



Abode At Nature's Affluence

Introducing you to a life you've aspired for in the blooms of nature, Architected to create living spaces that are invigorating, inspiring & comforting. You have lived your version of lavish life ; Now experience the real deal at " *Royal Villas* " with an edge over the rest & centrally located in the heart of Bhopal. Royal Villas is the modern residential luxury landmark in the making. This premium project by Kalash Realcon is adorned with every necessary convenience of the city life. Tastefully stylish & luxurious Duplex township, with distinctive specifications, convenient, proximity of institutions & entertainment hubs, lush green corners & an exhaustive list of amenities, Royal Villas is your royalty realised.



*Live Life with a peace of mind
cocooned with a world of luxury.*



KALASH®

Symbol of Happiness...! ●●●●●



Kalash - Where happiness begins & beholds

A Stunning spread of contemporary architecture greets you as you move in. Every Villa showcases minimalistic designs & fluid spaces that leads a wonderful airy feeling of a securely gated complex, while sculpted gardens, Cobbled pathways dot the landscape at the junctures elevating your lifestyle to an entirely new level & doing the same to the aspirations of the world around.

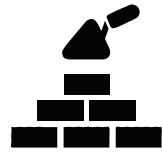


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Specifications



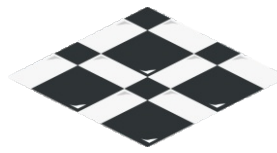
STRUCTURE

Safe & Sound | **Q**uality controlled RCC frame structure with best material components
Earthquake resistant design



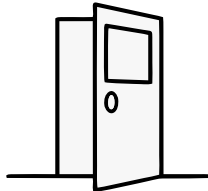
PLASTER WORK

Double coat plaster on external walls.
Single coat plaster on inside area



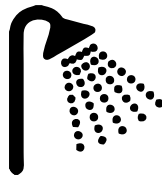
FLOORING & WALL

Tiling - vitrified Tiles flooring having greater strength in the entire area.
Easily maintainable & modern designer tile concept up to 7' heights in bathrooms.



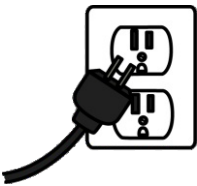
DOORS & WINDOWS

Decorative main door with wooden frame & safety locks | All internal doors with wooden frame & flush shutter doors | Good quality S.S finished hardware fittings | Powder coated three track aluminium windows with plain glass.



PLUMBING & SANITATION

Good quality designer sanitary ware for spotless & sparkling toilets | High quality plumbing fixtures | Corrosion free & leak proof CPVC/UPVC pipe & fittings (ISI) | SWR drainage system.



ELECTRICAL WORK

3- PHASE Concealed & fire resistant right gauge wiring of ISI copper wire .
Distribution board MCB | **ISI** mark modular electrical accessories | **A**mple electrical points in all areas. | **L**andline phone conduit | **C**able TV wiring conduit | **S**eparate line for inverter connection | **P**rovision of A.C points in master bedroom.



PAINTING

Long lasting & weather resistant acrylic paint of standard make to all external walls.
All internal walls with white cement based putty finish with OBD.



KITCHEN

Black graphite platform ceramic tiles dado upto 2' height | **S**tainless steel sink in Kitchen
Aqua guard point | **C**onnection for washing machine in wash area.



LOBBY

All lobbies, staircase & corridors in soothing granite stone with S.S railing.

Club House



Club Houses are a great way to socialize. Since these clubhouses provide a common area to gather & engage in activities, it often brings people together.

