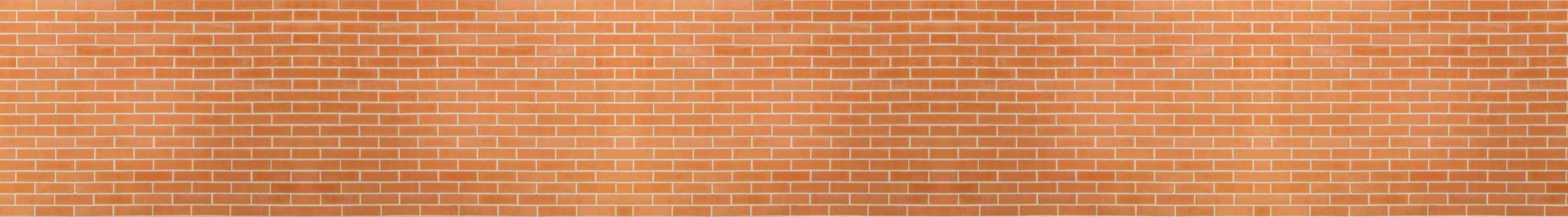


An architectural rendering of a modern building with a green facade. The building features a series of vertical green walls made of copper-colored mesh, interspersed with windows. The facade is topped with lush greenery, including trees and flowering plants. The building is set in a courtyard with a paved walkway, more greenery, and a large tree. The sky is clear and blue.

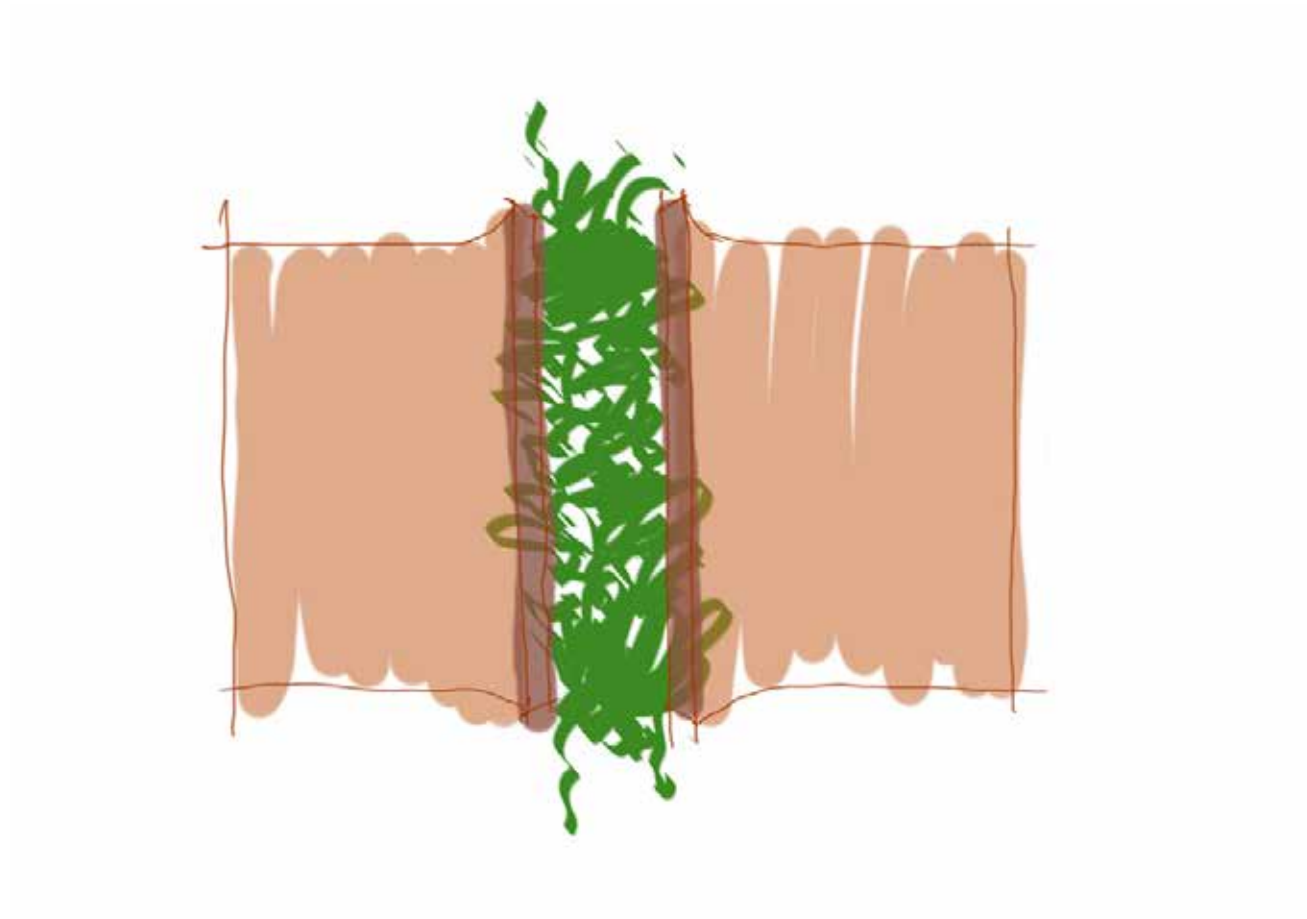
**MAK
FALNIR
PATIO**

Exclusive 2 & 3
BHK apartment
in Falnir,
Mangalore



A reputation to live upto!

For over thirty years, MAK GROUP has built a strong reputation by consistently setting high standards across all it's business verticals. MAK's goal is to continually raise the bar with each new project, and we're proud that we have consistently achieved our goal of "Great Customer Satisfaction."



