



WHERE LUXURY MEETS EFFICIENCY,  
EVEN ON THE SMALLEST OF SPACES.

# WELCOME TO THE WORLD OF CITY VILLAS

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Experience the perfect blend of urban convenience and private luxury with our exclusive city villas. Thoughtfully crafted for discerning homeowners, these residences maximize every square foot, offering spacious living on smaller, premium plots within prime city locations.

Each villa is uniquely designed to provide the freedom of multiple bedrooms, private gardens, terraces, and rooftop spaces, complemented by high-end finishes, cutting-edge technology, private parking, and advanced security systems. Despite their central settings, these homes provide a sanctuary of privacy and exclusivity, making them a rare gem in the vibrant urban landscape.

Discover a residence that reflects your style, celebrates your achievements, and redefines urban living – where luxury meets efficiency, even on the smallest of spaces.



MS DEVELOPERS

# CITY VILLAS

Experience the pinnacle of luxury living  
with our exclusive collection of villas in  
Mangalore

3 Bedrooms

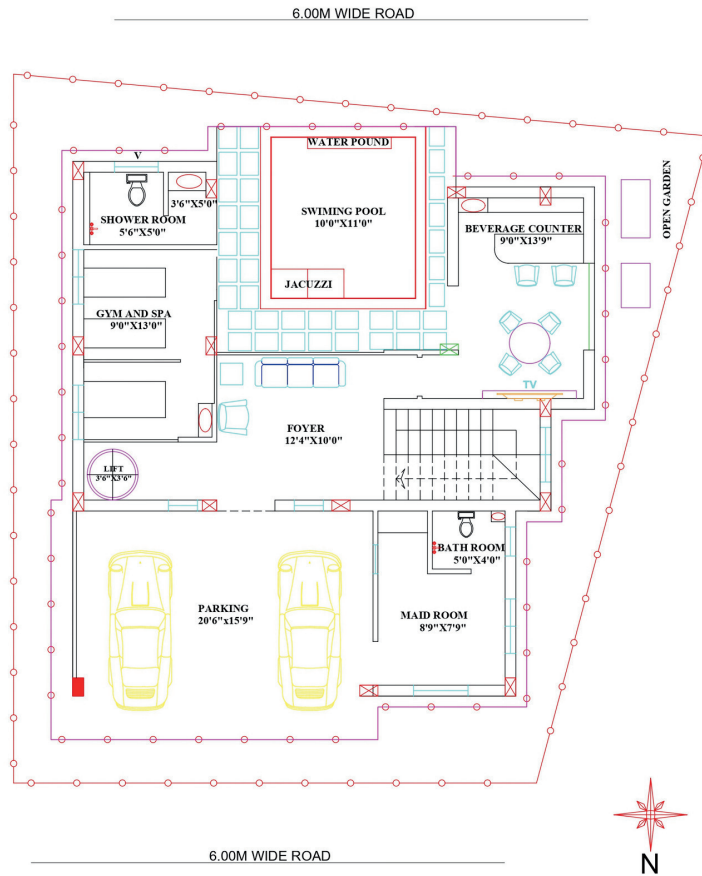
7 Bathrooms

5837 Sq.ft





# GROUND FLOOR

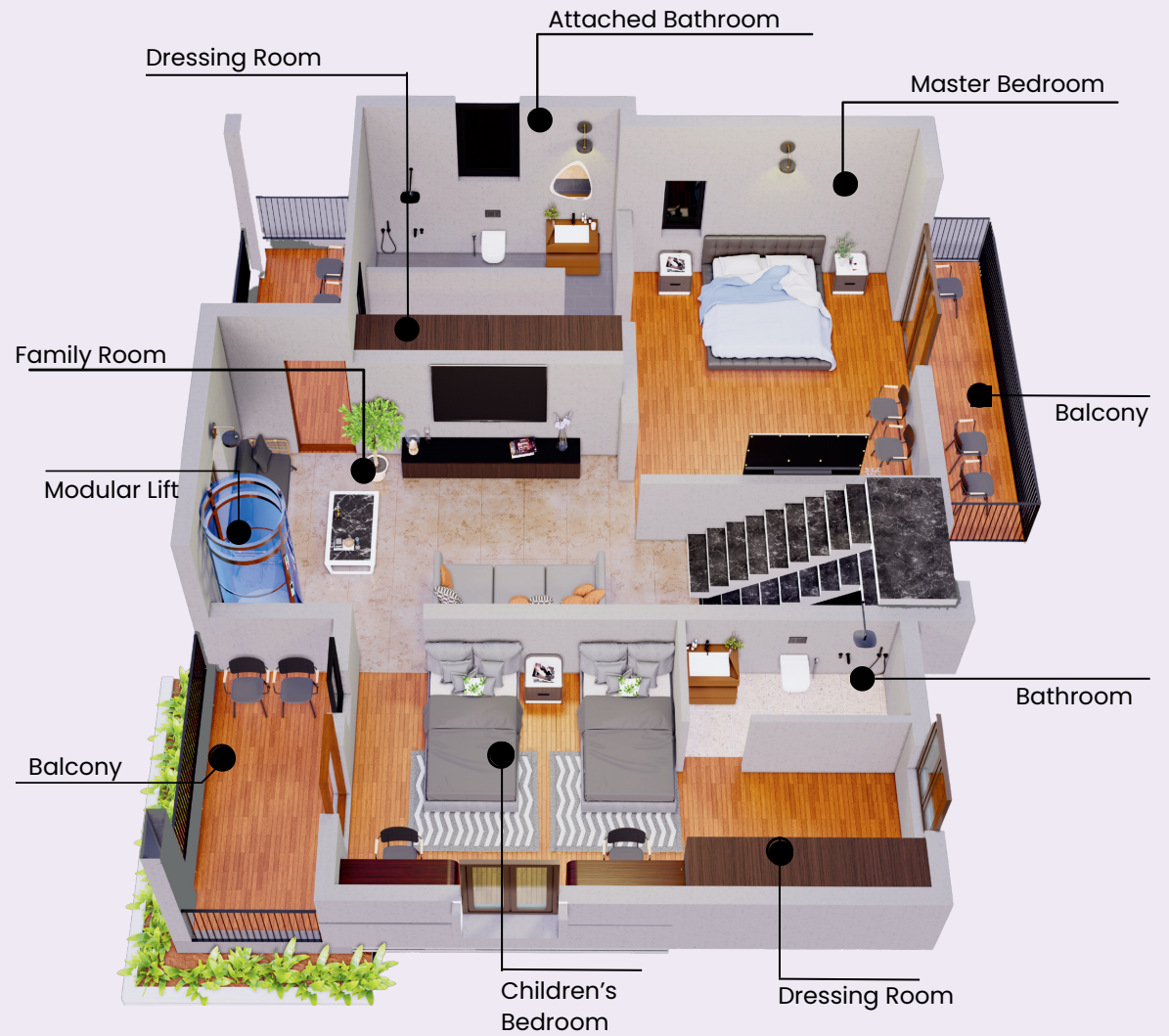




## FIRST FLOOR

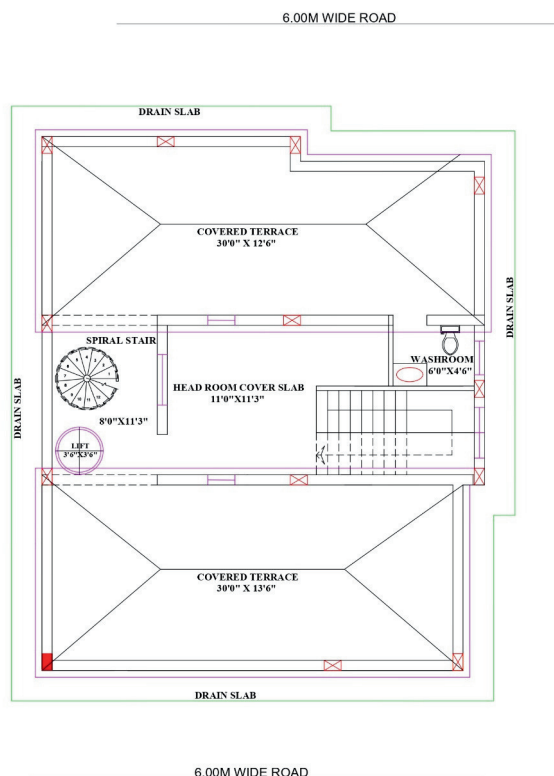


# SECOND FLOOR





# TERRACE



- PROVISION FOR HOME THEATRE
- PROVISION SOLAR WATER TANK
- PROVISION FOR SOLAR ELECTRIC POWER
- PLAY AREA
- COMMON WASHROOM AND PANTRY
- MODULAR LIFT

## Amenities

### Ground Floor

- Twin parking
- Maid room
- Foyer
- Modular lift
- Beverage counter
- Mini indoor swimming pool with Jacuzzi
- Gym & spa
- Shower Room
- 24x7 water supply with open well
- Sump tank

**1489 Sq.ft**

### First Floor

- Spacious Living room with balcony
