



SPECTRUM
BUSINESS CENTER
KULSHEKAR, MANGALORE

A NEW BUSINESS DESTINATION FOR ENTREPRENEURS WHO LOOK FOR SAGE INVESTMENT



Business at the speed of a thought was Bill Gates idea! You need a destination to hasten your business plans to productive ventures. **SPECTRUM** at KULSHEKAR offers you an inimitable opportunity to initiate new ventures, carry on established business ventures or to pursue professions of diverse proportions. The location being a commercial zone offers you vast opportunity for business and commercial enterprise. And the growing infrastructure every succeeding day with the entry of software and other players the stage is set for ample business growth.

SPECTRUM is a collaborative effort from Citadel Developers and Paradise Properties. It offers Commercial spaces with unique features. Promoters have taken care to design and integrate commercial friendly architecture with 4 floors of business opportunities and commercial enterprise. The construction is thoughtfully businesslike and the best materials are used to make it quite resilient for commercial use. The promoters value the utility side of an investment and thus construction is made with optimum advantage for its user and to make it worthwhile investment for the buyer.

- HIGHLIGHTS**
- ▶ Located at Kulshekar, Mangalore -Karkala highway
 - ▶ Ergonomically Designed Commercial spaces on Lower Ground, Ground and Upper 2 floors
 - ▶ RCC framed structure
 - ▶ Laterite / Solid block masonry walls
 - ▶ 3 Automatic elevators
 - ▶ On-Site Security and CC TV
 - ▶ 2 level vehicle parking area
 - ▶ Generator back up
 - ▶ Separate toilet blocks for ladies and gents on each floors





Second Floor Plan Details:

