

SITE ADDRESS: ROYAL OASIS, Plot No: 6A/16, Jankalyan Nagar,
Near BillaBong International School, Off Marve Road, Malad (W), Mumbai - 400 095.

 **MAHARASHTRA RERA REGISTRATION NO: P51800002382**

Project by 
ROYAL REALTORS
GROUP OF COMPANIES
Rikki Ronie Developers

6th Floor, Shah Trade Centre, Rani Sati Marg,
Near Western Express Highway, Malad (E), Mumbai - 400097.
Email: sales@royalrealtorsgroup.in
Office No: 022-67193333.

Principal Architect
Barai Architects

Landscape Architect
Newarch Landscapes LLP

RCC Consultant
Mr. Girish Rajadhyaksha

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DAY VIEW



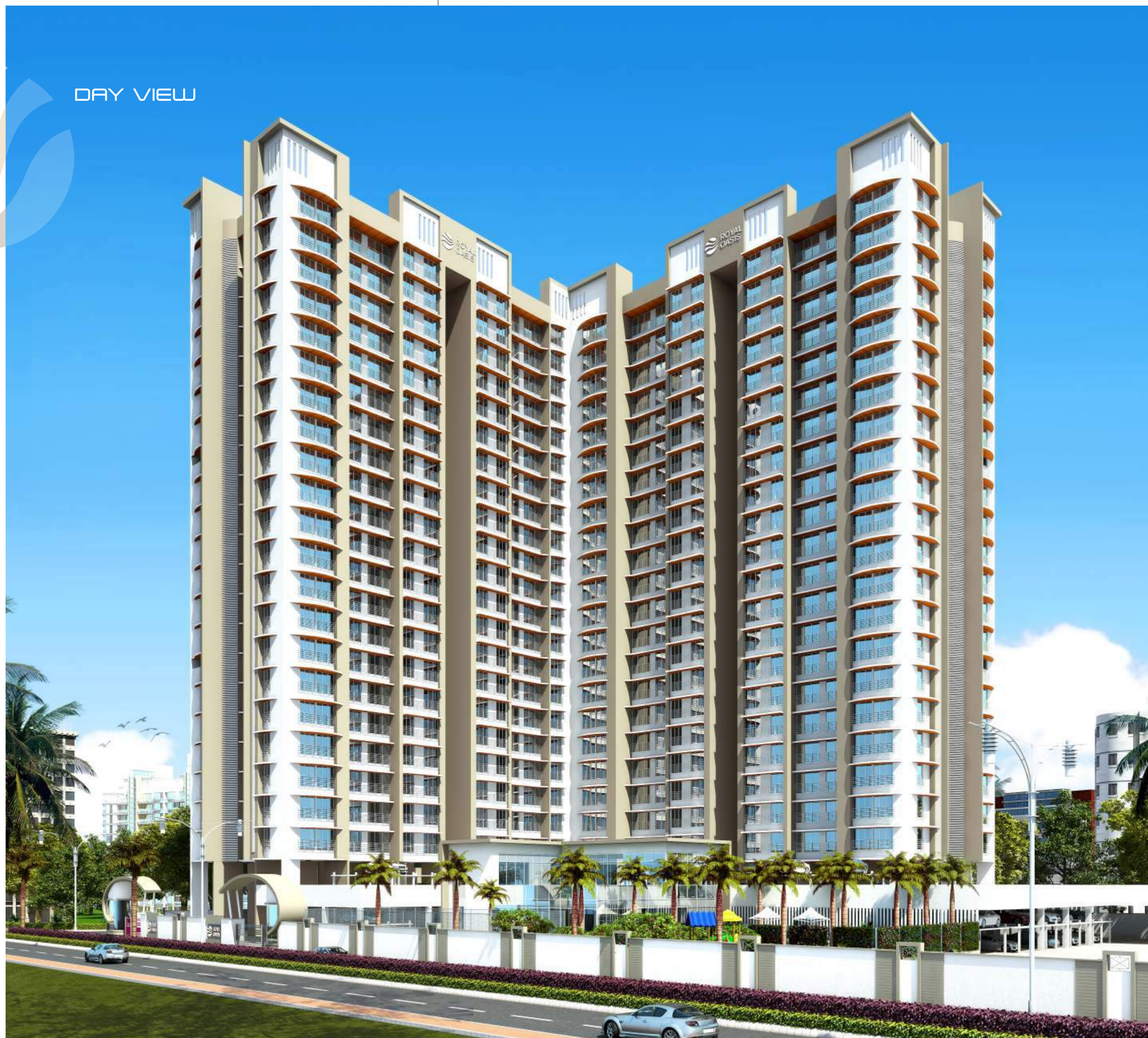
An oasis is always bliss.
A shade of cool, a soothing pool a spot of
peace in a manic metropolis
An isle of calm beyond the ocean's rage a
home to relive a childhood dream.

