



*A lifestyle fit for the Royals
in the heart of Ludhiana*



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Note: This brochure is purely conceptual and not a legal offering. Further, the developer / architect reserves the right to add / delete any details / specifications / alterations mentioned, if so warranted by the circumstances.



Pakhawal Road, Ludhiana



Pakhowal Road, Ludhiana

A beautiful concept of luxurious abodes in the form of ultra-modern residential high-rises that provide you everything that you can imagine of a royal lifestyle. From spacious homes to leisure sit-outs, adorable architecture to arresting views of the surroundings, Royal Residency perfectly defines a royal lifestyle to the extremes of explanation. With yawningly spacious condominiums and an assortment of palatial penthouses gracefully designed with all the comforts of modern day living, the ultimate destination for rejuvenation in the form of Spa Village, all this embraced in pure natural beauty, Royal Residency is really a reward of life.



Actual Picture



The Omaxe Monologue

Over the past 22 years, Omaxe has established a permanent niche for itself in the real estate & construction sector by means of diverse range of well-planned residential and commercial projects. Today, Omaxe takes great pride in being a part of the dreams of millions across the nation and helping them turn it into reality.

The company at present has 53 projects under execution and planning. Among these are 21 integrated townships including a Hi-tech township, 21 group housing projects, 9 shopping malls & commercial complexes and 2 hotels. No wonder, Omaxe holds the honour of being one of India's rapidly growing real estate developers. There are 11 ongoing infrastructure & construction contracting projects. Moreover, the company has already delivered 17 projects across the nation, covering sprawling 10.68 million sq. ft of total area, counting 9 group housing, townships and 6 commercial projects.

Omaxe has progressed with leaps and bounds, already making its presence felt in 40 cities and 11 states across the country. Trust comes tagged with the name Omaxe as is evident from the 120 contracting projects done for different institutions and organisations. Not to suffice, the quality system standards at Omaxe are at par with the best of the world and has helped the company evolve into a premier real estate development company. Visit our nearest office today because you truly deserve an Omaxe property.



OMAXE
Royal
Residency
Spa Village
Pakhowal Road, Ludhiana

The Omaxe Royal Residency

A first of its kind, Omaxe Royal Residency provides an ideal environment to live, work and play. Welcome to the red carpet lifestyle that is fit only for you in the very heart of Ludhiana... to a world of unparalleled elegance... where you pause to be surprised at the opulence of it all. A possession that is truly precious. Omaxe Royal Residency is a self contained complex with ultra luxury Apartments & Penthouses with beautifully done interiors and majestic exteriors. Every room, every corner reflects elegance, making every moment a special one. Lavish living spaces that offer an enchanting experience, a state-of-the-art, world-class gym at your disposal, a classic landscape to compliment your majestic lifestyle and lush green environment full of scenic beauty. A spectacular world, perfect for a lifestyle with an ultra-luxurious taste.

Actual Picture





OMAXE

Royal
Residency



Pakhawal Road, Ludhiana

Lifestyle-

- Specially Designed Separate Blocks of 3 B/R, 3 B/R+ S/R, 4B/R + S/R & Penthouse
- Health Club (specially designed and managed by Leander Sports which is promoted by Leander Paes) with modern sports facility including Squash Court, Volleyball Court, Basketball Court, Swimming Pool, Table Tennis and Billiards Room
- State of the Art Shopping Mall within the Complex
- School and Medical facility within the Complex
- Proposed Star Category Hotel with Office Suites
- Well Designed Complex with Beautiful Landscape and a Kids Themed Park for your loved ones
- Apartments facing Central Park
- Dedicated Car Parking in Basement
- Double Height Entrance Lobby
- Huge Sit-out Balconies
- 100% Power Back Up
- High-tech Security and Fire Fighting System
- Drinking Water Supply through R.O. System
- 24hrs. Water Supply
- Hi-end Facility Management
- Rain Water Harvesting
- Pollution Free Environment
- Maximum Utilisation of Space
- Entrance through 80 ft. Wide Road
- Two Elevators in Every Tower including One Service Elevator
- Earth Quake Resistant Structure





Pakhowal Road, Ludhiana

NEW

Omaxe Royal Residency - Executive Homes

At Royal Residency, we believe that dreams have no boundaries, big or small. And that's how every single dream of yours becomes important for us. Hence, it's not just about a different lifestyle but also about different dreams, which when realised together, unveils an exclusive range of Executive Homes with all the features of a royal residency. Luxurious yet affordable, Executive Homes set you in a rendezvous with your dream lifestyle where you can enjoy all the luxuries of a self-sustained township along with the comforts of your home. And imagine such a home available at a booking amount as low as just Rs. 7.14 lacs, rest to be paid in easy installments after offer of possession. You already start feeling the royal treatment. Don't you?

