

NORTHERNSKY CAPELLA

Kadri, Mangalore

VIBRANT URBAN
GREEN HOMES

Project Marketed by

 **NORTHERNSKY**
PROPERTIES

 www.northernsky.in



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NORTHERNSKY CAPELLA

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Northernsky Capella has been visualized as a contemporary urban living space with an exterior skin of earthly façade. Its landscaped planters add an amazon like feeling to the property which are juxtaposed well within defined vertical concrete frames

The main entry into the building is a pedestrian entry on the ground floor from the road. Once past the pedestrian gate, a linear spine leads into the central core. The central core consists of an elevator, staircase and service shafts.

The typical arrangement on a floor consists of 3 No's of 3BHK and 1 No. of 2BHK, all having their own balconies with landscaped planters. All apartments have an open living/dining/kitchen layout.

RERA REGISTRATION NO.:

GROUND FLOOR PLAN



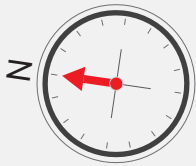
GROUND FLOOR

UNIT	TYPE	SALABLE AREA (SQM)	SALABLE AREA (SFT)
001	3 BED	138.98	1495
002	2 BED	117.80	1270
003	3 BED	151.03	1625
004	3 BED	149.44	1610

Specification

Sl. No.	Particulars	Description
01.	Structure	RCC Framed Structure
		8" thk Laterite for external and common walls.
		4" thk Solid Block for internal walls.
		Double plastering with water proofing compound for external walls
		Toilet waterproofing
02.	Doors & Windows	Main door: Flush door with approved veneer on both sides, melamine polished with hard wood frames.
		Bedroom & kitchen doors: Flush door with approved veneer on both sides, melamine polished, with hard wood frames.
		Toilet doors: Flush door with approved veneer on one side
		Balcony French Window: High grade aluminum sliding doors, two / three track with 5mm thk clear glass.
		High grade aluminum sliding windows, two and three track, as required with mosquito mesh provision and 5mm thk clear glass.
03.	Hardware	Superior quality SS brushed finish hinges, tower bolts, peep holes, handles, etc.
04.	Flooring	Apartment flooring: Polished vitrified tile of approved shade

1st, 2nd, 3rd & 4th FLOOR PLAN



1st FLOOR

UNIT	TYPE	SALABLE AREA (SQM)	SALABLE AREA (SFT)
101	3 BED	184.12	1980
102	2 BED	134.12	1445
103	3 BED	172.70	1860
104	3 BED	180.37	1940

2nd FLOOR

UNIT	TYPE	SALABLE AREA (SQM)	SALABLE AREA (SFT)
201	3 BED	184.12	1980
202	2 BED	134.12	1445
203	3 BED	172.70	1860
204	3 BED	180.37	1940

3rd FLOOR

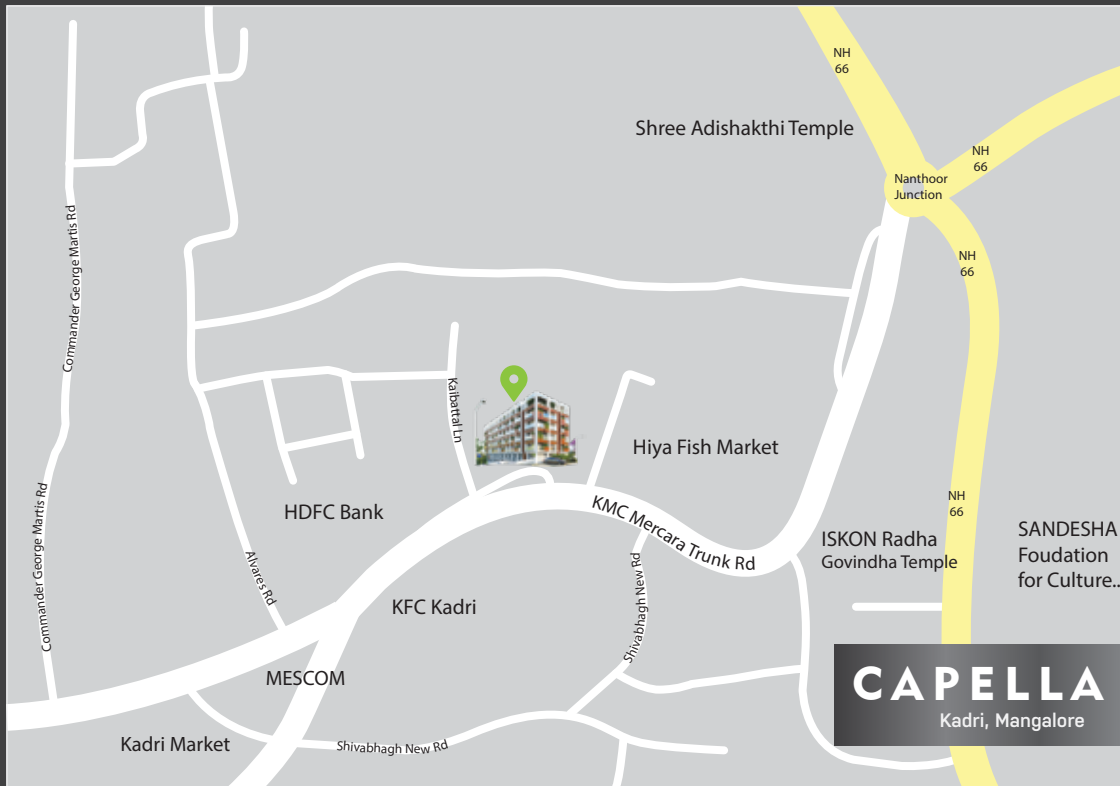
UNIT	TYPE	SALABLE AREA (SQM)	SALABLE AREA (SFT)
301*	5 BED	327.69	3525
302	3 BED	172.70	1860
303	3 BED	180.37	1940

4th FLOOR

UNIT	TYPE	SALABLE AREA (SQM)	SALABLE AREA (SFT)
401	3 BED	184.12	1980
402	2 BED	134.12	1445
403	3 BED	172.70	1860
404	3 BED	180.37	1940

05.	Painting	Toilets: Ceramic tile for wall dado & Matte ceramic tile for floor
		Kitchen: Ceramic tile for wall dado
06.	Electrical	External walls and ceiling: 2 coats Weather proof exterior emulsion as per approved sample and external primer
		Internal walls and ceiling: 2 coats Premium Acrylic emulsion (Roller finish) over 2 coats primer, 2 coats putty.
		Metal works: 2 coats Enamel over Zinc primer
		TV points in Living and master bed
07.	Other Features	Provision for AC in all bedrooms
		Telephone points in Living and master bed with intercom facility
		Points for fridge, mixer, grinder, HOB, chimney, aqua guard, microwave, washing machine, Iron in Kitchen / Utility
07.	Other Features	Rain water harvesting system
		Fire fighting system
		CCTV based security system in all common areas

LOCATION



RERA REGISTRATION NO.:



1ST Floor, J V Building, Opposite Government College,
Hampankatta, Mangalore - 575001.

☎ 0824 2429339 ✉ info@northernsky.in 🌐 www.northernsky.in



FOR BOOKINGS CONTACT:

+91 9900 25 4184, +91 7022 45 0832

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