



ALLEGRO™
BUILDERS & DEVELOPERS

COME HOME TO
HAPPINESS



ALLEGRO
AVENTUS

KAMBLA CROSS, MANNAGUDDA-ALAKE
MANGALURU

RERA Registration No.
PRM/KA/RERA/1257/334/PR/100222/004694

WHERE
COMFORT MEETS
CONVENIENCE



ALLEGRO
AVENTUS

Do you dream of meticulously designed homes at a prime location of Mangaluru to satisfy your aspirations of living in a unique and contemporary apartment? Presenting Allegro AVENTUS, a home you will definitely want to call your own. A discerning buyer would rejoice in a rare find, merging technical soundness with pleasing aesthetics. Here is an apartment complex that is a game changer as an affordable value based offering that completely assures you of comfort and convenience. AVENTUS stands tall in its serene neighbourhood, its attractive architecture a welcome addition to the skyline. An ideal location makes it possible to enjoy delightful views of the river and sea in its vicinity. It is quite definitely at the top of its class in its quality of construction and availability of amenities.



Kudroli Sri Gokarnanatheshwara Temple - 400 m



CSI Shanthi Cathedral Church - 400 m



Jamia Masjid - 200 m

FIND YOUR URBAN OASIS AT AVENTUS

Located between Mannagudda and Alake, AVENTUS enjoys the advantage of being in the heart of Mangaluru city. The business areas and workplaces of Mangaluru are easily accessed from this prime spot with its wide concrete roads. The neighbourhood admirably combines the vibrant with the tranquil. AVENTUS enjoys close proximity to reputed educational institutions, healthcare facilities, places of worship, malls, supermarkets, public swimming pool, library, stadium and recreational areas.

AVENTUS will offer the advantage of living amidst verdant surroundings while still residing in the centre of the city. A home abundant in natural light and breeze would surely keep one peaceful and energized.

Let AVENTUS be the harbinger of blissful times ahead for you and your family.



Confluence of the rivers Netravati & Gurupur and Arabian Sea



Mangala Stadium - 1.3 km



Public Swimming Pool - 1.3 km



Canara School - 1.3 km



More Supermarket - 300 m



City Centre Mall - 2.5 km



HAPPENING, YET SERENE...



AVENTUS is sure to be the latest landmark of Mangaluru city, promising its owners a prestigious and exclusive address. AVENTUS is an invitation to living the good life in all its dimensions, with its happy living spaces enveloping family and friends with inimitable grace and harmony.



A PAMPERED LIFESTYLE...

Features and Specifications

CIVIL WORKS

- Reinforced cement concrete framed structure
- External walls of laterite stone / concrete blocks and internal walls of solid concrete blocks
- Compound wall / gate and security cabin

FLOORING

- Entrance lobby, corridors - superior quality vitrified tiles of 2'x2' or above
- Staircase – granite flooring
- Apartment flooring with vitrified tiles of 800 x 800 mm or above

DOORS & WINDOWS

- Main door of superior quality hard wood frame with veneer finish shutter and melamine polish
- Internal doors of superior quality engineered wood or equivalent product
- High grade aluminium or UPVC sliding shutters and MS grill for windows
- Superior quality designer locks for all doors

ELECTRICAL

- Electrical wires of polycab or Anchor or equivalent make
- Conduit provision for TV & Telephone cable in the living and bedrooms
- Conduit provision for AC points in master bedroom and guest bedroom (3 BHK only)
- Conduit provision for Geyser point in all bathrooms
- MESCOM power of 3 KW for all apartments
- Modular electrical switches of reputed make

KITCHEN / UTILITY

- Stainless steel sink on granite counter
- All CP fittings will be Jaquar or equivalent make
- Wall cladding (tiles) up to 2 feet above the granite counter
- Washing machine point in utility area
- Sufficient electrical points to accommodate kitchen appliances

BATHROOM

- Hot & cold mixer unit for all toilets
- Glazed tile for wall cladding up to 8 feet height
- All plumbing lines will be pressure tested
- UPVC pipes of heavy gauge
- All sunken slabs under the toilet floor will undergo waterproof treatment
- White colour sanitaryware of CERA of Hindware or equivalent make
- Provision for exhaust fan in toilet

