

P R A T H A M

DWARKA

2 & 3 BHK DIVINE HOMES





BEGIN BEAUTIFULLY,

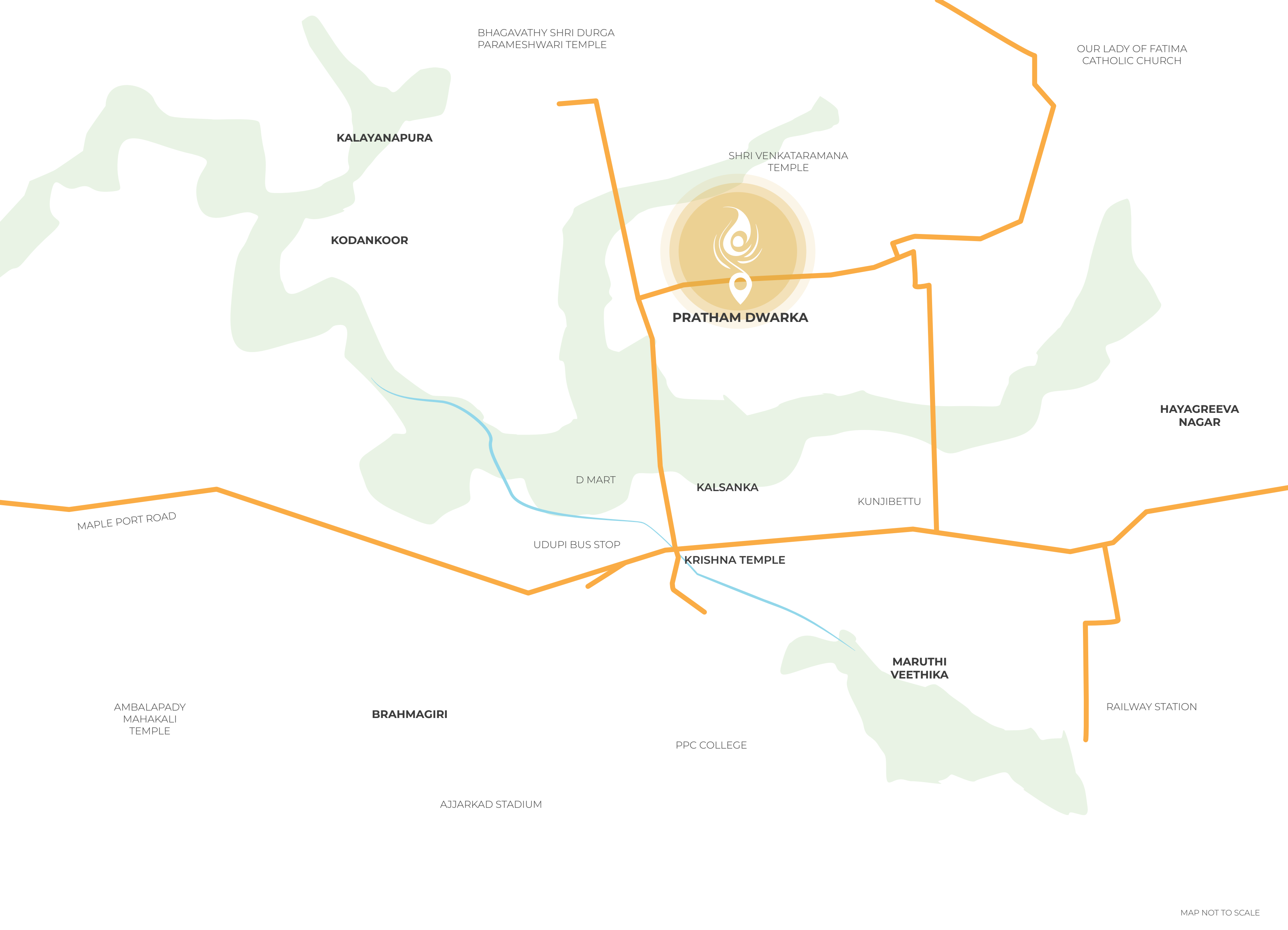
LIVE DIVINELY.

