

ROYAL B Eternla



Ultimate luxury & leisure till eternity

3/4 BHK Ultra Luxurious Residences



Green Environs



Prime Location



Peaceful Living



Architectural Marvel

SWIMMING POOL GYMNASIUM KIDS PLAY AREA INDOOR GAMES ROOM

Perfect example of convenient living

Choicest amenities for lively life



Interactive Seating Area



High Speed Elevators



Car Free Area on Ground Floor



Four Tier Security

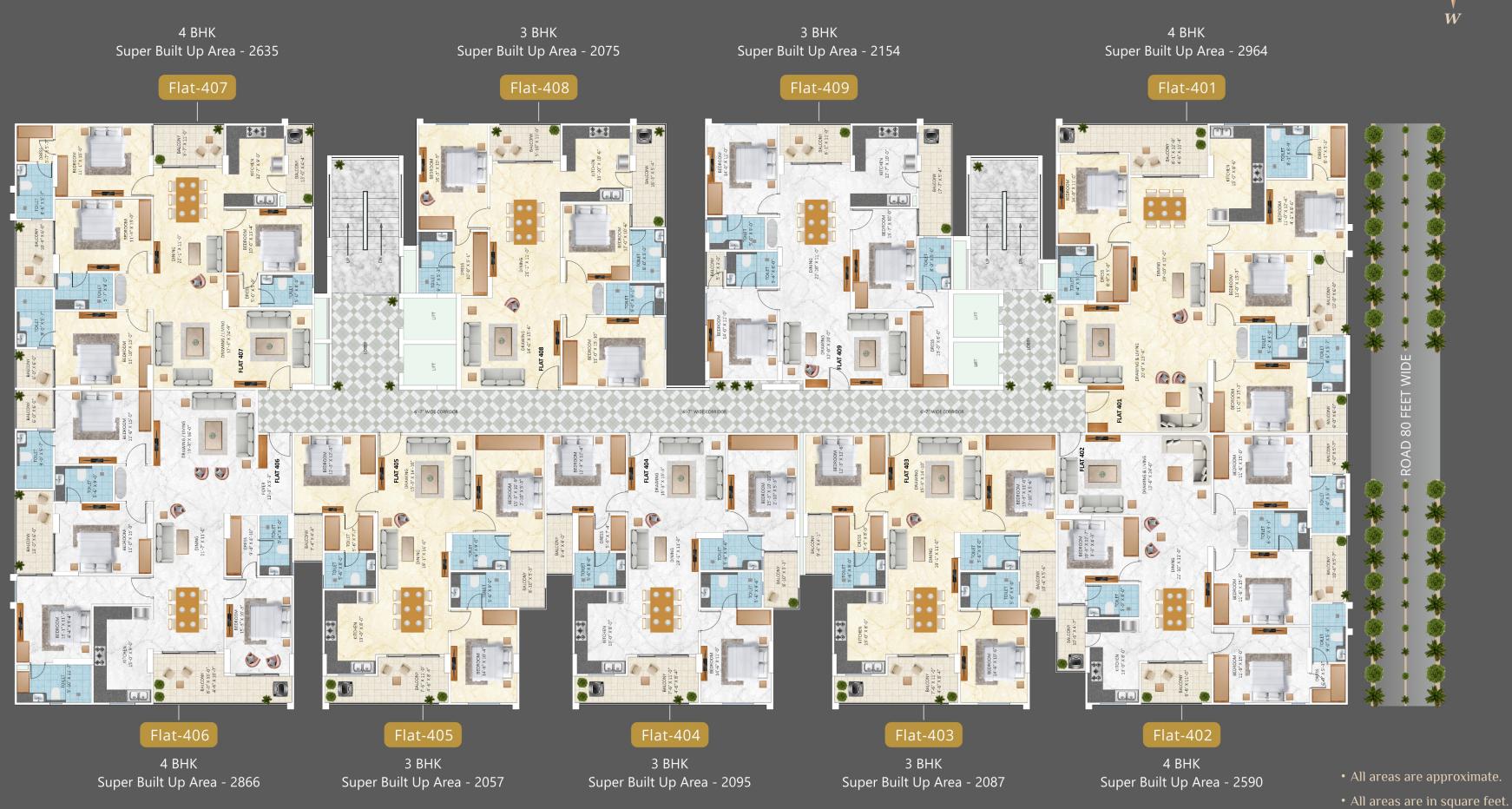
Ground Floor Plan





Typical Floor Plan













Flat	Туре	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
401	4 BHK	2964	2196	1818	221
402	4 BHK	2590	1919	1605	171

[•] All areas are approximate.

[•] All areas are in square feet.





Flat	Туре	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
403	3 BHK	2087	1546	1231	177
404	3 BHK	2095	1552	1239	169





Flat-405



Flat	Туре	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
405	3 BHK	2057	1524	1229	164
406	4 BHK	2866	2123	1761	240

[•] All areas are approximate.

