



manTRI

MANTRI DEVELOPERS

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Mantri Developers

First developer in India to be certified on
'World Class Management Systems'. ISO 9001:2008
ISO 14001:2004, OHSAS 18001:2007 & SA 8000:2008.

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COURTYARD

~ See green in every aspect of life ~



COURTYARD

manTRI
COURTYARD
Phase - 4

Homes, as green as they come.

Situated on a delightful, verdant hillock dotted with terraced, spacious villas, Mantri Courtyard - Phase 4 gives you that elusive combination of pleasures - a serene home environment that keeps you connected to your daily routine. With interior spaces designed as inhabited gardens, take the short journey from your living room to your own private courtyard and take in the perfect fusion of contemporary architecture and panoramic landscapes.





ACTUAL IMAGE OF PHASE II

Home to numerous happy families already.

For several reasons, Mantri Courtyard has always been a haven for peaceful living. As Phases 1, 2 & 3 are completely occupied by numerous happy families, Phase - 4 represents the beginning of a new journey. Phase - 4 boasts a collection of 91 luxurious row villas comprising of 3 & 4 BHK homes. This represents the beginning of a new journey. Now, anyone can invest and have the opportunity to see green in every aspect of life.

mantri
COURTYARD
Phase - 4



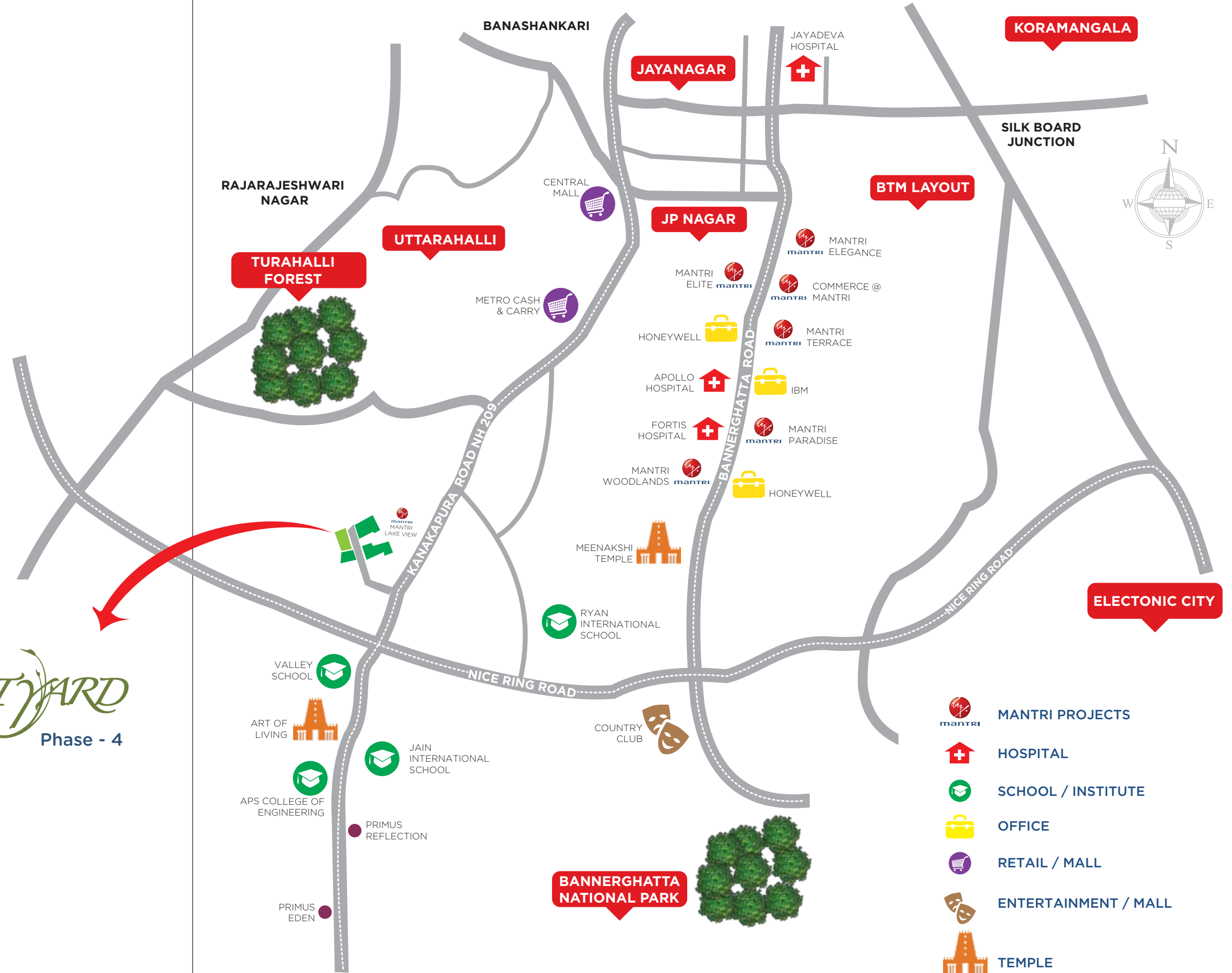
Master Plan.

