



ROYALS

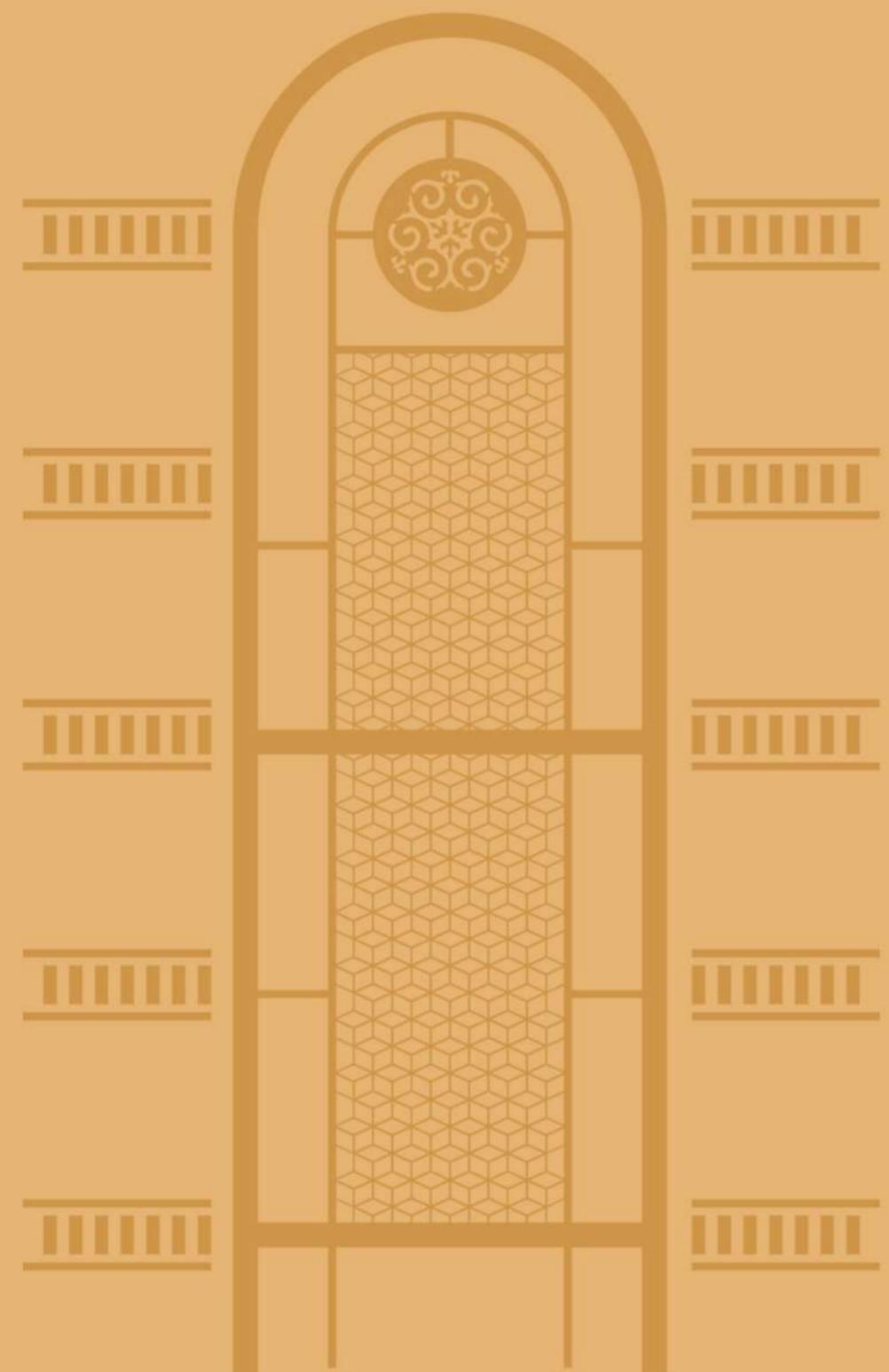
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THE  
ADDRESS  
OF  
REGALS



5 BHK  
OF  
UNPARALLELED

*Sophispication*



Pinnacle of **SOPHISTICATED** LIVING...



# 88 ROYALS

THE ADDRESS OF REGALS

A VISION OF HARMONIOUS LIVING

88 Royals, an ultra-luxurious 5BHK project in Vesu, redefines exclusivity and grandeur. Designed for the select few, this architectural masterpiece by **Sumerru** and **Shilalekh Group** seamlessly blends elegance, privacy, and world-class comforts, offering a prestigious lifestyle in Surat's most coveted location.



## ABOUT PROJECT :

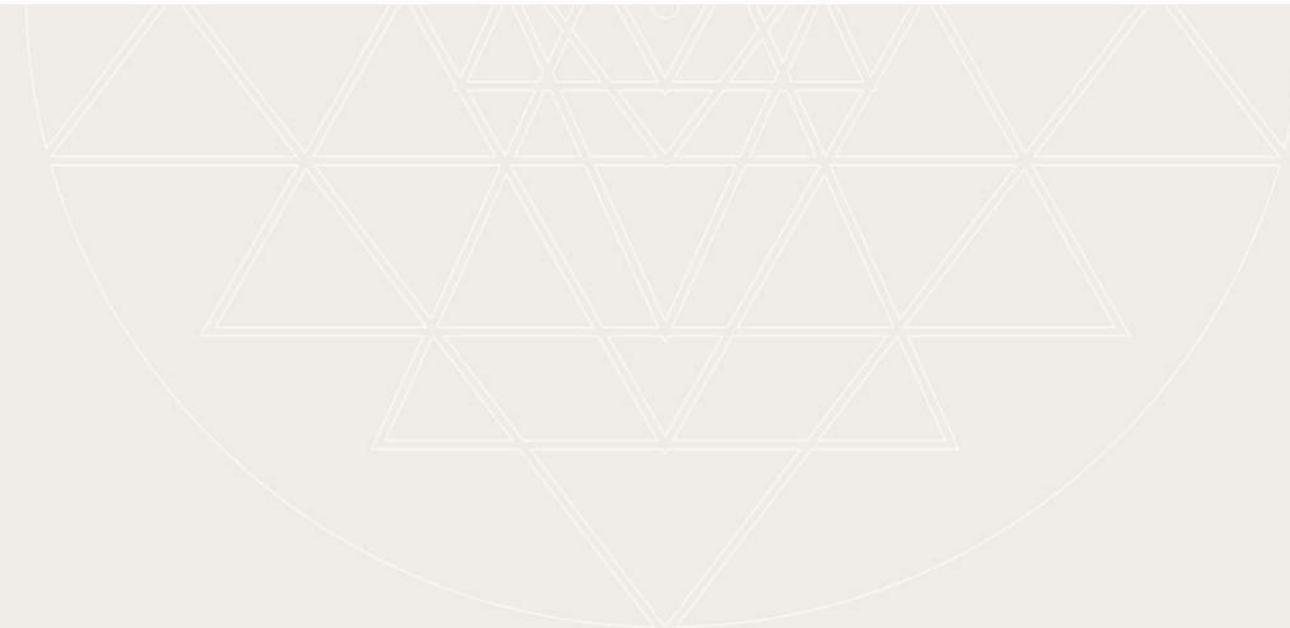
"ELEVATING LUXURY LIVING : A MASTERPIECE OF DESIGN"

**"As an architect,** our vision was to craft a residential experience that redefines luxury living. This project embodies the perfect blend of sophistication, sustainability, and innovative design.

