

Relax in the lap of nature

HILL Crest

PHASE II



2 BHK EXCLUSIVE APARTMENT
AT RAVET

A Project by- **ROYAL DEVELOPERS**



MAHARERA REGN NO.
P52100026859
<https://maharera.mahaonline.gov.in>

A Tradition Of Fine Homebuilding

It all started with a thought 'what if there was a space which presented a possibility of combining dreams with easy access to the means of achieving the same- the result has been Hill Crest. Royal Developers are at the forefront when it comes to designing and developing spaces with a human angle. It starts with our comprehensive effort to listen to and understand our customers. Based on the feedback our adept team sets about to create a space which can set benchmarks. Located at Ravet, surrounded by unpolluted expanses, providing clean air and an environment which is nutritive for a young family and creative minds.

Our expectation- A twinkle of gratification in the eyes of our esteemed customers.

Royal Developers, Hill Crest Phase II is indeed a prized possession because of the location advantage in Ravet with all the vantage in easy reach. In the vicinity of S.B.Patil Public School & Pimpri Chichwad College of Engineering of Ravet the project has all the requirements at a very easily reachable distance, health facilities are a part of the vicinity.

Royal Developers, Hill Crest Phase II is a beautiful creation consisting over 63 Flats & P+11 storey Building. In which, we provide 1BHK & 2BHK spacious Flats with Shops & Offices at upper ground level.

The Project is near to Hinjewadi IT Park & Auto Industry Hub, Pune gate on Mumbai Pune express way, spacious Roads around 80 feet wide, 2BRT Routes, Fast growing education, potential for fast appreciation.

Yes! Royal Developers, Hill Crest Phase II is indeed a perfect place at a perfect location.











AMENITIES

- Decorative Grand Entrance Gate with security cabin
- Concrete / Paved int. driveways and parking
- Automatic Lift
- Power backup for Lifts, Lobbies and common areas
- Designer entrance lobby
- Decorative Compound wall
- Effective fire fighting system
- Rainwater harvesting
- Solar water heating system
- Garden with senior citizen relaxation zone
- CCTV surveillance system
- Borewell with pump
- Garbage chute
- Fitness center
- Driver's room
- Separate washroom for driver and visitors



IMAGES ARTIST IMPRESSION

SPECIFICATIONS

STRUCTURE

- Earthquake resistant R.C.C. framed structure
- Bricks/AAC Block for masonry work
- Sand faced cement plaster externally and smooth finished int. plaster / Gypsum plaster

DOORS

- Laminated designer main door
- Laminated Flush doors for rooms
- Waterproof doors for toilets

WINDOWS

- Powder coated aluminium sliding windows with safety grilles with mosquito net
- Granite / marble sill for windows

KITCHEN

- Granite top S.S. sink for kitchen platform
- Provision for water purifier, fridge, microwave and exhaust fan
- Provision for washing machine in dry terrace
- Ceramic designer tiles dado up to lintel level over kitchen platform

FLOORING

- 2'X2' vitrified tiles flooring with skirting in rooms
- Antiskid ceramic tiles flooring in toilets and balcony, terrace

TOILET

- Concealed plumbing with hot and cold mix arrangement for shower
- Jaquar / equivalent C.P bath fittings
- Good branded sanitary ware
- Coloured ceramic tiles dado up to lintel level

ELECTRIFICATION

- Concealed Polycab / equivalent wiring with modular switches
- Provision for A/C point in master bedroom and T.V cables in living

