

A Project By Royal Builders



Royal Villa



3 BHK LUXURIOUS DUPLEX

Welcome to

A world of luxury combined with serenity. Where nature graces every step, and living spaces enthrall. Enter your very own private piece of Paradise.

Royal Villa

A project conceptualized & planned to offer a modern lifestyle. Welcome to the 'Royal Villa' with all modern amenities, yet at an affordable price.

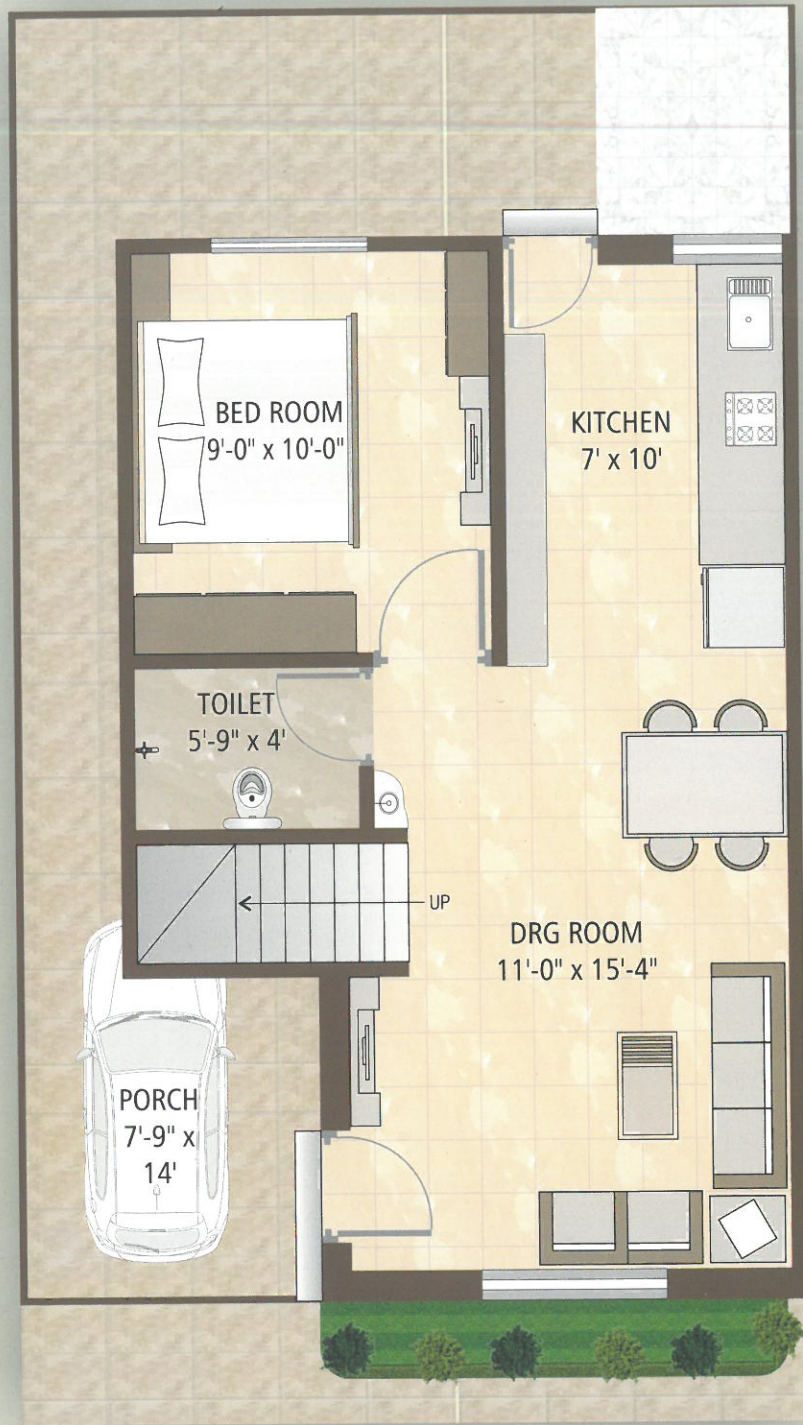
Located centrally at the fast developing locality of Makarpura - Jambuva Road, 'Royal Villa' is close to all urban conveniences. The Bungalows are designed for a modern life and shall match the lifestyle expectations of today's consumers.