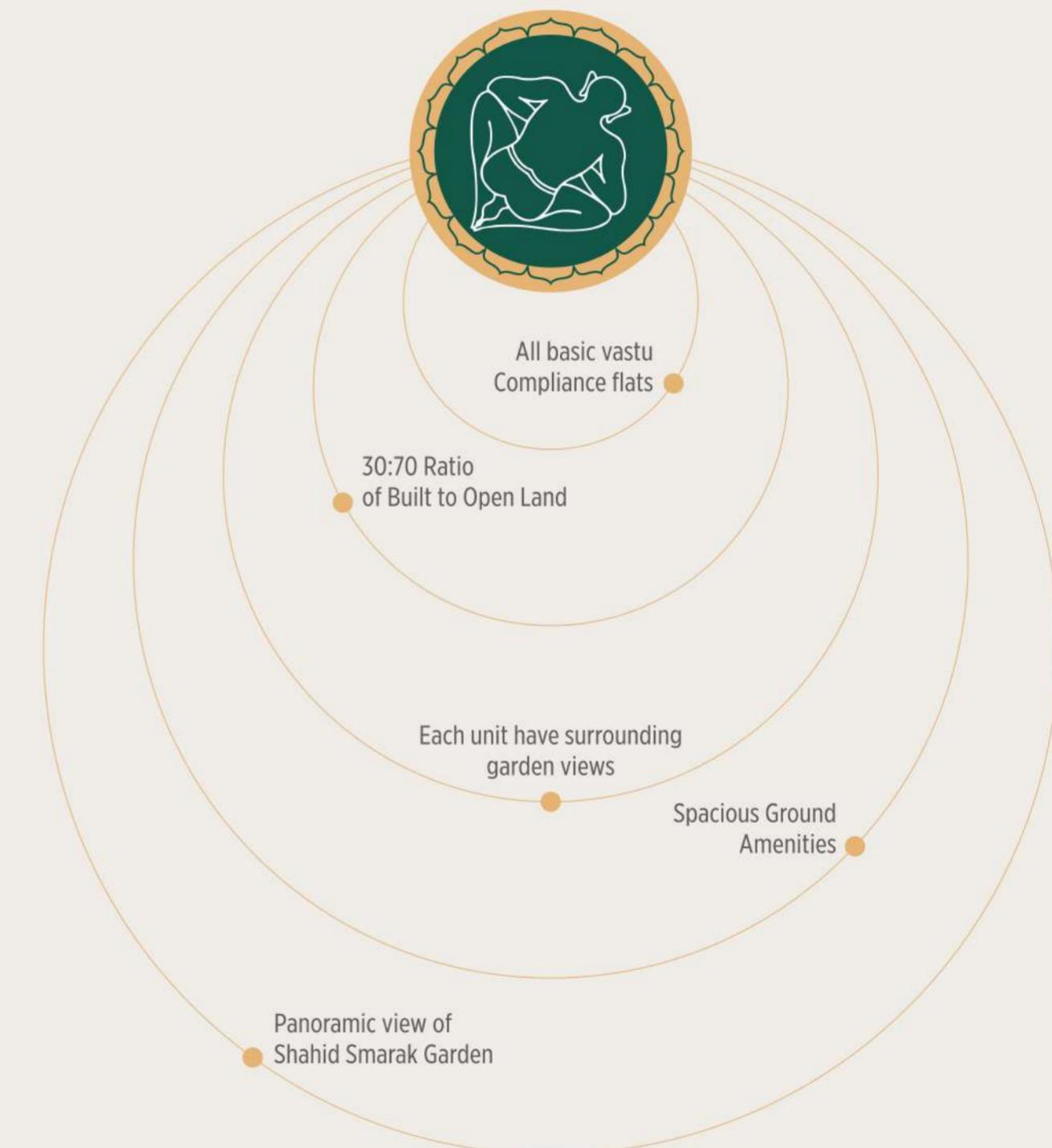
The apartment's sleek, modern aesthetic is balanced by the warmth of natural materials and the subtle integration of technology. Every detail, from the flowing floor plans to the precision-crafted finishes, has been carefully considered to create a truly exceptional living environment.

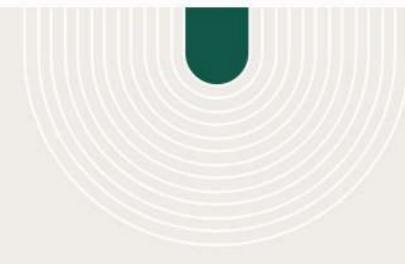
The building's design is not only visually stunning but also environmentally conscious

This project is more than just a residence—it's an immersive experience that combines comfort, style, and innovation. We are proud to have an opportunity to bring this vision to life and We are confident that it will set a new standard for luxury living."



## UNIQUE FEATURES





PLACE FOR PROSPERITY



# 20+

TOTAL COMPLETED PROJECTS

# 33

YEARS OF EXPERIENCE

# 2 M+

SQ. FT. CONSTRUCTED

# 2500+

HAPPY FAMILIES



At Sumerru Group, we believe that honesty and transparency are the pillars of a strong foundation. Our commitment goes beyond constructing buildings; we strive to build lasting relationships based on trust. Every project we undertake is a testament to our dedication to quality, integrity, and excellence. Customer satisfaction is at the heart of our vision, ensuring that we always deliver what we promise. – BABUBHAI PYARECHANDJI MANDOT, FOUNDER, SUMERRU GROUP

# 18+

TOTAL COMPLETED PROJECTS

# 30

YEARS OF EXPERIENCE

# 1.6 M+

SQ. FT. CONSTRUCTED

# 1675+

HAPPY FAMILIES



At Shilalekh Group, our philosophy is built on trust, quality, and a commitment to excellence. We don't just construct buildings; we create homes that stand the test of time. Transparency, innovation, and customer satisfaction are at the heart of everything we do, ensuring that every project reflects our dedication to delivering nothing but the best. – JAYANTILAL KORADIYA, FOUNDER, SHILALEKH GROUP





PRESERVING TRADITIONS,  
**DEFINING LUXURY**

88 Royals dedicates space for premium amenities while upholding its cultural significance by constructing a Jain Derasar. This commitment ensures a divine living experience, blending luxury with spiritual serenity, catering to both lifestyle needs and cultural values of residents.





