

SHIVALAYA RESIDENCY

A Project By



SHIVALAYA DEVELOPERS

We Build Your Dream

1 BHK,
2 BHK
& 3 BHK
PREMIUM
LUXURY
APARTMENTS



ABOUT SHIVALAYA DEVELOPERS

Shivalaya Developers is a Karnataka-based real estate company built on the core values of integrity, quality, and commitment. Backed by professionals with decades of combined experience in real estate development, construction, and project execution, the company is dedicated to delivering thoughtfully planned, high quality developments that reflect excellence in every detail.

Our mission is to create spaces that elevate everyday living projects where families thrive, communities grow, and investments stand the test of time. Guided by a deep understanding of modern lifestyles and responsible design, every Shivalaya project is envisioned as a lasting asset to the people and places it serves.

OUR PROPERTY PORTFOLIO

Shivalaya Residency: An Elevated Lifestyle in the Heart of Manipal in Udupi By Shivalaya Developers.

Welcome Home to Shivalaya Residency.

Shivalaya Residence is the flagship residential project by Shivalaya Developers, designed to blend comfort, quality, and contemporary living. Located in a well connected area of Manipal, this project offers thoughtfully crafted homes with open layouts, abundant natural light, and superior finishes all tailored for families who value both functionality and elegance.

OUR SERVICES

- Residential and Commercial Development
- Land Acquisition and Project Feasibility
- Construction Management
- Property Management
- Investment Partnerships

WHY CHOOSE SHIVALAYA

- RERA Registered Projects
- Prime Locations Near MIT, MAHE & KMC
- Transparent Pricing & Easy Financing
- Vaastu-Compliant Designs
- Earthquake-Resistant RCC Structure
- Advance Home Automation with Security Features

OUR CORE VALUES

- **Integrity:** Building trust through ethical practices
- **Innovation:** Embracing new technologies and design principles
- **Quality:** Uncompromising standards in construction and service
- **Sustainability:** Environmentally responsible development
- **Customer-Centricity:** Prioritizing client needs at every stage



FEATURED PROPERTY

Waiting Area Lobby



Reception Lobby



Flat No	Area (SqFt)	Type
FIRST FLOOR		
101	1430.00	3 BHK
102	1040.00	2 BHK
105	1115.00	2 BHK
106	1140.00	2 BHK
103	575.00	1 BHK
107	630.00	1 BHK
104	635.00	1 BHK
108	675.00	1 BHK

Flat No	Area (SqFt)	Type
Second Floor to Sixth Floor		
201, 301, 401, 501, 601	1460.00	3 BHK
202, 302, 402, 502, 602	1070.00	2 BHK
203, 303, 403, 503, 603	585.00	1 BHK
204, 304, 404, 504, 604	645.00	1 BHK
205, 305, 405, 505, 605	1160.00	2 BHK
206, 306, 406, 506, 606	1170.00	2 BHK
207, 307, 407, 507, 607	640.00	1 BHK
208, 308, 408, 508, 608	685.00	1 BHK

FLAT WISE PROPERTY



*** 1 BHK Plan ***



*** 2 BHK Plan ***



*** 3 BHK Plan ***

FIRST FLOOR PLAN



- Rooftop swimming pool
- Indoor Games Area
- Well equipped Gym
- CCTV surveillance
- EV Charging Point
- 2 high speed automatic elevators with ARD

- 24/7 water supply
- Access- controlled lobby for added security
- Intercom Facility
- Generator for uninterrupted power supply
- STP (Sewage Treatment Plant) for eco friendly water management .

