

*“Your Gateway to Living  
and Business Excellence”*



**H**eritage **H**eights



Opp. Board High School near Karkala Bus Stand



# Heritage Heights

Come live & work in the Lap of Nature & History  
- Karkala, a UNESCO world heritage site.

The Promoters Konkan Associates & Dharma Associates bring you Heritage Heights, a prime commercial cum residential area in the heart of Karkala town. Conveniently situated, it's within easy reach of schools, colleges, hospitals, commercial district or places of worship. Premium class amenities, careful consideration given to environment friendly surroundings, your home will be the peaceful retreat you want to come back to after a hard day of work.

Placed in 73.25 cents of prime land, just beside the Karkala bus stand and behind Shri Mahamaya Mukyaprana Temple (Marigudi), Heritage Heights complex rises from ground to 7 floors with a combination of 64 commercial establishments and 50 residential apartments.

At Konkan Associates & Dharma Associates, we believe that a home is more than just 4 walls. It's a space that embodies warmth, comfort & safety. Heritage Heights is designed with that philosophy in mind. Our Apartments offers spacious living area, luxurious furnishing & fittings, and an elegant design. With easy access to public transport and other amenities, we make sure that we provide a hassle free living experience to our residents.

Visit us today and see for yourself!



## HERITAGE HEIGHTS



- Contemporary Architecture
- Premium Residences with Reserved Parking for every Flat
- 50 residential apartments available in 1 BHK, 2 BHK & 3 BHK
- 64 Commercial Establishments
- Landscaped Surroundings
- Impressive Parking Facility For 100 Cars

# HIGH LIGHTS

- Roof Top Party Hall
- 24x7 CCTV Camera Surveillance
- 24x7 Generator Power Backup
- 24x7 Water supply from municipality, Open well & Borewell
- Sewage treatment plant with STP
- Rain Water Harvesting





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COMMERCIAL | RESIDENTIAL

# 1775 Sq.ft

## 3 BHK (Flat No. 204)



LIVING /DINING ROOM  
24'9"X16'0"

BEDROOM - 1  
12'0"X12'5"

BEDROOM - 2  
11'5"X10'6"

MASTER BEDROOM  
13'3"X12'0"

KITCHEN  
11'5"X8'6"

COMMON TOILET  
6'6"X5'8"

BALCONY - 1/2/3  
4'6" WIDE

# 1284 Sq.ft

## 2 BHK (Flat No. 202)



LIVING / DINING ROOM  
13'0"X23'0"

BEDROOM - 1  
12'5"X10'6"

MASTER BEDROOM  
11'5"X12'0"

KITCHEN  
12'5"X8'6"

COMMON TOILET  
5'8"X5'8"

BALCONY - 1/2  
4'6" WIDE

# 640 Sq.ft

## 1 BHK (Flat No. 208)



LIVING ROOM  
15'8"X10'0"

MASTER BEDROOM  
11'4"X10'5"

KITCHEN  
10'9"X13'1"

ATTACHED TOILET  
4'0"X6'8"



