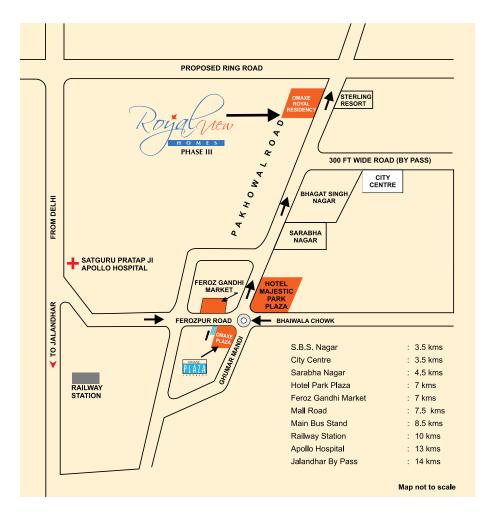
LOCATION MAP





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HOMES

PHASE III

OMAXE ROYAL RESIDENCY PRESENTS



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 spaciously 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 upmarket 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 fl	
Wall Finishes	Plaster & OBD	
Ceiling	Plaster & OBD	

Anti-Skid Tiles / Ceramic Tiles

European WC, Wash Basin,

Tiles upto 7ft.

Plaster & OBD Plaster & OBD

Mirror, Shower

Dado	Tiles upto 2ft. abo
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

Anti-SkidTiles / C

KITCHEN Flooring

	BALCONY	
eramic Tiles	Flooring	Anti skid Tiles
ove counter	Wall Finishes	Plaster & Water Proofin
		External Paint
	Ceiling	Plaster & Water Proofin
	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 /

ELECTRICAL

TOILETS Flooring

Dado

Ceiling

Fittings

Wall Finishes

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)



OMAXE









PHASE III

SUPER AREA: 1580 SQ. FT.

SECOND AND THIRD FLOOR PLAN (CLUSTER PLAN)

TERRACE FLOOR PLAN (CLUSTER PLAN)