



ROYAL LIVING AT ITS FINEST

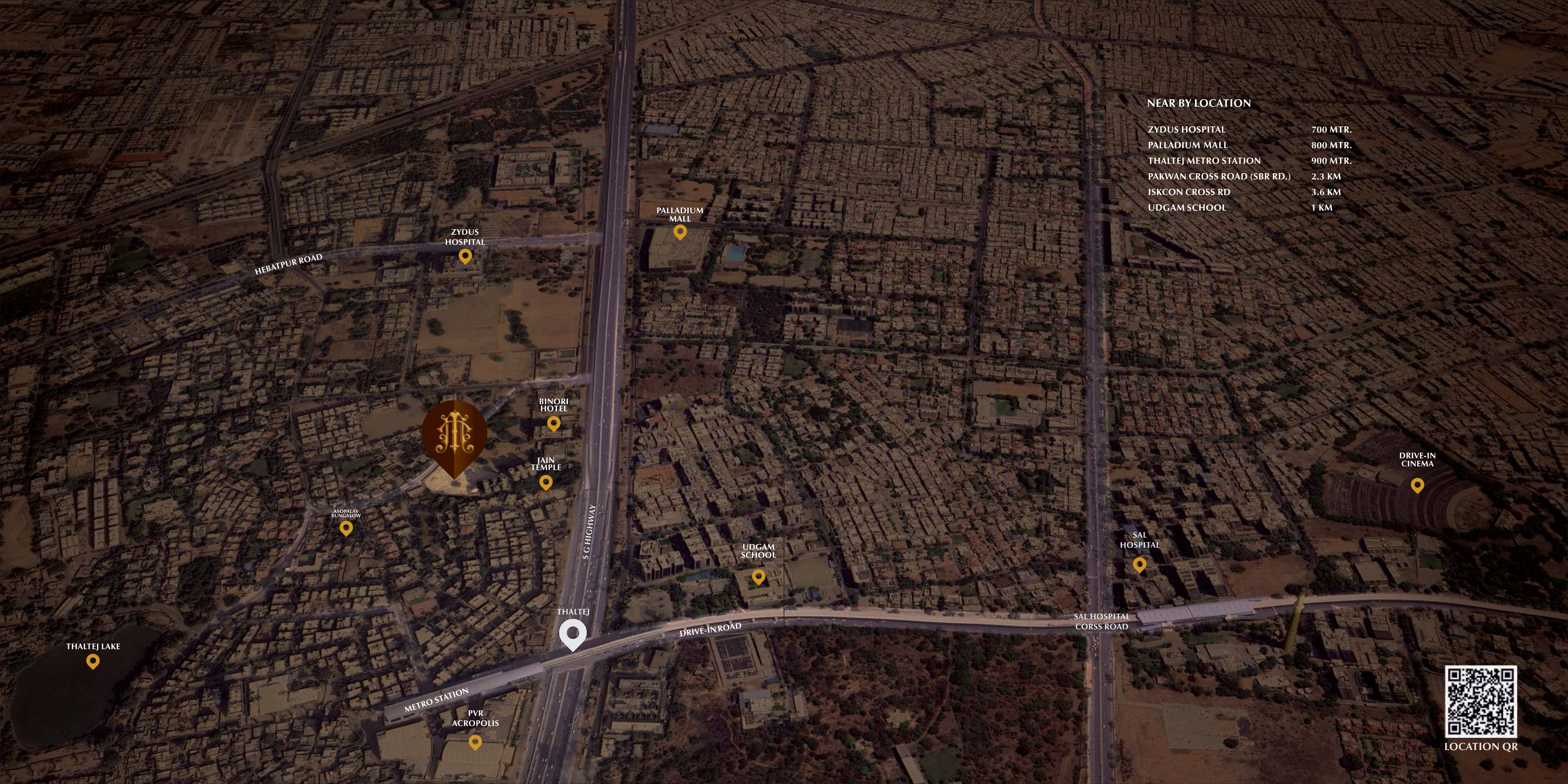


@ THALTEJ



3 BHK THE ROYAL LIVING

Introducing a Masterpiece of Vision and Craftsmanship. The Mansion is the embodiment of our dedication to excellence, an exclusive residence where luxury, elegance and innovation come together in perfect harmony. The term "Mansion" evokes more than just a large house, it represents a symbol of grandeur, exclusivity and the highest standard of living.



