



2 & 3 BHK LUXURIOUS APARTMENTS & SHOPS



Office Address:
702, Royal Square,
Science City Road, Sola,
Ahmedabad - 380060

Site Address:
Royal Heights, 80' Gota Road, Opp. Royal Lake View,
Gota, Ahmedabad - 382481
Mo.: 73830 00034

RERA Reg. No.: PR/GJ/AHMEDABAD/AHMEDABAD CITY/Others/MAA05747/A1M/261121
RERA Website: gujrera.gujarat.gov.in



2 & 3 BHK LUXURIOUS APARTMENTS & SHOPS



**STEP
AHEAD TO AN
EXCELLENT
LIFESTYLE**

The full landscape area, children's play area, senior citizen seating and walk way allows the residents to enjoy their leisure moments in style.

WELL MAINTAINED GRAND LIFE

ROYAL HEIGHTS offers 2&3 BHK apartments which shall transform the lifestyle of their residents. Located in fast developing residential locality. It is at a convenient distance from most urban utilities.



YOUR DREAM HOME
WELL PLANNED
ELEGANT
SERENE



GROUND FLOOR PLAN



BLOCK A & B FIRST FLOOR PLAN



RERA CARPET AREA		Unit Area Sq. mt	Wash Area Sq. mt	Balcony Area Sq. mt	Terrace Area Sq. mt
Block A	101	55.18	2.31	2.75	7.02
	104	55.18	2.31	2.75	37.20
Block B	101	55.18	2.31	2.75	37.20
	104	55.18	2.31	2.75	5.59

RERA CARPET AREA	SHOP NO	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
	Unit Area - Sq.mt	18.33	16.17	11.05	6.13	17.54	14.35	15.10	15.10	15.10	14.35	17.54	6.13	11.05	16.17	45.63



BLOCK A & B SECOND FLOOR PLAN



RERA CARPET AREA		Unit Area Sq. mt	Wash Area Sq. mt	Balcony Area Sq. mt	Terrace Area Sq. mt
Block A	202	55.18	2.31	2.75	34.26
	203	55.18	2.31	2.75	44.57
Block B	202	55.18	2.31	2.75	44.57
	203	55.18	2.31	2.75	7.85

RERA CARPET AREA		Unit Area Sq. mt	Wash Area Sq. mt	Balcony Area Sq. mt
Block A	201	55.18	2.31	2.75
	204	55.18	2.31	2.75
Block B	201	55.18	2.31	2.75
	204	55.18	2.31	2.75



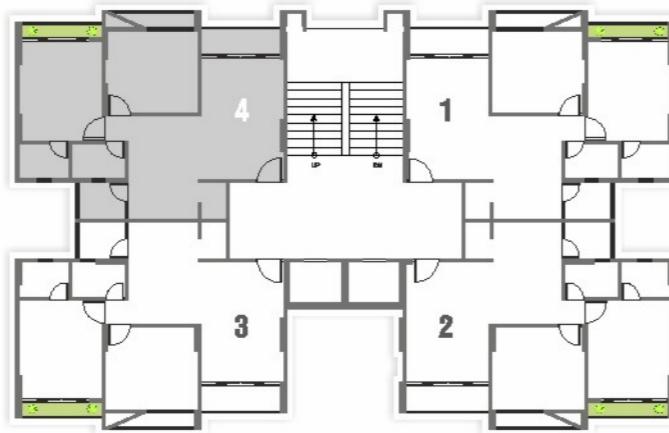
BLOCK A & B TYPICAL FLOOR PLAN



RERA
CARPET
AREA

Block A & B
TYPE-1
UNIT PLAN

3rd to 11th floor
Unit Area: 55.18 Sq. mt
Wash Area: 2.31 Sq. mt
Balcony Area: 2.75 Sq. mt