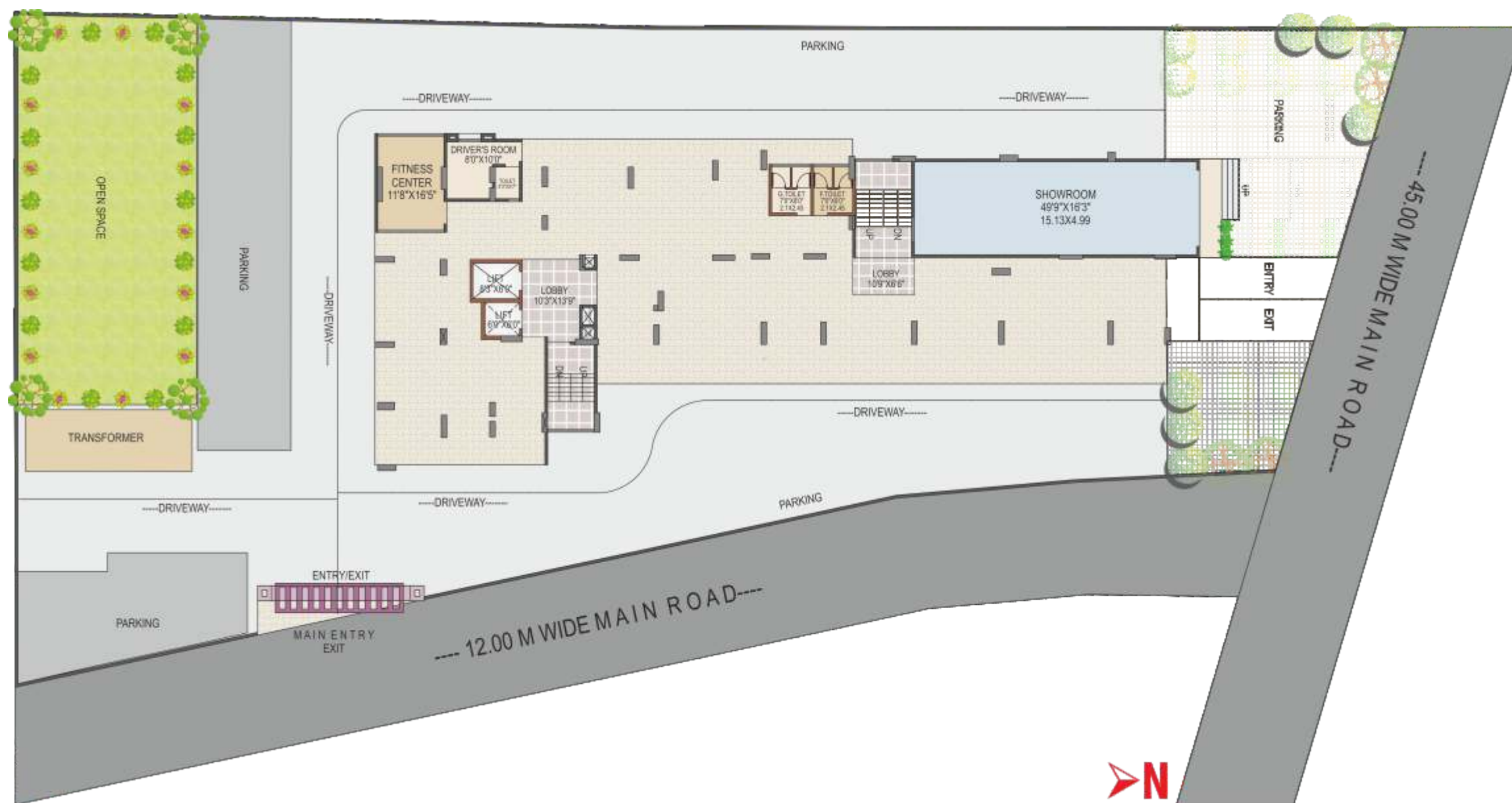
PAINTING

- O.B.D paints including wall putty for internal side and semi acrylic paints externally



