BUSINESS PARK

ROYAL CITY

Royalty Re-defined

PERFECT SPACE TO

BOOST YOUR BUSINESS





SMART INVESTMENT FOR

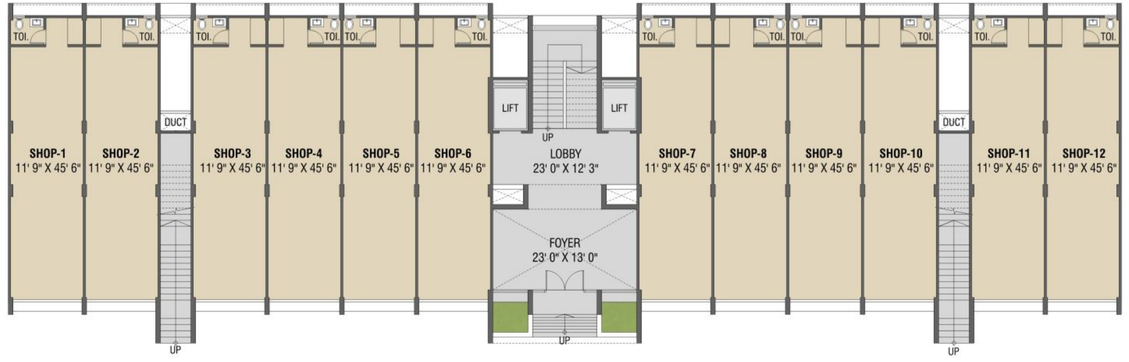
SUCCESSFUL BUSINESS

LAYOUT PLAN



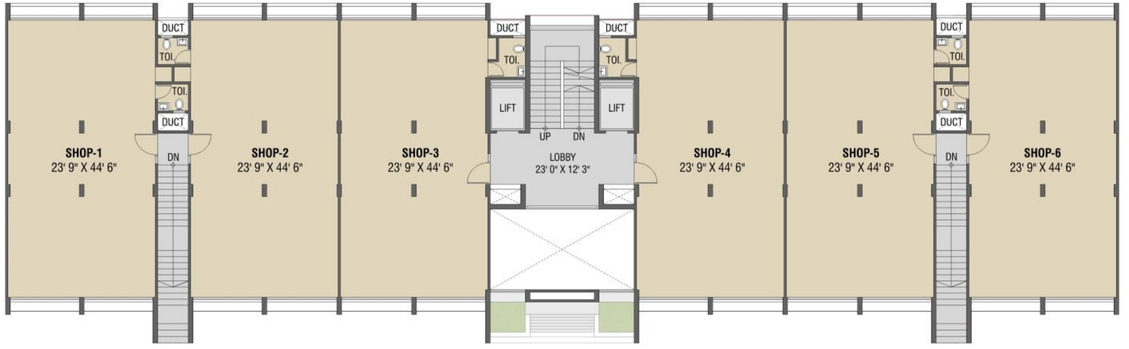
GROUND FLOOR PLAN

SHOPS & SHOWROOMS



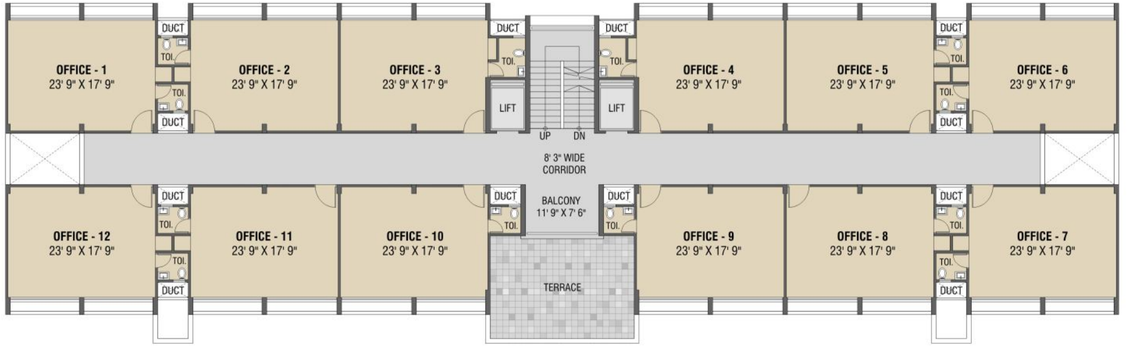
FIRST FLOOR PLAN

SHOPS & SHOWROOMS



2nd, 3rd & 4th FLOOR PLAN

OFFICES



AMENITIES & FEATURES

- Earthquake resistance RCC frame structure
- Two elevator for each block (One stretcher elevator)
- Elegant entrance lobby with reception & waiting lounge
- Well-planned infrastructure for individual air conditioning
- Showrooms with wide pedestrian walkway
- Showrooms height 11 ft.
- Attached toilet for each shop / office
- Individual electric meter
- Adequate parking for owner & visitors