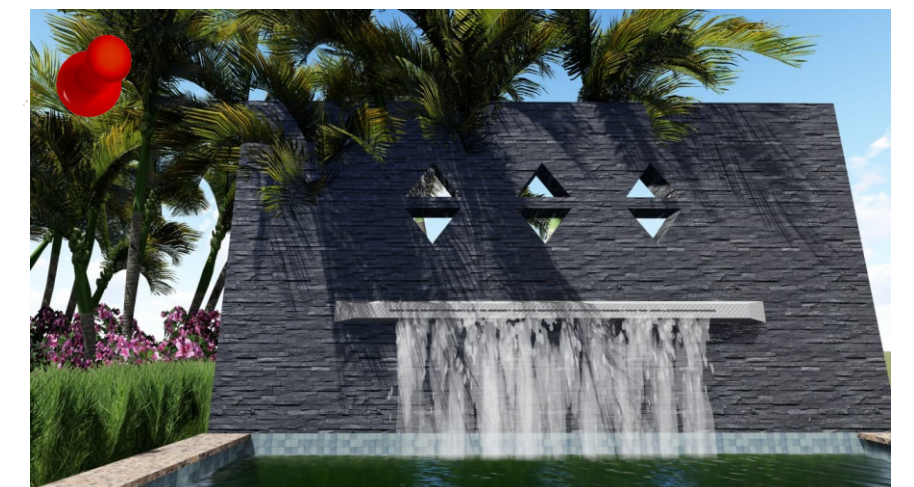


Swimming Pool

A crystal-clear outdoor pool to dip on a hot summer afternoon to relax.

Fitness Centres

Activities like Yoga at Club houses for fitness Enthusiasts.



TYPE - A

1000 sq ft.



Floor Plans

Ground Floor Plan

Lawn	11'2"*10'0"
Porch	10'2"*14'0"
Drawing Area	10'6"*13'6"
Dinning Area	13'2"*12'2"
Bedroom	10'6"*14'6"
Kitchen	9'10"*9'6"
Backyard	10'2"*5'0"
Toilet	7'2"*5'4"
Half Toilet	5'6"*3"

First Floor Plan

Bedroom	10'2"*10'6"
Bedroom	10'2"*14'6"
Living Area	13'6"*12'2"
Toilet	6'10"*5'4"
Toilet	6'10"*6'0"
Bedroom	10'6"*13'6"
Terrace	9'10"*9'0"