“ In the stillness, we find the beauty of nature’s emergence ”

As the brick curtain slowly parts, a gentle breeze whispers through the cracks, carrying the essence of the outdoors. The once-impenetrable wall, a testament to human ingenuity, now yields to the allure of nature. The scene unfolds like a canvas, awaiting the brushstrokes of life.



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PATIO





**MAK
FALNIR
PATIO**

Nestled in the serene neighborhood of Falnir, Mangalore, this exclusive apartment building offers a harmonious blend of modern architecture and timeless charm. With just 24 meticulously designed residences, this community ensures privacy, tranquility, and a close-knit ambiance.

Drawing inspiration from the natural landscape, the project uses brick as a tactile, grounding material that dissolves into vibrant green spaces. This thoughtful interplay between earthy textures and plant life creates a living environment that is both modern and organically connected to its surroundings.



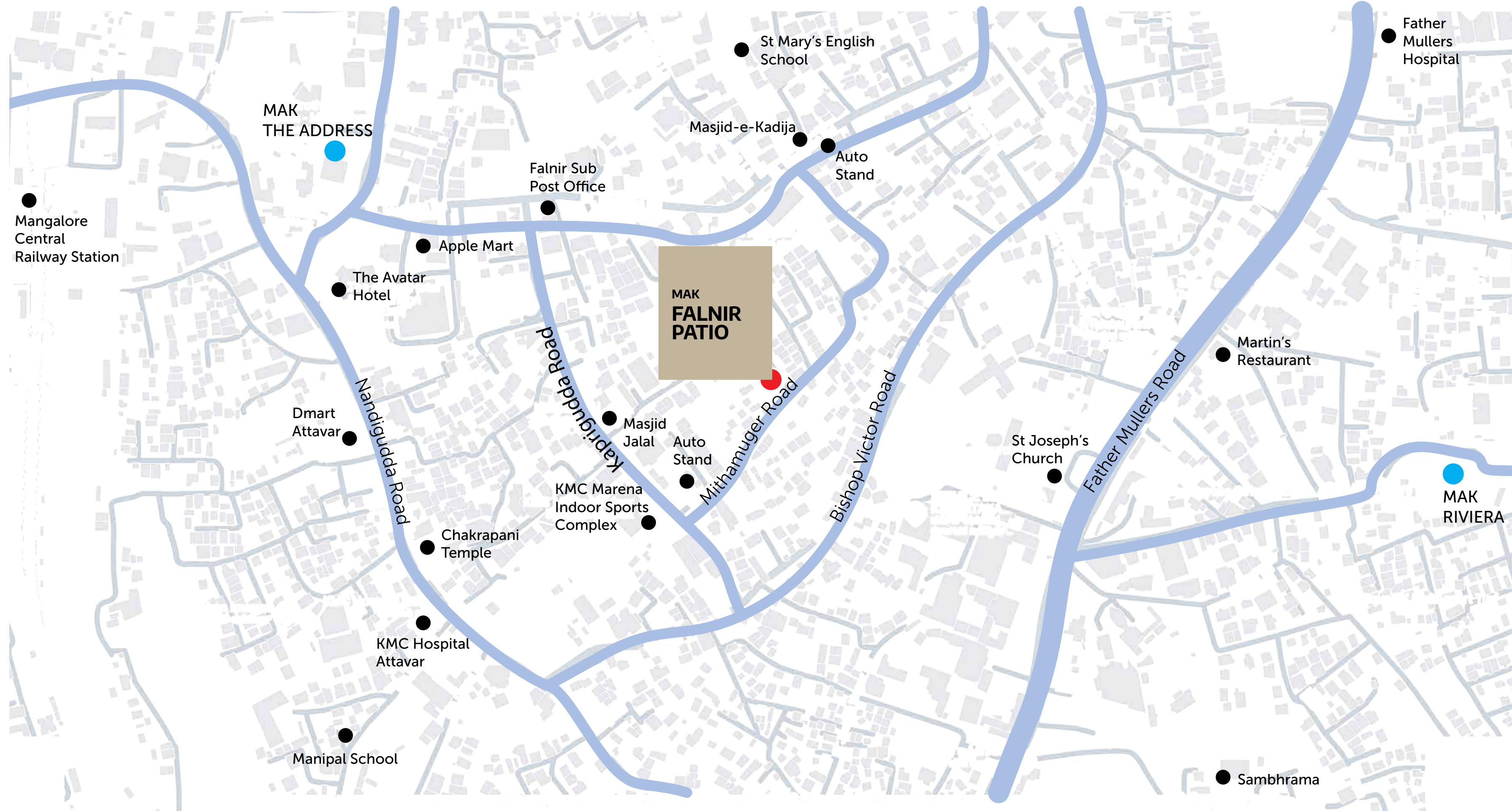
The facade, crafted with exposed bricks, exudes elegance and a warm, earthy aesthetic, seamlessly blending with the lush green surroundings.

Each apartment features spacious layouts, with 2 & 3 bedroom configurations tailored for families seeking comfort and style. Large windows invite natural light and ventilation, creating a bright and airy living experience.



MAK
FALNIR
PATIO





Location

This unique development captures the essence of luxurious living in one of Mangalore's most sought-after locations, offering both exclusivity and modernity.





Amenities

Falnir Patio is more than just an apartment complex; it is a community designed to foster connections and provide unparalleled comfort for its residents. Every detail has been thoughtfully curated to enhance your living experience.