BE NEAR TO UDUPI'S BEST

Situated on the main Gundibail Road, Pratham Dwarka is a divine development that brings you closer to everything essential set against the backdrop of lush green views. With everyday conveniences like Vishal Mega Mart, top eateries and leading educational hubs just minutes away, life here is truly effortless. And to make it even more special, spiritual landmarks such as Mahathobara Shri Anantheshwara and Sri Krishna Temple, along with scenic beaches like Kapu and Mattu, are just a short, scenic drive away.

VISHAL MEGA MART	100 MTS.
D MART	800 MTS.
KRISHNA TEMPLE	1.5 KM
UDUPI BUS STOP	1.5 KM
MGM COLLEGE	2.5 KM
PPC COLLEGE	2.0 KM
OUR LADY OF FATIMA CATHOLIC CHURCH	3.0 KM
RAILWAY STATION	4.5 KM





BHAGAVATHY SHRI DURGA
PARAMESHWARI TEMPLE

OUR LADY OF FATIMA
CATHOLIC CHURCH

KALAYANAPURA

SHRI VENKATARAMANA
TEMPLE

KODANKOOR



PRATHAM DWARKA

**HAYAGREEVA
NAGAR**

D MART

KALSANKA

KUNJIBETTU

MAPLE PORT ROAD

UDUPI BUS STOP

KRISHNA TEMPLE

AMBALAPADY
MAHAKALI
TEMPLE


BRAHMAGIRI

**MARUTHI
VEETHIKA**

RAILWAY STATION

PPC COLLEGE

AJJARKAD STADIUM



THE SERENE
GATES TO
DIVINE LIVING
OPEN HERE.





EXPERIENCE THE OTHERWORLDLY!

It's a lifestyle that witnesses a surreal blend of divinity and joyful living. Pratham Dwarka, with its divine selection of 2 & 3 BHK homes, upgrades your lifestyle aspirations to levels unseen in Udupi!

Homes here are designed with the intent to provide you with the most joyful of experiences. It caters to your recreation and rejuvenation needs with their unmatched array of thoughtful amenities.





A CLUSTER OF HEAVENLY COMFORTS

- ENTRANCE GATE
- LIFT LOBBY
- COVERED SEATING
- CHILDREN PLAY AREA
- HALF BASKETBALL COURT
- GYMNASIUM

TOP FLOOR AMENITIES

- OPEN LAWN WITH SEATING
- GAME ZONE
- MEDITATION / YOGA DECK
- FITNESS ZONE
- MULTIPURPOSE DECK
- PARTY LOUNGE





ARTISTIC IMPRESSION

FITNESS ZONE

The body achieves what the mind believes!