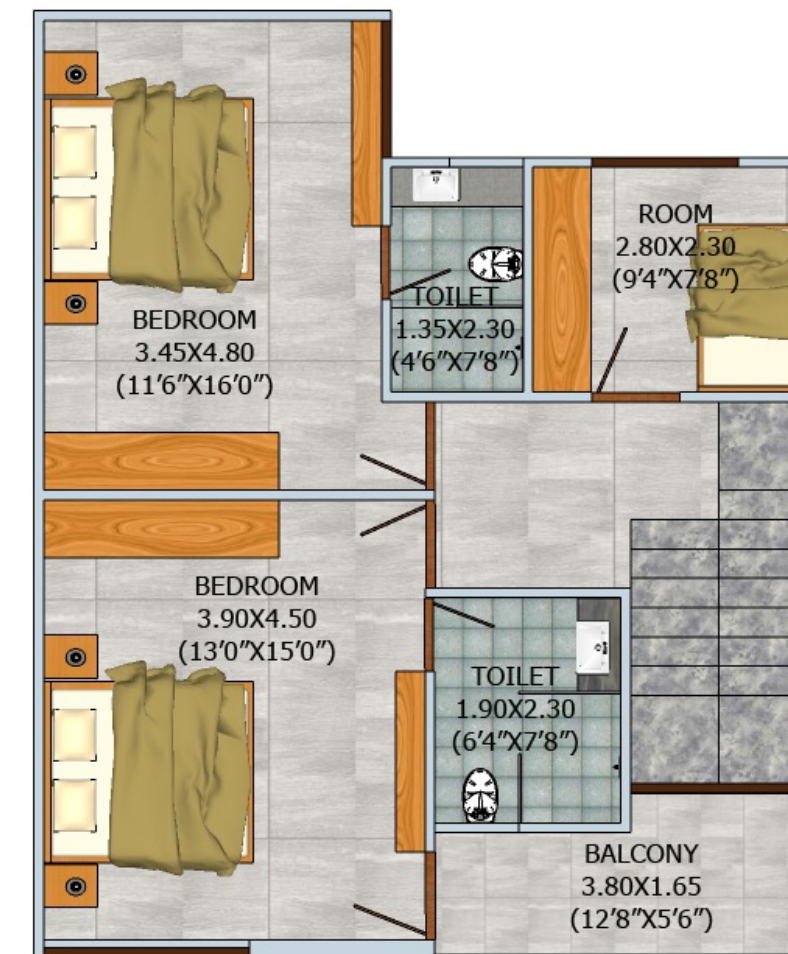


FIRST FLOOR PLAN

Unit : 1-13, 46-49

TYPE - B

1000 sq ft.



FIRST FLOOR PLAN

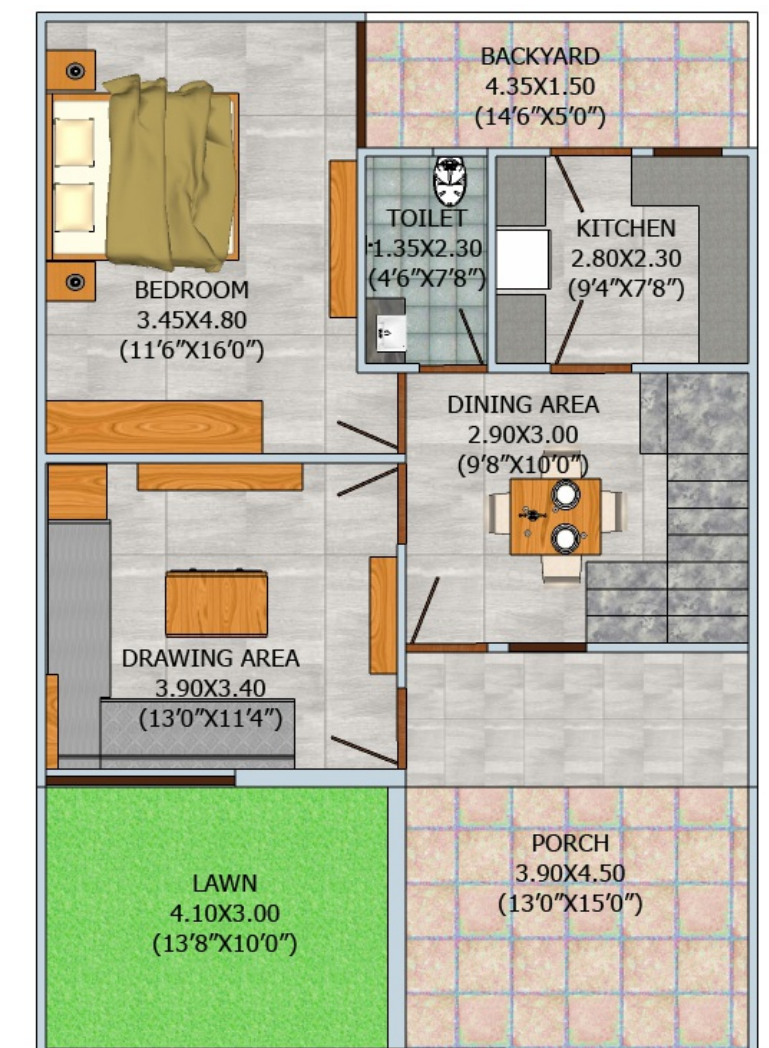
Floor Plans

Ground Floor Plan

Lawn	13'8"*10'0"
Porch	13'0"*15'0"
Drawing Area	13'0"*11'4"
Dining Area	9'8"*10'0"
Bedroom	11'6"*16'0"
Kitchen	9'4"*7'8"
Backyard	14'6"*5'0"
Toilet	4'6"*7'8"

First Floor Plan

Bedroom	11'6"*16'0"
Study Room	9'4"*7'8"
Toilet	4'6"*7'8"
Toilet	6'4"*7'8"
Bedroom	13'2"*15'0"
Balcony	12'8"*5'6"