# SPECIFICATION

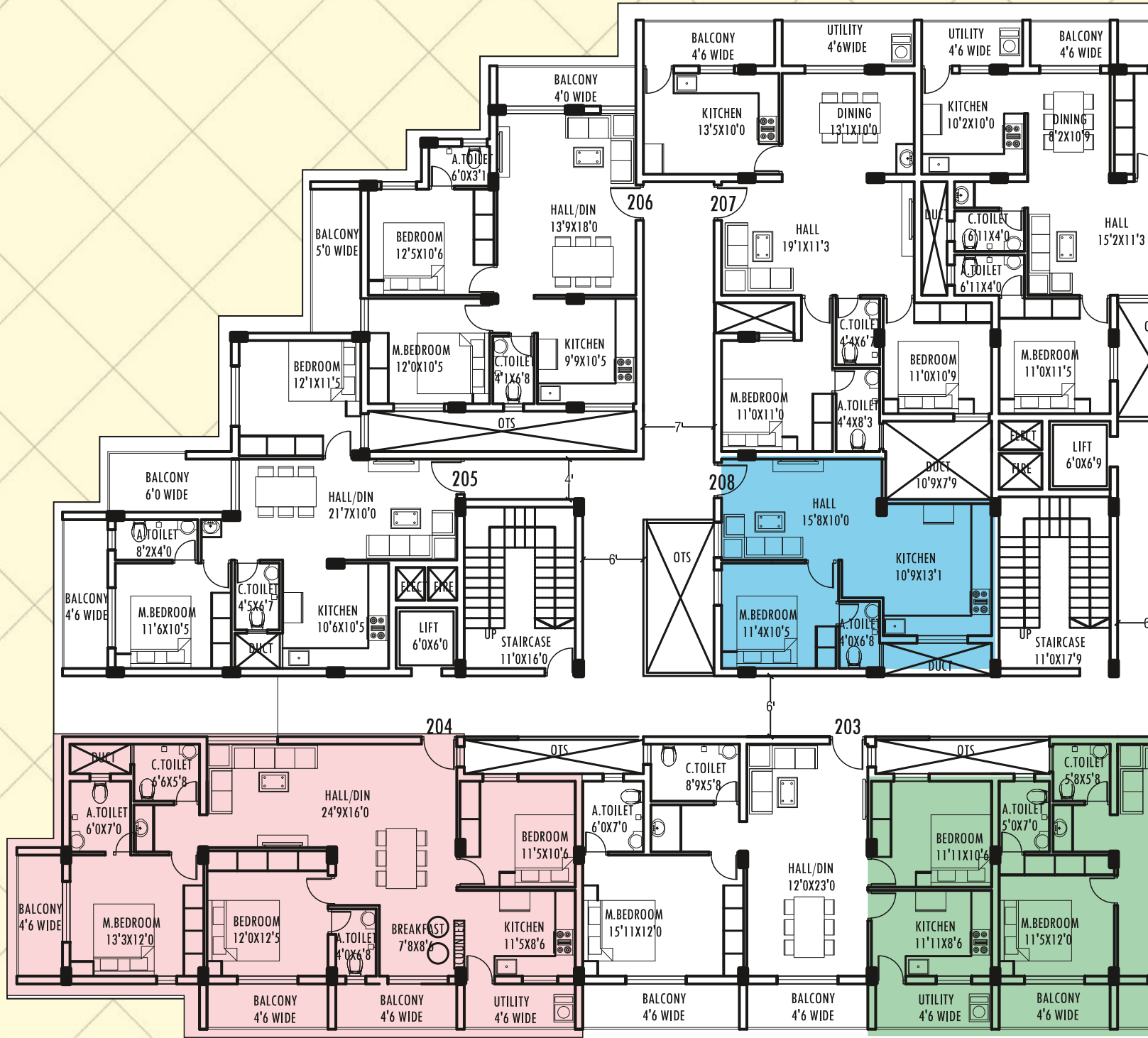
## BUILDING FEATURES:

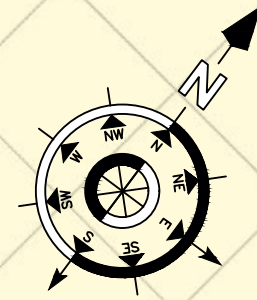
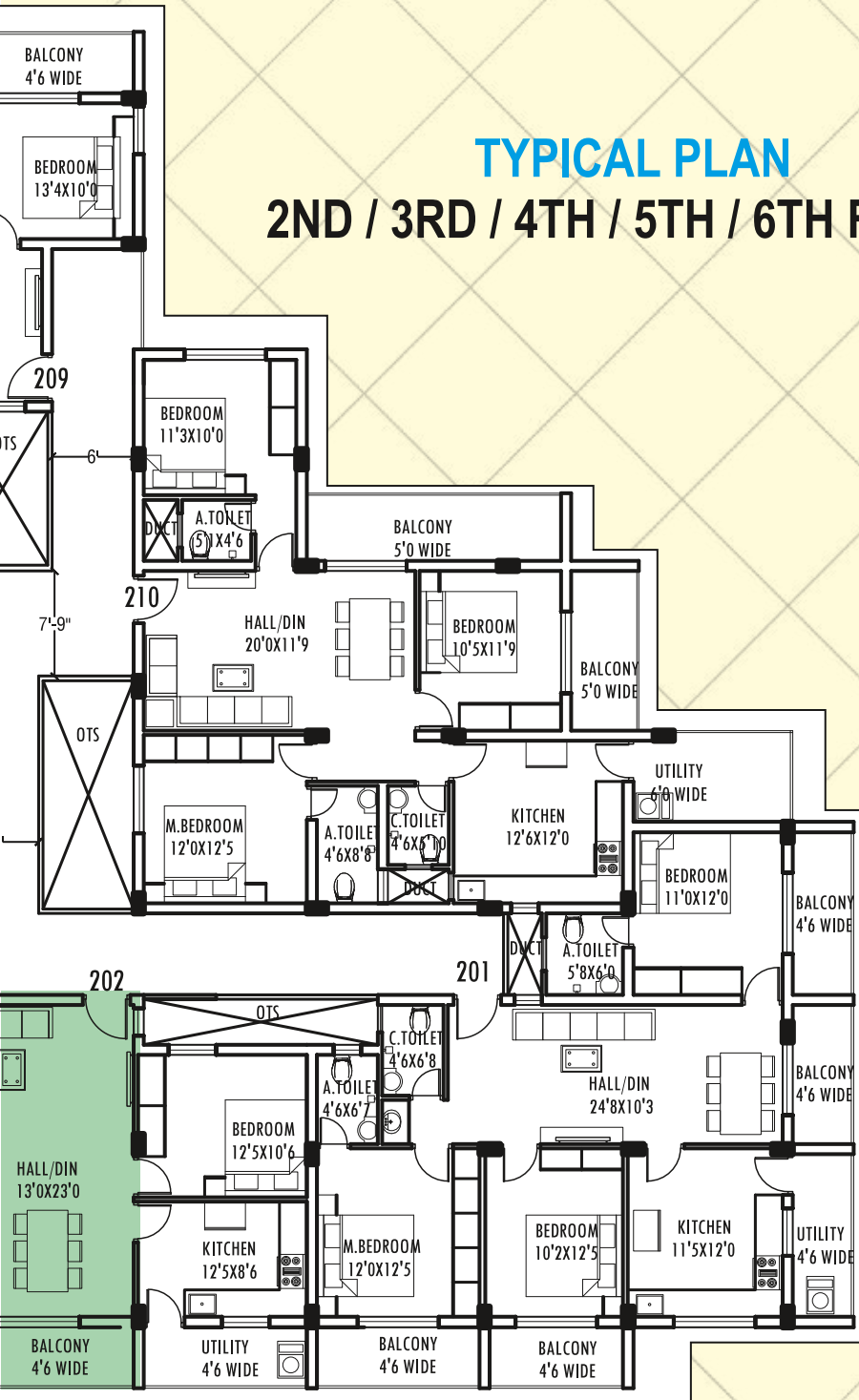
- ❖ 2 dedicated Lifts for Residential Unit and 1 Service Lift for Commercial Unit.
- ❖ Commercial unit consisting 64 shops in total, 32 shops each in the Ground floor and 1st Floor.
- ❖ Residential unit consisting of 50 Flats in total starting from the 2nd floor till the 6th floor.
- ❖ 1 BHK - 5 nos (1 per floor), 2 BHK - 30 nos (6 per floor), 3 BHK - 15 nos (3 per floor).
- ❖ Reserved Parking for every flat.
- ❖ Aesthetically Covered Rooftop Multipurpose hall for Recreational activities and Hosting Parties / Gatherings.
- ❖ 24/7 Generator Power Backup with 1 dedicated generator for Residential and 1 Generator for commercial use.
- ❖ 24/7 CCTV surveillance providing complete security.
- ❖ 24/7 water supply from Municipality, Open well & Bore well.
- ❖ Underground water storage and overhead tanks.

## GENERAL FEATURES:

- ❖ Polished Granite for complex entrance and staircase. Vitrified tiles for common areas and for living, dining, kitchen and bedrooms.
- ❖ Walls built from Laterite Stones.
- ❖ Internal wall and ceiling painted with premium acrylic emulsion.
- ❖ Main door & frame made of Jackwood, Bedroom door frames made up of Bogi or equivalent with molded doors.
- ❖ Fibre moulded doors for bathrooms.
- ❖ Superior Jindal aluminium sliding windows with mosquito mesh provision.
- ❖ Superior Jindal aluminium sliding clear glass shutters for Balconies.
- ❖ Galvanized Iron black Balcony Grill.
- ❖ TV/Telephone points in living/ Master bedroom.
- ❖ Provision for split AC in all bedrooms with dedicated space for outdoor units.
- ❖ Electrical point for Microwave, Refrigerator, Water purifier, Chimney, HOB, Mixer.
- ❖ Provision for Washing machine.
- ❖ Bathrooms with white sanitary fittings with concealed flushing system.
- ❖ Branded Sanitary ware for bathrooms (Parryware or equivalent).
- ❖ Branded Bathroom fittings (Jal or equivalent).
- ❖ Toilet plumbing with false ceiling for easy maintenance.



