



**ALLEGRO™**  
BUILDERS & DEVELOPERS

Ode to Opulence

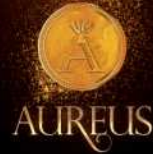


**AUREUS**

ULTRA LUXURY APARTMENTS  
VAS LANE, FALNIR, MANGALORE

**RERA REGISTERED No.**  
**PRM/KA/RERA/1257/334/PR/171021/000490**

[www.rera.karnataka.gov.in](http://www.rera.karnataka.gov.in)



## more than an address – a statement of you

The location of a building immediately proclaims its stature. "AUREUS" is located in the eminently elite enclave of Vas Lane, a Mangalorean locality famous for its beautiful bungalows and lavish residences along a lush tree lined avenue.

"AUREUS" with its impressive edifice bids to stand tall and tower over its serene environs. The project will comprise in 10 majestic floors limited 35 boutique residences in 2, 3 and 4 bedroom variants to give its proud owners the sense of an exclusive and pampered abode.

## more than luxury... thoughtful features

A grand structure and an ideal location doubtless make their strong statement.

It is the attention to detail and aesthetics that further creates its own distinctions. It is very especially on this challenging aspect that the promoter Allegro enjoys a towering stature with trailblazing lifestyle features, where pioneering innovations meet the stamp of strict quality control. It is this urge to be ahead of the crowd that has earned prior projects a coveted 5 star CRISIL rating and a place on the NDTV long list for "ARISTAA ENCLAVE" as one of the best premium residential projects in South India. "AUREUS" bids to surpass this distinction with even higher benchmarks of excellence.

"AUREUS" is that rare chance to live your dream of a rich and regal lifestyle.

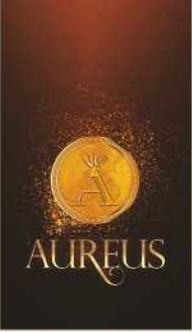


# amenities

- 37 well-planned, spacious and well-ventilated apartments spread on 10 floors.
- Security kiosk at entry. Intercom Connection-cum-colour Video Door Phone connection to all the apartments. Round-the-clock security with 24 CCTV cameras. Access card system will be provided.
- Spacious and systematic car parking for all apartments. Wide driveways for unhindered manoeuvring of vehicles. Remote control operated Main Gate.
- 4 nos. free visitors' car parks and 10 nos. two-wheeler parks.
- Spacious and well-designed Visitors' Lobby.
- 2 fully-automatic lifts (Schindler) one of 8 passengers' and one of 13 passengers' capacity with 1.5 metres/second speed.
- Wide staircase and separate Fire Escape Staircase.
- Rooftop infinity swimming pool with filtration plant and pool deck.
- Well-equipped gymnasium.
- Rooftop party-cum-recreation hall.
- Fire fighting equipments on all floors with fire fighting systems as per NBC.
- MESCOM power of 8 KW for 4 BHK (3 phase), 6 KW for 3 BHK (3 phase) and 4 KW for 2 BHK apartments.
- Backup Generator power (as per optimal usage calculations) for apartments and common areas. Separate meters for back-up power for each apartment.
- Split A/c provision for concealed conduits for living and Bedrooms.
- 24 hours water supply sourced from Corporation connection and bore well.
- Reticulated gas supply to all apartments (extra cost) with a smart card system (optional).
- Purified water outlet in every kitchen from Reverse Osmosis water treatment plant from a separate stainless steel tank / filtered water for the kitchen, washing machine and wash basins from a separate overhead water tank.
- Rain water harvesting.

# specifications

- Earthquake resistant RCC frame structure confirming to IS 456 standards.
- Laterite / solid concrete block masonry super structure.
- Concealed multi-strand fire resistant copper (Finolex) wiring in PVC conduits.
- Optimum lighting and heating points, well-positioned and suitable for all kinds of domestic appliances.
- Concealed plumbing using PPR / CPVC pipes.
- Powder Coated or Anodised Domal series (Jindal) windows with fully glazed shutters with safety grills for windows. Glass (St Gobain ST 167) and SS (304) railings for balcony. Mosquito net for one window in living and bedrooms will be provided.
- Aluminium Donal series (Jindal) French window in the living room and master bedroom.
- Internal ceilings and walls with cement-based water-proof Patti.
- External ceilings and walls double-plastered with water-proof mix in sponge finish.
- Toilets: Large size superior quality glazed tile cladding on wall up to false ceiling level. Antiskid vitrified tiles for the floor. Superior quality CP fittings (KOHLER) and Sanitaryware (KOHLER).
- Kitchen: 2'0" wide granite kitchen top on 2 sides with large size superior quality glazed tile cladding on walls up to 2'0" level with stainless steel sink (Frankie).  
Utility: Double bowl sink and washing machine provision.
- Flooring: Superior quality vitrified tiles up to 2'6" x 5'. Master bedroom wooden pattern 2'x4" vitrified tiles. Balcony floor antiskid vitrified tiles. Simpolo or Quitone or similar brands.