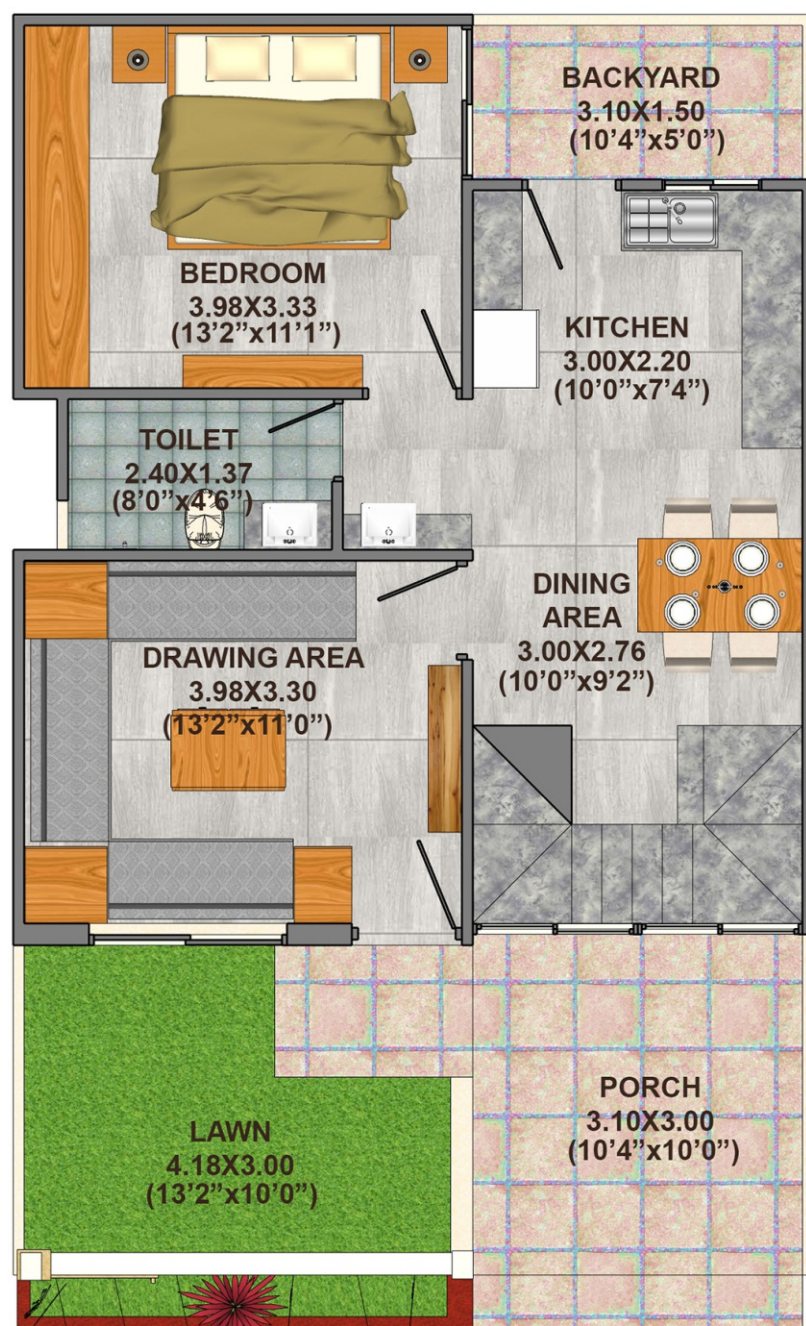


GROUND FLOOR PLAN

Unit : 28-39

TYPE - C

900 sq ft.