NEAR BY LOCATION

ZYDUS HOSPITAL	700 MTR.
PALLADIUM MALL	800 MTR.
THALTEJ METRO STATION	900 MTR.
PAKWAN CROSS ROAD (SBR RD.)	2.3 KM
ISKCON CROSS RD	3.6 KM
UDGAM SCHOOL	1 KM

HEBATPUR ROAD

ZYDUS HOSPITAL

PALLADIUM MALL



BINORI HOTEL

JAIN TEMPLE

ASOPALAY BUNGALOW

S.G HIGHWAY

UDGAM SCHOOL

DRIVE-IN CINEMA

SAL HOSPITAL

THALTEJ

DRIVE-IN ROAD

SAL HOSPITAL CORSS ROAD

THALTEJ LAKE

METRO STATION

PVR ACROPOLIS



LOCATION QR



**A TRUE
REFLECTION OF
THE HIGHEST
STANDARDS**



**3 LAYER BASEMENT
NO STACK PARKING
THREE SIDE OPEN**



**THE EVOLUTION
OF LUXURY
YOU CAN'T MISS**



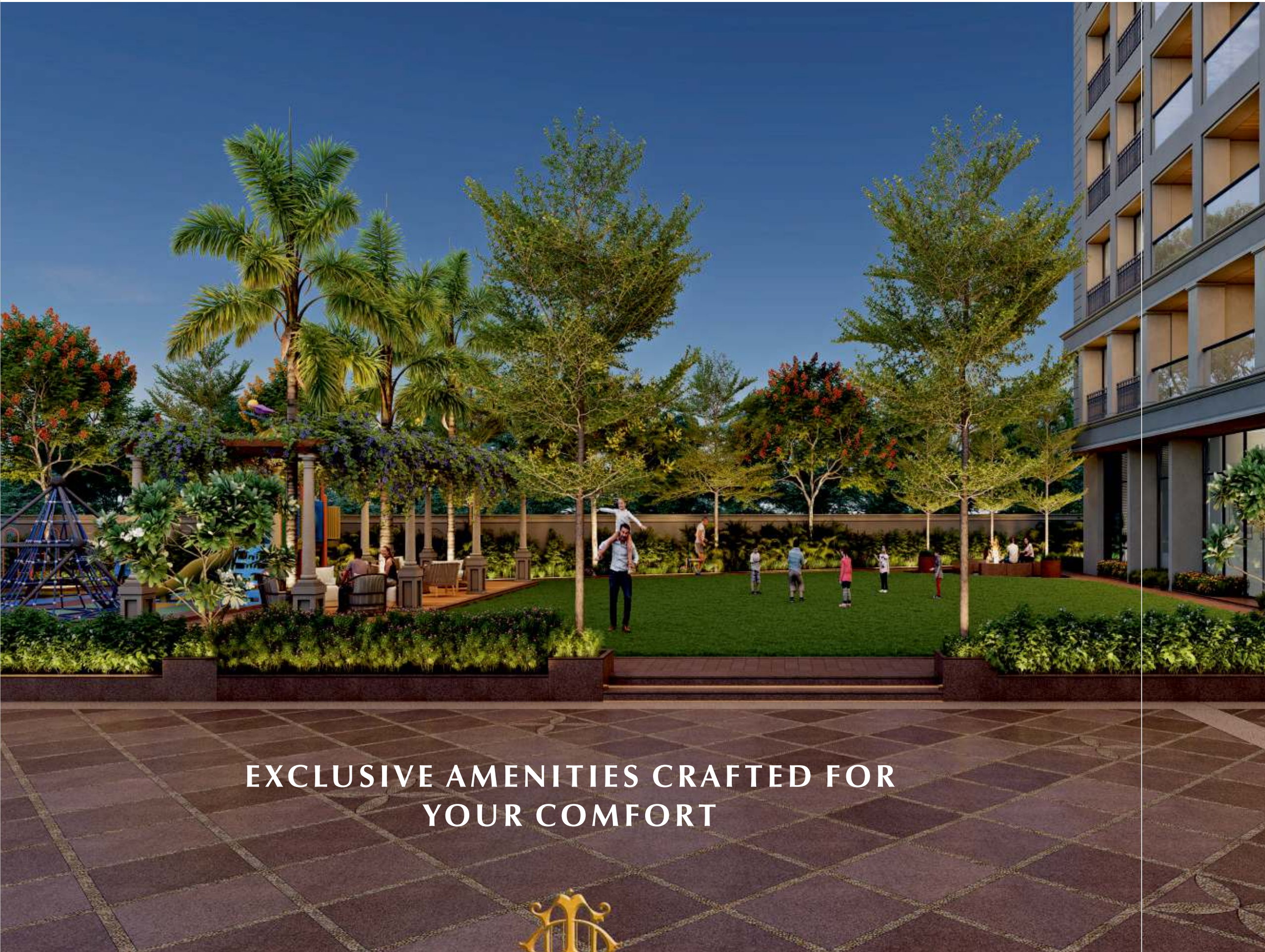
**PURE RESIDENCE
10 STOREY
3 BHK 1800 TO 1937 SQ. FT.**



