

## LOCATION MAP



**Regd. Office:** Omaxe Ltd., 7, LSC, Kalkaji, New Delhi - 110019 (India)

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*Royal View*  
PREMIER



## OMAXE ROYAL RESIDENCY PRESENTS



What's the first thing that comes to your mind when you think of your dream home? Is it those beautiful arch type entrances...those high balconies...those spaciouly designed interiors for which you have been admiring those stunning European architectures? Well, if yes, Omaxe Royal Residency now presents 'Royal View Premier'.

A lifestyle that you adore in the city you love, Ludhiana, with all the bells and whistles of contemporary living. Come and realize. Spread over sprawling 36 acres of land, on the most preferred and up-market destination of Pakhowal Road in Ludhiana, it has everything that spells class, comfort and convenience.

## LIFE AT ROYAL VIEW

A beautiful concept of luxurious abodes in the heart of Ludhiana that offers life in its true stateliness. Warm welcoming homes with arresting architectures inspired from the most admired European homes with complete freedom in the form of villa floors. And as we call it Royal View Premier, space is obviously not the constraint. Yawningly spacious (1500 sq. ft.) 3 B/R floors with all the comforts of modern day living like gracefully designed and roomy attached bathrooms. Privacy comes attached as there is a provision of separate Servant Room for each home.

Also, this amazing lifestyle opportunity is far enough from the industry belt to give you a peaceful home environment with over 70% of open area covered by abundant greens. Not just this, a world-class health club for a healthy physique, a shopping complex in the vicinity for entertainment and extensive lush gardens on the front and back will give a royal makeover to your view towards a luxurious life. And when such a tempting package of life is available to you at most suitable prices, what else you can ask for? Enjoy the royalty.



Perspective view

1 sq. mtr. = 10.764 sq. ft.

## Shopping Arcade

- Multiplex
- Retail Shops
- Office Space
- Food Court
- Kid Zone
- Low Maintenance
- Bank, ATMs
- Super Market



## Green

- Blossoming green environment full of scenic beauty for healthy living
- Peace full home environment with over 70% of open and green area



## Royal Club

- Roof Top Tennis Court, Squash Court, Billiard Room, Basket Ball Court, Badminton Court  
Table Tennis Room, Cards Room and Kid Playing Zone
- Swimming Pool, Jacuzzi Bath
- Library / Conference Room
- Multi-Cuisine Restaurant, Banquet Hall and much more...

\* for fit out

## Royal View Homes - Villa Floors



Actual Photograph







SPECIFICATIONS

STRUCTURE

RCC/Load bearing structure with infill brick wall

LIVING/DINNING ROOM/FAMILY ROOM

Flooring                      Vitrified Tiles  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD

BED ROOMS

Flooring                        Vitrified Tiles / Wooden flooring  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD  
Wardrobe                    In one Bedroom

TOILETS

Flooring                        Anti-Skid Tiles / Ceramic Tiles  
Dado                          Tiles upto 7ft.  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD  
Fittings                        European WC, Wash Basin,  
Mirror, Shower

KITCHEN

Flooring                        Anti-Skid Tiles / Ceramic Tiles  
Dado                          Tiles upto 2ft. above counter  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD  
Counter                      Granite

COMMON PASSAGE

Flooring                        Vitrified Tiles  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD

STAIRCASE

Risers & treads              Green Marble  
Wall Finishes                Plaster & OBD  
Ceiling                        Plaster & OBD  
Handrail                      MS Railing

BALCONY

Flooring                        Anti skid Tiles  
Wall Finishes                Plaster & Water Proofing  
External Paint  
Ceiling                        Plaster & Water Proofing  
External Paint  
Handrail                      MS Railing

DOOR & WINDOWS

Main Door                    Hardwood Frame with  
Modular Door Shutters  
Doors                          Flush Door  
Windows                      Wooden / Aluminum  
Ventilators                    Wooden / Aluminum  
External Wall Finish        Plaster/ Texture Paint / Tiles

ELECTRICAL

All copper electrical wiring in concealed conduits. Provision for adequate light & power points as well as telephone and TV outlets in moulded plastic switches with protective MCB's



FLOOR MAPS



SUPER AREA: 1515 SQ. FT.