'Royal Oasis' is the new address of
happiness, of pride and prosperity, of
incomparable
joy and the satisfaction that comes from living
in a pristine green area.

The project site is in complete contrast to its
background: soul-soothing land,
situated amid this ocean of concrete that we
know as Mumbai. A place so beautiful
you want to make it your home.

Legacy of 'Royal Realtors'

The promoters have always believed in
delivering excellence through all their real
estate projects.





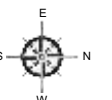
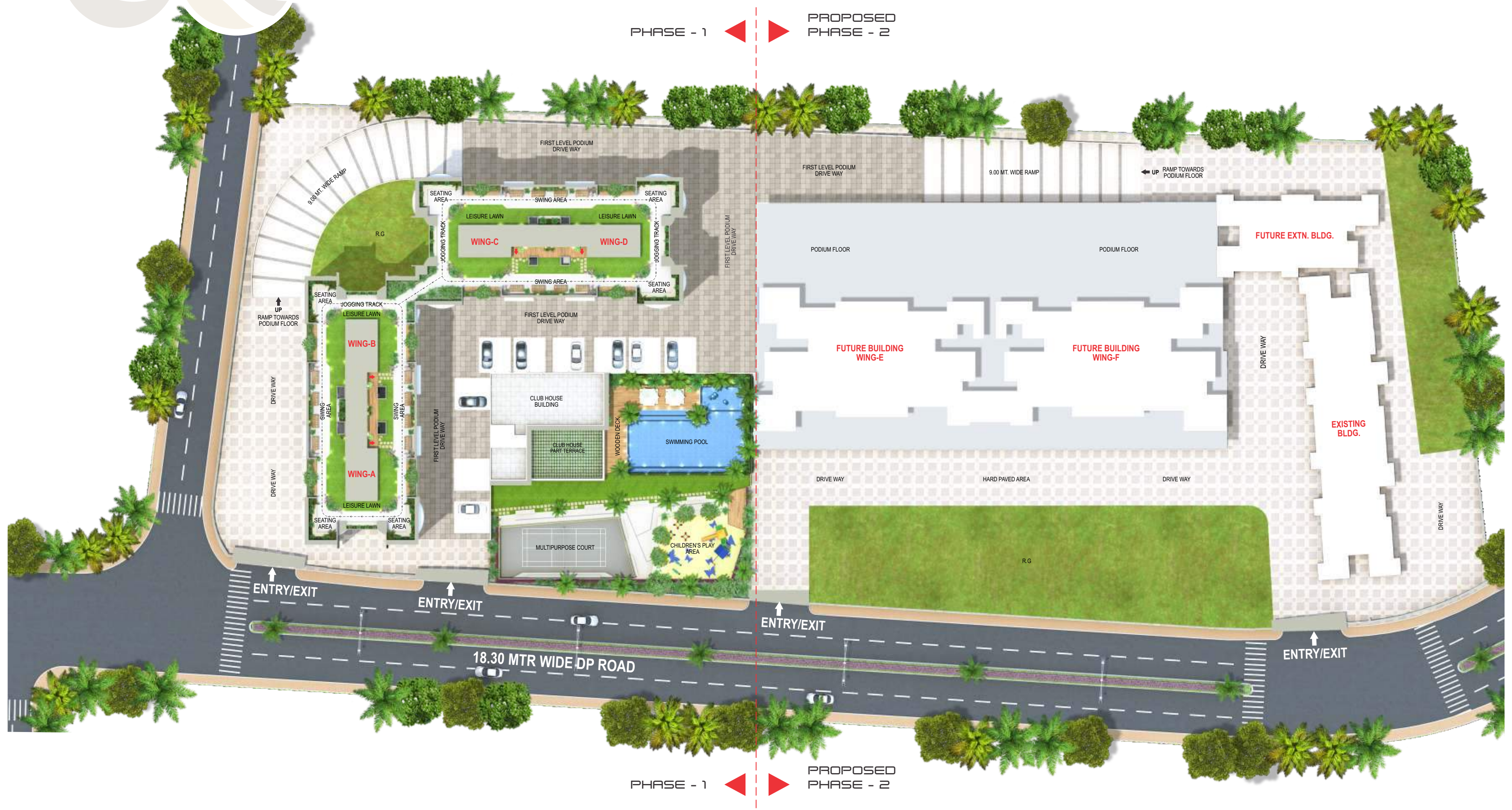
MASTER LAYOUT PLAN