TYPICAL 2 BHK

UPPER GROUND FLOOR



FIRST FLOOR PLAN



RERA CARPET AREA STATEMENT

TYPE	CARPET	MEZZANINE	TOTAL	TOTAL (SQFT)
SHOWROOM	76	38	114	1228

RERA CARPET AREA STATEMENT

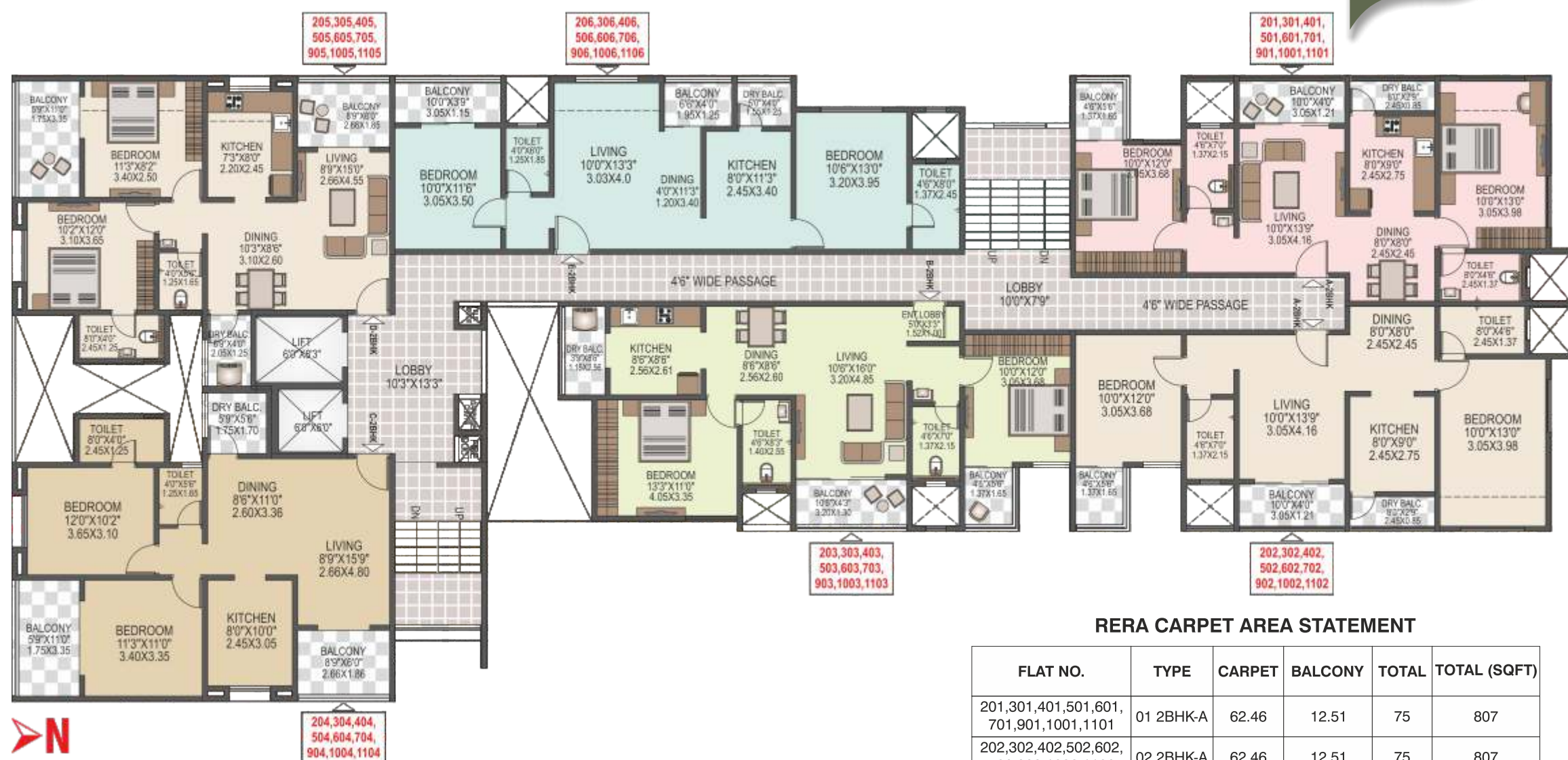
FLAT NO.	CARPET	BALCONY	TOTAL	TOTAL (SQFT)
101 OFFICE	21	0	21	227
102 OFFICE	26	0	26	281
103 OFFICE	21	0	21	227
104 OFFICE	13	0	13	145
105 OFFICE	15	0	15	159
106 OFFICE	25	0	25	266
107 OFFICE	15	0	15	162

RERA CARPET AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL	TOTAL (SQFT)
101	2BHK-C	63.33	15.22	79	846
102	2BHK-D	56.54	20.39	77	828
103	2BHK-E	59.35	12.10	71	769