A GRAND WELCOME  
**TO LUXURY**

88 Royals' grand foyers offer an elegant, regal, and welcoming ambience.





## FLOOR GUIDELINES

**5 BHK**

ULTRA-LUXURIOUS  
APARTMENTS

**4**

TOWERS

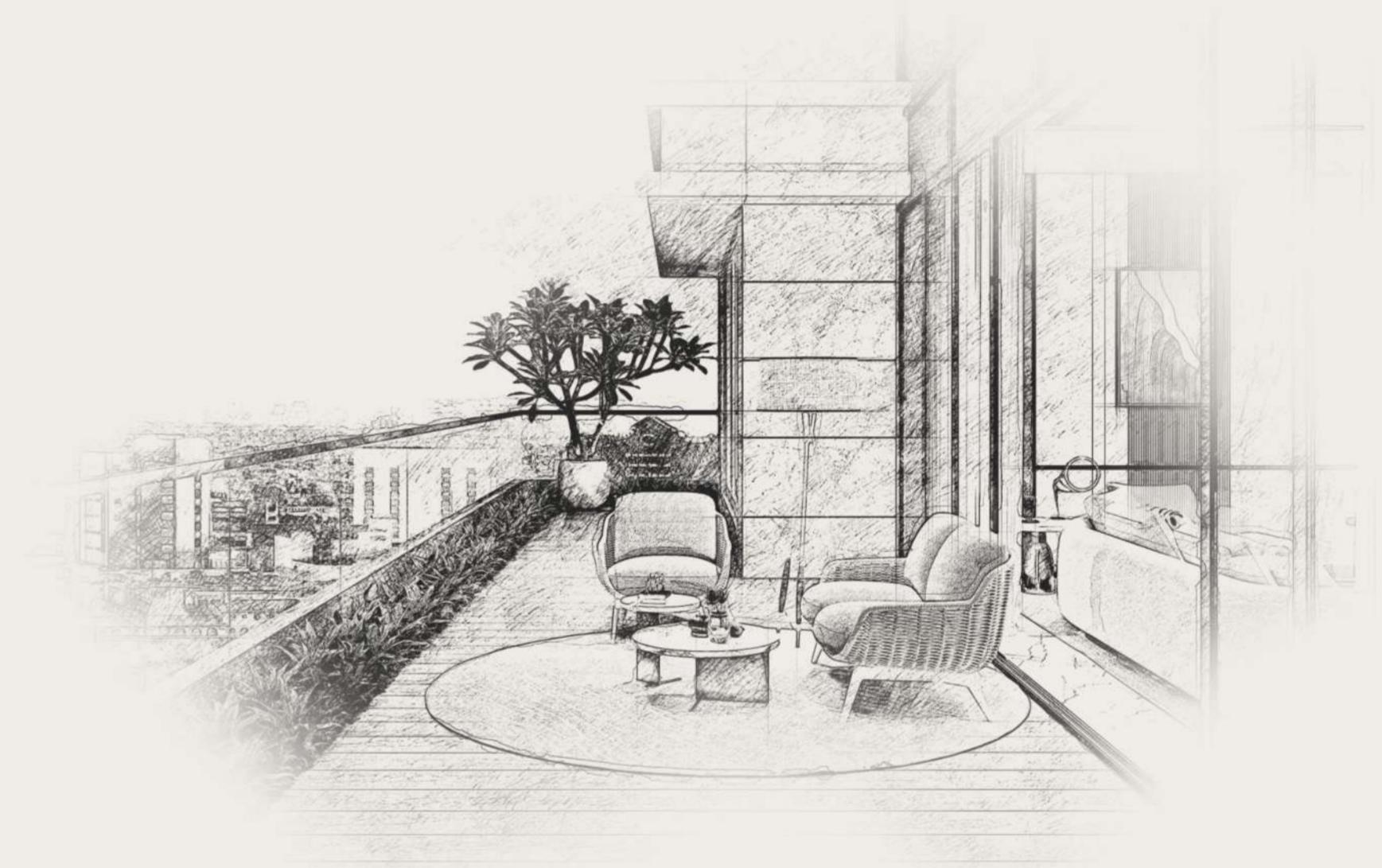
DOUBLE BASEMENT CAR PARKING +  
GROUND FLOOR + 11 STOREY BUILDING

**2**

FLATS ON EACH FLOOR

**11 FT.**

SLAB TO SLAB HEIGHT



## HANDPICKED LUXURY **EVERY DETAIL MATTERS**

From flooring to designer fixtures, every element at **88 Royals** is handpicked to emanate grandeur. We believe in crafting not just homes, but masterpieces that stand the test of time.





**88**  
**ROYALS**  
THE ADDRESS OF REGALS

**SKYWARD LIVING**  
REACH NEW HEIGHTS • LUXURY AND COMFORT





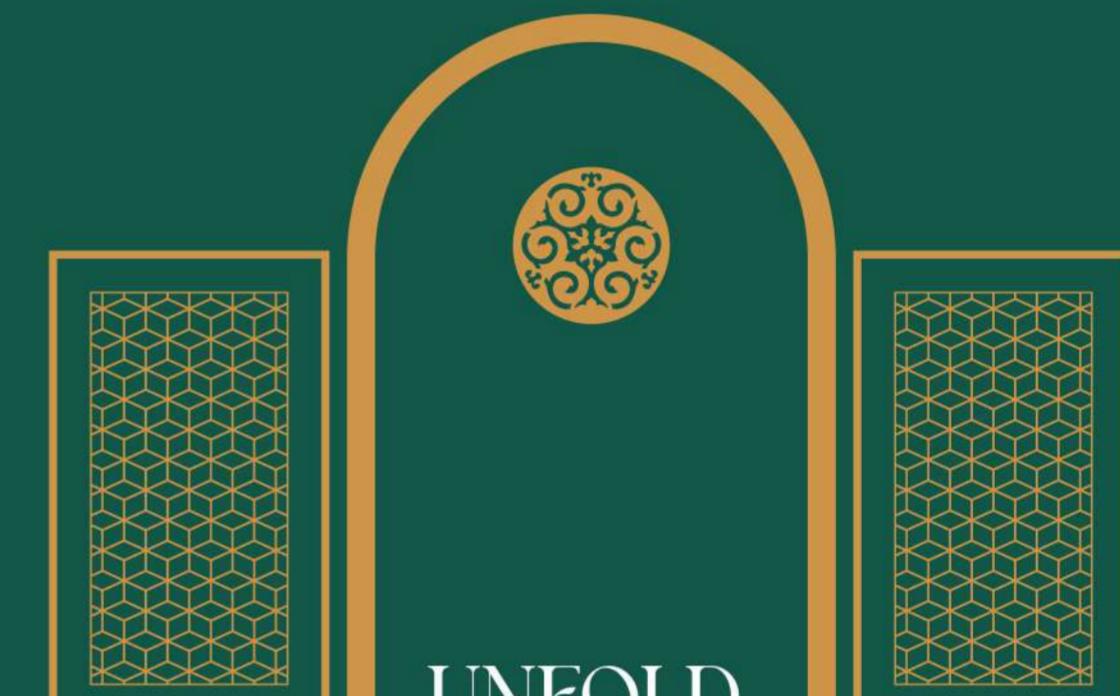
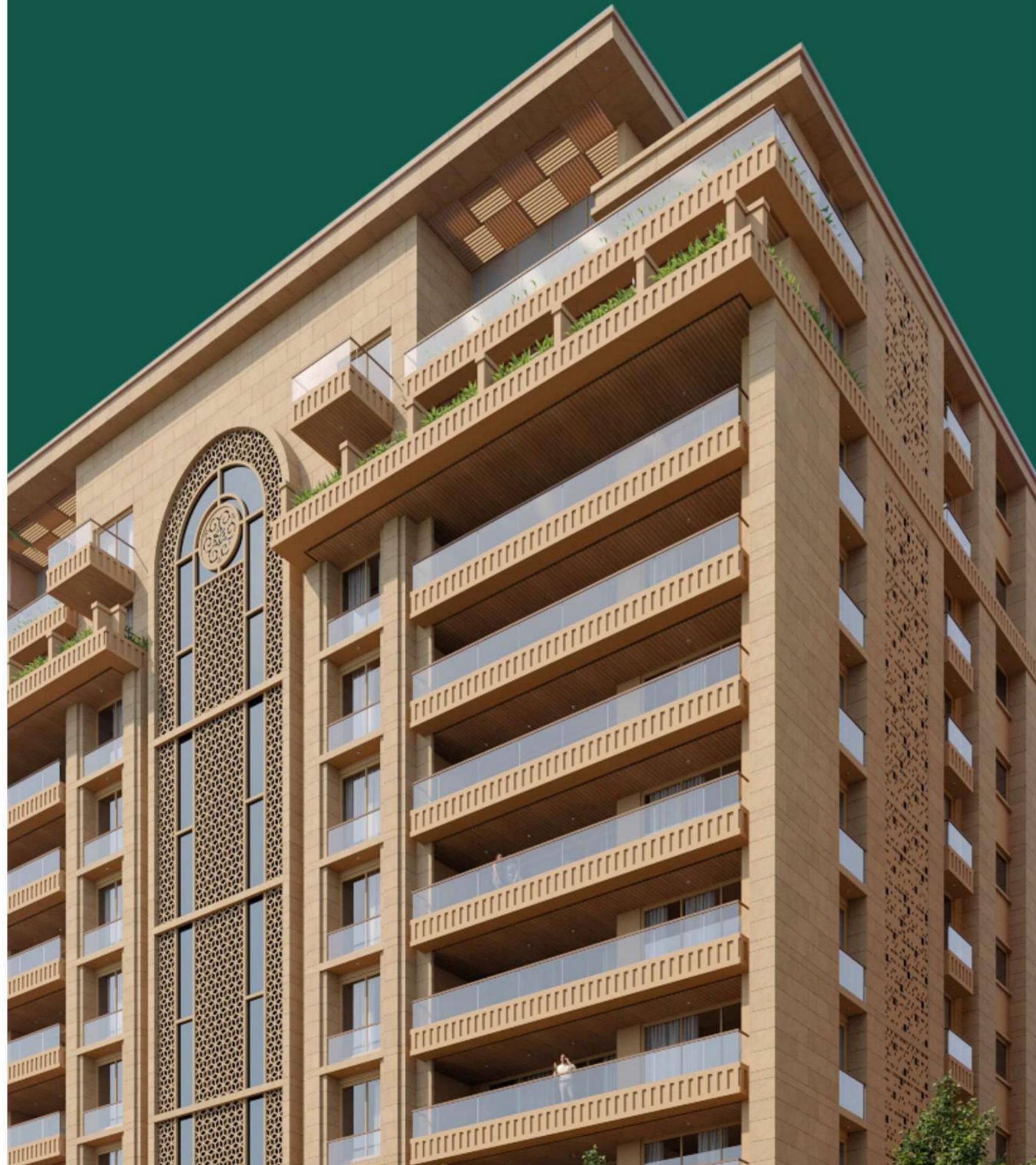
A FLEXIBLE AND AN  
**ADAPTIVE LUXURY**