PHASE - 1

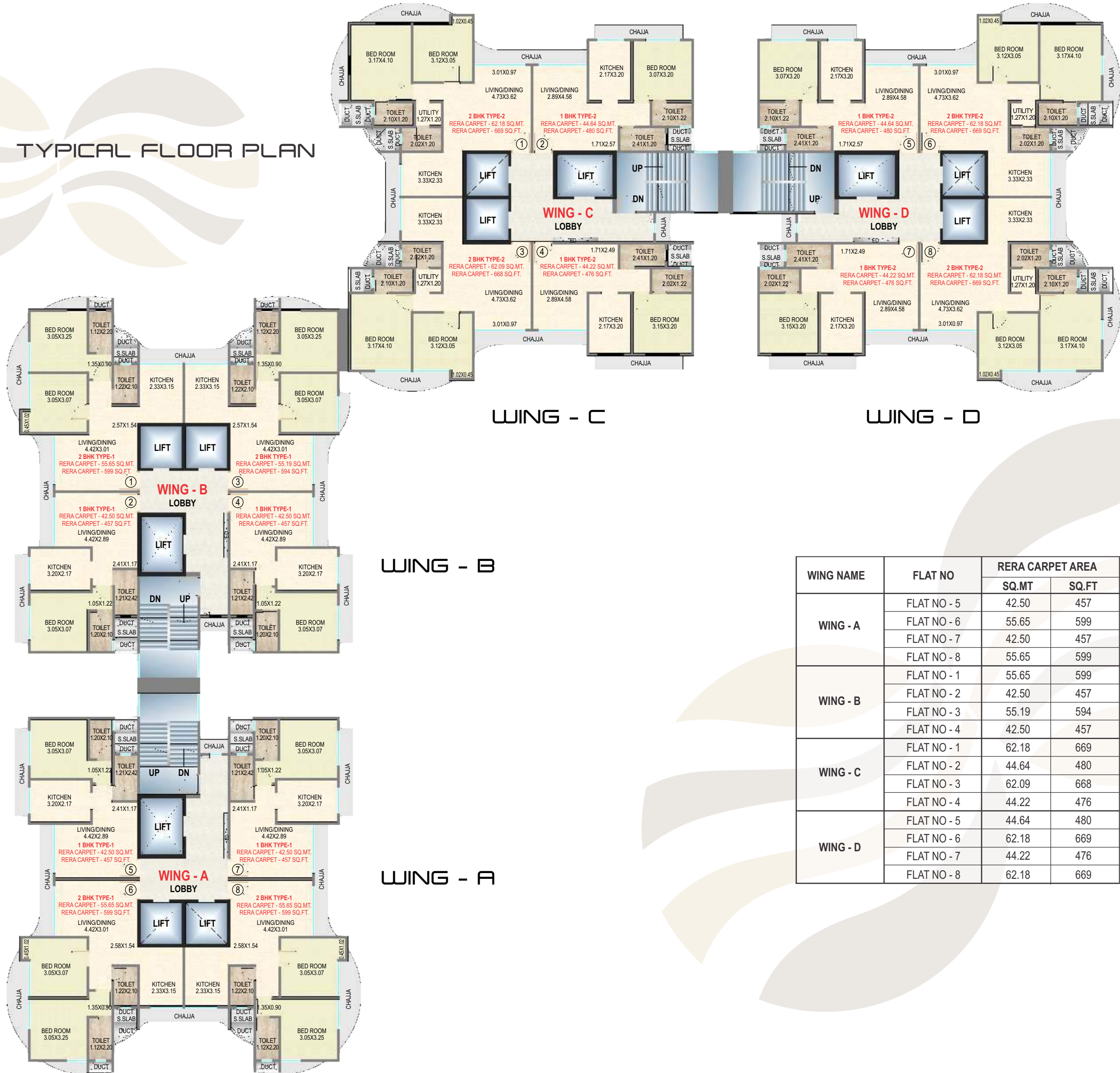
PROPOSED
PHASE - 2

PHASE - 1

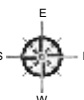
PROPOSED
PHASE - 2



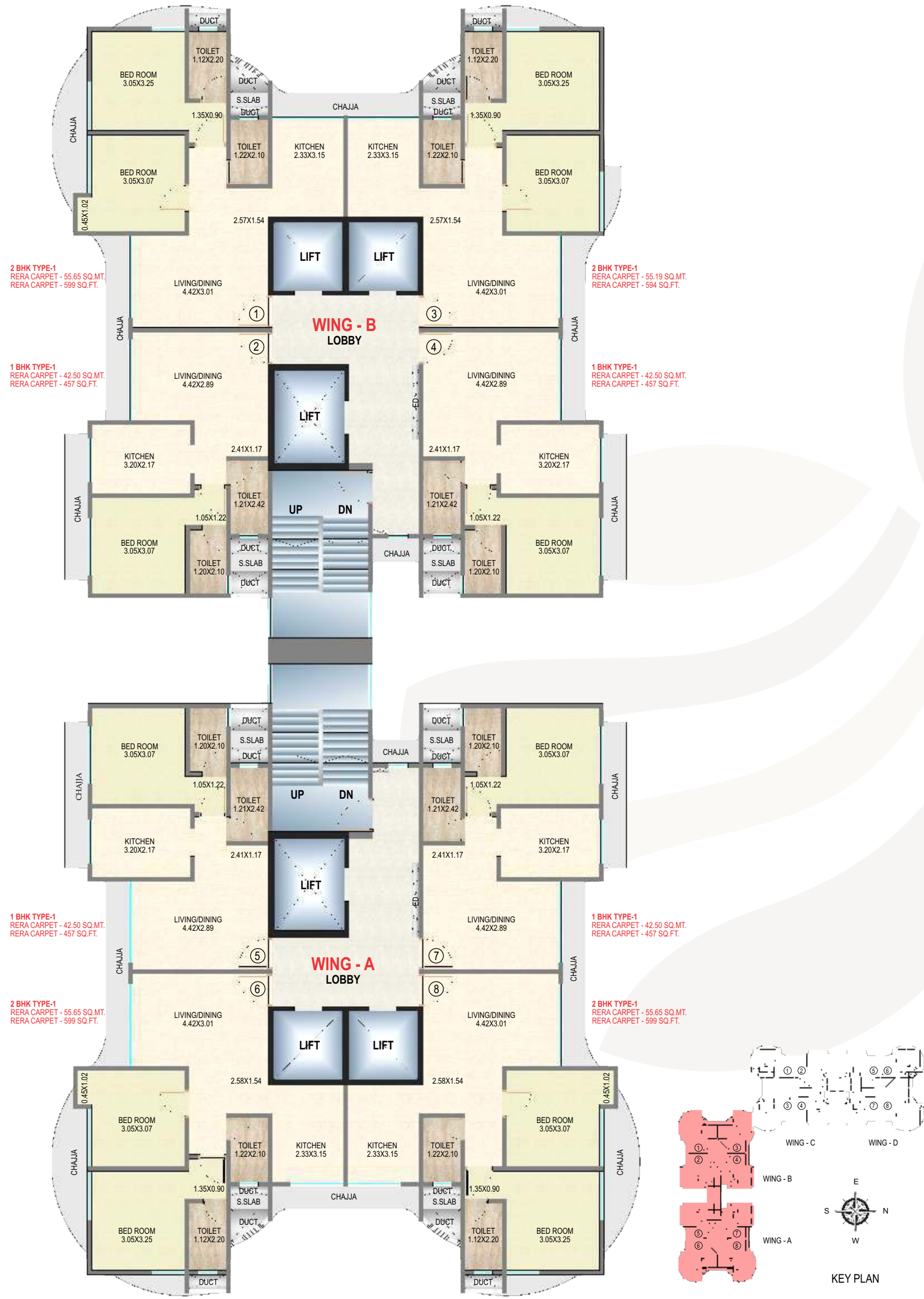
TYPICAL FLOOR PLAN



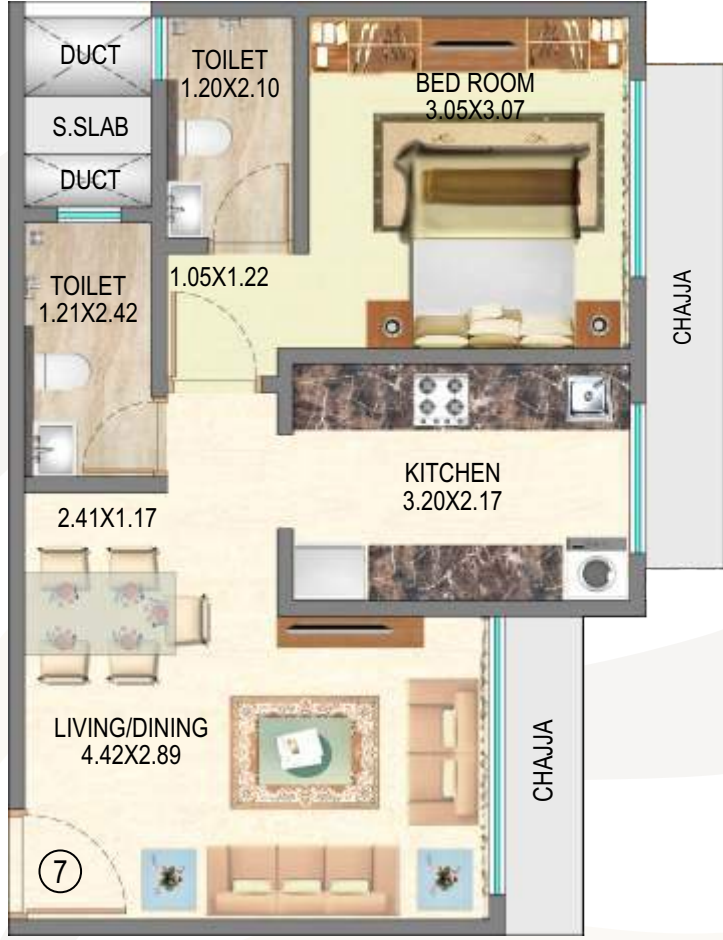
WING NAME	FLAT NO	RERA CARPET AREA	
		SQ.MT	SQ.FT
WING - A	FLAT NO - 5	42.50	457
	FLAT NO - 6	55.65	599
	FLAT NO - 7	42.50	457
	FLAT NO - 8	55.65	599
WING - B	FLAT NO - 1	55.65	599
	FLAT NO - 2	42.50	457
	FLAT NO - 3	55.19	594
	FLAT NO - 4	42.50	457
WING - C	FLAT NO - 1	62.18	669
	FLAT NO - 2	44.64	480
	FLAT NO - 3	62.09	668
	FLAT NO - 4	44.22	476
WING - D	FLAT NO - 5	44.64	480
	FLAT NO - 6	62.18	669
	FLAT NO - 7	44.22	476
	FLAT NO - 8	62.18	669