Move to greener pastures.



Just 200 meters from the NICE Road corridor lies Kanakapura Road, an area that boasts of unbound nature as well as development. Kanakapura Road has a dedicated metro station and easy connectivity to Electronics City, Hosur Road, Bannerghatta Road, Jayanagar, RR Nagar as well as the Industrial areas of Peenya and Bidadi. Mantri Courtyard is at the heart of all the action, providing residents with greenery while also being close to high quality schools, hospitals, malls, and corporates in the vicinity.

mantri COURTYARD Phase - 4



- Green is the colour of convenience -



0.8 Kms

Off Kanakapura Road
/ Metro Station

21.7 Kms

UB City

10 Kms

JP Nagar

1.3 Kms

From NICE Road

12.3 Kms

Jayanagar

18.3 Kms

Bannerghatta Road

Give your commute the green light.

Traffic and long commutes are a bane every Bangalorean is all too familiar with. A long commute not only takes time away from your day, the pollution and stress takes a big toll on your well being, on a daily basis. Mantri Courtyard ensures that living a green life is now not only restricted to when you get home. With a proximity of 0.8 Kms from Kanakapura Road, row villas at Mantri Courtyard help in reducing your commuting time, pollutants, and your carbon footprint!





*Resplendent luxury &
unmatched privacy,
in one elegant package.*



*An investment that
makes you see green.*

Who doesn't want to see more green in their bank account? That's why, when it comes to investing in a home, you not only need a beautiful space to call your own, but also an attractive rate of appreciation. Kanakapura Road has now become one of the most developed regions anywhere in Bengaluru because of the large investment corridor it has opened up. Add to that, historical reputation of Mantri and an unbelievable price point, you are well on your way to the smartest investment you will ever make.



ARTISTIC IMAGE REPRESENTATION

Villas with abundant space and greenery.

We constantly strive to create the perfect home that combines nature, space, elegance, privacy, openness and tranquility in the chaotic metropolitan life. The row villas at Mantri Courtyard are prime examples of our dedication to perfection.

Every villa opens out to a private courtyard, is surrounded by landscaped gardens and is completely eco-friendly. With plenty of natural light and open plan living spaces, row villas at Mantri Courtyard are a testament to our sense of aesthetic and our commitment to the ideal of sustainable luxury.



