



12A  
SECTOR 135

# THE ROYAL RESIDENCY

• अपना घर •

2 & 3 BHK



**3 BHK**  
**(SUPER AREA 1235 SQ.FT.)**



**2 BHK**  
**(SUPER AREA 987 SQ.FT.)**









# Business Partner

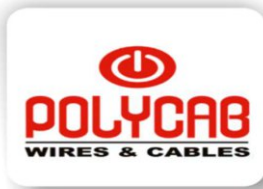


ORPAT®



**RATHI® STEEL BARS**  
Legacy of trust. Since 1942.

hindware  
ITALIAN COLLECTION



# Finance Partner



**Indiabulls**  
HOUSING FINANCE







## STRUCTURE

- Earthquake resistant RCC frame structure
- External Finish-Combination of long-lasting paint
- Use Ultratech Cement
- Use Rathi Saria (Iron Rods)

## DRAWING DINING ROOM

- All fans Havells
- Use Asian Paints
- Floor Vitrified Tiles
- Ceiling plastered and painted with pleasing shades of O.B.D
- Walls plastered and painted with pleasing shades of O.B.D
- Chandelier (Small Jhommer)



## KITCHEN

- All fans Havells
- Fitting Jaguar (Tabs Mixture)
- Walls Ceramic Glazed Tiles up to 2 feet height above counter
- Ceiling plastered and painted with pleasing shades of O.B.D
- Floor Vitrified Tiles Semi Modular Kitchen
- Platform per-polished granite platform with stainless steel sink

## MASTER BEDROOM

- Floor Vitrified Tiles Texture Paint on Master Wall
- All fans Havells
- Walls plastered and painted with pleasing shades of O.B.D
- Ceiling plastered and painted with pleasing shades of O.B.D



## OTHER BEDROOM

- All fans Havells
- Floor Vitrified Tiles Texture Paint on Master Wall
- Ceiling plastered and painted with pleasing shades of O.B.D
- Walls plastered and painted with pleasing shades of O.B.D

## ELECTRICAL

- Branded Polycab Wires
- All Switches Orpat
- Led Ceiling Lights
- Intercom/TV Intercom Facility & Provision for DTH connection
- Copper concealed wires in all the Bedroom/Drawing/Dining Toilets & Kitchen
- Switches/Shockets Modular in all the Bedroom/Drawing/Dining Toilets & Kitchen







## STAIRCASES

- Floor combination of Green and White Marble
- Walls plastered and painted and painted with pleasing shades of O.B.D
- Ceiling plastered and painted with pleasing shades of O.B.D

## TOILETS

- Floor Anti Skid Ceramic Tiles
- Walls Ceramic Tiles up to door level or 7' feet
- Wash Basin and W.C in all toilets, with provision for Hot & Cold Water system
- Fittings/Fixtures all types chrome polished ISI Mark



## DOOR & WINDOWS

- Entrance Door seasoned hardwood frame, Hardwood shutter
- Internal Doors Flush door shutter duly laminates
- with paneling of designer duly laminates
- External Doors & Windows of Flush Door with Stain paints

## LIFT LOBBY (TWO LIFTS)

- Floor Combination of Green and White Marble
- Two high speed elevator in Apartments
- Walls plastered and painted with pleasing shades of O.B.D



