

Credits

Designing Architect
Amit Bhat Architects

Liasoning Architect
Supa Associates

RCC
J + W

Legal
Adv. Shilpa Pratap

Design
Bright Brain

5Star
GROUP
— * * * * * —

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Email: grande@5sg.in

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www.5sg.in



RERA Registration No.: P52100015350
www.maharera.mahaonline.gov.in



Disclaimer: This brochure is Indicative. Furnitures, Fixtures and Amenities shown may not be part of the actual offering.
The developers reserve the right to amend the layouts, plans, number of floors, specifications, elevation, colour scheme, amenities, etc. without notice.



ROYAL
GRANDE
SPEAKS TO THE ROYALTY IN YOU

Lifetime

EXPERIENCE

A peaceful living is living in comfort. Comfort is where happiness resides. Happiness is having a life outlined with fine architecture for an enhanced lifestyle. And a lifestyle ideal for you is where you find your haven and yet feel close to life's daily necessities; find all this and more at the 2 BHK residences of Royal Grande.



Grand

CELEBRATION

A location that boasts of smooth connectivity to the city's hotspots, Royal Grande sits on a 30 meters wide main road at Wakad, with an approachable route to Hinjawadi. This area's growing popularity amid a panoramic green stretch makes for a living enhanced and blissful.

Luxurious

INDULGENCE

Life at Royal Grande is defined by luxuries. Tall towers touching the blue skies to modern amenities for an everyday active life, you will fall in love with your life's opulence at these magnificently developed grand homes.



Speaks to the royalty in you



Grand AMENITIES

For an active everyday and a better lifestyle, Royal Grande brings a host of amenities, thoughtfully built and beautifully designed. From an all-equipped clubhouse, gymnasium to children's play area and even a meditation room, you can enjoy the good life from the comforts of your own home.



Amenities

- Clubhouse
- Gymnasium
- Children's play area
- Landscaped garden
- Power backup for lifts & fire fighting systems
- Designer entrance lobby
- High speed elevators
- Garbage chutes
- Common dish antenna
- Solar water heater



Specifications

Finish

- 2X2 vitrified tiles
- POP / Gypsum finish internal walls
- Terraces with anti-skid flooring
- M.S. railing for terraces

Kitchen

- Exhaust fan
- Nirali or equivalent make kitchen sink
- Black kitchen platform
- Gas piped provision

Bathroom

- Jaguar or equivalent make CP fittings
- Superior quality sanitary wares
- Concealed insulated plumbing with hot & cold mixing arrangement in all bathrooms
- Dado upto 8 ft. height in all bathrooms
- Exhaust fans in all toilets
- Solar water point in master bathroom only
- False ceiling for toilets in acrylic sheet

Doors & Windows

- Aluminium powder coated sliding windows with mosquito mesh
- M.S. grills for windows
- Laminated main door with safety latch & eyehole
- Plywood frames with both side laminated internal door shutters
- Granite sill for all windows

Electrification

- Concealed electrical copper wiring with adequate circuit breakers
- High quality modular switches
- T.V. & telephone points in living & master bedroom
- A.C. point in all bedrooms with socket points
- Adequate electrical points in all rooms
- D.G. backup light point in flat except for power points
- Video security camera for every flat
- Intercom facility in every flat