ARTISTIC IMAGE REPRESENTATION



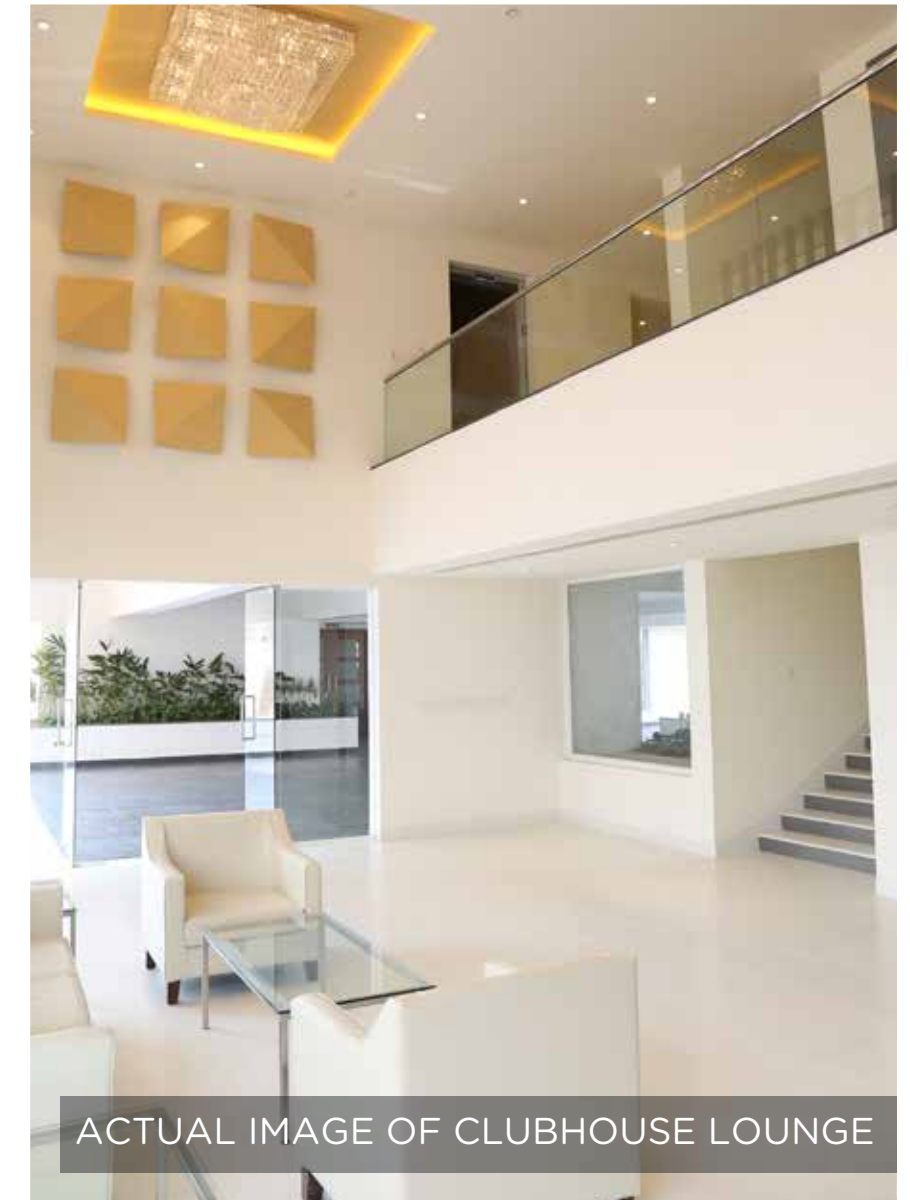
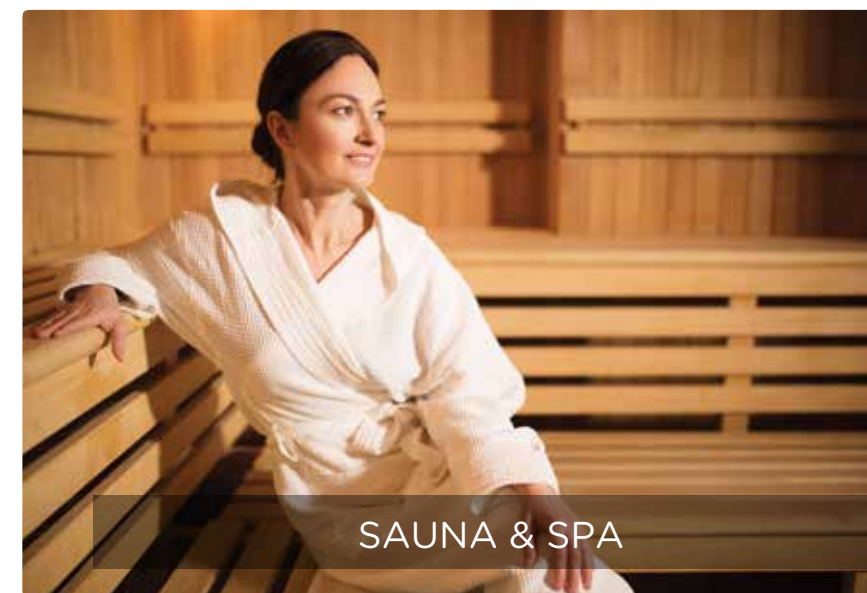
*Ready-to-use
17,000 sq ft
Clubhouse*

ACTUAL IMAGE OF CLUBHOUSE

A lifestyle that makes others see green.