- Central Atrium:** ATRIUM VOID ABOVE ATRIUM
- Rooms and Dimensions:**
 - B1: 35'4" X 18'7" 980 SFT
 - B2: 35'4" X 12'5" 653 SFT
 - B3: 35'4" X 12'5" 653 SFT
 - B4: 20'6" X 12'5" 390 SFT
 - B5: 20'6" X 12'5" 390 SFT
 - B6: 20'6" X 12'5" 390 SFT
 - B7: 20'6" X 12'5" 390 SFT
 - B8: 20'6" X 12'5" 390 SFT
 - B9: 20'6" X 12'5" 390 SFT
 - B10: 20'6" X 12'5" 390 SFT
 - B11: 20'6" X 12'5" 390 SFT
 - B12: 35'4" X 12'5" 653 SFT
 - B13: 35'4" X 12'5" 653 SFT
 - B14: 35'4" X 12'4" 670 SFT
 - D.G. ROOM: 6.25 X 7.77 M
 - CARETAKERS ROOM: 6.25 X 3.07 M
- Corridor:** 3.0 M WIDE CORRIDOR
- Other Features:** RETAINING WALL, DRIVE WAY, CAR, LEVEL MARKERS (-1.60 M, -1.50 M, -1.35 M, -1.20 M, -1.00 M, -0.80 M, -0.60 M, -0.40 M, -0.20 M, 0.00 M, 0.20 M, 0.40 M, 0.60 M, 0.80 M, 1.00 M, 1.20 M, 1.40 M, 1.60 M, 1.80 M, 2.00 M, 2.20 M, 2.40 M, 2.60 M, 2.80 M, 3.00 M, 3.20 M, 3.40 M, 3.60 M, 3.80 M, 4.00 M, 4.20 M, 4.40 M, 4.60 M, 4.80 M, 5.00 M, 5.20 M, 5.40 M, 5.60 M, 5.80 M, 6.00 M, 6.20 M, 6.40 M, 6.60 M, 6.80 M, 7.00 M, 7.20 M, 7.40 M, 7.60 M, 7.80 M, 8.00 M, 8.20 M, 8.40 M, 8.60 M, 8.80 M, 9.00 M, 9.20 M, 9.40 M, 9.60 M, 9.80 M, 10.00 M, 10.20 M, 10.40 M, 10.60 M, 10.80 M, 11.00 M, 11.20 M, 11.40 M, 11.60 M, 11.80 M, 12.00 M, 12.20 M, 12.40 M, 12.60 M, 12.80 M, 13.00 M, 13.20 M, 13.40 M, 13.60 M, 13.80 M, 14.00 M, 14.20 M, 14.40 M, 14.60 M, 14.80 M, 15.00 M, 15.20 M, 15.40 M, 15.60 M, 15.80 M, 16.00 M, 16.20 M, 16.40 M, 16.60 M, 16.80 M, 17.00 M, 17.20 M, 17.40 M, 17.60 M, 17.80 M, 18.00 M, 18.20 M, 18.40 M, 18.60 M, 18.80 M, 19.00 M, 19.20 M, 19.40 M, 19.60 M, 19.80 M, 20.00 M, 20.20 M, 20.40 M, 20.60 M, 20.80 M, 21.00 M, 21.20 M, 21.40 M, 21.60 M, 21.80 M, 22.00 M, 22.20 M, 22.40 M, 22.60 M, 22.80 M, 23.00 M, 23.20 M, 23.40 M, 23.60 M, 23.80 M, 24.00 M, 24.20 M, 24.40 M, 24.60 M, 24.80 M, 25.00 M, 25.20 M, 25.40 M, 25.60 M, 25.80 M, 26.00 M, 26.20 M, 26.40 M, 26.60 M, 26.80 M, 27.00 M, 27.20 M, 27.40 M, 27.60 M, 27.80 M, 28.00 M, 28.20 M, 28.40 M, 28.60 M, 28.80 M, 29.00 M, 29.20 M, 29.40 M, 29.60 M, 29.80 M, 30.00 M, 30.20 M, 30.40 M, 30.60 M, 30.80 M, 31.00 M, 31.20 M, 31.40 M, 31.60 M, 31.80 M, 32.00 M, 32.20 M, 32.40 M, 32.60 M, 32.80 M, 33.00 M, 33.20 M, 33.40 M, 33.60 M, 33.80 M, 34.00 M, 34.20 M, 34.40 M, 34.60 M, 34.80 M, 35.00 M, 35.20 M, 35.40 M, 35.60 M, 35.80 M, 36.00 M, 36.20 M, 36.40 M, 36.60 M, 36.80 M, 37.00 M, 37.20 M, 37.40 M, 37.60 M, 37.80 M, 38.00 M, 38.20 M, 38.40 M, 38.60 M, 38.80 M, 39.00 M, 39.20 M, 39.40 M, 39.60 M, 39.80 M, 40.00 M, 40.20 M, 40.40 M, 40.60 M, 40.80 M, 41.00 M, 41.20 M, 41.40 M, 41.60 M, 41.80 M, 42.00 M, 42.20 M, 42.40 M, 42.60 M, 42.80 M, 43.00 M, 43.20 M, 43.40 M, 43.60 M, 43.80 M, 44.00 M, 44.20 M, 44.40 M, 44.60 M, 44.80 M, 45.00 M, 45.20 M, 45.40 M, 45.60 M, 45.80 M, 46.00 M, 46.20 M, 46.40 M, 46.60 M, 46.80 M, 47.00 M, 47.20 M, 47.40 M, 47.60 M, 47.80 M, 48.00 M, 48.20 M, 48.40 M, 48.60 M, 48.80 M, 49.00 M, 49.20 M, 49.40 M, 49.60 M, 49.80 M, 50.00 M, 50.20 M, 50.40 M, 50.60 M, 50.80 M, 51.00 M, 51.20 M, 51.40 M, 51.60 M, 51.80 M, 52.00 M, 52.20 M, 52.40 M, 52.60 M, 52.80 M, 53.00 M, 53.20 M, 53.40 M, 53.60 M, 53.80 M, 54.00 M, 54.20 M, 54.40 M, 54.60 M, 54.80 M, 55.00 M, 55.20 M, 55.40 M, 55.60 M, 55.80 M, 56.00 M, 56.20 M, 56.40 M, 56.60 M, 56.80 M, 57.00 M, 57.20 M, 57.40 M, 57.60 M, 57.80 M, 58.00 M, 58.20 M, 58.40 M, 58.60 M, 58.80 M, 59.00 M, 59.20 M, 59.40 M, 59.60 M, 59.80 M, 60.00 M, 60.20 M, 60.40 M, 60.60 M, 60.80 M, 61.00 M, 61.20 M, 61.40 M, 61.60 M, 61.80 M, 62.00 M, 62.20 M, 62.40 M, 62.60 M, 62.80 M, 63.00 M, 63.20 M, 63.40 M, 63.60 M, 63.80 M, 64.00 M, 64.20 M, 64.40 M, 64.60 M, 64.80 M, 65.00 M, 65.20 M, 65.40 M, 65.60 M, 65.80 M, 66.00 M, 66.20 M, 66.40 M, 66.60 M, 66.80 M, 67.00 M, 67.20 M, 67.40 M, 67.60 M, 67.80 M, 68.00 M, 68.20 M, 68.40 M, 68.60 M, 68.80 M, 69.00 M, 69.20 M, 69.40 M, 69.60 M, 69.80 M, 70.00 M, 70.20 M, 70.40 M, 70.60 M, 70.80 M, 71.00 M, 71.20 M, 71.40 M, 71.60 M, 71.80 M, 72.00 M, 72.20 M, 72.40 M, 72.60 M, 72.80 M, 73.00 M, 73.20 M, 73.40 M, 73.60 M, 73.80 M, 74.00 M, 74.20 M, 74.40 M, 74.60 M, 74.80 M, 75.00 M, 75.20 M, 75.40 M, 75.60 M, 75.80 M, 76.00 M, 76.20 M, 76.40 M, 76.60 M, 76.80 M, 77.00 M, 77.20 M, 77.40 M, 77.60 M, 77.80 M, 78.00 M, 78.20 M, 78.40 M, 78.60 M, 78.80 M, 79.00 M, 79.20 M, 79.40 M, 79.60 M, 79.80 M, 80.00 M, 80.20 M, 80.40 M, 80.60 M, 80.80 M, 81.00 M, 81.20 M, 81.40 M, 81.60 M, 81.80 M, 82.00 M, 82.20 M, 82.40 M, 82.60 M, 82.80 M, 83.00 M, 83.20 M, 83.40 M, 83.60 M, 83.80 M, 84.00

