

LOCATION MAP



For details: **+91- 9015161718**

Regd. Office: Omaxe Ltd., 7, LSC, Kalkaji, New Delhi - 110019 (India) Contact: +91-11- 46066333 • SMS OMAXE RVH to 56677

E-mail: sales@omaxe.com • Website: www.omaxe.com



*Europe's most admired
lifestyle in Ludhiana.*

Royalview
HOMES
PHASE III

OMAXE ROYAL RESIDENCY

PRESENTS

Royal View

HOMES
PHASE III

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 interiors for which you have been admiring those stunning European architectures? Well, if yes, Omaxe Royal Residency now presents '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 (1580 sq. ft.) 3 B/R 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 designed by Leander Sports 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

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
 External Paint
 Ceiling Plaster & Water Proofing
 External Paint
 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

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



SUPER AREA: 1610 SQ. FT.

GROUND FLOOR PLAN (CLUSTER PLAN)



SUPER AREA: 1610 SQ. FT.

FIRST FLOOR PLAN (CLUSTER PLAN)

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



SUPER AREA: 1580 SQ. FT.

SECOND AND THIRD FLOOR PLAN (CLUSTER PLAN)



TERRACE FLOOR PLAN (CLUSTER PLAN)