88 Royals offers thoughtfully designed spaces with flexible and convertible planning, allowing residents to customize their homes to suit evolving needs. This innovative approach ensures a seamless blend of functionality and luxury, providing the perfect balance of comfort and adaptability.

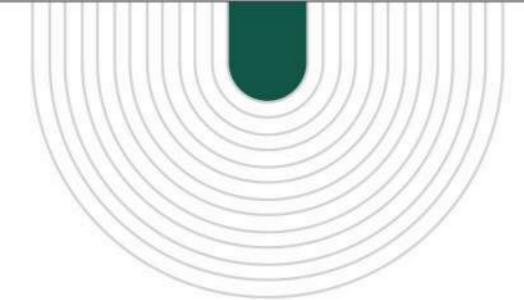
**88**  
**ROYALS**  
THE ADDRESS OF REGALS

A PERFECT ABODE FOR THOSE WHO  
**WISH FOR PERFECTION**

A perfect home, the perfect life; where comfort, style, and memories unite.  
where dreams take shape and happiness finds its address.



**UNFOLD**  
FEEL THE WONDER



SCENIC BEAUTY

SPACIOUS  
DECK

EXCLUSIVE GREEN  
RESIDENTIAL

## 5 BHK DUPLEX UNITS

DESIGNED WITH DOUBLE HEIGHT DECK AREA AT TOP FLOOR



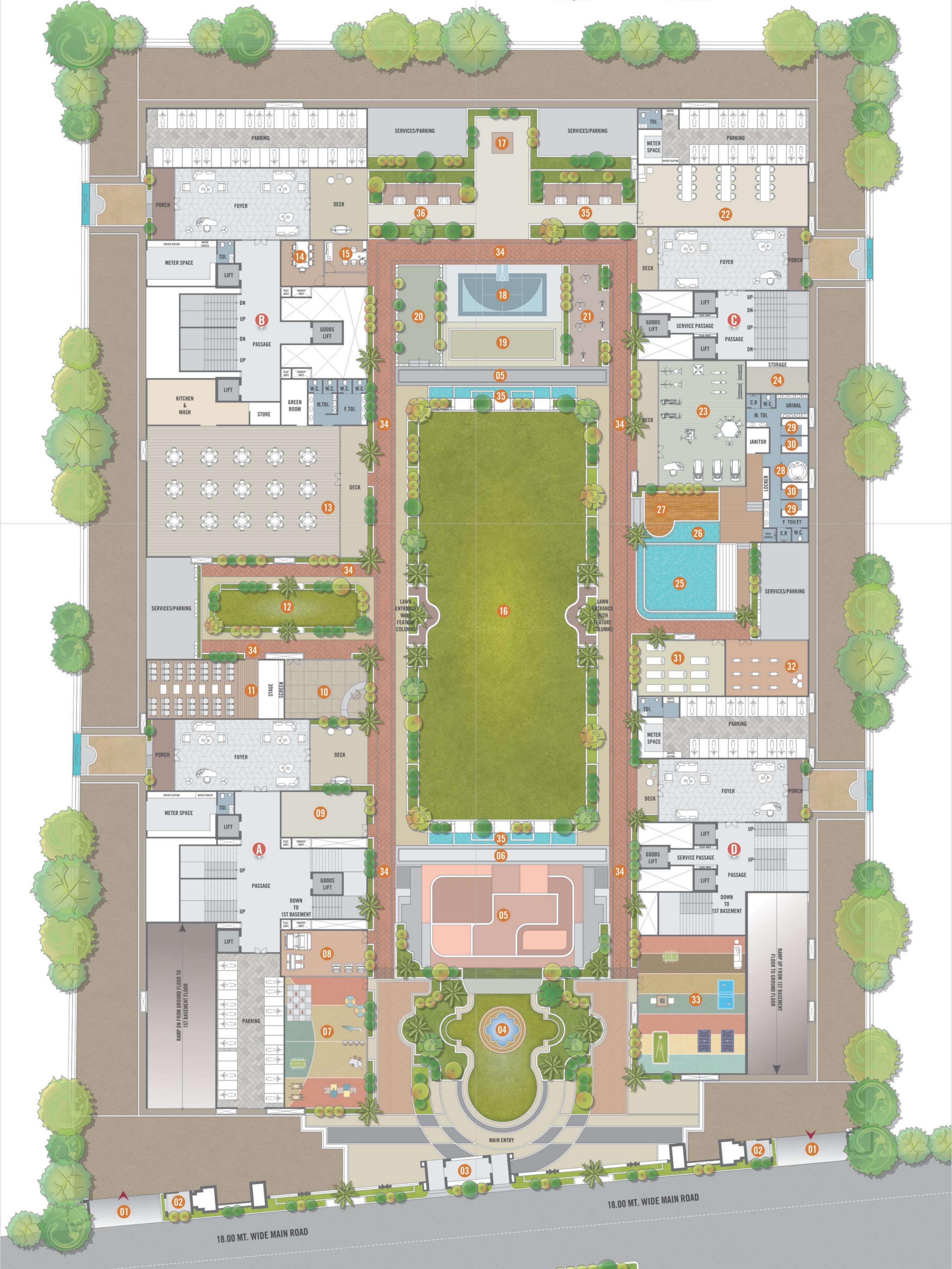
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**ROYALS**  
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# GROUND FLOOR PLAN



## LEGENDS

01 - Entrance Gate	13 - Banquet Hall	25 - Swimming Pool
02 - Watchman Cabin	14 - Conference Room	26 - Paddling Pool
03 - Pick-up Stand	15 - Society Office	27 - Pool Deck
04 - Entrance Plaza	16 - Social-gathering Lawn	28 - Jacuzzi
05 - Children Play Area	17 - Prayer Space	29 - Steam
06 - Pathway	18 - Multipurpose Court	30 - Sauna
07 - Toddler Play Area	19 - Skating Rink	31 - Yoga Room
08 - Arcade Games	20 - Outdoor Yoga & Meditation Deck	32 - Zumba & Aerobics Room
09 - Occasion place	21 - Outdoor Gym	33 - Indoor Games
10 - Discotheque	22 - Library & Co-working Space	34 - 8ft Wide Jogging Track
11 - Theatre / Performance Area	23 - Gym	35 - Water Body
12 - Party Lawn	24 - Club Office	



TYPICAL  
FLOOR PLAN



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N



CRAFTED WITH PRECISION,  
**EVERY RESIDENCE**

At 88 Royals is a blend of timeless elegance and modern convenience.  
Expansive spaces, panoramic glass windows, and deck balconies  
redefine palatial living.