PAINTING

- Exterior: All weather proof acrylic paint
- Interior: Putty finished walls with emulsion paint

LUXURIOUS AMENITIES

- Children's play area
- Spacious visitors lounge (furnished)
- Security surveillance with CCTV and access controlled lobby
- Intercom facility

GENERAL AMENITIES

- One lift of 10 passengers and one lift of 13 passengers (automatic)
- Firefighting system
- Reticulated Gas Connection
- Terrace roofing
- Solar Power hot water for master bathroom (100 litres per day)
- Generator backup of 1 KVA per apartments
- Sewage treatment plant

ONGOING PROJECT – BENGALURU

Allegro Mahabaleshwara Ventures LLP



Classique Woodsville Yelahanka, Bengaluru
RERA R. No.: PRM/KA/RERA/1251/472/PR/210319/004040

COMPLETED PROJECTS – MANGALURU



Aureus (2018) Vas Lane, Falnir
PRM/KA/RERA/1257/334/PR/171021/000490



Aristaa Enclave (2014) Pandeshwar



City Centre (2010) K S Rao Road
Land Owner & Co-promoter



Adelphia (2009) Attavar

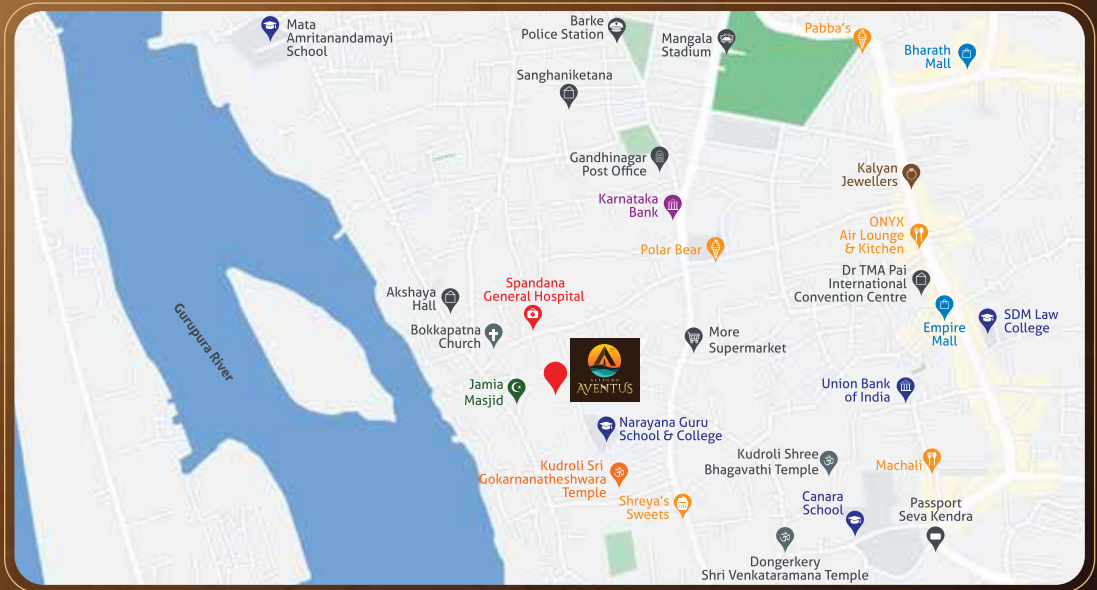


Maximus (2006) Light House Hill



Acropolis (2005) Light House Hill

Location Map



Zahra Dental Clinic & Medical Store - 50 m

Spandana General Hospital - 300 m

Dr TMA Pai International Convention Centre - 2 km

Narayana Guru School & College - 300 m

Canara Girls' High School & Canara CBSE High School - 1.5 km

Blue Umbrella Play School - 150 m

Gujarati School - 1 km

Gandhinagar Post Office - 1 km

Nilgiris General Store - 100 m

Ppajji Vegetable Shop - 200 m



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Project Consultants

Nayak Pai & Associates
Architects | Engineers | Interior Designers

Project Contractor

Allegro Mahabaleshwara Ventures LLP
Bengaluru

Structural Consultants

Vimal Anil