



CELESTIA GRAND

Villa Floors at RR Ludhiana

A SMART TOWNSHIP WITHIN A CITY

Royal Residency is the fastest growing township in the city of Ludhiana and very soon it is on the verge of becoming a geographical landmark. From anything to everything the city has all in its possession. Every feature and facility has been provided to make life luxurious, convenient and worry-free to give you all the comforts of modern lifestyle. The township has clean green environment, international standard club "Royal Club" with all clubbing activities. Swimming pool, Jacuzzi, Sauna Steam Bath and Yoga Room are the places to rejuvenate and relax. Cards & Billiards Rooms are for indoor fun. Special "Kids Play Area" is there for your little ones. One can enjoy outdoor activities like Cycling, Jogging, Basketball, Lawn Tennis and much more.





Swimming Pool | Large Kids Swimming Pool | Jacuzzi | Gymnasium | Aerobic Room | Squash Court
Indoor Badminton Court | Table Tennis | Snooker & Billiard Table | Cards Play Room | Indoor Kids Play Area
Library | Lawn Tennis Court | Outdoor Badminton Court | Cricket Pitches
Skating Rink | Half Basketball Court | Party Lawn | Restaurant / Bar | Banquet



Perspective View

**SO CLOSE TO A
WORLD-CLASS MARKET**

Another iconic project that adds new dimension to the township is Celestia Grand. It is G+3 independent floors located at the most excellent location of the township. It is connected by well lit green lined wide roads. The floors are aesthetically designed and have all the amenities and conveniences of life. These floors give you a smart lifestyle with all the smart features that you always wanted for a smart move.



FEATURES

- Swimming Pool & Kids Pool
- Library / Conference Room
- Multipurpose Hall & Restaurant
- Low Maintenance
- Multiplex
- Retail Shops
- Office Space
- Food Court
- Kid Zone
- Bank, ATMs
- Super Market
- 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
- Roof Top Tennis Court, Squash Court, Billiard Room, Basket Ball Court
- Badminton Court, Table Tennis Room, Cards Room and Kids Playing Zone

SPECIFICATIONS

LIVING /DINING / FAMILY ROOM

Flooring - Vitrified Tiles
Walls - Plastic Emulsion
Ceiling - OBD(False ceiling)

BEDROOMS

Wardrobe - Wardrobe in all bedrooms
Flooring - Vitrified Tiles & Wooden flooring
in only master bedroom.
Wall Finishes - Plastic Emulsion
Ceiling - OBD

TOILETS

Flooring - Anti-Skid Tiles / Ceramic Tiles
Dado - Tiles upto Ceiling height
Wall Finishes - Plastic Emulsion
Ceiling - OBD
Fittings - European WC, Wash Basin, Mirror, Shower

ELECTRICAL FITTINGS

Modular Switches
Sockets
Copper Wiring
AC Piping (Split AC)

KITCHEN

Modular Kitchen - Modular Kitchen
Chimney and Hob - Faber or Equivalent
Flooring - Anti-Skid Tiles/Ceramic Tiles
Dado - Tiles upto 2ft above the counter
Wall finishes - Plastic Emulsion
Ceiling - OBD
Counter - Granite

STAIRCASE

Riser & Treads - Green Marble
Wall Finishes - Plastic Emulsion
Ceiling - OBD
Handrail - MS Railing

BALCONY

Flooring - Anti Skid Tiles / Ceramic Tiles
Wall Finishes - Water proofing external paint
Ceiling - Water proofing external paint
Handrail - SS with Glass

DOORS & WINDOWS

Doors - Flush Door
Windows/Ventilators - Wooden/Aluminium

POWER BACK-UP

Min. 2 KVA per floor (will be charged extra)



Proposed layout
for Celestia Grand
G+3 at
Royal Residency
Ludhiana

GROUND FLOOR PLAN

SALEABLE AREA/UNIT
=1790 SQ.FT.



Proposed layout
for Celestia Grand
G+3 at
Royal Residency
Ludhiana

FIRST FLOOR PLAN

SALEABLE AREA/UNIT
=1790 SQ.FT.



Proposed layout
for Celestia Grand
G+3 at
Royal Residency
Ludhiana

SECOND FLOOR PLAN

SALEABLE AREA/UNIT
=1790 SQ.FT.

OMAXE MACROCOSM

Omaxe is one of India's leading real estate companies. Having spread its footprints in 9 States across 30 cities, the company has in its kitty a diversified product portfolio that includes Integrated Townships, Hi-Tech Townships, Group Housing, Shopping Malls, Office Spaces, SCOs and Hotel projects. With approx. 92 million sq. ft. of delivered space in both real estate and construction contracting, the company is currently undertaking 42 real estate projects – 14 Group Housing, 18 Townships, 10 Commercial Malls/office spaces/Hotels/ SCO.

In the last two decades, Omaxe has created a niche for itself in the real estate sector through a diverse range of projects catering to the affordable segment and spread across tier II & III cities of India. Today, Omaxe takes great pride in being a part of the dreams of millions across the nation by transforming them into reality. Trust comes tagged with the name of Omaxe. Working towards contributing to a progressive India, the company strives to exceed customer expectations through transparency, quality, cutting-edge technology and social responsibility.

Over the years, the company has made a mark with some landmark projects and engineering marvels. With presence in States like Uttar Pradesh, Madhya Pradesh, Punjab, Haryana, Uttarakhand, Rajasthan, Delhi and Himachal Pradesh, the company stands true to its motto, "Turning Dreams into Reality".

17 INTEGRATED TOWNSHIPS | 2 HI-TECH TOWNSHIPS | 13 GROUP HOUSING PROJECTS
7 SHOPPING MALLS & COMMERCIAL COMPLEXES | 2 HOTEL PROJECTS



Proposed layout
for Celestia Grand
G+3 a
Royal Residency
Ludhiana

THIRD FLOOR PLAN

SALEABLE AREA/UNIT
=1790 SQ.FT.



Site Office: Omaxe Royal Residency, Pakhowal Road, Ludhiana | Corporate Office: 7, LSC, Kalkaji, New Delhi - 110019 (India)
Website: www.omaxe.com