



pooja
CRAFTED HOMES

GARDENS OF DELIGHT

GARDENS OF DELIGHT





Every home by Pooja Crafted Homes comes with a great focus on design and architecture. The use of natural materials like wood and raw stone as well as their collaboration with experienced artisans makes every aspect of my home feel extraordinary. As a resident myself, I couldn't be happier about my experience!

P.V Sindhu,
2016 Olympics silver medalist,
2020 Olympics bronze medalist and
2019 BWF championship gold medalist



RESIDENTIAL
HOSPITALITY
COMMERCIAL

3.3 million sft
Delivered

3.8 million sft
Under Construction

20+
Prestigious Projects

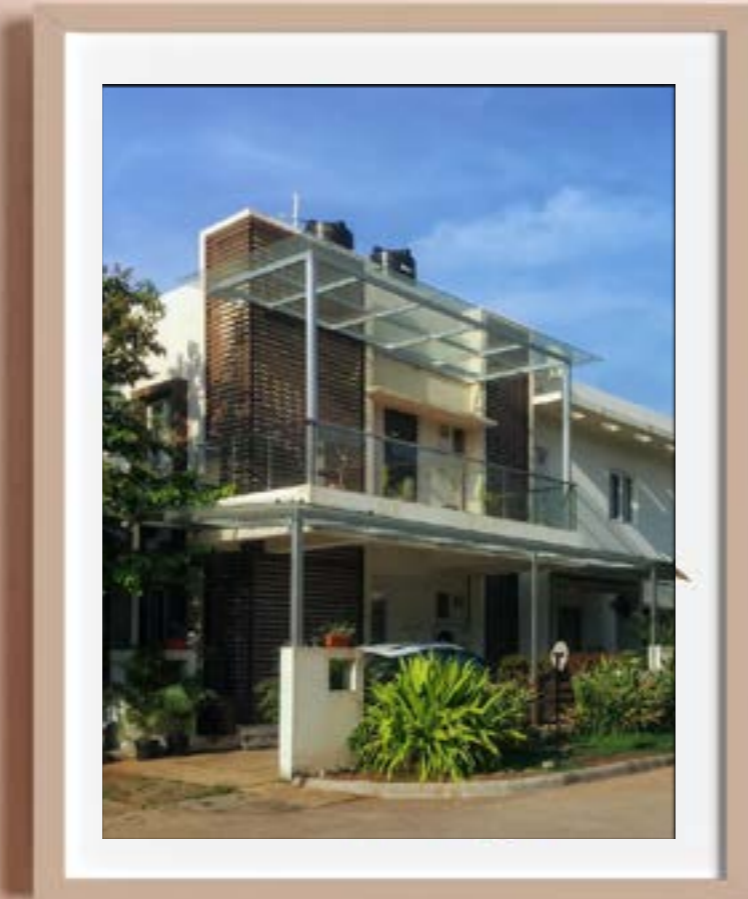
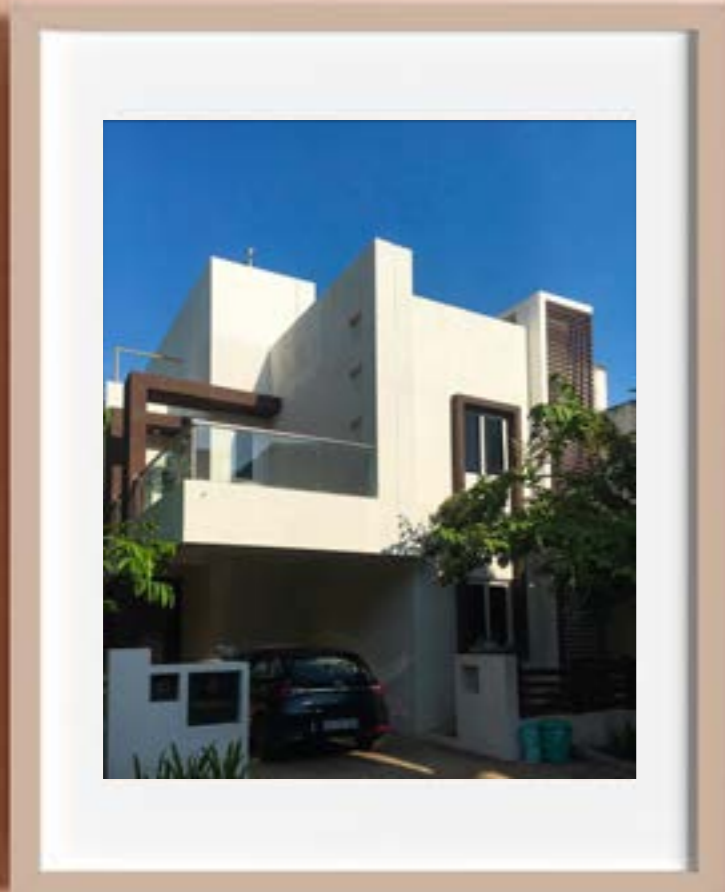
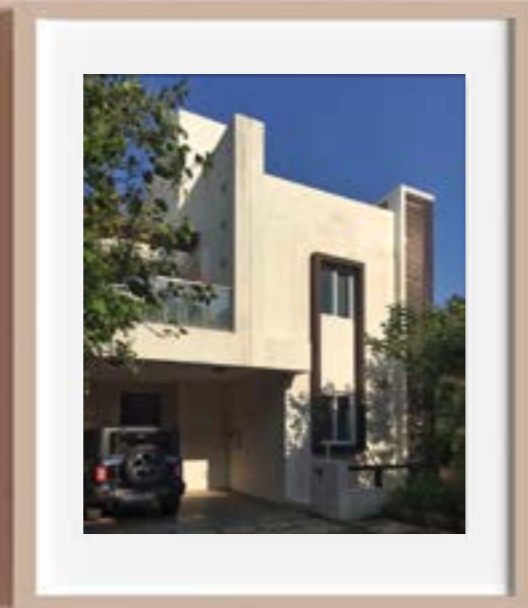
1000+
Homes Crafted

