RERA REGISTRATION NO.
P-IND-24-4973

KINGSVILLA

Emerald
Crafting Imagination Into Realty

THE REGAL
LANDMARK
IS HERE





EMERALD KINGSVILLA

Living the life of a king isn't for everyone; but at Emerald Kingsvilla, people will without a doubt find themselves living a life full of affluence and riches of life!

Regally designed spaces, adorned with nothing but the most premium interiors and a stunning collection of leisures, will leave you mesmerised to the very core. And this is just the very beginning of what spaces at Emerald Kingsvilla have to offer!

Bejewelled with absolutely spectacular specifications, all residences and commercial spaces here come gilded with an assured selection of features and conveniences to offer you an experience that sparkles brighter than the rest.



Artistic Impression

EMERALD KINGSVILLA

HIGH STREET COMMERCIAL SPACES

To match the pure grandeur of the residences, Emerald Kingsvilla also brings with it an ensemble of commercial spaces. These spaces are tailored to accommodate your business and retail endeavours. Designed to the utmost detail and planned to perfection, these spaces are a regal welcome to all ventures that strive to be successful!



COMMERCIAL SPACES

Where retail dreams
take centre stage

Artistic Impression

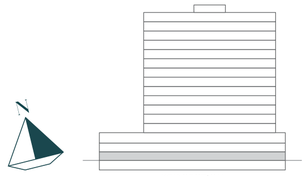


SITE PLAN

1) Residential Entry/Exit.....Ground Floor
2) Residential Driveway.....Ground Floor
3) Meditation & Yoga Zone.....Podium Level
4) Private Garden.....Podium Level
5) Badminton Court.....Podium Level
6) Gazebo.....Terrace Level
7) Shower.....Terrace Level
8) Pool Deck.....Terrace Level
9) Infinity Pool.....Terrace Level
10) Jacuzzi.....Terrace Level
11) Kids' Pool.....Terrace Level
12) Recreation Deck.....Terrace Level
13) Children's Play Area.....Podium Level
14) Amphitheatre.....Podium Level
15) Retail.....Ground Floor
16) Retail Parking.....Ground Floor
17) Retail Entry.....Ground Floor
18) Retail Exit.....Ground Floor

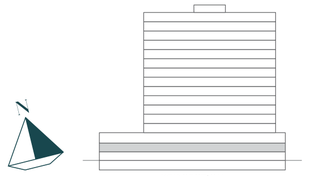
GROUND FLOOR PLAN





MEZZANINE FLOOR PLAN







Artistic Impression

EMERALD KINGSVILLA

3&4 BHK REGAL RESIDENCES

Royally set in the developing environs of the Industrial Sector near Bicholi Mardana, Emerald Kingsvilla brings you 3 & 4 BHK Regal Residences that transport you to a realm of pure majesty and elevate your standard of living like no other!



TERRACE

A ravishing experience
at the Rooftop

Artistic Impression



PODIUM

Live a life where every moment
is celebrated to the fullest!

Artistic Impression



SWIMMING POOL

Dive into glittering blue joys
and make a glorious splash!

Artistic Impression

EMERALD
KINGSVILLA

ENTRANCE LOBBY

Your arrival is meant to be
a truly alluring one!

Artistic Impression



ENTRANCE LOBBY

A grand entry for the world to witness

Artistic Impression



GYMNASIUM

Sculpt your form and
discover fitness with finesse!

Artistic Impression



BANQUET HALL

Elevate every celebration
with a grand space.

Artistic Impression

OPEN DOORS TO A PALATIAL EXPERIENCE

An elevated way of living is here which makes you witness never-ending horizons. With structured planning, ensured privacy and wide range of splendid commercial spaces and luxurious residences, Emerald Kingsvilla is your gateway to everything regal and lavish.



LIVING ROOM

Where time ceases and opens its doors to pure luxury.

Artistic Impression



MASTER BEDROOM WITH WALK IN CLOSET

Where luxury is a
state of mind!