VERSATILE LUXURY IN  
**PENTHOUSE LIVING**

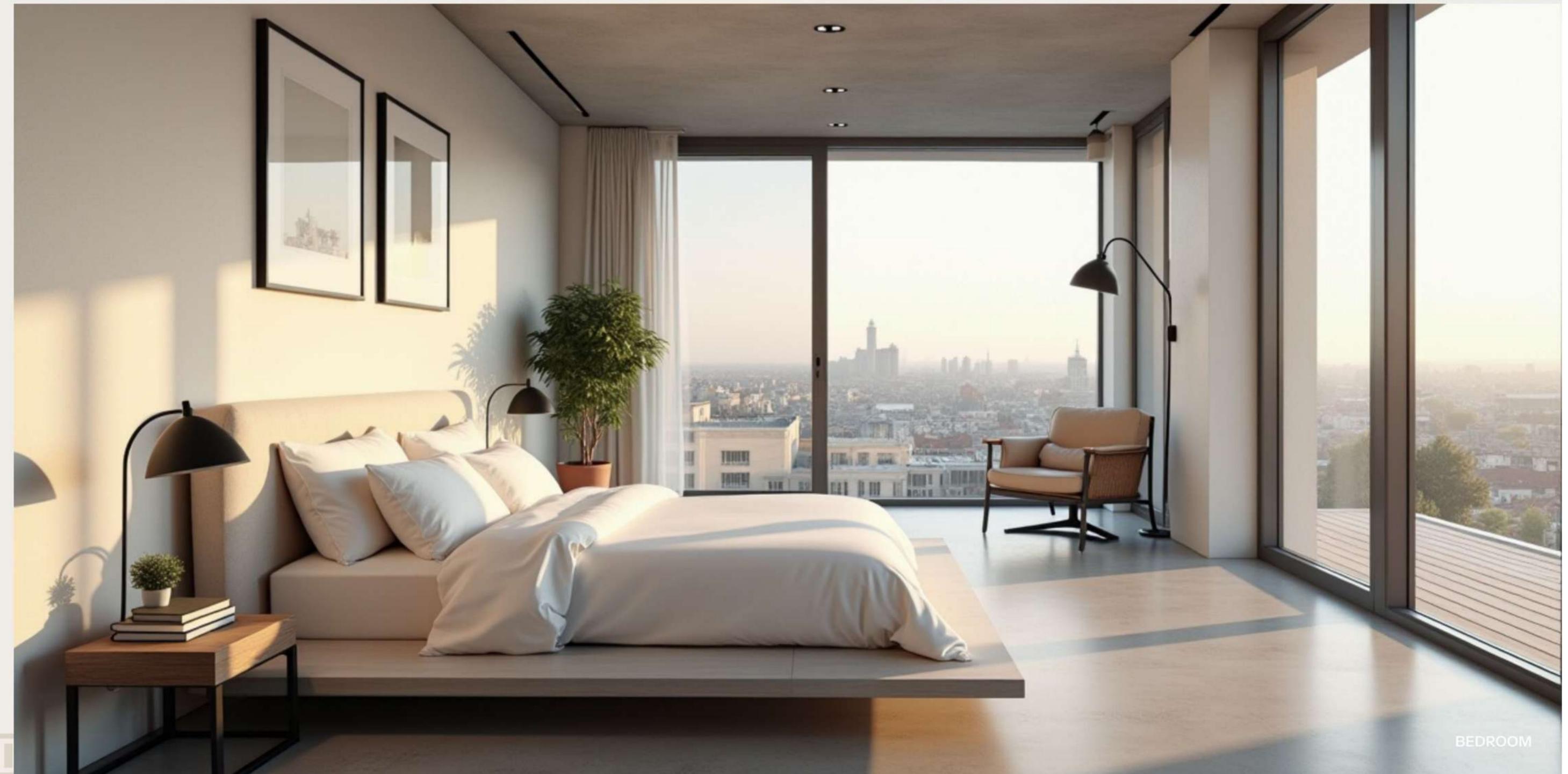
88 Royals offers versatile penthouse sizes with luxurious, customizable layouts



VAST BALCONY



LIVING ROOM



BEDROOM

EXPERIENCE OPULENCE  
**REDEFINED**

88 Royals presents an astonishingly designed sample flat that embodies grandeur and sophistication. We redefine opulent living by offering a glimpse into the unmatched elegance and comfort that awaits residents in this prestigious development.



# 5 BHK UNIT PLAN

## BLOCK - A & B

1ST TO 9TH FLOOR

101 - TOTAL C.A - 3706 SQ. FT.  
102 - TOTAL C.A - 3706 SQ. FT.



# 5 BHK UNIT PLAN

## BLOCK - A & B

10TH FLOOR

1001 - TOTAL C.A - 3946 SQ. FT.  
1002 - TOTAL C.A - 3946 SQ. FT.



# 5 BHK UNIT PLAN

BLOCK - A & B  
1ST TO 9TH FLOOR  
101 - TOTAL C.A - 3706 SQ. FT.  
102 - TOTAL C.A - 3706 SQ. FT.



# 5 BHK SECTION PLAN



**88 ROYALS**  
THE ADDRESS OF REGALS

**5 BHK  
UNIT PLAN**

BLOCK - A & B

11TH LOWER PENTHOUSE

1101 - TOTAL C.A - 4588 SQ. FT



**5 BHK  
UNIT PLAN**

## BLOCK - A & B

12TH UPPER PENTHOUSE



**5 BHK**  
UNIT PLAN

BLOCK - C & D

1ST TO 9TH FLOOR

101 - TOTAL C.A - 3020 SQ. FT.  
102 - TOTAL C.A - 3020 SQ. FT.



**5 BHK**  
UNIT PLAN

BLOCK - C & D

10TH FLOOR

1001 - TOTAL C.A - 3265 SQ. FT.  
1002 - TOTAL C.A - 3265 SQ. FT.



**5 BHK**  
UNIT PLAN

BLOCK - C & D  
1ST TO 9TH FLOOR  
101 - TOTAL C.A - 3020 SQ. FT.  
102 - TOTAL C.A - 3020 SQ. FT.



**5 BHK**  
SECTION PLAN

**88**  
**ROYALS**  
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**5 BHK  
UNIT PLAN**

BLOCK - C & D

11TH LOWER PENTHOUSE

1101 - TOTAL C.A - 3772 SQ. FT.