COME HOME TO MANGALURU

Nestled between the Western Ghats and the Arabian Sea, Mangaluru is known for its beaches, clean streets, and a peaceful, laid back culture. As one of India's chief ports for the export of cashews and coffee, Mangaluru's unique landscape is characterised by rolling hillocks, coconut trees, and gushing rivers. Renowned for how safe it is, the city stands out as a hub for commercial enterprises, healthcare institutes, education, and a dynamic start-up climate. Historically significant, Mangaluru's temples and churches remain as relevant as they were centuries ago and are an important part of the city's current social fabric.

Surrounded by the serenity of nature with a view of the undulating hills and lush greens of Mangaluru, Gardens of Delight is a sanctuary for nature lovers. The boutique development takes inspiration from nature and fuses elements of it into the premium, high-end enclave - leaving a mark behind as one of the most beautiful and noteworthy developments in the area.





GARDENS OF DELIGHT

#MYCITYMYGoD

Location Mangaluru	Crafted Villas Eco Mansions Eco Villas
Area Range 2500 - 6000 Sft.	Total Area 4.18 Acres
Total Units 49	Types-2 East & West

**COME HOME
TO WHERE
YOU BELONG**





DELVE INTO A WORLD OF LIMITLESS FUN!

This project that has the comforts and conveniences of modern urban living infused with nature-made tranquility.



Swimming Pool



Indoor Games



Multi-Purpose Hall



Cafeteria



Business Lounge



Grand Lobby



Guest Rooms



Fully Equipped Gym



Grocery Store



Office Space

UNMATCHED CLUBHOUSE

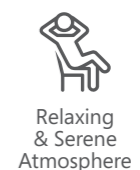
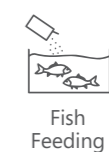
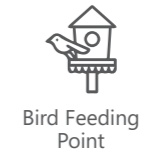
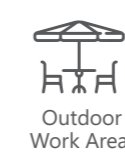


STEP INTO SERENITY: UNVEILING THE ENCHANTING PARK AERIS

Surrounded by the serenity of nature with a view of the undulating hills and lush greens of Managloru, Gardens of Delight is a sanctuary for nature lovers. The boutique development takes inspiration from nature and fuses elements of it into the premium, high-end enclave - leaving a mark behind as one of the most beautiful and noteworthy developments in the area.