Artistic Impression



BEDROOM

Designed for serene views
and unmatched opulence

Artistic Impression

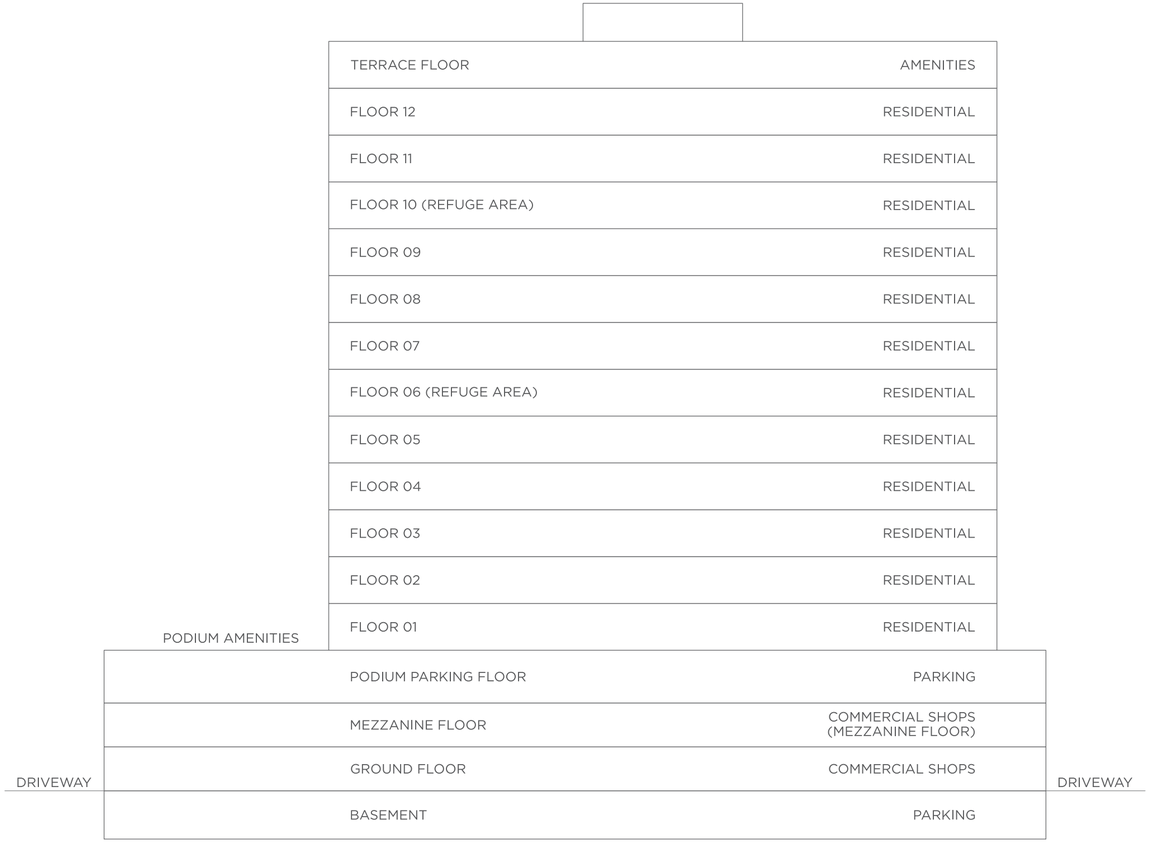


MASTER BATHROOM

Artistic Impression

WITNESS
MASTERFUL
PLANNING

KEY SECTION

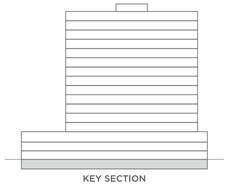


BASEMENT FLOOR PLAN



LEGEND

- TWO WHEELER PARKING
- FOUR WHEELER PARKING



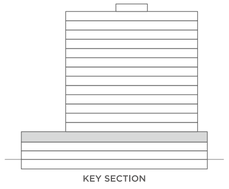
KEY SECTION

PODIUM PARKING PLAN



LEGEND

- TWO WHEELER PARKING
- FOUR WHEELER PARKING



KEY SECTION

FIRST FLOOR PLAN

3 BHK (City View)

3 BHK (City View)



4 BHK (Garden View)

4 BHK (Garden View)



TYPICAL EVEN FLOOR PLAN

2ND, 4TH, 8TH, 12TH FLOORS

Super built-up area: 2847 sq.ft
Built-up area: 1964 sq.ft

3 BHK (City View)

Super built-up area: 2847 sq.ft
Built-up area: 1964 sq.ft

3 BHK (City View)



4 BHK (Garden View)

Super built-up area: 3722 sq.ft
Built-up area: 2567 sq.ft

4 BHK (Garden View)

Super built-up area: 3722 sq.ft
Built-up area: 2567 sq.ft



TYPICAL ODD FLOOR PLAN

3RD, 5TH, 7TH, 9TH, 11TH FLOORS

3 BHK (City View)



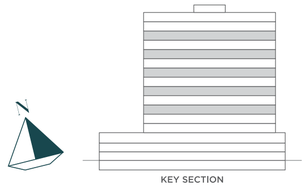
4 BHK (Garden View)

Super-builtup area: 3852 sq.ft
Built-up area: 2657 sq.ft

3 BHK (City View)

4 BHK (Garden View)

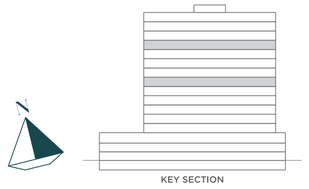
Super-builtup area: 3852 sq.ft
Built-up area: 2657 sq.ft