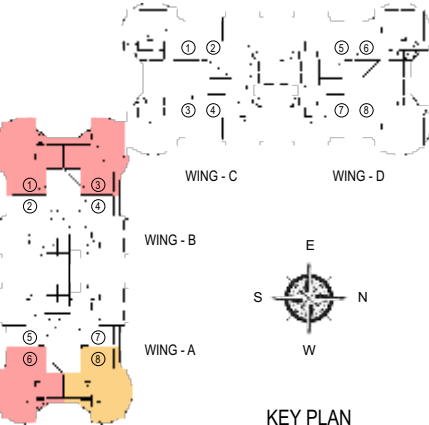
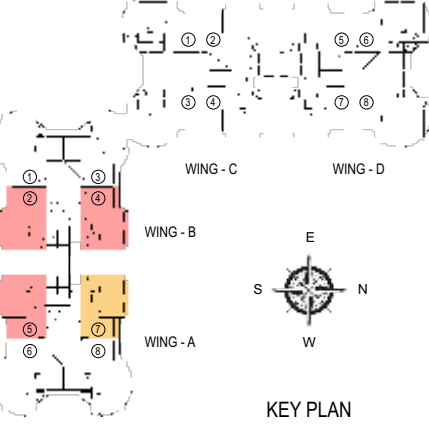
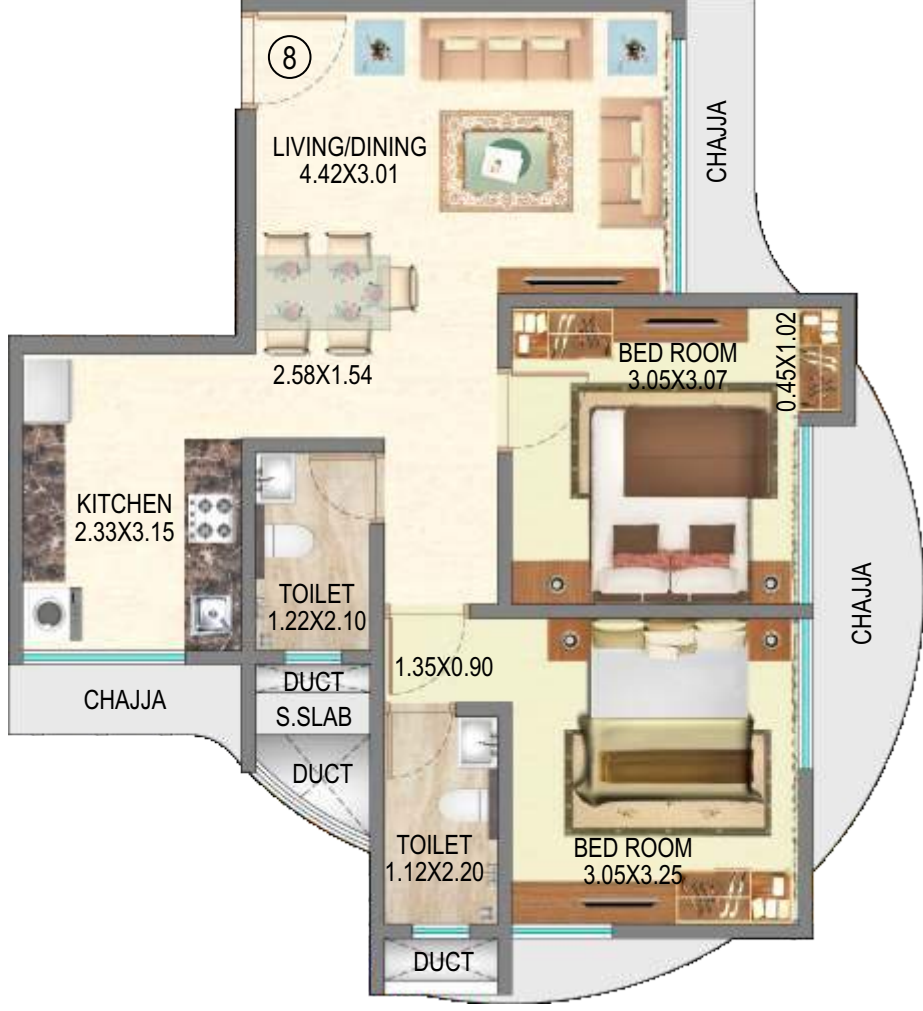
WING - A & B