## BALCONIES

- Floor Anti Skid Ceramic Tiles

## TERRACE

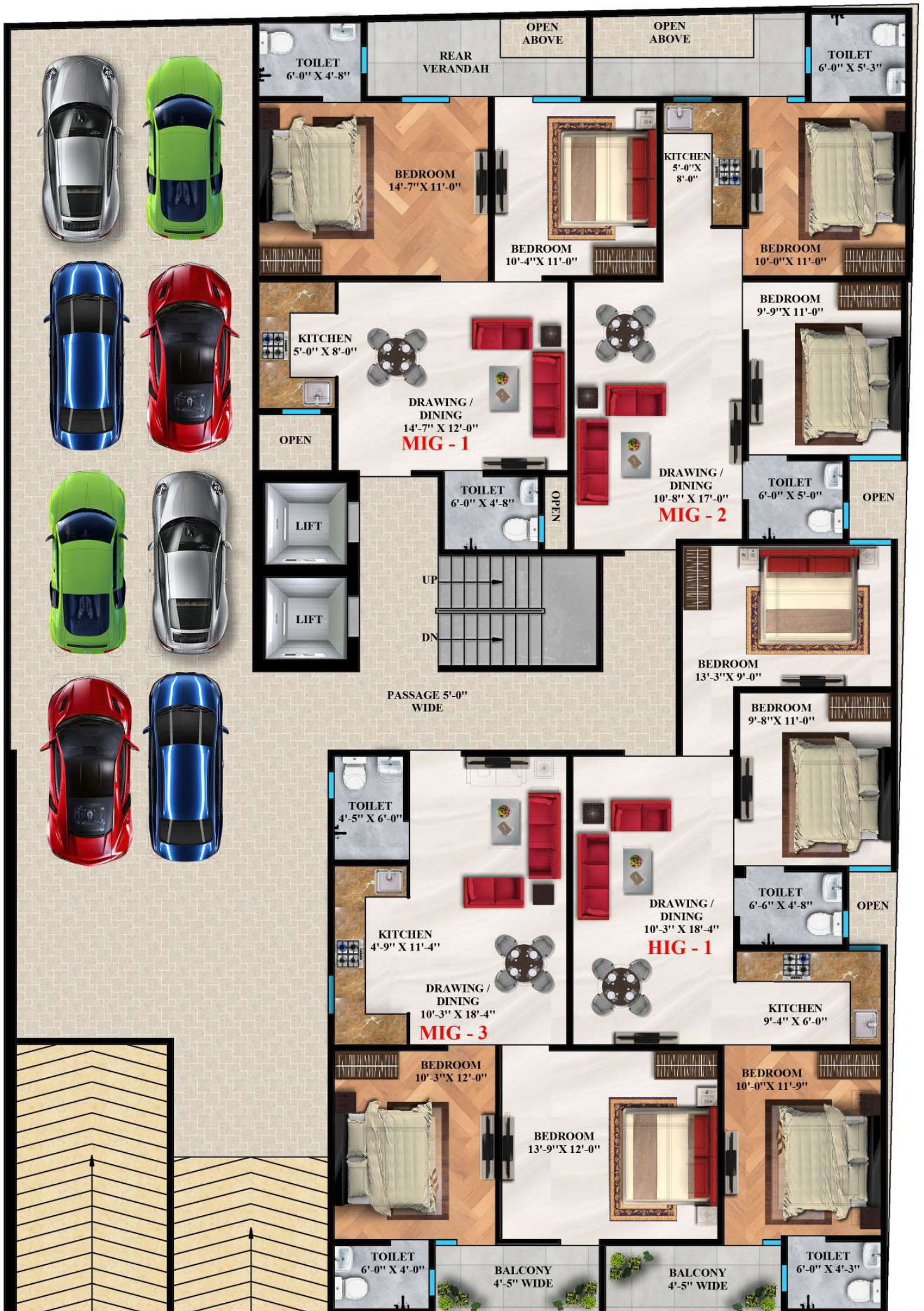
- Terrace Area & Kids Play Area









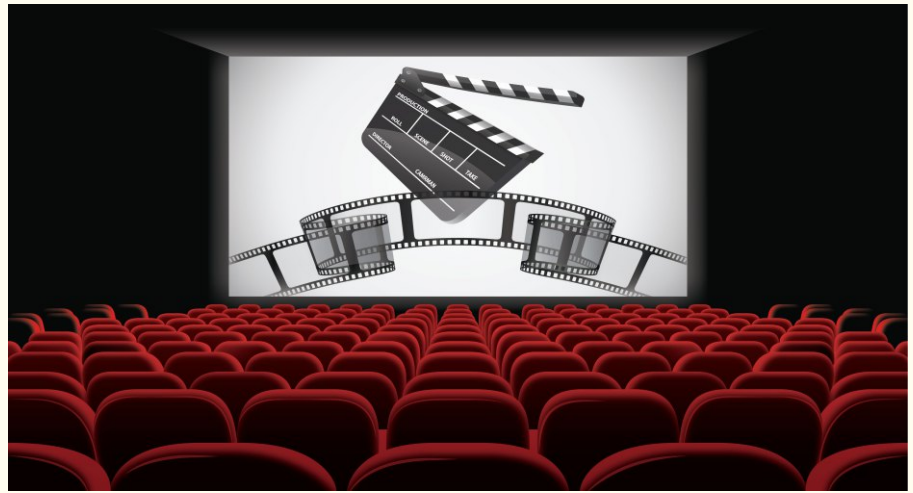








