Sentosa Parc

Home Near

Raj Nagar Ext. Metro Station (Ghaziabad)

10 Mins drive from Delhi

ROYCE
growing vertically



ABOUT ROYCE

Royce Promoters & Developers Pvt. Ltd. got a foot in the market with an endeavour to become the most trusted and quality focused developer in Delhi/NCR. With more than 10 years of experience in the real estate sector, the Directors of Royce Promoters & Developers Pvt. Ltd. has always aimed to deliver excellence to their customers. With The same ideology, Royce Promoters & Developers is committed to timely completion of their project with highest quality standards.

We have a dedicated approach towards conceptualized design and attention to detail. We plan our project in such a manner that it is suitable to people from all the segments of the society. This is achieved by our highly qualified and technically experienced associates. At Royce Group, we promise to give the best projects to the society.

THE PROJECT

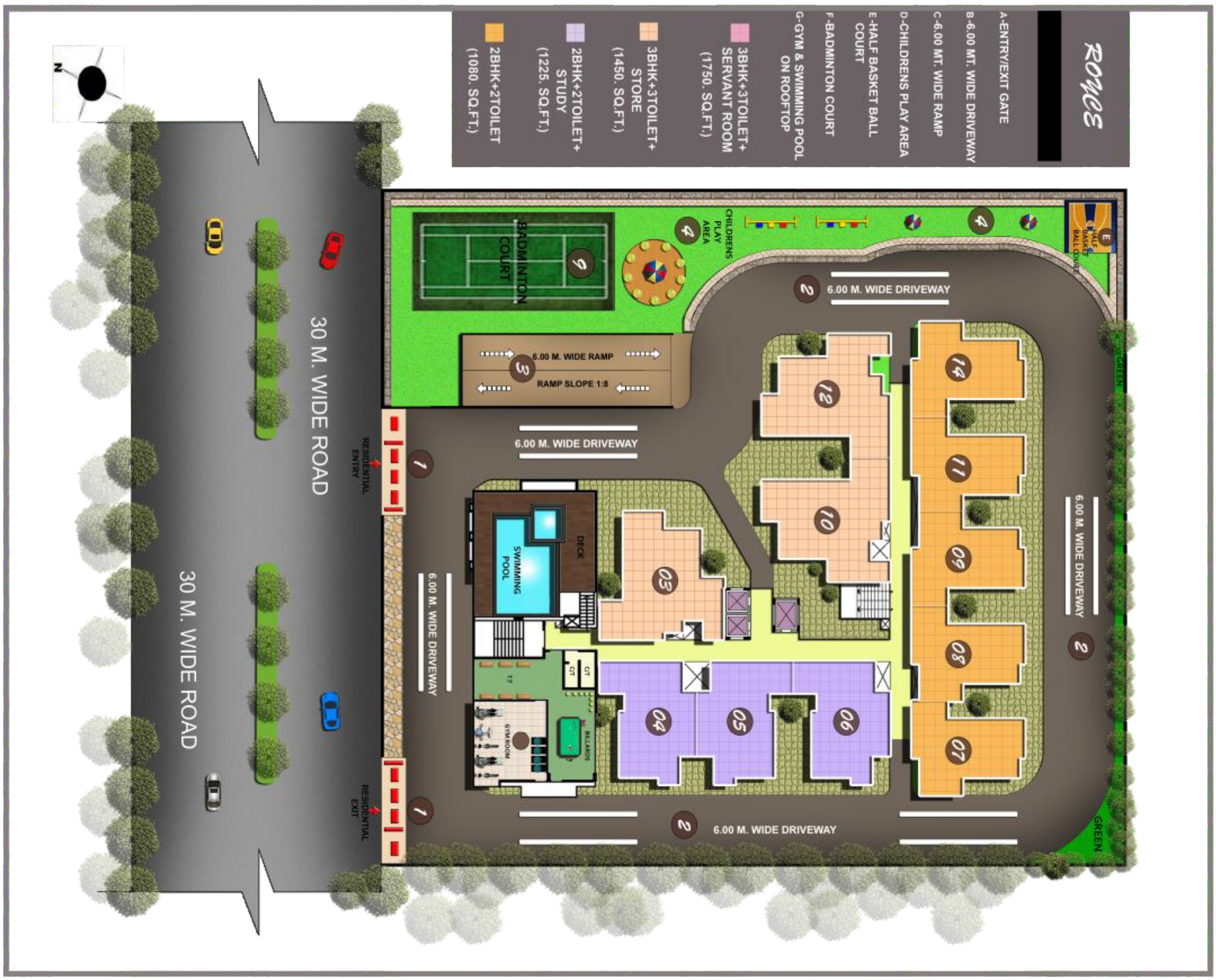
Sentosa Parc Apartments are poised to scale the grand heights of luxury. It provides a pristine backdrop upon which you can paint the life of your dreams. Caved with innovation and dedication, the expanses of the Invigorating environs are an allurement to revel in. Designed along eco-friendly lines, the ultra modern luxurious apartments comprising of 2 bedroom & 3 bedroom options.