Amenities

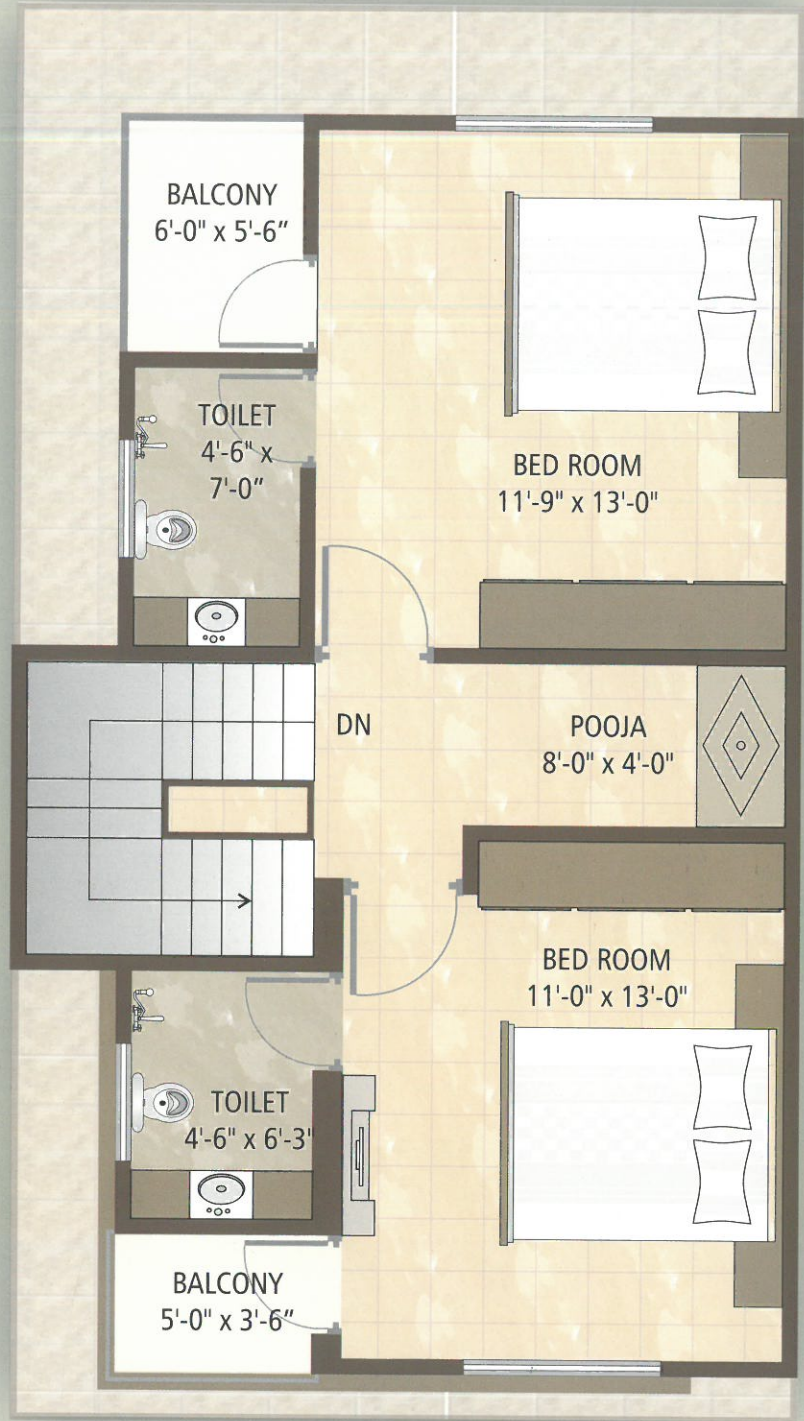
- Decorative main gate with security cabin
- CCTV camera for security in premises
- Internal RCC road with street light
- Underground cabling for wire free look
- Both side paved floor with plantation
- Number plate and Letter box to maintain uniformity
- Club house with library and AC gymnasium
- Wi-Fi zone at club house area
- Lush green garden and covered sitting (Gazebo)
- Children play area
- Society Compound wall.



