



Bhandary Iniha

Your Gateway To Prime Commercial Investments

Bhandary Iniha isn't just another address in Mangalore—it's your ticket to commercial success in a city rapidly evolving into a business hub. Crafted with precision by Bhandary Builders, this prime property beckons savvy investors seeking a future-proof real estate venture. Envision a strategic locale at the heart of connectivity, set amid a vibrant environment that fosters steady growth. It's an ideal opportunity to secure a space built to stand the test of time. Elevate your portfolio with Bhandary Iniha and experience the sweet blend of profitability and pride—because every wise investment deserves a remarkable story to tell.

Bhandary Iniha

Where ambition meets possibility,
and every square foot becomes a
landmark of success.





₹ 96,85,500
Minimum Investment



₹ 90 per sqft
Assured Rental

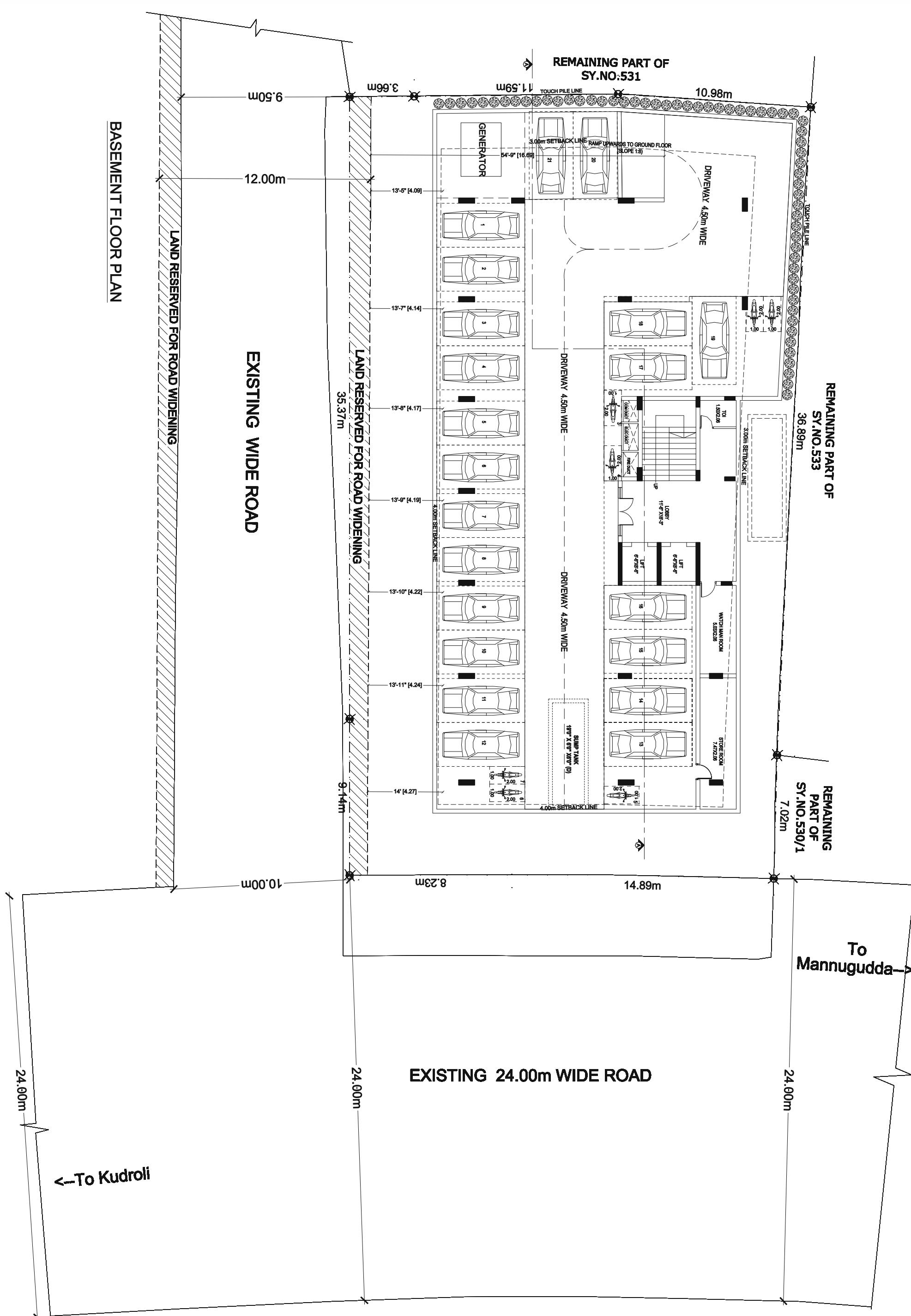


14.5% per Annum
Target IRR

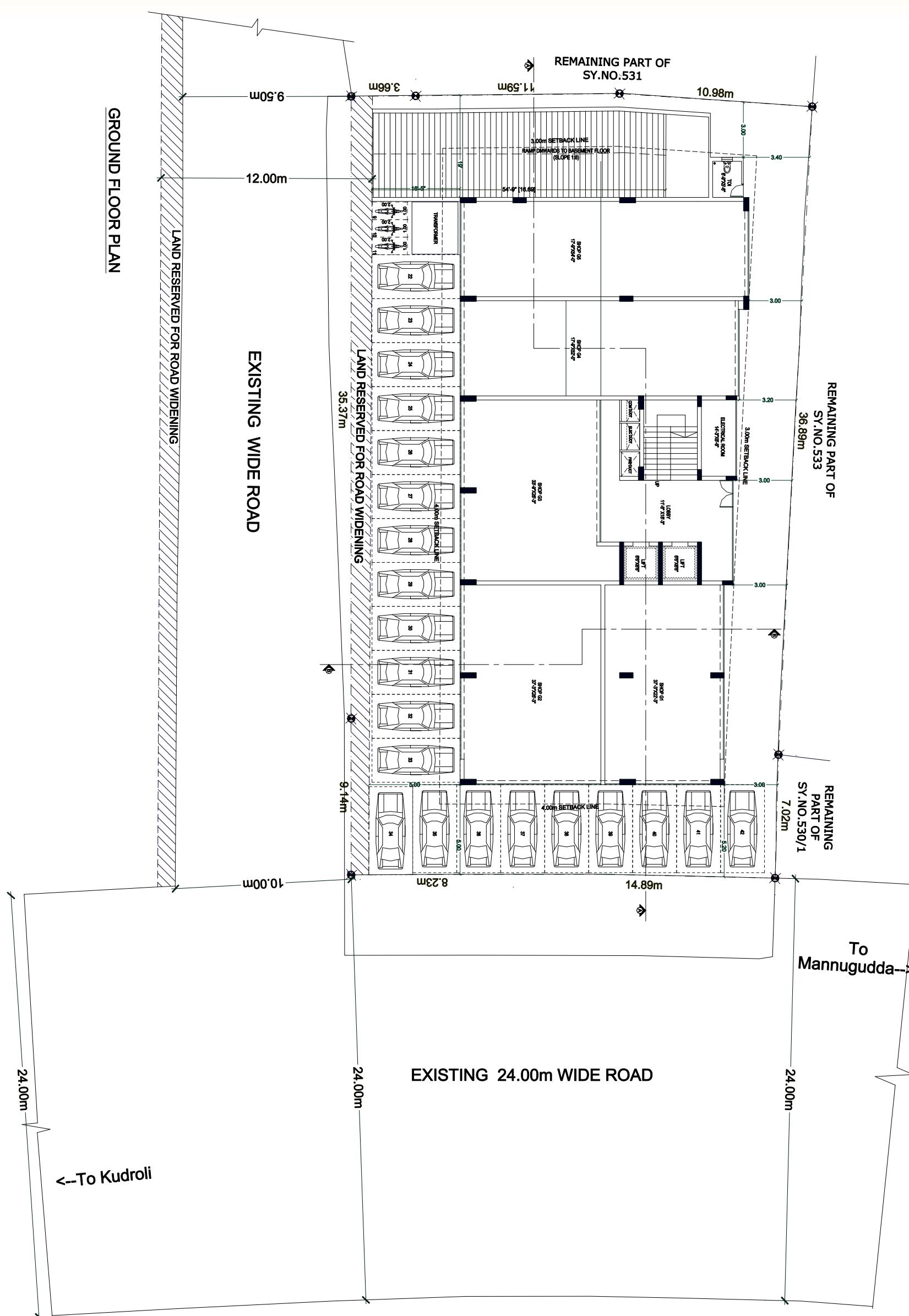


15%
Rental Rise After 3 Yrs.

Investing is the cornerstone of financial growth—it's how you turn today's resources into tomorrow's prosperity. When you partner with a reputable builder like Bhandary Builders, you're not just buying a piece of real estate, you're securing a lasting asset that offers stability and long-term value. From potential rental income to impressive resale prospects, the right property can diversify your portfolio and guard against market volatility. In a world of endless possibilities, choosing a trusted name means fewer risks and more rewards. After all, a solid investment doesn't just appreciate in value, it fortifies your future.