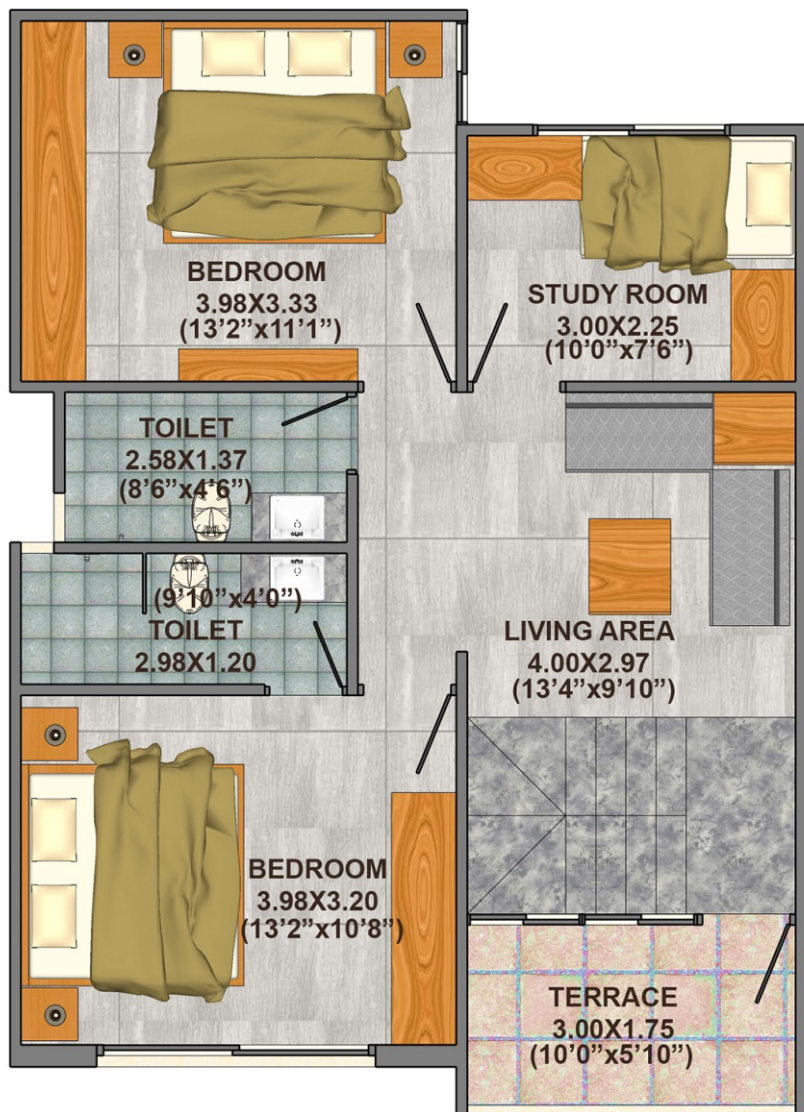


Ground Floor Plan

Lawn	13'2"X10'0"
Porch	10'4"X10'0"
Drawing Area	13'2"X11'0"
Dining Area	10'0"X9'2"
Bedroom	13'2"X11'1"
Kitchen	10'0"X7'4"
Backyard	10'4"X5'0"
Toilet	8'0"X4'6"

First Floor Plan

Bedroom	13'2"X11'1"
Study Room	10'0"X7'6"
Living Area	13'4"X9'10"
Toilet	8'6"X4'6"
Toilet	9'10"X4'0"
Bedroom	13'2"X10'8"
Terrace	10'0"X5'10"