SPECIFICATIONS

FLOORING

- Flooring - Vitrified tiles

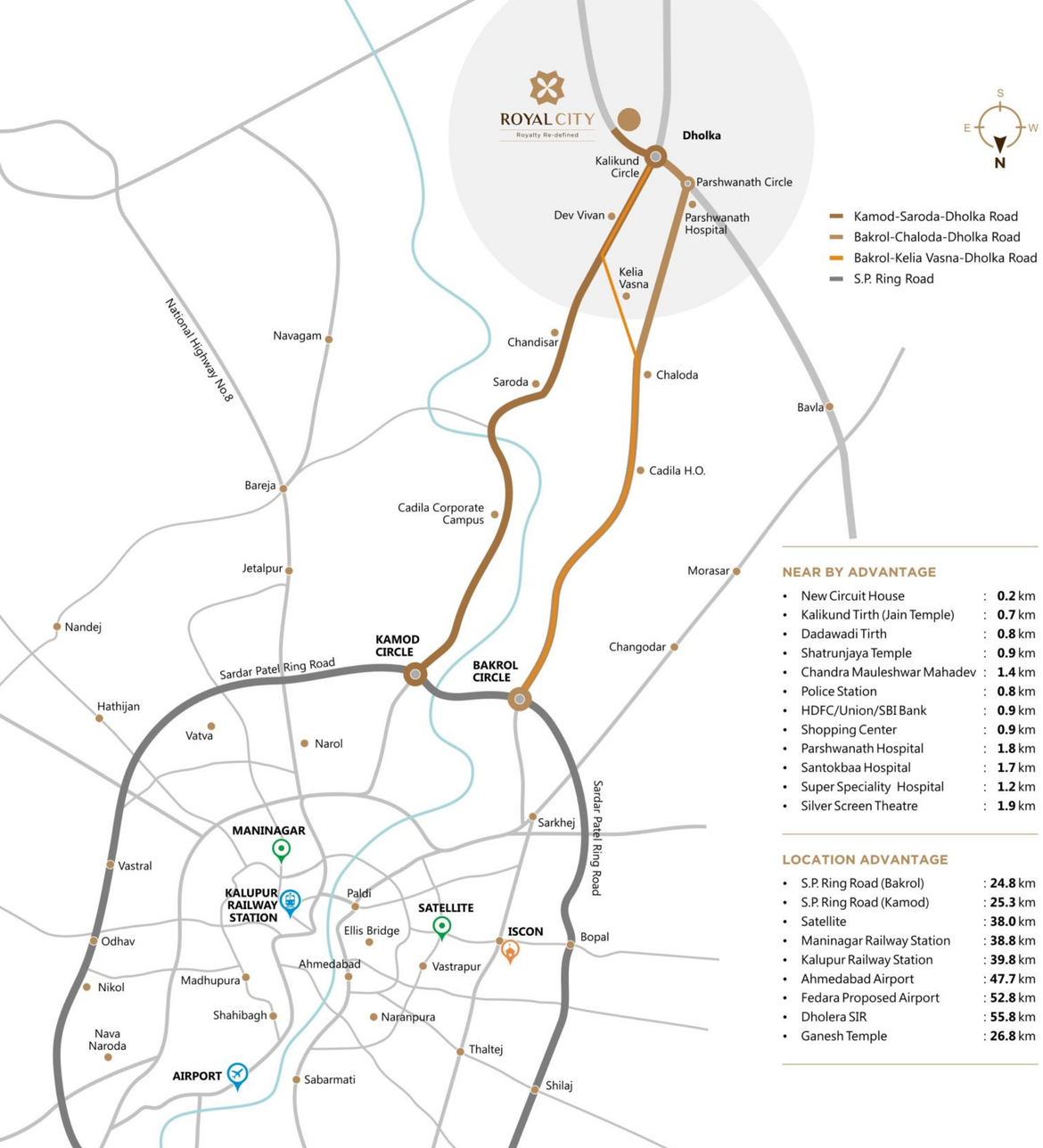
TOILETS

- Designer tiles dado up to 7 feet
- Counter top basin / wall hung basin
- Branded bathroom fittings
- Branded sanitary wear fittings

