



Vandana  
**IRIS**

COMMERCIAL & RESIDENTIAL  
Nanthoor - Padua, Mangalore

THE EPICENTER OF  
**LUXURY** AND  
**CONVENIENCE.**





## ENTER A WORLD OF CONVENIENCE

Elegantly designed with nature-inspired elements, Vandana Iris is a thoughtfully conceived mixed use eleven storey commercial & residential building. Located right in the heart of Mangaluru at Nanthoor-Padua, this architectural brilliance has 11 well-planned, 3 BHK signature-styled apartments. With design and features built to create vibrant spaces that enrich productivity, the landmark augments the finer nuances of a suburban life.

At Vandana Iris, all amenities are within your easy reach. Come; discover everything at this unbeatable location. Step into this neighborhood that is packed with quality, comfort, conveniences and modern amenities.

## TRUST THE BEST

Vandana Iris is developed by Divakar Vandana Infratech Pvt Ltd. It is the sister concern of Divakar Constructions - one of the prominent developers of Mangalore. Armed with two decades of experience, Divakar Construction has an impeccable track record of building quality spaces comprising of villas, residential apartments, commercial buildings, hospitals and educational institutions.

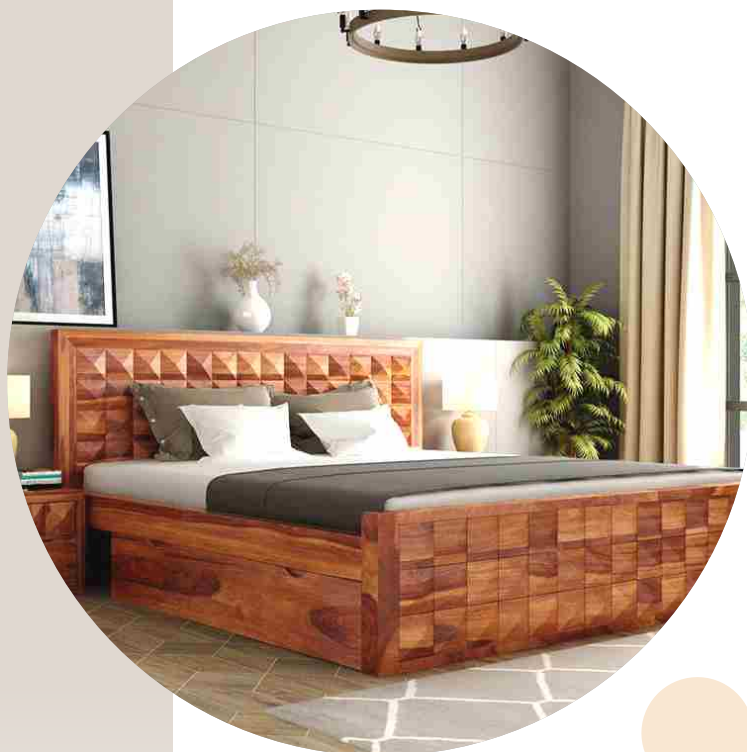
By placing foremost importance on quality and transparency, the company has earned the trust of the customers and has a long list of clients. It has carved a niche as a reliable and reputed builder and has set a benchmark with its landmark projects. The company's footprint includes completed development of 5.3 million sq. ft. of built-up space and over 1.8 million sq. ft. of ongoing projects in Dakshina Kannada and Udupi districts making it a brand to reckon with.





## Highlights

- › Vaastu Designed
- › Area Efficient Apartments with Spacious Rooms & Balconies
- › Choice of Commercial Space and 3 BHK Apartments
- › Decorative Entrance Lobby
- › Ample Open Space
- › Jogging Track
- › Ample Car Parking Space - Basement
- › Effective water management
- › Equipped with fire fighting systems
- › Surveillance monitoring and recording system
- › Electronic access card system
- › Telephone with intercom system
- › 24x7 water supply and power backup
- › Separate automatic elevators for commercial and residential
- › Superior quality flooring and wall tiles
- › Earthquake resistance RCC frame structure
- › Solar lighting for common area and hot water facility
- › Reticulated gas connection
- › Sewage treatment plant



## Specifications

### CIVIL WORK

- › Fully covered RCC structure with laterite masonry for external walls and solid block masonry for internal walls.
- › Melamine polished Teakwood for Main Door frame & Internal door frames with flush shutters and locking arrangements
- › Excellent quality vitrified flooring with skirting
- › Granite / vitrified tiles with skirting for common area
- › UPVC / Aluminum windows with MS grill protection
- › Superior quality electric wires of reputed brand
- › Excellent quality sanitary ware
- › All weather exterior paint & putty finish

### DRAWING / DINING

- › TV point / Cable TV connection and Telephone / Intercom connection
- › Two way light control with modular switches
- › Hand wash basin
- › Power supply for AC system



