

LOCATION MAP



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

Website: www.omaxe.com



OMAXE
Royal
Residency
 Pakhowal Road, Ludhiana

Welcome to





Perspective view

RoseVille

The first thing that comes to our mind when we think about our dream home is....a widely spread green and healthy environment, spacious European architectures, a fully independent home where entire family live, relax and enjoy every moment of our lives.

You imagined and we created your dream home...

After an overwhelming response to Ultra Luxuries Royal Residency Towers and Villa Floors "Royal View Homes" - possession of which has already started, Omaxe presents "ROSE VILLE", European Style Limited Villas with amazing lifestyle opportunity in our Project "Royal Residency", which is one of the finest residential development in Ludhiana where more than 70% of area is open and covered by abundant greens. The Project is spread over sprawling 39 acres of land, with complete freedom and security.

"Rose Ville" is inspired from European architecture and offers best living comforts and style. Yawningly spacious 3/4 Bedrooms with gracefully designed attached bathrooms, separate Servant Room, large Kitchen area attached with huge dining area overlooking Kids Pool with Rain Shower for your little ones in your private backyard, offers personal freedom of space in addition to warmth and safety of like-minded community in the Condominium Complex.

Not just this, a world-class health club for a healthy physique, a shopping & office complex in the vicinity with entertainment zone and extensive lush gardens on the front and back will give royal makeover to your view towards a luxurious life.

Rose Ville is a sheer experience of delight created to mark a fresh imprint in your memories and begin a new life. It encompasses every feature that triggers the joy centres of your body & soul. Rose Ville in true sense, unearths a lifetime of idyllic existence for you

Green



Features

- Blossoming green environment full of scenic beauty for healthy living
- Peaceful environment with over 70% of open and green area
- 24X7 Power, Security & Water
- School
- Medical facility
- 10 minutes drive from Commercial Centre & Sarabha Nagar

Royal Club

Features

- Roof Top Tennis Court, Squash Court, Billiard Room, Basket Ball Court, Badminton Court, Table Tennis Room, Cards Room and Kids Playing Zone
- Swimming Pool
- Kids Pool
- Library / Conference Room
- Multipurpose Hall & Restaurant



Shopping Arcade



Features

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

Possession Started



Actual Photograph

Royal View
HOMES



Royal Residency, Ludhiana - Aerial View

SPECIFICATIONS

STRUCTURE

RCC/Load bearing structure with infill brick wall

LIVING / DINNING ROOM / FAMILY ROOM

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

BED ROOMS

Flooring Vitrified Tiles / Wooden flooring
Wall Finishes Plaster & Paint
Ceiling Plaster & Paint
Wardrobe In all Bedrooms

TOILETS

Flooring Anti-Skid Tiles / Ceramic Tiles
Dado Tiles upto 7ft.
Wall Finishes Plaster & Paint
Ceiling Plaster & Paint
Fittings European WC, Standard CP Fitting
 Chinaware & Mirror, Shower

MODULAR KITCHEN

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

COMMON PASSAGE

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

STAIRCASE

Risers & treads Marble
Wall Finishes Plaster & Paint
Ceiling Plaster & Paint
Handrail MS Railing

BALCONY

Flooring Anti skid Tiles
Wall Finishes Plaster & Weather Resistant
 External Paint
Ceiling Plaster & External Grade Paint
Handrail MS Railing