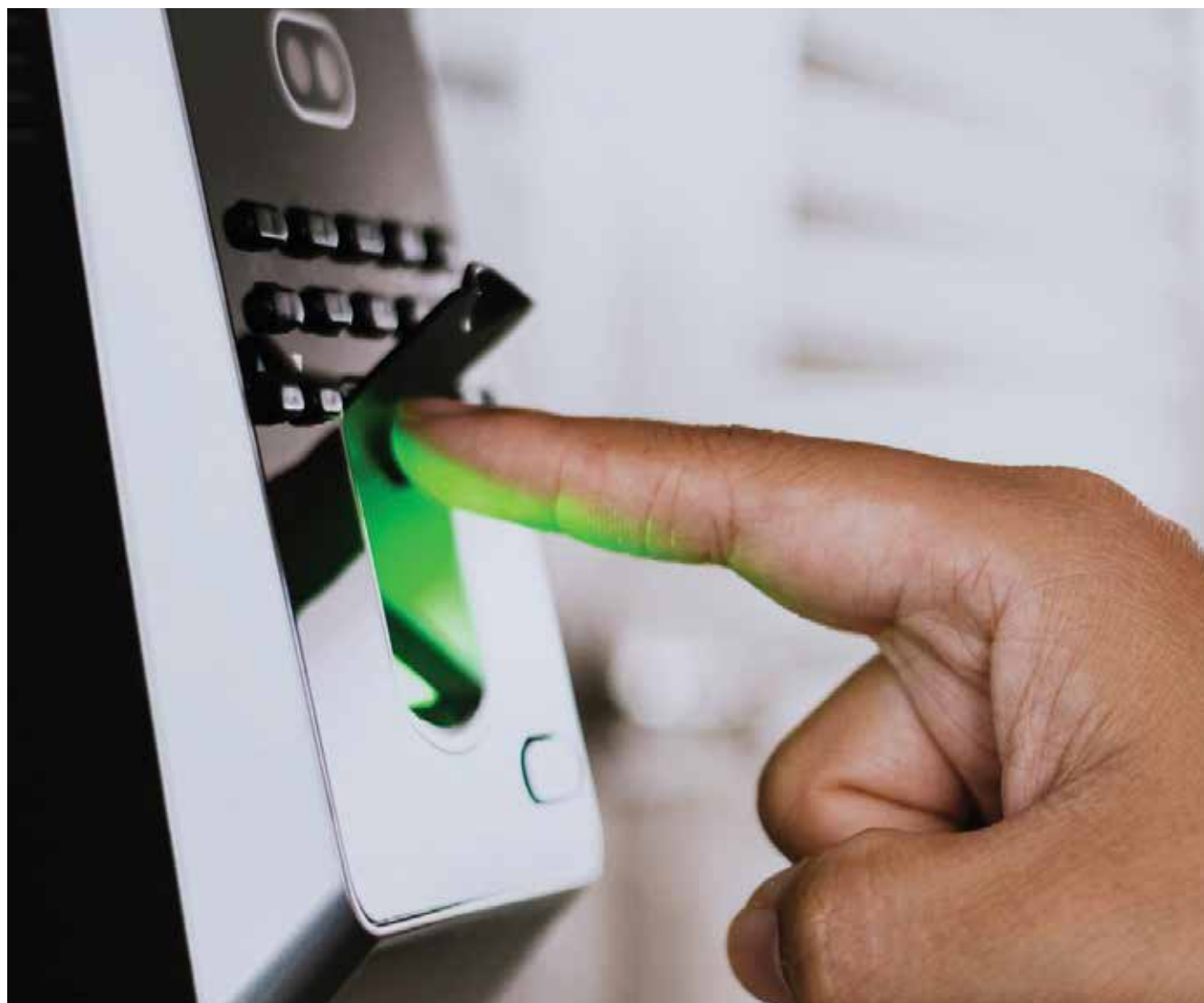
Clubhouse: The heart of community living at Falnir Patio, the clubhouse serves as a vibrant social hub. It's a perfect space for residents to meet, mingle, stay healthy and unwind. Whether you're hosting a game night or enjoying a quiet game of chess, pool or carrom, the clubhouse offers facilities, creating a lively and engaging atmosphere for all ages.

Wide Corridors: Spacious and well-lit corridors add a touch of grandeur to the complex, offering easy navigation and ensuring a welcoming ambiance. These thoughtfully designed passageways enhance privacy and comfort, making every journey to and from your home pleasant and seamless.

Green Wall: These lush, living walls help reduce noise, regulate indoor temperatures, and create a calming environment for residents. By incorporating greenery into modern architecture, they promote sustainability and urban well-being.

Ample Car Parking: Parking worries are a thing of the past at Falnir Patio. With ample parking space allocated for residents, convenience and safety are always a priority. Your vehicles are well accommodated, providing you peace of mind.





- Air conditioned entrance lobby.
- Access controlled main entry to the building.
- Video door phone facility from security to each apartment.
- Air conditioned multi Gym.
- Indoor games: Table tennis, pool table, carom, chess board and cards.
- 2 nos of automatic elevators.
- Security cabin near main gate.
- Kids play area.
- 100% power backup with acoustically enclosed generator.
- 24*7 security with CCTV surveillance.
- Visitors parking.
- Green wall.
- Service room and common toilet in ground floor.
- 24 hours water supply either through borewell/well in addition to the corporation water connection.
- Automatic water level controller to the overhead tank.
- Solar system as per norms.
- Reticulated gas connection for all the apartments.

Specifications

Flooring & Dado

INTERNAL

All internal common areas have high grade vitrified tiles.



