



REGAL OAK

Luxurious

2BHK & 3BHK Apartments

Premium | Perfection | Luxury Living

A New Way of Luxury Living



APPROVED



RERA No.: P02500008750



REGAL OAK

at

SAIDABAD

A PERFECT ADDRESS
FOR ELEVATED LIVING

WALK INTO A HOME INSPIRED BY LUXURY
5.04 ACRES | 4 TOWERS | 70% OPENSOURCE
2 & 3 BHK | EAST & WEST FACING |
MODERN CLUBHOUSE





PROJECT HIGHLIGHTS

Grand Entrance

5 Acres 4 Guntas Land

4 Towers

Vaastu Compliant

GHMC Approved Project

24 Hrs Security with CC Cameras

100% power backup

Solar Fencing System

Fully Loaded Club House

Elegant Designer Landscape

Vibrant Community Apartments

Premium Specifications with

Branded Fixtures







ROYAL OAK CLUBHOUSE:
STATE OF THE ART CLUBHOUSE PACKED
WITH THE BEST OF AMENITIES

Amenities

HEALTH CLINIC AND PHARMACY
SUPER MARKET
UNISEX SALOON
OFFICE AREA (MEETING
ROOMS)
LIBRARY
SENIOR CITIZEN LOUNGE

YOGA/AEROBICS
GYM
INDOOR GAMES KIDS
INDOOR GAMES ADULTS
MULTIPURPOSE HALL – 3NOS
GUEST ROOMS-14
SQUASH COURT

BADMINTON COURT
CRICKET NETS
TENNIS COURT
TEMPLE
SWIMMING POOL
JOGGING TRACK
OUTDOOR KIDS PLAY AREA



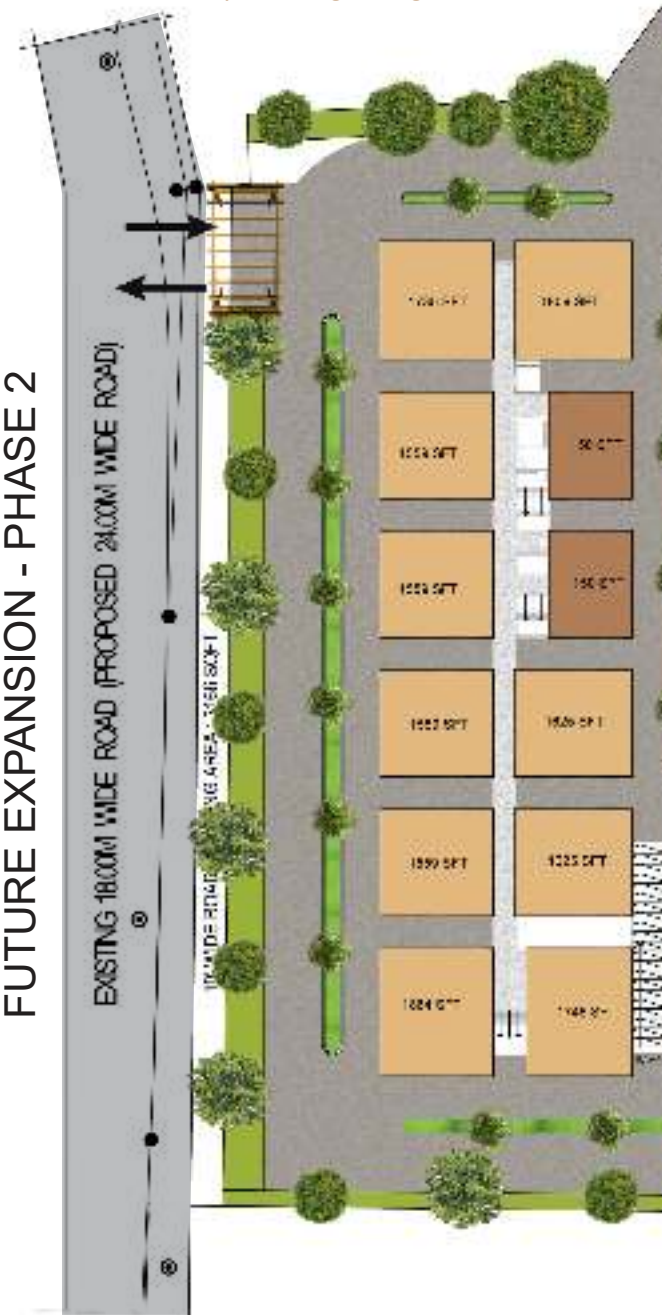




AGREED SPECIFICATIONS

Fire Fighting:	Firefighting equipment's as per standard Government norms for high rise buildings.
Drainage:	PVC sanitary piping of Sudhakar/Nandi
Water Supply:	CPVC /UPVC Of Ashirvad / Astral, Drinking water supply directly to Kitchen, daily use water in kitchen toilets, utility etc.,
Generators:	Emergency power supply for common areas and services. Connection for one fan point and one light point in all bedrooms, drawing, dining and one light point in toilets and kitchen, plug point for television and fridge of Kirloskar /Cummins/Sterling/CAT.
Lifts:	Two no's of high speed automatic ten passenger lifts and one16 passengers lift with ARD rescue device with V3F for energy efficiency of Schindler/OTIS/Kone.
Internet:	CAT5 cable connection for Internet in flat to be connected by service provider.