GROUND FLOOR PLAN



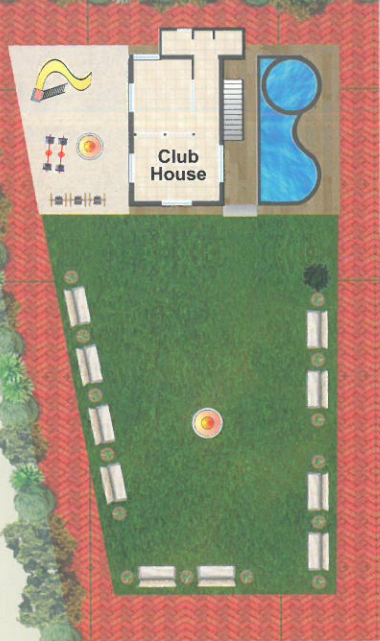
3 BHK - Bungalows



FIRST FLOOR PLAN



18 MTR. WIDE TP ROAD

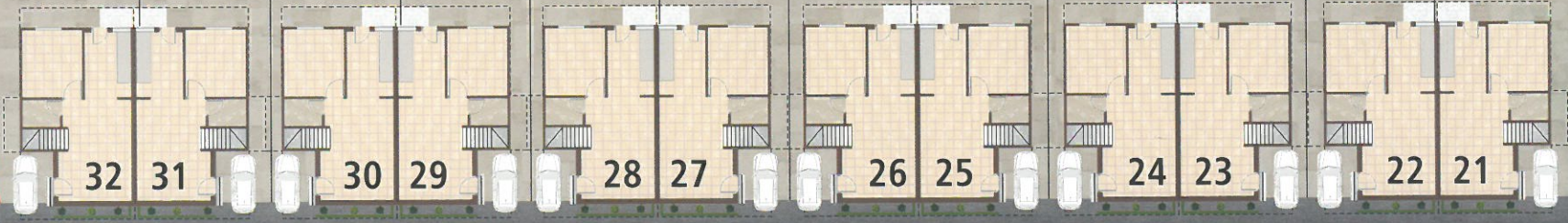
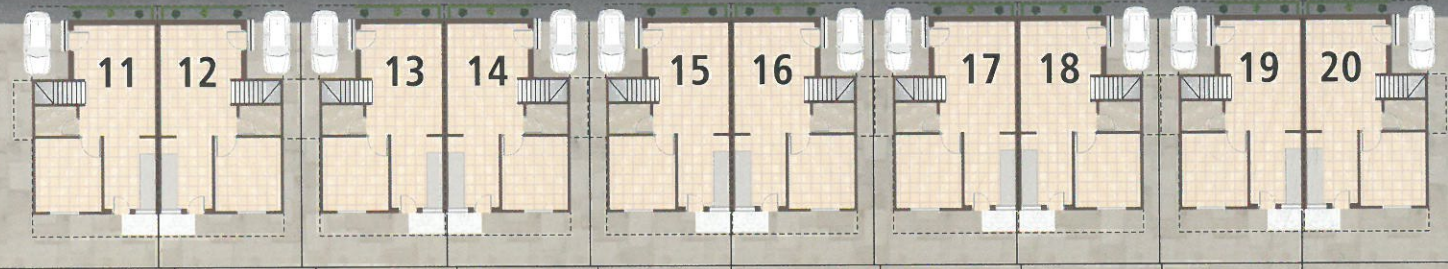


Plot No.	Sq.ft.
1	915
2 to 9	682
10 to 11	915
12 to 19	682
20 to 21	915
22 to 30	675
31	701
32	880
33	1011
34 to 41	764
42	769
43	982