VARIABLE LAND CONTOURS WHICH OFFER THE NATURAL SCENIC BEAUTY



COME HOME TO NATURE

ECO FEATURES:

In recent times due to rising risks posed by Global warming, it is a necessity to design houses with a lower carbon footprint and low energy usage through the use of certain technologies and materials. Eco Crafted homes have been designed with the following features:

- Vastu Compliant homes.
- Designed to maximise the use of daylight.
- Designed to promote high Indoor Air Quality.
- Rooms oriented considering solar orientation to decrease active cooling loads.
- Provision provided for the use of solar panels and Heat pump systems
- Rainwater Harvesting .
- Grey water utilisation.
- Provision to provide kitchen garden.
- Constructing Green walls and maximising green space, both inside and outside the house.
- Indoor courtyards to seamlessly connect the interiors with the surrounding exteriors.
- Double height spaces to aid passive cooling and lighting.
- Use of low VOC paints.
- Use of low flow plumbing fixtures to reduce water wastage.
- Native and Drought tolerant species used for landscaping.
- Cement Fly ash bricks used.





ECO MANSIONS



Scaly Breasted Munia



LEGEND

1. Car Porch-2 Cars -7.0 x 6.3
2. Entry Pathway
3. Front Garden
4. Entrance -3.2 x 2.0
5. Foyer -2.0 x 1.8
6. Elevator -1.6 x 1.5
7. Passage 1.5m wide
8. Double Height Living Room -4.8 x 5.8
9. Dining Area -4.3 x 3.0
10. Breakfast Counter
11. Dry Kitchen -4.1 x 2.8
12. Wet Kitchen -4.1 x 1.8
13. Rear Entry
14. Maid's Room -2.3 x 1.7
15. Powder Room -1.8 x 1.7
16. Bedroom 01 -4.6 x 3.6
17. Attached Bathroom -1.8 x 2.7
18. Patio -5.3 x 1.5
19. Pooja Room - Double Height -1.0 x 1.5
20. Staircase -3.6 x 2.2
21. Courtyard - Zen Garden -2.2 x 3.4
22. Water Body / Fish Pond -5.3 x 1.0
23. North Patio -3.3 x 6.0
24. Rear Gardens





LEGEND

- 25. Staircase -3.6 x 2.2
- 26. Pooja Room Below -1.0 x 1.5
- 27. Planter Box
- 28. Passage 1.5m wide
- 29. Laundry Room -1.7 x 2.2
- 30. Ahu Room -1.7 x 1.3
- 31. Balcony -5.8 x 1.45
- 32. Balcony Garden
- 33. Living Room Below -4.8 x 5.8
- 34. Elevator -1.6 x 1.5
- 35. Master Bedroom -3.6 x 4.6
- 36. Attached Balcony -1.0 x 4.7
- 37. Walk-In Wardrobe -2.8 x 2.4
- 38. Master Bathroom -3.8 x 2.0
- 39. Suite Bedroom -3.6 x 4.6
- 40. Attached Balcony -1.5 x 5.3
- 41. Walk-In Wardrobe -2.4 x 2.9
- 42. Suite Bathroom -2.0 x 2.7
- 43. Terrace Garden -4.8 x 7.1
- 44. Planter Box
- 45. Pergola For Car Porch Below



T5 - 6,000 Sqft | East Facing | 7.7 Cents

FIRST FLOOR AREA 1314.8 SQFT



LEGEND

- 46. Staircase -3.6 x 2.2
- 47. Pooja Room Below -1.0 x 1.5
- 48. Planter Box
- 49. Passage
- 50. Suite Bedroom-02 -3.6 x 4.6
- 51. Balcony -5.8 x 1.45
- 52. Walk-In Closet -2.8 x 2.4
- 53. Suite Bathroom-02 -3.8 x 2.0
- 54. Outdoor Dining -4.3 x 4.6
- 55. Bar Counter -3.2 x 2.2
- 56. Barbeque Station -3.25 x 1.95
- 57. Plunge Pool -6.3 x 2.3
- 58. Elevator -1.6 x 1.5
- 59. Balcony Garden
- 60. Roof Garden -6.8 x 4.6
- 61. Terrace Garden
- 62. Terrace Garden Below



T5 - 6,000 Sqft | East Facing | 7.7 Cents

TERRACE FLOOR AREA 1044 SQFT

COME HOME
TO YOUR
SANCTUARY





LEGEND

1. Entry Gate
2. Car Porch -4.2 x 4.9
3. Garden
4. Sit Out -1.5 x 2.3
5. Foyer -1.8 x 1.8
6. Living Room -5.8 x 4.0
7. Deck -3.7 x 2.1
8. Staircase -2.9 x 1.9
9. Storage Space -1.5 x 1.9
10. Dining Area -3.3 x 3.45
11. Pooja Area -0.6 x 1.0
12. Wash Basin Area -0.6 x 0.9
13. Kitchen -4.0 x 3.35
14. Utility Space -1.0 x 1.0
15. Rear Exit
16. Attached Bathroom -1.65 x 2.35
17. Bedroom-01 -3.4 x 3.95
18. Backyard -2.20 x 11.22
19. Pathway





