

MEMBER
CREDAI
UDUPI


**AMSHUL
AVENUE**
KATAPADI, UDUPI

COMMERCIAL & 2-3 BHK RESIDENTIAL APARTMENTS



Space that
Inspires Comfort
& Style

Promoted by

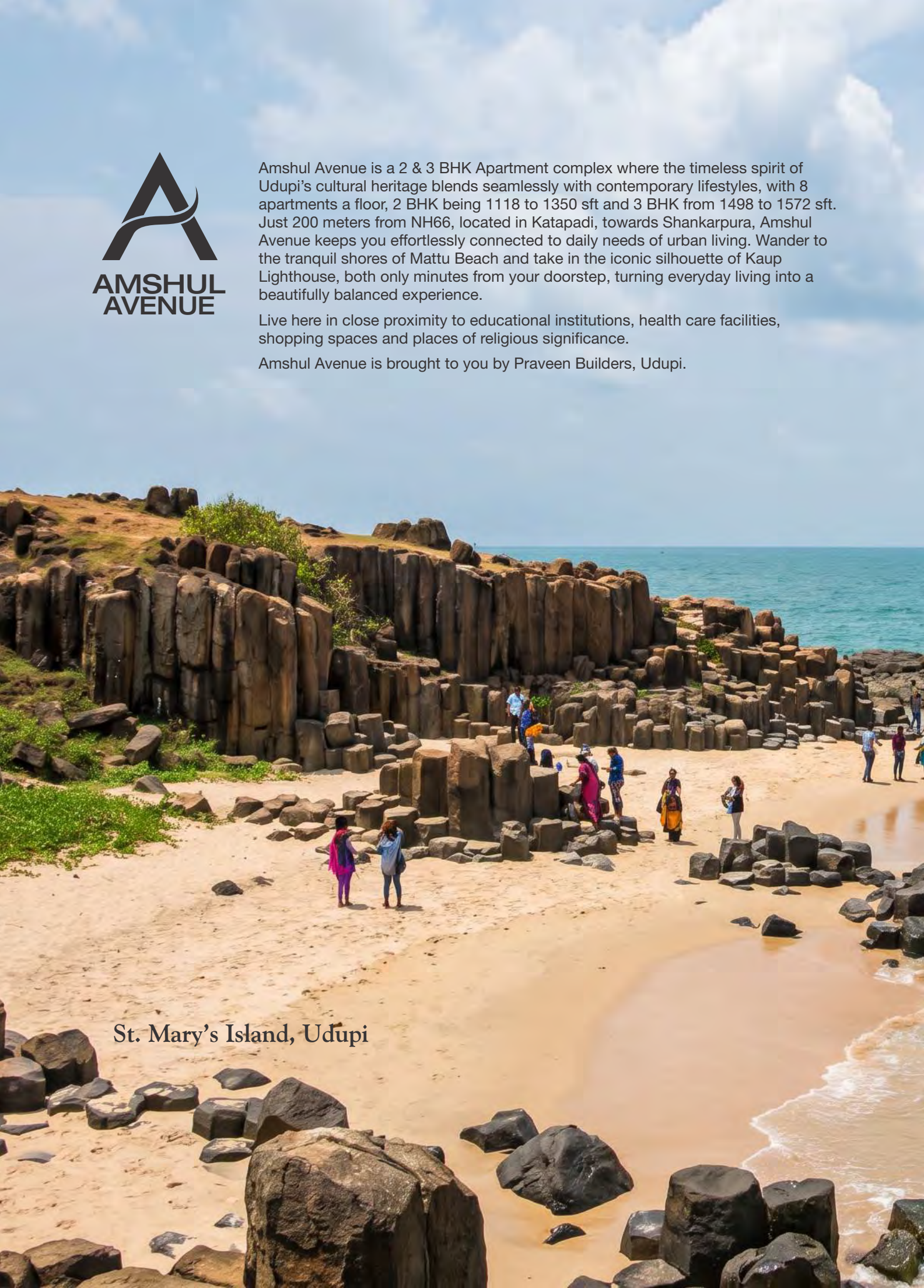

PRAVEEN
BUILDERS



Amshul Avenue is a 2 & 3 BHK Apartment complex where the timeless spirit of Udupi's cultural heritage blends seamlessly with contemporary lifestyles, with 8 apartments a floor, 2 BHK being 1118 to 1350 sft and 3 BHK from 1498 to 1572 sft. Just 200 meters from NH66, located in Katapadi, towards Shankarpura, Amshul Avenue keeps you effortlessly connected to daily needs of urban living. Wander to the tranquil shores of Mattu Beach and take in the iconic silhouette of Kaup Lighthouse, both only minutes from your doorstep, turning everyday living into a beautifully balanced experience.

