

Project By

SIAN
REAL DEVELOPERS

ROYAL CREST

Partnered By

NAKSHAA
BUILDERS

CRAFTING YOUR ROYAL CREST HOME
DISCOVER THE INTRICATE MEASURES WE TAKE TO ENSURE THAT
A ROYAL CREST HOME IS BEYOND COMPARE





THIS IS WHY OUR HOMES ARE SUPERIOR

- Wide main door is designed with dedicated paneling a space to personalize your entrance.
- Total privacy with no overlooking units and Individual private corridors
- Luxurious master bathrooms with clearly marked wet & dry areas, (your bathroom is built for easy maintenance) and wall mounted commodes and premium range fittings.
- 100% vastu compliant homes designed with zero dead space
- 100% power backup for all common area
- Secured visitor access control and association management will be facilitated through smart card /mobile app.



3BHK
EAST FACING
Total 10 Units

CARPET AREA
1455 Sq. Ft.

S BUILT UP AREA
1746 Sq. Ft.

FLOOR PLAN

AMENITIES / FEATURES / SECURITY SYSTEMS



— Main Gate / Vehicle entry integrated with smart & interactive security systems



— CCTV surveillance cameras will be provided at strategic common locations



— Smart key access / Digital lock for Main door and door viewer (Optional)



— EV Charging Provision for Individual Car Parking



— Thumb/Smart card access for Elevator



— UPS Power backup upto 24Hrs, for common amenities such as Entry/Exit Gates, Lift, CCTV & Lighting



— Smart cardbased entry/exit for stair case.



— Pergola / Roof top party venue

SPECIFICATIONS

STRUCTURE

- RCC framed structure
- External / Internal walls shall be red bricks
- 200 mm for external walls & 100 mm for internal walls

WALL/CEILING FINISH

Internal walls	: Finished with 2 coat of putty, 1 coat of primer & 2 coats of emulsion
Ceiling	: Finished with 2 coat of putty, 1 coat of primer & 1 coat of emulsion
Exterior walls	: Finished with 1 coat of primer & 2 coats of emulsion paint

FLOORING

Living, Dining, Bedroom & Kitchen	: Vitrified tiles of size 1,200 mm x 600 mm
Utility	: Anti-skid Vitrified tiles of size 300 x 450 mm up to 4'0" height
Bathroom	: Anti-skid ceramic tiles of size 300 x 300 mm up to ceiling height
Balcony/Foyer	: Anti-skid Vitrified / Ceramic tiles of size 600 x 600 mm
Kitchen	: Granite platform / Equivalent, slab of 600 mm wide for a height of 850 mm from the finished floor level.

SANITARY PLUMBING & FIXTURES

Kitchen	: Single bowl SS/Ceramic sink Provision for water purifier in Kitchen
Dining	: wall mounting washbasin
Utility	: Provision for washing machine point
Bathroom	: Wall / Floor mounted WC, Health faucet, Single lever diverter, shower.
	Electrical provision for exhaust fan,
	Water line provision for wash basin/geyser
	All Sanitary / Chrome fittings shall be Cera or equivalent
	All Water supply pipes shall be CPVC
	All Drainage and Sanitary line shall be PVC

JOINERY

DOORS	
• Entrance	: Teak wood Frame and Door
• Bath/WC	: Hard wood/WPC frames and shutters
• Others	: Hard wood frames and shutters
WINDOWS	
Windows	: 2.5 Track UPVC windows with sliding shutter with see through plain glass, SS mosquito mesh and MS safety grill
French doors	: 2 Track UPVC doors with sliding shutters and clear glass
Ventilators	: UPVC ventilators of fixed with Exhaust fan provision
BALCONIES	
Railing	: Mild steel with oil paint coated up to 900mm height from finished floor level for private balcony Stainless Steel with safety glass / MS grill with oil paint up to 900mm from finished floor level for front/elevation balconies

ELECTRICAL POINTS

Power Supply	: Three phase power supply connection for each flat
Safety device	: MCB of reputed brand shall be provided for each circuit at the main DB
Wires	: PVC insulated fire rated wire of Anchor/Havells/Finolex
TV	: Point in Living and Master bedroom
Kitchen	: Point for chimney, water purifier, Grinder
Switches	: Premium electrical switches of Anchor, Roma or equivalent

LIFT/ELEVATOR

6 passengers capacity

ROYAL CREST Features



LIFT



RESERVED
CAR PARKING
FOR EACH FLAT



CCTV
SURVEILLANCE



SMART HOME



PROVISION FOR
EV CHARGING



ELEGANT
ELEVATION



100% VASTHU



TUDA
APPROVED



FIVE FLOORS
BUILDING



POWER BACKUP
FOR LIFT, COMMON
AREA & SECURITY



UPVC
WINDOWS



24-HR WATER
SUPPLY

Location Map



CONNECTIVITY & INFRASTRUCTURE A CITY WITHIN ITSELF

Near By Educational hub (Walkable Distance)

- International Delhi Pubic School (4 Mints)
- Gate College (4 Mints)
- Accord School (8 Mints)
- Chaitanya College (2 Mints)
- Allen Institute (7 Mints)
- Don Benny School (2 Mints)

Land Marks: 5 Mints drive

- National Highway (Banglore-Chennai)
- Avilala Circle
- Proposed ISBT Bus stand
- Taj Tirupati
- M.R. Palli Police station
- Zudio/Reliance/Dmart

Near By 10 Mints Drive range Temples:

- Sri Padmavathi Amma Varu (Tirchanoor)
- Vakulamata (Peruru)
- Subramnya Swamy Temple (Thanapalli)

Why Choose Royal Crest:

The Royal Crest has the major advantage of being conveniently located next to the proposed ISBT bus stand and the National Highway (Bangalore-Chennai) as well as being centrally positioned within the local education hub.

SIAN

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Site location



Office location