LEGEND

- 20. Staircase -2.9 x 1.9
- 21. Family Living Room -4.75 x 3.45
- 22. Deck below
- 23. Bar Counter -1.8 x 1.8
- 24. Semi Covered Terrace -5.5 x 3.3
- 25. Water Body/ Fish Pond -4.2 x 1.2
- 26. Study Space -3.3 x 1.95
- 27. Master Bedroom -3.4 x 5.5
- 28. Master Bathroom -1.65 x 2.25
- 29. Kid's Bedroom -4.65 x 3.95
- 30. Kids Bathroom -3.3 x 1.5



T1 - 3,500 Sqft | West Facing | 5 Cents

FIRST FLOOR AREA 1178.5 SQFT



LEGEND

- 31. Staircase -5.0 x 1.95
- 32. Barbeque Station -4.5 x 2.15
- 33. Outdoor Dining Area -4.55 x 2.85
- 34. Roof Garden -2.95 x 1.85
- 35. Semi Covered Terrace Below
- 36. Roof Garden -4.65 x 3.35
- 37. Office Space -5.0 x 3.35
- 38. Terrace Lounge -3.3 x 5.5



Option -01

T1 - 3,500 Sqft | West Facing | 5 Cents

TERRACE FLOOR AREA 987 SQFT



LEGEND

- 31. Staircase -5.0 x 1.95
- 32. Barbeque Station -4.5 x 2.15
- 33. Outdoor Dining Area -4.55 x 2.85
- 34. Roof Garden -2.95 x 1.85
- 35. Semi Covered Terrace Below
- 36. Suite Bedroom -4.65 x 3.35
Suite Bathroom -3.3 x 1.5
- 37. Lounge -3.3 x 2.9
- 38. Outdoor Lounge -1.75 x 3.35
- 39. Roof Garden -3.3 x 5.5



Option -02

T1 - 3,500 Sqft | West Facing | 5 Cents

TERRACE FLOOR AREA 987 SQFT



ECO VILLAS



Kingfisher



LEGEND

1. Car Porch -5.3 x 3.3
2. Sitout -1.2 x 2.8
3. Front Garden
4. Landscape Pocket
5. Foyer -2.2 x 3.5
6. Living Room -7.5 x 3.5
7. Deck -7.2 x 3.6
8. Backyard -1.7 x 11.1
9. Dining Room -4.9 x 3.1
10. Kitchen -3.6 x 2.6
11. Utility -1.4 x 1.6
12. Breakfast Counter
13. Powder Room -2.2 x 1.1
14. Wash Basin
15. Staircase -2.2 x 3.9
16. Bedroom -3.5 x 3.7
17. Attached Bathroom -1.6 x 2.7



T2 - 3,700 Sqft | West Facing | 5 Cents

GROUND FLOOR AREA 1365.5 SQFT



LEGEND

- 18. Staircase -2.2 x 3.9
- 19. Family Room -5.6 x 3.6
- 20. Study Space -1.6 x 0.6
- 21. Deck -3.7 x 2.5
- 22. Water Body -0.8 x 2.5
- 23. Private lounge/ Study -3.5 x 2.6
- 24. Master Bedroom & closet -3.5 x 3.8
- 25. Attached Bathroom -1.6 x 2.7
- 26. Kid's Bedroom -3.6 x 6.0
- 27. Attached Bathroom -1.6 x 2.7



T2 - 3,700 Sqft | West Facing | 5 Cents

FIRST FLOOR AREA 1314.8 SQFT



LEGEND

- 28. Staircase -2.2 x 3.9
- 29. Family Room -5.6 x 3.6
- 30. Library -1.8 x 1.8
- 31. Suite Bedroom -3.4 x 7.4
- 32. Walk-in Wardrobe -3.4 x 2.0
- 33. Attached Bathroom -1.6 x 2.7
- 34. Bar counter -1.9 x 2.6
- 35. Outdoor Dining Space -2.6 x 2.9
- 36. Terrace Lounge -2.6 x 2.9
- 37. Roof Garden -1.0 x 5.9
- 38. Deck Below