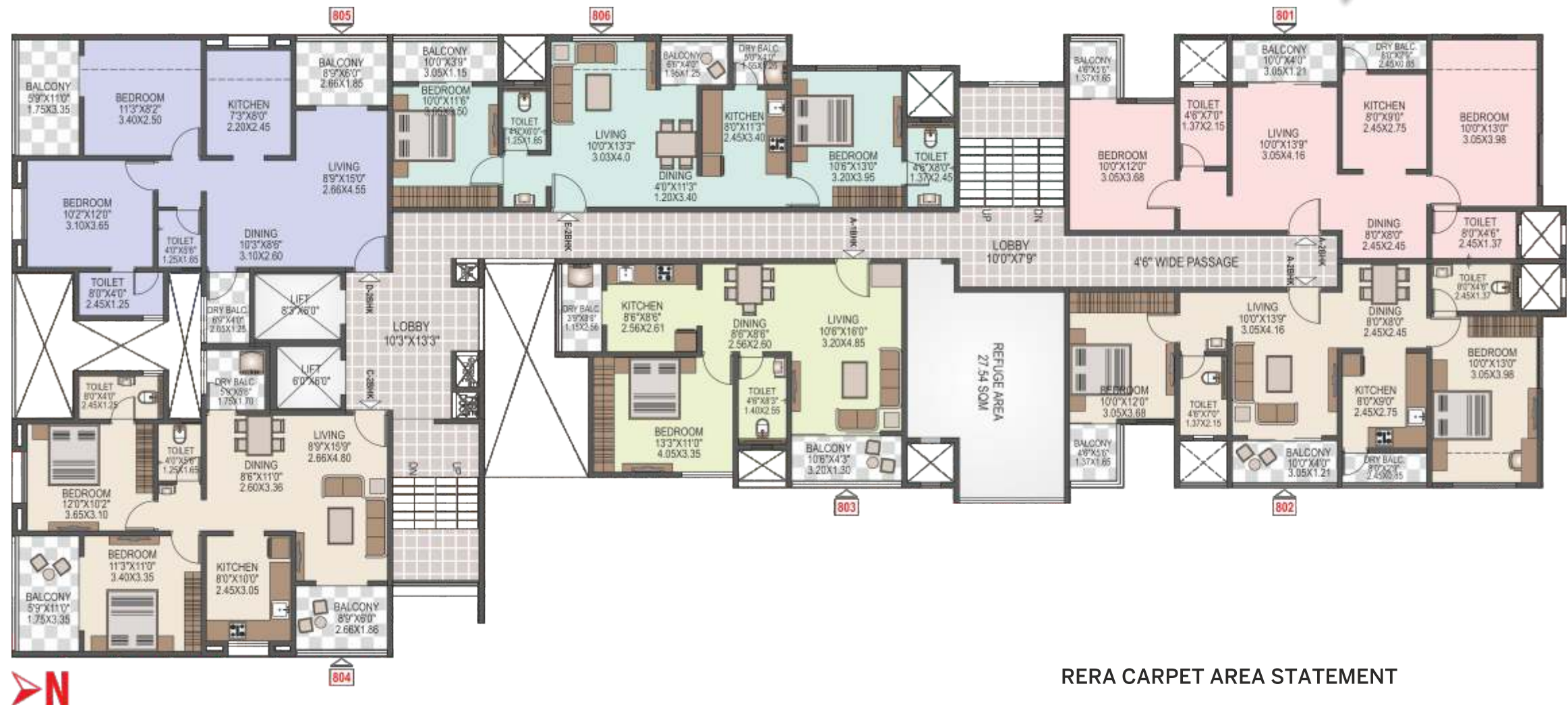
TYPICAL FLOOR PLAN
(2ND TO 7TH & 9TH TO 11TH)



RERA CARPET AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL	TOTAL (SQFT)
201,301,401,501,601,701,901,1001,1101	01 2BHK-A	62.46	12.51	75	807
202,302,402,502,602,702,902,1002,1102	02 2BHK-A	62.46	12.51	75	807
203,303,403,503,603,703,903,1003,1103	03 2BHK-B	68.60	11.15	80	858
204,304,404,504,604,704,904,1004,1104	04 2BHK-C	63.33	15.22	79	846
205,305,405,505,605,705,905,1005,1105	05 2BHK-D	56.54	20.39	77	828
206,306,406,506,606,706,906,1006,1106	06 2BHK-E	59.35	12.10	71	769