PARKING

Parking area as per standard.



EXTERNAL

All external common areas have high grade interlock paver.



LANDSCAPE

Landscaped areas with lush green plants.



Sanitary, Plumbing & Shower Mixer

SHOWER MIXER

Jaguar / equivalent make provided in all bathrooms.



WATER CLOSETS

Bathrooms are fitted with WC by Jaguar / equivalent.



WASH BASINS

All bathrooms have wash basins of Jaguar / equivalent.



PLUMBING

PVC pipes will be used for water supply and drainage lines.



RCC Frame Structure With Masonry Partitions Internal Masonry Good Quality Bricks / Concrete

INTERNAL MASONRY

Good quality bricks / concrete blocks with RCC on bond lintel for better stability.



EXTERNAL MASONRY

Good quality laterite / solid blocks masonry, plastered as per specification.



PAINT

Internal - Premium Emulsion.
Exterior - Exterior Emulsion.



LIGHTING

Ample LED light for common areas.



ELECTRICAL WIRING

Havells / equivalent brand wiring used throughout with concealed conduits.



SWITCHES

Legrand / equivalent.







Floor Plans

Each floor of this exclusive apartment complex, is thoughtfully designed to offer 6 spacious apartments, meticulously crafted for luxurious living. Whether you choose a 2 bedroom or 3 bedroom unit, every home is tailored to provide a perfect blend of comfort, style, and functionality.

GROUND FLOOR



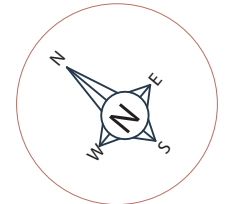


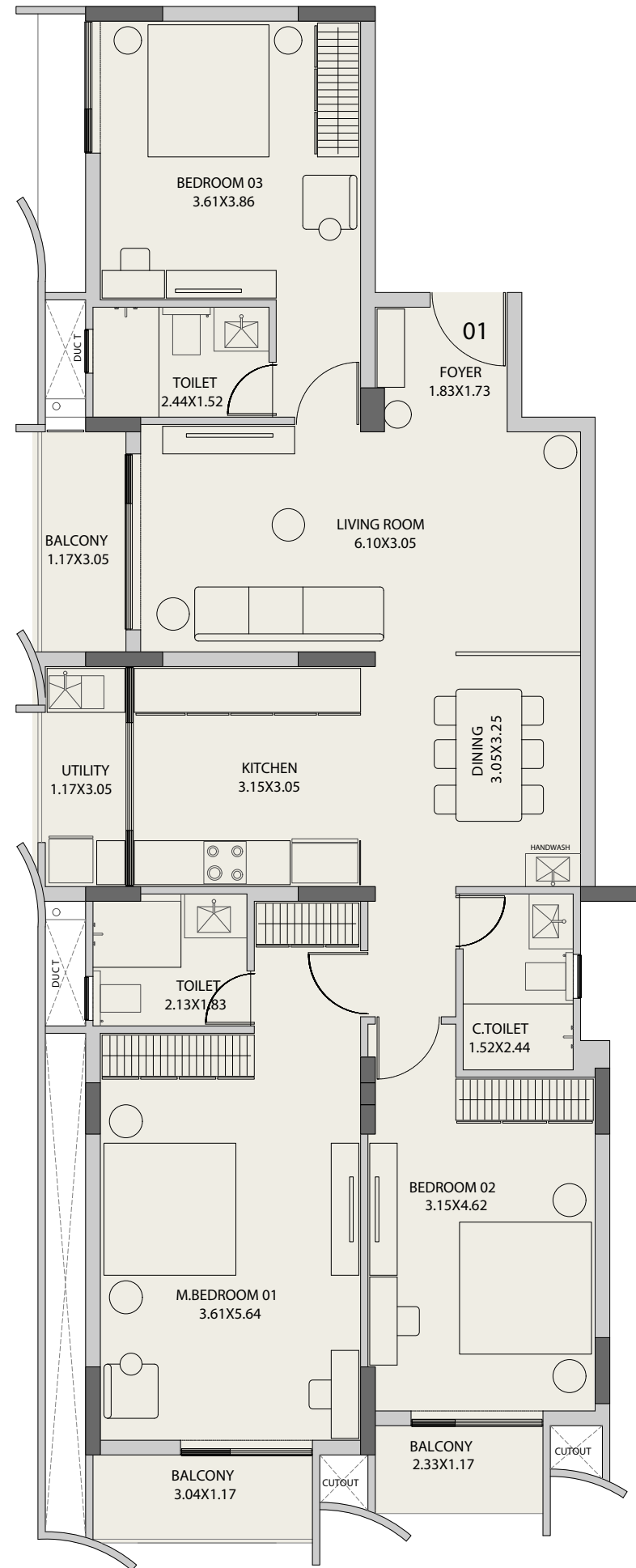
TYPICAL FLOOR PLAN - 1ST TO 4TH FLOOR

Apt No	Type	Carpet Area (Sqm)	Balcony Area (Sqm)	Saleable Area (Sft)
01	3 BHK	115.93	13.57	1827.00
02	3 BHK	111.17	13.31	1756.00