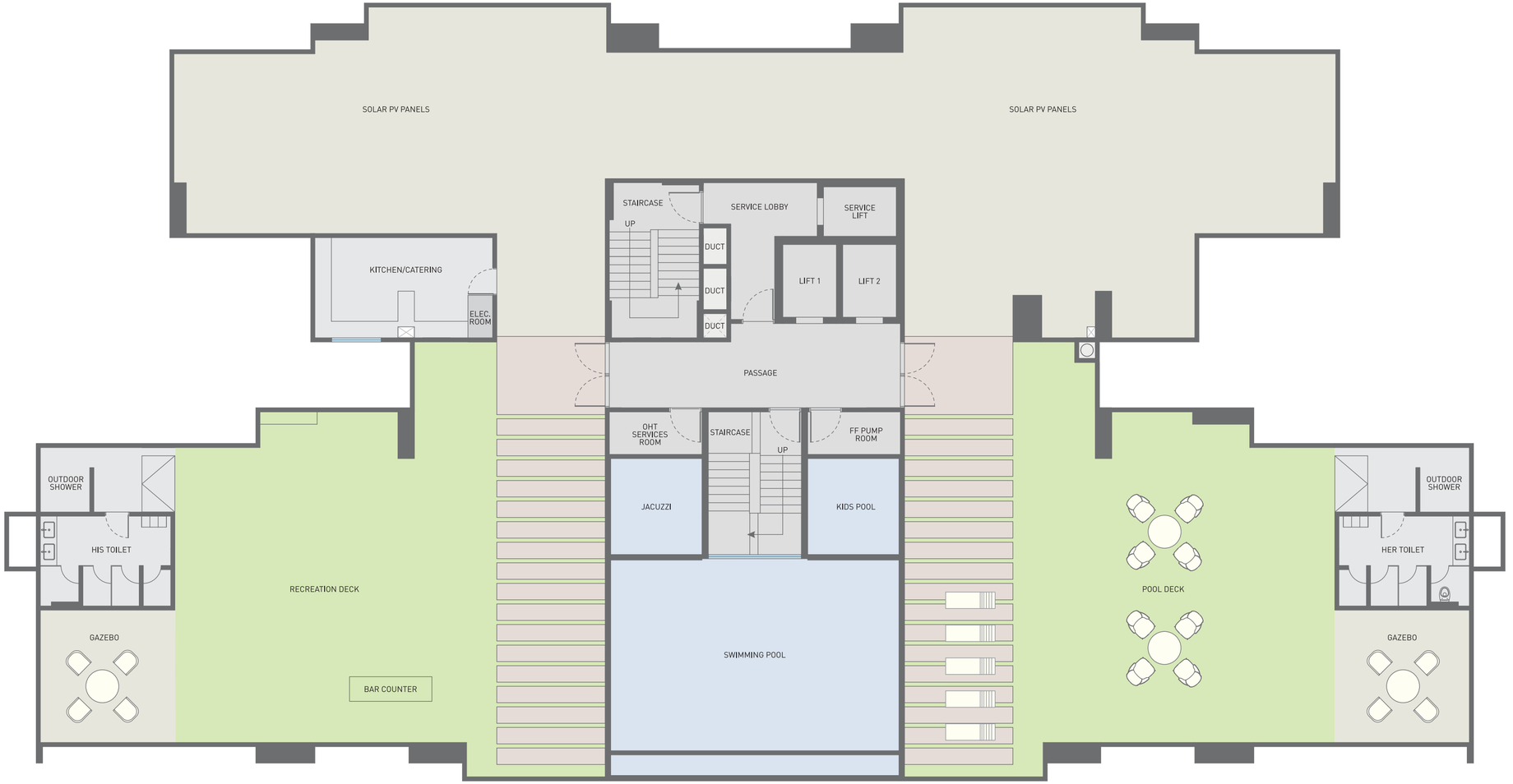
REFUGE FLOOR PLAN

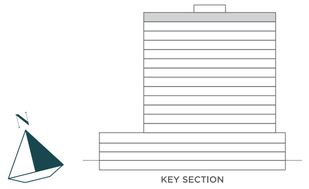
6TH, 10TH FLOORS





TERRACE


SOLAR PV PANELS
SOLAR PV PANELS
STAIRCASE
UP
SERVICE LOBBY
SERVICE LIFT
DUCT
DUCT
DUCT
LIFT 1
LIFT 2
KITCHEN/CATERING
ELEC. ROOM
PASSAGE
OHT SERVICES ROOM
STAIRCASE
UP
FF PUMP ROOM
OUTDOOR SHOWER
HIS TOILET
JACUZZI
KIDS POOL
RECREATION DECK
POOL DECK
OUTDOOR SHOWER
HER TOILET
GAZEBO
SWIMMING POOL
BAR COUNTER
GAZEBO


KEY SECTION

Emerald

KINGSVILLA APARTMENT SIZES

Type	Size (On even floor)	Size (On odd floor)
3 BHK	Carpet Area: 1767 sq.ft Built-up Area: 1964 sq.ft Super Built-up Area: 2847 sq.ft	Carpet Area: 1767 sq.ft Built-up Area: 1964 sq.ft Super Built-up Area: 2847 sq.ft
4 BHK	Carpet Area: 2310 sq.ft Built-up Area: 2567 sq.ft Super Built-up Area: 3722 sq.ft	Carpet Area: 2391 sq.ft Built-up Area: 2657 sq.ft Super Built-up Area: 3852 sq.ft



