



ROYAL SUITES

IN

skyline fresco

MEDICAL HUB, MANSAROVAR EXT., JAIPUR



SKYLINE BUILDSTATES PRIVATE LIMITED

Registered Address : Shop No. 01, Sunny Tower,
2nd Floor, Fruit Mandi, Johari Bazar, Jaipur, Rajasthan - 302003

SITE ADDRESS

"SKYLINE FRESCO" Khasra No. 226/1, 226/2, 226/247, 301/226,
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Disclaimer : This Brochure is not a legal document and only describes the developer's intended conceptual plan.
Specifications and details provided are tentative and may change at sole discretion of developer and/or architects.

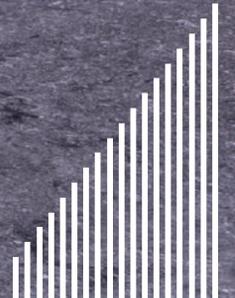
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QR Code
For Directions



concept & design by : nine media

SKYLINE FRESCO

WELCOMING YOU
TO EXPERIENCE
THE ENCHANTING
Grandeur





ALLURING LUXURY

NOW YOURS FOR LIFETIME



ROYAL ABODES

ONLY FOR THE PRIVILEGED

Luxurious Studios & 1 BHK

3 Layer Clubhouse

Fully Furnished

Ultra Lavish Interiors

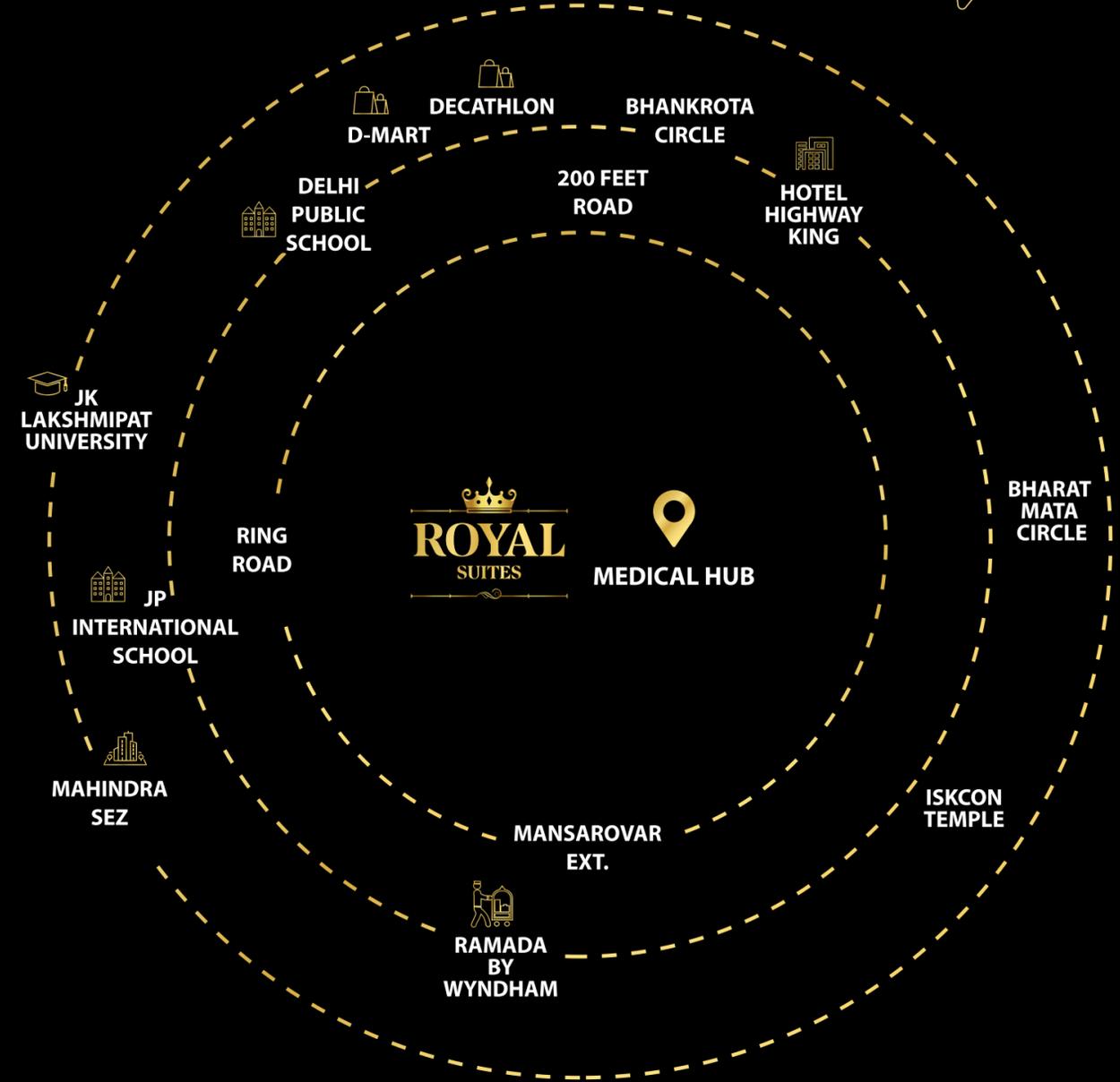
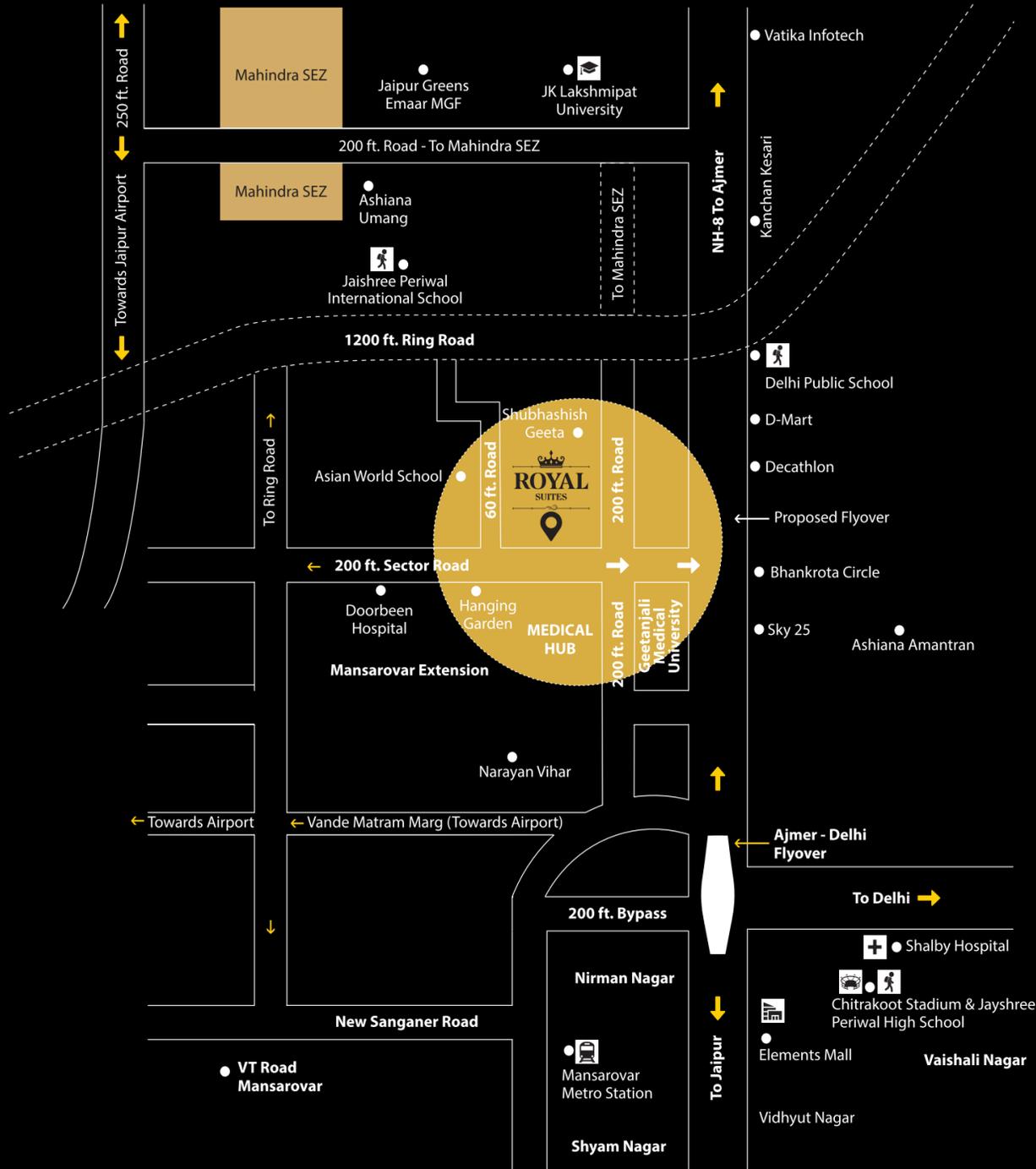
Business Centre

SKYLINE FRESCO Presents Royal Suites, A Fusion of Next Generation Innovation With World-Class Luxury, Comforts & Value. It offers you a fully-furnished premium apartment with abundant space & modern amenities to relax & rejuvenate, located at the best upcoming location of *Medical Hub, Mansarovar Ext. Jaipur*. With Perfect Location and Product Features, *ROYAL SUITES* is surely going to become the most sought after real estate destination in Jaipur.