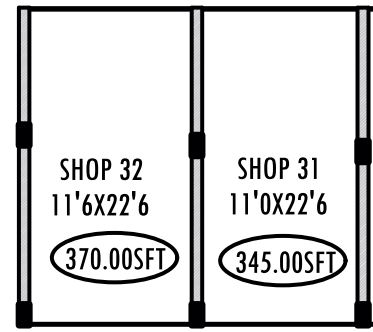
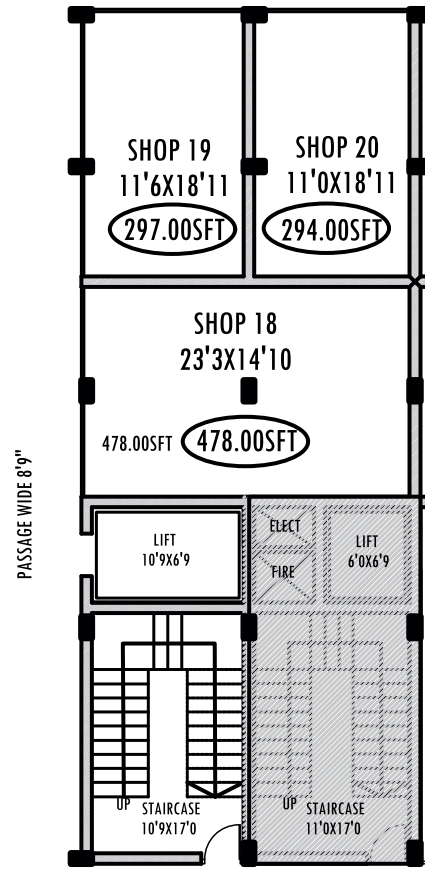
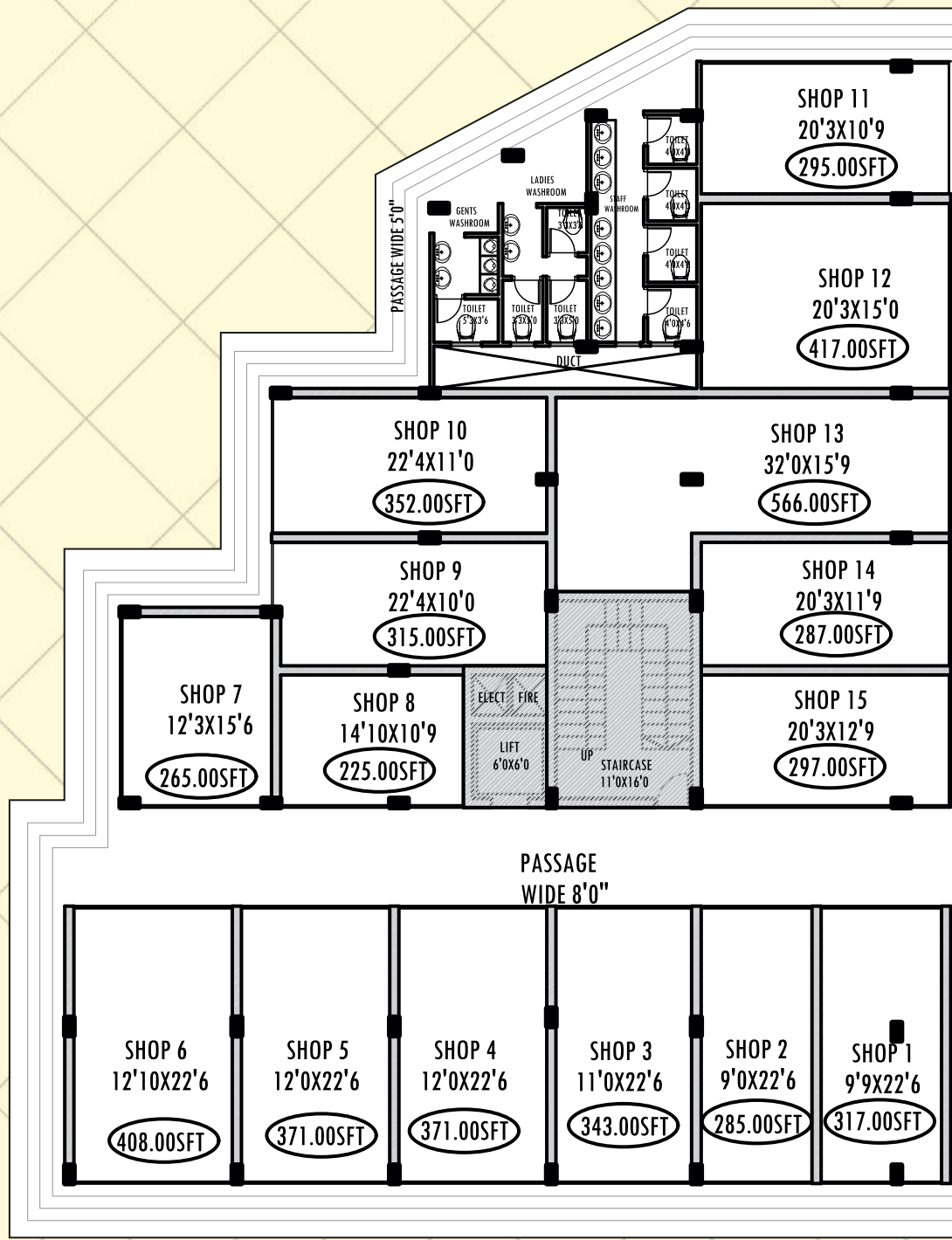




