

# Sea & Sky Escape



**2 & 3 BHK | 30 Storey**  
Sea & Sky Balcony Living

EVARA





# An Infinity Pool Reserved For The Extraordinary

100 Metres  
Above The City Every Swim  
Comes With A View





**Urban**



**Living**

**Sea**



**Style**







## Nothing Between You, Sea & Skyline

**Different Balconies, One Endless Horizon**

Choose from a collection of thoughtfully crafted balconies, each designed to bring you closer to the endless sea & city skyline. Different in size, identical in the experience they offer—uninterrupted views and boundless serenity.



**Where Water  
Meets the Horizon**

Refreshing Waves.  
Endless Views.  
All On Top.







# An Address Perfectly Connected



Rail



Air



Sea



Road

## Educational Institutions

- Srinivas University
- SDM Law College Campus
- Rosario Church College
- AJ Medical College
- KMC College Campus
- Canara College Campus
- Yenepoya College
- Expert PU College
- Father Mullers Institute

## Places of Worship

- Mangaladevi Temple
- Sharavu Maha Ganapathy Temple
- Bolar Islamic Centre
- Police Lane Masjid
- St. Rita Church
- CSI Kanthi Church

## Healthcare

- KMC Hospital
- AJ Hospital
- Athena Hospital
- Unity Hospital
- Highland Hospital
- Father Muller Hospital

## Shopping & Cinema

- Forum Mall and PVR
- Bharath Mall & Bharath Cinema
- City Centre Mall & Cinepolis
- PVR Mangaluru
- SPAR Hypermarket

## Sports & Fun

- Mangala Stadium
- Nehru Maidan
- Mangalore Basketball Court
- Perfect Pass Sports Arena
- Squad X Multi-sport Turf