QUALITY LIFESTYLE THAT STANDS TALL














25+ LIFESTYLE AMENITIES
LUSH GREEN SURROUNDINGS
EV CHARGING POINT



EXCLUSIVE AMENITIES CRAFTED FOR
YOUR COMFORT

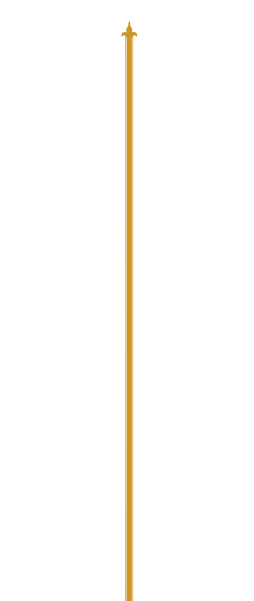


 HOME THEATRE	 COVERED SWIMMING POOL	 BANQUET HALL WITH DRY KITCHEN	 KIDS PLAY AREA	 OPEN TERRACE GARDEN
 INDOOR GAMES AREA	 MULTIPURPOSE COURT	 BOX CRICKET	 GYM	 YOGA / ZUMBA ZONE
 OXYGEN PARK	 WALKING PATH	 GAZEBO SEATING	 SENIOR CITIZEN SITTING	 CAMP FIRE ZONE
 SITTING DECK	 WAITING AREA FOR VISITORS	 PICK & DROP ZONE	 VISITOR PARKING	 WIDE ENTRANCE FOYER
 9 MTR WIDE ROAD	 SECURITY CABIN	 SOCIETY OFFICE	 SOLAR PANEL FOR COMMON AREA	 FIRE SAFETY



