



The preferred address of royalty...



...has shifted here!

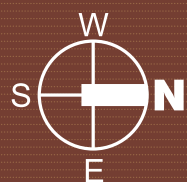
For the fortunate few who have a taste for the finest things in life, we've rolled out the red carpet to a style of living that lives up to their high standards. Royal Residency is the magnificent answer to all your wishes and needs – whether it has to do with location, luxury or lifestyle.

Even as you admire its address in the city's most prime locality, Ameerpet, marvel at the opulent ambience that'll be the pride of every resident. The thoughtful attention to every small detail that goes a long way towards creating a comforting, soothing environment. The apartments themselves are excellently designed and crafted to make living a pleasure - maximised space, beautiful layout, excellent finish, top-of-the-line fittings.

Royal Residency. Not surprisingly, it's where the new royalty resides!



Typical floor plan



Highlights

- **Coveted location - Ameerpet**
- **3 bedroom luxury apartments**
- **Close to shopping malls, educational institutions, restaurants etc.**
- **Imposing elevation with impressive architecture**
- **Superbly designed and laid out apartments**
- **Superior finish with top-of-the-line-fittings**
- **Designer Italian Kitchen**
- **Italian Marble Flooring**
- **Reputed promoters**

Specifications

FOUNDATION & STRUCTURE:

- RCC framework structure.

SUPER STRUCUTURE:

- All external walls of 9" and internal walls of 4½" thickness with red brick masonry in cement mortar.

PLASTERING:

- Internal: Cement plastering with smooth finish.
- External: Cement plastering with weather proof paint.

FLOORING:

- Italian marble flooring in Hall & Dining Area
- Wooden / Vitrified tiles flooring in all other area including Bedrooms

DOORS & WINDOWS:

- Main Door: Teak wood door frame with designer door shutter.
- Internal Doors: Teak wood door frame with flush door shutters.
- Top quality brass fittings on all Doors.
- Windows: UPVC Windows /Galvanized Aluminum Sliding Windows & Ventilators.

ELECTRICAL:

- Concealed copper wiring with adequate points for TV,Exhaust,Fans,Geyser,A/C etc.
- Standby Generator shall be provided.

SANITARY FITINGS:

- Toilets will have ceramic flooring and upto 7'-0" ht. wall cladding with ceramic tiles
- All Toilets will have European commode with wash basins
- Taps of standard fittings and provision for geyser in Toilets

KITCHEN:

- Granite platform with steel sink
- 2'ht. wall dado with tiles above the counter
- Provision for exhaust fan, hot & cold water lines with geyser point
- AquaGuard point for drinking water

PAINTING:

- Plastic emulsion with NCL Altek or luppam for internal walls
- Cement paint for external walls
- Front elevation with texture & luppam finish with Asian Apex Paints

GENERATOR/BACKUP POWER:

- Generator / Backup power shall be provided to all lights and fan points of the flats and corridors except for refrigerator, A/C, geyser etc.

ELEVATORS

- Lift of 6 passengers capacity

COMMON AREAS

- Corridor and staircase with granite flooring
- Staircase with SS railing
- All corridors with false ceiling

SECURITY SYSTEM

- Phone with intercom system

Other prestigious projects



*Excellent Investment Opportunity
in Hyderabad*



- Prime location – Lakdi-Ka-Pul, Hyderabad
- World-class design
- Reputed promoters
- Shop space (400 sft. & above) on ground, first & second floors
- Office space (650 sft. & above) on third and fourth floors



Welcome to Smart Living



- Central Location
- Proximity to prime localities, shopping, entertainment, education facilities
- 3 bedroom luxury apartments
- Split level parking and terrace garden
- Independent flats with no common walls
- Gym, indoor games, recreation room, library, swimming pool & kids play area
- Vaastu compliant
- Reputed Promoters

Location map of **Royal Residency** at Ameerpet



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