



**ARFA BUILDERS**  
— WHERE EVERYTHING BEGINS —

“ Where stunning CITY VIEWS  
equal the STELLAR STYLE inside ”



ARFA

# MIRAGE TOWER

COMMERCIAL • RESIDENTIAL

MORGANS GATE, MANGALORE



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Arfa Mirage Tower is ideally situated on the south western edge of midtown Mangalore, where life, work and play intersect. All that defines Mangalore is within easy reach. Markets, schools, hospitals, restaurants, and entertainment. The heart of the city beats just beyond your door. Arfa Mirage Tower, by Arfa builders, is the crown jewel of an inspired new apartment community in one of the city's most desirable locations, mere a couple of kilometers from the heart of Mangalore and less than a Kilometer from main railway station. A collection of 12 housing, 1, 2 and 3 BHK flats on three-story residential and three-story commercial spaces set among residential and commercial neighborhood, The Arfa Mirage Tower offers the fine arrangements you find in exclusive private homes, along with leading edge amenities and services for carefree living. Residents and business owners of Arfa Mirage Tower just don't own a home or business. With the extraordinary array of available amenities, they embrace a lifestyle: Children's play area, Party Area in Terrace, Visitors car parking, Car Wash outlet and many more. In a city that has it all, Arfa Mirage Tower puts it all within reach.

Where  
**CONVENIENCE**  
Meets  
**LUXURY**



#### AMENITIES

- | Spacious Visitors lobby
- | Visitors car parking
- | Children's play area
- | CC Camera
- | Party Area in Terrace
- | Car Wash outlet
- | One automatic lifts of 8 passengers capacity
- | Security room
- | 24 Hours corporation water
- | Separate Borewell water
- | Underground water sump
- | A.C. Provision for all Bedrooms
- | Lightning arrester
- | Fire safety system
- | Rain water harvesting
- | Solar water heater
- | Reticulated gas connection
- | Generator power backup

#### SPECIFICATIONS

- | RCC structure
- | Branded vitrified flooring
- | Granite flooring for common area
- | Electric wiring used Branded cable V-Guard / Finolex / Anchor / RR Kabel
- | Concealed wiring with modular switches
- | Branded bathroom fittings
- | Branded Sanitaryware
- | Hot and cold water mixer
- | Branded wall tiles & Floor tiles for Bathroom
- | RCC door frames for Bathroom with superior quality flush doors
- | Premium quality doors
- | Covered car parking with extra cost
- | Washing machine point
- | A.C. point in Bed Rooms
- | Branded putty finished Emulsion painting
- | Television & Telephone point in living room