EVERY RIPPLE IN
THE WATER MIRRORS THE PRECISION





GROUND FLOOR



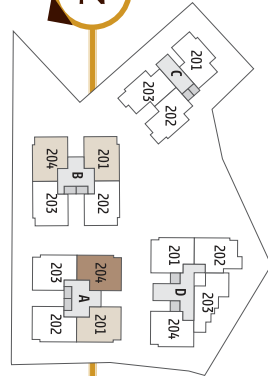


TYPICAL FLOOR

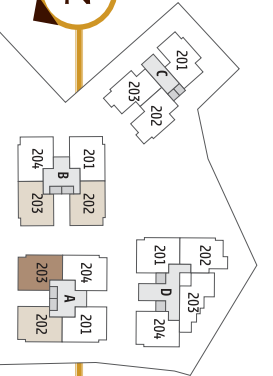




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TYPE 1

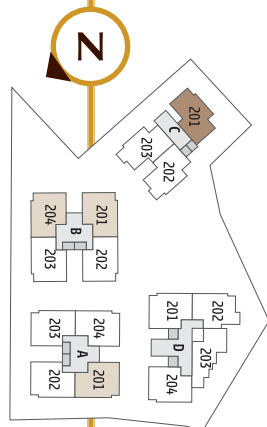
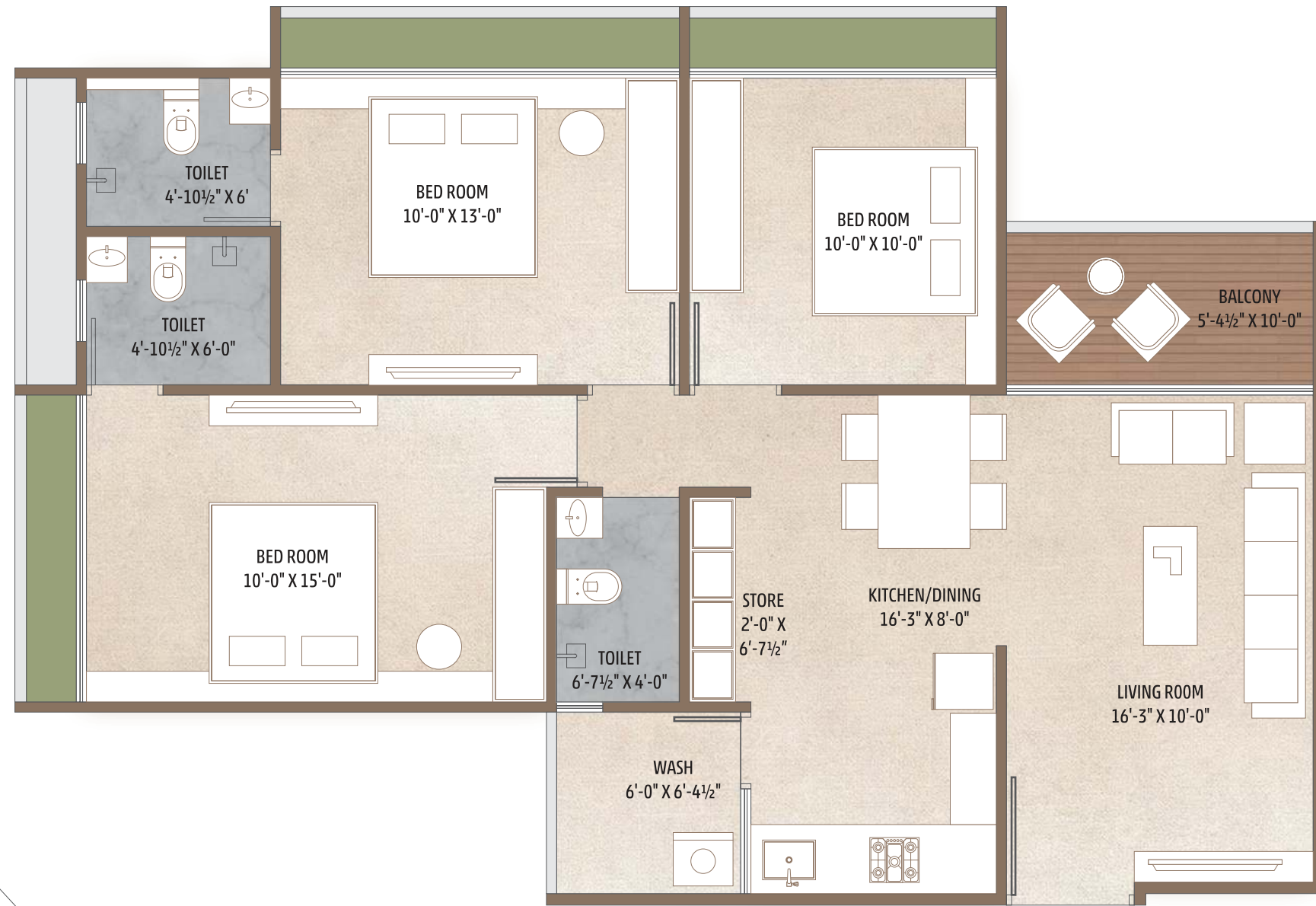