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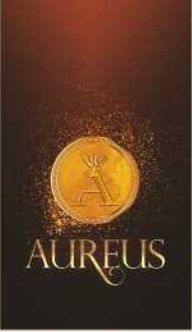
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## 3 BHK Apartment 601 / 801



Furniture and accessories shown are not part of the standard offer.



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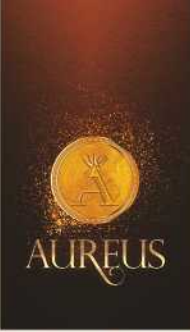
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## 2 BHK Apartment 301 / 401 / 501 - Option 1



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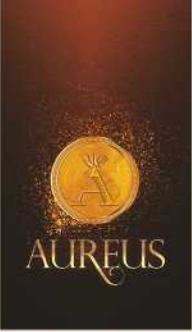
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## 2.5 BHK Apartment 301 / 401 / 501 - Option 2



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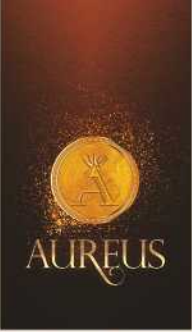
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## 2 BHK Apartment 602 / 802



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Lower Level



Upper Level

## 4 BHK Duplex Apartment 902 - 1002



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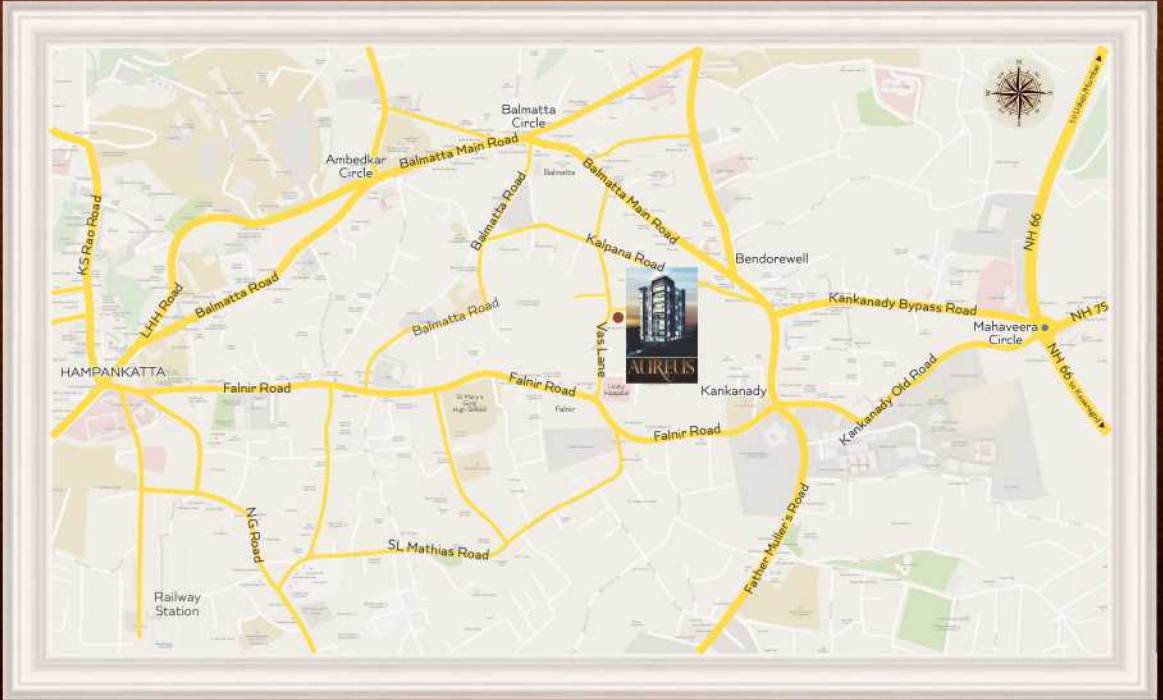
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## Location Map



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**CREDAI**  
MANGALORE

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