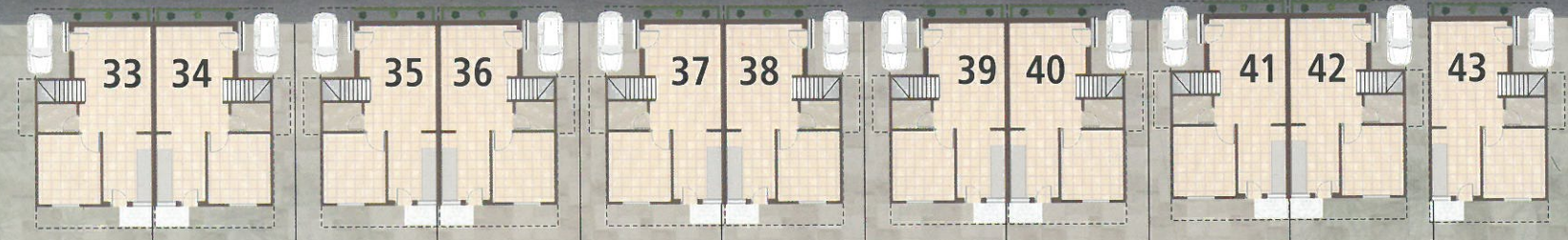
7.5 MTR. WIDE ROAD

← Entry



7.5 MTR. WIDE ROAD

← Entry



12 MTR. WIDE TP ROAD

Specification

Structure :

RCC Frame structure as per structure design

Flooring :

Vitrified tiles flooring in all rooms.

Kitchen :

Granite platform with good quality of stainless steel sink. Glazed tiles dado tiles dado up to lintel level. R. O. Purifier will be provided in kitchen.

Bathrooms :

Designer wall tiles up to 7 feet height. Anti-Skid floor tiles. Standard quality sanitary and plumbing fixture.

Staircase :

Furnished with good quality stone and railing.

Doors :

Decorative Entrance door and internal laminated flush doors with both side laminate.

Windows :

All windows aluminum color anodized with safety grills.

Paint :

Distemper paint with two coats of putty on internal walls. Weather proof paint on external walls.

Water supply :

Municipal corporation water supply to each house and bore-well at common plot area. Underground and overhead tank.

Plumbing :

Concealed plumbing with UPVC pipe of good quality.

Electrification :

Good quality modular switches. Provision for TV, AC and telephones points at convenient locations.

Security system :

Video door phone will be provided to each house

Termite treatment :

Anti-termite treatment in each house



Developers :-
Royal Builders

Architect :-
Ashok Patel

Structure
Zarna Associates

Contact :-
9426023903
9979366522

www.royalbuildersvadodara.com

Site Address :-

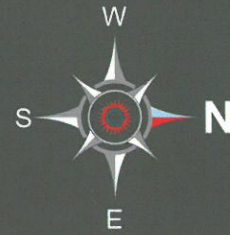
Opp. Royal Residency
Nr. Rajput Samaj Wadi,
Opp. Voltamp Transformer,
Makarpura-Jambuva Road,
Vadodara.

Royal Villa

Payment mode :-

25% - On Booking | 15% - Plinth level | 20% - Ground floor slab | 20% - 1st floor slab | 15% - Plaster | 05% - Final finishing

We request : (1) Possession will be given after one month of settlement of all accounts (2) Documentation charges, Stamp duty, Registration charges, Service tax, GEB Charges, Common maintenance charges, all municipal taxes & government tax will be extra (3) Extra work shall be executed after making full payment (4) Continuous default payment leads to cancellation (5) Architect / Developers shall have the right to change or raise the scheme or any details herein and any change or revision will be binding to all (6) Refund in case of cancellation will be made after payment receipt of new client only (7) Administrative expense of 10,000/- & the amount of extra work (if any) will be deducted from refund amount (8) All the dimensions given are approximate & unfinished (10) This Broucher is just for an easy presentation of the project and does not form part of agreement or any legal document.



Way to Highway

Makarpura Main Road

Way to City

Voltamp Transformer