A LOCATION THAT OUTSHINES IN EVERY WAY

A TIMELESS LOCATION THAT HAS IT ALL



Map Not To Scale

Golden Area Represents Medical Hub

Easy Connectivity
 Only 1 Minute From Delhi Ajmer Highway
 Extraordinary Neighborhood

Scan QR Code For Directions



BHANKROTA
भंकरोटा

BHANKROTA

DECATHLON AJMER ROAD

Decathlon Ajmer Road
डेकाथलॉन अजमेर रोड

DELHI PUBLIC SCHOOL

Delhi Public School
दिल्ली पब्लिक विद्यालय

DELHI AJMER EXPRESSWAY

Ahaze Panchawala

STARDOM RESORT JAIPUR

Stardom Resort Jaipur
स्टारडम रिसॉर्ट

ROYAL JAT COLONY
रायल जट कॉलोनी

GEETANJALI MEDICAL COLLEGE

NARAYAN VIHAR

Shri M

JAISINGHPURA ROAD

MEDICAL HUB

SHUBHASHISH PRAKASH

Shubhashish Prakash

SHUBHASHISH GEETA

SANSKAR SPORTS ACADEMY

Sanskar Sports Academy

ASIAN WORLD SCHOOL

Asian World School
एशियाई वर्ल्ड स्कूल

MAHIMA SHUBH NILAY

MAHIMA SHUBH NILAY

ROYAL SUITES
IN SKYLINE FRESCO



Skyline Fresco

Ecom Express JJP

RING ROAD

Sk power rated

Ring Road Hut Restaurant & Swimming Pool
रिंग रोड हट

Scan QR Code For Directions





HOSPITALS

Geetanjali Medical University	2-5 mins.
Doorbeen Hospital	2-5 mins.
Rawal Hospital	2-5 mins.
Shalby Hospital	12-20 mins.
Amar Jain Hospital	14-20 mins.
Metro Mas Hospital	16-25 mins.
CK Birla Hospital RBH	20-30 mins.

SCHOOLS / UNIVERSITIES

Asian World School	1-3 mins.
Delhi Public School	5-10 mins.
Jayshree Periwal International School	12-18 mins.
Saint Xavier's School	15-20 mins.
Saint Anselm's School	15-20 mins.
JK LakshmiPat University	15-20 mins.
Modern School	15-20 mins.
Neerja Modi School	15-20 mins.
Ryan International School	15-20 mins.
Teoler High School	18-25 mins.
Narayana E-Techno School	18-25 mins.
Manipal University	20-25 mins.

ENTERTAINMENT & MARKETS

Bhankrota	3-6 mins.
D-Mart	3-6 mins.
Decathlon	5-9 mins.
Elements Mall (Inox & McDonalds)	10-15 mins.
Mall of Jaipur (PVR)	15-17 mins.
Queens Road	22-25 mins.
Vaishali Nagar	22-25 mins.

HOTELS

Stardom Resort	1-3 mins.
Celebration Inn	3-4 mins.
Ramada	7-9 mins.
Hilton	8-12 mins.
Samskara Resort	8-12 mins.
Sarovar Portico	15-20 mins.
Zone Palace by The Park	18-22 mins.

LOUNGE & RESTAURANTS

Highway King	12-15 mins.
RJ-14	15-20 mins.
Once Upon A Terrace (OUT)	15-20 mins.
Rosado	15-20 mins.
Sunset Bar (Sarovar Portico)	15-20 mins.
Thali & More	15-20 mins.
Starbucks	15-20 mins.
Tan-Sukh by Kanha	15-20 mins.
The Handi	15-20 mins.

BANKS & ATMs

SBI	1-2 mins.
HDFC	2-3 mins.
BOI	2-3 mins.
ICICI	3-4 mins.

MISCELLANEOUS

Post Office	2-3 mins.
Petrol Pump	6-9 mins.
Mansarovar Metro Station	15-20 mins.
Akshardham Mandir	15-20 mins.
Mahindra SEZ	15-20 mins.
Jaipur International Airport	30-35 mins.
Jaipur Railway Station	30-35 mins.