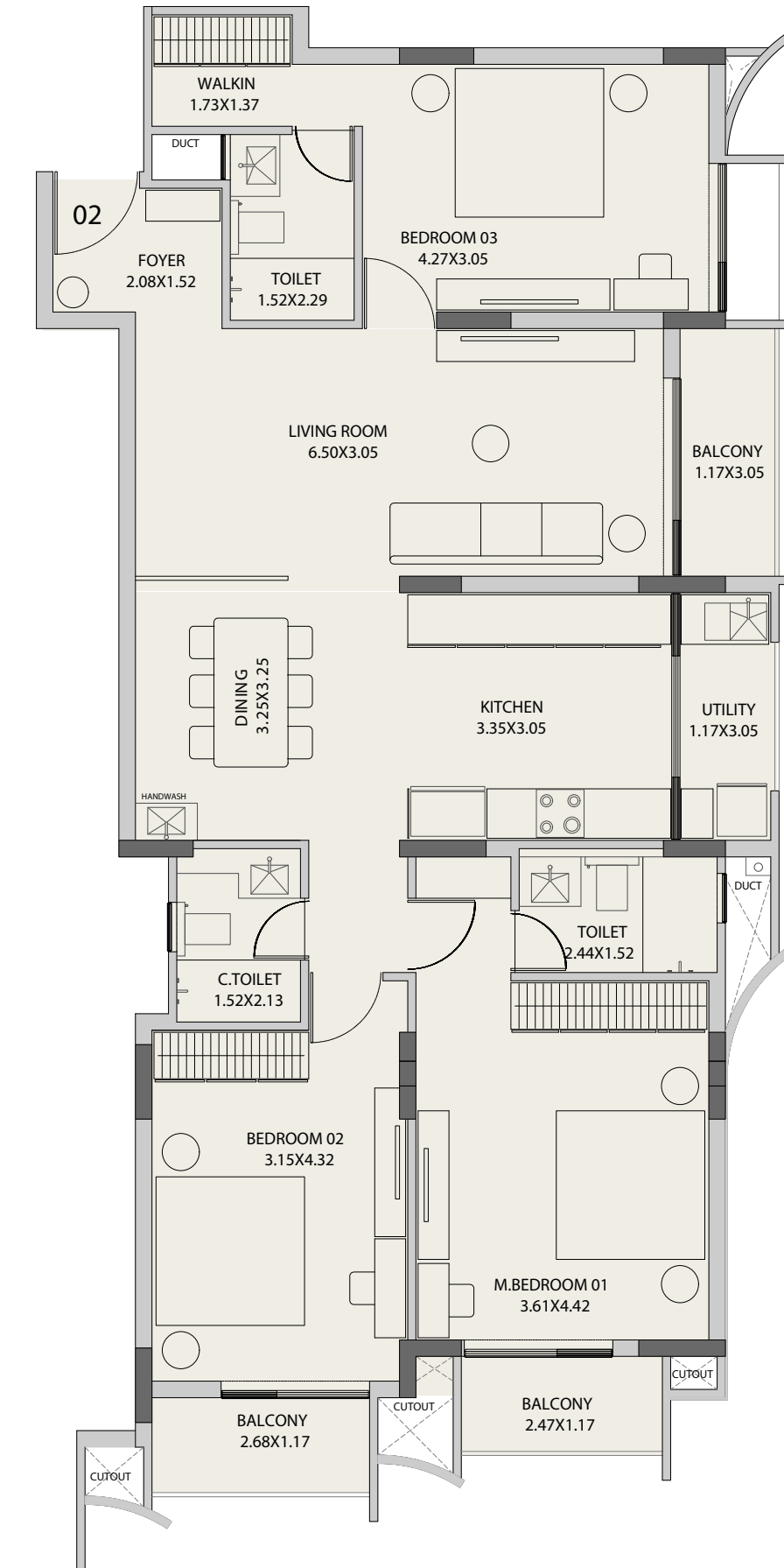
Apt No	Type	Carpet Area (Sqm)	Balcony Area (Sqm)	Saleable Area (Sft)
03	3 BHK	113.32	12.40	1774.00
04	2 BHK	81.39	8.02	1262.00

Apt No	Type	Carpet Area (Sqm)	Balcony Area (Sqm)	Saleable Area (Sft)
05	3 BHK	113.71	13.06	1789.00
06	3 BHK	106.79	14.43	1709.00