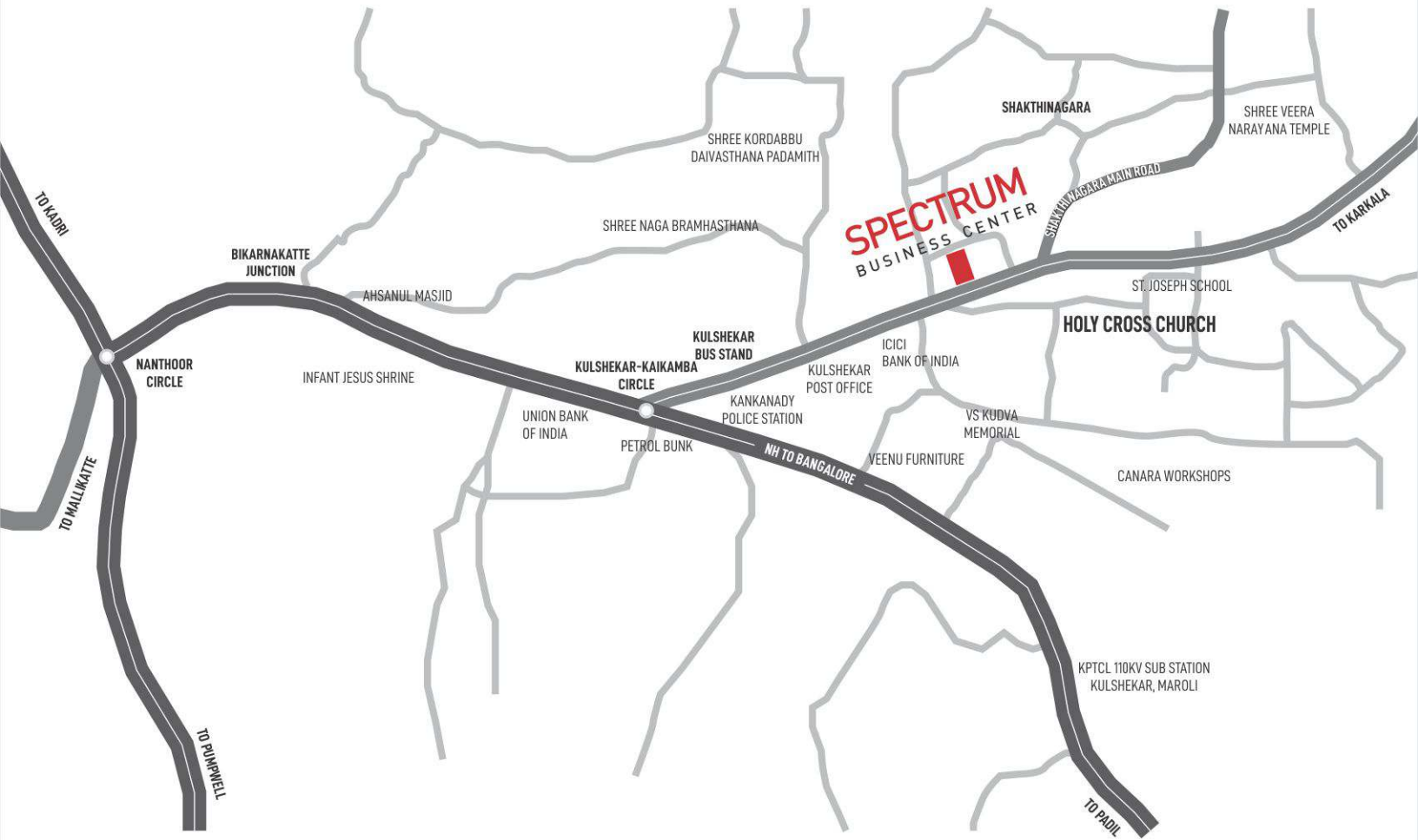
Second Floor Plan Details:

- Central Area:** VOID ATRIUM BELOW, 2.52 M. WIDE CORRIDOR.
- Top Section:**
 - ELECTRIC PANEL ROOM: 7'0" X 3'40".
 - 1.65 M. WIDE CORRIDOR.
 - Restrooms: GENTS TOILET (3'08" X 2'27" M.), LADIES TOILET (3'08" X 3'82" M.).
- Room Layout (Left Side):**
 - G10: 20'6" X 10'1" (333 SFT)
 - G9: 20'6" X 12'5" (390 SFT)
 - G8: 20'6" X 12'5" (390 SFT)
 - G7: 20'6" X 12'5" (390 SFT)
 - G6: 20'6" X 12'5" (390 SFT)
 - G5: 20'6" X 12'5" (390 SFT)
 - G4: 20'6" X 12'5" (390 SFT)
 - G3: 35'4" X 12'5" (653 SFT)
 - G2: 35'4" X 12'5" (653 SFT)
 - G1: 35'4" X 23'7" (1227 SFT)
- Room Layout (Right Side):**
 - G11: 13'3" X 10'1" (218 SFT)
 - G12: 13'3" X 12'5" (254 SFT)
 - G13: 13'3" X 12'5" (254 SFT)
 - G14: 13'3" X 10'1" (218 SFT)
 - G15: 20'6" X 10'1" (333 SFT)
 - G16: 20'6" X 12'5" (390 SFT)
 - G17: 20'6" X 12'5" (390 SFT)
 - G18: 20'6" X 12'5" (390 SFT)
 - G19: 20'6" X 12'5" (390 SFT)
 - G20: 20'6" X 12'5" (390 SFT)
 - G21: 20'6" X 12'5" (390 SFT)
 - G22: 35'4" X 12'5" (653 SFT)
 - G23: 35'4" X 12'5" (653 SFT)
 - G24: 35'4" X 17'4" (917 SFT)
- Other Features:**
 - Staircases: UP, DN.
 - Entrance: ENTRY GROUND FLOOR.
 - North Arrow: N.
 - Car Symbols: 01, 02, 03, 04, 05.

1st Floor Plan Details:

- Rooms and Dimensions:**
 - 101: 35'4" X 23'7" (1227 SFT)
 - 102: 35'4" X 12'5" (653 SFT)
 - 103: 35'4" X 12'5" (653 SFT)
 - 104: 20'6" X 12'5" (390 SFT)
 - 105: 20'6" X 12'5" (390 SFT)
 - 106: 20'6" X 12'5" (390 SFT)
 - 107: 20'6" X 12'5" (390 SFT)
 - 108: 20'6" X 12'5" (390 SFT)
 - 109: 20'6" X 12'5" (390 SFT)
 - 110: 20'6" X 10'1" (333 SFT)
 - 111: 13'3" X 10'1" (218 SFT)
 - 112: 13'3" X 12'5" (254 SFT)
 - 113: 13'3" X 12'5" (254 SFT)
 - 114: 13'3" X 10'1" (218 SFT)
 - 115: 20'6" X 10'1" (333 SFT)
 - 116: 20'6" X 12'5" (390 SFT)
 - 117: 20'6" X 12'5" (390 SFT)
 - 118: 20'6" X 12'5" (390 SFT)
 - 119: 20'6" X 12'5" (390 SFT)
 - 120: 20'6" X 12'5" (390 SFT)
 - 121: 20'6" X 12'5" (390 SFT)
 - 122: 35'4" X 12'5" (653 SFT)
 - 123: 35'4" X 12'5" (653 SFT)
 - 124: 35'4" X 17'4" (917 SFT)
 - 127: 11'2" X 11'2" (207 SFT)
 - 128: 13'3" X 11'2" (246 SFT)
- Corridors:**
 - 1.65 M. WIDE CORRIDOR (Top and Right)
 - 2.52 M. WIDE CORRIDOR (Left and Bottom Center)
 - 3.0 M. WIDE CORRIDOR (Bottom Center)
- Other Features:**
 - VOID ATRIUM BELOW (Center)
 - Restrooms: GENTS TOILET (3'0" X 5'2" M.), LADIES TOILET (3'0" X 5'2" M.), W.C.
 - Stairs: UP, DN
 - Canopy (Bottom Right)
 - Compass Rose (Bottom Center)

LOCATION



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