We believe that everyone should have a right to enjoy their time in nature. Our amenities have been designed to ensure that you and your family make the most of our natural landscape and surroundings. Which is why basement parking is provided for each row villa, so that the property is always pedestrian-friendly and safe.

Amenities in the project include a clubhouse with a well-equipped gym, an indoor sports arena, a multi purpose hall and even a mini theatre! Our commitment to quality extends well beyond the delivery of your home. We assume responsibility for property maintenance which includes a comprehensive slew of services that ensure competent and timely care of your home.





ACTUAL IMAGE OF LEISURE GAMES ROOM



INDOOR GAMES ROOM



ACTUAL IMAGE OF GUESTS LOUNGE



SQUASH COURT



YOGA & EXERCISE ROOM



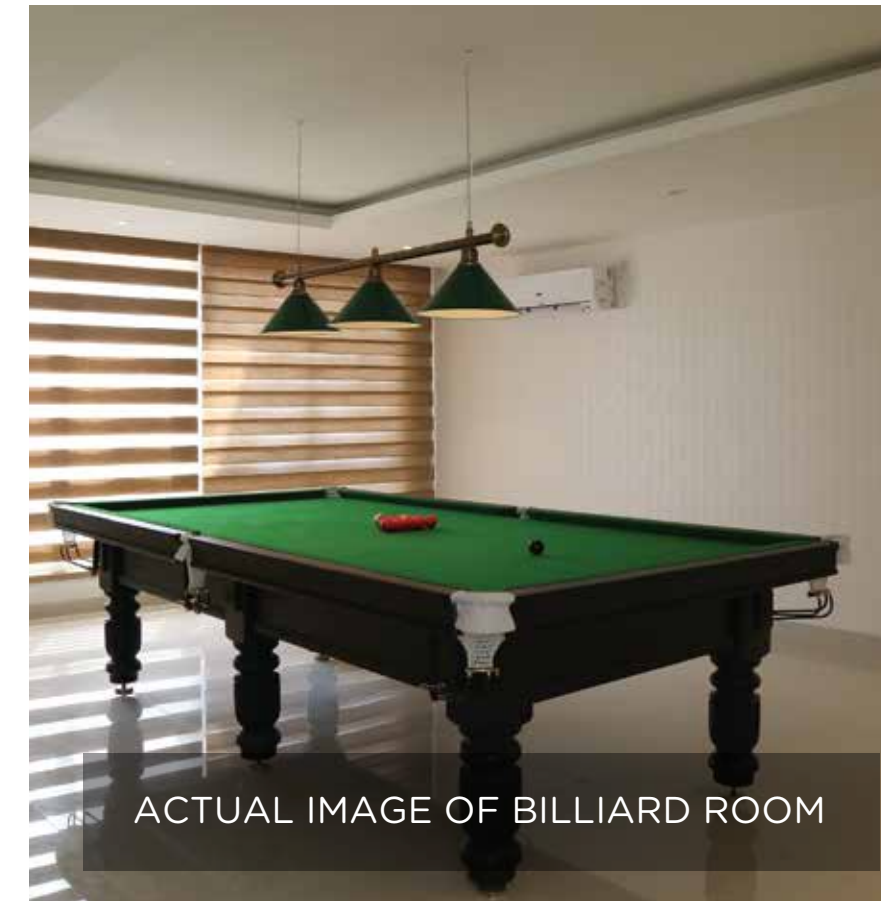
ACTUAL IMAGE OF MULTIPURPOSE HALL



ACTUAL IMAGE OF FULLY EQUIPPED GYMNASIUM




















ACTUAL IMAGE OF 21-SEAT MINI THEATER



ACTUAL IMAGE OF BILLIARD ROOM

Lose yourself in a green paradise.