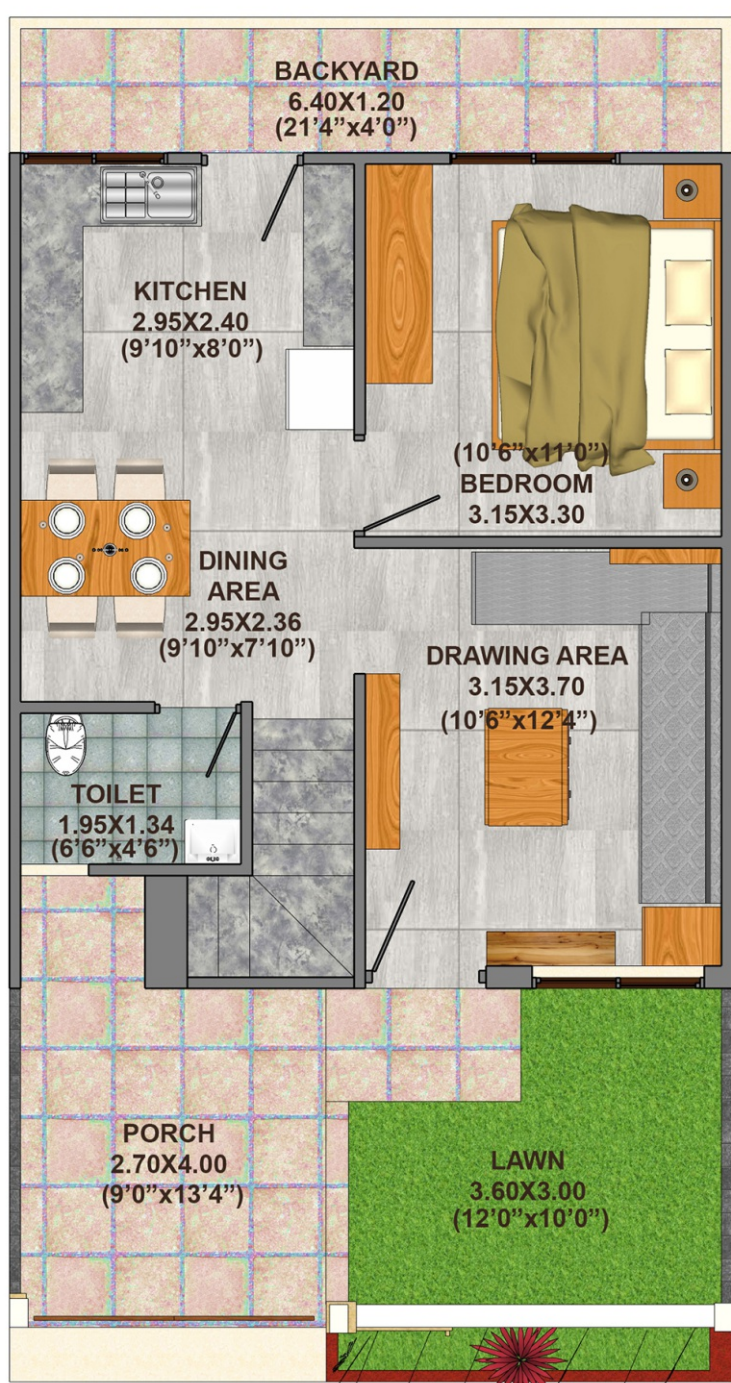


FIRST FLOOR PLAN

Unit : 55-59

TYPE - D

800 sq ft.

