shop No 1	795 Sqft
Shop No 2	590 Sqft
Shop No 3	555 Sqft
Shop No 4	735 Sqft
Shop No 5	595 Sqft
Shop No 6	535 Sqft
Shop No 7	565 Sqft
Shop No 8	770 Sqft

RESIDENTIAL	
FLAT	SALABLE AREA
101	1390 Sqft
102	1240 Sqft

Specifications



DRAWING / DINING

- › TV point and Telephone Connections.
- › Wash basin with counter.

BED ROOMS

- › Telephone and TV points in all Bed Rooms.
- › AC power provision for all Bed Rooms.



BATH ROOMS

- › Water proof treatment for sunken slabs.
- › Pressure tested plumbing and drainage lines to ensure the total leak proof toilets.
- › Flush Valves, cock valves and Health faucets for WCs.
- › Hot & Cold water mixing valves in all bathrooms.
- › Floor mounted EWCs in all Toilets.
- › Glazed wall tiles for walls for full height and Anti-skid tiles flooring for all bathrooms.
- › Provision for exhaust fans for all bathrooms.



KITCHEN AND WORK AREA

- › Adequate power points.
- › Provisions for exhaust fan.
- › Provision for fixing water purifier near the kitchen sink.
- › Stainless steel sink.
- › Plumbing and drainage connection with power point for washing machine.



Our Projects

COMPLETED PROJECTS



Santhrupthi
Mannagudda, Lalbagh, Mangaluru



Vienna
Shivabagh, Second Cross, Mangaluru



Vienna Heights
Hat Hill, First Cross, Lalbagh, Mangaluru



Shangri-La
Attur Lane, Chilimbi, Mangaluru



Kadri Enclave
Alvares Road, Kadri, Mangaluru

Location Map

Bimbis



PROMOTERS AND BUILDERS



SHREE VIGNESHWARA DEVELOPERS

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LAND OWNERS

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Mrs Seema Varadaraj