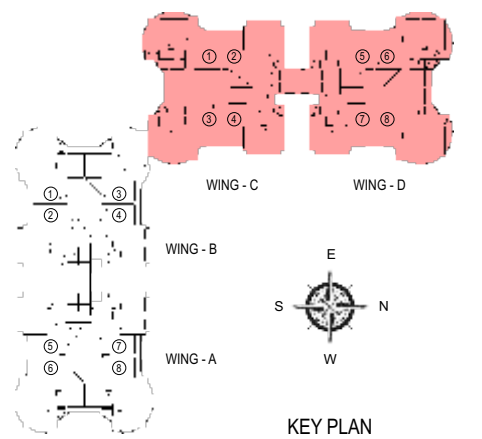


UNIT PLAN - 1 BHK TYPE 1



UNIT PLAN - 2 BHK TYPE 1





This floor plan shows a 2-bedroom apartment unit. The layout includes a living and dining area (2.89x4.58) with a large rug and a dining table, a kitchen (2.17x3.20) with a stove and sink, a bedroom (3.07x3.20) with a bed, a toilet (2.10x1.22), and another toilet (2.41x1.20). There are also two duct areas and a slab. The unit is numbered 5.

CHAJJA

CHAJJA

BED ROOM
3.07X3.20

KITCHEN
2.17X3.20

TOILET