CableTV:	Multichannel viewing facility through cable networking in flat to be connected by service provider.
Telecom:	Telephone points in flats to be connected by service provider.
Electrical:	Concealed copper wiring for power outlets, Circuit breakers(MCB), Switches of Anchor/ Legrand, provision for AC points in all bedrooms.
Toilets:	Semi Pedestrian wash basin. All C.P. fittings & porcelain ware of American Standard / Kohler / Jaguar. Provision for geysers in all toilets.
Kitchen:	Provision for fixing of Aqua-guard and provision for exhaust fan and chimney, dadoing with glazed ceramic tiles upto 2,6" height above kitchen platform.
Painting	
External:	Texture/ Exterior emulsion paint of Asian /ICI or equivalent make as per the elevation
Internal:	Smooth finish with luppum, 2 coat of plastic emulsion paint of Asian/ICI/Nerolac or equivalent over a coat of primer.
Tiles Cladding & Dadoing	
Utility:	Glazed ceramic tiles dado upto3'0"height above flooring
Bathroom:	Glazed ceramic tiles dado up to Lintel height of Nitco / Qutone /Kohinoor/Jhonson.
Flooring:	Master Bedroom, Living, Dining, Kitchen & Bedrooms: Vitrified tiles 600x600mm with skirting of Nitco / Qutone/Kohinoor/Jhonson.
Bathrooms:	Anti-skid ceramic tiles for flooring
Corridors:	Vitrified tiles /Granite flooring as per Architect.
Staircase:	Landing with Vitrified and Granite and steps with Granite as per design.
Lift Lobby:	Flooring and cladding with combination of Vitrified and Granite as per design.
Wood Work:	Main/Internal Door: M.Teakwood frame and flushed door with lamination.
Windows:	UPVC with Float Glass along with provision for mosquito mesh of Aparna /Dhabaria with safety grills.
Framed Structure:	RCC framed structures to withstand wind and seismic loads
Super Structures:	Brick masonry with first class molded AAC blocks
Plastering:	Internal & external double coat plastering / Gypsum with sponge finish
Walls:	9"thick for External wall and 4 1/2" thick for internal walls with Red Bricks.

