

Churchgate PALACE *Luxury Apartments*



**IN THE HEART OF KINNIGOLI
A NEW STYLE OF BALANCED, VIBRANT LIVING AWAITS**

Churchgate Palace unites every element of dynamic living into one unparalleled lifestyle - where liveliness meets tranquillity, where elegance meets privacy, sophistication meets service.

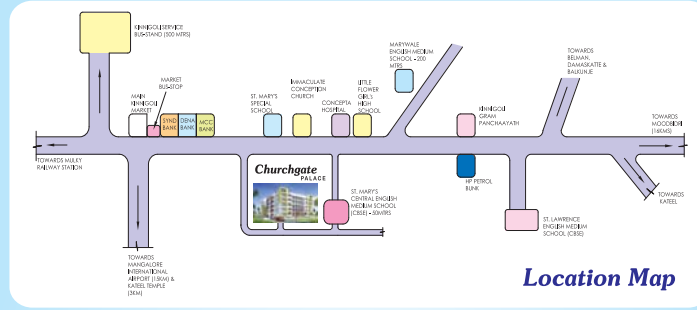
Renowned property developer ICARE Builders & Developers has brought the finest architecture with the goal of creating a haven of Luxury. Enjoy luxurious living with unparalleled amenities that include club house, gym, childrens play area and a wealth of lung spaces. Live life in full bloom.



We are premier real estate and land development company in Dakshina Kannada. For the past 8 years we have distinguished ourselves with reliable and trustworthy real estate transactions. Launching ourselves into the challenging arena of apartment building, we have completed a spate of building projects, apartments & commercial complexes and some soon to be completed and others in the process of conception.

Each of our apartment buildings are the result of carefully conceived plans giving utmost importance to all aspects of building ethics and strict adherence to quality. Our apartment buildings, project a vision for the future, with a clear commitment to incorporate time tested standards and a clear foresight about future technology.

Our satisfied clients are our prime source of motivation for us. Their endorsement of our projects has helped us to grow with each passing year, as we gear ourselves to the challenges of the future.



Our Projects



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CHURCHGATE PALACE Luxury Apartments



SPECIAL FEATURES :
 ▶ Children's play area
 ▶ Club house & Gym at rooftop
 ▶ Lifetime maintenance Free
 ▶ Reticulated gas connection
 ▶ Sewage Treatment Plant



Flat No. 1 (3 BHK)
1500 Sq. Ft.

Flat No. 2 (2 BHK)
1300 Sq. Ft.

Flat No. 3 (2 BHK)
1250 Sq. Ft.



Flat No. 4 (1 BHK)
850 Sq. Ft.

Flat No. 5 (2 BHK)
1180 Sq. Ft.

Flat No. 6 (2 BHK)
1350 Sq. Ft.



Flat No. 7 (2 BHK)
1250 Sq. Ft.

Flat No. 8 (2 BHK)
1280 Sq. Ft.

Flat No. 9 (2 BHK)
1280 Sq. Ft.