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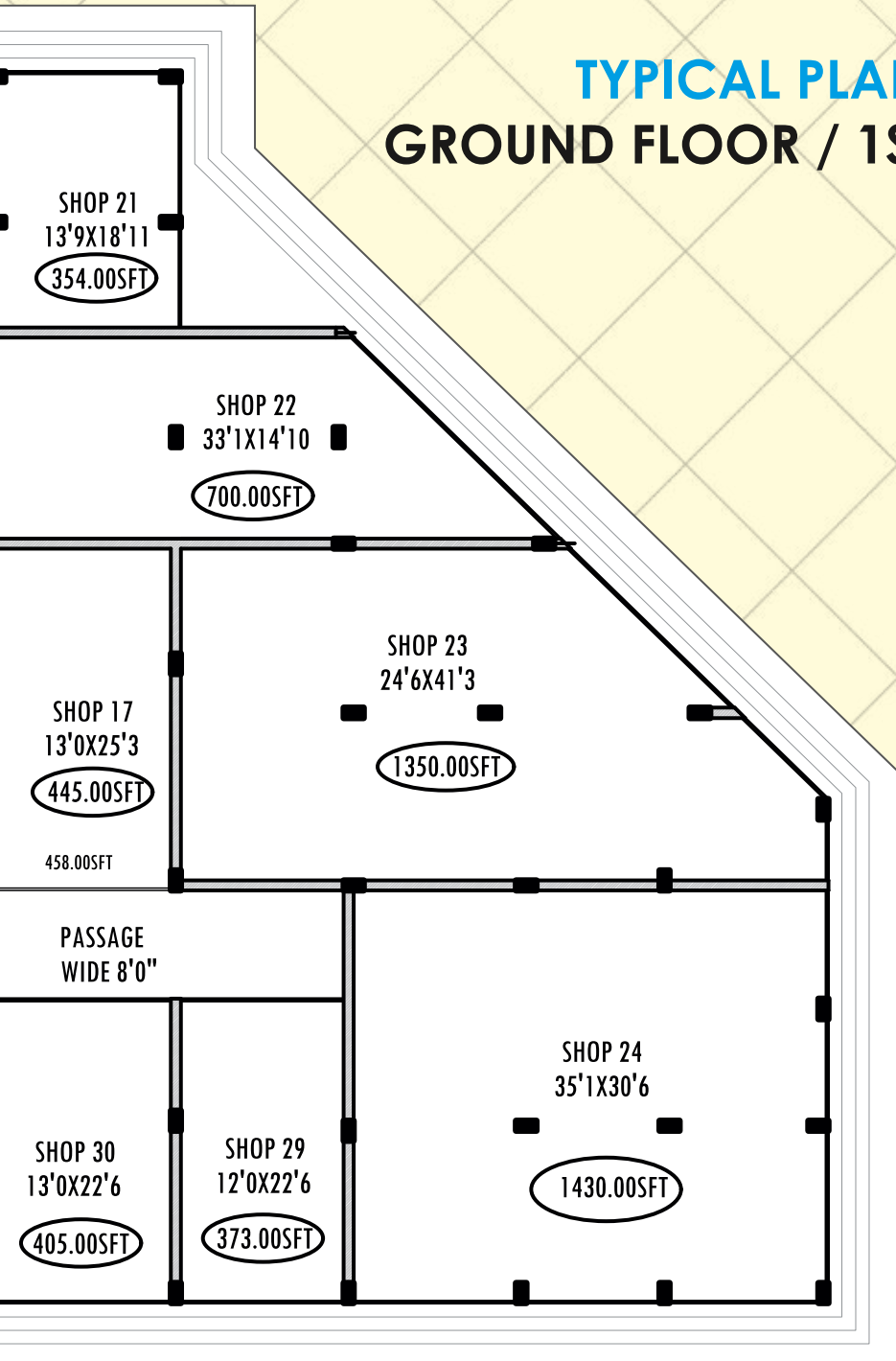
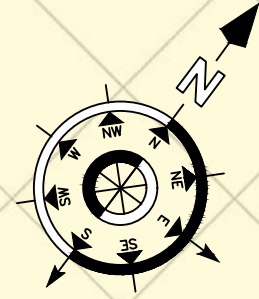
**TYPICAL RESIDENTIAL FLOOR PLAN**