*Travel Time Subject To Traffic Conditions & Congestion

FUTURISTIC LOCATION

A PIONEERING CONCEPT

THAT REDEFINES LUXURY & LEISURE

Grand Size Apartments

State-of-the-art Architecture

Infinity Swimming Pool

Multipurpose Restaurant

Private Party Deck

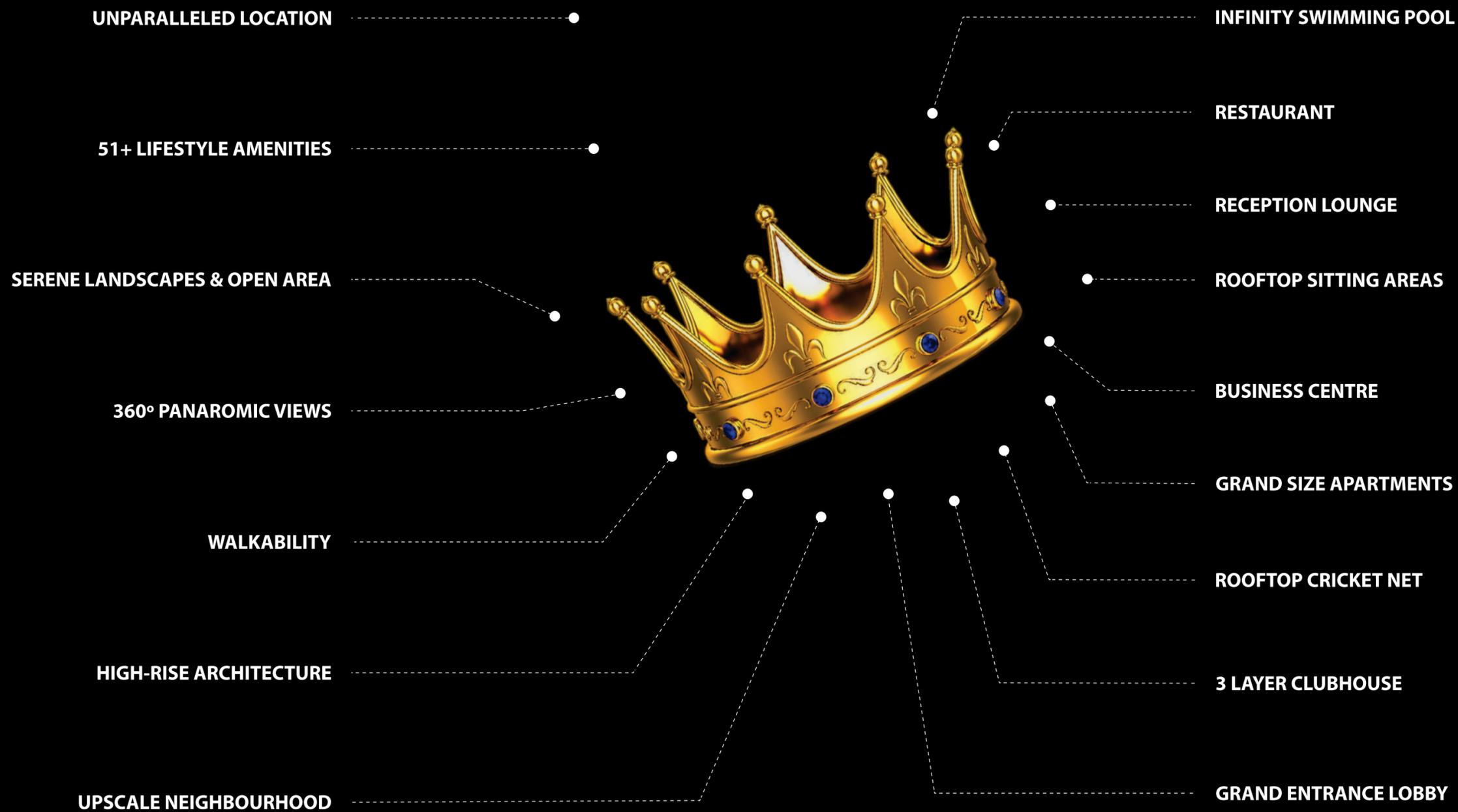
Gaming Zone & Library
cum Meeting Room





EXQUISITE LIFESTYLE AT STRATEGIC LOCATION

& DETAILED PERFECTION



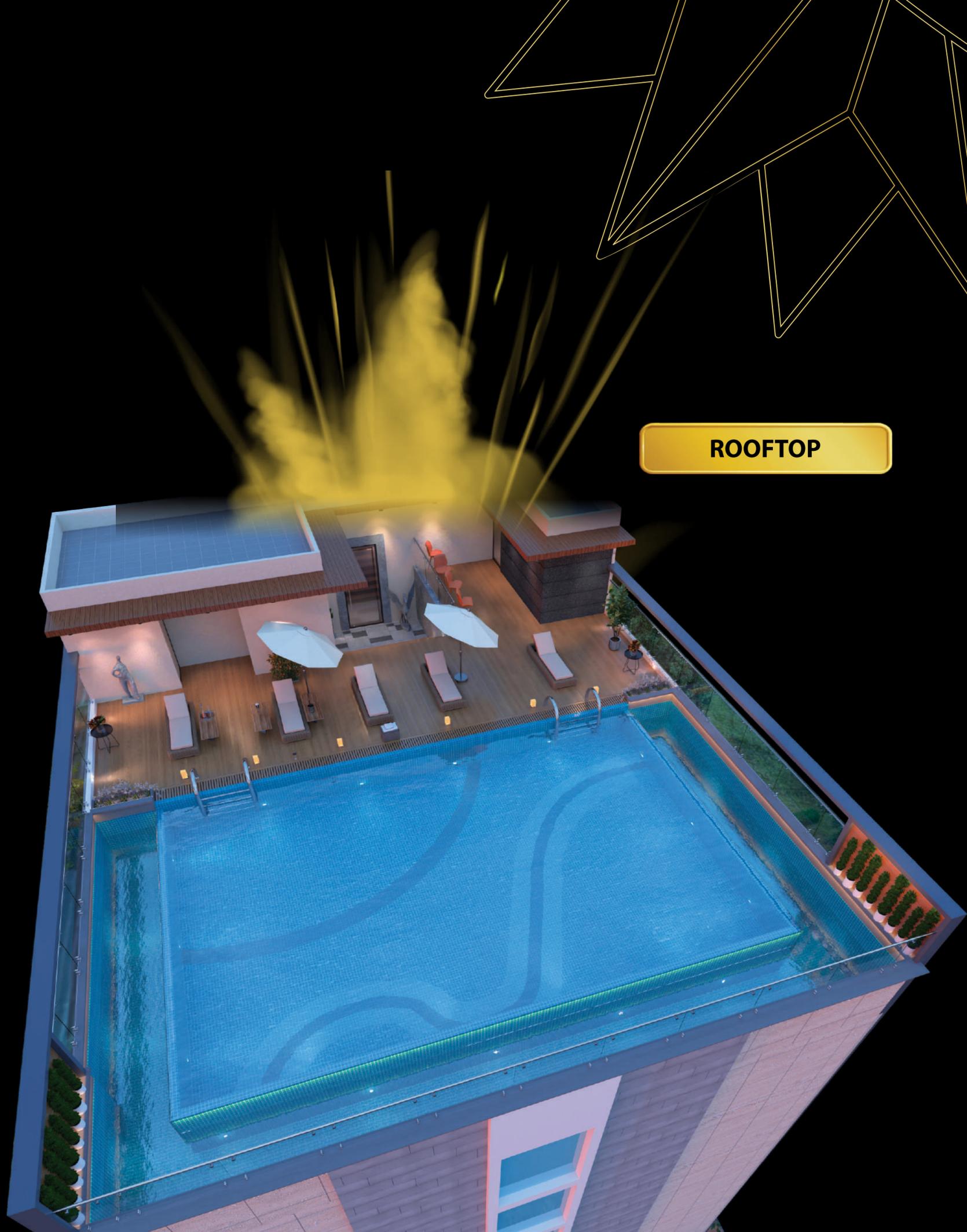
3 LAYER CLUB-HOUSE

WITH MATCHLESS AMENITIES



GROUND FLOOR

EIGHTH FLOOR



ROOFTOP

GROUND FLOOR

CLUB AMENITIES



EV CHARGING POINT | VALLET PARKING

RESTAURANT



RECEPTION LOUNGE



BUSINESS CENTRE / CO-WORKING SPACE

EIGHTH FLOOR