Live here in close proximity to educational institutions, health care facilities, shopping spaces and places of religious significance.

Amshul Avenue is brought to you by Praveen Builders, Udupi.



St. Mary's Island, Udupi



Praveen Builders is the real estate development entity on the horizon of Udupi - Mangalore districts, where education, technology, entrepreneurship and spirituality elevates the life styles of citizens to a higher level. Ultramodern yet aesthetic, technically world class yet traditional, community oriented yet personal privacy are the key aspects of needs of the next gen home owners prefer to look into.

Praveen Builders is a professional real estate consulting company with diverse interests with expanding market presence. Headed by Praveen Chandra Suvarna, who has over 31 years of experience in building large residential projects - apartments, villas, commercial projects since 1995, now brings his vast experience in to this venture.

Praveen Builders has highly valued expertise in handling turnkey construction project contracts for residential, commercial and hospitality sectors.

Salient Features

- Separate Grand Entrance lobby to apartment block
- Children's play area
- Reticulated Gas connection for all apartments
- Eight-passenger Automatic Elevator
- Basement car parking facility
- Security room with Surveillance camera monitoring
- Water supply through open well & bore well in addition to panchayat Water Supply
- 100% power backup for common area, lift and pumps
- 1 KW power backup for each apartment
- Sewage Treatment Plant (STP) facility
- 4 KW power provision with single phase meter for 2 Bedroom apartment
- 5 KW power provision with single phase meter for 3 Bedroom apartment

Specifications

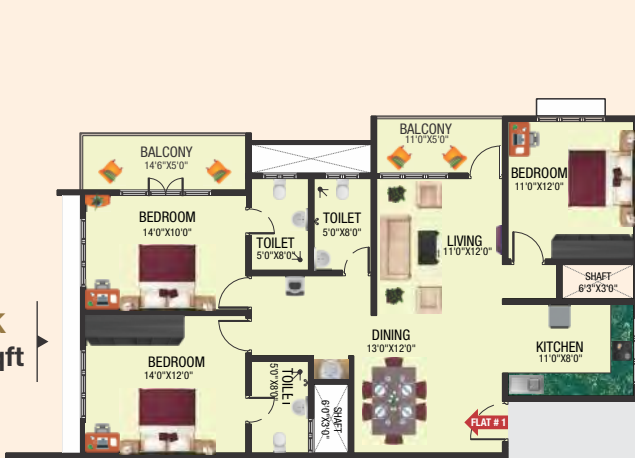
- Earth quake Resistant RCC framed Structure with laterite stones and solid cement block for walls
- Kitchen Platform, granite top, glazed tile dadoing up to 5', Stainless steel sink, provision for exhaust fan and water purifier.
- Vitrified tiles flooring, Anti-skid ceramic tiles for toilets, Glazed tiles up to 7' for toilets, Concealed plumbing with hot and cold mixer in all toilets, Provision for exhaust fan in toilet. White Color sanitary fixtures
- TV and Telephone point in living room and master bedroom, AC point in all the bedrooms
- Entrance door made of Teak wood or equivalent frame and Shutters. For all other doors hardwood frames and flush shutters. Powder coated aluminum windows with MS safety grills
- Internal wall painting with acrylic emulsion and external wall with acrylic exterior paint
- ISI Standard wires and Switches for Electrification, ISI Standard Pipes and fitting for Plumbing