WINDOWS

- Powder coated aluminium sliding windows



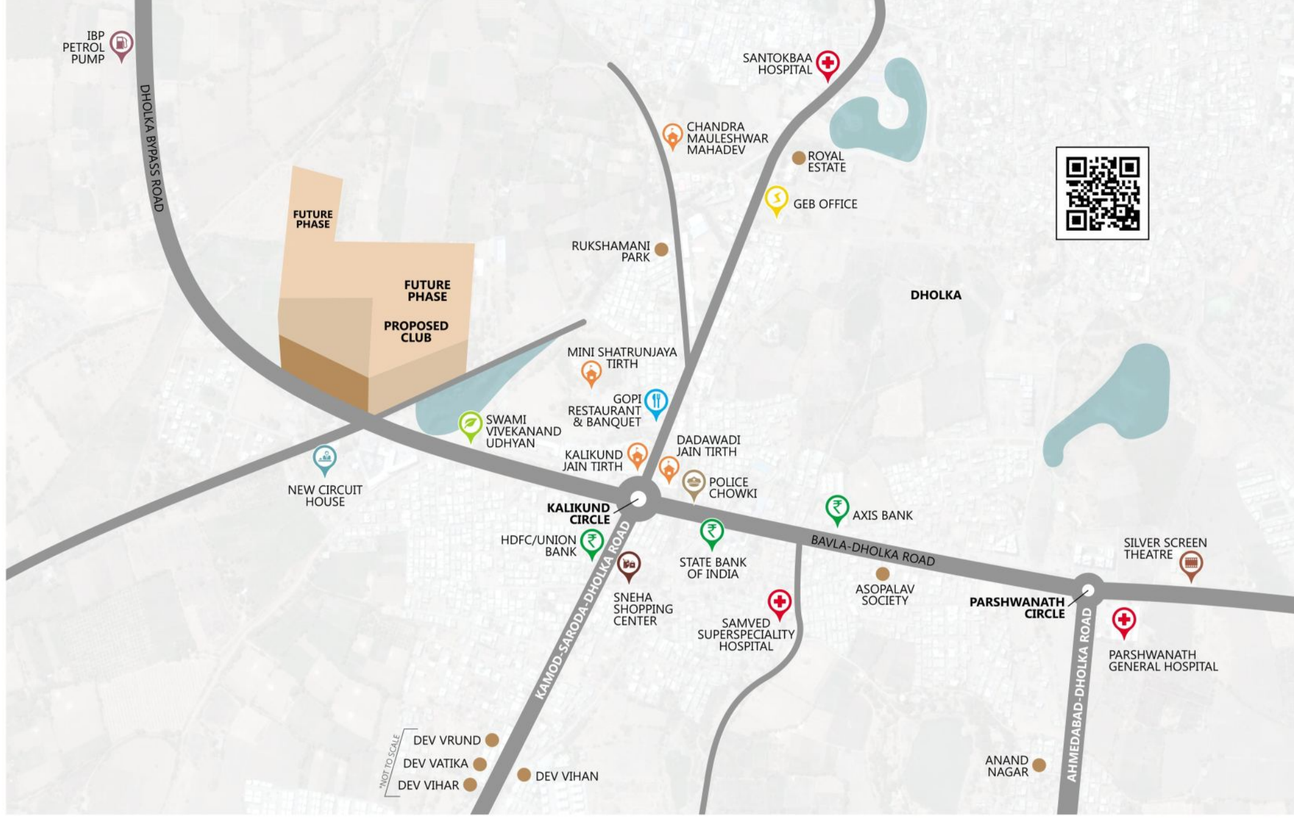


NEAR BY ADVANTAGE

- New Circuit House : **0.2** km
- Kalikund Tirth (Jain Temple) : **0.7** km
- Dadawadi Tirth : **0.8** km
- Shatrunjaya Temple : **0.9** km
- Chandra Mauleshwar Mahadev : **1.4** km
- Police Station : **0.8** km
- HDFC/Union/SBI Bank : **0.9** km
- Shopping Center : **0.9** km
- Parshwanath Hospital : **1.8** km
- Santokbaa Hospital : **1.7** km
- Super Speciality Hospital : **1.2** km
- Silver Screen Theatre : **1.9** km

LOCATION ADVANTAGE

- S.P. Ring Road (Bakrol) : **24.8** km
- S.P. Ring Road (Kamod) : **25.3** km
- Satellite : **38.0** km
- Maninagar Railway Station : **38.8** km
- Kalupur Railway Station : **39.8** km
- Ahmedabad Airport : **47.7** km
- Fedara Proposed Airport : **52.8** km
- Dholera SIR : **55.8** km
- Ganesh Temple : **26.8** km



ROYAL CITY
Royalty Re-defined

Site Address :
ROYAL CITY
Beside Kalikund Jain Temple
Opp. New Circuit House
Kalikund, Dholka
Gujarat, India

Architect
Groundwork Architecture
Ahmedabad

Structural Consultant
AMU Consulting Engineers
Ahmedabad

Electrical Consultant
Di Lavoro Estreme
Ahmedabad

Plumbing Consultant
Vraj Sanitation
Baroda

Disclaimer: The developer reserves the right to change or revise or make any modifications, omissions or alterations in the scheme as a whole or any part thereof or any details therein, at sole discretion without any prior notice. Such