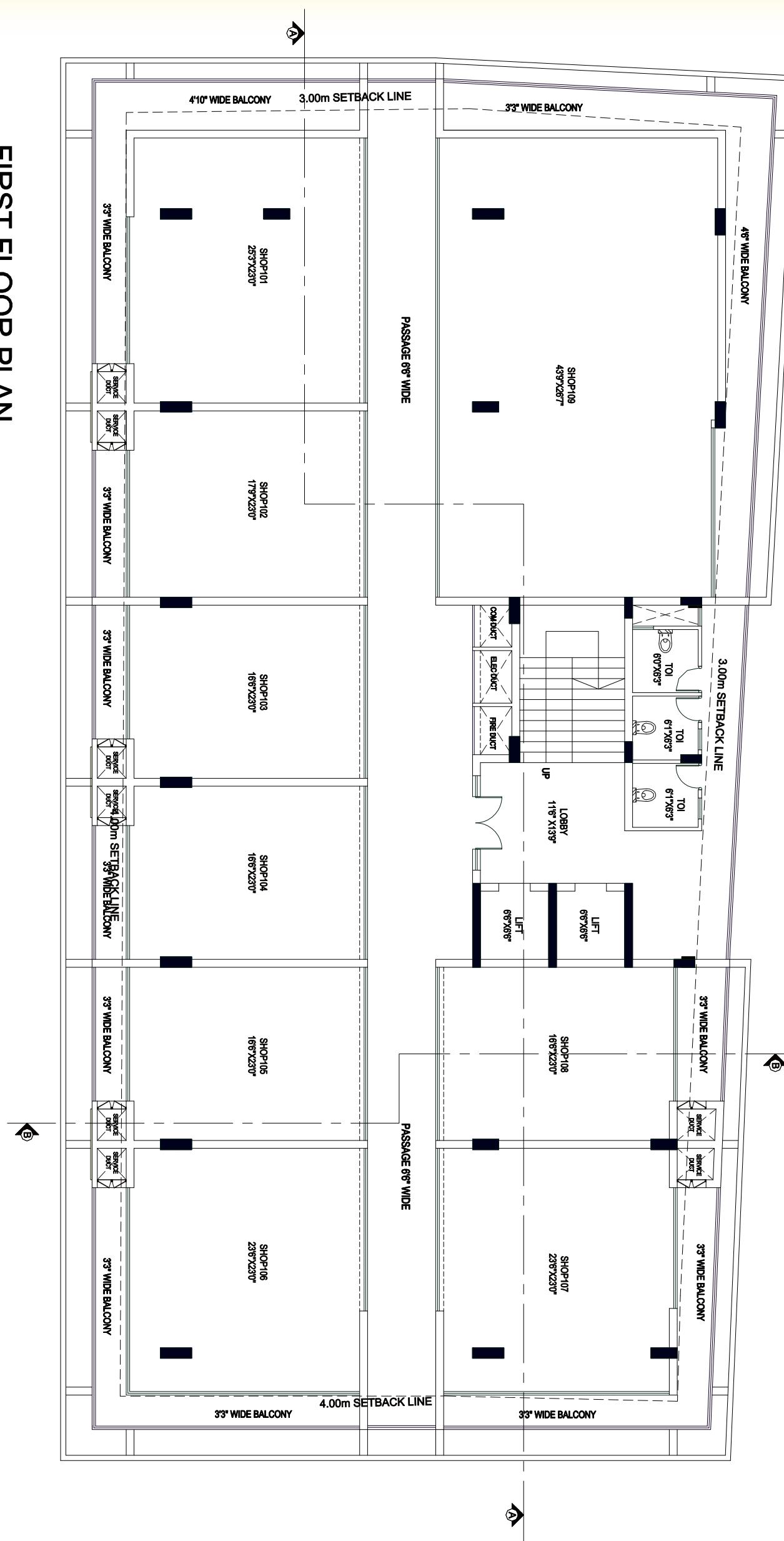
Basement Plan



Ground Floor

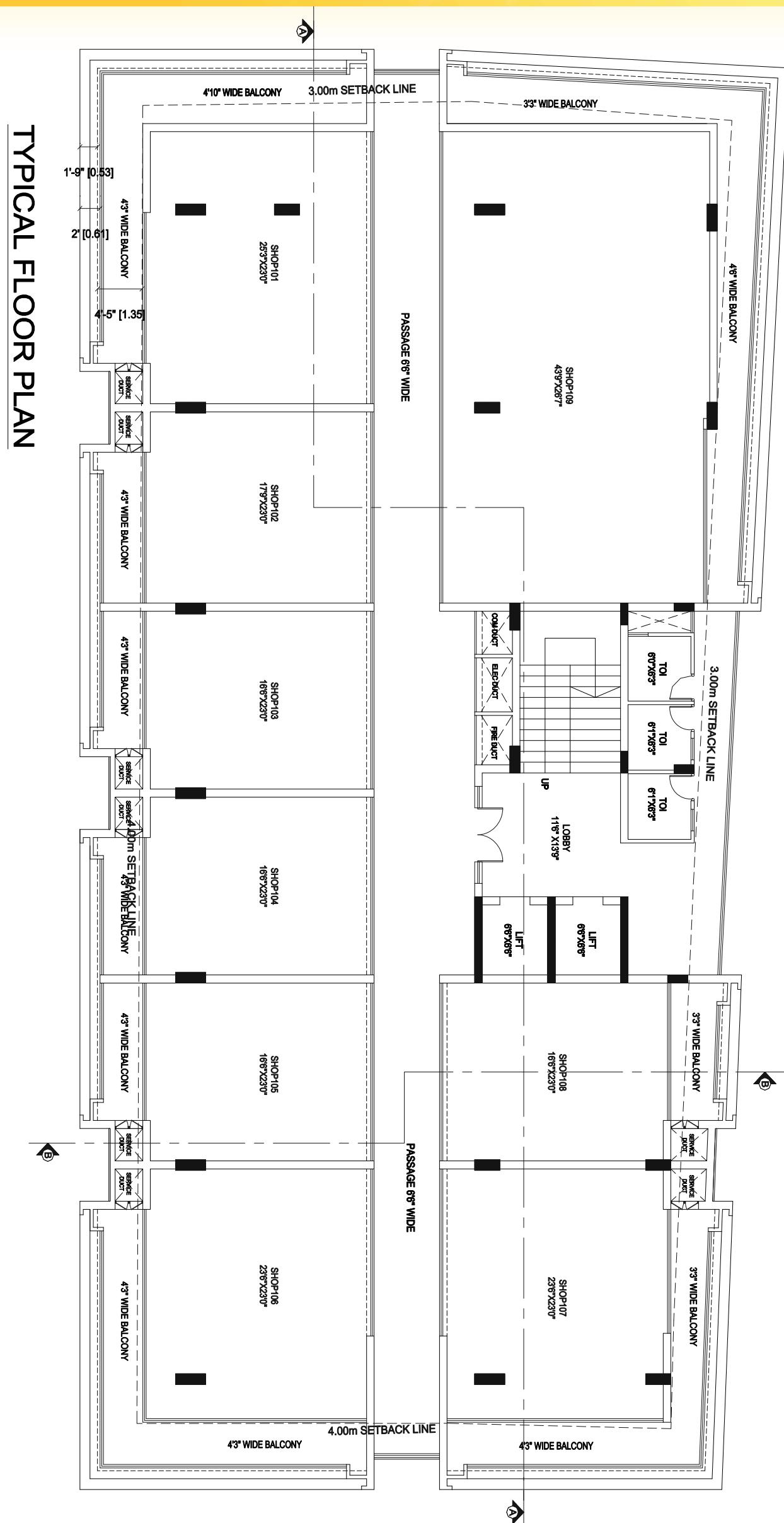
Shop Number	Saleable Area
G1	1158.00 SFT
G2	1352.00 SFT
G3	1266.00 SFT
G4	1314.00 SFT
G5	1374.00 SFT