- Peaceful Pooja room
- Dining Room
- Semi modular kitchen
- Guest bedroom, Balcony with attached bathroom
- Common Bathroom
- With Modular lift
- Provision for CCTV

**1473 Sq.ft**

### Second Floor

- Family Living Room with Balcony
- Master bedroom, Dressing Room, attached Bathroom and Balcony
- Children's Bedroom, Dressing room, Attached Bathroom and Balcony
- With Modular Lift

**1485 Sq.ft**

### Terrace

- Covered Terrace with Drain Slab
- Provision for Solar Power System
- Party Area with Washrooms and Pantry
- Provision for Home theatre and games
- With Modular Lift

**1390 Sq.ft**

**Total: 5837 Sq.ft**

## FOR MORE INFORMATION.

If you wanna ask something about us or our product, this is our contact and our address.

### SITE ADDRESS



185/2B(P1), Gurunagara Padavu,  
Padavinangady Cross Road, Maryhill  
Padavinangady - 575008

### OFFICE ADDRESS



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Marian paradise plaza ,Bunts  
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Visit Our Website



Scan The QR Code

## CONNECTIVITY

City Villa 1 is exquisitely positioned amidst Mangalore's finest—airports, elite institutions, premium hospitals, beaches, and malls—offering unmatched access within a short, elegant radius.

- Mangalore International Airport (Bajpe) 7.0 km
- Railway Station 6.8 km
- KSRTC Bus Stand 4.0 km
- A J Shetty Hospital 4.0 km
- KMC Hospital, Mangalore 5.0 km
- Yenopoya Hospital 5.0 km
- Vikas P.U. College 600 m
- Mount Carmel Central School 1.0 km
- St. Aloysius College 6.0 km
- SDM College 5.0 km
- Bharath Mall 4.7 km
- City Centre Mall 6.0 km
- Fiza by Nexus 7.0 km
- Thanirbhavi Beach 11.0 km
- Panambur Beach 10.0 km
- Kadri Park 3.0 km
- Kavoor Lake 1.5 km