changes would be binding to all the members. • All the architectural and interior views in brochure are computer graphics simulated interpretation of the actual property. • All the dimensions given are approximate and are from unfinished surfaces. • This brochure including the images therein is just for an easy presentation of the project and should not be treated as a legal document. • In addition, stamp duty, registration charges, VAT and society maintenance deposit changes would be extra. • GEB/Water connection will be extra as decided by the developers. • GST as usual. • Subject to Ahmedabad jurisdiction. • No modification in common services and elevation.

royal
INFRASTRUCTURE
LIVE AS THE ROYALS

ROYAL INFRASTRUCTURE
Site Office: Royal City, Dholka
Head Office: 606, Pinnacle Business Park
Opp. Royal Orchid, Prahlad Nagar, Ahmedabad

Contact No:
90991 01234, 90992 01234

www.eyecondesign.in

www.royalinfrastructure.in info@royalinfrastructure.in

HOMES

PHASE II

royal
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RERA Reg. No: PR/GJ/AHMEDABAD/DHOLKA/Others/MAA03235/260718

LIVE THE **IMPERIAL** LIFESTYLE



BE ROYAL WITH ROYAL

75% OPEN SPACE

Your address itself speaks about your Royalty. Where you own the land you live on and the sky above. Aesthetically beautiful. Brilliantly Planned. Supremely spacious. Ultra-luxurious. High-end lifestyle. Every word defines, a one-of-its-kind marvelous residential development - Royal City.