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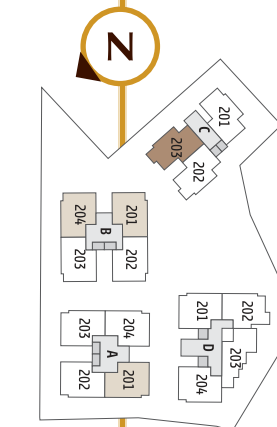




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TYPE 1

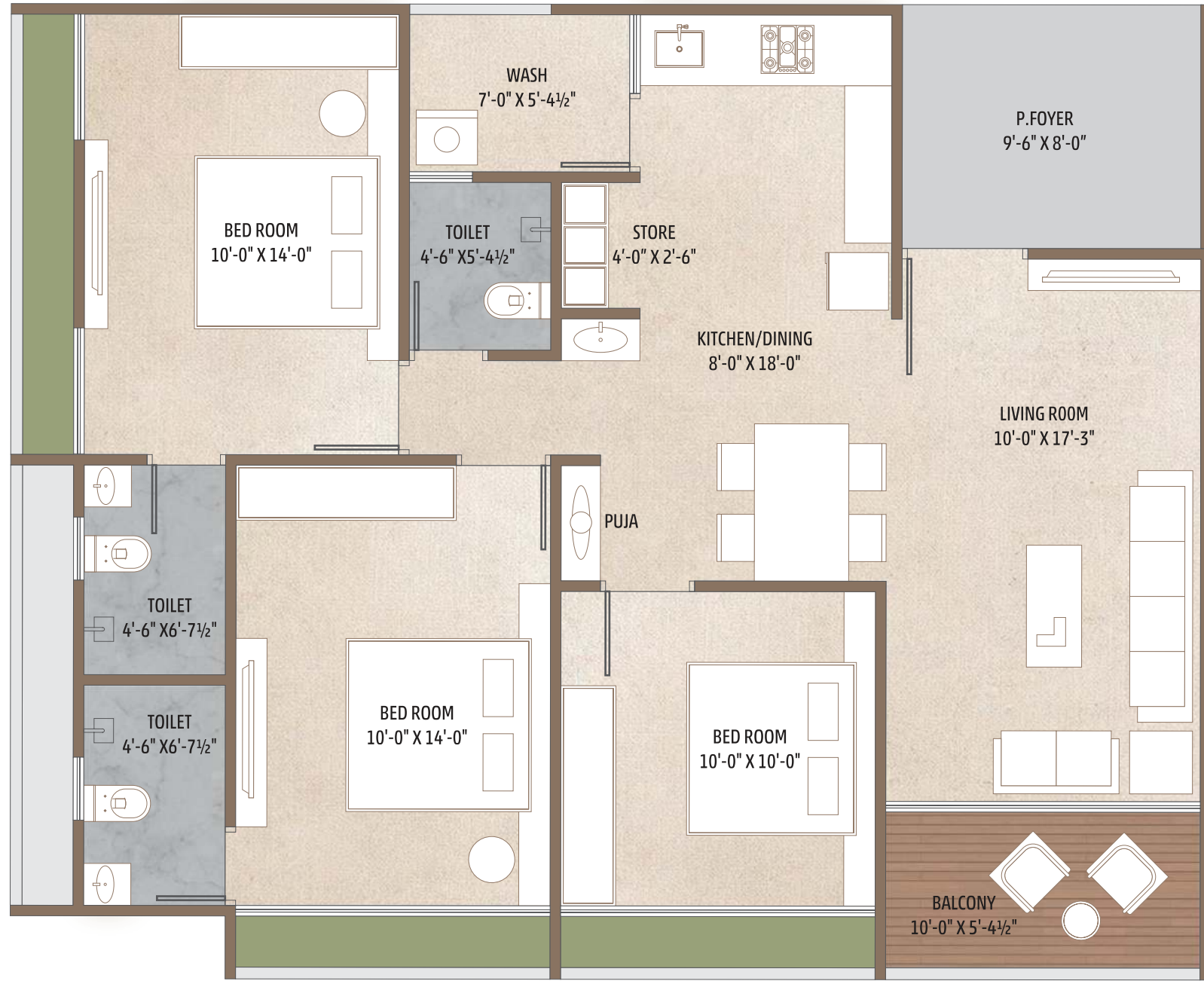
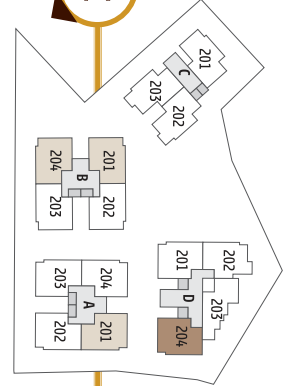


