

**Site Address:**

Site No.126, 3rd Main Road, Jayamahal Extension, Bengaluru - 560 046.

Bengaluru Office:

Pranava Park, #16 (Old No. 11/1), Infantry Road, Bengaluru - 560 001.

TEL (91-80) 4219 0090 FAX (91-80) 4219 0094

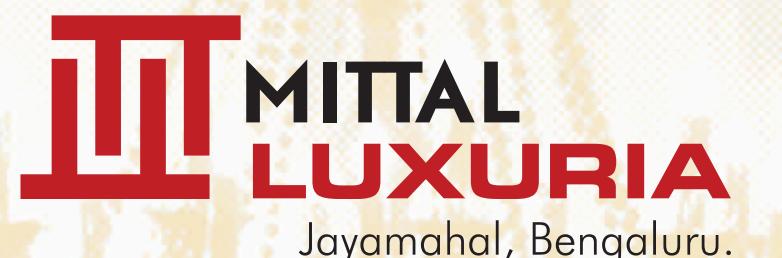
Mumbai Office:

Mittal Court, 144, C Wing, 14th Floor, 224 Nariman Point, Mumbai - 400 021.

TEL (91-22) 4347 3090 FAX (91-22) 4347 3093

EMAIL sales@mittaluniversal.com • WEB www.mittaluniversal.com

Disclaimer: All specifications, amenities, pictures and other information provided in the brochure are indicative, conceptual and not a legal offering at the kind of the development proposed. Subject to the approval at the respective authorities, the developers reserve the right to change the plans, specifications and features without prior notice or obligation at their sole discretion.



Indulge in the extravagance of space and style



Mittal Universal is a construction company which proudly wears its 60-year-old legacy even as it looks firmly ahead with a new - age outlook. With a history of a strong, people-over-market approach embedded in its foundation, Mittal Universal offers an electric mix of forward thinkers and functional creators.

Reaching out to clients across India and delivering in every aspect of the industry, the company has a proven track record in creating quality buildings for all manner of projects. Also, working in collaboration with the world's best technology firms, construction material companies and design gurus enables Mittal Universal to re-design and re-define the skyline of one of the fastest growing economies of the world.



Conceptualised by the internationally renowned architect Hafeez Contractor, Mittal Luxuria is being developed to be your personal paradise that will surpass the very definition of luxury, offering the finest in world class living with un-matched features and a lifestyle only a privileged few will enjoy.

Mittal Luxuria located at Jayamahal, the most coveted and prestigious landmark address in Bengaluru consists of 9 premium 3 BHK apartments.

Mittal Luxuria will be a lifestyle statement for a select few with every nook and corner oozing with opulent extravagance.





LUXURIOUS LIVING ROOM

ACTUAL RENDERED IMAGE

The planned layout makes optimum utilization of space and a host of contemporary amenities and accessories add up to create the most perfect ambience for luxury lifestyle. The expansive windows offer a spectacular view of the surroundings while efficiently allowing maximum light and ventilation across your home.



MASTER BEDROOM



ACTUAL RENDERED IMAGE

Indulge in your cozy dreams or learn the true meaning of serenity in the closed comfort of your meticulously designed spacious master bedroom with contemporary corner windows, walk-in wardrobe and luxurious toilets.



TERRACE VIEW

ACTUAL RENDERED IMAGE

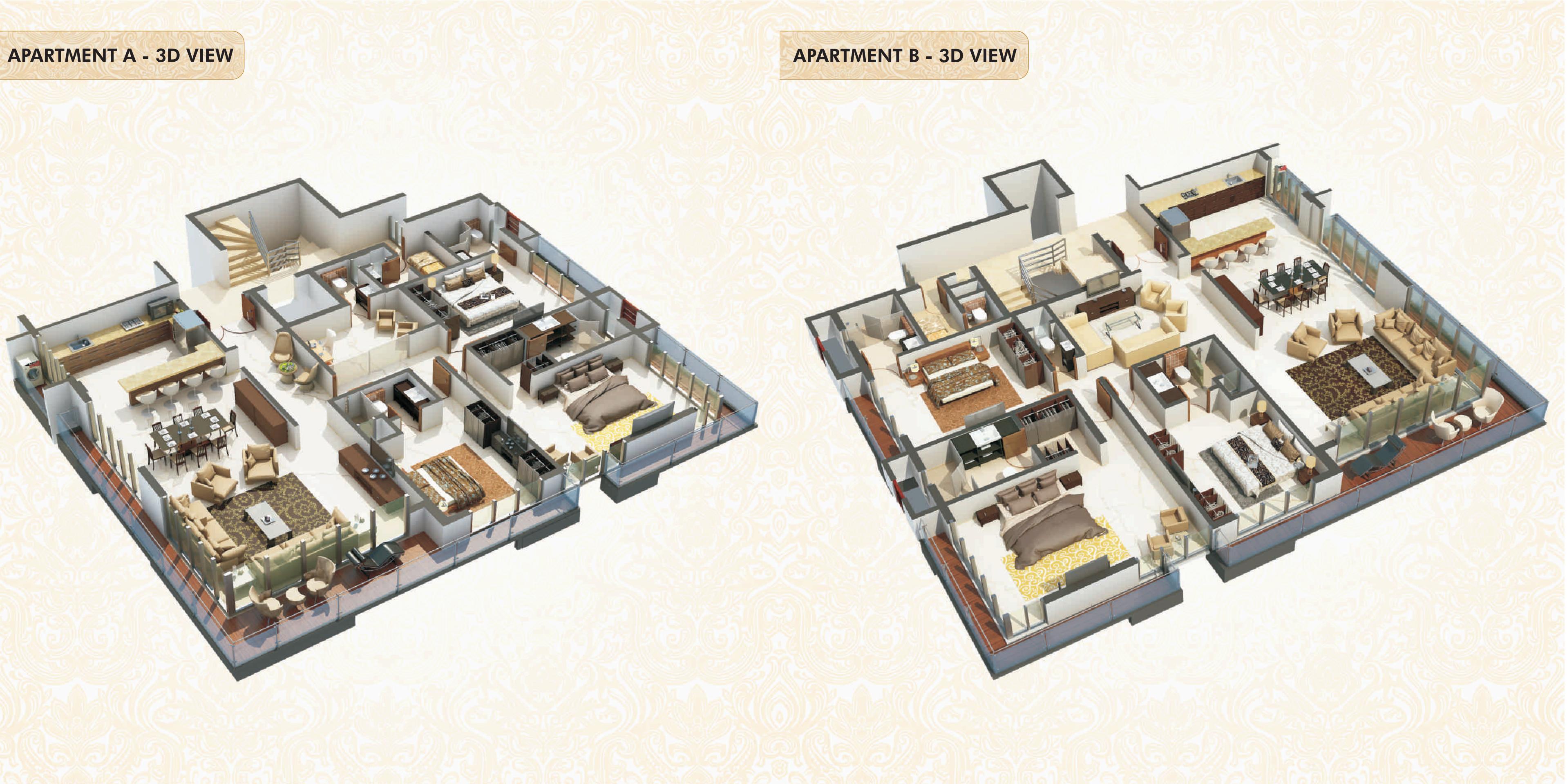
Catch up with your family or reflect on your life's special moments in complete peace and harmony in the landscaped common terrace.