DOOR & WINDOWS

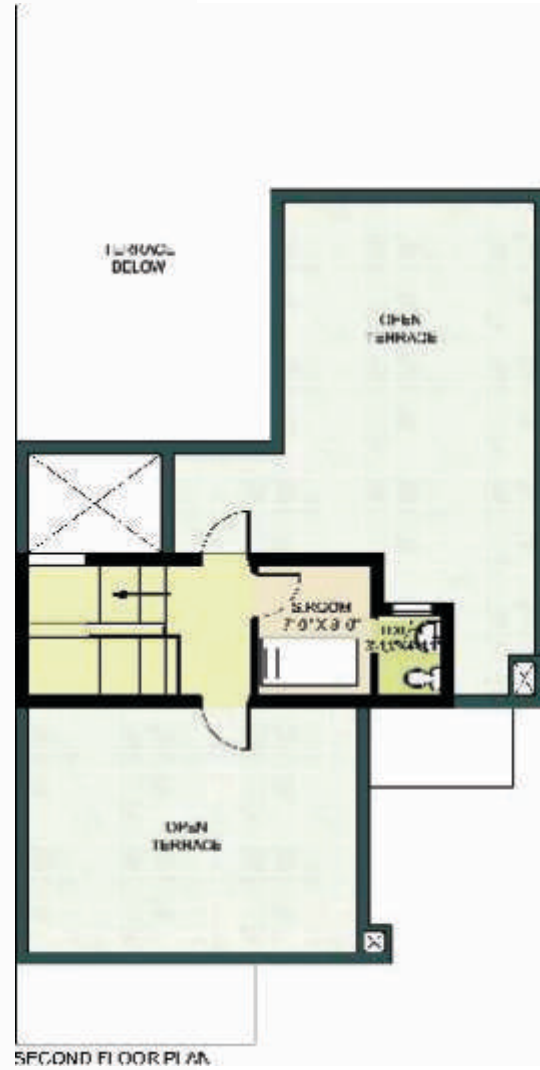
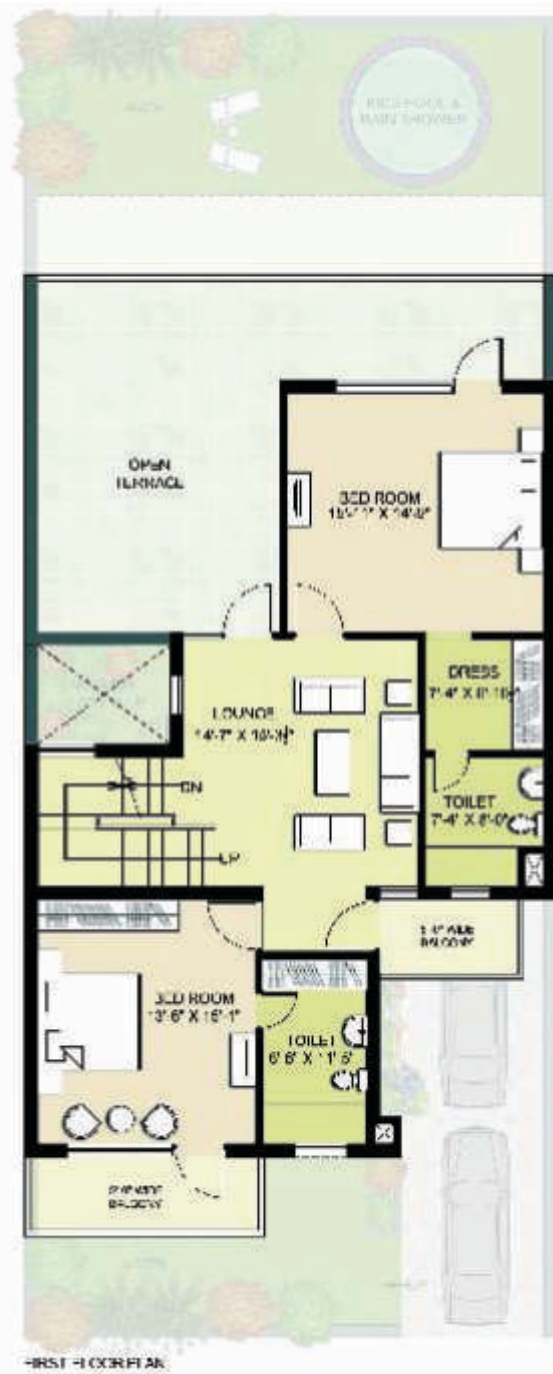
Main Door Hardwood Frame with
 Modular Door Shutters
Doors Flush Door
Windows Wooden / Aluminum / UPVC
Ventilators Wooden / Aluminum / UPVC
External Wall Finish Plaster & Texture Paint / Tiles