FIRST FLOOR PLAN



First Floor

Shop Number	Saleable Area
101	1072.00 SFT
102	630.00 SFT
103	587.00 SFT
104	587.00 SFT
105	587.00 SFT
106	931.00 SFT
107	945.00 SFT
108	629.00 SFT
109	2032.00 SFT



TYPICAL FLOOR PLAN

Typical 2nd/3rd/4th Floor

Shop Number	Saleable Area
201 ; 301 ; 401	1101.00 SFT
202 ; 302 ; 402	645.00 SFT
203 ; 303 ; 403	601.00 SFT
204 ; 304 ; 404	601.00 SFT
205 ; 305 ; 405	601.00 SFT
206 ; 306 ; 406	989.00 SFT
207 ; 307 ; 407	971.00 SFT
208 ; 308 ; 408	624.00 SFT
209 ; 309 ; 409	2017.00 SFT

Features

- ❖ Overhead water tank & underground sump tank with required pumps.
- ❖ Powder coated / UPVC window fixtures with MS grills.
- ❖ Concrete inter lock for car parking.
- ❖ Double coat exterior plastering.
- ❖ Vitrified floor tiles.
- ❖ External painting of the building with exterior grade approved paints.
- ❖ Acrylic emulsion painting for ceiling & internal walls.
- ❖ Telephone point, Computer point.
- ❖ Modular electrical switches.
- ❖ Fully framed RCC structure.