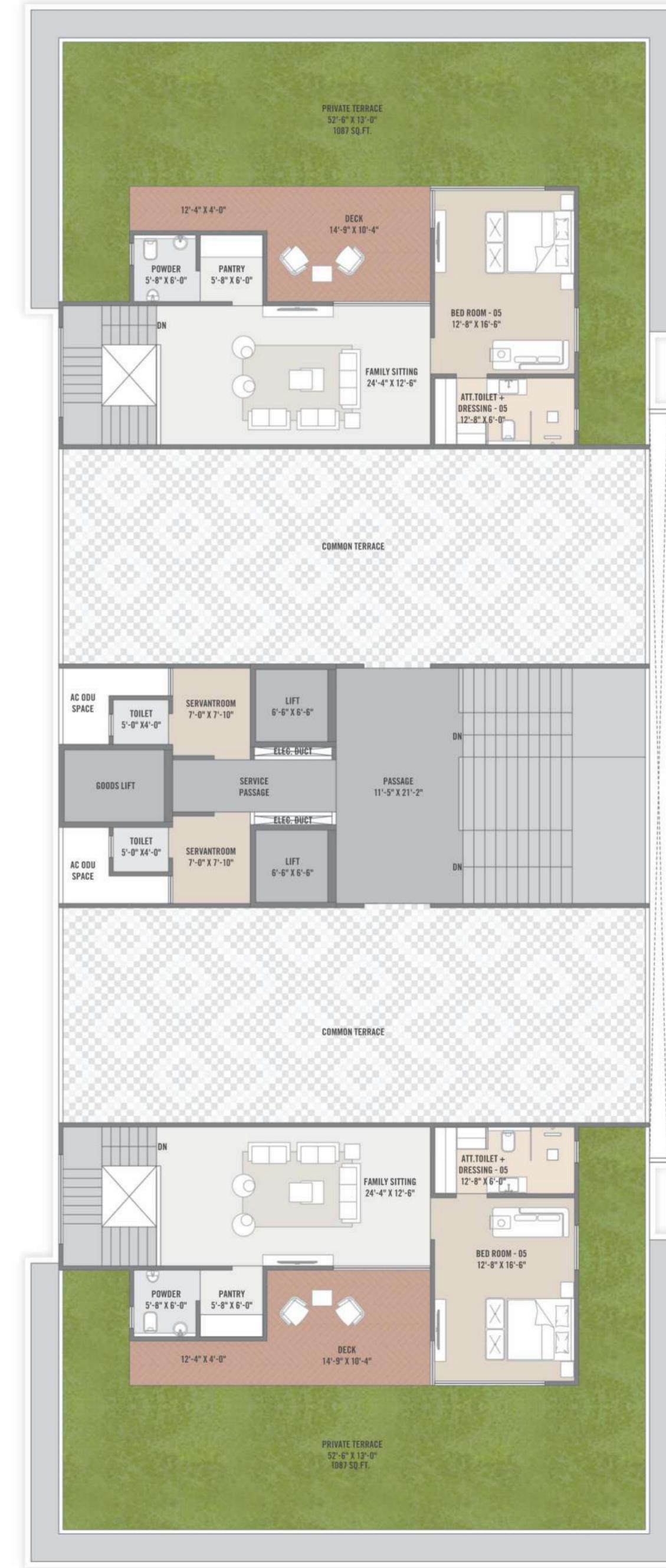


**5 BHK  
UNIT PLAN**

BLOCK - C & D

12TH UPPER PENTHOUSE (

12TH UPPER PENTHOUSE





BALCONY WITH GARDEN

## CAMPUS FACILITIES

-  Toddlers Play Area
-  Arcade Games
-  Indoor Play Area
-  Occasion place
-  Indoor Theatre
-  Party Lawn
-  Performance Area
-  Discotheque
-  Banquet Hall
-  Green Room
-  Society Office
-  Conference Room
-  Library
-  Co-Working Space
-  Gym
-  Steam

-  Sauna
-  Jacuzzi
-  Pool side Deck
-  Swimming Pool
-  Yoga Room
-  Zumba & Aerobics Room
-  Club Office

-  Children Play Area
-  Multi-purpose Court
-  Skating Rink
-  Outdoor Workstation
-  Senior Citizen Sitting Area
-  Jogging Track
-  Outdoor Gym
-  Outdoor Yoga and Meditation Area
-  Uniquely Designed Building Entrance Foyer
-  Comfortable Foyer Deck Seatings
-  Porch

-  Pick Up and Drop off Zone
-  Security Cabin with Intercom Facilities
-  Designer Pole Lights
-  Project Signage and Building signage
-  Washroom and Drinking Water in each Tower
-  Driver Seating in each Tower
-  Meter Space (dedicated)

## LANDSCAPE & AMENITIES

-  Entrance Plaza
-  Cultural Lawn and Aroma Garden
-  Jain Derasar
-  Garden Seating
-  Designer Outdoor Ambient Lights
-  Water Bodies

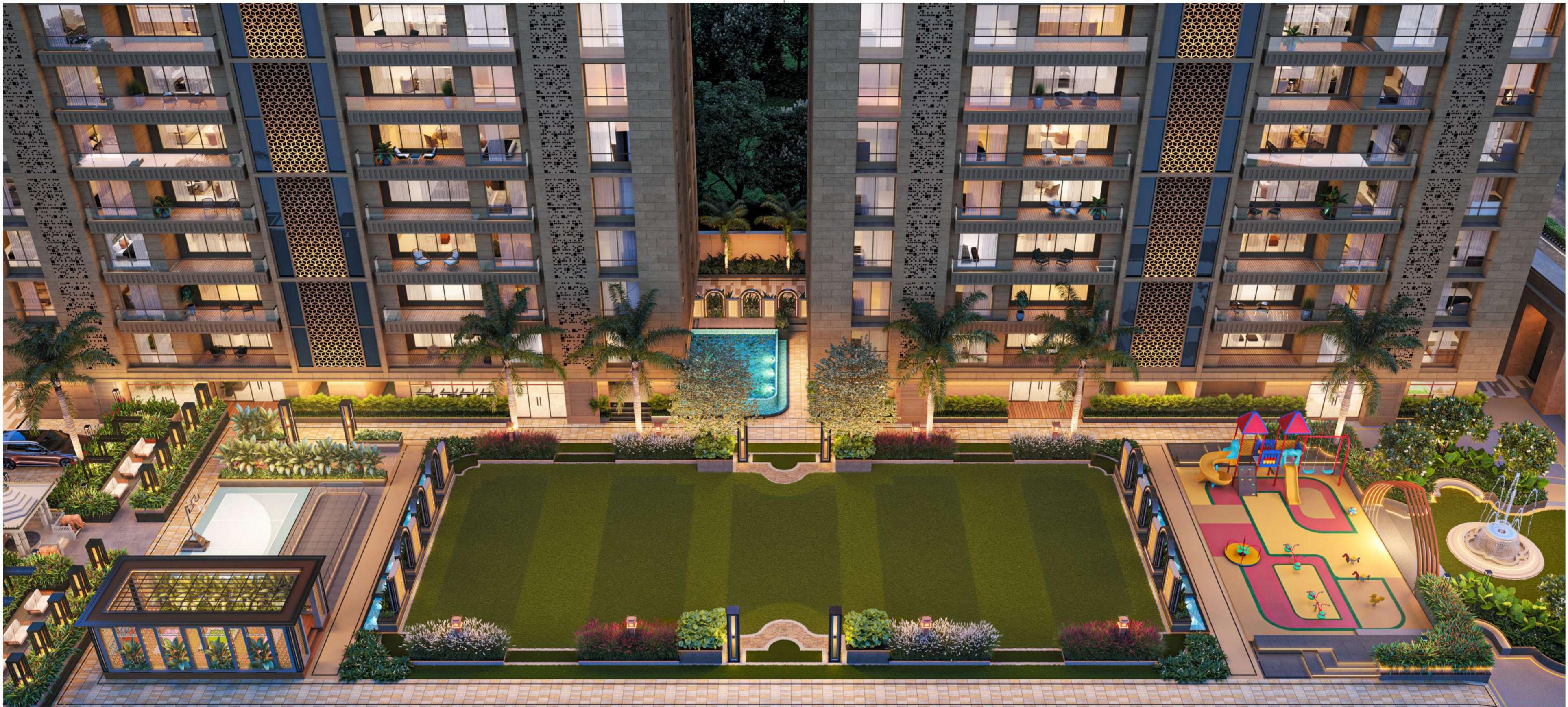
## CAMPUS INFRASTRUCTURE

-  Wicked Entrance Gate
-  Separate Ramp for Entry and Exit
-  Boom Barrier for at Main Gate