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

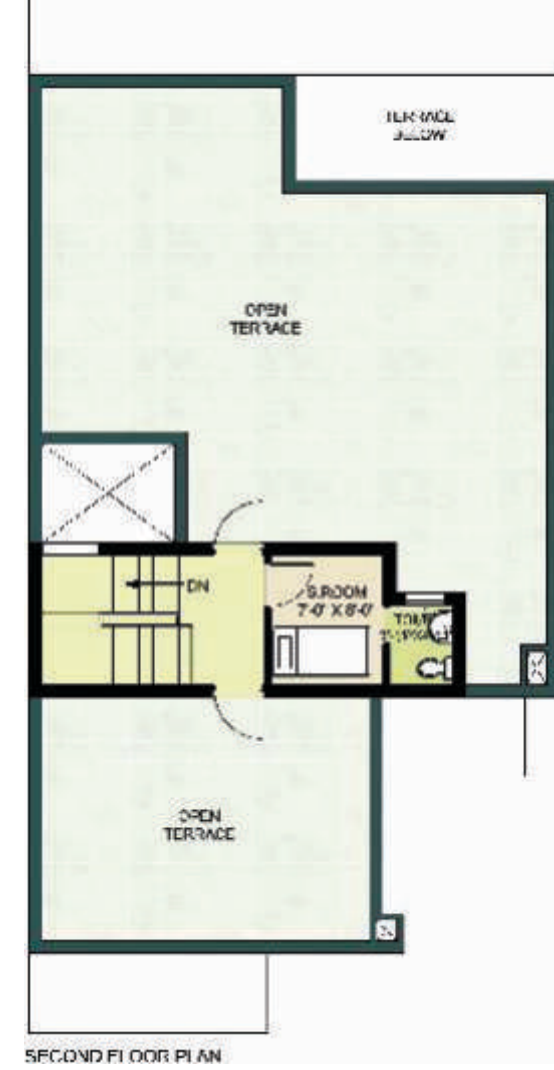
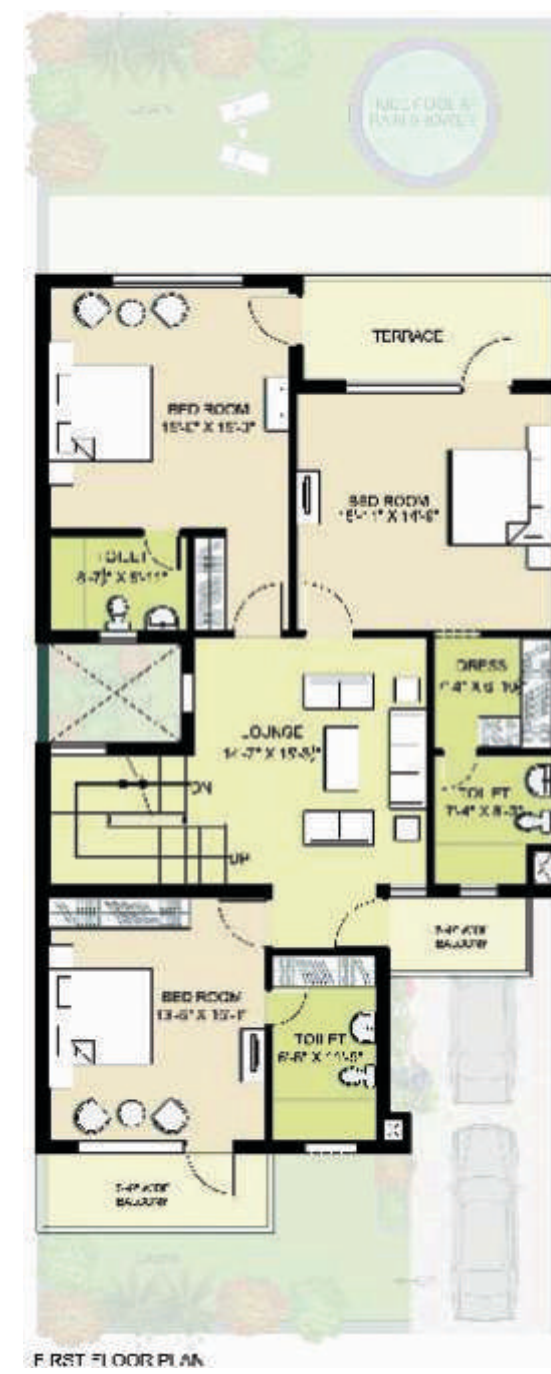
Disclaimer: This products / specifications as mentioned are tentative and subject to change at the sole discretion of the company without any prior intimation to the customers in case of non-availability / short supply or if so warranted by circumstances.





Saleable Area: 3100 sq.ft. (approx)

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



Saleable Area: 3525 sq.ft. (approx)

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