CLUB AMENITIES



INDOOR GAMES



GYMNASIUM



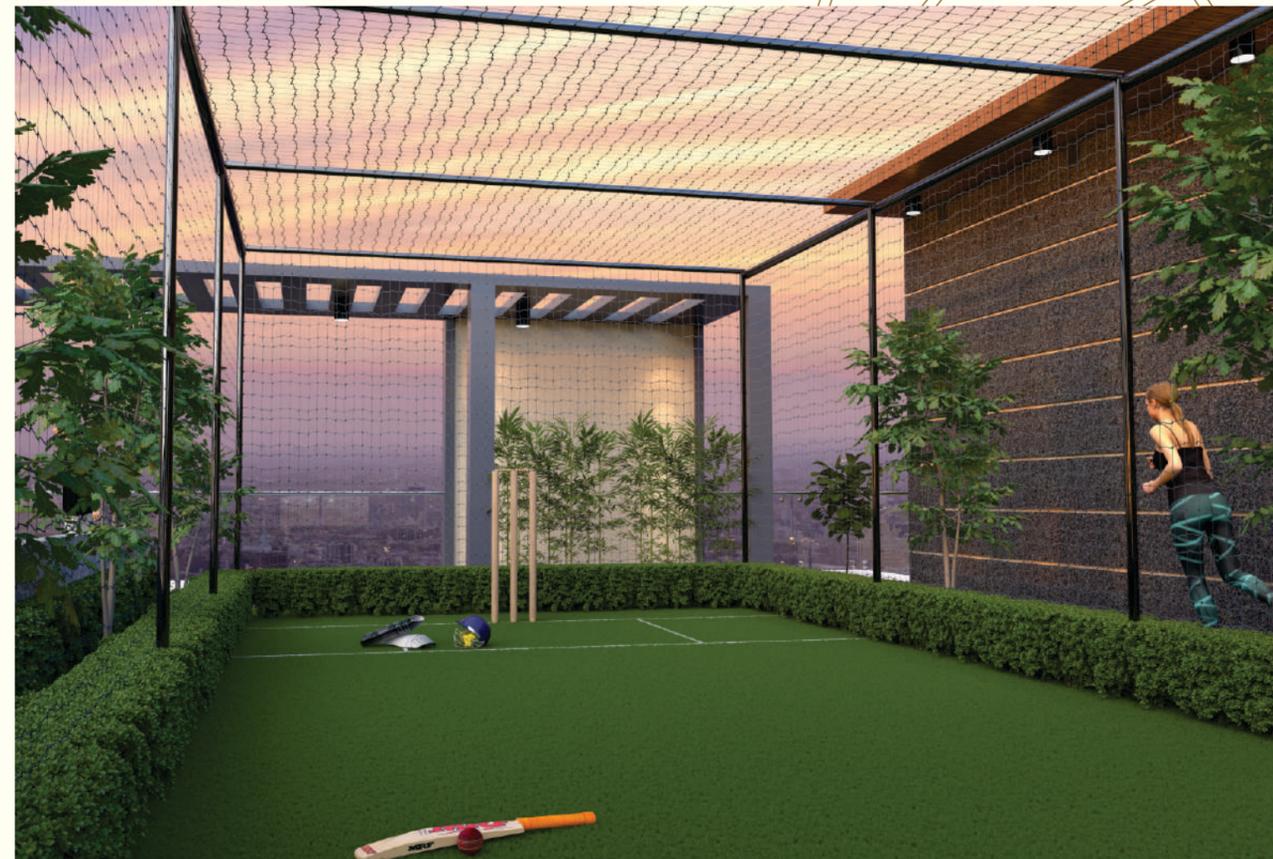
LIBRARY WITH READING LOUNGE

CURATED ROOFTOP

CLUB AMENITIES



ROOFTOP CRICKET NET



ROOFTOP YOGA DECK



ROOFTOP PARTY DECK



Club Amenities
Spread Across

3 Floors

51+
Premium Amenities

Infinity Swimming Pool

With Pool Deck

Meticulously Crafted

CLUB AMENITIES

For You

EXCEPTIONAL HALLMARKS



Rooftop Jogging Track



Multipurpose Hall



Rooftop Sitting Area



Acupressure Garden



Changing Rooms



Business Centre



Barbeque Deck



Landscaped Garden

SPLENDID

& ENTHRALLING





EXCELLENT FEATURES

- Earthquake Resistant Structure
- Rainwater Harvesting System
- Sewage Treatment Plant for Recycling Waste Water and Dual Plumbing System
- 24 Hours Water Supply With Underground & Overhead Tanks
- Dedicated Electric Substation
- 24 Hours Power Backup For Common Area
- Campus Surrounded by Compound Wall & Security Cabin with 24 Hours Guard
- Grand Entrance Gate With Boom Barrier
- LED Street Lighting With Poles And Bollards
- Internal Paved Roads
- Ample Parking Space
- EV Charging Points At Stilt And Basement Floors
- Water Feature Walls With Green Area And Benches Along Stilt Floor Boundary Walls
- Well Appointed Resident Lifts
- Wi-Fi Enabled Premises
- Intercom Facility in Each Studio / 1 BHK Unit
- Multi-Tier Security Systems With High Tech Security By CCTV