2 BHK
UNIT PLAN TYPE-1



BLOCK C TYPICAL FLOOR PLAN

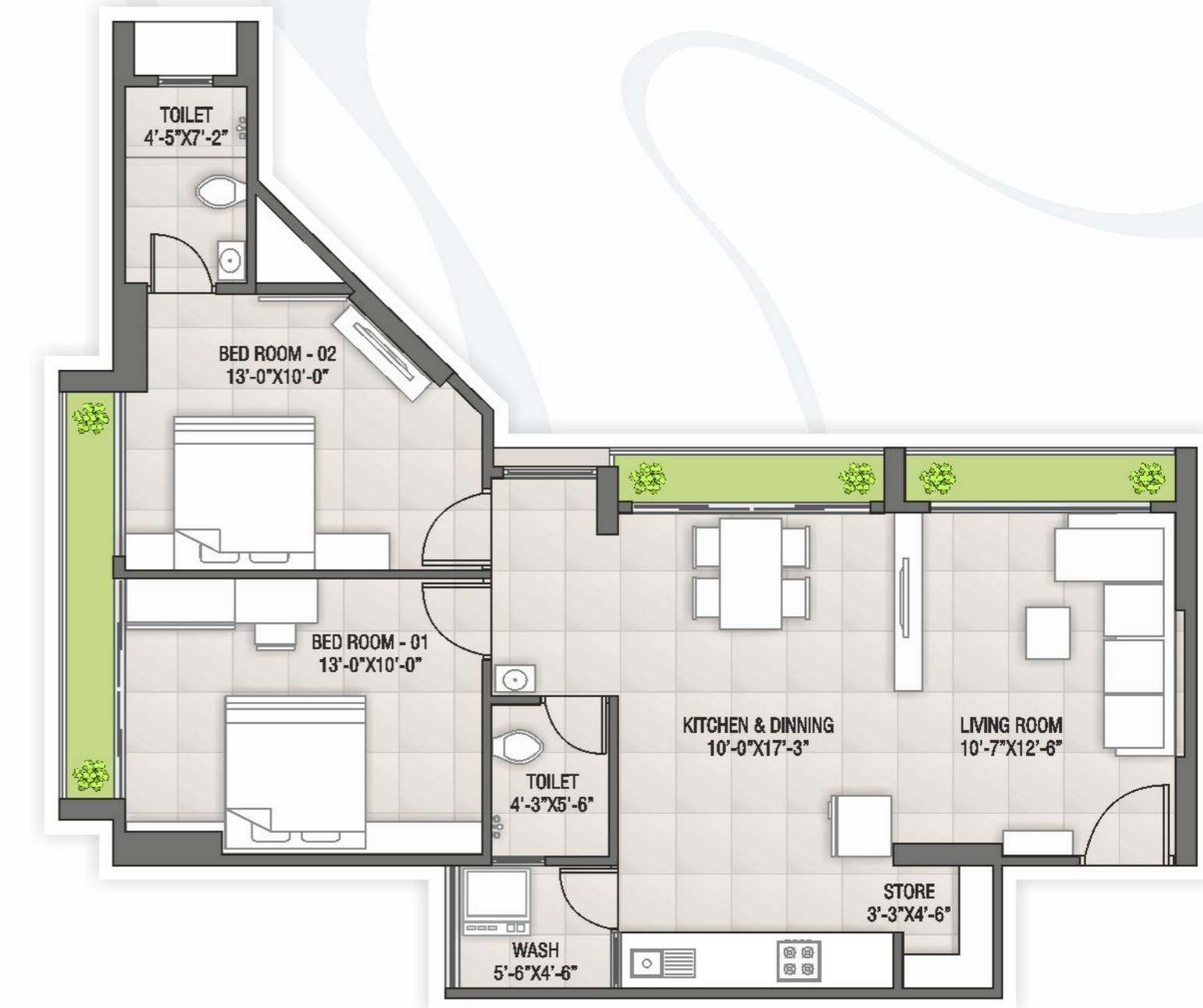
RERA
CARPET
AREA

Block C
TYPE-2
UNIT PLAN

1st to 11th floor
Unit Area: 63.20 Sq. mt
Wash Area: 2.28 Sq. mt
104.487 Sq. mt (Terrace Area)



