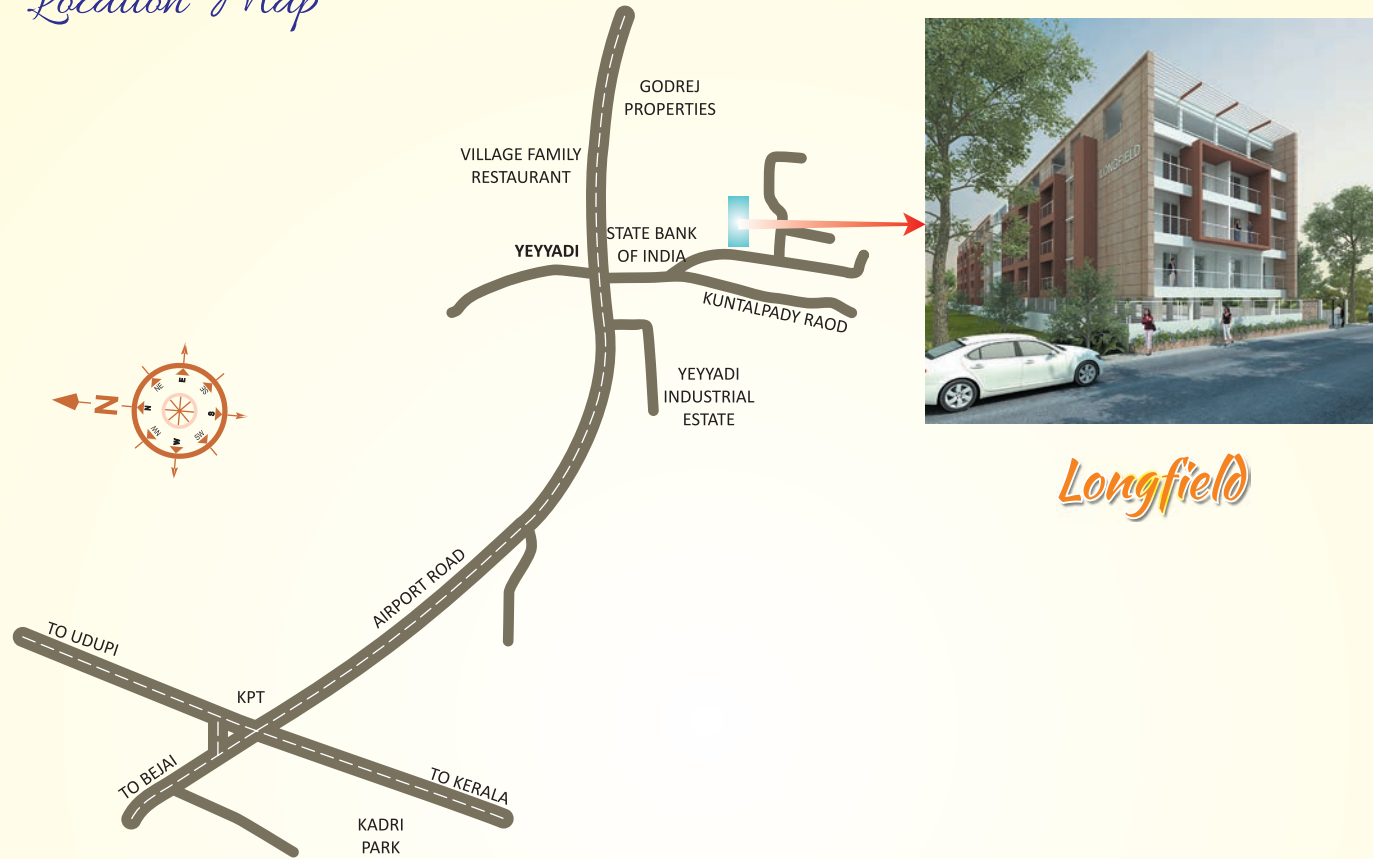


## Location Map



*Longfield*

# Longfield



Promoters :



**MM BUILDERS & DEVELOPERS**

II Floor "Emporium Commercial Building"  
Old Pumpwell Road, Kankanady  
Mangalore - 575002

**Mob : +91 99002 53115, 98801 38041**

**Ph : +91 824 2439015**

E-mail: [mmbuildersanddevelopers15@gmail.com](mailto:mmbuildersanddevelopers15@gmail.com)

Architects :

**GOKULRAJ  
ASSOCIATES**

architects + interior + project management consultants

|| Ground Floor, Mahendra Arcade,  
Karangalpad, Mangalore - 575 003

|| Mob. : +91 98456 72909

|| Ph. : +91 824 4272909 (O),

|| E-mail : [gokulrajassociates@gmail.com](mailto:gokulrajassociates@gmail.com)

**Residential Apartments**

# Longfield

Searching for a comfortable and contemporary lifestyle affordably priced? **Longfield** offers you a combination of luxury, convenience and value. This elegant apartment block provides a rare opportunity to buy in the rapidly expanding town of Mangalore. You will find an exciting selection of floor plans, amenities and facilities. Today's difference is in our expectations. The staff at **Longfield** responds to the needs, requests and personal goals of our residents and our dedication sets the stage for gracious, prompt service.