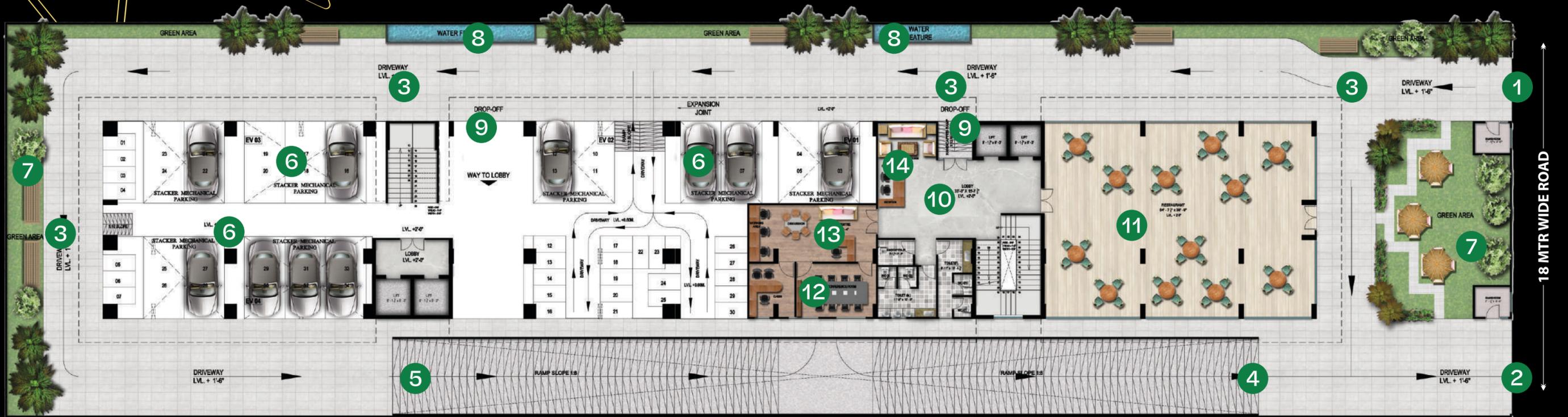


DELIGHTFUL AMENITIES

- Reception With Waiting Lounge
- Travel And Concierge Desk
- Delivery Station For Swiggy / Zomato etc.
- Restaurant Cum Multipurpose Hall With Kitchen And Buffet Area
- Landscape Garden Along Multipurpose Hall For Outdoor Party Area
- Well Equipped Gymnasium With Lockers, Washroom & Changing Area
- Business Center With Spaces Like Co-Working Stations, Conference Hall, Meeting & Discussion Zones
- Gaming Zone With Pool Table, Foosball And Space For Chess & Carrom
- Library With Reading Lounge
- Swimming Pool With Shower & Changing Area & Lockers
- Pool & Party Deck With DJ Console Area And Pantry
- Mini Box Cricket Zone
- Nakshatra Acupressure and Herbal Garden
- Yoga & Meditation Zone With Seating Spaces
- Jogging / Walking Track
- Private Party Area In Open With Big Screen For Entertainment
- Spaces For Bar And Barbeque Seating in Open
- Service Kitchen And Buffet Area Allocation For Parties



MASTER PLAN



LEGEND

- | | | | |
|-----------------------|-------------------------------|---------------------|---------------------|
| 1. Entry | 5. Ramp To Basement | 09. Drop - Off | 13. Business Centre |
| 2. Exit | 6. Stacker Mechanical Parking | 10. Lobby | 14. Lounge |
| 3. Driveway | 7. Green Area | 11. Restaurant | |
| 4. Ramp From Basement | 8. Water Feature | 12. Conference Room | |



TERRACE PLAN



18 MTR WIDE ROAD

LEGEND

- | | | | |
|----------------------|---------------------------|---------------------|--------------------|
| 1. Infinity Pool | 5. Box Cricket Pitch | 09. Lobby | 13. Buffet Counter |
| 2. Pool Deck | 6. Acupressure Garden | 10. Jogging Track | 14. Barbeque Deck |
| 3. Changing Room (F) | 7. Seating With Planters | 11. Service Kitchen | |
| 4. Changing Room (M) | 8. Yoga / Meditation Deck | 12. Party Area | |



8th FLOOR PLAN



LEGEND — 1. Lobby 2. Indoor Games 3. Library / Lounge 4. Gymnasium



AREA TABLE

FLAT NO.	TYPE	BUA	SBUA	CARPET AREA
101-106	1 BHK	432.69 sq.ft.	680 sq.ft.	359.70 sq.ft.
107-120	STUDIO	325.18 sq.ft.	512 sq.ft.	274.37 sq.ft.
121-126	1 BHK	432.69 sq.ft.	680 sq.ft.	359.70 sq.ft.