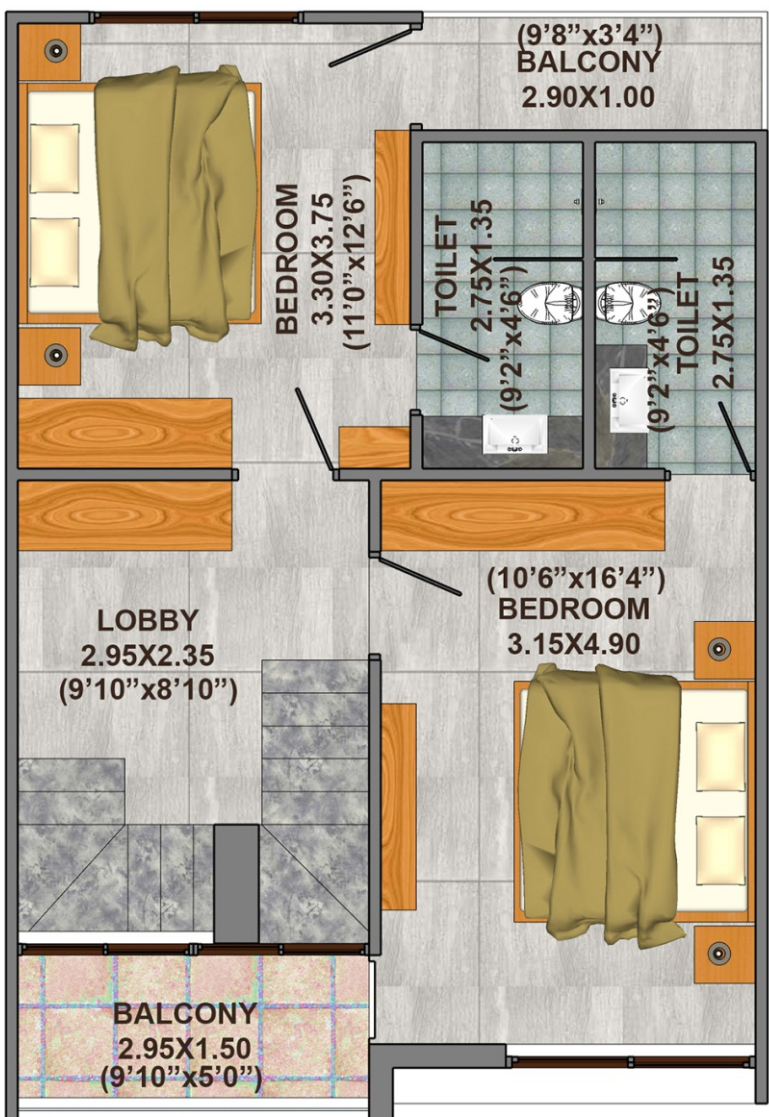


Ground Floor Plan

Lawn	12'0"X10'0"
Porch	9'0"X13'4"
Drawing Area	10'6"X12'4"
Dinning Area	9'10"X7'10"
Bedroom	10'6"X11'0"
Kitchen	9'10"X8'0"
Backyard	21'4"X4'0"
Toilet	6'6"X4'6"

First Floor Plan

Bedroom	11'0"X12'6"
Toilet	9'2"X4'6"
Balcony	9'8"X3'4"
Bedroom	10'6"X16'4"
Toilet	9'2"X4'6"
Lobby	9'10"X8'10"
Balcony	9'10"X5'0"



FIRST FLOOR PLAN

Unit : 14-27, 40-45

Floor Plans

Floor Plans

PROPOSED 18.00M WIDE ROAD

PROPOSED 24.00m WIDE ROAD



FRONT PARK

SHOPS

H.N.18

TYPE-C
(6.40X11.60)

H.N.24

H.N.28

TYPE-C
(6.40X11.60)

H.N.39

H.N.14

TYPE-C
(6.40X11.60)

H.N.17

H.N.25
TYPE-C
(6.40X11.60)
H.N.27

CLUB
HOUSE

POOL

CENTRALPARK

7.50m WIDE ROAD

7.50m WIDE ROAD

7.50m WIDE ROAD

7.50m WIDE ROAD

7.50m WIDE ROAD

7.50m WIDE ROAD

7.50m WIDE ROAD

Mandir

H.N.01

TYPE-A
(6.40X14.51)

H.N.09

H.N.46
TYPE-A
(6.40X14.51)
H.N.49

H.N.50

TYPE-B
(7.28X12.78)

H.N.54

H.N.55
TYPE-D
(8.21X10.18)
H.N.59

H.N.60

H.N.61

L-01

LIG

L-04

L-05

EWS
(3.95X10.13)

L-10

PARK

PLOT DETAILS

S.NO	TYPE	SIZE	NOS	COLOUR
1.	TYPE A	6.40 M x 14.51 M	17	
2.	TYPE B	7.28 M X12.78 M	05	
3.	TYPE C	6.40 M X 11.60 M	20	
4.	TYPE D	8.21 M X 10.18 M	05	
5.	TYPE E	6.40 M X 11.60 M	12	
6.	PLOT - 60	5.42 M X 11.59 M	01	
7.	PLOT - 61	3.95 M X 11.43 M	01	
8.	LIG	3.95 M X 11.61 M	04	
9.	EWS	3.95 M X 10.13 M	06	



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