Book your 3 BHK Executive Home with just ₹ 7.14 lacs*

- 2/ 3/ 4 BHK Apartments
- Available at most suitable prices
- With panoramic view
- 24x7 Security
- Huge sit-out balconies
- Lush gardens
- Entirely Wimax enabled complex
- Dedicated car parking
- 100% power backup and water supply
- Exclusive club and sports facilities

*Booking amount may vary with price of the apartment.

Floor Plan



Grand Duke
Super Area = 1520 Sq. Ft

Floor Plan



Princeton
Super Area = 1800 Sq. Ft



Floor Plan



Royal Retreat
Super Area = 4150 Sq. Ft



Map not to scale



Executive Range - Features & Specifications

NEW

TITLE	DESCRIPTION	BRAND NAME
Structure	Earthquake Resistant RCC Frame Structure	Unilite/Spectrum/Equivalent
External Finish	Texture Paint	
DINING & PASSAGE		
Floors	Vitrified Tiles	Kajaria/Nico /Somany/ Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of OBD	
Ceiling	Plaster and painted with pleasing shades of OBD	
DRAWING ROOM		
Floor	Wooden Flooring	
Walls	Plaster with POP pumting and painted with pleasing shades of OBD	
Ceiling	Plaster and painted with pleasing shades of OBD	Kronotex/Vata/Ego/Equivalent
MASTER BEDROOM		
Floor	Wooden Flooring	
Walls	Plaster and painted with pleasing shades of Plastic Paint.	— do —
Ceiling	Plaster and painted with pleasing shades of OBD	
Upto ceiling height (with 2 ft. depth)		
OTHER BEDROOMS		
Floor	Vitrified Tiles	Kajaria/Nico /Somany/ Equivalent
Walls	Plaster and painted with pleasing shades of OBD	
Ceiling	Plaster and painted with pleasing shades of OBD	
SERVANT ROOM		
Floor	Ceramic Tiles	— do —
Walls	Plaster and painted with pleasing shades of OBD	
Ceiling	Plaster and painted with pleasing shades of OBD	
KITCHEN		
Floor	Vitrified Tiles	Kajaria/Nico /Somany/ Equivalent
Walls	Ceramic tiles upto 2' height above the counter level, rest painted with pleasing shades of OBD	
Ceiling	Plaster and painted with pleasing shades of OBD	
Platform	Granite counter with double bowl stainless steel sink with drain board	Nirali/Jayna/Equivalent
BALCONIES		
Floor	Antiskid Ceramic Tiles	Kajaria/Nico /Somany
Walls	Water Proof Paint	
Ceiling	Exterior Paint	
Railing	Stainless Steel / MS Railing + 10mm thick toughened glass	
TOILETS		
Floor	Selected Ceramic Tiles III 7'-0" Height	Orient / Kajaria / Equivalent
Walls	Ceramic Tiles	Orient / Kajaria / Equivalent
Fittings / Fixtures	Wall hung WC, washbasin of matching shades, Divertor in Master Toilet, Provision for Hot & Cold Water System, Mirror and Shower Cubical, Bathtub in Toilet of Master Bedroom.	Hindware/Paryware/Equivalent
Counter	Granite Counter in Master Toilet	CP Fitting Jaquar / Equivalent
DOORS & WINDOWS		
Doors	Seasoned hardwood Frames with skin moulded panel shutter	
Windows	Powder Coated / Anodized Aluminum Glazing / PVC	
ELECTRICAL		
Wire	Copper concealed	
Plug	Plug point in each bedroom / Drawing / Dining & Lounge	Anchor / Northwest / Equivalent
Telephone / Data	Telephone cable pre-wired, Cabling only for internet access as per design	
LIFT LOBBY		
Floor	Vitrified Tiles	Kajaria / Equivalent
Ceiling	Plaster and painted with pleasing shades of OBD	
SECURITY		
	• 24 hours manned perimeter security for the complex • Boom barrier for main gate	
	• Access control through CCTV at basement & Entrance at Ground floor.	
TECHNOLOGY		
	• Energy efficient product, • High Tech Security • Fire Fighting System.	
	• Wireless Network for Data • Rain water Harvesting System	
SEWAGE WATER		
	Soiled water drainage into main sewer	
FIRE PROTECTION		
	Fire detection as per safety norms. Heat detector in Kitchen	
LIFT		
	Two Lift in each Tower (One lift Big in size for carrying goods)	Otis / Kone / Schindler / Kinetic
FACILITIES		
	• 2 No's 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 and enhance the natural characteristics of the site • Jogging & walking tracks • Steam Room • Gymnasium	
	• Shower Cubical • Jacuzzi	

Disclaimer - The Brand names of various products / specifications as mentioned are tentative and subject to change at the sole discretion of the company without any prior intimation to the customers in case of non-availability / short supply or if so warranted by the circumstances.