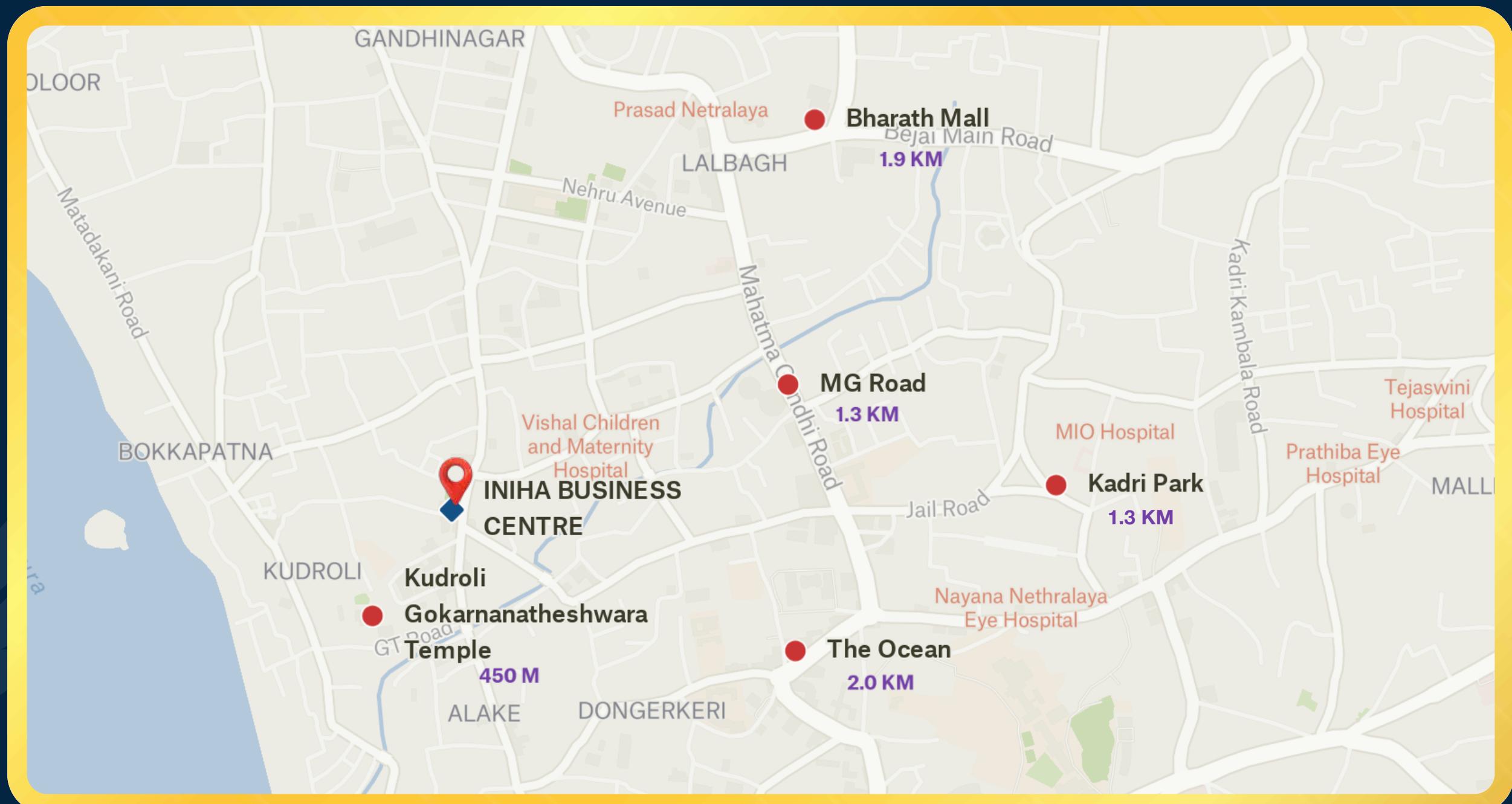


Highlights

- ❖ 24x7 On-Site Security Patrol & Surveillance Camera
- ❖ Spacious wide corridors with Granite flooring
- ❖ Automatic elevator of 8 passenger capacity
- ❖ Ample car parking facility
- ❖ Spacious entrance lobby



Strategic Location



Landmarks

City Centre Mall : 2.0 km
TheOcean Pearl : 1.2 km
Bharat mall : 1.6 km

Kudroli Temple : 500 M
Forum Fiza Mall : 2.8 KM
Kmc hospital : 1.8 KM

12 KM

Mangalore Int.
Airport

2.5 KM

Mangalore Train
Station

1.6 KM

Mangalore KSRTC
Bus Stand

Mangalore, famously dubbed the “Silicon Beach City of India,” is fast emerging as a hub of technology, innovation, and vibrant commercial activity. Its strategic coastal positioning and robust connectivity create an environment ripe for investors and entrepreneurs alike. With modern infrastructure, thriving educational institutions, and an ever-evolving skyline, the city offers boundless potential for long-term growth. Kudroli, in particular, stands out for its dynamic development and cultural significance—a true testament to Mangalore’s rapid rise.

Contact Info



BHANDARY INIHA BUSINESS CENTRE

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Got questions, need more information, or simply curious about what sets Iniha Business Centre apart? We'd love to hear from you! Drop us a line, give us a call, or swing by in person—our doors are always open. We're committed to guiding you every step of the way, from that very first hello to the day you unlock your new business space. Reach out—let's make your commercial dreams come true!

T&C apply