FLAT	TYPE	SALEABLE AREA
201	3BHK	1643.00SFT
202	2BHK	1284.00SFT
203	2BHK	1390.00SFT
204	3BHK	1775.00SFT
205	2BHK	1155.00SFT
206	2BHK	1120.00SFT
207	2BHK	1328.00SFT
208	1BHK	640.00SFT
209	2BHK	1180.00SFT
210	3BHK	1645.00SFT
<b>TOTAL</b>		<b>13160.00SFT</b>
<b>3BHK</b>		<b>3 FLATS</b>
<b>2BHK</b>		<b>6 FLATS</b>
<b>1BHK</b>		<b>1 FLATS</b>
<b>EACH FLOOR NO OF FLATS</b>		<b>10 no's</b>
<b>TOTAL NO OF FLATS</b>		<b>50 no's</b>
<b>TOTAL COMMERCIAL AREA</b>		<b>: 23932.00SFT</b>
<b>TOTAL RESIDENTIAL AREA</b>		<b>: 66048.00SFT</b>
<b>TOTAL SALEABLE AREA</b>		<b>: 89980.00SFT</b>



# TYPICAL PLAN

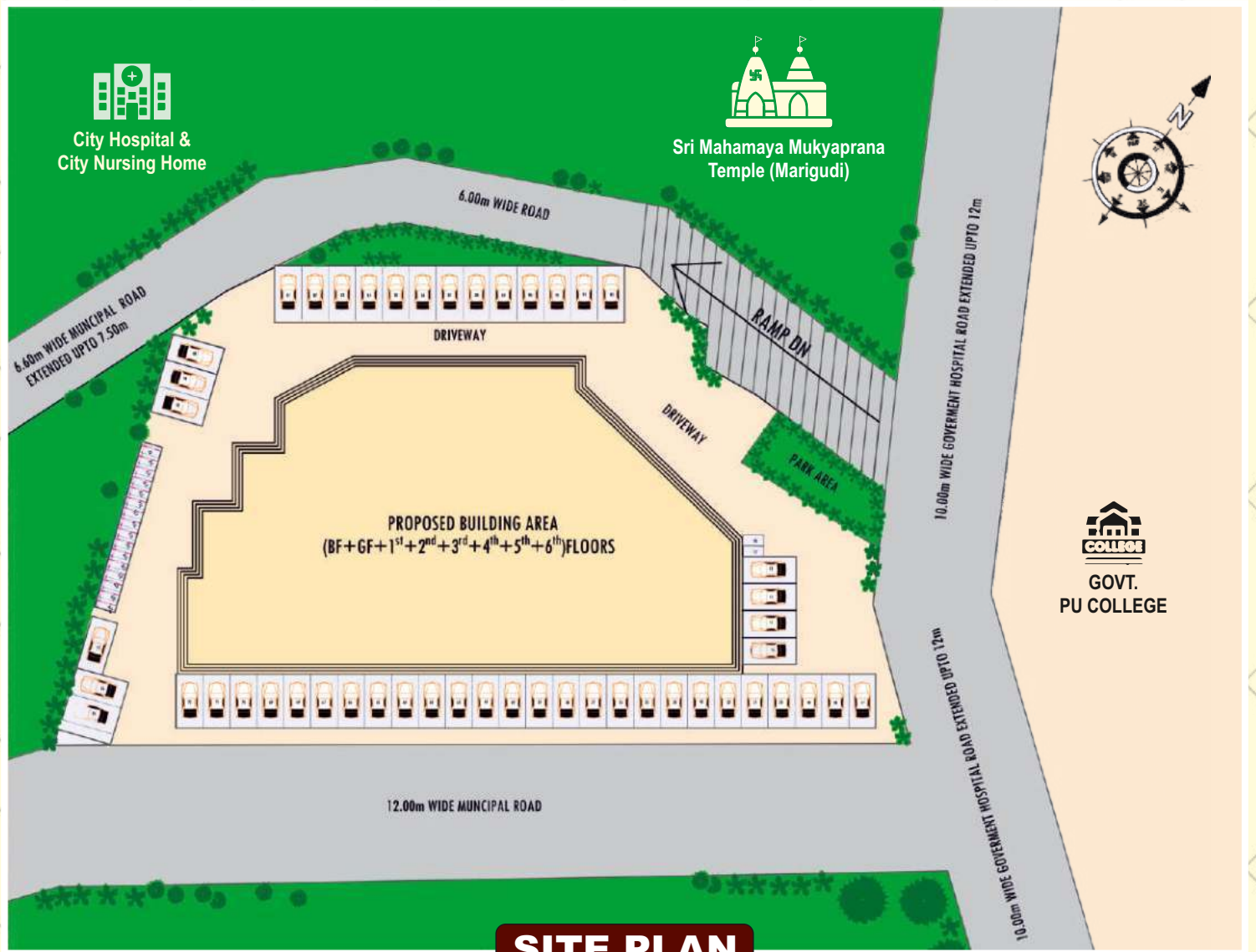
