

LOCATION MAP



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



Royalview
EXECUTIVE



Perspective view

OMAXE ROYAL RESIDENCY

PRESENTS

Royal View
EXECUTIVE

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 rooms & large windows with peeping sunlight & fresh air flowing, energizing mind, body & soul, interiors for which you have been admiring those stunning European architectures? Well, if yes, Omaxe Royal Residency now presents 'Royal View Executive' limited edition of Royal View Homes. 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 Homes, space is obviously not the constraint. Yawningly spacious (1765 sq. ft.) 3 BHK + Store + Servant Room 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 Quarter for each floor. But if you think these comforts will end the moment you exit such a pampering home, hold on because the entire township has been designed on walk to work culture. So that whenever you feel home sick, it's just a stone's throw from your office.

Also, this amazing lifestyle opportunity is far enough from the industry belt to give you a peaceful home environment with over 65% of 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.



1 sq. mtr. = 10.764 sq. ft.



Royal Residency Ludhiana - Aerial View

FLOOR MAPS



SUPER AREA: 1765 SQ. FT.

GROUND FLOOR PLAN (CLUSTER PLAN)



SUPER AREA: 1740 SQ. FT.

FIRST FLOOR PLAN (CLUSTER PLAN)



SUPER AREA: 1715 SQ. FT.

SECOND FLOOR PLAN (CLUSTER PLAN)



SUPER AREA: 1705 SQ. FT.

THIRD FLOOR PLAN (CLUSTER PLAN)

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

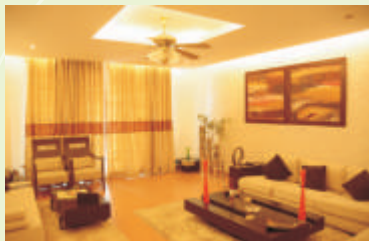
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FLOOR MAPS



TERRACE FLOOR PLAN (CLUSTER PLAN)

ACTUAL PHOTOGRAPHS



SPECIFICATIONS

STRUCTURE		KITCHEN		BALCONY	
RCC/Load bearing structure with infill brick wall		Flooring	Anti-Skid Tiles / Ceramic Tiles	Flooring	Anti skid Tiles
LIVING/DINNING ROOM/FAMILY ROOM		Dado	Tiles upto 2ft. above counter	Wall Finishes	Plaster & Water Proofing
Flooring	Vitrified Tiles	Wall Finishes	Plaster & OBD		External Paint
Wall Finishes	Plaster & OBD	Ceiling	Plaster & OBD	Ceiling	Plaster & Water Proofing
Ceiling	Plaster & OBD	Counter	Granite	Handrail	MS Railing
BED ROOMS		COMMON PASSAGE		DOOR & WINDOWS	
Flooring	Vitrified Tiles / Wooden flooring	Flooring	Vitrified Tiles	Main Door	Hardwood Frame with Modular Door Shutters
Wall Finishes	Plaster & OBD	Wall Finishes	Plaster & OBD	Doors	Flush Door
Ceiling	Plaster & OBD	Ceiling	Plaster & OBD	Windows	Wooden / Aluminum
TOILETS		STAIRCASE		Ventilators	Wooden / Aluminum
Flooring	Anti-Skid Tiles / Ceramic Tiles	Risers & treads	Green Marble	External Wall Finish	Plaster/ Texture Paint / Tiles
Dado	Tiles upto 7ft.	Wall Finishes	Plaster & OBD		
Wall Finishes	Plaster & OBD	Ceiling	Plaster & OBD		
Ceiling	Plaster & OBD	Handrail	MS Railing		
Fittings	European WC, Wash Basin, Mirror, Shower				

Note: The above specifications are only indicative & some of these may be changed in consultation with the Architect or equivalent provided at the discretion of the company.

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