2.10X1.22

TOILET
2.41X1.20

DUCT

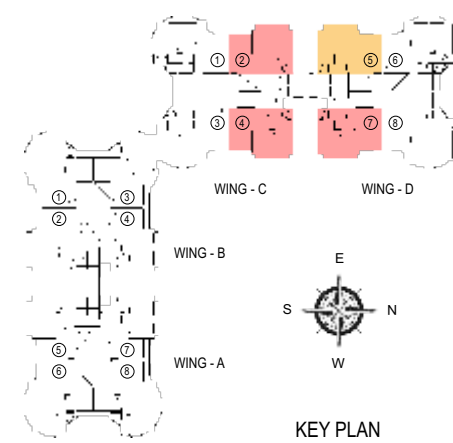
S.SLAB

DUCT

LIVING/DINING
2.89X4.58

1.71X2.57

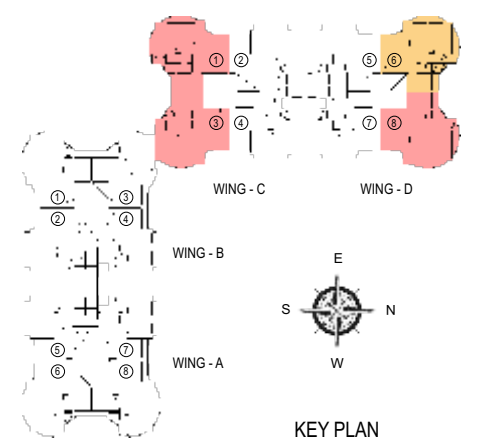
5



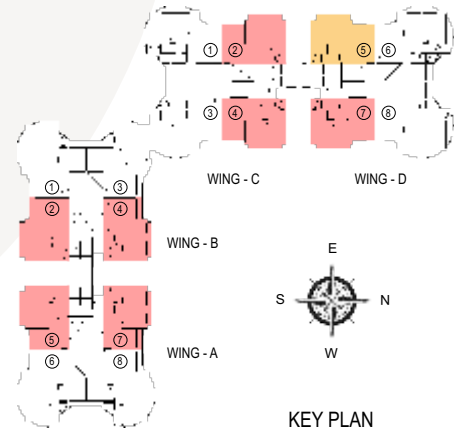
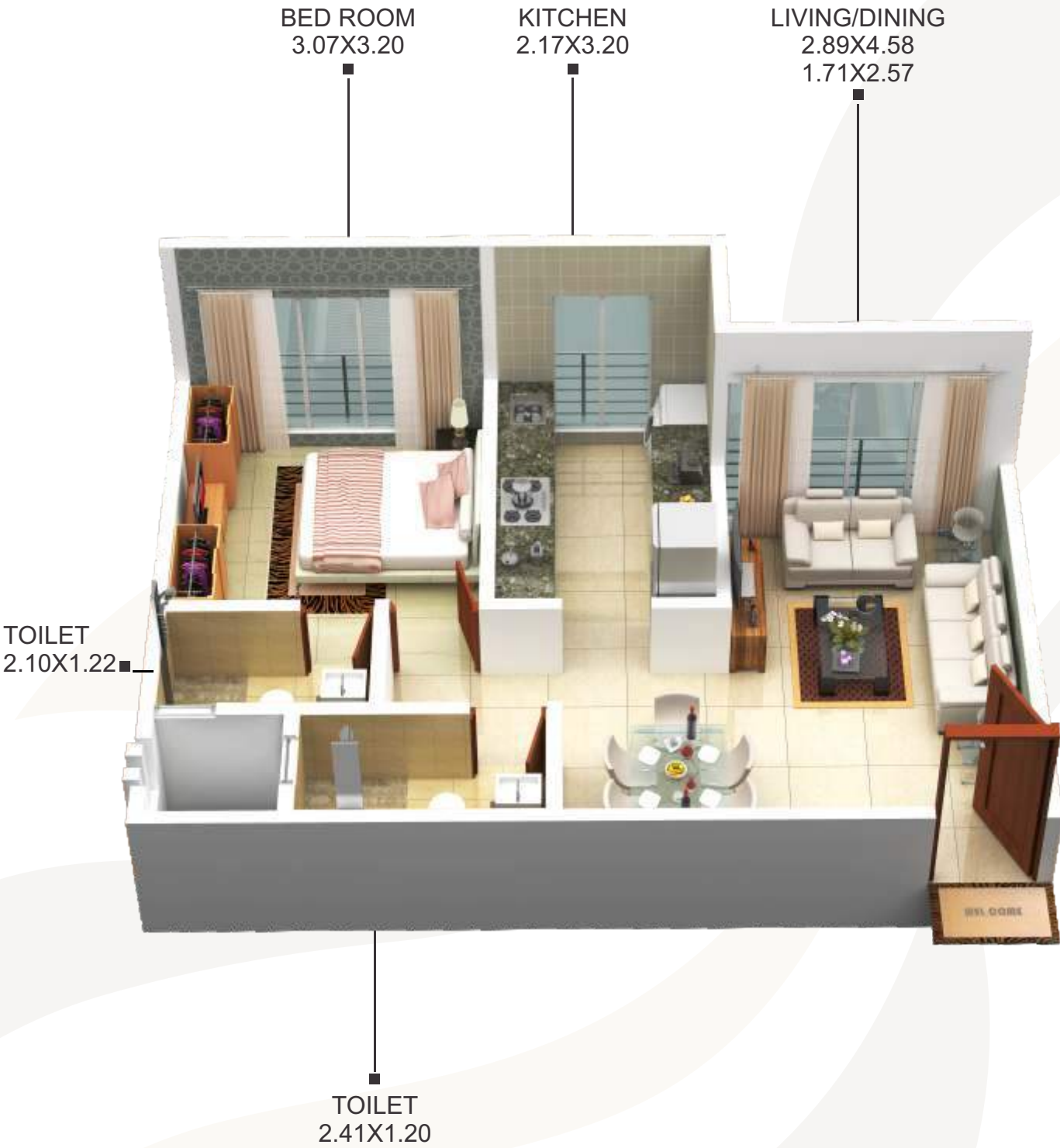
Floor plan of Flat No. 6, showing the following rooms and dimensions:

- BED ROOM**: 3.12X3.05
- BED ROOM**: 3.17X4.10
- LIVING/DINING**: 4.73X3.62
- KITCHEN**: 3.33X2.33
- TOILET**: 2.10X1.20
- TOILET**: 2.02X1.20
- UTILITY**: 1.27X1.20
- CLOSET**: 1.02X0.45

