

PRIMARC | RIYA
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Your
five star life
at Mankundu

Design, Buildings and Amenities for the five star residences at Mankundu. Spacious 600 acres with 70% open to nature and several modern amenities, the complex offers the exclusive features - Digital, Flexible cost, customer club, superior building materials and architecture innovations that provide more usable floor space per apartment.

Get your hands on a great thought with these stars of the apartment.



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Life on the rooftop

Take a luxury as you sleep in the tower Skyteal at Aura about 100m long in each cluster the Skyteal gives you an incredible rooftop view over the entire complex. The first of its kind in Malaysia, the premium feature will be your 1st pick.

Interconnected with complete designed waterbeds and green patches, the Skyteal connects clusters of towers. Dig into a private view of the central deck or simply stroll... www.zricks.com



Wonder towers

With state-of-the-art architecture and design, Aura is the most modern set of luxury homes in the Heights district. Ten towers, one 5-7 and one 8-10, make this an exclusive all-around project. Made from superior building materials, the towers are equipped to resist natural wear, corrosion and are disaster resistant. This is why they will last longer.

Amenities at Aura

Kids zone	Home theatre
Club with indoor games	Open space for barbecues
Gym	Community hall
Library	Generator backup
Yoga and meditation space	24x7 filtered water supply
Swimming pool	Advanced security system
Office for Facility Manager	Supply from market get back
Society office	Storage in each house
Guest house	Garbage collection area
Multi-purpose hall	Steam rooms for men and women





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Amazing apartments

Each apartment is shaped to bring a touch of healthy high living. Ample sunlight and excellent ventilation blend seamlessly here. There are over 100 units. The 2 BRK apartments range from 65 to 675 sq ft. The 3 BRK apartments are between 100 and 175 sq ft while the 1 BRK apartments range from 105 to 192 sq ft.

Proven that you have great care to make these Parkland's most architecturally advanced apartments. The use of Maximum Framework Systems gives smooth wall finished walls and ceilings. The present absence of beams and columns gives the interiors an elegant finish. These apartments will enjoy enhanced usable floor area.



prana

A premium wellness zone at the ground level Prana is more than just a club. It will feature a well-equipped air-conditioned gym, library, meditation chamber, multipurpose court, indoor games, a yoga zone as well as steam rooms for men and women. The adjacent lounge is ideal for a chill after an arduous workout.





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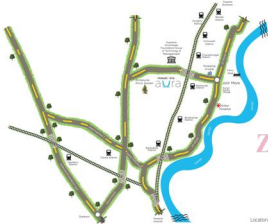
PREMIUM LIVING
aura



Paradise pool

Plunge into simple pleasures at the luxurious outdoor pool. Built on the first floor, this architectural marvel will add to the top tier status of the project. Make your evening grand at the open-air party deck beside the 50' long swimming pool.





Easy connectivity

- 100 m from Parkview Station
- 17 km from Lake Plaza Mall
- 2.5 km from Galle Road
- About 10 km from the Government Hospital

Location Plan
Not in scale



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The south group of conditioned community hall with an adjoining banquet area offering the ideal for your social event. It can accommodate 100 guests.





Activity zone

Your children will be entertained & ready with you at Aura in a safe and comfortable secure team and play. Bring your young ones for a walk in the garden or join your friends at the tennis court for a spin game. ... Aura is all about keep you entertained.

Smart shopping

Pick up your daily supplies from a variety of stores in the complex. Shopping has never been easier!



Specifications

STRUCTURE

Foundation: Pier foundation

Superstructure: Cast-in-place concrete/RCJ superstructure

Roof: AAC cavity fill roof/RCJ structural slab

FINISHING

Exterior finish: Weather resistant

Interior finish: Plaster with POP

Tablet floor: Ceramic tiles

Wall/ceiling: Ceramic tiles with POP

KITCHEN

Floor: Ceramic tiles

Platform: Stone granite slab

Wall/ceiling: Ceramic tiles up to 2 feet above kitchen slab

FLOORING

Master bedroom: Ceramic tiles

Bathroom: Ceramic tiles

Living and dining: Ceramic tiles

Floor lobby: Ceramic tiles

Entrance lobby: Ceramic tiles

Staircase: Ceramic tiles with POP

DOORS AND WINDOWS

Main door: Laminated main door with wooden frame

Light door: Laminated door

Internal doors (including toilet doors): Wooden frame

Window: Laminated with glass

Windows: Maximum double glazing windows with floor glass





ELECTRICALS

- AC power outlets: Two bedrooms
- Single power outlets: Bathrooms
- Exhaust fan outlets: Bathrooms and kitchen
- Cable/tel outlets: All bedrooms and living room
- Wiring: Concealed copper wiring
- Switches and other control devices: Semi-modular switches
- Television points: Living room and master bedroom

TELEPHONE

- One in living room

PLUMBING

- Kitchen: Under counter water

KITCHEN SINK

- Stainless steel

SANITARY WARE

- White sanitary ware of reputed make

FAUCETS

- CP-faucets and fittings of reputed make

ELEVATORS

- Fully automatic elevators of reputed make. Brakes and mechanisms

GRILL

- Optional as per approved design. Available as per requirement on additional charges.

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Presenting your five star home ...