ALL IMAGES ARE CONCEPTUAL IMAGES



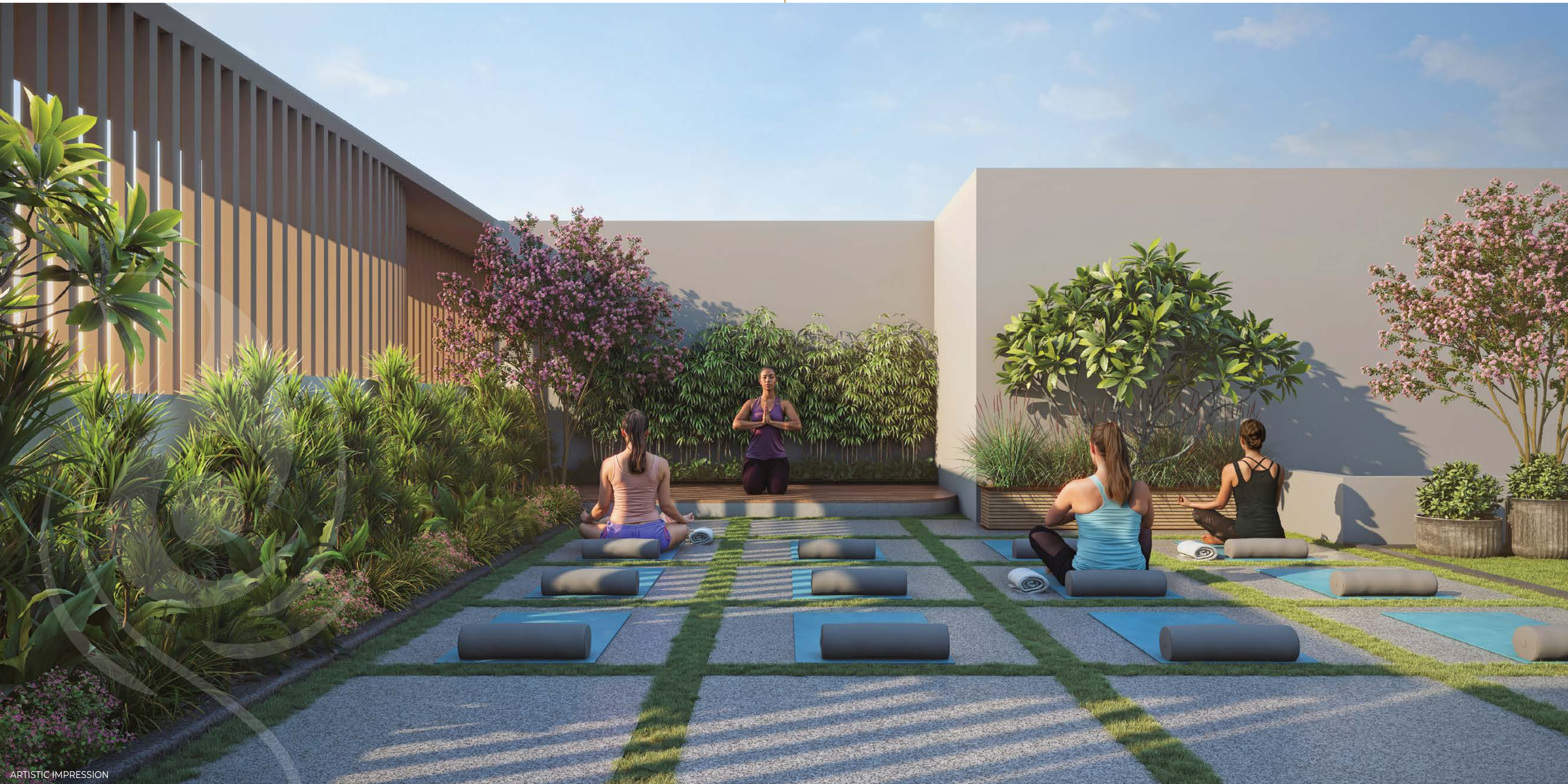
ARTISTIC IMPRESSION

PARTY LOUNGE

Indulge in the happiness around!



ALL IMAGES ARE CONCEPTUAL IMAGES



ARTISTIC IMPRESSION

MEDITATION/YOGA DECK

Inhale a divine vibe!



ALL IMAGES ARE CONCEPTUAL IMAGES



ARTISTIC IMPRESSION

OPEN LAWN WITH SEATING & GAME ZONE

Lounge in the good times!

An artistic rendering of a modern high-rise apartment building at dusk. The building features a curved facade with multiple balconies, each with glass railings and integrated LED lighting. The balconies are furnished with contemporary decor, including sofas, chairs, and potted plants. A family of three is seen on one balcony, and a woman stands on another. The background shows a cityscape with other buildings and trees under a twilight sky. A large, stylized, semi-transparent logo is overlaid on the right side of the image.

DESIGNED WITH AN
INTENT TO DELIGHT!



CONCEPTUAL IMAGE

SPECIFICATIONS

STRUCTURE

- Earthquake-resistant RCC framed structure as per IS 456 standards

MASONRY

- 6-inch laterite stone masonry for exterior walls
- Solid concrete blocks for internal partition walls
- Elegant entrance lobby at ground floor level

WALL FINISH

- All internal walls finished with smooth wall putty
- External walls with double-coat sponge plaster and acrylic paint emulsion
- Provision for computer point with internet cable facility

DOORS & WINDOWS

- Designer teak wood main door with matching frame
- Inner doors with laminated flush shutters and Bogi wood frames
- UPVC windows or 25x65 mm aluminium domal series sliding windows
- Mosquito mesh and protective MS grills
- Granite sills for all windows