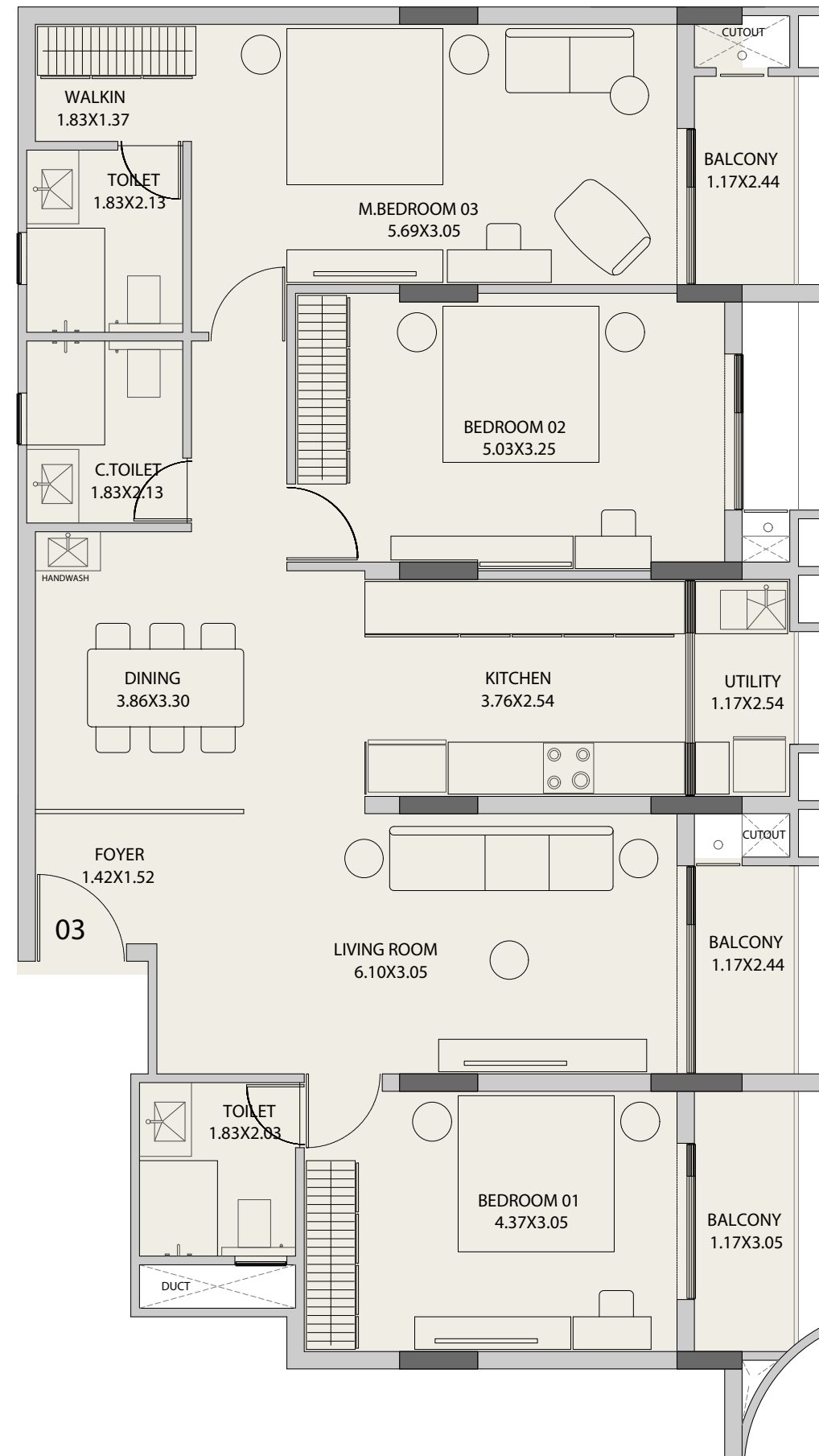




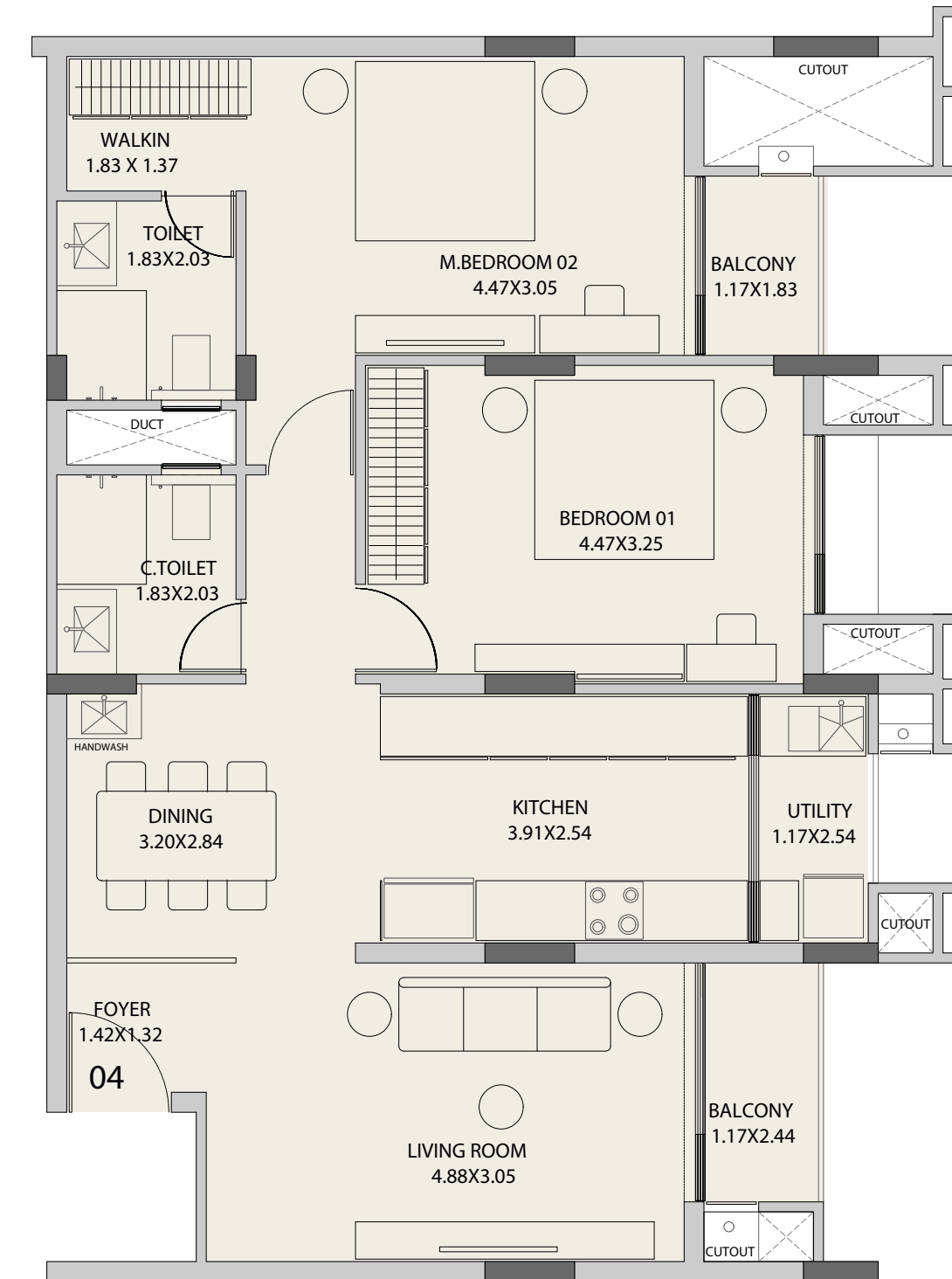
APT 01	
TYPE	3 BHK
CARPET AREA (SQM)	115.93
EXCLUSIVE BALCONY AREA (SQM)	13.57
SALEABLE AREA (SFT)	1827.00