GROUND FLOOR PLAN



SUPER AREA: 1505 SQ. FT.

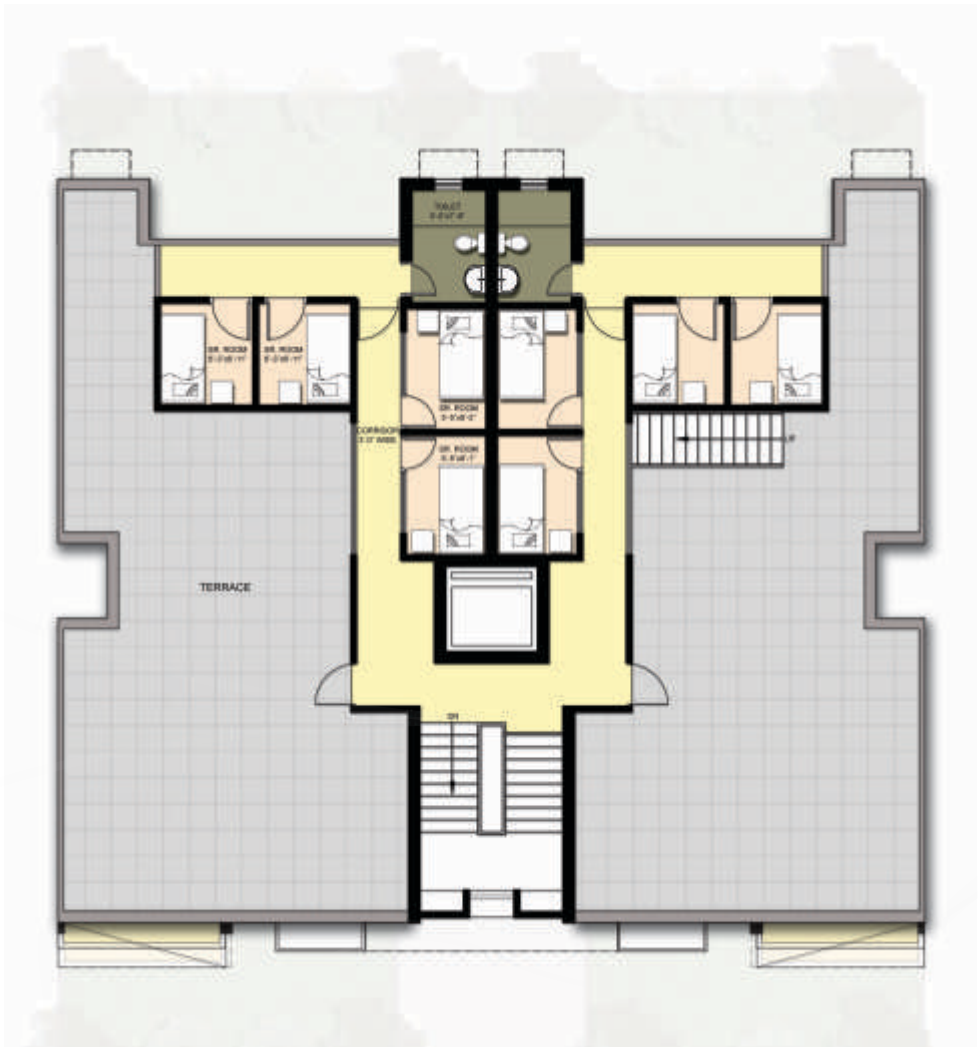
FIRST FLOOR PLAN

FLOOR MAPS



SUPER AREA: 1500 SQ. FT.

SECOND & THIRD FLOOR PLAN



TERRACE FLOOR PLAN

Tentative Plans subject to approval from concerned authority. 1 sq. mtr. = 10.764 sq. ft.

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