ELECTRICAL SYSTEM

- 3-phase power connection for each flat
- Generator backup for all flats and common areas
- Stretcher-compatible lift and 8 passenger lifts
- Modular electrical switches with FRLS wires (Finolex/Havells/RR Kabel or equivalent)



CONCEPTUAL IMAGE

SECURITY & SAFETY

- CCTV surveillance in common areas and lobby
- Security cabin at entry
- Firefighting system as per norms

LIVING & DINING AREA

- Vitrified flooring
- One TV and telephone point
- Provision for AC installation

BEDROOMS

- Vitrified flooring in all bedrooms
- TV and telephone points in master bedroom
- Computer point in master bedroom
- Provision for AC in all bedrooms

BATHROOMS

- Sunken slab waterproofing - before and after tile work
- Leak-tested concealed plumbing and drainage lines
- Hot & cold mixer units in all bathrooms
- Concept series ceramic wall tiles in luster/matte finish
- Premium sanitaryware
- Bath fittings from Jaquar (or equivalent)

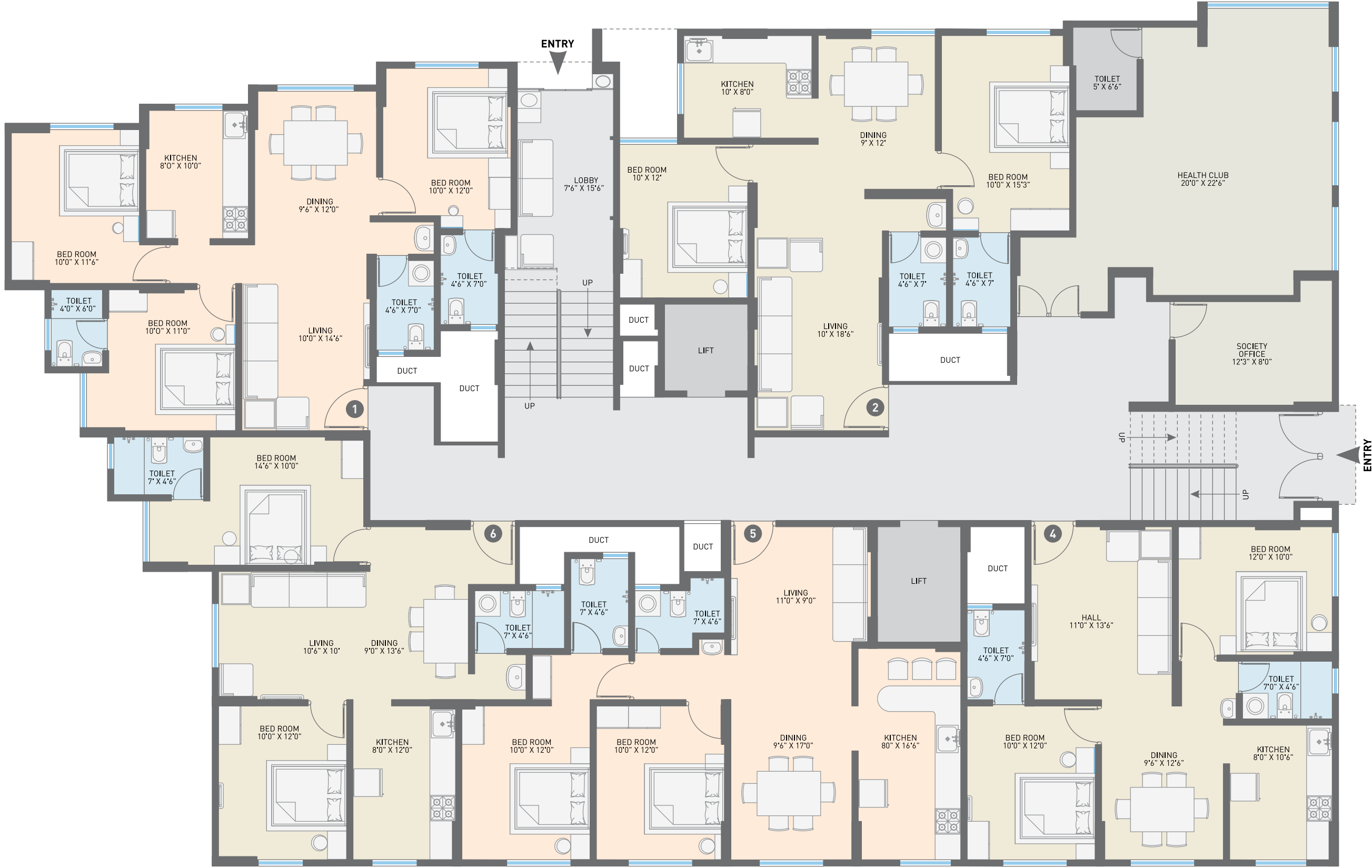
KITCHEN & UTILITY

- Granite kitchen platform with stainless steel sink
- Reticulated gas connection with individual meters
- Provision for water purifier and exhaust fan
- Wall tiles up to beam bottom
- Washing machine point in dry utility area
- Adequate electrical points

BASEMENT FLOOR PLAN



GROUND FLOOR PLAN



FLAT NO.	TYPE	RERA IN SQ. M.		SALEABLE AREA IN SQ. FT.	
		CARPET AREA	BALCONY	CARPET AREA	SALEABLE AREA
01	3 BHK	80.48	-	822.80	1110.00
02	2 BHK	72.4	-	751.00	1015.00
04	2 BHK	65.85	-	677.70	915.00
05	2 BHK	73.19	-	756.70	1025.00
06	2 BHK	65.99	-	687.40	930.00



FIRST FLOOR PLAN



FLAT NO.	TYPE	RERA IN SQ. M.		SALEABLE AREA IN SQ. FT.	
		CARPET AREA	BALCONY	CARPET AREA	SALEABLE AREA
01	3 BHK	81.27	14.68	994.50	1345.00
02	2 BHK	69.27	10	827.50	1120.00
03	2 BHK	65.46	8.78	766.80	1035.00
04	2 BHK	65.86	8.55	774.20	1045.00
05	2 BHK	73.27	8.64	854.00	1155.00