T2 - 3,700 Sqft | West Facing | 5 Cents

TERRACE FLOOR AREA 1044 SQFT



ECO VILLAS



Jungle Babbler



LEGEND

1. Entry to Site
2. Car Porch -6.1 x 5.0
3. Front Garden
4. Entrance -2.1 x 3.0
5. Foyer -2.1 x 1.65
6. Living Room -4.75 x 3.85
7. Dining Room -4.7 x 3.65
8. Wash Basin
9. Pooja Space -0.6 x 1.2
10. Deck -5.15 x 2.2
11. Garden
12. Kitchen -5.25 x 3.65
13. Breakfast Counter
14. Kitchen Deck -3.75 x 1.0
15. Staircase
16. Master Bedroom-01 -3.65 x 4.75
17. Private Study Space
18. Walk-in Wardrobe -2.0 x 2.65
19. Attached Bathroom -1.5 x 2.65
20. Rear garden
21. Side Garden





LEGEND

- 22. Staircase
- 23. Study Space -2.6 x 1.7
- 24. Family Living Room -4.75 x 3.85
- 25. Terrace Garden -6.9 x 4.25
- 26. Planter Box
- 27. Pebble Drain
- 28. Kids Bedroom -4.9 x 4.35
- 29. Attached Bathroom -1.5 x 2.65
- 30. Private Study
- 31. Master Bedroom -02 -3.65 x 4.75
- 32. Walk-in Wardrobe -2.0 x 2.65
- 33. Attached Bathroom -1.5 x 2.65



T3 - 3,700 Sqft | West Facing | 5 Cents

FIRST FLOOR AREA 1388 SQFT



LEGEND

- 34. Staircase
- 35. Bar counter
Barbeque Station
- 36. Lounge -3.7 x 3.00
- 37. Roof Deck -4.85 x 1.5
- 38. Plunge Pool -4.85 x 2.25
- 39. Private Study
- 40. Suite Bathroom -3.65 x 4.75
- 41. Walk-in Wardrobe -2.0 x 2.65
- 42. Attached Bathroom -1.5 x 2.65
- 43. Outdoor Dining -6.1 x 4.0
- 44. Roof Garden
- 45. Planter
- 46. Terrace Garden Below



T3 - 3,700 Sqft | West Facing | 5 Cents

TERRACE FLOOR AREA 1044 SQFT

**COME HOME
TO DELIGHTFUL
DETAILING**





LEGEND

1. Car Porch -5.1 x 5.3
2. Landscape Pocket -2.0 x 1.8
3. Front Garden
4. Entrance -2.0 x 1.8
5. Foyer -1.7 x 3.5
6. Living Room -4.45 x 4.1
7. Dining Room -3.4 x 3.5
8. Breakfast Counter
9. Wash-Basin
10. Kitchen -3.4 x 3.8
11. Wet Kitchen -1.5 x 2.1
12. Staircase -2.25 x 3.8
13. Laundry Space -2.25 x 1.0
14. Master Bedroom-01 -3.5 x 5.5
15. Walk-in Wardrobe with Bathroom -3.5 x 1.8 | 1.5 x 2.65
16. Front Deck -7.5 x 3.6
17. Deck Garden
18. Rear Garden





LEGEND

- 19. Staircase -2.25 x 3.8
- 20. Family Living Room -4.45 x 4.1
- 21. Library -1.7 x 3.5
- 22. Kids Bedroom -3.4 x 7.4
- 23. Walk-in Wardrobe -3.4 x 2.0
- 24. Attached Bathroom -1.5 x 2.65
- 25. Master Bedroom-02 -3.5 x 5.5
- 26. Walk-in Wardrobe -3.5 x 2.1
- 27. Attached Bathroom -1.5 x 2.65
- 28. Balcony Deck -6.0 x 2.5
- 29. Plunge Pool -1.5 x 2.65
- 30. Pebble Tray -2.0 x 3.4



T4 - 3,700 Sqft | West Facing | 5 Cents

FIRST FLOOR AREA 1314.8 SQFT



LEGEND

- 31. Staircase -2.25 x 3.8
- 32. Family Living Space -4.45 x 4.1
- 33. Bar counter -1.7 x 3.5
Barbeque Station
- 34. Suite Bedroom-02 -3.4 x 7.4
- 35. Private lounge
- 36. Walk-in Wardrobe -3.4 x 2.0
- 37. Attached Bathroom -1.5 x 2.65
- 38. Outdoor Dining area
- 39. Roof Garden
- 40. Roof Deck -5.4 x 5.6
- 41. Pebble Tray
- 42. Outdoor BBQ station Provision



T4 - 3,700 Sqft | West Facing | 5 Cents

TERRACE FLOOR AREA 1044 SQFT

**COME HOME
TO MANGALURU'S
LARGEST
GATED COMMUNITY**



SPECIFICATIONS



STRUCTURE

- RCC frame structure.
- Laterite stone compound wall etc.
- External 8" wall fly-ash block and Internal 4" fly-ash block wall masonry.