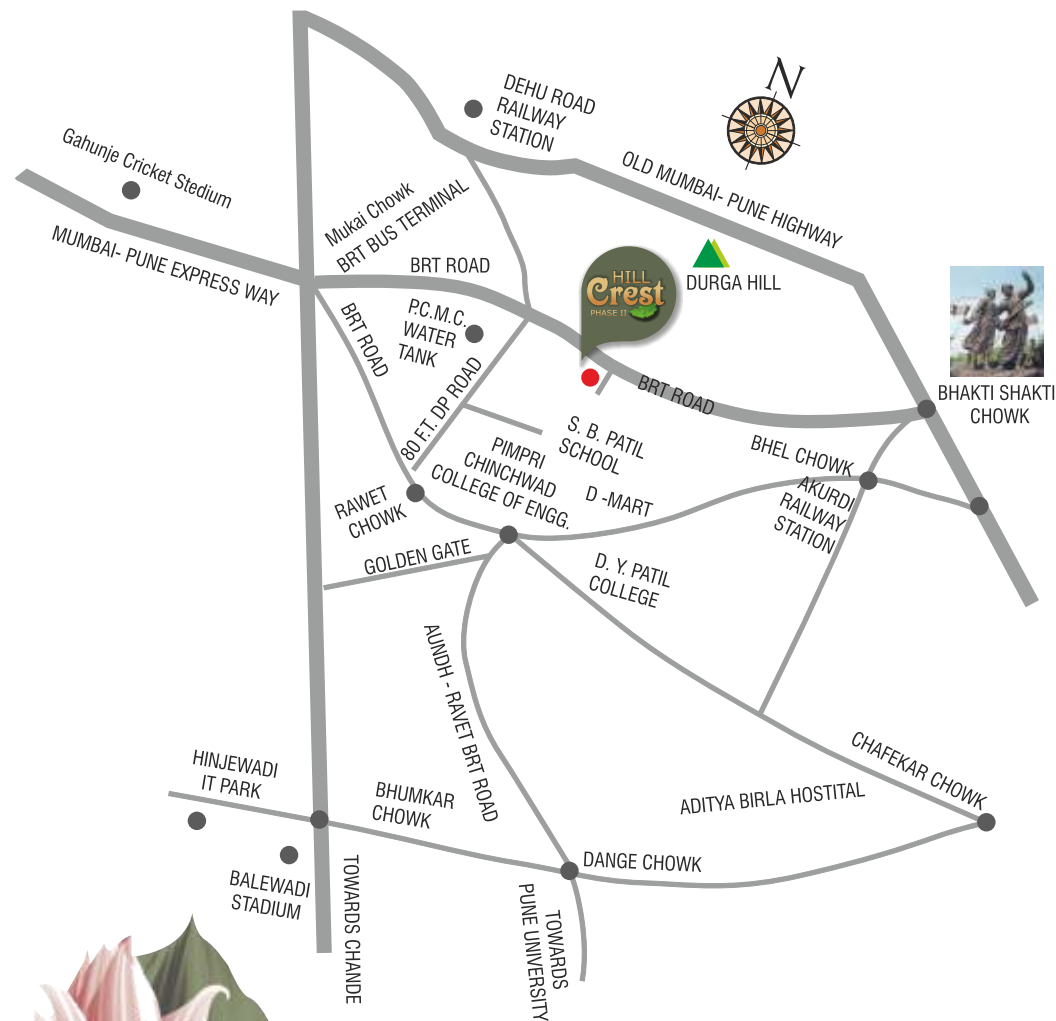
EIGHTH FLOOR PLAN



RERA CARPET AREA STATEMENT

FLAT NO.	TYPE	CARPET	BALCONY	TOTAL	TOTAL (SQFT)
801	01 2BHK-A	62.46	12.51	75	807
802	02 2BHK-A	62.46	12.51	75	807
803	03 1BHK-B	48.00	8.25	56	605
804	04 2BHK-C	63.33	15.22	79	846
805	05 2BHK-D	56.54	20.39	77	828
806	06 2BHK-E	59.35	12.10	71	769

LOCATION PLAN



Previous Project

- Siddhi Nisarg - Wakad, Pune
- Nisarg Raghavendra - Moshi, Pune
- Shruberry - Moshi, Pradhikaran,
- Park View - Sector No. 12 , Pradhikaran
- Twin Tower - Wakad, Pune
- Sai Emerald - Chinchwad
- Sapphire - Udyog Nagar, Chinchwad

KEY DISTANCES

- AKURDI RAILWAY STATION 5 MIN.
- MUMBAI-PUNE EXPRESS WAY 3 MIN.
- ADITYA BIRLA HOSPITAL 8 MIN.
- D.Y. PATIL COLLEGE 3 MIN.
- HINJEWADI IT PARK 15 MIN.
- UNIVERSITY PUNE 20 MIN.
- BHAKTI SHAKTI CHOWK 10 MIN.
- MCA CRICKET STADIUM 7 MIN.
- DANGE CHOWK 6 MIN.
- S.B.PATIL SCHOOL (CBSC) 2 MIN.
- PIMPRI CHINCHWAD COLLEGE OF ENGG. 2 MIN.
- D-MART 3 MIN.
- ISKON TEMPLE 3 MIN.

CREDITS

RCC CONSULTANT
RAVINDRA R. KARNAVAT

ARCHITECT
ARCON ASSOCIATES

LEGAL ADVISOR
ADV. SANJAY SAGVEKAR

FOR MORE INFO CALL :

8080391843

8669655550

9049720965

VISIT US AT :

www.nisarggroup.in

MAIL US AT :

sales.hillcrest97@gmail.com



**OFFICE : S.NO.- 97/1A/1A/1P,97/1A/1A/19P, VILLAGE - RAVET,
NEAR PCMC WATER TANK, TAL.- HAVELI , DIST- PUNE 412101**

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