Breathe fresh and feel alive in an oasis of green hue

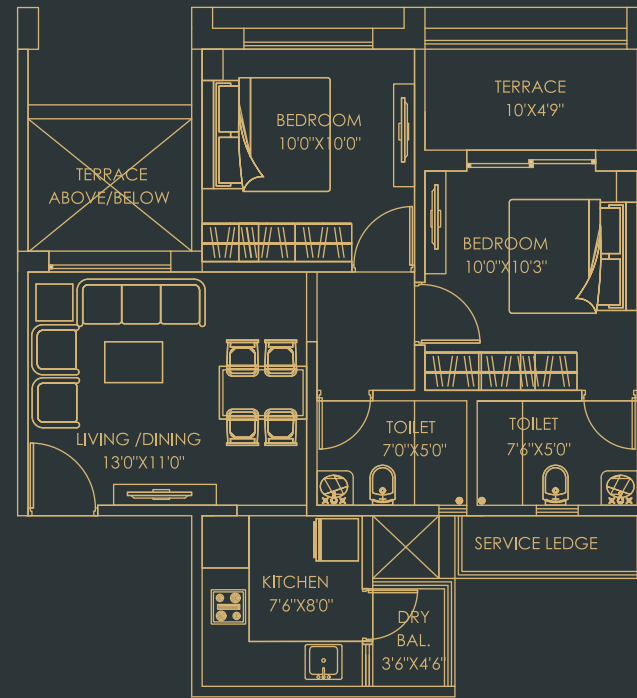


Master PLAN

Royal Grande is designed in a manner keeping ample greens on all sides, so to maintain the freshness within. With each building planned to give utmost privacy and space, you can expect an enhanced and blissful living here.