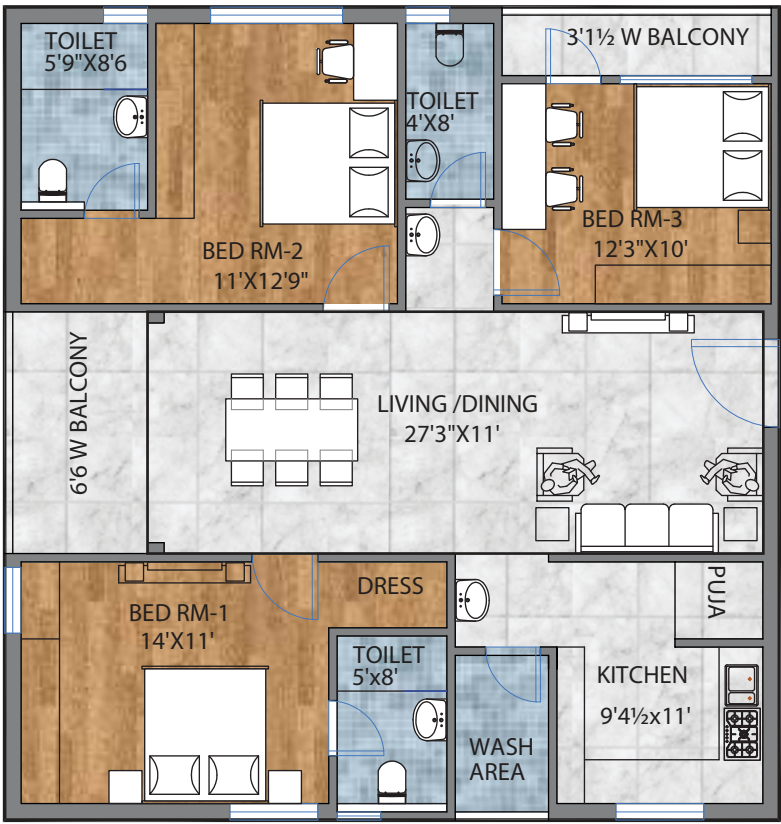
FUTURE EXPANSION - PHASE 2



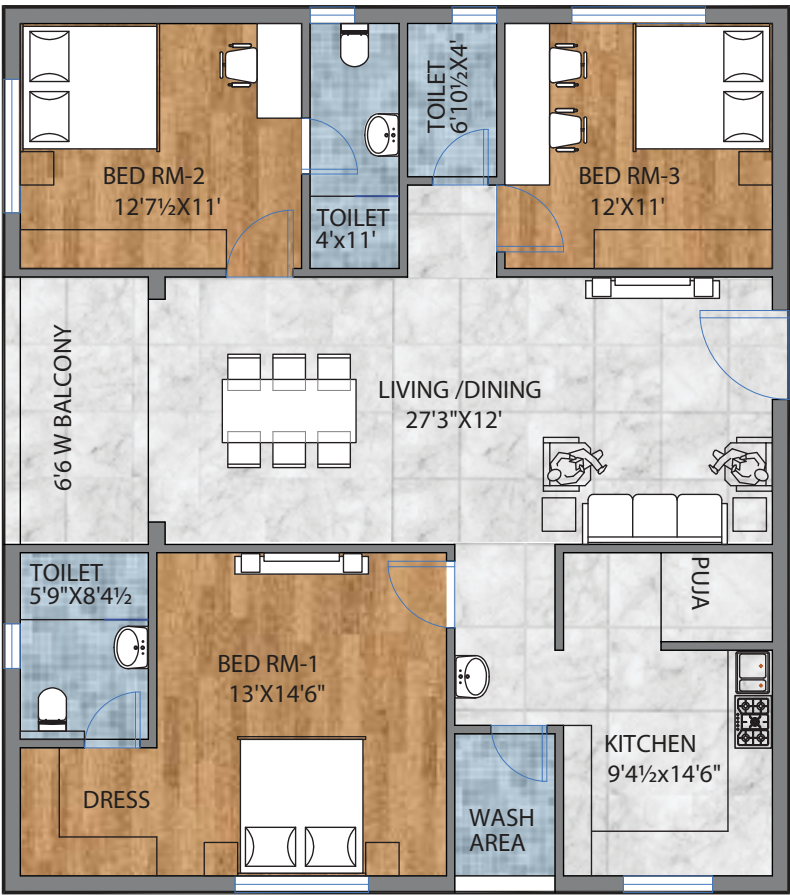
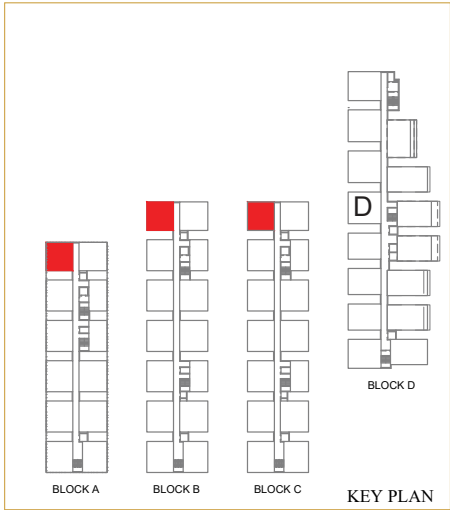