**Fly**



**Energy**

**Explore**



**Happy**







## An Architectural Masterpiece

2 Level of Parking

Ground Level of Landscape & Relaxation Area

1st Level of Gaming & Wellness Area

29th Level of Social & Get to Gather Area

Terrace Level of Swim and Leisure Area



Drive  
Through  
Green  
Arrive In  
Luxury







**Nature**



**Urban**

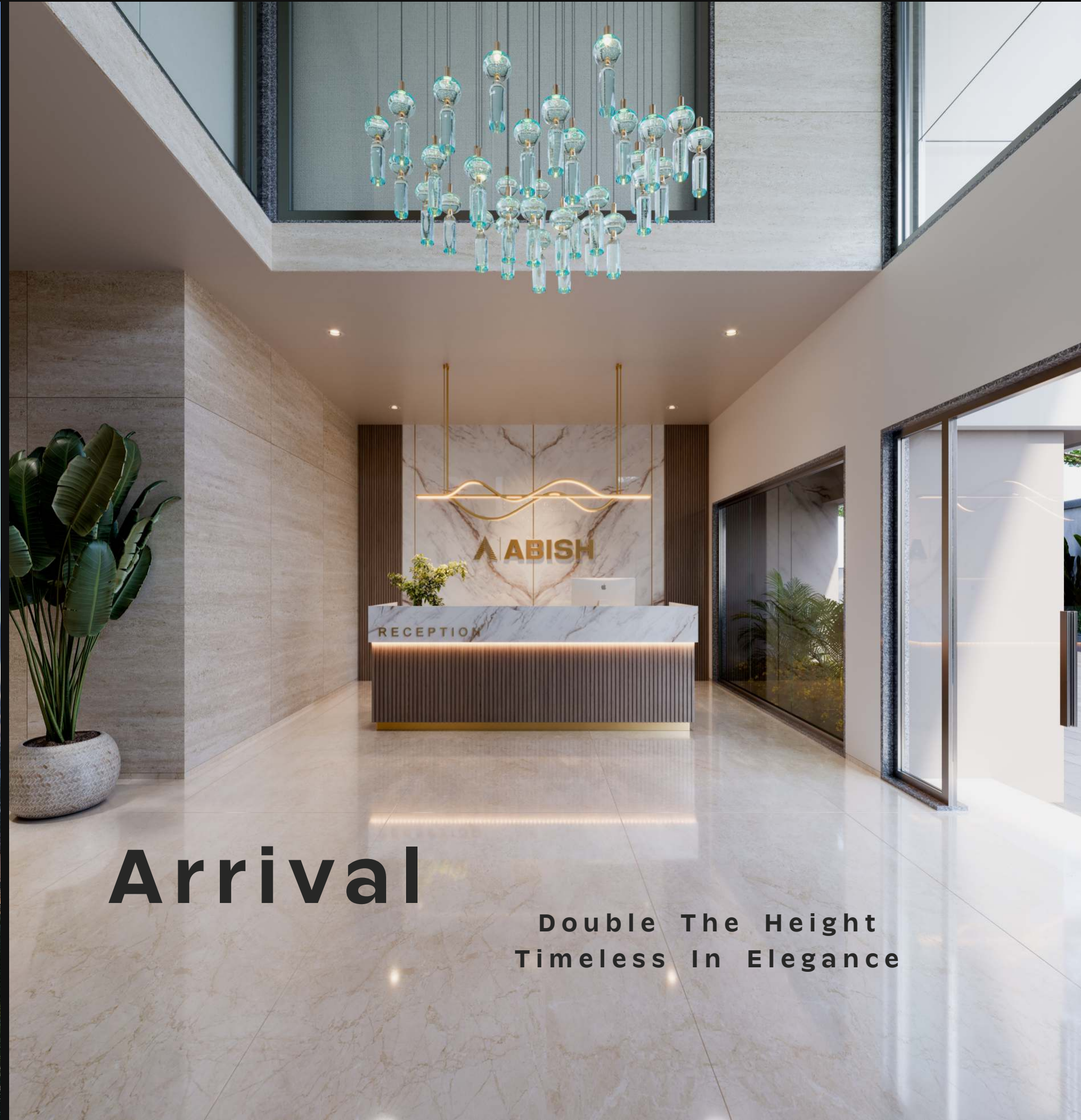


Grandure



Arrival

Double The Height  
Timeless In Elegance







**Calm**

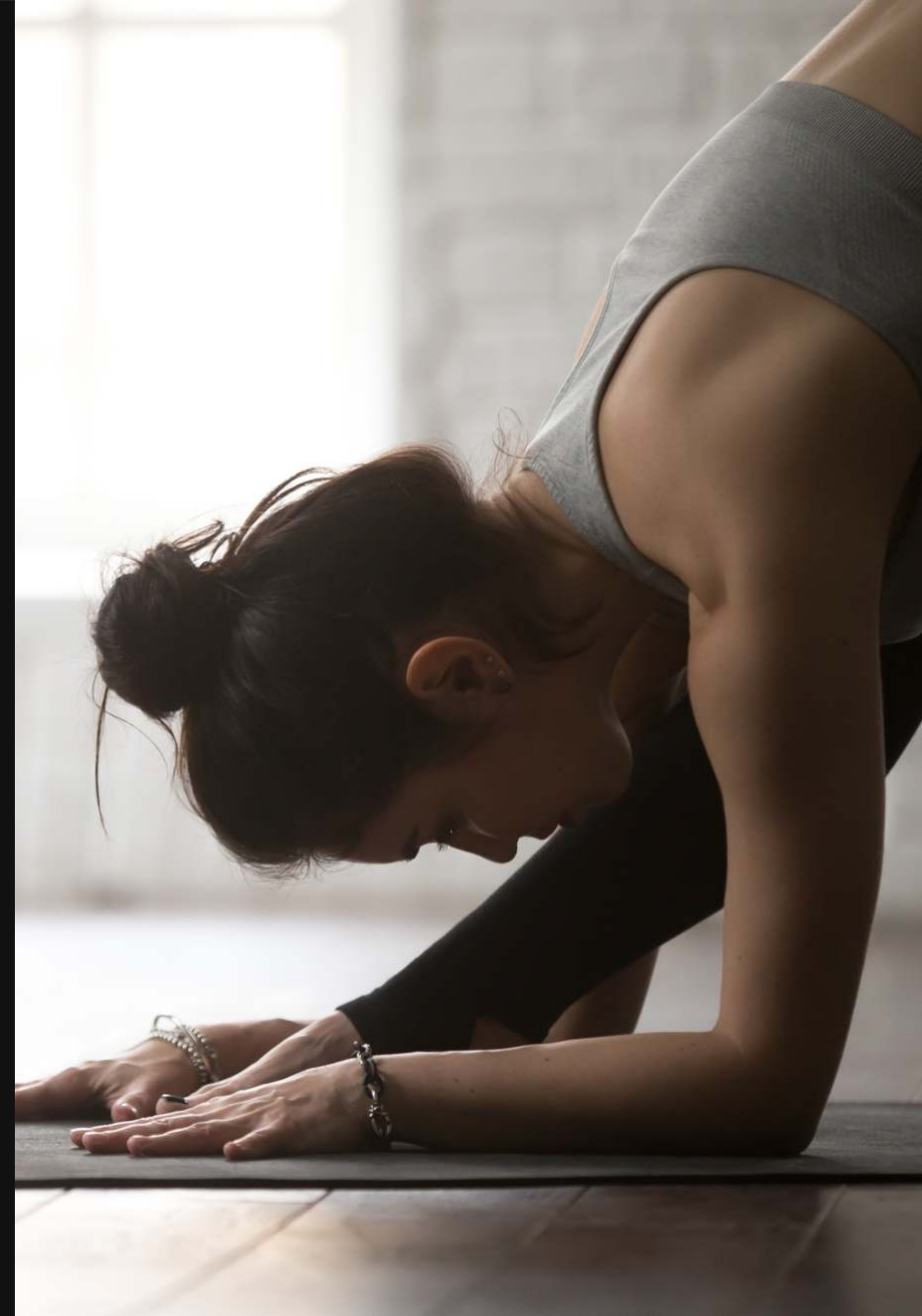


**Relax**





**Play**



**Flexibility**



**Energy**

**Celebration**







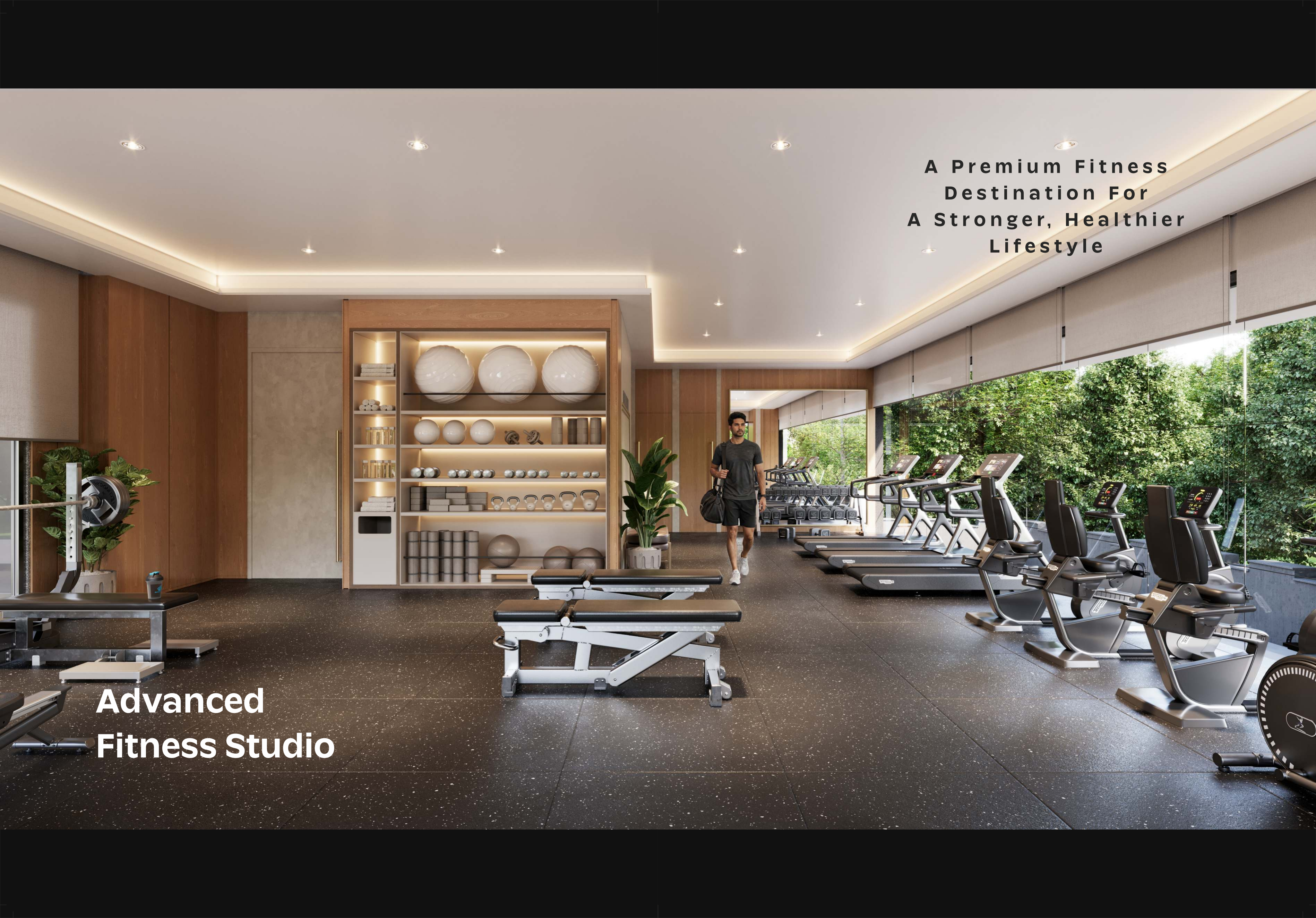
**Rooftop  
Infinity Pool**

Swim Above  