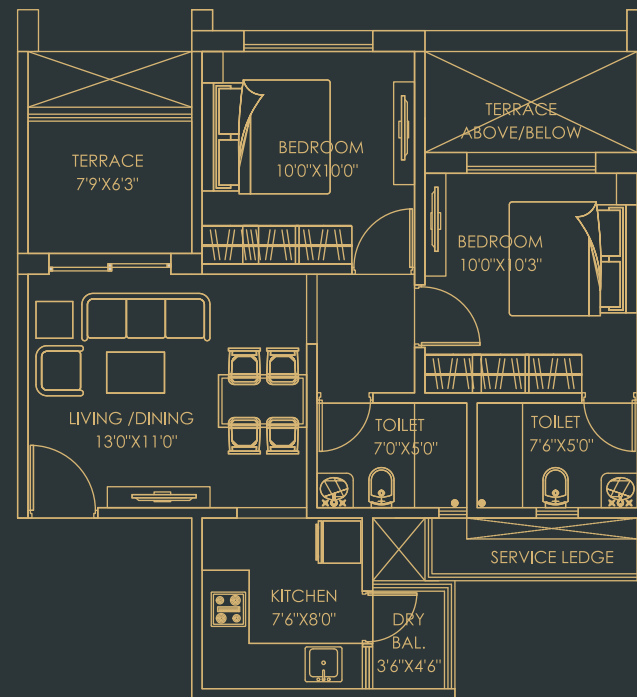
Unit Plans

TYPE 02 - 2 BHK - EVEN FLOOR
202, 602, 1002, 1402, 1802, 2002



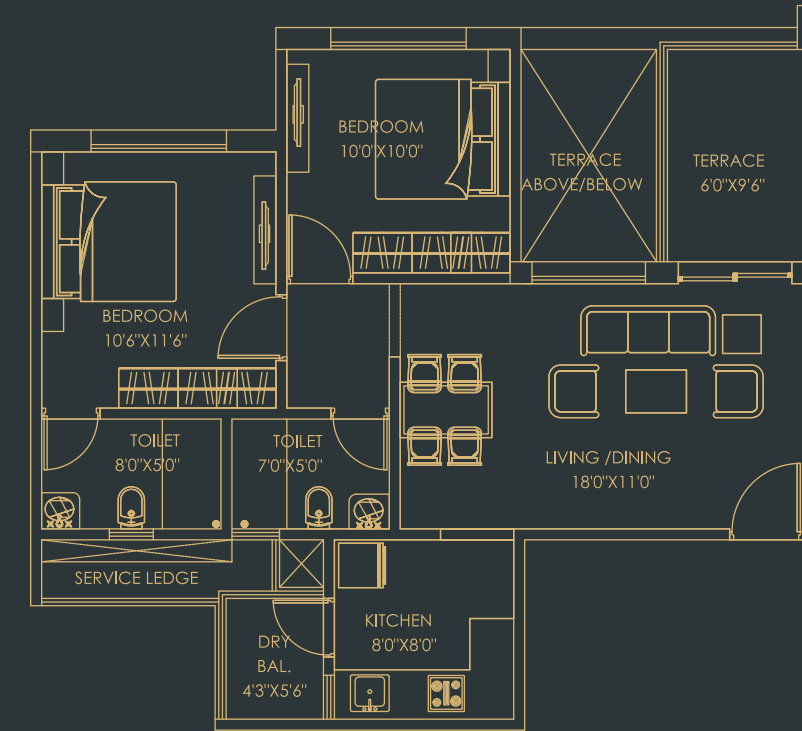
TYPE 02 - 2 BHK - ODD FLOOR

102, 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902



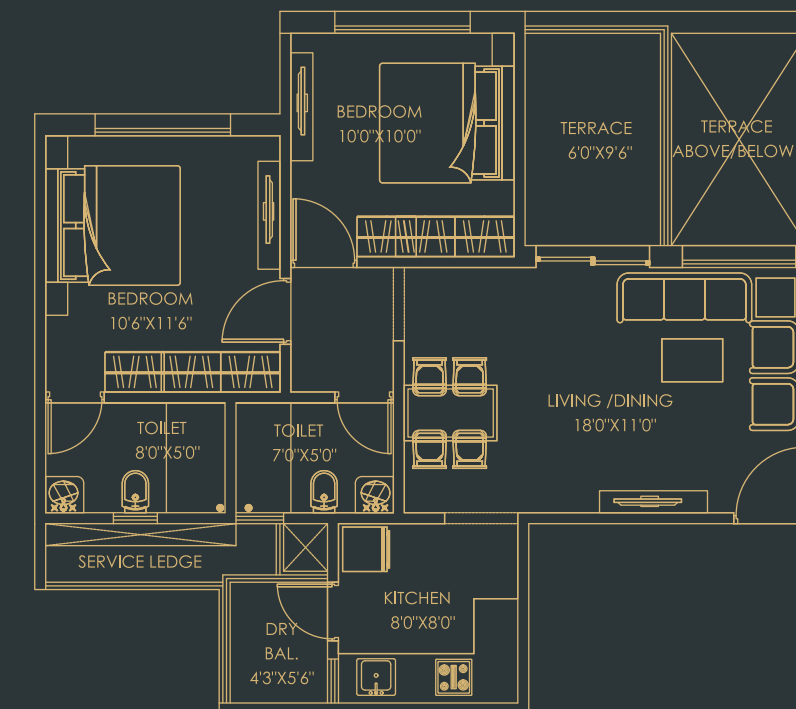
TYPE 01 - 2 BHK - EVEN FLOOR

201, 203, 204, 401, 403, 404, 601, 603, 604, 801, 803, 804, 1001, 1003, 1004, 1201, 1203, 1204, 1401, 1403, 1404, 1601, 1603, 1604, 1801, 1803, 1804, 2001, 2003, 2004



TYPE 01 - 2 BHK - ODD FLOOR

101, 103, 104, 301, 303, 304, 501, 503, 504, 701, 703, 704, 901, 903, 904, 1101, 1103, 1104, 1301, 1303, 1304, 1501, 1503, 1504, 1701, 1703, 1704, 1901, 1903, 1904



RESIDENTIAL AREA STATEMENT TYPE 2 - 2BHK

FLOOR	FLAT NOS.	CARPET AREA		DRY (OPEN) BALCONY CARPET AREA		TERRACE CARPET AREA		TOTAL AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
ODD	102, 302, 502, 702, 902, 1102, 1302, 1502, 1702, 1902	49.96	537.77	1.44	15.50	4.81	51.77	56.21	605.04
EVEN	202, 602, 1002, 1402, 1802, 2002	49.96	537.77	1.44	15.50	4.81	51.77	56.21	605.04