SCAN FOR LOCATION

KEY DISTANCE

RETAIL		
Treasure Island Mall	5.0 km	15 Mins
Phoenix Citadel Mall	6.4 km	16 Mins
C-21	07 km	20 Mins
SCHOOLS		
Agarwal Public School	01 km	05 Mins
Daly College	3.2 km	10 Mins
Shishukunj School (Jhalariya)	08 km	15 Mins
EDUCATIONAL INSTITUTE		
Mahatma Gandhi College	3.6 km	15 Mins
GSITS	6.4 km	20 Mins
IIM	22 km	35 Mins
IIT	25 km	45 Mins
HEALTHCARE		
Akash Hospital	01 km	05 Mins
Vishesh Jupiter	05 km	10 Mins
Bombay Hospital	06 km	15 Mins
HOTELS		
Essentia	1.5 km	05 Mins
Radisson	6.7 km	18 Mins
Sayaji	7.3 km	19 Mins
RESIDENTIAL BUILDING		
Dilpasand Greens		01 Min
Anand 1	900 m	03 Mins
ELECTRONICS APPLIANCES SHOWROOM		
Lotus	900 m	03 Mins
Croma	1.4 km	05 Mins
CONNECTIVITY		
Railway Station Distance	05 km	15 Mins
Airport Distance	12 km	40 Mins