TYPICAL FLOOR PLAN

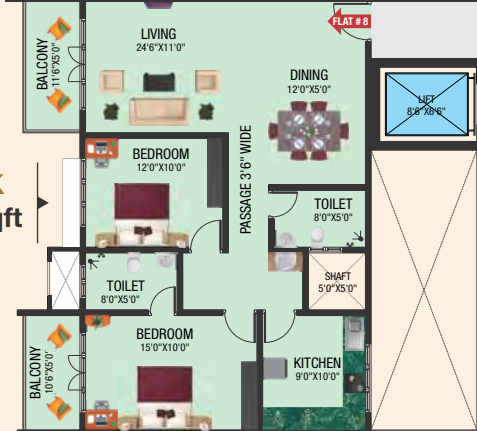
3 BHK
1572 sqft

2 BHK
1284 sqft

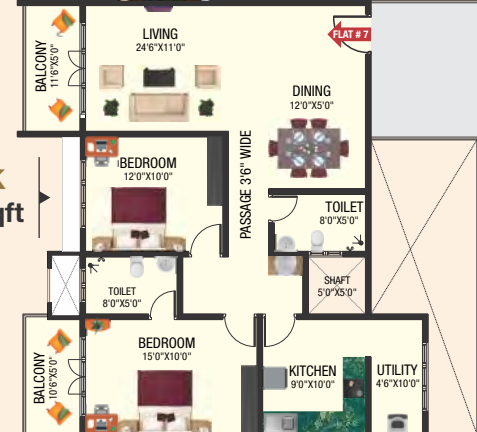
2 BHK
1350 sqft



FLAT #1



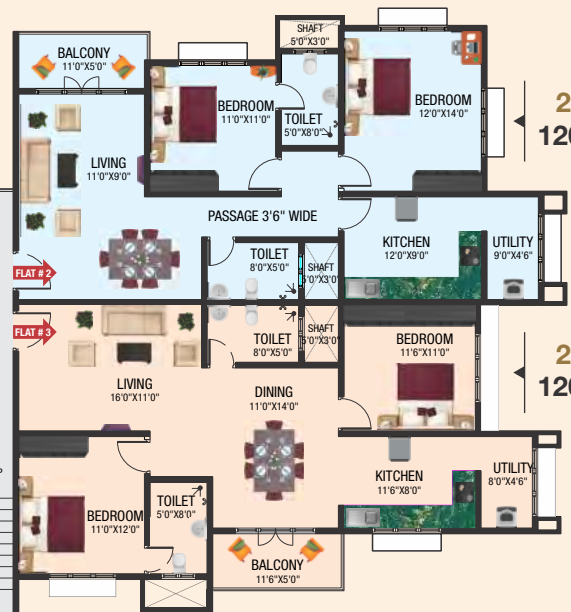
FLAT #8



FLAT #7

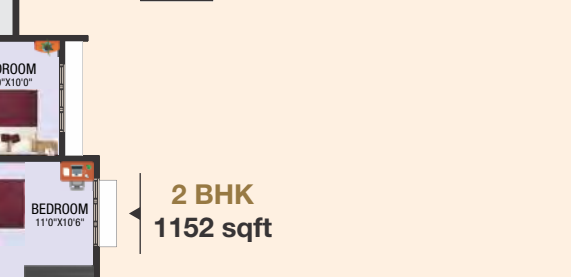


FLAT #9



FLAT #2

FLAT #3



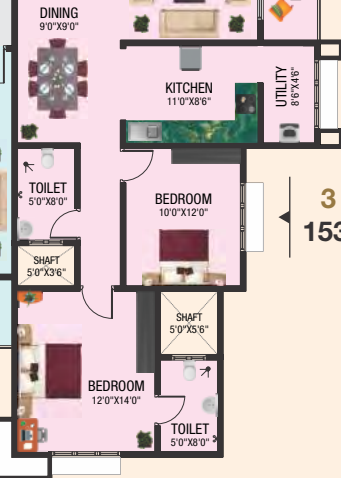
FLAT #3



FLAT #4



FLAT #5



FLAT #6

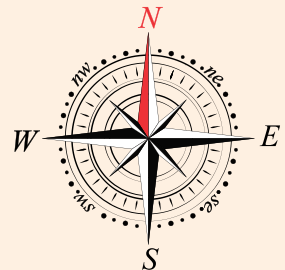
2 BHK
1205 sqft

2 BHK
1201 sqft

2 BHK
1152 sqft

3 BHK
1534 sqft

“We borrow from nature the space upon which we build.”



GROUND FLOOR PLAN







AMSHUL
AVENUE



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LOCATION MAP

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Scan to locate
Amshul Avenue

- SVS School – 400 mtr
- Trisha Vidya College – 400 mtr
- SMVITM, Bantakal – 5 km
- Kaup Beach – 10 km
- Katapadi Junction – 200 mtr
- Mattu Beach – 3.2 km
- Shri Krishna Temple – 10 km
- Shri Pajaka Kshetra – 5 km
- Manipal – 12 km
- Railway Station – 11 km
- KSRTC Bus Stand – 7 km

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PRAVEEN
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