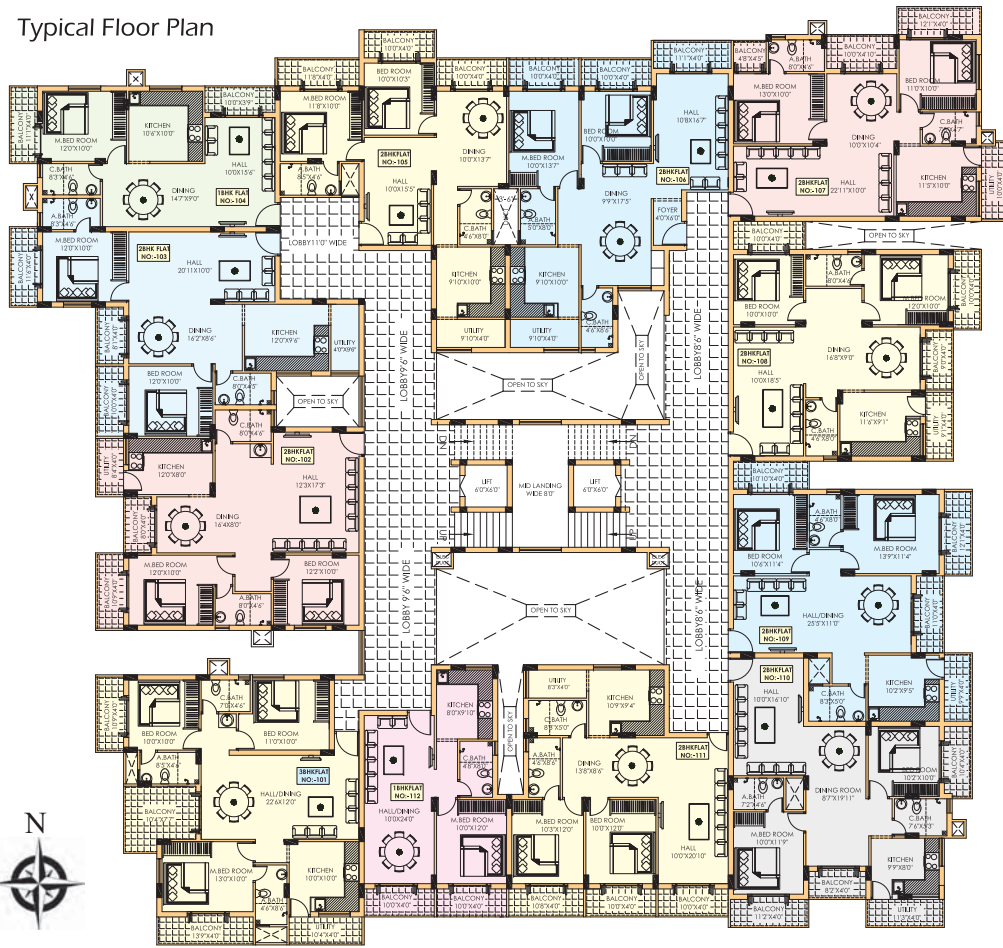


Flat No. 10 (2 BHK)
1210 Sq. Ft.

Flat No. 11 (2 BHK)
1225 Sq. Ft.

Flat No. 12 (1 BHK)
800 Sq. Ft.

Typical Floor Plan



GENERAL SPECIFICATIONS

- ▶ RCC Framed structure
- ▶ 2 nos. Fully Automatic Lift
- ▶ Generator with soundproof enclosure for lighting
- ▶ Open/Covered parking at extra cost with Interlock pavers / Eurocon tiles
- ▶ Watchman rest room and Electrical panel room in basement Floor
- ▶ Common toilets in basement floor
- ▶ Provision for cable TV & Telephone connection in Living room & Master bedroom
- ▶ Panchayath water connection / bore-well facility.
- ▶ Under ground sump tank and overhead tank
- ▶ Anti-fungus Apex paint for external wall surfaces
- ▶ Putty finished acrylic paint for internal wall & ceiling surfaces
- ▶ Toilets are connected to Municipality sewer line/ Septic tank.

SPECIFICATIONS

- ▶ Main entrance wooden door with melamine polish
- ▶ Powder coated Aluminum windows with safety grills
- ▶ Specially designed cement frames with painted wooden flush doors for rooms
- ▶ Vitrified tiles of 2'0" X 2'0" for flooring
- ▶ Granite flooring in common area and for staircase
- ▶ Granite platform for kitchen with stainless steel sink
- ▶ Adequate air, light and ventilation for all the rooms
- ▶ Provision for exhaust fan in toilets and kitchen
- ▶ Provision for water heater in bathrooms
- ▶ Glazed ceramic tiles for kitchen 2'0" above the platform
- ▶ Glazed ceramic tiles for toilet walls up to 7'0" & for flooring Anti Skid Ceramic Tiles
- ▶ Quality CP plumbing & sanitary fittings for toilets
- ▶ Adequate Modular Electrical lighting and Power points in all the rooms.