EXISTING MAIN ROAD, PROPOSED NEW MAIN ROAD

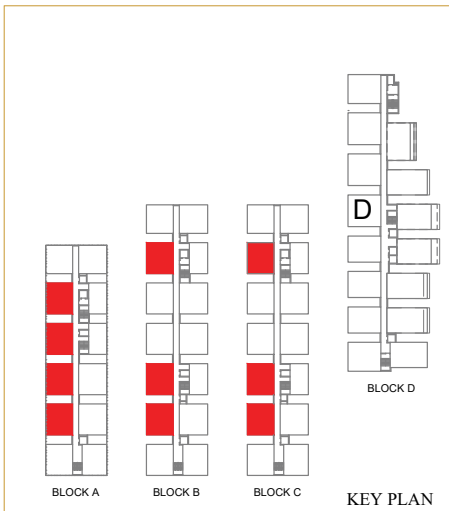
TYPICAL FLOOR PLAN

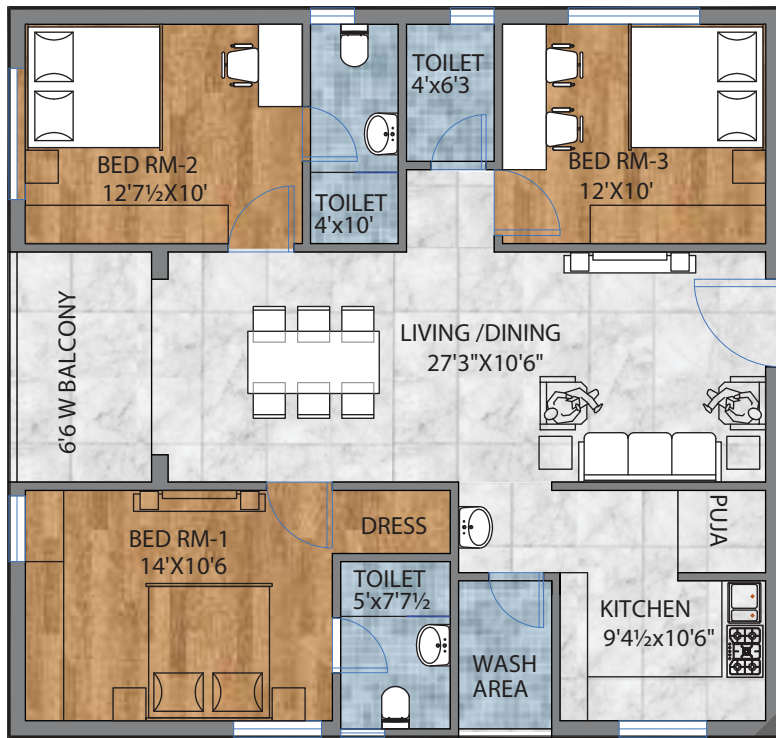


1735 SFT
3 BHK (E)

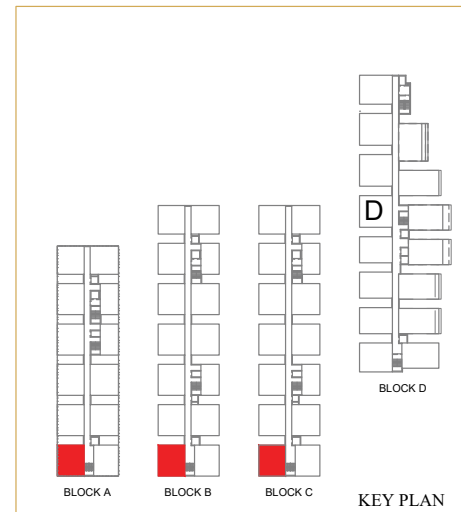


1559 SFT
3 BHK (E)





1864 SFT 3 BHK (E)

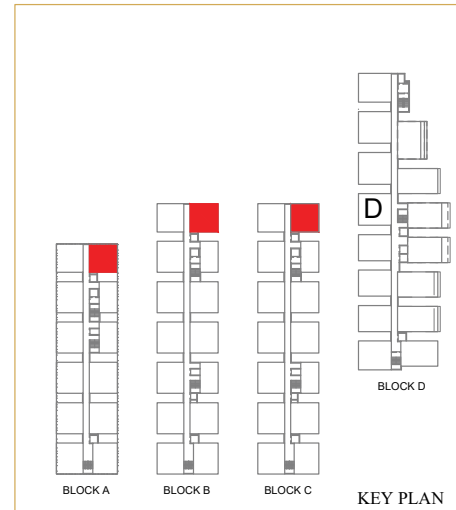


1	MASTER BEDROOM -13'X14'6"
2	UTILITY -4'6" WIDE
3	KITCHEN -9'4 1/2'x14'6"
4	PUJA -5'X4'
5	LIVING /DINING -27'3"X12'
6	BEDROOM -12'X11'
7	BEDROOM -12'7 1/2'X11'
8	BALCONY -6'6"WIDE

