



Your Dream, Our Passion.



LOKA SHIKSHANA TRUST





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Situated at the heart of 'Hubballi City' – on the busiest main road of the city, next to J G College designed to be one of the largest shopping malls in the vicinity. 'Stellar Shopping Mall' by Shriya Properties, offers best-in-class retail and entertainment experience for the customers. The mall is located 4km from the Airport, 3.6km from the Railway station and just 200 meters from the BSRTC central terminal. The project planned is at the Hubli's premium location and is one of the largest of its class in the Hubballi-Dharwad Area. 'Stellar Shopping Mall' is designed to offer an array of retail, entertainment and recreation options with restaurants, food court, and a gaming arcade. Further, the Mall is suitably located on Hubballi-Dharwad road, making it effortlessly accessible from Dharwad, Gadag, Belgaum, and other neighboring districts.

OVERVIEW





TRUE INVESTMENT

The future aspect of this development is very bright as it will be the prime spot for people's need for surrounding districts. The project will add the value to the surrounding area after its completion. Shriya Properties is one of the leading commercial property developers in the area is redefining the shopping and leisure experience in and around the Hubballi Area. This project has come into existence with the motive of transforming the way of doing business. Hence, this unrivaled mishmash of retail spaces and avant-garde offices is an ideal place for starting up a new venture or making your ongoing business more strong and lucrative.



CORPORATE OFFICES



RETAIL SHOPS



SHOWROOMS



RESTAURANTS



BOUTIQUES



CAFES



SALONS



WAREHOUSES





AMPLE
PARKING SPACE



NATURAL LIGHTING &
VENTILATION



WIDE CORRIDORS



BRANDED HIGH SPEED
ELEVATORS | ESCALATORS



POWER AND
WATER SUPPLY



BASEMENT
FLOOR FLAN



LOWER GROUND
FLOOR FLAN



SHOP	CARPET AREA	BUILTUP	SBA
01	1318	1368	1779
02	566	593	772
03	566	593	772
04	566	593	772
05	566	593	772
06	566	593	772
07	566	593	772
08	566	593	772

SHOP	CARPET AREA	BUILTUP	SBA
09	597	617	802
10	698	724	941
11	1190	1238	1610
12	800	829	1077
13	464	488	634
14	464	488	634
15	464	496	645
ANCHOR	10939	11160	14508

UPPER GROUND
FLOOR FLAN

SHOP	CARPET AREA	BUILTUP	SBA
01	1318	1368	1779
02	566	593	772
03	566	593	772
04	566	593	772
05	566	593	772
06	566	593	772
07	566	593	772
08	566	593	772

SHOP	CARPET AREA	BUILTUP	SBA
09	597	617	802
10	1190	1238	1610
11	800	829	1077
12	464	488	634
13	464	488	634
14	464	496	645
ANCHOR	10939	11160	14508



THIRD
FLOOR FLAN

SHOP	CARPET AREA	BUILTUP	SBA
01	4745	4882	6347
02	584	613	797
03	584	613	797
04	584	613	797
05	584	613	797
06	584	613	797
07	584	613	797

SHOP	CARPET AREA	BUILTUP	SBA
08	584	613	797
09	627	650	846
10	1033	1069	1390
11	599	628	816
12	599	628	816
13	599	639	830
ANCHOR	12503	12747	16571





PROJECT QUALITY & CONSRUCTION

The Projects is planned and designed by well-known Architects and experienced structural engineers for highest quality construction. The development is very well planned accommodating two-level parking lots, wide entrance, spacious retail gallery, high-quality elevators / escalators, bigger retail units. The true business space to own for the long-term investment for the higher returns in the future.

BUILDING SPECIFICATIONS

Earthquake resistant structural design for
RCC framed structure

Partitions -Light weight blocks of standard brand
Cement - OPC 43 grade cement standard brand
Steel - Fe 500 grade of standard brand

EXTERIOR FINISH

Structural glazing of Saint Gobin or equivalent

EXTERIOR PAINT

Asian or Berger equivalent

WALL SURFACE

Double coated sand faced/external plaster
finished with external paint

PARKING

Multilevel car parking at basement floor

COMMON AREA SPECIFICATIONS

FLOORING

Internal flooring : 600 X 600 double charged
Vitrified of standard brand
Common area: Granite / Vitrified tiles

INTERNAL WALL FINISH

Two coats of putty, primer and emulsion paint

WINDOWS

3 track powder coated

RAILING

Metal railing

ROLLING SHUTTER

Perforated rolling metal

ELECTRICAL & WATER SYSTEM

ELECTRIFICATION

Provision for split A.C.
Modular switches : Anchor, V-guard
or equivalent brand
LED lighting for common area
Service point for UPS will be provided

WATER SUPPLY

Underground | overhead tanks for
drinking water with adequate capacity,
additional water supply by bore well

PLUMBING

Concealed toilet fittings and sanitary wares of
Hindware, Jaquar or equivalent
Ashirvad or equivalent PVC / UPVC pipes



B R T S Bus Stand
200 Mts.



IT Park
1 Km



Hubli Airport
4 Kms



Railway Station
3.6 Kms



KLE UNIVERSITY
2 Kms



Old Bus Stand
2 Kms

RERA REGISTRATION NO

PRM/KA/RERA/1259/479/PR/180905/002009



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OFFICE ADDRESS

Shriya Properties
13, Arjun Vihar, Gokul Road, Hubballi

Member of
CREDAI
Hubballi - Dharwad

SITE ADDRESS

Adjacent to J G Collage of Commerce, Vidyanagar,
Hubballi Dharwad Main Road, Hubballi - 580021

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