

LOCATION MAP



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OMAXE
Turning dreams into reality

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)

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

FLOOR MAPS



SUPER AREA: 1715 SQ. FT.

SECOND FLOOR PLAN (CLUSTER PLAN)



SUPER AREA: 1705 SQ. FT.

THIRD FLOOR PLAN (CLUSTER PLAN)

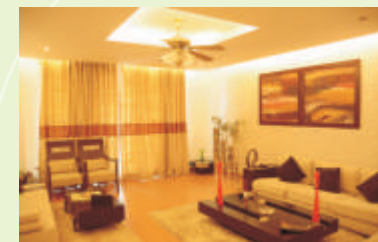
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FLOOR MAPS



TERRACE FLOOR PLAN (CLUSTER PLAN)

ACTUAL PHOTOGRAPHS



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

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
Ceiling: Plaster & Water Proofing
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

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