[•] All areas are in square feet.







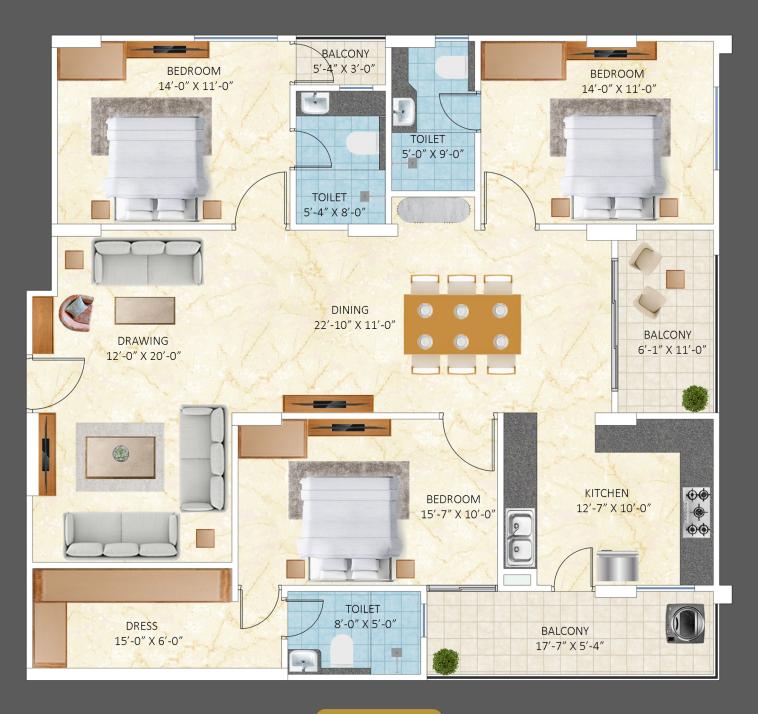


Flat	Туре	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
407	4 BHK	2635	1952	1610	188
408	3 BHK	2075	1537	1281	121

[•] All areas are approximate.

[•] All areas are in square feet.





Flat	Туре	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
409	3 BHK	2153	1595	1311	144

[•] All areas are approximate.

[•] All areas are in square feet.

Specifications

General

- Earthquake resistant RCC framed structure
- Modern facade and elevation elements
- Grand & impressive main entrance gate
- Parking dedicated two basement floors
- Naturally lit and well-ventilated residences
- Aesthetic building lighting
- Granite/vitrified tile flooring in corridors & staircases
- Elegantly designed main entrance lobby
- Well-equipped state of the art clubhouse
- Exclusive sit out and facility areas surrounding the building
- Landscaped areas on ground floor & common terrace
- Emergency exit provision through an extra staircase

Residences

- Designer tile flooring in drawing, dining, kitchen and all bedrooms
- POP finished walls & ceilings
- Premium quality distemper paint on interior walls & ceilings
- Aluminium/uPVC slider doors and windows
- Designer main gate of all residences
- Premium quality laminated doors in all residences
- Designer hardware on all doors
- Glass railings in all balconies

Security Systems

- 4 Tier security round the clock
- Guard interception at main gate
- Boom barrier system with RFID at main entrance gate
- 24 x 7 CCTV surveillance
- Access control system at main entrance
- Biometric lock on main door of all residences
- Video door phone in all residences
- Emergency alarm button in all residences
- Intercom system for guard and intra building connectivity

Common Amenities (Terrace)

- Variegated Plantation
- Yoga deck
- Walkway in pebble create
- Viewing & star gazing deck
- Trellised seating
- Gazebo seating
- Sky lounge
- Well designed pergola
- Party deck with pantry counter
- Aromatic plantation zone

Common Amenities (Ground Floor)

- Swimming pool with spacious deck
- Kids splash pool
- State of the art mini theatre
- Spa area consisting of steam, sauna, jacuzzi and massage room
- Indoor games room consisting of pool, table tennis, air hockey, foosball, carrom and chess
- Indoor kids play area
- Multipurpose community hall with attached kitchen space
- Conference cum meeting room
- Dedicated space for yoga, Zumba & Pilates
- Library cum tuition room
- Co-working space
- Furnished guest rooms
- Society office
- Celebration lawn with pergola siting and landscaped elements
- Open gymnasium with varied machines
- Ground floor walk way
- Outdoor kids play area with sand pit
- Mini amphitheatre styled seating
- Well designed feature wall
- Senior citizen corner
- Landscaped sculpture court
- Variegated plantation
- Trellised seating
- Interactive seating areas
- Artful water feature placement
- Aromatic plantation zone

Kitchens Washrooms

- Granite/full body Working Counter
- Double Bowl Stainless Steel Sink
- 2' dado tiles above the counter