LEGEND

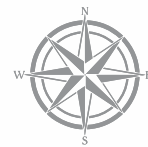
- | | | | |
|---|-----------------------|---|--------------------------------|
|  | 1. Entry Exit |  | 9. Central Plaza |
|  | 2. Water Spout Wall |  | 10. Palm Court |
|  | 3. Security Cabin |  | 11. Drop-Off Area |
|  | 4. Driveway |  | 12. Private Garden |
|  | 5. Pedestrian Entry |  | 13. Stage/Chess Board |
|  | 6. Pedestrian Avenue |  | 14. Mini Amphitheatre |
|  | 7. Children Play Area |  | 15. Garden Walk |
|  | 8. Lily Pond |  | 16. Stepped Terrace / Pavilion |
| | |  | 17. Services |





ACTUAL IMAGE
OF PHASE I

FLOOR PLAN TYPE I | | manTRI
 4BHK | GROUND FLOOR | *COURTYARD*
 Phase - 4



SBUA	Carpet Area	Terrace	Garden
2550sft	2017sft	752sft	176sft

FLOOR PLAN TYPE I | | manTRI
 4BHK | FIRST FLOOR | *COURTYARD*
 Phase - 4



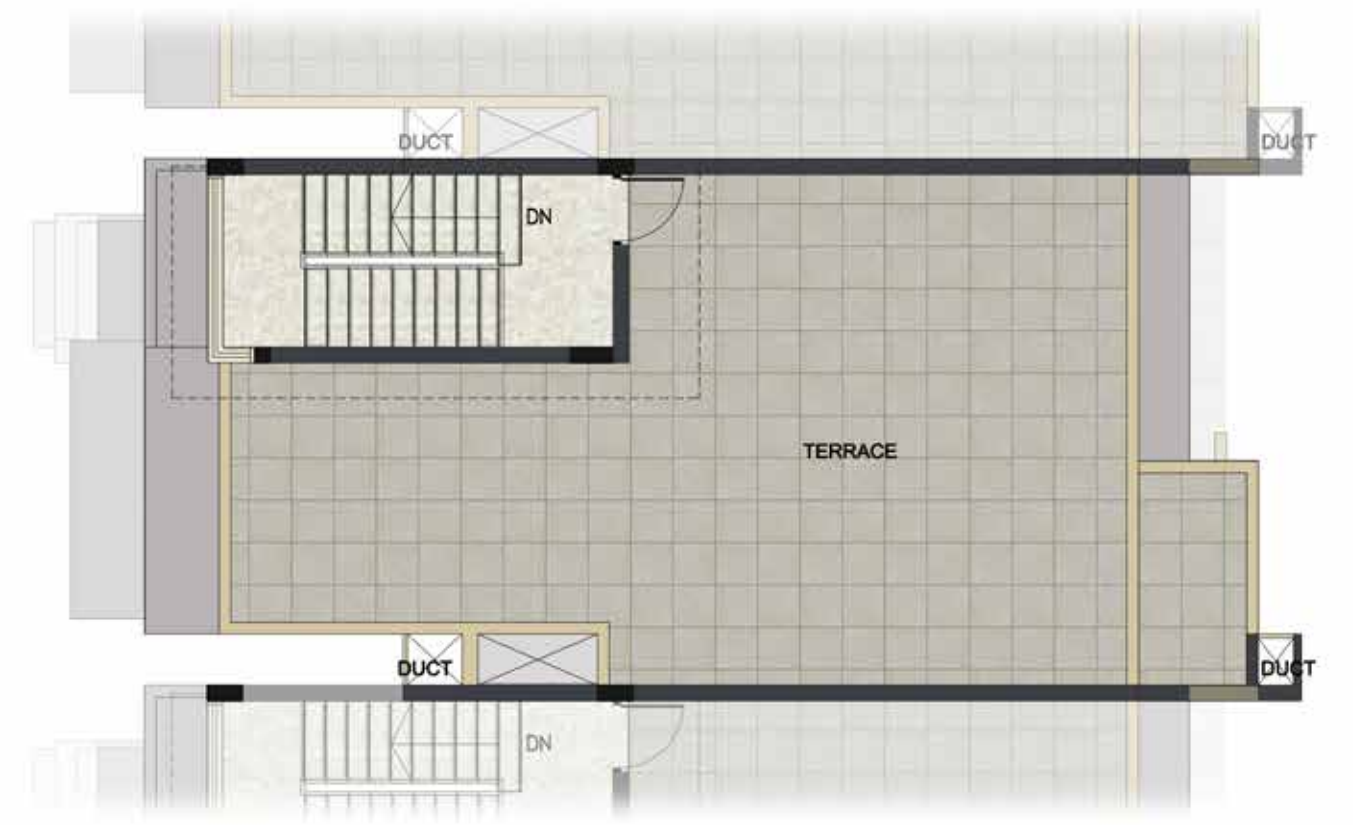
SBUA	Carpet Area	Terrace	Garden
2550sft	2017sft	752sft	176sft