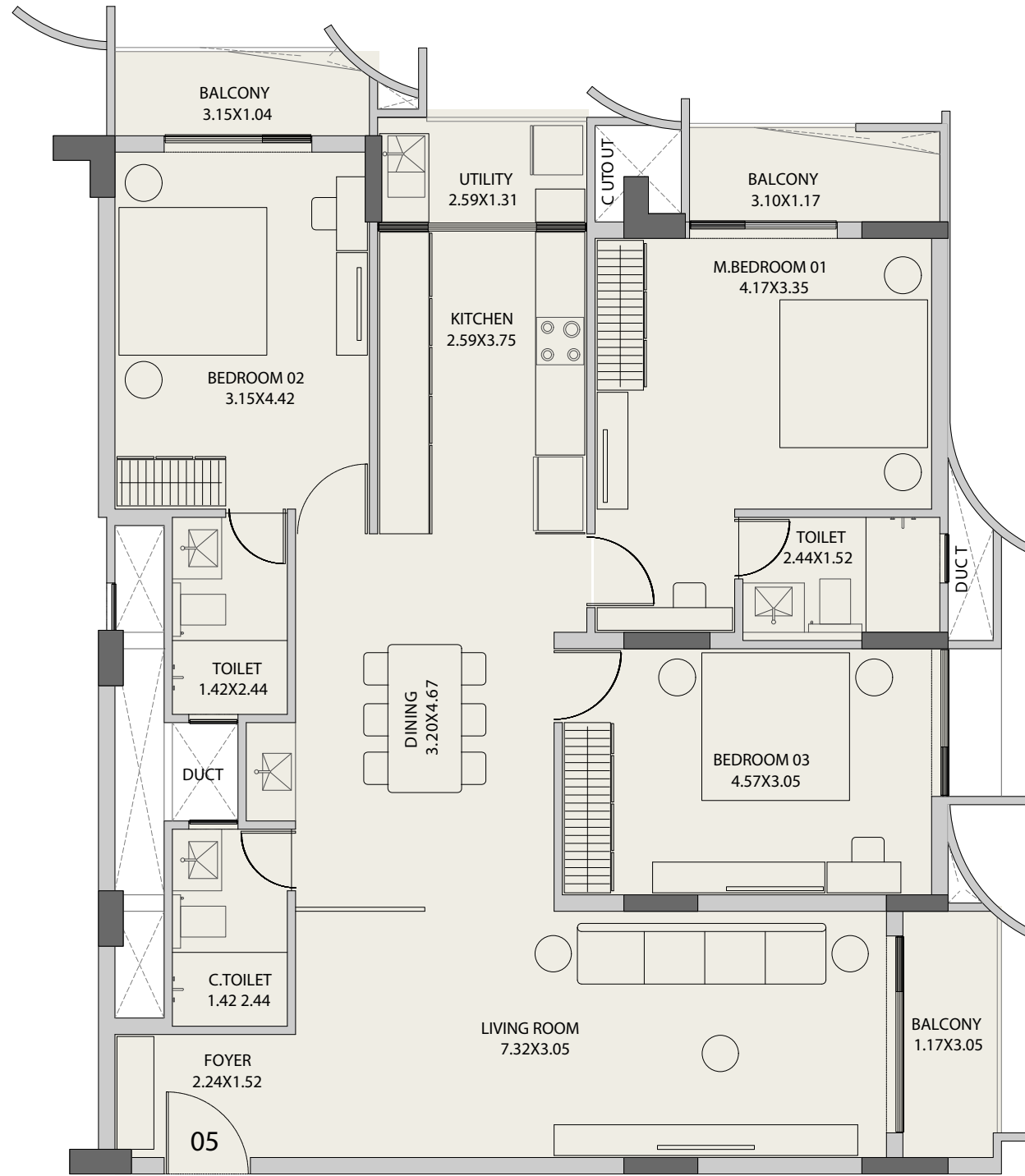
APT 02	
TYPE	3 BHK
CARPET AREA (SQM)	111.17
EXCLUSIVE BALCONY AREA (SQM)	13.31
SALEABLE AREA (SFT)	1756.00



