



# Royal Palms

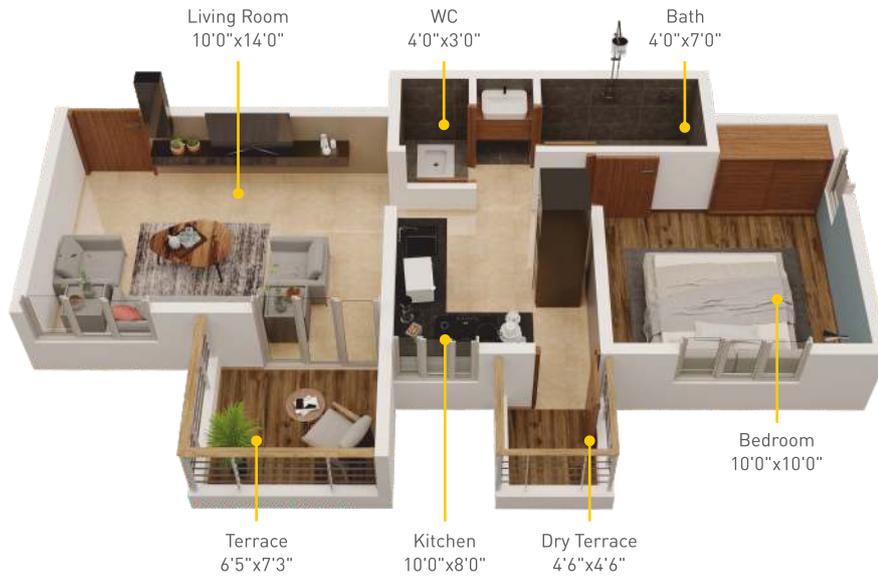
1 & 2 BHK Homes close to Nature

— Near Lekha Farm, Kiwale —

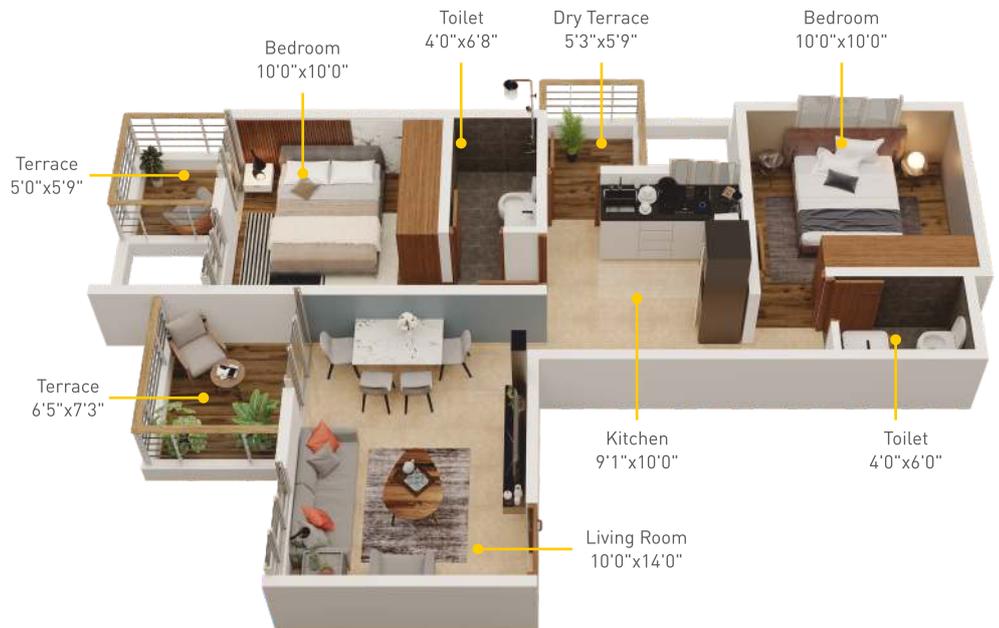
Discover the joy of  
living in nature

Project by -

**GT ASSOCIATES**



**1 BHK**  
612 Sq.Ft.  
Saleable Area



**2 BHK**  
845 Sq.Ft.  
Saleable Area

## Amenities

- Attractive main entrance gate with Security Cabin
- Well planned infrastructure
- Decorative compound wall
- Aesthetic building elevation
- Ample Car Parking
- Rain water harvesting
- Additional source of water as borewell
- Auto controller water pump system
- CCTV monitoring in common area of ground level
- Branded lift
- Generator back up for Lift and common area of building
- Letter box for each flat
- Notice board
- Name plate in lobby and main door
- Provision for washing machine in Dry Terrace
- Proper ventilation for each flat
- LED Lights in common areas

## Specifications

### Structure :

- Earthquake resistant IS Code complied RCC structure.
- High environmental performance enhancing natural light & ventilation.

### Masonry :

- 6" thick red brick work for external and internal walls.

### Plaster :

- Gypsum/POP finish for internal walls.
- Double coat sand finished plaster for external walls.

### Painting :

- Oil Bond Distemper in the entire flat.
- Semi acrylic weatherproof paint for all external walls.



#### **Doors :**

- For main & bedroom doors standard laminated doors with plywood laminated frames.
- GI folding powder coated french doors for terraces.
- Laminated flush doors with FRP coating with granite door frames for bath, toilet and dry terraces.

#### **Windows :**

- Standard sized windows for better air circulation & ventilation.
- Powder coated 3 track aluminum sliding windows with mosquito mesh with MS grills for safety and security.
- Marble/Granite window sill.