The Skyline



**A Premium Fitness  
Destination For  
A Stronger, Healthier  
Lifestyle**

**Advanced  
Fitness Studio**





# Yoga Studio

A serene  
Space For  
MindfulLiving.





# Indoor Game Zone

Where  
Recreation  
Meets  
Excitement







## Contemporary Living

The Sea. The Skyline. Your Balcony.

Designed for those who appreciate space, light, and extraordinary views, every residence features expansive balconies that frame the sea and the city skyline—bringing elevated living closer to nature, every day.





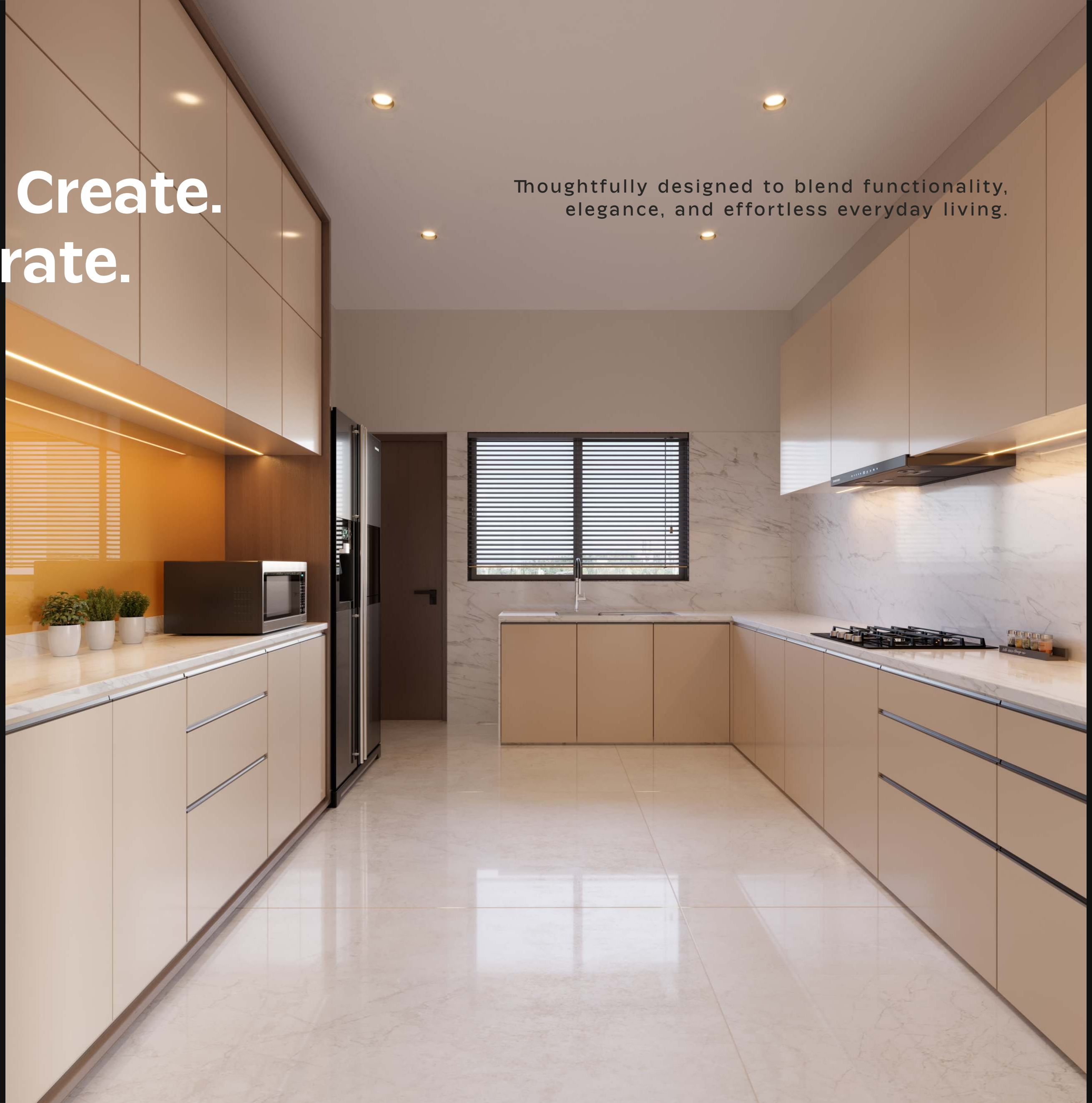
An expansive living space  
where refined design, exceptional comfort,  
and timeless elegance come together.