WALL FINISHING

- All internal and external walls are sponge finished plastered.
- Interior: superior quality premium emulsion paint.
- Exterior: weatherproof exterior emulsion or other equivalent solution as per elevation features.
- External texture finishes as per architectural features.



FLOORING AND CLADDING

- Vitrified flooring for all rooms 1mt x 1mt width.
- Granite flooring for entrance and deck steps flamed finish
- Anti-skid designer flooring for the balcony
- Designer paving tile for the car park area
- Designer vitrified tile for toilet wall & floor 4'x2'.



KITCHEN

- PowerPoint for refrigerator, hob-chimney, water purifier, microwave, mixer, wet grinder, washing machine, dryer, and dishwasher.
- Black Granite countertop and single bowl will be provided for the kitchen sink.
- (Above work will be executed along with the interior work)



TOILET

- All sanitary wares shall be from jaguar / Grohe or other equivalent brands.
- Wash basin, water closet, concealed shower system, and tap fittings will be provided.



DOORS

- Main door 8 feet height: full wall width solid wooden frame, a flush door with both side veneer finish
- Room doors 8 feet height: full wall width solid wooden frame, a flush door with both side veneer finish
- Toilet doors 8 feet height: full wall width granite frame, a flush door with one side veneer and other side laminate finish
- Locks and hardware: yale or other equivalent brands.



WINDOWS AND VENTILATORS

- UPVC sliding windows for all window openings.



ELECTRICAL

- Modular switches shall be from Legrand, Havells, or other equivalent brands.
- One tv & telephone point in the living room and all bedrooms
- Fire resistant electrical wires of finolex / anchor / havells / v-guard or other equivalent brands.
- Miniature circuit breaker (MCB), earth leakage circuit breaker (ECB) internet (wi-fi) points on all floors
- Powerpoint provision for split or centralized ac in all rooms and 32 amps for lift.
- All electrical switch points can be upgraded for a smart home concept.
- Power supply from 3kw to 9kw depending upon size of the villa.
- 100% DG power backup for all electrical equipment



SPECIFICATIONS



PLUMBING

- All water supply lines of UPVC and drain in PVC pipes
- Individual overhead water tank.



HANDRAILS & SAFETY GRILLS

- Stainless steel hand railings combined with mild steel for the staircase and all balconies
- Safety metal grills for all the window openings (will be charged extra)



SAFETY MEASURE

- Security lock for the main door from yale or equivalent.
- While every effort will be made to provide the exact brand, the decision of the developers will be final and binding to choose its equivalent, in case of the non-availability of a particular brand.



COMMON FEATURES FOR ALL VILLAS

- 24-hour power backup (DG)
- Street lights
- UGD systems
- Main over-head tank
- Multiple wells on site.
- Visitor car parking.
- Children's play area.
- Landscaping, lawn, flower garden, etc.
- 24 x 7 security.
- CC camera for the entire layout.
- Garbage collection.
- Clubhouse 10,000 sqft
- Swimming pool, Gym, Party lawn, Business lounge, Games room, Grocery shop.



ROOF GARDEN

- RCC or wooden pergola and raised deck, planter boxes.



LOCATION



Airport	-12 kms
Mangalore Junction Railway Station	-3.5 kms
Nanthoor Junction	-1.9 Kms
Sri Gopal Krishna Temple	-550 mtrs
Mother of God Church	-1.4 kms
Ahsanul Masjid	-2.5 kms
Infant Jesus Shrine	-1.8 kms
Shakthi School	-650 mtrs.
A J Hospital	-3 kms
Fr Mullers	-3.7 kms
Manipal Hospital, Jyothi	-3.9 Kms
Yenopoya Speciality Hospital	-4.5 kms

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+91 88849 49491 | 88848 48483

Opposite Rama Shakti Mission, Shaktinagara Main Road, Mangaluru - 575016

www.poojacraftedhomes.in/gardensofdelight-mangalore

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