ROYAL CITY

Royalty Re-defined



WELCOME TO

THE WORLD OF RICHNESS


CLUB HOUSE
THE PLACE FOR ULTIMATE
RELAXATION



BUNGALOWS WITH MODERN DESIGN

WITH VESTIBULE POOJA ROOM & DRESSING ROOM

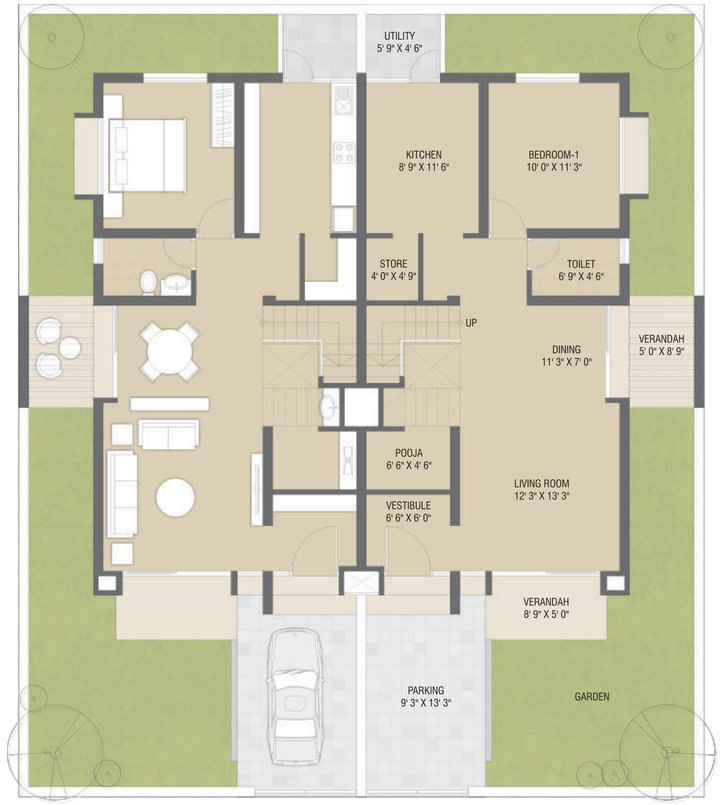


A SPECTACULAR

VIEW TO BEHOLD

4 BHK **PLAN**

GROUND FLOOR



4 BHK **PLAN**

FIRST FLOOR



LAYOUT PLAN

LEGENDS

01) ENTRY
02) RECEPTION / WAITING
03) ADMIN
04) C.R. - M
05) C.R. - F
06) SWIMMING POOL
07) LAWN
08) PANTRY
09) MULTIPURPOSE HALL
10) M. TOILET
11) F. TOILET
12) MINI THEATRE
13) SAND PIT
14) PLAY ROOM
15) SPORTS ROOM
16) LIBRARY



MORE BREATHING AREA

75% OPEN SPACE




REVEL IN THE BEAUTY OF
LUSH GREENERY

AMENITIES & FEATURES

- 75% of land area is open & green
- Gated community with security
- 24 x 7 CCTV surveillance
- Centrally located parks within each residential cluster
- Senior citizen's park
- Children play area
- Fully-equipped clubhouse with modern amenities, multi-purpose room & party lawn
- Earthquake resistance structure
- Pedestrian friendly streets with shade giving trees and street light
- Concrete roads and walk ways with stone and paver blocks
- 24 x 7 Water supply with pressure pump system
- Underground electrical cabling network
- In close proximity to shopping complex
- Swaminarayan temple
- Kalikund Jain Tirth