**Live. Lounge.  
Luxuriate.**



**Cook. Create.  
Celebrate.**

Thoughtfully designed to blend functionality,  
elegance, and effortless everyday living.



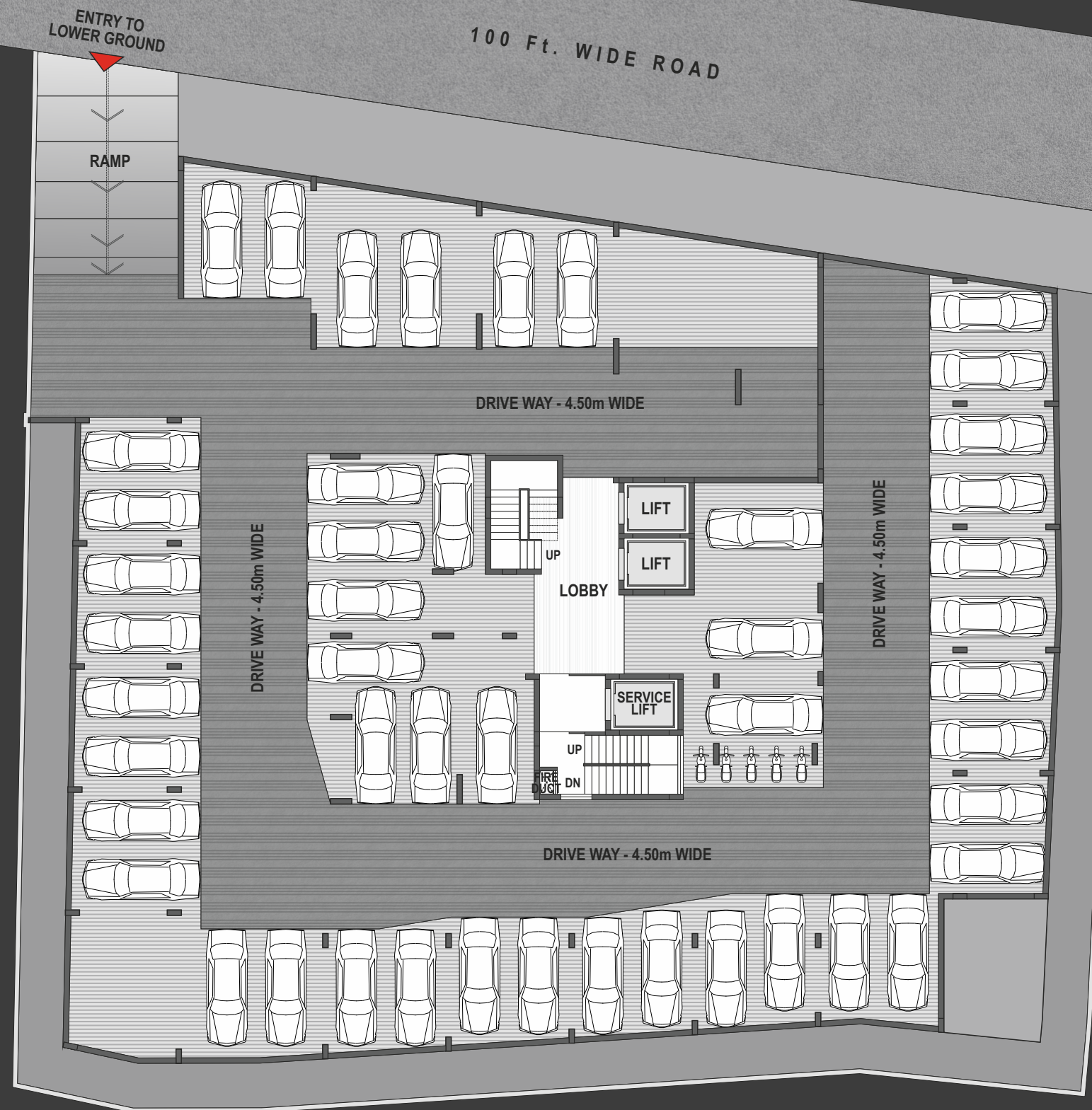




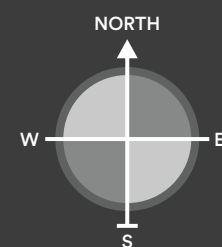
Designed to offer unmatched comfort,  
quiet moments, and timeless sophistication.

**Privacy. Peace.  
Prestige.**

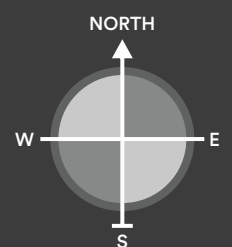




Lower Ground Floor



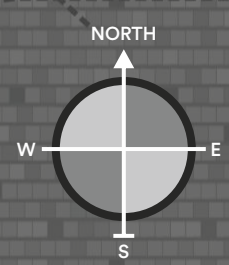
Upper Ground Floor



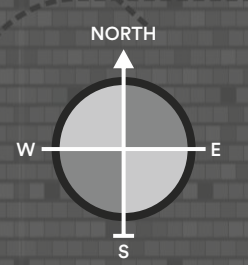




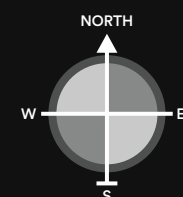
First Floor Plan  
Amenities Area



Typical Floor Plan







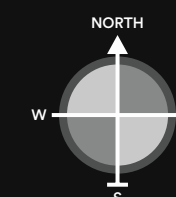
## UNIT PLAN

3 BHK  
2265 Sq. Ft.

201



202



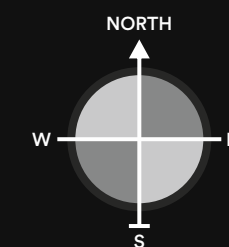
## UNIT PLAN

3 BHK  
1955 Sq. Ft.





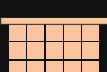




Terrace Plan



# Structural & Sustainability Attributes

|                                                                                     |                                                                                           |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|
|    | Natural Light & Ventilation: Proper orientation for cross-ventilation and ample sunlight. |
|    | Green Features: Energy-efficient lighting, rainwater harvesting.                          |
|    | Automatic sensor lighting's for common areas.                                             |
|    | RCC frame structure using mivan technology.                                               |
|    | Putty finish internal walls painted with emulsion paint.                                  |
|    | External Anti fungal paint for exterior walls.                                            |
|    | High quality Vitrified Tile flooring for entire flat.                                     |
|    | Common area with Granite and vitrified tiles.                                             |
|    | Lift wall tiles clading.                                                                  |
|    | Railings in SS 304 grade steel with glass for balcony.                                    |
|    | Anti skid flooring for balcony.                                                           |
|   | Black granite platform with Stainless Steel sink for kitchen.                             |
|  | 7 ft height tile dado the kitchen platform.                                               |
|  | Provision for exhaust fan in kitchen and bathrooms.                                       |
|  | Provision for water purifier in kitchen.                                                  |
|  | Anti skid flooring with full height glazed wall tiles for toilets.                        |
|  | Water supply provision with underground sump and overhead tank.                           |
|  | High quality electrical wiring will be of Finolex /Havells/ RR Cable or equivalent brand. |
|  | High quality electrical fitting of Panasonic /Legrand/GM or equivalent brand.             |
|  | Premium quality bath fitting of Jaquar/Hindware or equivalent brand.                      |
|  | Provision for Solar water heater for all bathrooms.                                       |
|  | Main door of premium quality polished wood finish with wooden frames.                     |
|  | Powder coated aluminium sliding windows or UPVC windows.                                  |
|  | Television and telephone point in the living room.                                        |
|  | Provision for split AC in all bedrooms.                                                   |