You can also relax and rejuvenate your spirits in the swimming pool or keep yourself fit with a wealth of fitness facilities in the fully equipped gym.



Indulge in the extravagance of space and style. The grand designer entrance lobby leads you to a plush world of exclusive privacy and uber-chic interiors that catapults style and sophistication at par with international standards.

APARTMENT A**APARTMENT B**



AMENITIES

To make your living at Mittal Luxuria a pleasurable experience, we have strived hard in providing world-class amenities keeping in mind both safety and luxury. They are:

INTERNAL WALLS:

- Living / Dining, Bedrooms, Corridor
- Gypsum / POP with emulsion paint
- Bathrooms
- Designer ceramic tile dado up to 8 feet high
- Kitchen
- Gypsum with 2 feet dado of ceramic tiles over counter
- Entrance Lobby / Lift Lobby
- Gypsum / POP / Granite / Italian / Imported marble

INTERNAL FLOORS:

- Living / Dining, Bedrooms, Bathroom, Corridor
- Italian / Imported marble
- Kitchen
- Italian / Imported marble

EXTERNAL FLOORS:

- Entrance Lobby
- Italian / Imported marble
- Apartment Lift Lobbies
- Italian / Imported marble
- Service Lobbies / Staircases
- Vitrified Tiles / Marble / Granite

CEILING:

- Living / Dining, Bedrooms, Corridor
- Gypsum / POP with emulsion paint
- Bathrooms
- False ceiling with emulsion paint

DOORS:

- Timber door with polished veneer on both sides

FITTINGS:

- Sanitary Ware
- Duravit / Villeroy & Boch / Equivalent
- Bathroom Fittings
- Grohe / Hans Grohe / Equivalent
- Boilers
- In each Bathroom

KITCHEN:

- Modular kitchen of Hacker / Equivalent
- Appliances of Siemens / Equivalent
- Granite platform with Stainless Steel sink and drain board
- Gas detector
- Provision for Aqua guard / Geyser
- Exhaust fan

ELECTRICAL:

- 3-phase meter connection with life saving features ELCB/MCB provided
- Sufficient power outlets / light points provided
- Copper wiring and modular switches

TV / TELEPHONE / INTERNET:

- Cable TV / internet & telephone points in living / dining and all bedrooms

AIR CONDITIONING:

- VRF Air-conditioning provided

PAINTING:

- External Walls
- Texture Finish / Stone cladding and / or emulsion paint
- Internal Walls
- Emulsion paint

ELEVATORS:

- 1 Passenger lift of Mitsubishi / Schindler / Otis / Equivalent

CAR PARKING:

- Ample car parking on basement level

ADDITIONAL ITEMS:

- RCC frame structure
- Wood finish / UPVC windows in all rooms
- Servants room and toilet for each individual unit
- Video door phone and gas alarm system.
- Earthquake resistant building designed for seismic zone II
- Standby power - 100% backup to residents, emergency power for lifts, pumps & lighting in common area.
- CCTV

LOCATION MAP





OUR TEAM

Design Architect:
ARCHITECT HAFEEZ CONTRACTOR
29th Bank Street, 01st Floor, Fort,
Mumbai - 400 023.

Solicitors:
ANUP S SHAH LAW FIRM
No.34, Vasanth Nagar, Cunningham Road,
Bengaluru - 560 052.

Structural Consultants:
MAHIMTURA CONSULTANTS
25, Unique House, 3rd Floor, S.A Brelvi Road,
Fort, Mumbai - 400 001.

Landscape Architect:
PS LANDSCAPE DESIGN AND ECOLOGY
A30, B Wing, 1st floor,
Crystal Plaza, Plot No. 18/27, Sector 7,
Kharghar, Navi Mumbai - 410 210.

MEP Consultant:
MAPLE SERVICE CONSULTANT
"Maple House"
691-T,16th Main Road, 4th "T" Block,
Jayanagar, Bengaluru - 560 041 (India).