

ACTUAL PHOTOGRAPH



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Sample Flat Ready

A township that is made for royal living is ready-to-move-in.



Life smiles when it gives more than you desire, more than you demand and more than you dream. RR Ludhiana gives you more with a resort lifestyle that is planned, premium and promising. Royal Residency Ludhiana is designed aesthetically giving you a serene environment and all comforts exactly like a resort. With enchanting features, attractive ambience and dream location RR Ludhiana comprises of harmonious infrastructure. Ranging from high rise towers to low rise floors, G + 3 independent floors to Group Housing, Villas & Apartments, Low/Mid rise markets to high end street, it gives option to product mix making the township beautiful and lively.



2 & 3 BHK APARTMENT

Site Office: Omaxe Royal Residency, Pakhowal Road, Ludhiana

For Details: +91-9569 121212

Regd. Office: Omaxe Ltd., Shop No-19-B, First Floor, Omaxe Celebration Mall, Sohna Road, Gurgaon, Haryana-122001;

CIN No.: L74899HR1989PLC051918

Corporate Office: Omaxe House, 7, LSC, Kalkaji, New Delhi - 110019 (India)

Call: +91-9015161718 SMS 'OMAXE TTR' to 56677 • Email: sales@omaxe.com • Website: www.omaxe.com

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RERA Registration No: PBRERA-LDH45-PR0026 www.rera.punjab.gov.in



1500 Families expected to move in by year 2020

HOMES FOR EVERYONE



2 & 3 BHK APARTMENT



ARTISTIC IMPRESSION



# A township that rewards you with a resort lifestyle

Tall. Elegant. Royal. Three words and a beautiful world, you get at Twin Tower of Royal Residency. In this resort like township Twin tower is just another address that spells class, comfort and elegance. The breathtaking view of the township and picturesque location make your world a paradise where everything comes close to you to make your life convenient and hassle free. So be royal and choose an address that is high on class and gradeur.

## Modern Features

- Dedicated car parking
- 24hrs. water supply
- Huge sit out balconies
- Maximum utilization of space
- Gated community
- Double height entrance lobby
- Modern club facilities
- High-tech security and fire fighting system
- Hi-end professionally managed facility management
- Pollution free environment
- 100% power backup



Over  
750 families  
living here

ACTUAL IMAGES

## Executive Range - Features & Specifications

TITLE	DESCRIPTION	TOILETS	
Structure	Earthquake Resistant RCC Frame Structure	Walls	Selected Ceramic Tiles upto false ceiling Height
External Finish	Texture Paint	Floor	Ceramic Tiles
<b>DINING &amp; PASSAGE</b>		Fittings/Fixtures	Wall hung WC, Washbasin of matching shades, Divertor in Master Toilet, Provision for Hot & Cold Water System, Mirror in Toilet of Master Bedroom
Floor	Vitrified Tiles	Counter	Granite Counter in Master Toilet
Walls	Plaster with punning and painted with pleasing shades of OBD	<b>DOORS &amp; WINDOWS</b>	
Ceiling	Plaster and painted with pleasing shades of OBD	Doors	Seasoned hardwood Frames with skin moulded panel shutter
<b>DRAWING ROOM</b>		Windows	Powder Coated/ Anodized Aluminium Glazing/PVC
Floor	Vitrified Tiles	<b>ELECTRICAL</b>	
Walls	Plaster with punning and painted with pleasing shades of OBD	Wire Plug	Copper Concealed Plug point in each bedroom/ Drawing/ Dining and Lounge
Ceiling	Plaster and painted with pleasing shades of OBD	Telephone/Data	Telephone cable pre-wired. Cabling only for Internet access as per design
<b>MASTER BEDROOM</b>		<b>LIFT LOBBY</b>	
Floor	Wooden Flooring	Floor	Vitrified Tiles
Walls	Plaster and painted with pleasing shades of Plastic Paint	Ceiling	Plaster and painted with pleasing shades of OBD
Ceiling	Plaster and painted with pleasing shades of OBD	<b>SECURITY</b>	
Wardrobe	Upto ceiling height (with 2 ft depth)	24 hours manned perimeter security for the complex.	
<b>OTHER BEDROOMS</b>		Access control through CCTV at basement & Entrance at Ground Floor	
Floor	Vitrified Tiles	<b>TECHNOLOGY</b>	
Walls	Plaster and painted with pleasing shades of OBD	Energy efficient product. Hightech Security. Fire Fighting System.	
Ceiling	Plaster and painted with pleasing shades of OBD	Wireless Network for Data. Rain Water Harvesting System.	
<b>KITCHEN</b>		<b>FIRE PROTECTION</b>	
Floor	Vitrified Tiles	Fire detection as per safety norms. Heat detector in Kitchen.	
Walls	Ceramic Tiles upto 2' height above the counter level, rest painted with pleasing shades of OBD	<b>LIFT FACILITIES</b>	
Ceiling	Plaster and painted with pleasing shades of OBD	6 Lifts in Tower. 3 for 2BHK & 3 for 3BHK.	
Platform	Granite counter with double bowl stainless steel sink with drain board	1 No. Covered Car Parking facility per apartment. Kids themed Parks. Swimming Pool, Tennis Court. Indoor Games Room. Television Lounge. Business Centre. Multi Purpose Hall. Provision for Cafeteria/ Restaurant. Landscaped common areas to preserve & enhance the natural characteristics of the Site. Jogging & walking tracks. Steam Room. Gymnasium. Shower Cubical.	
<b>BALCONIES</b>			
Floor	Antiskid Ceramic Tiles		
Walls	Water Proof Paint		
Ceiling	Exterior Paint		
Railing	MS Railing		