# Sky Amenities

|                                                                                     |                                          |
|-------------------------------------------------------------------------------------|------------------------------------------|
|  | Infinity edge pool                       |
|  | Sunset viewing deck                      |
|  | Family event, gathering and party space. |
|  | Balcony with sea view.                   |

# Sustainable Luxury

|                                                                                     |                                 |
|-------------------------------------------------------------------------------------|---------------------------------|
|  | Solar powered outdoor lightings |
|  | Rainwater harvesting            |
|  | On-site waste management.       |
|  | Greywater recycling             |
|  | EV charging stations            |

# Multi Generational Living

|                                                                                       |                                                                                                                                                                  |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | Interaction spaces like garden spaces and gazebos, creating scope for multiple generation bonding.                                                               |
|  | <b>Recreation &amp; Wellness</b><br>Swimming pools, steam room ,fully equipped gyms, indoor games, yoga and meditation room and landscaped gardens with gazebos. |

# Building & Community Amenities

- **Security & Safety**  
24/7 on-site guards, CCTV surveillance in common areas, door bells, and smart Home Tech: Keyless entry and smart security systems and intercoms.
- **Utilities & Infrastructure**  
Uninterrupted power and water supply, as well as on-site waste management. Recreation & Wellness
- Swimming pools, steam room ,fully equipped gyms, indoor games, yoga and meditation room and landscaped gardens with gazebos. Parking
- Assigned resident parking, visitor bays, and electric vehicle (EV) charging points and car wash water outlet in the car park.
- 100 percent power back up with generator for all apartments, common areas and lifts.
- 2Nos of passengers Lift (each 15 persons), 1no of service lift.
- Outdoor Spaces like Private balconies and terraces with sea views.
- Provision for party and get together on covered roof top terrace.
- Provision for infinity pool & kids pool on terrace.
- Amenities like steam room.
- Double height entrance with Reception area and separate visitors lounge.



# The Heart Of Connectivity

EVARA

Pandeshwar, Mangaluru





## Project Developed



Abish Builders PVT. LTD. Kushe Sadan, 3rd Floor,  
K R R Road, Mangalore - 575003 India.

Architects  
Architecture Vivarta

Visual by  
IMPACT 3D

RERA Reg. No.

PRM/KA/RERA/1257/334/PR/240626/008751



Tap for Website



Tap for Location

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## Disclaimer

1. The brochure is for the easy presentation of the Project. It should not be considered as a part of the legal documents. For further information regarding the Project, the Member/ customer is requested to check the details on RERA website or at the Developer's office before going ahead with the booking.

2. The furniture and fixtures, electrical appliances and other loose items shown in the brochure are only for illustrative purposes and do not form a part of the standard product on sale. The furniture Layout shown in the brochure is only suggestive and subject to change as per site conditions and as per the instructions of the Project Architect.

3. The Promoter/ Developer reserves the right to make changes in the Project, its amenities and specifications as may be suggested by the Project Architect or the Structure consultant and any such changes made shall be binding on the customers/ members of the Project.

4. The Promoter/ Developer reserves the right to make minor on-site changes during the course of construction and such changes shall be binding on all the members/ customers of the Project.

5. The dimensions shown in the brochure are approximate and calculated from unfinished surfaces and are rounded off to nearest whole number. The carpet area mentioned is calculated as per the provisions of the RERA Act with the help of AutoCAD software.

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9. All the details, specifications, facts and figures mentioned are used for information purposes only and are subject to modifications.