Ultra Luxury - Features & Specifications

TITLE	DESCRIPTION	BRAND NAME
Structure	Earthquake Resistant RCC Frame Structure	Unilite / Spectrum / Equivalent
External Finish	Texture Paint	
DINING & PASSAGE		
Floors	Vitrified Tiles	R.A.K / Kajaria / Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Ceiling	POP false ceiling, plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
DRAWING ROOM		
Floor	Wooden Flooring	Pergo/Vata / Kronotex / Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Ceiling	POP false ceiling, plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
MASTER BEDROOM		
Floor	Wooden	Pergo/Vata / Kronotex / Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Ceiling	POP false ceiling, plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Audio System	Audio System through T.v at shower area/ Bathroom	Pre Laminated Board
Wardrobe	Upto ceiling height wardrobe (with 2ft. depth)	
	Looking mirror in attached dressing room	
OTHER 3 BEDROOM		
Floor	Wooden Flooring / Vitrified Tiles	Pergo/Vata / Kronotex / Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of Plastic Paint.	R.A.K / Kajaria / Equivalent
Ceiling	False/Ceiling, plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Wardrobe	Upto ceiling height wardrobe (with 2ft. depth). Looking mirror in attached dressing room	Pre Laminated Board
SERVANT ROOM		
Floor	Ceramic Tiles	Orient / Kajaria / Equivalent
Walls	Plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
Ceiling	Ceiling plaster with POP pumting and painted with pleasing shades of Plastic Paint.	
KITCHEN		
Floor	Vitrified Tiles	R.A.K / Kajaria / Equivalent
Walls	Glass Mosaic tiles upto 2' height above the counter level, rest POP pumting and painted with pleasing shades of Plastic Paint.	Mosaic tiles paladot/ Midul
Ceiling	POP false ceiling plaster with POP pumting and painted with pleasing shades of Plastic Paint.	Nirali/Jayna/Equivalent
Platform	Granite counter with double bowl stainless steel sink with drain board	Kaff/Faber/Equivalent
Cabinetry	Modular Kitchen, Laminated Finish	
Chimney & Hob	S.S Finish (900mm)	
BALCONIES		
Floor	Antiskid Ceramic Tiles	Orient / Kajaria / Equivalent
Walls	Water Proof Paint	
Ceiling	Exterior Paint	
Railing	Stainless Steel + 10mm thick toughened glass	
TOILETS		
Walls	Selected Ceramic Tiles III ceiling height, Granite / Tiles / Glass mosaic tiles.	Orient / Kajaria
Floor	Ceramic Tiles / Granite	Orient / Kajaria / Equivalent
Fittings / Fixtures	Wall hung WC washbasin of matching shades, Single Level CP Fitting, Provision for Hot & Cold Water System (Dryer), Mirror Shower Cubical with Steam Bath, Bathtub with and bidet (Jacuzzi) in Toilet of Master Bedroom.	Chinese-w-cotto / American Standard
Counter	Granite	Jaquar / Crompton / Delfi / Jaquar Imported / Indian
DOORS & WINDOWS		
Entrance Doors	Seasoned Teakwood Frames with Teakwood panel shutter finished with Melamine Polish.	Imported / Indian Teak
Internal Doors	Designer Both Sides Veneered Flush Doors Shutter.	
Windows	roll inlay work finish with Melamine polish.	
	Powder Coated / Anodized Aluminum Glazing / PVC with mosquito mesh.	Fenesta / Equivalent
ELECTRICAL		
Light	Fancy Lights	
Wire	Copper concealed	
Plug	Plug point in each bedroom / Drawing / Dining & Lounge	Anchor / Northwest / Equivalent
Split A/C	Split A/C	Dakin / Hitachi / Equivalent
Phone	Telephone cable pre-wired in all rooms. Cabling only for internet access as per design	Bajaj / Usha / Crompton Cresaves
LIFT LOBBY		
Floor	Vitrified Tiles	R.A.K / Kajaria / Equivalent
Ceiling	Plaster with POP pumting and painted with pleasing shades of Plastic Paint	
SECURITY		
	• 24 hours manned perimeter security for the complex • Boom barrier for main gate	
	• Access control through CCTV at basement & Entrance at Ground floor • Passive Infrared sensor system for entrance light in each flat. Video Door Phone in each flat	
TECHNOLOGY		
	• Energy efficient product, • High Tech Security • Fire Fighting System,	
	• Wireless Network for Data • Rain water Harvesting System	
SEWAGE WATER		
	Soiled water drainage into main sewer	
FIRE PROTECTION		
	Fire detection as per safety norms. Heat detector in Kitchen	
LIFT		
	Two Lift in each Tower (One lift Big in size for carrying goods)	Otis / Kone / Schindler / Kinetic
FACILITIES		
	• Reserved underground car parking facility, • Kids themed Parks • Swimming Pool,	
	• Tennis Court • Indoor Games room, Television lounge • Business centre	
	• Multi Purpose hall • Provision for Cafeteria / Restaurant, RO System provided in kitchen for drinking water in each flat. • Ventilation • Exhaust fans provided in the Kitchen & Toilets	
	• Landscaped common areas to preserve and enhance the natural characteristics of the site	

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