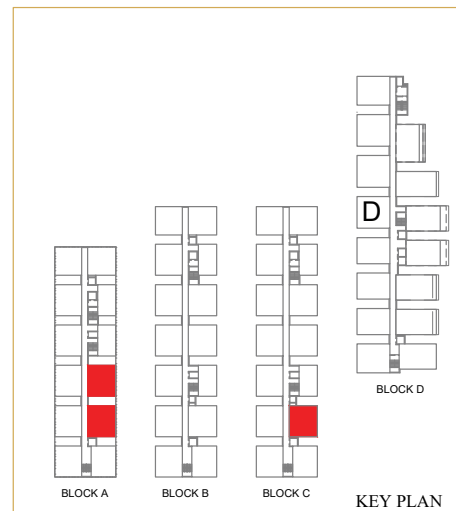
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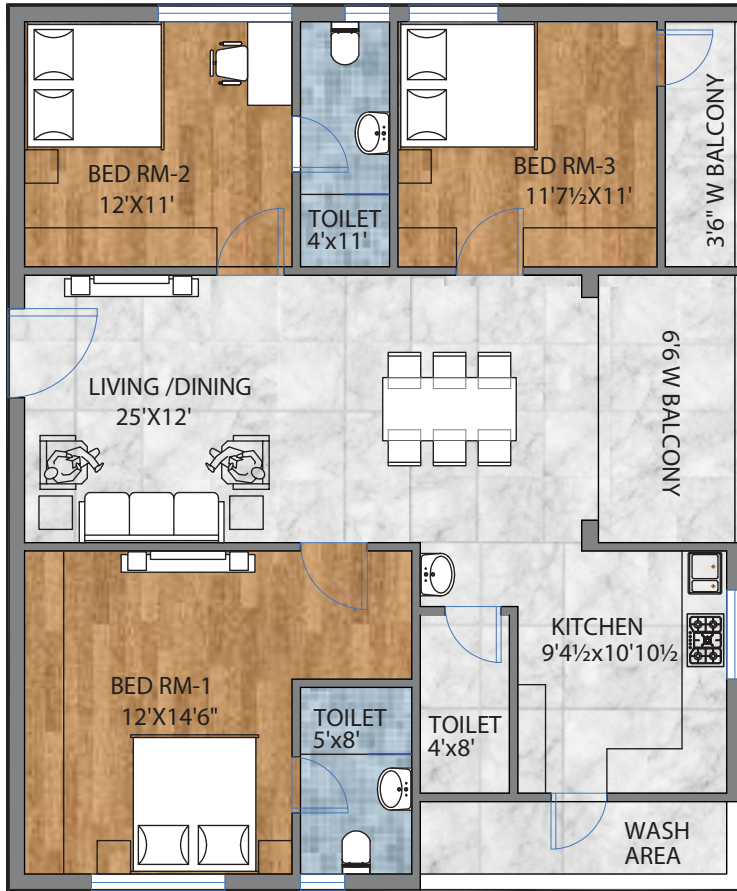