**50+**  
**AMAZING**  
**AMENITIES**





IMMENSE SIZE OF AMENITIES DEDICATED FOR  
**ONLY 88 UNITS**

An impressive club size dedicated amenities space awaits at 88 Royals, ensuring that each of the 88 Units enjoys supreme access to luxurious facilities and recreational areas which is inclusive of colossal size for indoor and outdoor utilities

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## CAMPUS SPECIFICATIONS

<b>COMPOUND WALL AND ENTRANCE GATE</b>		<ul style="list-style-type: none"> <li>Designer compound wall as per architectural design based on the building's theme.</li> <li>Attractive entrance gate as well as covered cabin &amp; pick up zone.</li> </ul>
<b>SECURITY</b>		<ul style="list-style-type: none"> <li>24x7 security system in whole campus area with CCTV camera for whole campus, reception foyer and basement parking area.</li> <li>Intercom facilities.</li> </ul>
<b>FAÇADE TREATMENT</b>		<ul style="list-style-type: none"> <li>Dry Tile Cladding.</li> <li>Double coat sand faced plaster (with texture on external wall).</li> <li>ICI weather shield max / apex / Asian paint or equivalent make acrylic paint on external wall.</li> </ul>
<b>ENTRANCE FOYER</b>		<ul style="list-style-type: none"> <li>Elegant &amp; spacious entrance foyer.</li> <li>Waiting Lounge with reception and seating area.</li> </ul>
<b>TERRACE</b>		<ul style="list-style-type: none"> <li>Double coat water proofing on Terrace.</li> <li>China mosaic flooring for heat reduction.</li> </ul>
<b>FIRE FIGHTING</b>		<ul style="list-style-type: none"> <li>Firefighting system at each building and basement floor as per fire regulation.</li> </ul>
<b>WATER SUPPLY</b>		<ul style="list-style-type: none"> <li>Underground &amp; overhead water tank &amp; bore-well facility with treated water.</li> </ul>
<b>ELEVATORS</b>		<ul style="list-style-type: none"> <li>Dedicated 2 High speed automatic Elevators for residents in each Tower.</li> <li>1 automatic stretcher lift / service elevator.</li> <li>(Kone / Schindler / OTIS).</li> <li>Lift Cladding.</li> </ul>
<b>PASSAGE</b>		Vitrified tile in flooring design with lift cladding of Passage Area
<b>POWER BACKUP</b>		<ul style="list-style-type: none"> <li>Diesel generator power backup facility.</li> <li><b>Common area:</b> parking light, lift, water pump &amp; common passage.</li> <li>Basic and Sufficient generator backup for Flats and Penthouses.</li> </ul>
<b>ELECTRIFICATION</b>		<ul style="list-style-type: none"> <li>Modular switches, copper wiring.</li> <li>3 Phase meter space allocation for each flat and penthouse.</li> </ul>
<b>ELECTRIC CAR CHARGING POINT</b>		<ul style="list-style-type: none"> <li>Provision for EV Charging cable route (tray only) for each flat.</li> </ul>
<b>TECHNICAL SPECIFICATIONS</b>		<ul style="list-style-type: none"> <li>Earthquake resistance structure design as per SI Code (latest).</li> </ul>

## FLAT SPECIFICATIONS - (INTERNAL)

<b>DECK &amp; WASH AREA</b>		<ul style="list-style-type: none"> <li>Deck and wash Area finish with water proofing.</li> <li>Glass railing at Deck.</li> </ul>
<b>KITCHEN &amp; STORAGE</b>		<ul style="list-style-type: none"> <li>Gas connection.</li> </ul>
<b>PLUMBING</b>		<ul style="list-style-type: none"> <li>Central plumbing system for water supply in all bathroom &amp; kitchen</li> </ul>
<b>ELECTRIFICATIONS</b>		<ul style="list-style-type: none"> <li>Sufficient Power back-up in each flat and penthouse.</li> </ul>
<b>INTERNAL WALL FINISH</b>		<ul style="list-style-type: none"> <li>Plaster finish.</li> </ul>
<b>DOOR</b>		<ul style="list-style-type: none"> <li>Decorative main door with wooden frame provided with premium lock &amp; fittings.</li> </ul>
<b>WINDOW</b>		<ul style="list-style-type: none"> <li>All window openings provided of good quality aluminium sliding window.</li> </ul>
<b>AIR CONDITIONERS</b>		<ul style="list-style-type: none"> <li>Provisional route of copper pipe, drain pipe &amp; space for outdoor unit.</li> </ul>
<b>OUTER FINISH</b>		<ul style="list-style-type: none"> <li>Spectacular tile façade with wall cladding &amp; texture finish.</li> </ul>
<b>PARKING &amp; INTERNAL ROADS</b>		<ul style="list-style-type: none"> <li><b>5 BHK Flats :</b> 4 cars parking allotted to each Flat.</li> <li><b>5 BHK Penthouses :</b> 5 cars parking allotted to each Penthouse.</li> <li>R.C.C or paver road with speed breaker and safety signage.</li> </ul>