TYPICAL FLOOR PLAN
1st - 7th Floor



THE ORIGIN
OF AN OPULENT
life

STUDIO
UNIT
PLAN



AREA TABLE

TYPE	NO.	BUA	SBUA	CARPET AREA
STUDIO	112	325.18 sq.ft.	512 sq.ft.	274.37 sq.ft.

THE ASSURANCE
OF MAJESTIC
Luxury

1 BHK
UNIT
PLAN



AREA TABLE

TYPE	NO.	BUA	SBUA	CARPET AREA
1 BHK	92	432.69 sq.ft.	680 sq.ft.	359.70 sq.ft.

UNIT PLAN

STUDIO
& 1 BHK
FURNISHING
DETAILS

FINE ELEMENTS OF A PERFECT
lifestyle

SPECIFICATIONS



Wooden Wardrobe
With Luggage Rack



Safe
Locker



Study Table
With Chairs



Book
Shelves



Double Bed With
Side Storage, Low Height
Headboard & Side Tables



Mattress
With Bedsheet
& Pillows



Lounge Area
With Sofa
& Cushions



Curtains
With
Rods



Split
Air-Conditioner



Decorative
Photo Frame



Wall
Clock



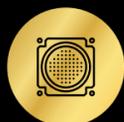
Dining Table
With Chairs



Exhaust
Fan



False Ceiling With
Decorative LED Lights



Cob Light
& Fancy Wall Lights



LED TV
With Panel



Modular Kitchen
With SS Sink



Refrigerator



Water
Purifier



Microwave



Geyser



Induction



Chimney



Crockery Set



Hair Dryer



STRUCTURE :

- Earthquake resistant, R.C.C. framed structure conforming I.S. standards
- Masonry works in 1st class red bricks



FACADE :

- Ultra-modern external facade with glass railings
- Rich contemporary texture paint with stone claddings



FLOORING :

- Italian marble : Stilt floor lobby and lift fascia
- Tiles 2'x4' in common areas, 2'x4' Italian finish tiles in Drawing, Living, Kitchen and Bedrooms and Anti-skid rustic Tiles for Toilets & Balconies



KITCHEN :

- Granite Counter Top Modular Kitchen
- Chimney, Geyser & RO Water Purifier
- 2'-0" High Tiles above the Counter as per Interior Theme



TOILETS :

- Full height Dado Tiles of Premium Quality
- CPVC / S.S. / Copper Pipe for Water Supply of Astral / Flow Guard or equivalent makes
- Sanitary Fixtures of Roca, Cera, Parryware, Hansgrohe, Villeroy & Boch
- CP fitting of Hansgrohe, Jaquar or equivalent makes
- Wall Hung WC with Concealed Cistern



DOORS & WINDOWS :

- High quality "System Aluminum Windows" for better Thermal & Noise Comfort
- 8'-0" High or Beam Bottom Main & Internal Doors in Laminate Finish as per Interior Theme



ELECTRICAL :

- Standard Quality & ISI Marked Concealed Electrification
- Fully Modular Electrical Switches of reputed make
- TV, Internet & Telephone Plug Points in Drawing / Living Area with Branded Modular Switches & 3 Phase Electrical Supply
- Concealed Copper Piping as per VRF Air-Conditioning (IDUs & ODU's Locations)
- Intercom at Guard Room, Club and Other Common Areas



POWER BACKUP :

- 24 Hours 100% Power Backup for Common Area and 2 KW/ Flat from Silent DG



FINISHES :

- Walls with Designer POP, Paneling and Wallpaper as per Interior Theme
- POP & Wooden False Ceiling in Drawing, Living, Kitchen, Bedroom and Grid Ceiling for Toilets
- Wardrobes Provided for all Bedroom Area as per Interior Theme



WATER SUPPLY :

- Hydro Pneumatic Water Supply & Water Softening Plant as per norms
- Underground and Overhead Water Tanks of Adequate Capacity



VERTICAL TRANSPORTATION :

- High Quality Lifts
- Granite in Stair Steps & Landings
- Lift Fascia in Italian Marble



होटल जैसी

LUXURY

होटल जैसी... इनकम