Provision for Geyser & RO

- Designer tiles on walls
- Anti-skid tiles on floor
- Half glass partition in master bedroom's washroom
- Premium quality sanitary ware
- Premium quality CP fittings
- Wall hung WC with concealed cistern
- Counter top/under counter wash basins with mirrors
- Grid false ceiling in all washrooms
- Provision for geyser & exhaust

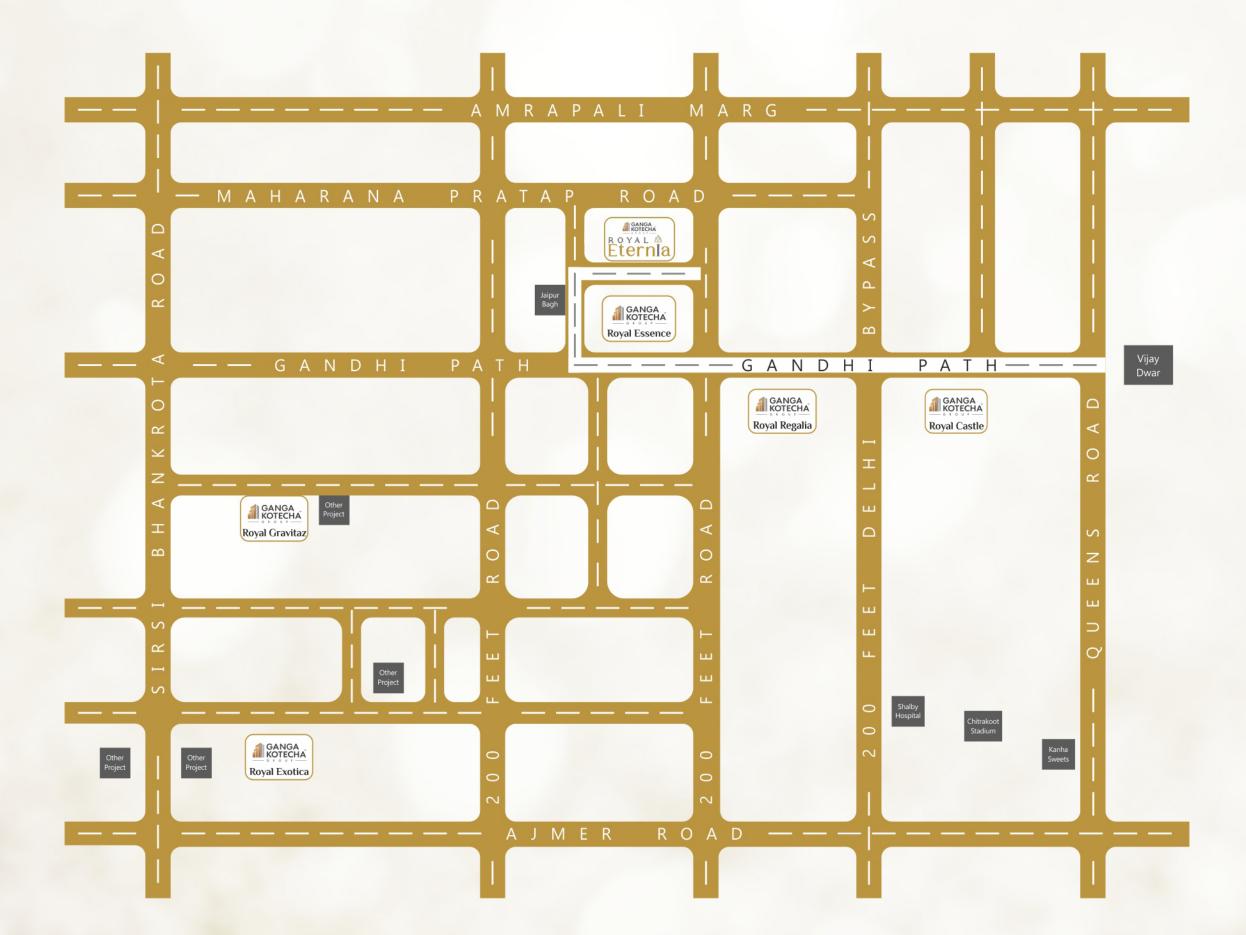
Electricals

- AC piping in drawing, dining and all

- 1 kVA power back up in all residences
- Premium quality wires & cables
- Premium quality modular switches & accessories
- bedrooms
- DTH wiring in drawing, dining and all bedrooms

Common Services

- Four high speed automatic elevators with auto rescue device
- Fire fighting system
- 24 x 7 water supply through overhead tank
- Underground water tank for additional storage
- Rainwater harvesting system
- Sewage treatment plant
- Piped gas system
- Multi-dwelling unit (MDU) system for DTH connectivity
- Power back up for essential common facilities by silent DG
- EV charging points





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