AN ART OF  
**PRESTIGIOUS LIVING**

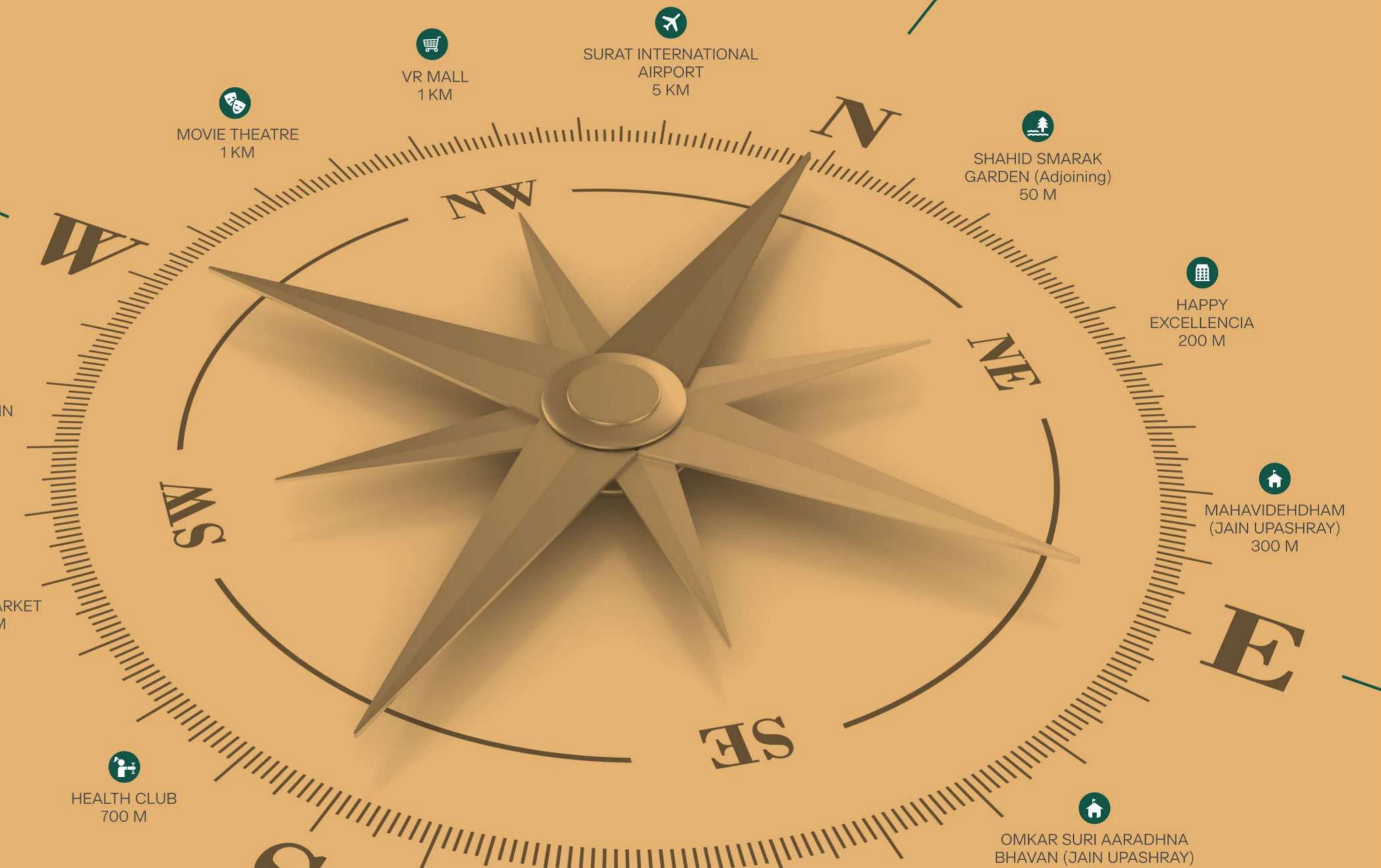
Meticulously crafted with grace and practicality, this prestigious development delivers a flawless fusion of magnificence, comfort, and enduring extravagance, redefining upscale living with exceptional artistry and bespoke spaces.

**88**  
**ROYALS**  
THE ADDRESS OF REGALS

# 88 ROYALS

THE ADDRESS OF REGALS

With only 88 Residences on an exceptional land parcel, we offer a **rare combination of exclusivity and connectivity**. Designed with a unique architecture, each residence enjoys **breathtaking panoramic views**, ensuring an unmatched palatial living experience.

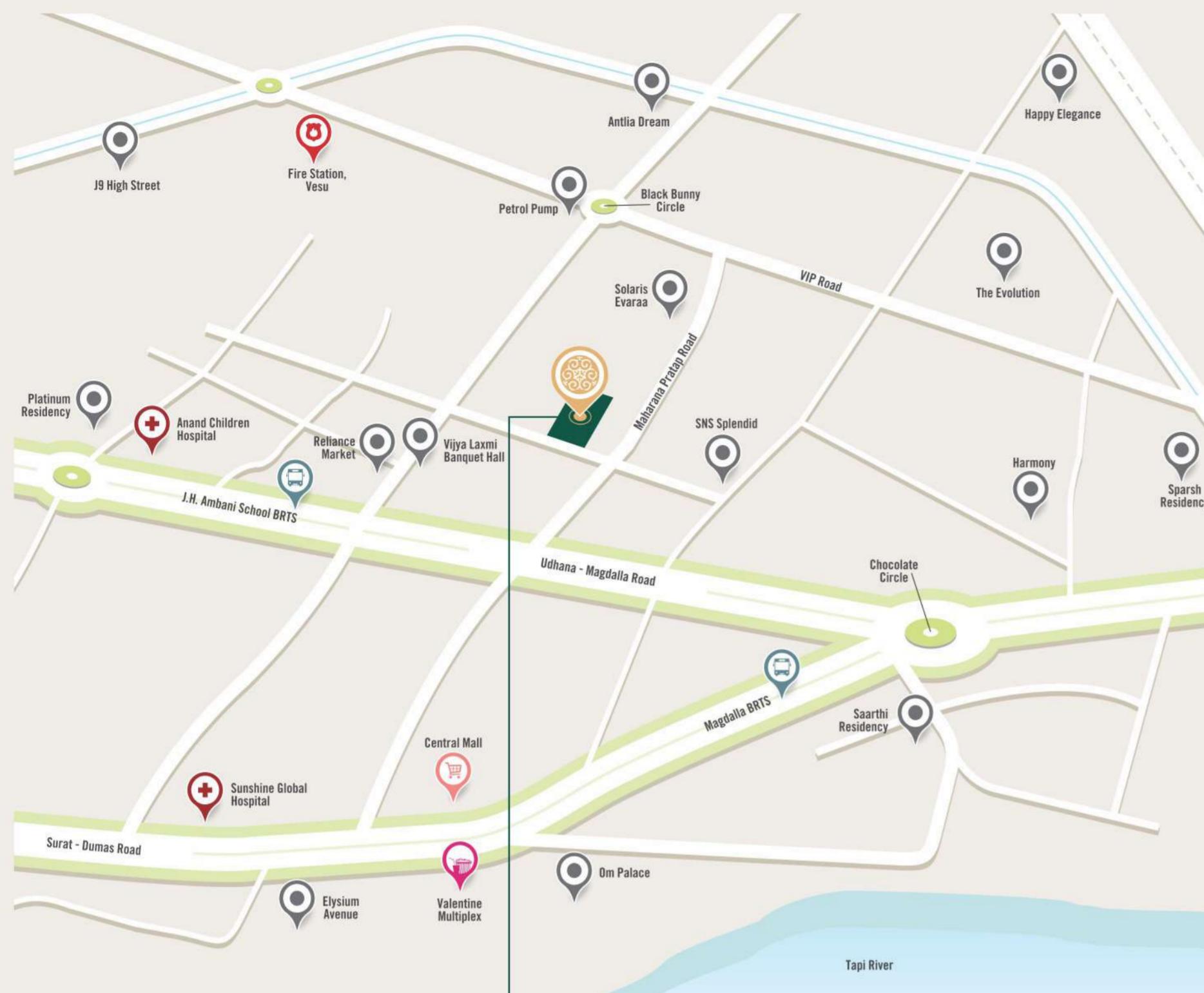




DESIGNED TO EXUDE TIMELESS  
**GRANDEUR**

The elevation of 88 Royals stands as a regal masterpiece. Adorned with exquisite stone cladding, the façade embodies sophistication, making it a true landmark in Surat's skyline.

**88**  
**ROYALS**  
THE ADDRESS OF REGALS



# 88 ROYALS

THE ADDRESS OF REGALS

RAA15467/070725/310330



[www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)

SCAN ME FOR  
LOCATION



SCAN ME FOR  
ANY QUERY



**SITE ADDRESS :**  
88 ROYALS, Behind Surya Heritage,  
Opp. Rajhans Trionza, Vesu, Surat.

**CONTACT :** 99094 59000 | 95864 50000

## PROJECT BY :



## ARCHITECT



ARCHITECTS &  
URBAN DESIGNERS  
SURAT | ABAD | MUMBAI

## STRUCTURE



## LANDSCAPE DESIGN



## MEPF CONSULTANT



## PARKING CONSULTANT



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