# Floor Plan



**2 BHK TYPE-A**  
 Super Area-1190 sqft  
 Builtup Area-975 sqft  
 Carpet Area-780 sqft



**2 BHK TYPE-G**  
 Super Area-1190 sqft  
 Builtup Area-975 sqft  
 Carpet Area-780 sqft

# Floor Plan



**2 BHK TYPE-H**  
 Super Area-1280 sqft  
 Builtup Area-1086 sqft  
 Carpet Area-815 sqft

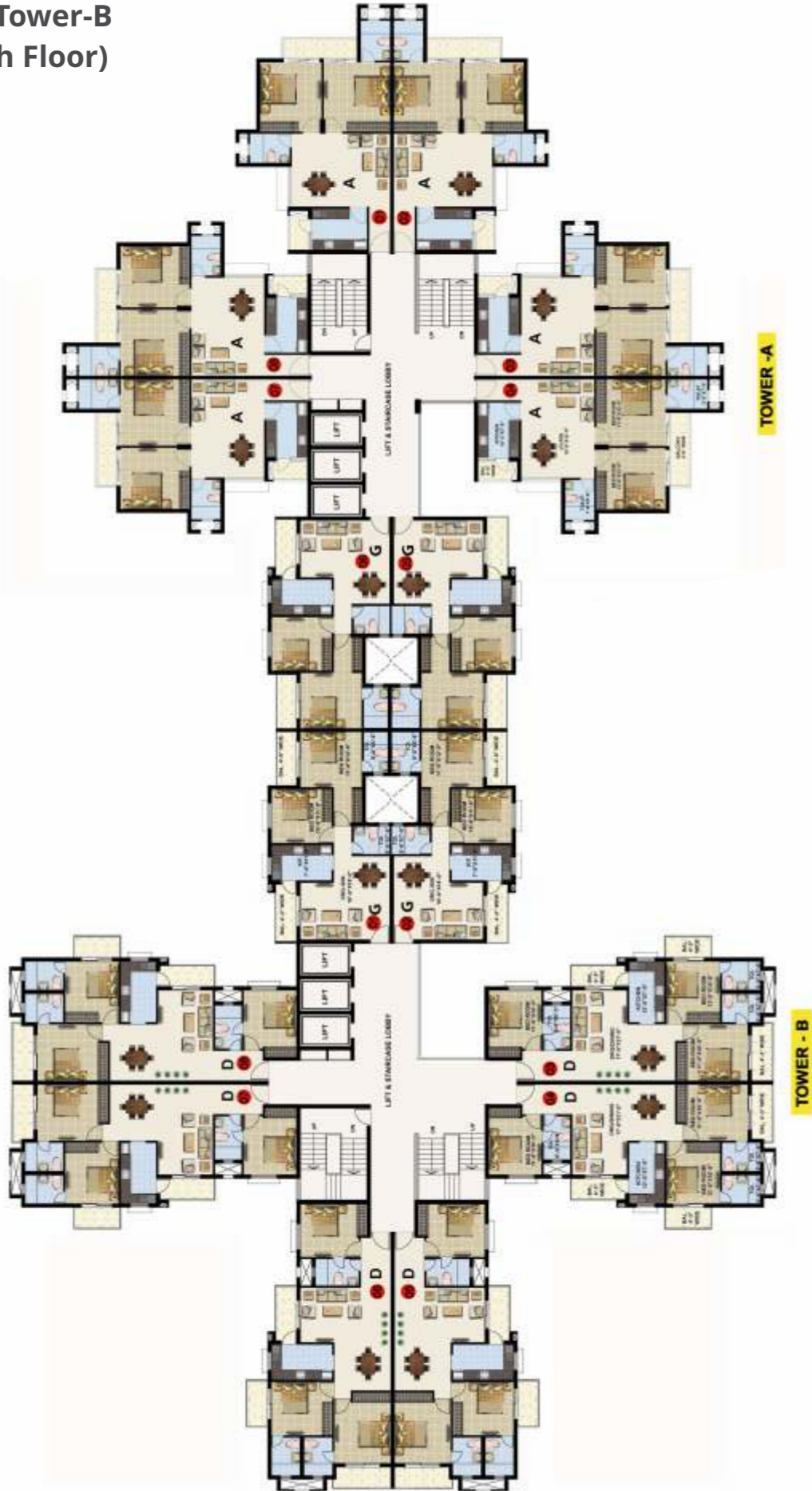


**3 BHK TYPE-D**  
 Super Area-1550 sqft  
 Builtup Area-1276 sqft  
 Carpet Area-1032 sqft



# Layout Plan

Tower-A & Tower-B  
(2nd to 16th Floor)



# Layout Plan

Tower-A & Tower-B  
(17th & 18th Floor)