Sentosa Parc

ELEVATION VIEW AT DAY

PREMIUM FLOOR PLAN
CLUB WITH SWIMMING POOL



SITE PLAN


ROYCE
A-ENTRY/EXIT GATE
B-6.00 MT. WIDE DRIVEWAY
C-6.00 MT. WIDE RAMP
D-CHILDRENS PLAY AREA
E-HALF BASKET BALL COURT
F-BADMINTON COURT
G-GYM & SWIMMING POOL ON ROOFTOP
3BHK+3TOILET+ SERVANT ROOM (1750. SQ.FT.)
3BHK+3TOILET+ STORE (1450. SQ.FT.)
2BHK+2TOILET+ STUDY (1225. SQ.FT.)
2BHK+2TOILET (1080. SQ.FT.)
GREEN
GREEN
E
HALF BASKET BALL COURT
6.00 M. WIDE DRIVEWAY
2
6.00 M. WIDE DRIVEWAY
2
6.00 M. WIDE DRIVEWAY
2
4
05
06
07
08
09
04
03
10
11
12
02
CHILDRENS PLAY AREA
4
9
BADMINTON COURT
6.00 M. WIDE RAMP
RAMP SLOPE 1:8
3
01
14
6.00 M. WIDE DRIVEWAY
1
1
RESIDENTIAL ENTRY
RESIDENTIAL EXIT
30 M. WIDE ROAD
30 M. WIDE ROAD
N

TYPE ONE (2BHK+2TOILET)

SUPER AREA : 1080 SQ.FT

(100.3353 SQ.MTR.)





Note:All floors plans, layout plans and specification are conceptual and indicative. The competent authorities reserve the right to make amendments, if warranted . All Dimensions show in the floor are inclusive of the proportionate share of walls.

TYPE TWO (2BHK+2TOILET+STUDY)

SUPER AREA : 1225 SQ.FT

(113.8062 SQ.MTR.)





Note:All floors plans, layout plans and specification are conceptual and indicative. The competent authorities reserve the right to make amendments, if warranted . All Dimensions show in the floor are inclusive of the proportionate share of walls.

TYPE THREE (3BHK+3TOILET+STORE)

SUPER AREA : 1450 SQ.FT

(134.7094 SQ.MTR.)





Note:All floors plans, layout plans and specification are conceptual and indicative. The competent authorities reserve the right to make amendments, if warranted . All Dimensions show in the floor are inclusive of the proportionate share of walls.



Sentosa Parc

ELEVATION VIEW AERIAL



Sentosa Parc

ELEVATION VIEW AT DUSK

SPECIFICATIONS

DRAWING AND DINING ROOMS

Floors	Exclusive quality vitrified tiles 2x2
External Windows	UPVC sliding type
Walls	OBD Paint
Internal doors	Moulded skin flush doors and hardwood frames
Ceiling	POP punning finish
Entrance door	Teakwood finish decorative flush doors

MASTER BEDROOM

Floors	Laminated wooden finish floor in 3 BHK and Vitrified tiles in 2 BHK
External Windows	UPVC sliding type
Walls	OBD Paint
Internal doors	Moulded skin flush doors and hardwood frames
Ceiling	POP punning finish

BEDROOMS

Floors	Vitrified tiles 2x2
External Windows	UPVC sliding type
Walls	OBD Paint
Internal doors	Moulded skin flush doors and hardwood frames
Ceiling	POP punning finish

TOILETS

Floors	Anti skid ceremics tiles
Windows	Aluminium lowered shutter
Fixtures and fittings	World class chrome fitting and fixtures
Sanitary ware	World class chinaware, granite vanity counter
Walls	Designer ceramic tiles with OBD
Internal doors	Flush door shutter with hardwood

KITCHEN

Floors	Anti skid tiles
Windows	Aluminium glazing
Fixtures and fittings	World class chrome fitting and fixtures
Walls	Designer ceramic tiles up to 2’ above counter
Internal doors	Flush Door Shutter with hardwood frames
Others utilities	SS

BALCONY AREAS

Floors	Anti skid ceramics tiles
Ceiling	OBD Paint

EXTERIOR FINISH

External double layer plaster texture paint / permanent finish

Note: All furniture and extra accessories in the plans have aesthetic sense only and do not cover the part of the building supply. Brands and makes of various materials are subject to availability of the same at the time of the construction. In case of non availability of material, a substitute of equivalent quality will be used.

Facilities With All Modern Amenities



Club House with Indoor Games



Rooftop Swimming Pool



Gymnasium



Surveillance Recording



Car Parking



100% Power Backup



High Speed Elevator

Disclaimer:The images shown here is for demonstrative purpose only & is subject to change.



Kid’s Play Area



Tennis Court



Half Basketball Court

FEATURES & AMENETIES

- Cross Ventilation for fresh air & to reduce the usage of AC.
- Swimming Pool and Club on Rooftop.
- Green Landscape.
- Kid’s Play Area.
- 24x7 Power Backup.
- Unmatched Specification.
- Easy Bank Loan Facilities.
- Shopping Center.