Built to the highest Indian specifications with full planning permission, **Longfield** offers comfort and quality throughout. Set off the Airport Road, near Yeyyadi, **Longfield** has the advantage of being private with secure covered car parking, yet all amenities are nearby. Situated close to all higher Education campus, Professional colleges, Central School, Hospitals, shops and transport. These apartments are located only 5km from City Center. Now is your chance to invest in a comfortable, prime located apartment that can only increase in value.

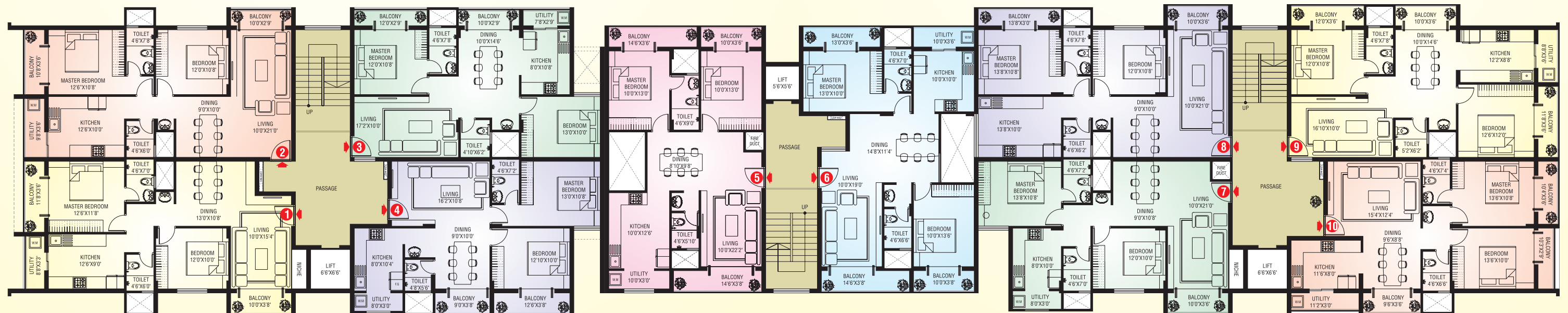


## AREA STATEMENT

- |                             |                              |
|-----------------------------|------------------------------|
| Flat No 1 : 2BED 1190 Sq.ft | Flat No 6 : 2BED 1275 Sq.ft  |
| Flat No 2 : 2BED 1195 Sq.ft | Flat No 7 : 2BED 1110 Sq.ft  |
| Flat No 3 : 2BED 1115 Sq.ft | Flat No 8 : 2BED 1185 Sq.ft  |
| Flat No 4 : 2BED 1090 Sq.ft | Flat No 9 : 2BED 1245 Sq.ft  |
| Flat No 5 : 2BED 1260 Sq.ft | Flat No 10 : 2BED 1170 Sq.ft |

## Typical Floor Plan

( 2nd & 3rd)



## Highlights

- Luxurious 35 apartments in G+3 upper floors
- 10 flats in each floor, 2 BHK measuring 1090, 1115, 1190, 1245, 1260 Sq.ft & 1275 Sq.ft
- Three fully automatic elevator with 8 passenger capacity
- CC TV surveillance system
- Gymnasium in the terrace floor
- Reticulated gas connection for all the apartments
- Generator for common and apartment lighting
- Children's play area in Basement floor with play equipments and landscape garden
- Fire fighting system

### SPECIFICATIONS:

#### GENERAL:

- Fully framed RCC structure with laterite masonry for external walls and solid blocks for internal walls
- Double coat exterior plastering with water proof treatment
- External painting of the building with exterior emulsion and paints
- Aluminum windows with grills as per design
- Premium quality plumbing and sanitary fittings (Jaquar/ Grohe/ Parryware/ Hindware/ equivalent)
- Premium quality vitrified tiles inside the flats and antiskid contrast tiles in the balcony
- Granite/ rustic tiles for passage and staircase
- Glazed wall tiles inside the toilet and antiskid tiles for flooring
- Premium quality emulsion for internal walls
- Melamine polished hard wood main entrance door
- Inside door frames of hard wood with veneer finish decorative flush shutters for bedrooms, balconies and fibrotech shutters for toilets
- Premium quality electrical switches and wires
- Overhead water tank and underground sump tank with required pumps.
- Interlock paving in the basement floor
- Car parking (at extra cost)

### DRAWING / DINING:

- T.V point with DTH/cable point
- Telephone with intercom point
- Call bell in the dining
- Computer point (6 amp switch & socket with telephone point for internet)

### BEDROOMS:

- T.V and telephone points in master bed room
- Two way light control (wherever required)
- Night lamp in all bedrooms
- AC provision in Master bedroom

### BALCONY:

- Light points in the ceiling
- 6 amps switch and socket for all balconies

### BATH ROOMS:

- Water proof treatment done for sunken RCC slab
- Pressure checked plumbing and drainage lines to ensure total leak proof toilets
- Flush valves/ flush tanks for commodes
- Single lever diverter unit only for shower area in all bath rooms
- Wash basin & wall mounted EWC in toilets
- 6 amps switch and socket
- Health faucet in all toilets

### KITCHEN AND WORK AREA:

- Adequate power points
- Plumbing and drainage connection with power point for washing machine in work area
- Granite platform with kadappa support wherever necessary
- Stainless steel sink with tap
- Electric point for hob and chimney