1809 SFT
3 BHK (W)

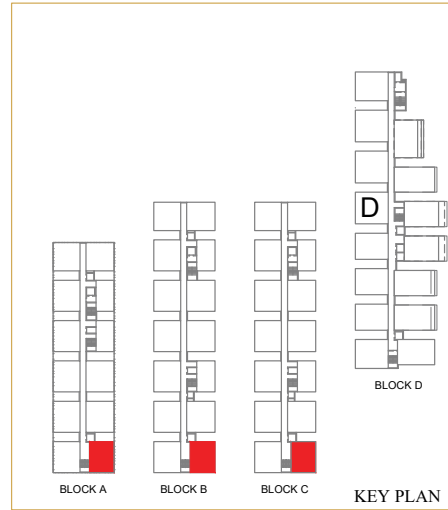


1625 SFT
3 BHK (W)



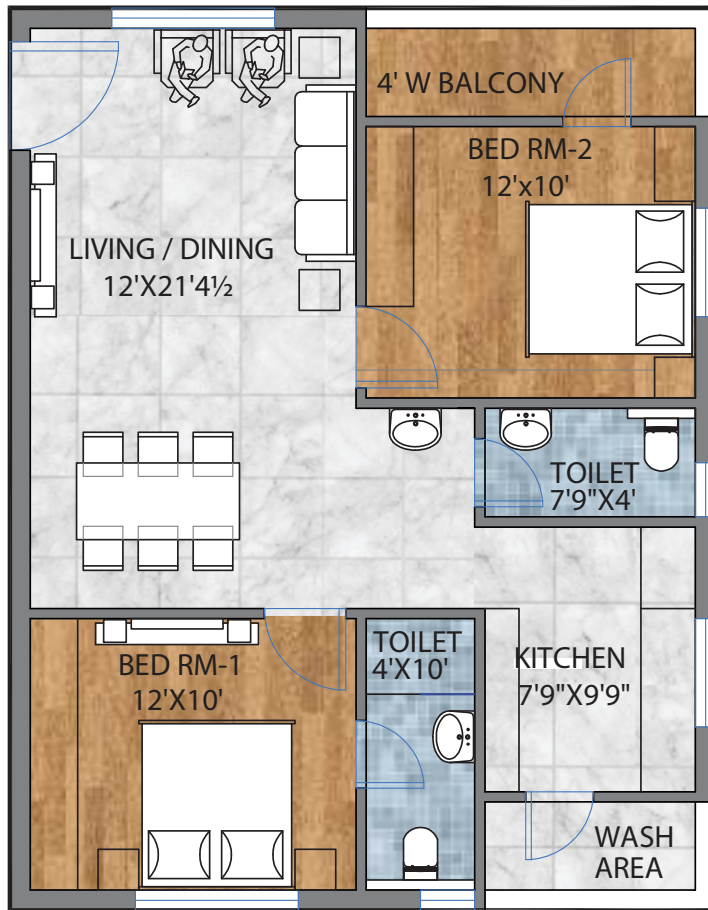


1745 SFT 3 BHK (W)

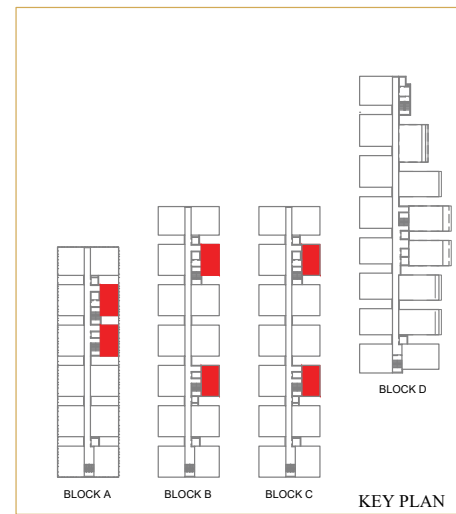


1	MASTER BEDROOM - 12'x14'6"
2	UTILITY - 4'3" WIDE
3	KITCHEN - 9'4 1/2'x10'10 1/2"
4	PULL - 4'x10'
5	BEDROOM - 12'x11'
6	BEDROOM - 11'7 1/2'x11'
7	BALCONY - 3'1 1/2' WIDE
8	BEDROOM - 11'6" x 12'9"
9	LIVING / DINING - 25'9" x 11'

TYPICAL FLOOR PLAN



1150 SFT
2 BHK (W)





CSK REALTORS LTD



BEST IN CLASS AMENITIES



A.C
Gymnasium



A.C Indoor
Games



A.C Yoga
Hall



Kids TOT
Lot Zones



CCTV
Cameras



24/7 Security &
Surveillance



Service
Lift



3High Speed
Passenger Lift



Boom
Barriers



EV Charging
Stations



100% Power
Backup



Treated
Water Supply



Solar
Fencing



Municipal
Drinking Water



Sewage
Treatment Plant



Multi-
Purpose Hall



Lawn with Garden
Tropical Trees



Lobby with false
ceiling and Lighting



Aestetically Designed
Compound Wall



Well designed LED
Street Lighting

*A Beautiful
Residential Apartments
in the
Heart of the City*



LOCATION PLAN (NOT TO SCALE)



WALK THRU
VIDEO SCANNER



📍 4.4km, 12 Mins
Drive LB Nagar Metro Station

📍 17km, 35 Mins
Drive Rajiv Gandhi International Airport

📍 9km, 15 min
Drive Hyderabad Railway Station

Location QR



📍 **Site Address:**
SINGARENI COLONY, SAIDABAD, HYDERABAD



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A Project by:

CSK REALTORS LTD.

Project Consultant:

ZAKI & ASSOCIATES
Himayatnagar, Hyderabad.

Contact:

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