#### **Flooring :**

- 2' x 2' Vitrified tiles flooring of standard make in all the rooms.
- Anti-skid ceramic tiles for toilets, balconies & terraces.

#### **Kitchen :**

- Marble/Granite kitchen platform with stainless steel sink.
- Glazed tiles dado up to lintel level.
- Provisions for drinking / domestic water, aqua guard and water purifier.

#### **Plumbing :**

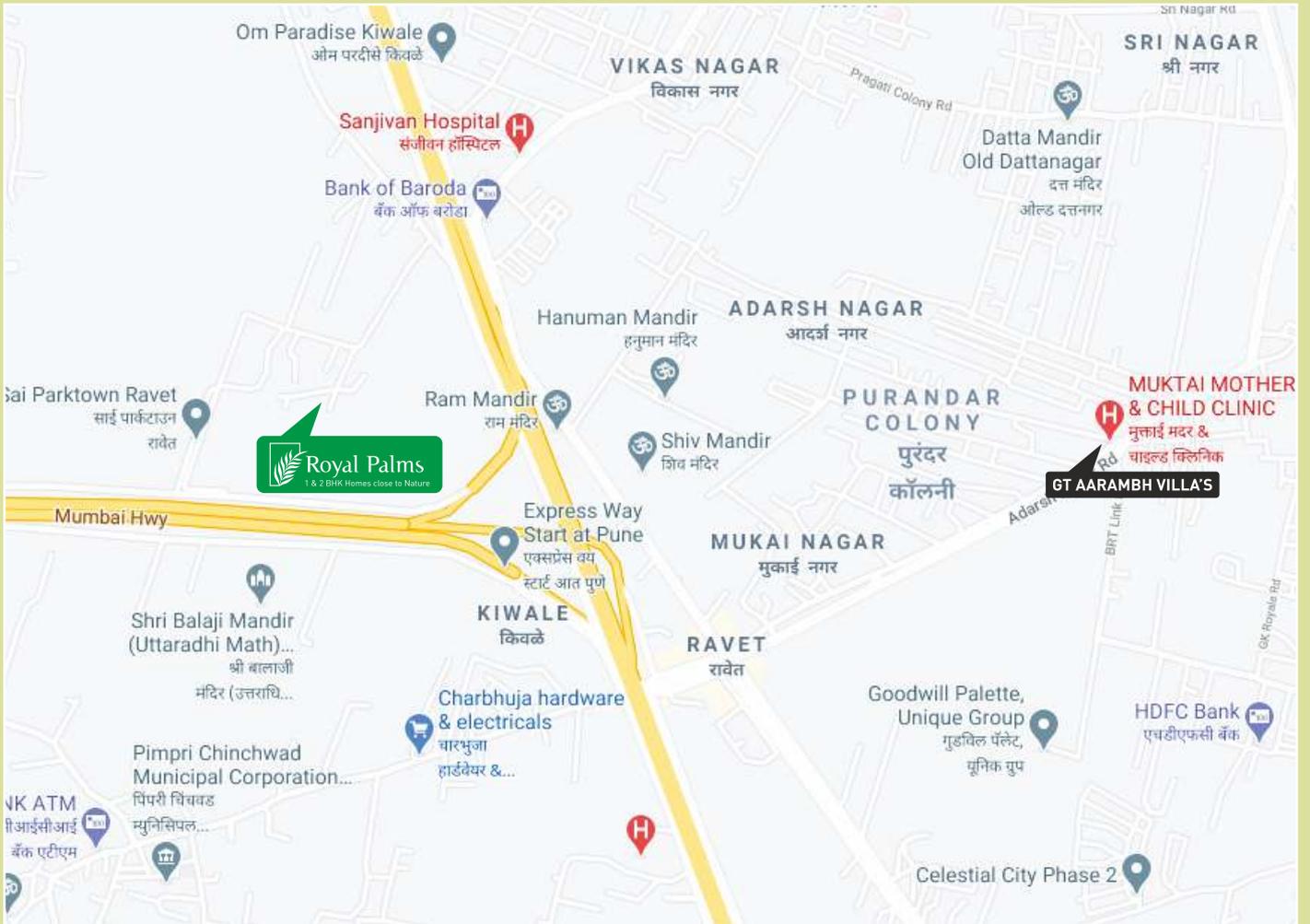
- Concealed plumbing with standard make sanitary wares.

#### **Electrification :**

- Concealed fire- resistant high quality copper wiring.
- Ample light points with branded modular switches.

## Location Advantage

Express / Bangalore Highway	WD	Shopping Mall	10 mins.
Mukai Chowk / BRTS	5 mins.	Hinjewadi IT Park	15 mins.
Symbiosis University	5 mins.	Dehu Road Rly Station	10 mins.
School / College	10 mins.	MCA Stadium	10 mins.
Multi-speciality Hospitals	10 mins.	Prati Shirdi, Shirgaon	15 mins.
Banks / ATM	10 mins.	Talegaon MIDC	30 mins.



### Credits :

Arhitect :  
Manthan Architects

R.C.C. Consultant :  
Ravindra Karnavat

Legal Advisor :  
Adv. Sunil Aware

Project by :



**Site Office :**  
Survey No. 4, Near Lekha Farm,  
Uttam Nagar, Kiwale,  
Pune - 412101. Maharashtra.



SCAN QR CODE  
FOR SITE LOCATION

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