# NEAR AMENITIES

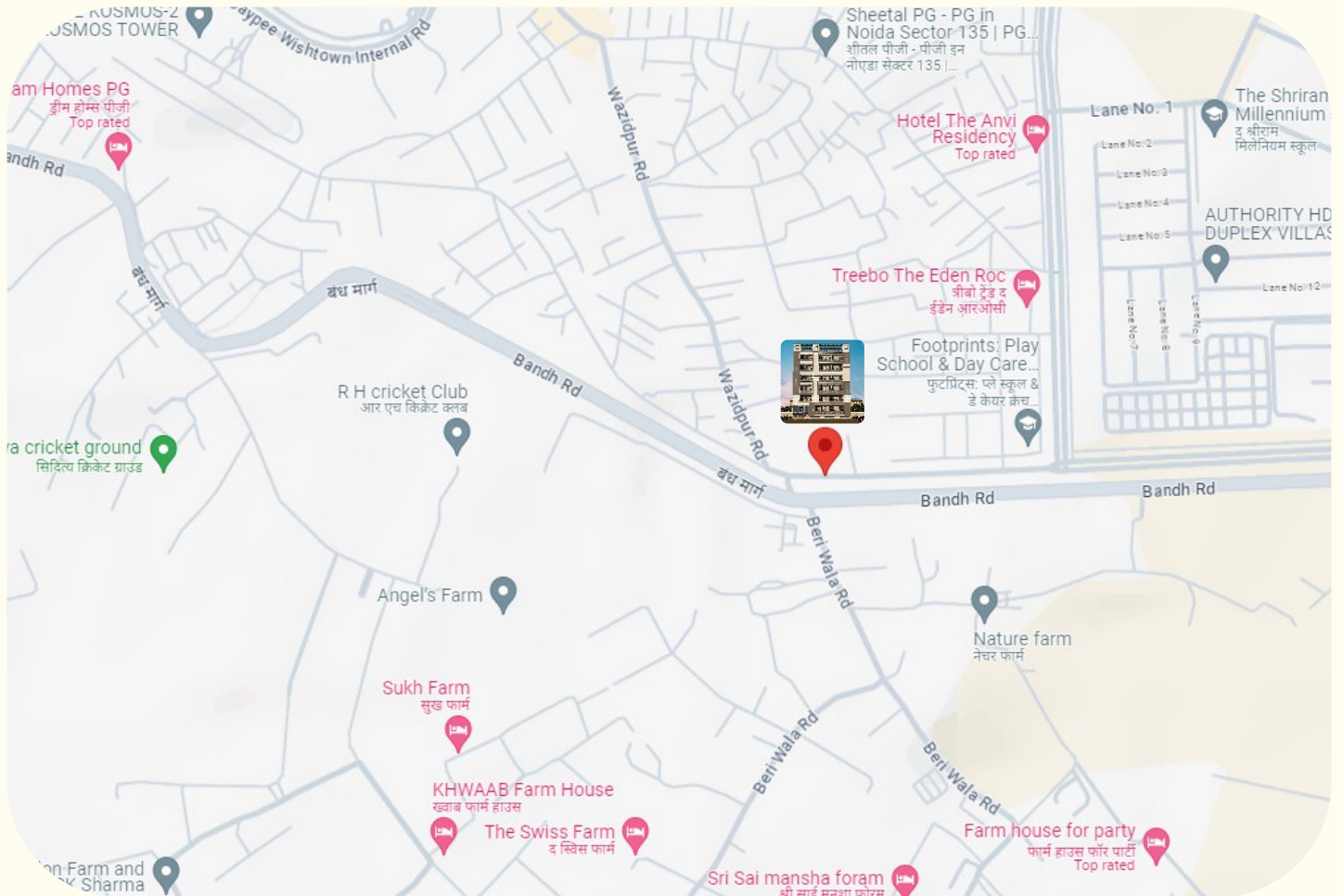




# TERRACE GARDEN KIDS PLAY AREA







# THE ROYAL RESIDENCY

• अपना घर •

(A UNIT OF SUBHAN CONSTRUCTION)

WAZIDPUR, SECTOR-135, NOIDA (UP)