2 BHK
UNIT PLAN TYPE-2



BLOCK C TYPICAL FLOOR PLAN



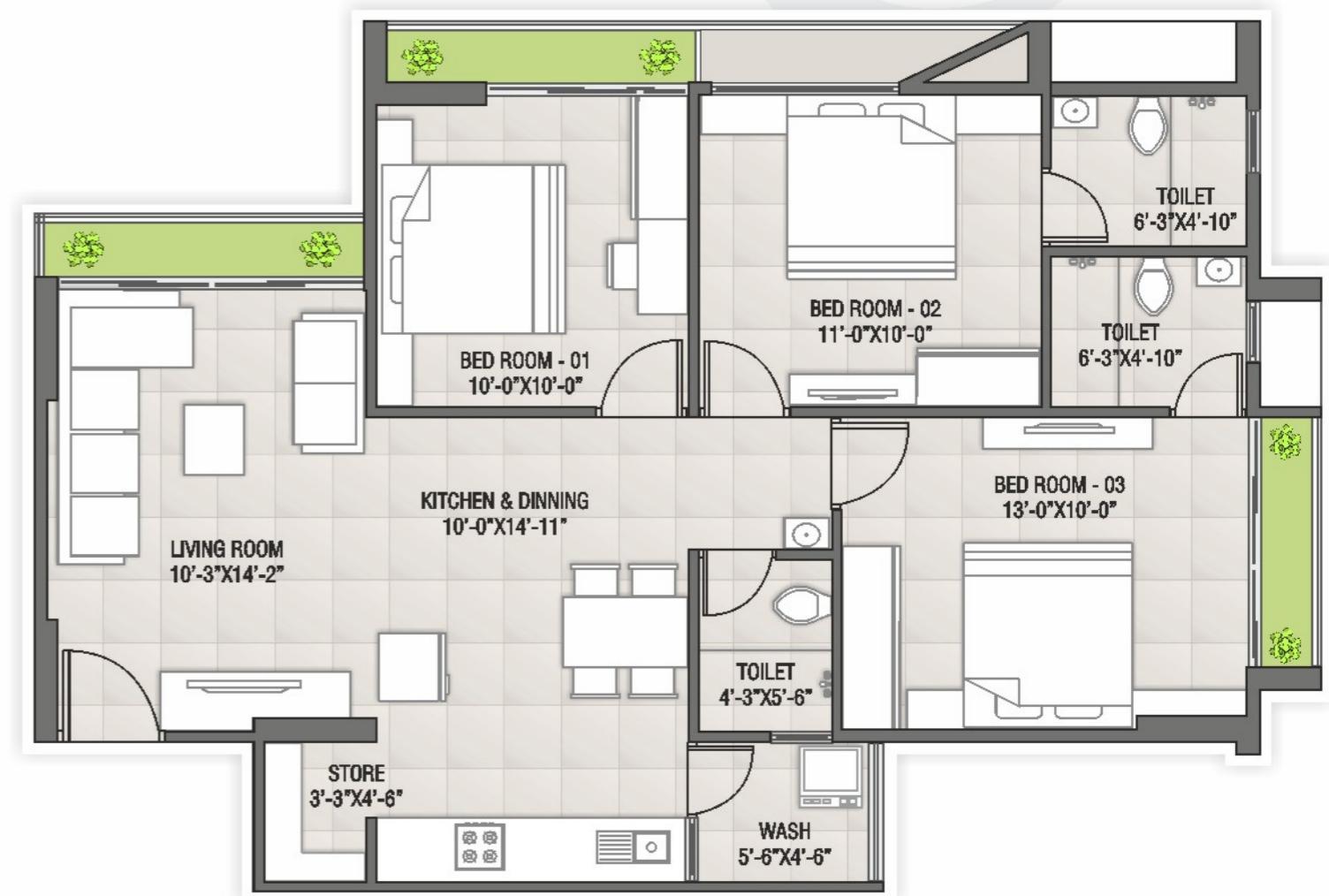
RERA
CARPET
AREA

Block C
TYPE-3
UNIT PLAN

1st to 11th floor
Unit Area: 73.12 Sq. mt
Wash Area: 2.28 Sq. mt
103- 4.87 Sq. mt (Terrace Area)



3 BHK UNIT PLAN



BLOCK A - B 12th FLOOR PLAN



RERA CARPET AREA		Unit Area Sq.mt	Wash Area Sq.mt	Balcony Area Sq.mt	Terrace Area Sq.mt
Block A	1202	55.18	2.31	2.75	59.94
Block A	1203	55.18	2.31	2.75	59.94
Block B	1202	55.18	2.31	2.75	59.94
Block B	1203	55.18	2.31	2.75	59.94



BLOCK C 12th FLOOR PLAN



RERA CARPET AREA		Unit Area Sq.mt	Wash Area Sq.mt	Terrace Area Sq.mt
Block C	1201	73.12	2.28	75.40
Block C	1204	63.20	2.28	75.40



SPECIFICATIONS

STRUCTURE:

RCC Frame Structure with Block/ Brick Masonry Wall.

WALL FINISH:

Internal Finish Single Coat Mala Plaster with Wall Putty and External Wall single coat Plaster with Texture with Acrylic Paint.

FLOORING:

Vitrified tiles in Entire Apartment.

KITCHEN:

Granite top & S.S Sink with designing tiles dado up to Beam Bottom level.

TOILET & PLUMBING:

Glazed tiles dado up to Beam Bottom level & flooring, concealed plumbing with reputed sanitary ware & C.P. Fittings.

DOOR & WINDOW:

Decorative Main door with wooden frame. Other doors are flush doors with granite frames. Powder coated aluminium section slider window.

ELECTRIFICATION:

Concealed copper wiring with good quality accessories and sufficient electric points.

TERRACE:

Open terrace to be finished with china mosaic for heat reflection and water proofing.

LIFT:

Automatic two lifts in each block.



Children
Play Area



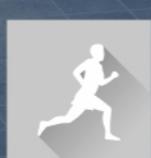
Senior Citizen
Seating



Fully Landscape
Area



Pick up and
Drop off zone



Walk Way



24 Hours Security
and CCTV Camera



Decorative
Main Entry Gate



Two Basement
Parking



Decorative
Foyer



ACCOMPLISHED LIFE IN THE MIDEST OF NATURE

A safe & secure surrounding boundary walls, RCC frame structure, interior & exterior wall finish. entire apartment with vitrified flooring, granite kitchen, open terrace with china mosaic finishing, best amenities and full landscape area ensures a complete home for your family.