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Artist's Impression of a typical 3 BRK apartment

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Artist's impression of a typical 2.5 BRK apartment

Artist's impression of a typical 2 BRK apartment



- | | | | | | | |
|---------------|---------------|----------------------|------------------|-------------------|--------------------|-------------|
| ⓪ Car Parking | ⓪ First Floor | ⓪ Board Room | ⓪ Entrance Floor | ⓪ Security Office | ⓪ Water Cooler | ⓪ Other |
| ⓪ Lobby | ⓪ Suit | ⓪ Board Room | ⓪ Waiting | ⓪ Library | ⓪ Commercial Lobby | ⓪ Service |
| ⓪ Lift Shaft | ⓪ WC | ⓪ Nurse Station Room | ⓪ Home Theater | ⓪ Video Play Room | ⓪ Entrance Lobby | ⓪ Recycling |





Plot Type	Area	Built up area	Service area incl. 7% SDA chargeable area	Total Chargeable area
1	23	600	66	666
2	23	600	66	666



Part type	Qty	Sub. sq. area	Total chargeable area
1	2.5	600	1500
2	2.0	400	800



Second floor plan block D1



Part type	Qty	Sub. sq. area	Total chargeable area
1	2.5	600	1500
2	2.0	400	800



Third floor plan block D1



Flat type	BHK	Built up area	Service area (for 50% chargeable)	Total Chargeable area
1	1.5	600		600
2	1.5	600		600
3	1.5	600		600
4	2	600	14	614
5	2	600	14	614
6	2.5	600		600



Flat type	BHK	Built up area	Total Chargeable area
1	1.5	600	600
2	1.5	600	600
3	1.5	600	600
4	2	600	614
5	2	600	614
6	2.5	600	600





Floor type	Units	Built up area	Total chargeable area
1	2	669	669
2	2	643	643
3	2	669	669
4	2.5	700	692
5	2	627	627
6	2.5	776	690



Floor type	Units	Built up area	Total chargeable area
1	2	669	669
2	2	660	660
3	2	646	646
4	2	691	691
5	2	669	669
6	2	627	627





Floor type	Area	Net usable area	Total chargeable area
1	2.5	179	180
2	2	147	150
3	2.5	191	192
4	2	150	150
5	2	142	145
6	2	150	150





First floor plan block 06



Architect

Mohamed & Associates, an ISO 9001:2008 company, was established in 1995 under the leadership of Khalid Mohamed. Mr. Mohamed's goal has always been to establish a close relationship between architect and client by involving them in a participatory process. The firm's practice includes designing housing, commercial, educational spaces, office buildings and corporate interiors.

Mohamed & Associates has partnered with clients for long term projects and delivery of superior architectural solutions. The depth and range of work by Mohamed & Associates ensures the timely take up of assignments with little backlog for clients across the various communities.

The firm believes in creating beauty through aesthetic design. They take creative innovation and use creative ideas that enhance the aesthetics of good living. Mohamed & Associates has collaborated with various national architectural firms such as Calvert, Aedas International and HOK to complete award winning designs in Middle East regional markets.

Structural Consultant

Aspen Consulting, set up in 1993 is an Engineering Consulting firm specializing in Structural Design of engineering structures. Over the years, when the necessity was required structural design of wide range of civil engineering projects. From schools, multi building, multi stories commercial, residential apartments and water treatment, transportation and related water treatment plants.



Landscape Consultant

Sargal Associates is a fully licensed landscape architecture firm established by an internationally recognized landscape architect, Andrew J. Sargal, having graduated from the School of Planning and Architecture, New Delhi in 1978. Mr. Sargal is a member of the Department of Landscape Architecture, School of Planning and Architecture, New Delhi. His professional services include landscape architecture and planning services in the Middle East for various sites.



Preferred Sales Agent

Established in 1997, NK Realty is one of the largest integrated real estate services in India. Having offices in multiple locations in New Delhi, Gurgaon, Noida, Faridkot, Chandigarh and Coimbatore.



Legal Advocate/Solicitor

Sale & Buy is an independent law firm with expertise in legal services. Based in India, the firm has a strong national and international network. With its clients' experience in real estate, asset finance, infrastructure, banking, finance, government contracts and corporate real estate advisory services, Sale & Buy is equipped to meet the needs of corporate organisations worldwide.

Sale & Buy's primary areas of work include residential property, corporate and commercial contracts, joint ventures, mergers and acquisitions, insurance, transactions, litigation, corporate and foreign relations, free trading, real estate, property development, residential property, environmental law, energy law, insurance related laws etc.

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RIYA

As an eminent name in the real estate arena, Riva Projects has developed residential projects that have been a class apart. Unique architectural design along with modern technology has added value to these residential landmarks. Riva projects, by integrating the best of design, innovation and quality standards, aim to provide long term sustainability and environmental considerations in all operations and creations.



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Primarc is a dynamic group with diverse interests. Besides quality housing, affordable and high fashion clothing, IT and more, they contribute to society and the environment to make Eastern India a better place to live in.

47 LIFESTYLE DESTINATIONS THAT INCLUDE ...

- City Mall**
- City Mall**
- City Mall**

A MARKET LEADER IN REAL ESTATE
IN COMPLETE, UNCOMING AND UNCHAINED PROJECTS

- Prime**
- Prime**
- Prime**
- Prime**
- Prime**
- Prime**

JUNCTION

The Super Mall in South Bengal with 100+ Brands, 300+ Shops and a 24/7 Super Mall.



PRIMARC MECAM

A group of value oriented projects with a customer centric network providing the best of residential, commercial and recreational spaces.



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