## GROUND FLOOR / 1ST FLOOR



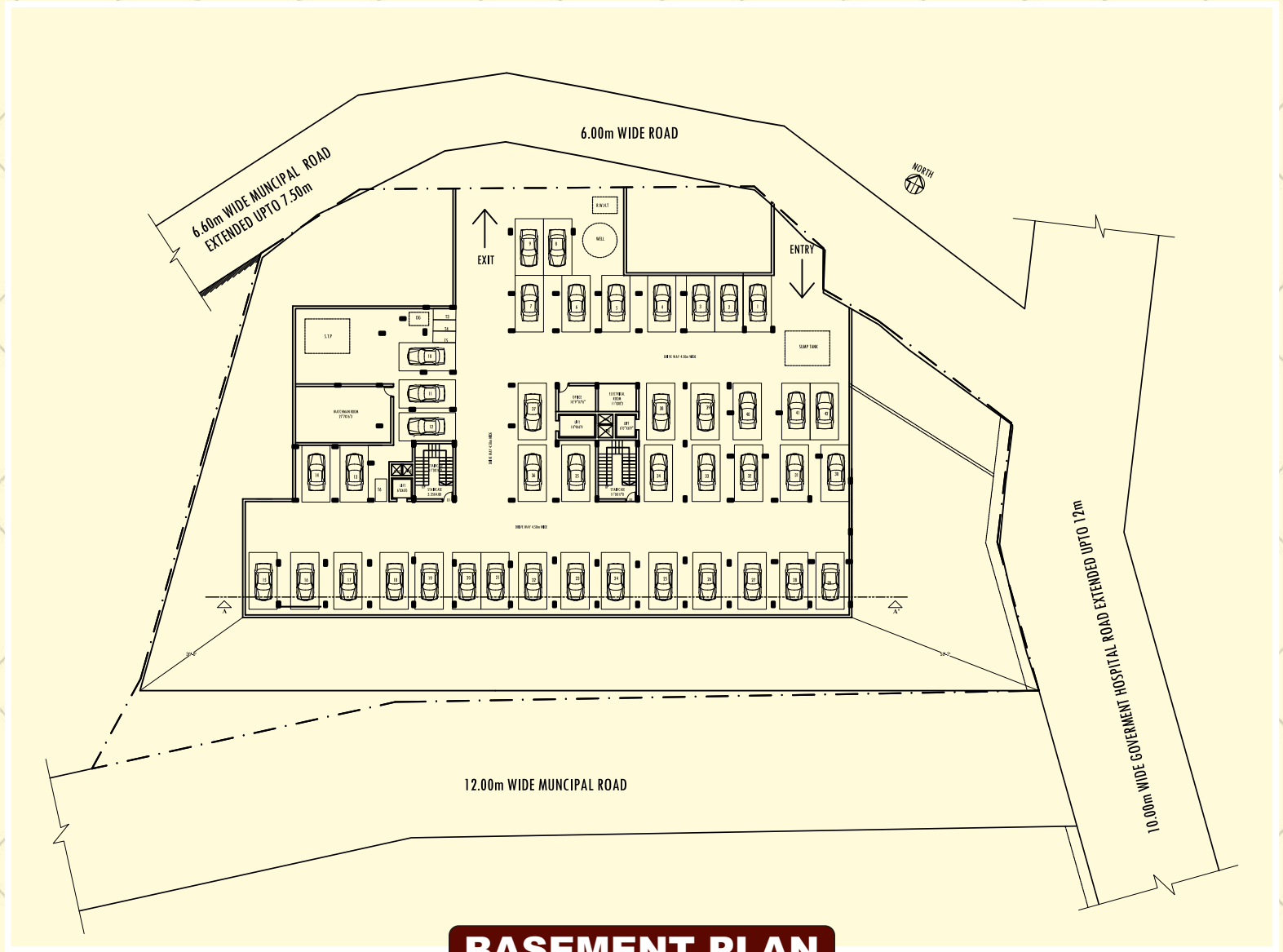
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### COMMERCIAL GROUND FLOOR PLAN

SHOP	SALEABLE AREA
1	317.00SFT
2	285.00SFT
3	343.00SFT
4	371.00SFT
5	371.00SFT
6	408.00SFT
7	265.00SFT
8	225.00SFT
9	315.00SFT
10	352.00SFT
11	295.00SFT
12	417.00SFT
13	566.00SFT
14	287.00SFT
15	297.00SFT
16	217.00SFT
17	458.00SFT
18	478.00SFT
19	297.00SFT
20	294.00SFT
21	354.00SFT
22	705.00SFT
23	572.00SFT
24	560.00SFT
25	523.00SFT
26	387.00SFT
27	217.00SFT
28	297.00SFT
29	373.00SFT
30	405.00SFT
31	345.00SFT
32	370.00SFT
TOTAL	11966.00SFT
TOTAL NO OF SHOPS	64 no's
TOTAL COMMERCIAL AREA	: 23932.00SFT
TOTAL RESIDENTIAL AREA	: 66048.00SFT
TOTAL SALEABLE AREA	: 89980.00SFT



**SITE PLAN**



**BASEMENT PLAN**

# HERITAGE HEIGHTS LOCATION MAP



**Location Coordinate : 13°12'43.3"N 74°59'59.1"E**

## LOCATION HIGHLIGHTS

City Hospital & City Nursing Home	Opposite	Karkala Bus Stand	260 mtrs
Sri Mahamaya Mukyaprana Temple (Marigudi)	Opposite	Canara Bank - Karkala	110 mtrs
Government P.U College, Karkala	35 mtrs	ICICI Bank Karkala	400 mtrs
Karkala Government Hospital	210 mtrs	State Bank Of India Karkala	500 mtrs
Anekere Lake, Karkala	900 mtrs	Hotel Prakash	500 mtrs

## PROMOTERS



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