06	2 BHK	66.21	8.7	782.00	1055.00



TYPICAL FLOOR PLAN

2nd TO 11th FLOOR PLAN



FLAT NO.	TYPE	RERA IN SQ. M.		SALEABLE AREA IN SQ. FT.	
		CARPET AREA	BALCONY	CARPET AREA	SALEABLE AREA
01	3 BHK	81.27	16.87	1018.10	1360.00
02	2 BHK	69.27	11.49	843.40	1140.00
03	2 BHK	65.46	10.09	781.00	1055.00
04	2 BHK	65.86	9.85	788.00	1065.00
05	2 BHK	73.27	9.95	868.00	1175.00
06	2 BHK	66.21	10.06	796.00	1075.00



UNIT PLAN

3 BHK SERIES - 1



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
01	3 BHK	994.50	1345.00

UNIT PLAN

2 BHK SERIES - 2



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
02	2 BHK	827.50	1120.00

UNIT PLAN

2 BHK SERIES - 3



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
03	2 BHK	766.80	1035.00

UNIT PLAN

2 BHK SERIES - 4



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
04	2 BHK	774.20	1045.00

UNIT PLAN

2 BHK SERIES - 5



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
O5	2 BHK	854.00	1155.00

UNIT PLAN

2 BHK SERIES - 6



FLAT NO.	TYPE	CARPET AREA SQ. FT.	SALABLE AREA SQ. FT.
O6	2 BHK	782.00	1055.00

DEVELOPING SPACES THAT FULFIL LIFESTYLE ASPIRATIONS!

PROJECT BY



S. S. Properties Pvt. Ltd.

Creating Landmarks

S.S. Properties Pvt. Ltd., Manipal, is a development firm in real estate, which has crafted residential and commercial spaces that span over Manipal and Udupi. For decades, S.S. Properties has been taking care of its customers by paying attention to details and possessing a set of skills which target all aspects of real estate. Our properties are not just structures built on a piece of land; they are new-age architecture excelled to perfection.

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D W A R K A
2 & 3 BHK DIVINE HOMES



PROJECT BY



S. S. Properties Pvt. Ltd.

Creating Landmarks

PRM/KA/RERA/1273/318/PR/040626/008694

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