UPCOMING DISTRICT COURT
UPCOMING METRO

AMENITIES



LUXURIOUS LOBBY



BANQUET HALL



GYMNASIUM



RECREATION DECK



CHILDREN'S PLAY AREA



QUIET ZONE/ MEDITATION AREA



LANDSCAPE AREA



AMPHITHEATRE



BADMINTON COURT



JACUZZI



POOL DECK



OUTDOOR SHOWER AREA



SWIMMING POOL



KIDS POOL



GAZEBO

BUILDING FACTS



SECURITY

- Power Backup for Common Areas
- CCTV in all Common Areas
- Boom Barriers at all Entry/Exit Gates
- Master/Living Room Door with Digital Lock
- Mygate App or Equivalent Security System



ELECTRICAL

- Adequate Light Points and AC Points in all Rooms
- Geyser Points in all Bathrooms
- Modular Switchboard +Switches (Havells, Schnieder, Legrand or Equivalent Make)
- Wire-Polycab/RR Cable or Equivalent



FIRE

- Sprinkler System as per NBC Guidelines



2 PASSENGER LIFT + 1 SERVICE LIFT



CAR PARKING



IGBC CERTIFICATION



SOLAR PV PANELS

SPECIFICATIONS

IGBC CERTIFIED PROJECT (APPLIED FOR)

FLOORING



- **LIVING ROOM** - Imported Marble Flooring
- **BALCONY** - Vitrified Tiles
- **MASTER BEDROOM** - Imported Marble Flooring
- **OTHER BEDROOMS** - Imported Marble Flooring
- **MASTER BATHROOM** - Imported Marble Flooring
- **OTHER BATHROOM** - Imported Marble Flooring
- **KITCHEN** - Vitrified Tiles
- **DRY BALCONY** - Vitrified Tiles
- **STAFF ROOM** - Vitrified Tiles
- **STAFF TOILETS** - Vitrified Tiles

CEILING



- **LIVING ROOM** - Gypsum Punning/POP
- **BALCONY** - PVC False Ceiling
- **MASTER BEDROOM** - Gypsum Punning
- **OTHER BEDROOMS** - Gypsum Punning/POP
- **MASTER BATHROOM** - Grid Ceiling with Gypsum Tiles
- **OTHER BATHROOM** - Grid Ceiling with Gypsum Tiles
- **STAFF ROOM** - Grid Ceiling with Gypsum Tiles
- **STAFF TOILETS** - Grid Ceiling with Gypsum Tiles
- **KITCHEN** - Gypsum Punning/POP
- **DRY BALCONY** - Gypsum Punning

WALL FINISHES



- **LIVING ROOM** - Internal Plaster with Luster Paint
- **BALCONY** - Apex Ultima Paint or Equivalent
- **MASTER BEDROOM** - Internal Plaster with Luster Paint
- **KITCHEN** - Internal Plaster with Luster Paint
- **DRY BALCONY** - Vitrified Tiles Dado
- **OTHER BEDROOMS** - Internal Plaster with Luster Paint
- **MASTER BATHROOM** - Imported Marble Dado
- **OTHER BATHROOM** - Imported Marble Dado
- **STAFF ROOM** - Internal Plaster with Luster Paint
- **STAFF TOILETS** - Vitrified Tiles Dado

WINDOWS



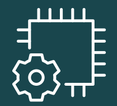
- **BALCONY/SIT-OUT** - UPVC Sliding Glass Door
- **BATHROOM** - UPVC Openable Window with Frosted Glass
- **MASTER BEDROOM** - UPVC Sliding Glass Door
- **OTHER BEDROOMS** - UPVC Sliding Glass Door