OUR ONGOING PROJECT



ROYCE VAISHALI

at Vaishali Ghaziabad

OUR UPCOMING PROJECT

ROYCE HEIGHT

ROYCE CITY

OUR BANKERS

Punjab National Bank

ICICI Bank khayaal aapka

DHFL Changing Rules Changing Lives

Indiabulls HOME LOANS

Oriental Bank of Commerce

ADITYA BIRLA FINANCE



CLOSE VICINITY



Near Elevated Road
UP Gate to Raj Nagar Ext.



Upcoming
Hindon Airport



Near
City Forest

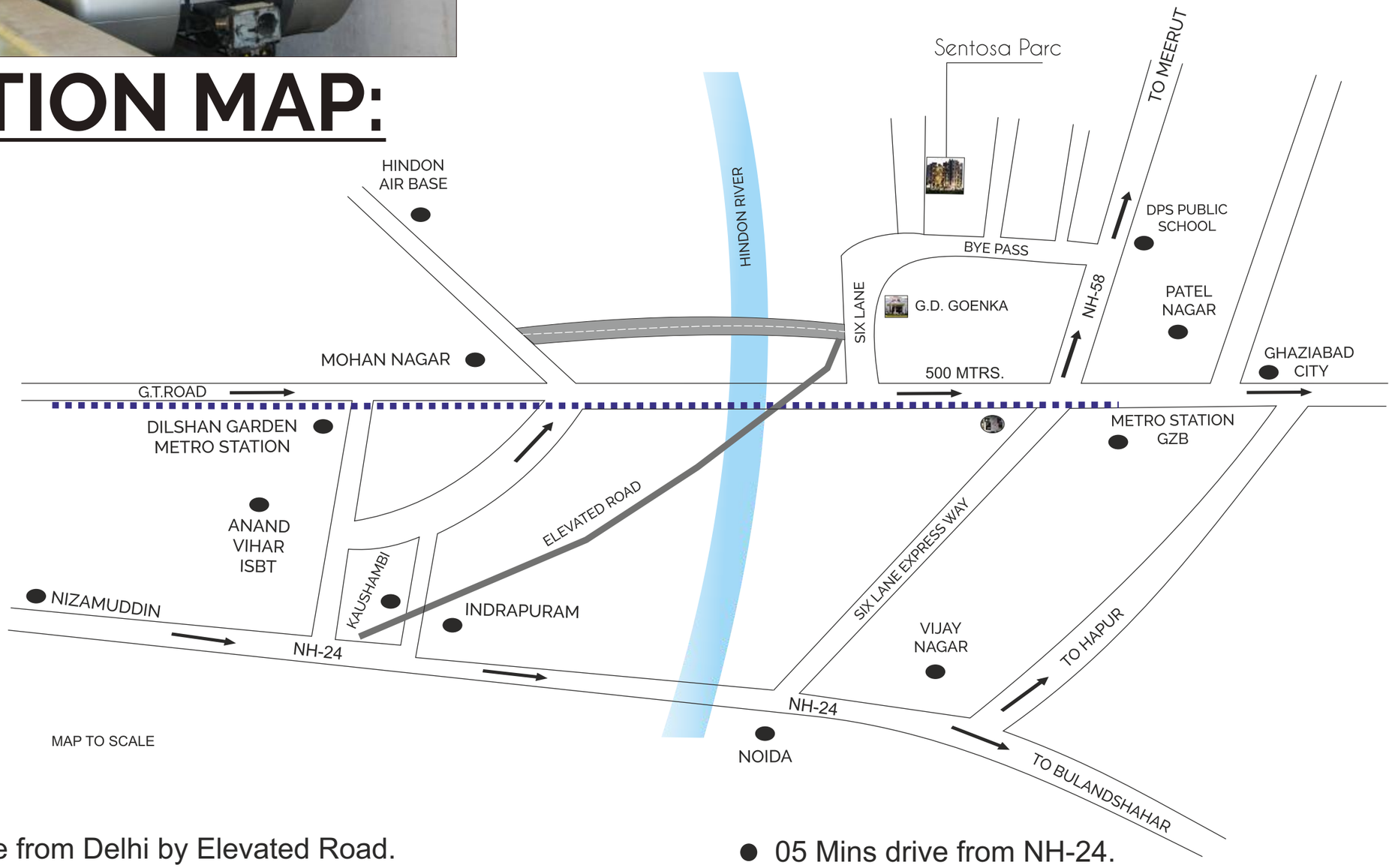


Near
BCCI Cricket Stadium



Upcoming Tram

LOCATION MAP:



- 10 Mins drive from Delhi by Elevated Road.
- 20 Mins drive from ISBT.
- 05 Mins drive from Noida by FNG Expressway.
- 05 Mins drive from NH-24.
- 05 Mins drive from NH-24.
- 05 Mins drive from Hindon Metro Station.
- Prominent Colleges and Schools like DPS , INGRAM, GD Goenka Public School AK. Children Public School R.K Engineering College , IMT Ghaziabad



Sentosa Parc

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ROYCE
growing vertically

**NOTE: Visual Representation shown in this brochure are purely conceptual. Brand names appearing in the brochure are for artwork purpose only.