FLOOR PLAN TYPE I | **manTRI**
 4BHK | SECOND FLOOR | *COURTYARD*
 Phase - 4



SBUA	Carpet Area	Terrace	Garden
2550sft	2017sft	752sft	176sft

FLOOR PLAN TYPE I | **manTRI**
 4BHK | TERRACE FLOOR | *COURTYARD*
 Phase - 4

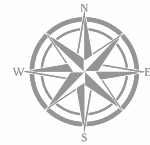


SBUA	Carpet Area	Terrace	Garden
2550sft	2017sft	752sft	176sft

ACTUAL IMAGE
OF PHASE II



FLOOR PLAN TYPE II | 3BHK | GROUND FLOOR



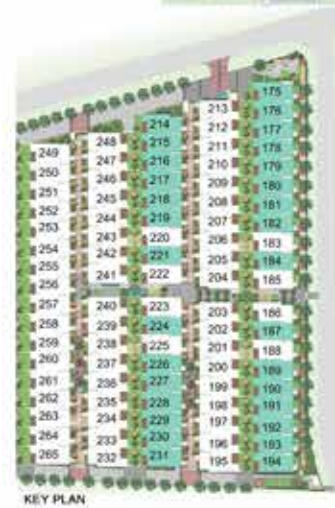
SBUA	Carpet Area	Terrace	Garden
2475sft	1953sft	756sft	176sft

FLOOR PLAN TYPE II | 3BHK | FIRST FLOOR



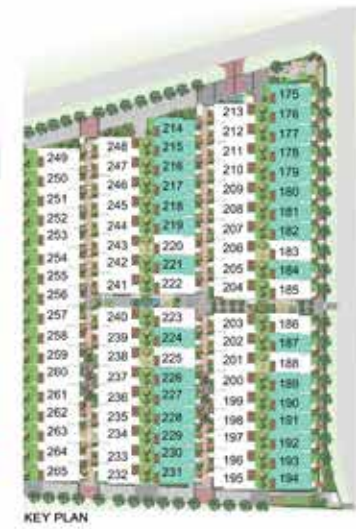
SBUA	Carpet Area	Terrace	Garden
2475sft	1953sft	756sft	176sft

FLOOR PLAN TYPE II | **manTRI**
3BHK | SECOND FLOOR | *COURTYARD*
 Phase - 4



SBUA	Carpet Area	Terrace	Garden
2475sft	1953sft	756sft	176sft

FLOOR PLAN TYPE II | **manTRI**
3BHK | TERRACE FLOOR | *COURTYARD*
 Phase - 4



SBUA	Carpet Area	Terrace	Garden
2475sft	1953sft	756sft	176sft



*The perfect confluence of
space, design & luxury.*



ARTISTIC IMAGE REPRESENTATION



STRUCTURE

- ▶ Seismic zone compliant structure adhering to structural requirements, Partition walls with block masonry.



FLOORING

- ▶ Living, dining, family, other bedrooms and kitchen with vitrified tile/equivalent flooring, Master bed room with laminated wooden flooring, Utility/balcony/private terrace with ceramic tile equivalent and toilets with ceramic tile/equivalent flooring and dadoing.



KITCHEN

- ▶ Provision for Aqua guard, Washing machine, dishwasher



DOORS & WINDOWS

- ▶ Wooden door with hardware. Windows/Balcony door/Ventilators: UPVC /equivalent.



Painting

- ▶ Interior finished with Emulsion/equivalent paint and exterior finished with emulsion/equivalent paint/ Texture Paint / GFRC / Metal Jaali.



ELECTRICAL FITTINGS

- ▶ TV point, Telephone point provided in each bedroom and living room.
- ▶ Miniature Circuit Breaker & Earth Leakage Circuit Breaker: Provided



CLUB HOUSE

- ▶ Provided in Phase 2 & the same amenities shall be used by Phase 4 residents as well
- ▶ Landscape: Provided.



RAILINGS

- ▶ SS with glass for exterior balcony. SS for staircase.