TYPICAL FLOOR PLAN



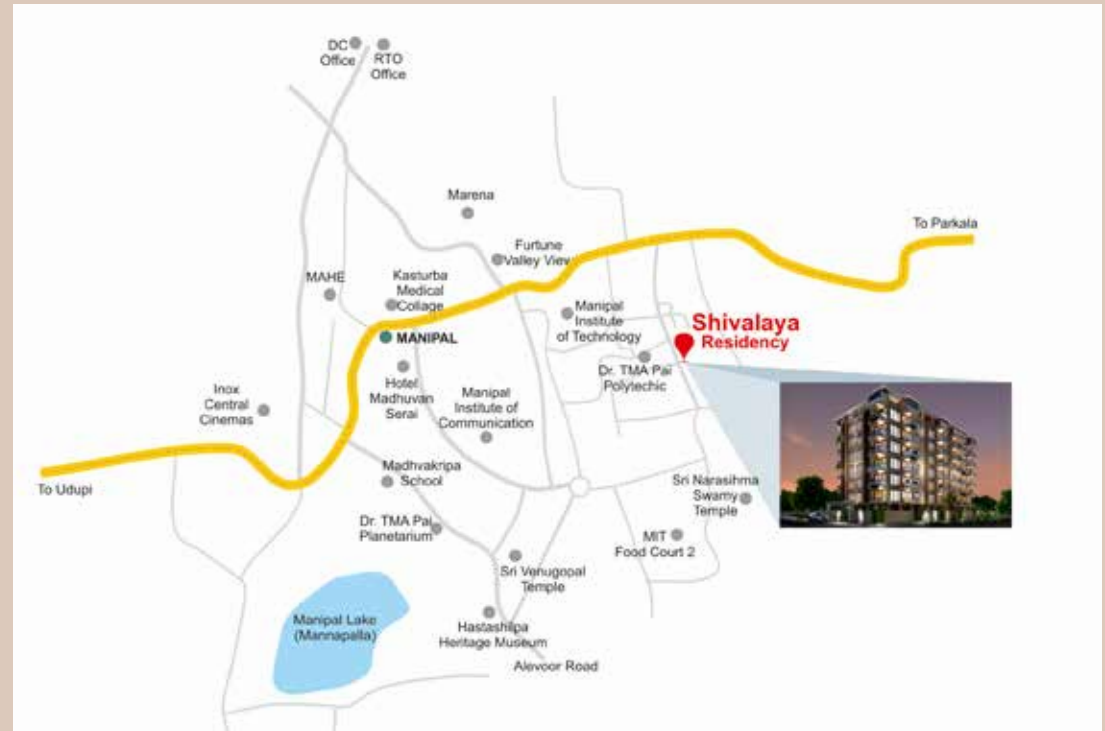
- Earthquake resistant Structure
- Main door and Door frame in designer teakwood
- Premium Quality vitrified and ceramic tiles

- Advance Home Automation
- Granite Countertop with stainless steel sink
- Video Door phones

A CLASSIC NEIGHBOURHOOD, A GREAT LIFE STYLE .

"Your best life begins where convenience meets comfort" **Shivalaya Residency** is in the heart of Manipal in Udupi city. Has schools,colleges,hospitals,shopping malls, railway station in close proximity.

Pollytechnic college	01 MINS
Manipal Institute of Technology	02 MINS
Canara Mall	02 MINS
Tiger Circle	03 MINS
Manipal Bus Stand	03 MINS
Kasturba Medical College	03 MINS
Manipal Post Office	04 MINS
Manipal Police Station	04 MINS
KMC Hospital	04 MINS
Sri Venugopal Temple	05 MINS
Madhav Kripa School	05 MINS
Manipal Lake	06 MINS
Hasta Shilpa Heritage Museum	06 MINS
Christ School	07 MINS
Sri Durgamaba Temple	07 MINS
Udupi Railway Station	09 MINS
Sri Krishna Matha Temple	11 MINS



**PROJECT TITLE:**

Proposed Residential Apartment Building At Manipal

CONSULTANT:

Architects & Engineers
ANIDO-02E CRIED ORGARRZATION
A.G. ASSOCIATES

ARCHITECTS ENGINEERS, TOWNPLANNERS AND INTERIOR DESIGNERS
AGA KANTILEVER OPP NAIRKER. NEAR BRAHMAGIRI CIRCLE. UDUP-576101.

Legal Advisors

UMESH SHETTY KALATHUR & ASSOCATES

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FOR BOOKING CALL
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SCAN FOR LOCATION :

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Disclaimer:

This Brochure is for informational purposes only and does not constitute a legal offering. The developer reserves the right to modify designs, specifications and amenities without prior notice.