DOORS



- **LIVING ROOM** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **MASTER BEDROOM** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **OTHER BEDROOMS** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **KITCHEN** - External Door: UPVC Door with Frosted Glass
- **STAFF ROOM** - Laminate Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **MASTER BATHROOM** - Flushed Door with Veneer Finish from Outside and Laminate Finish from Inside with Hafele/Yale or Equivalent Brand Handles and Hardware
- **OTHER BATHROOMS** - Flushed Door with Veneer Finish from Outside and Laminate Finish from Inside with Hafele/Yale or Equivalent Brand Handles and Hardware
- **STAFF TOILETS** - Laminate Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware

OTHERS



- **KITCHEN** - Quartz Stone Counter Top and Quartz Stone Dado Upto 600mm with Stainless Steel Sink
- **BALCONY** - Glass Railing
- **MASTER BATHROOM** - Toto/Kohler/Grohe or Equivalent Sanitary Fittings
- **OTHER BATHROOM** - Toto/Kohler/Grohe or Equivalent Sanitary Fittings
- **DRY BALCONY MORI** - Mori with Granite Finish

CORE TEAM

PRITIKA MANJREKAR

Architectural Consultant
MOCO Design Studio

Founded in 2006 by Pritika Manjrekar and headquartered in Pune, Moco Design Studio has designed over 15 million sq.ft. of spaces. The firm specializes in core architectural design for residential, commercial and institutional architecture.

AMZED KHAN

RCC Pyramid Consultants

They are known for designing complicated and challenging structures with large spans, large cantilevers, flat slabs, and other structural challenges of complex architectural forms. Their work with international consultants and practices enables them to handle all types of design challenges.

AR. POORVA KESKAR

ENVIRONMENTAL
VK:e environmental LLP

VK:e environmental LLP have been Sustainability & Green Building consultants since 2009 with various green building projects across India. VK:e was awarded IGBC Green Champion Award 2019 for largest green building footprint in consultants category.

CHANDRA MOHAN

FAÇADE CONSULTANTS
Façade Technik

It's a partnership firm started in September 2007 having office in Bengaluru, completed more than 90 projects across pan India, having more than 30 years of experience in Façade Engineering.

VINAYAK SANE

ELECTRICAL
Abhiyanta Consulting

Abhiyanta is an electrical consulting organization with core expertise being design and engineering of the Electrical, Life Safety and Security System Design Consultancy along with the ICT (Information & Communication) systems.

NILESH GANDHI

PLUMBING & FIRE
ACE Consultant

ACE Consultants has been in the field of Engineering Consultancy for PHE & FP since 2002 with both, domestic and multinational clients. The company adheres to all the national and international codes to provide customised services.

SWAPNIL SHENDE

HVACR Consulting
PRISMATIC
HVACR Consulting Engineers

M/s. Prismatic HVACR Consulting Engineers is founded and managed by Mr. Swapnil A. Shende, who has a total work experience of 15 years in HVACR design consultancy and advisory services. He is a Member of IEI, Chartered Engineer

ABOUT THE DEVELOPER

Emerald is a blooming Real Estate Developer in Central India, which aims at transforming the real estate landscape of Indore and other prominent cities by curating, executing, and delivering state-of-the-art, beautifully designed, and thoroughly engineered real estate projects across the spectrum of residential apartments, residential plotting, retail & office spaces.

At Emerald, we have a committed team of highly qualified and experienced engineers, architects, land acquisition experts, legal & compliance experts, among other support team members who share a common vision of creating marquee projects designed at par with international standards, with quality construction which is legally compliant because they collectively seek the customers' joy and a lifetime of peace while residing or working at Emerald's projects.

FOUNDER AND CEO

TAPAN AGARWAL

Mr. Tapan Agarwal is a postgraduate in Business Administration from Indian School of Business, Hyderabad and has a Bachelors of Technology in Industrial Engineering & Management from Ramaiah Institute of Technology, Bangalore with formal education in Experimental Psychology and Politics & International Relations from the University of Oxford, England. He is the brainchild behind Emerald Developers and is passionate towards architecture. Tapan aims to build a national real estate brand based out of Indore, which is synonymous with trust and the long term peace of its users.

-PROJECT BY-

Emerald

Crafting Imagination Into Realty

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MP RERA : P-IND-24-4973

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