**BEDROOMS**

- › Power supply for AC for all Bedrooms
- › Two way light control with modular switches
- › Telephone, TV point & Cable TV connection in all bedrooms

**BALCONIES**

- › Elegantly designed glass railings with safety measures
- › Separate drain pipe to drain out water

**BATHROOMS**

- › Waterproof treatment for sunken free RCC slab
- › Leak proof drainage system
- › Hot and cold water mixture for all bathrooms
- › Designer wall tiles for full height and anti skid ceramic tiles for flooring
- › Reputed brand bathroom fittings
- › Provisions for exhaust fan
- › Superior fibre doors

**KITCHEN**

- › Adequate electric power points
- › Provision for water purifiers
- › Power point for refrigerator and microwave oven
- › Provision for exhaust fan
- › Granite platform with stainless steel sink with drain board
- › Plumbing and drainage connection with power point for washing machine

**ELEVATOR**

- › Branded 8 passenger automatic elevator - Commercial
- › Branded 13 passenger automatic elevator - Residential
- › ARD attachment
- › Risk free operation



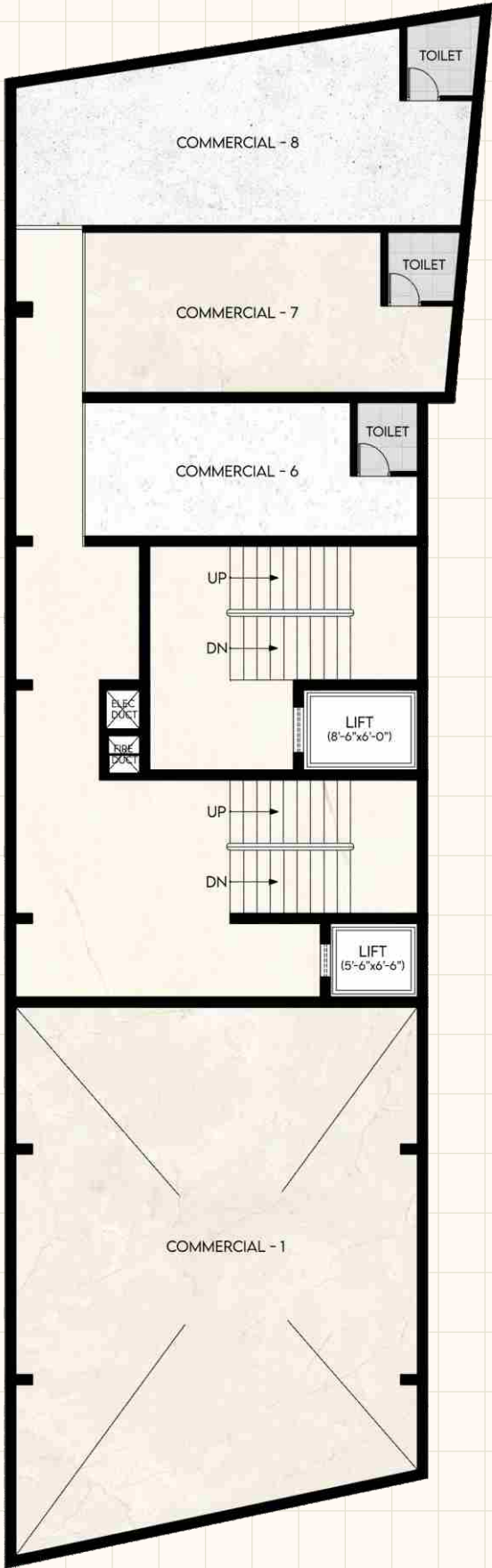
GROUND FLOOR PLAN



FIRST FLOOR PLAN



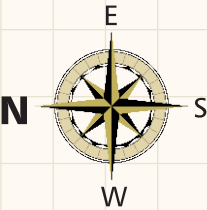
TYPE	AREA
Commercial 1	1635 SFT
Commercial 2	235 SFT
Commercial 3	600 SFT
Commercial 4	565 SFT
Commercial 5	500 SFT



TYPE	AREA
Commercial 6	365 SFT
Commercial 7	485 SFT
Commercial 8	665 SFT



SECOND FLOOR PLAN



THIRD FLOOR PLAN

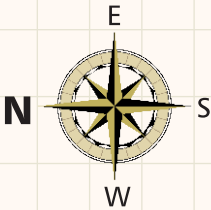


TYPE	AREA
Commercial 9	970 SFT
Commercial 10	855 SFT
Commercial 11	590 SFT
Commercial 12	205 SFT
Commercial 13	545 SFT
Commercial 14	680 SFT
Commercial 15	1265 SFT



TYPE	AREA
Commercial 16	2690 SFT
Residential 302	2825 SFT

TYPICAL FLOOR PLAN



TYPICAL FLOOR - 4 TO 8

FLAT	AREA
Flat No 1	2800 SFT
Flat No 2	2825 SFT