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THE HEART OF THE CITY BEATS BEYOND YOUR DOOR

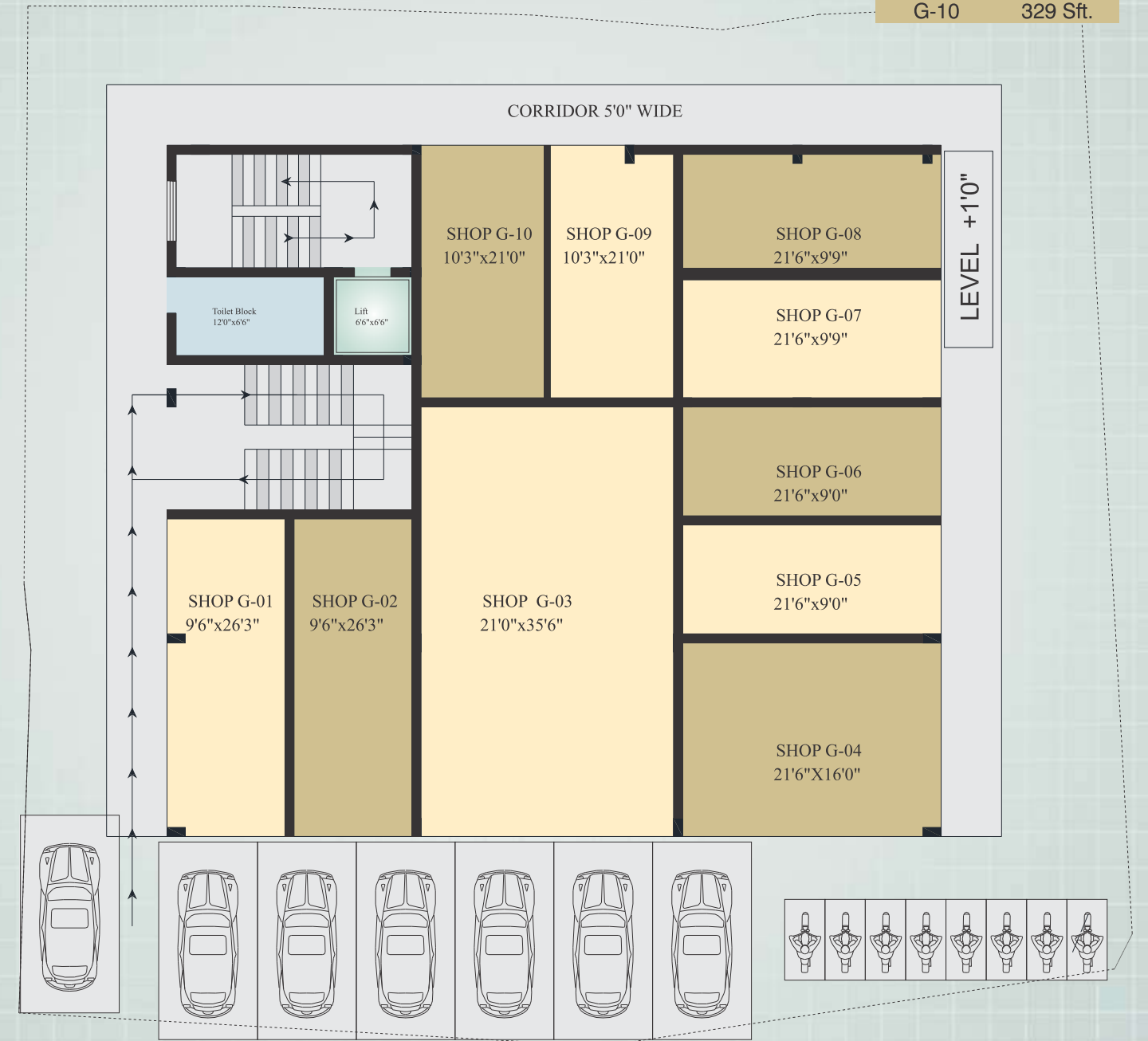
LOWER  
GROUND  
FLOORPLAN

AREA STATEMENT	
LG-01	231 Sft.
LG-02	224 Sft.
LG-03	210 Sft.
LG-04	210 Sft.
LG-05	350 Sft.



UPPER  
GROUND  
FLOORPLAN

AREA STATEMENT	
G-01	385 Sft.
G-02	399 Sft.
G-03	1092 Sft.
G-04	497 Sft.
G-05	301 Sft.
G-06	301 Sft.
G-07	322 Sft.
G-08	329 Sft.
G-09	322 Sft.
G-10	329 Sft.



CORRIDOR 5'0" WIDE



AREA STATEMENT

F-01	385 Sft.
F-02	399 Sft.
F-03	1092 Sft.
F-04	497 Sft.
F-05	301 Sft.
F-06	301 Sft.
F-07	322 Sft.
F-08	329 Sft.
F-09	322 Sft.
F-10	329 Sft.



TYPICAL  
FLOOR PLAN  
(2<sup>ND</sup>, 3<sup>RD</sup> & 4<sup>TH</sup>)

AREA STATEMENT

001	3 BHK	1484.56 St.
002	1 BHK	900.00 St.
003	2 BHK	1185.60 St.
004	2 BHK	1200.00 St.



# LOCATION MAP



## PROMOTERS:



**ARFA BUILDERS**  
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**vimal anil**  
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**RERA APPROVED PROJECT : PRM/KA/RERA/1257/334/PR/210302/003972**

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