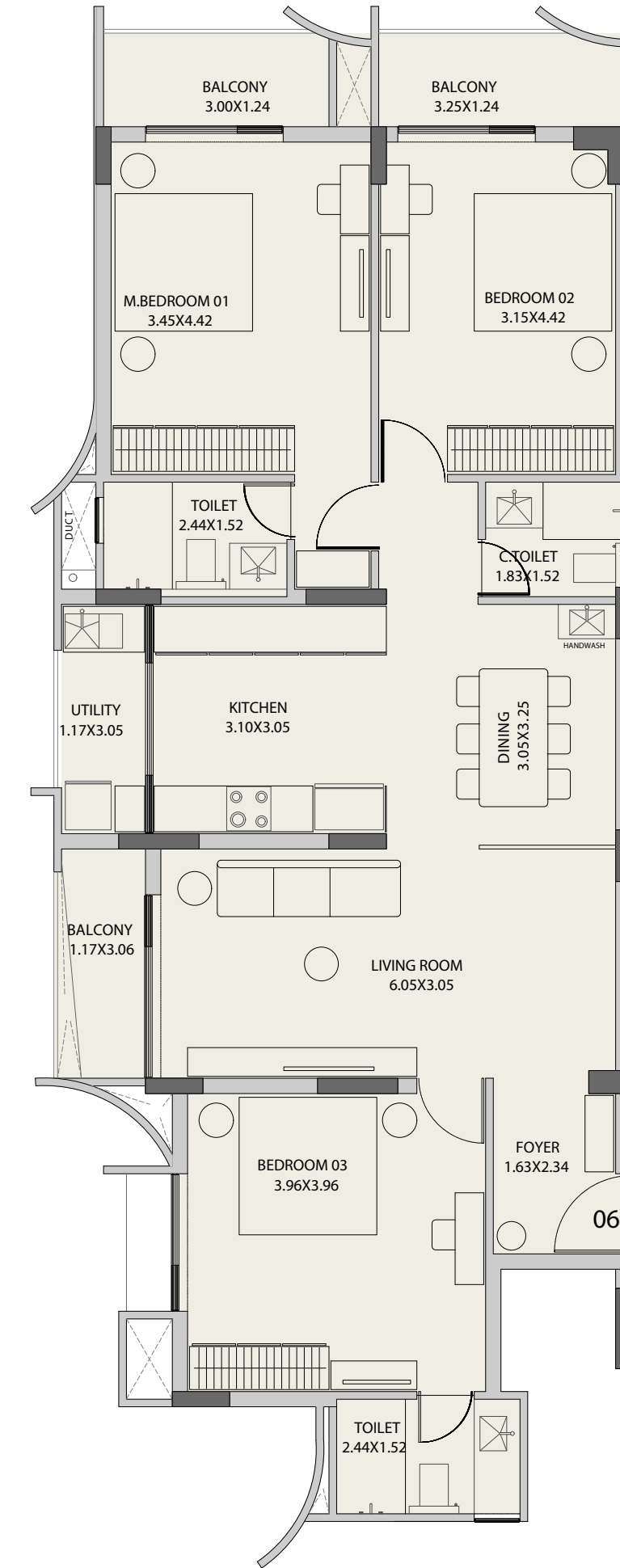
APT 03	
TYPE	3 BHK
CARPET AREA (SQM)	113.32
EXCLUSIVE BALCONY AREA (SQM)	12.40
SALEABLE AREA (SFT)	1774.00



APT 04	
TYPE	2 BHK
CARPET AREA (SQM)	81.39
EXCLUSIVE BALCONY AREA (SQM)	8.02
SALEABLE AREA (SFT)	1262.00



APT 05	
TYPE	3 BHK
CARPET AREA (SQM)	113.71
EXCLUSIVE BALCONY AREA (SQM)	13.06
SALEABLE AREA (SFT)	1789.00



APT 06	
TYPE	3 BHK
CARPET AREA (SQM)	106.79
EXCLUSIVE BALCONY AREA (SQM)	14.43
SALEABLE AREA (SFT)	1709.00





COMPLETED PROJECTS

MAK PARK SQUARE	TYPE	Commercial Cum Residential
	STATUS	Completed
	LOCATION	Pumpwell, Mangaluru

MAK THE ADDRESS	TYPE	Residential Apartments
	STATUS	Completed
	LOCATION	Sturrock Rd, Falnir, Mangaluru

MAK MALL	TYPE	Commercial
	STATUS	Completed
	LOCATION	Kankanady, Mangaluru

MAK AJMERA STONE PARK	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	E lectronic City, Bengaluru

MAK LIFESTYLE	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	Vidyanagar, Kerala

MAK MARK	TYPE	Commercial Cum Residential
	STATUS	Completed
	LOCATION	Pumpwell, Mangaluru

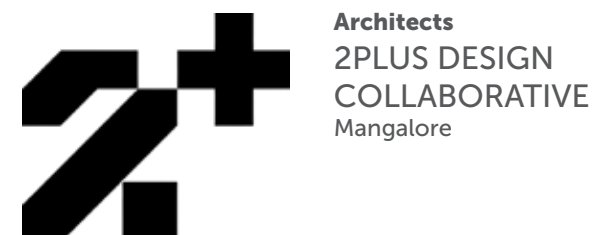
MAK GRAND	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	Bendoorwell, Mangaluru

MAK PARK VIEW	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	Bellandur, Bengaluru

MAK RIVIERA	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	Valencia, Mangaluru

JR MAK WOODS	TYPE	Residential Apartment
	STATUS	Completed
	LOCATION	Bommanahalli, Bengaluru

ASSOCIATES



Architects
2PLUS DESIGN
COLLABORATIVE
Mangalore



**Structural / Civil Engineering
Consultancy Firm**
ASHOK ASSOCIATES
Bangalore



ON-GOING PROJECT

**MAK
PRIME
SQUARE**

Ultra-modern
commercial space at
heart of Mangalore





DISCLAIMER

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MAK INFREALETY PVT. LTD.
4th Floor, MAK Mall, Kankanady
Mangalore 575 002
Karnataka, India

+91 70902 00027
+91 96866 79695
+91 0824 243 2427
www.mak.in / enquiry@mak.in

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