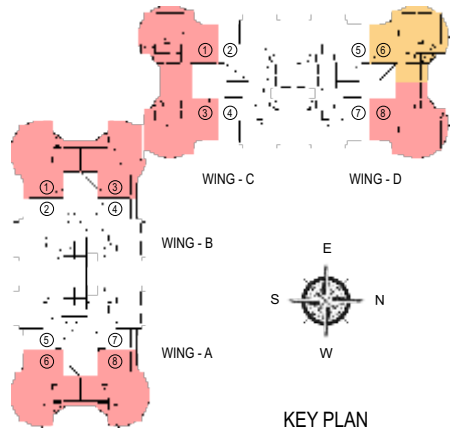
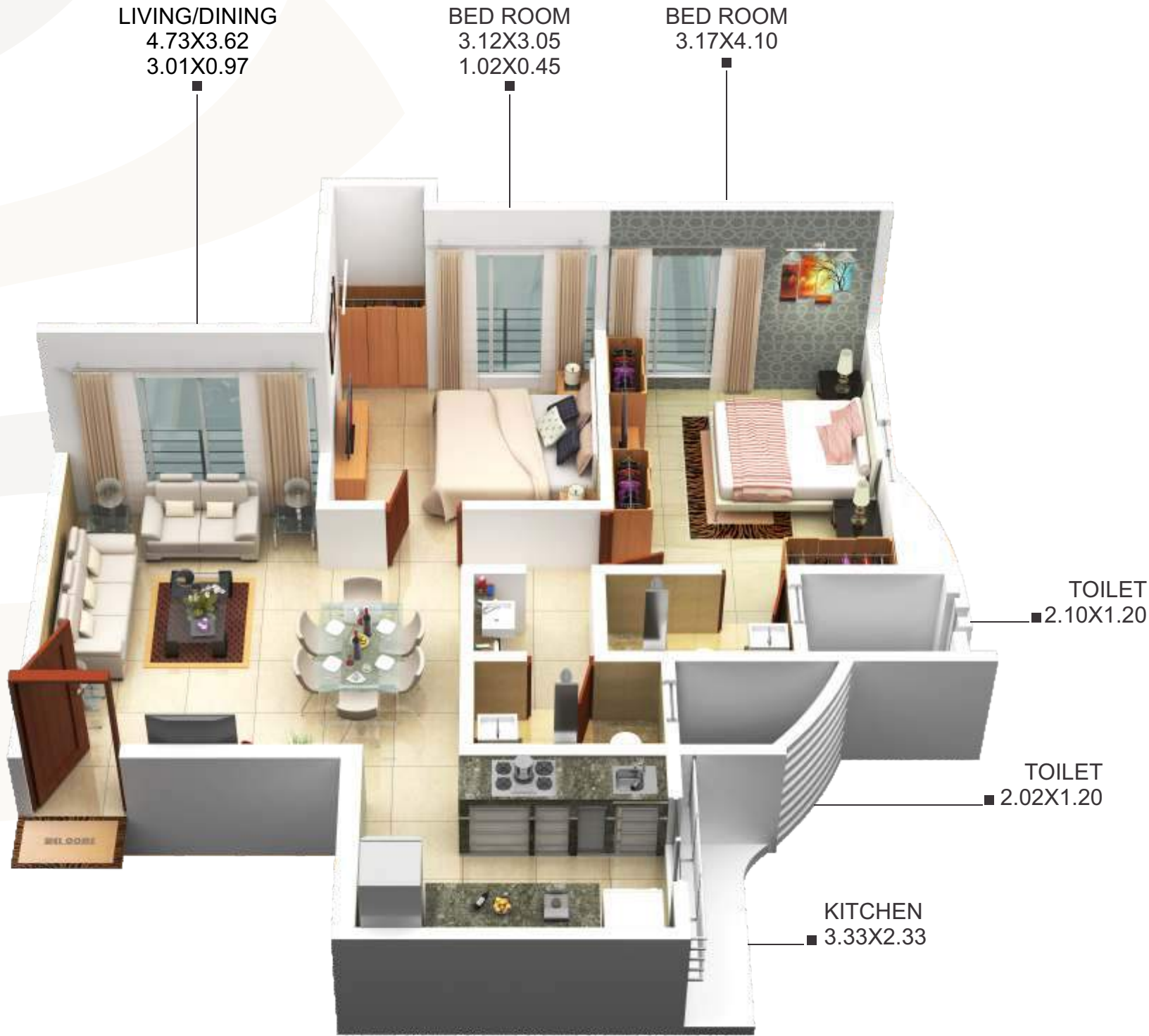
The plan also includes labels for external features like CHAJJA and internal structural elements like DUCT and SLAB.



3D INTERIOR FLOOR CUT - 1 BHK



3D INTERIOR FLOOR CUT - 2 BHK



BIRD EYE VIEW

 **ROYAL
OASIS**
YOUR FIRST STEP TO ROYALTY





GROUND FLOOR GARDEN PLAN



CLUB HOUSE VIEW

ROYAL
OASIS



MULTIPURPOSE COURT



SWIMMING POOL



KID'S PLAY AREA



GARDEN PATHWAY





TERRACE LANDSCAPE FLOOR PLAN



YOUR FIRST STEP TO ROYALTY



NIGHT VIEW

 **ROYAL
OASIS**
YOUR FIRST STEP TO ROYALTY





BED ROOM



LIVING

ROYAL OASIS

KITCHEN



TOILET



ENTRANCE LOBBY

AMENITIES

- Swimming pool & kid's pool.
- Gym.
- Yoga & steam room.
- Banquet hall.
- Multipurpose play court.
- Sky garden & terrace jogging track.
- Indoor games.
- Kids play area.
- 24x7 security with CCTV, intercom & video door phone.

SPECIFICATIONS

- Stylish vitrified flooring in living room & bedroom.
- World class elevators.
- Electrical backup in common areas.
- Jaguar or equivalent bathroom fittings.
- Concealed copper electrification.
- Full height designer tiles on bathroom wall.
- Polished granite kitchen platform with dado tiles till door height.



NATURE FRIENDLY "GREEN" HOMES

- Power backup for common areas.
- Built using environment friendly construction techniques.
- Adequate day lighting & energy efficient light fixtures for electricity savings.
- Rainwater harvesting.
- Sewage treatment plant for recycling of waste water.
- Water efficient fixtures in every apartment.