BLOCK - C
TYPE 2

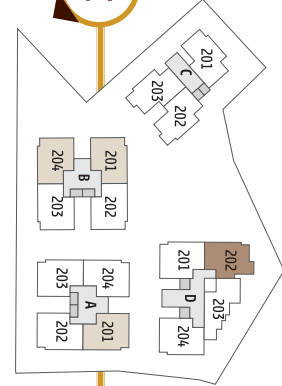




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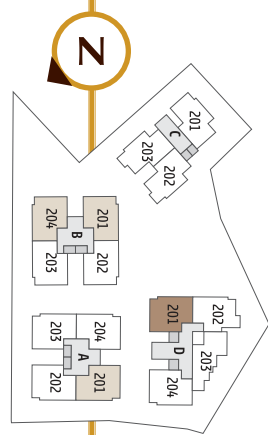


BLOCK - D
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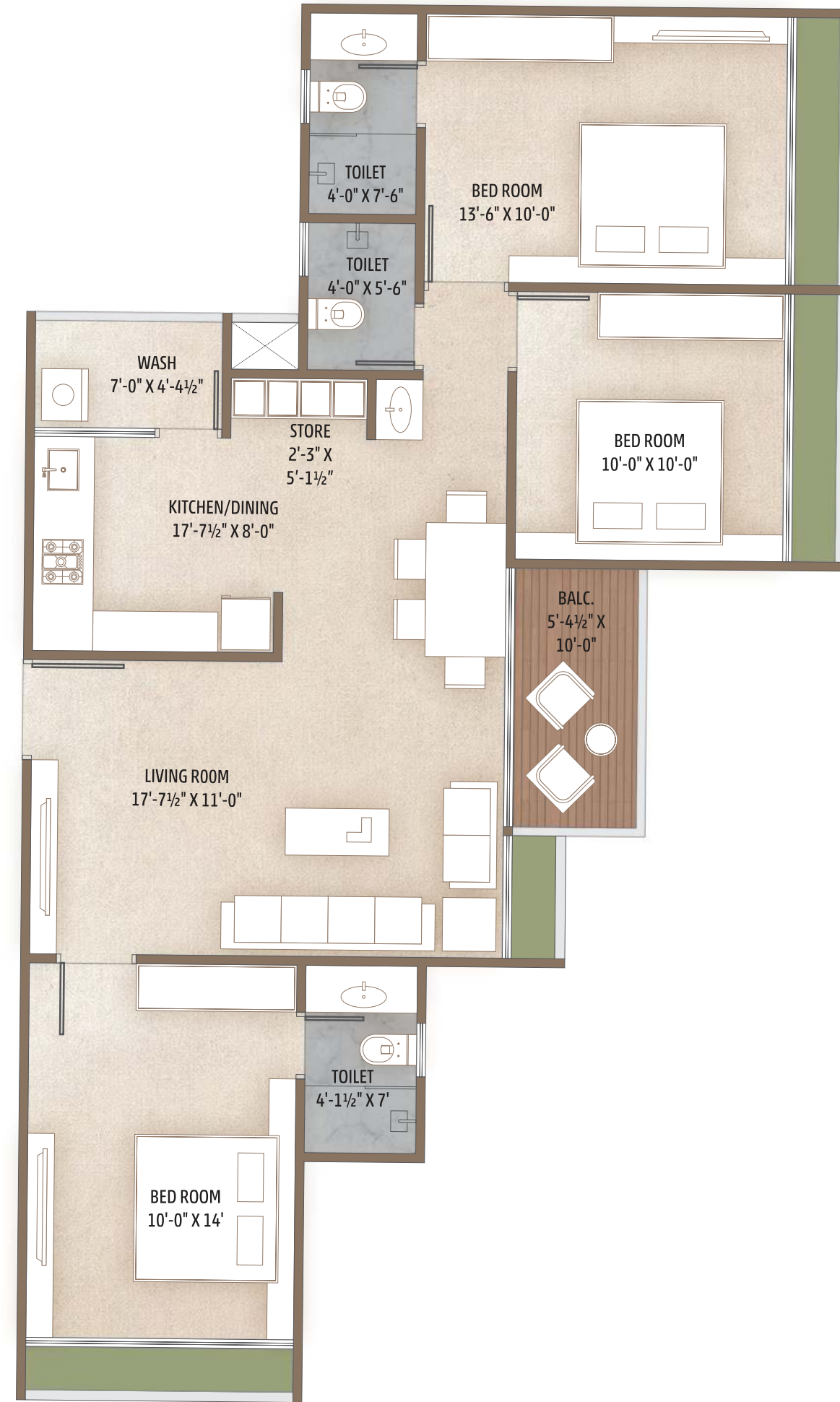
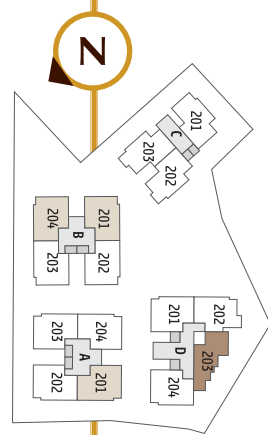




BLOCK - D
TYPE 3



BLOCK - D
TYPE 4







**SLIDE INTO
A MEMORY OF WONDERS**





SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. frame structure as per structural engineer's design

FLOORING

- Vitrified tiles flooring in all rooms

KITCHEN

- Granite platform with S.S.sink
- Glazed tiles dado up to lintel level
- Provision for R.O. point with required electrical & plumbing point

BATHROOMS / TOILET

- Anti-skid flooring
- Glazed tiles dado up to lintel level
- Branded sanitary ware fittings

DOORS & WINDOWS

- Laminated flush doors
- Premium quality aluminium section with jamb

WASH AREA

- Anti-skid flooring
- Provision for washing machine with electrical and plumbing point

ELECTRIFICATION

- Concealed copper wiring with M.C.B / E.L.C.B.
- Branded modular switches with sufficient electrical points in all rooms
- Electrical point for A.C. in drawing room and bedrooms

PLUMBING

- Branded U.P.V.C. pipes for regular water supply
- Branded C.P.V.C. pipes for hot water supply
- Branded P.V.C pipe for drainage

PLASTER & PAINTS

- Inside : Double coat mala plaster with wall putty finish
- Outside : Double coat mala plaster with texture or exterior paint for attractive elevation

COMMON UTILITIES

- TORRENT INDIVIDUAL ELECTRIC POWER
- BOREWELL
- UNDER GROUND WATER TANK WITH PRESSURE PUMP
- STREET LAMPS
- COMMON DRAINAGE SYSTEM



THE MANSION

B/h. BINORI HOTEL, S. G. HIGHWAY, THALTEJ, AHMEDABD - 380059

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ARCHITECT
THE HAPPY DESIGN

STRUCTURE
KANHAI ENGINEERS

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s. **DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximates. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of RERA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject to Ahmedabad jurisdiction only. • T&C Applicable*

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