GET MORE THAN TODAY

HEALTH, WEALTH & PEACE



SPECIFICATIONS

FLOORING

- Entrance foyer - Natural stone
- Vestibule - Vitrified tiles
- Living / Dining / Bedrooms - Vitrified tiles
- Verandah / Balcony - Natural stone
- Staircase - Natural stone
- Terrace - China mosaic

KITCHEN

- Designer tiles dado up to 7 feet height
- Polished granite kitchen platform
- S.S. sink
- Kota stone shelves in store room
- Provision for LPG gas point

TOILETS

- Designer tiles dado up to 7 feet height
- Counter top basin / wall hung basin
- Branded plumbing fixtures
- Branded sanitary wear fittings
- Provision for hot water supply

WINDOWS

- Powder coated aluminium sliding windows

DOORS

- Entrance door - Wooden frame with veneer finish
- Internal doors - Wooden frame with flush door shutter

WALL FINISHES

- Internal - Putty finish
- External - Acrylic paint

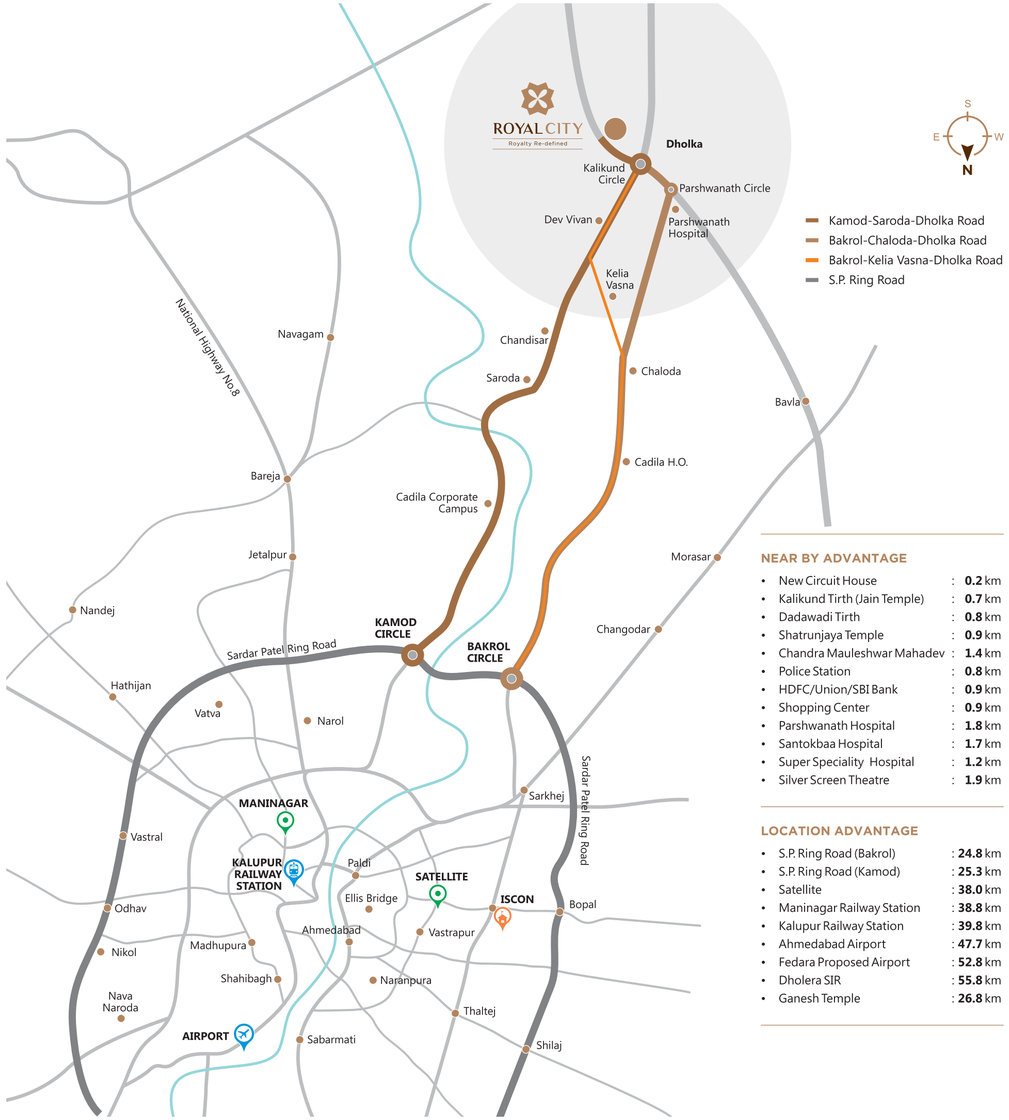
ELECTRIFICATION

- 3-phase concealed wiring
- Modular switches of branded quality
- ISI approved concealed copper wiring
- MCB distribution panel
- Provision for inverter
- AC points in master bedroom and living / dining room

FACILITIES

- 24 hrs water supply
- Paved driveway
- Individual boundary wall for each unit without entrance gate



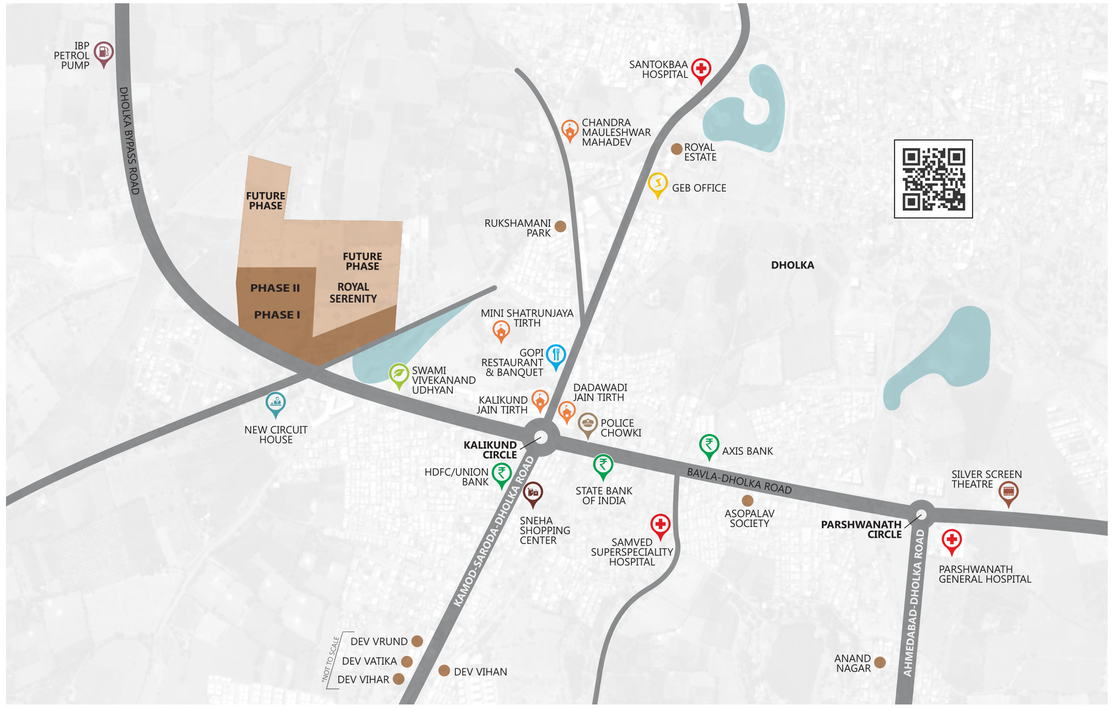


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