RESIDENTIAL AREA STATEMENT TYPE 1 - 2BHK

FLOOR	FLAT NOS.	CARPET AREA		DRY (OPEN) BALCONY CARPET AREA		TERRACE CARPET AREA		TOTAL AREA	
		SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.	SQ.MT.	SQ.FT.
ODD	101, 103, 104, 301, 303, 304, 501, 503, 504, 701, 703, 704, 901, 903, 904, 1101, 1103, 1104, 1301, 1303, 1304, 1501, 1503, 1504, 1701, 1703, 1704, 1901, 1903, 1904	57.22	615.92	2.19	23.57	5.64	60.71	65.05	700.20
EVEN	201, 203, 204, 401, 403, 404, 601, 603, 604, 801, 803, 804, 1001, 1003, 1004, 1201, 1203, 1204, 1401, 1403, 1404, 1601, 1603, 1604, 1801, 1803, 1804, 2001, 2003, 2004	57.22	615.92	2.19	23.57	5.64	60.71	65.05	700.20

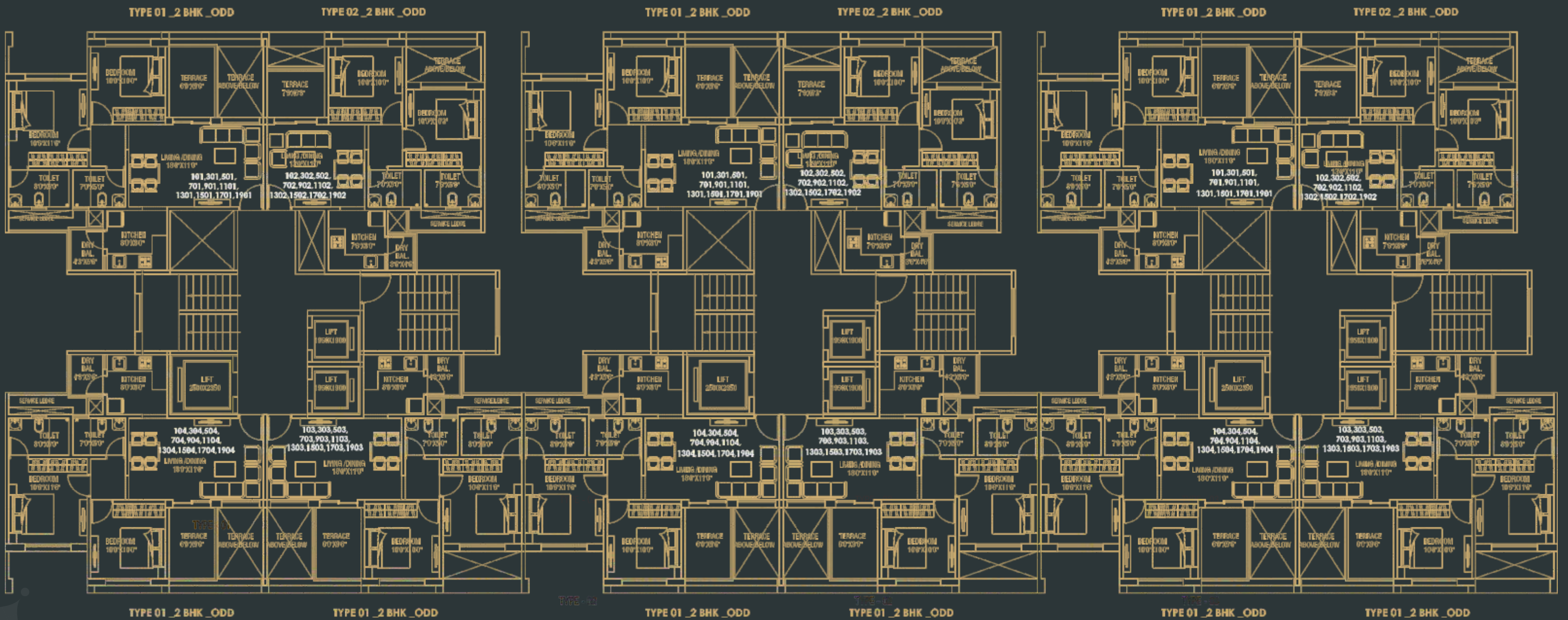
Building A, B, C

ODD FLOOR: 1ST, 3RD, 5TH, 7TH, 9TH, 11TH, 13TH, 15TH, 17TH & 19TH FLOOR PLAN

C WING

B WING

A WING



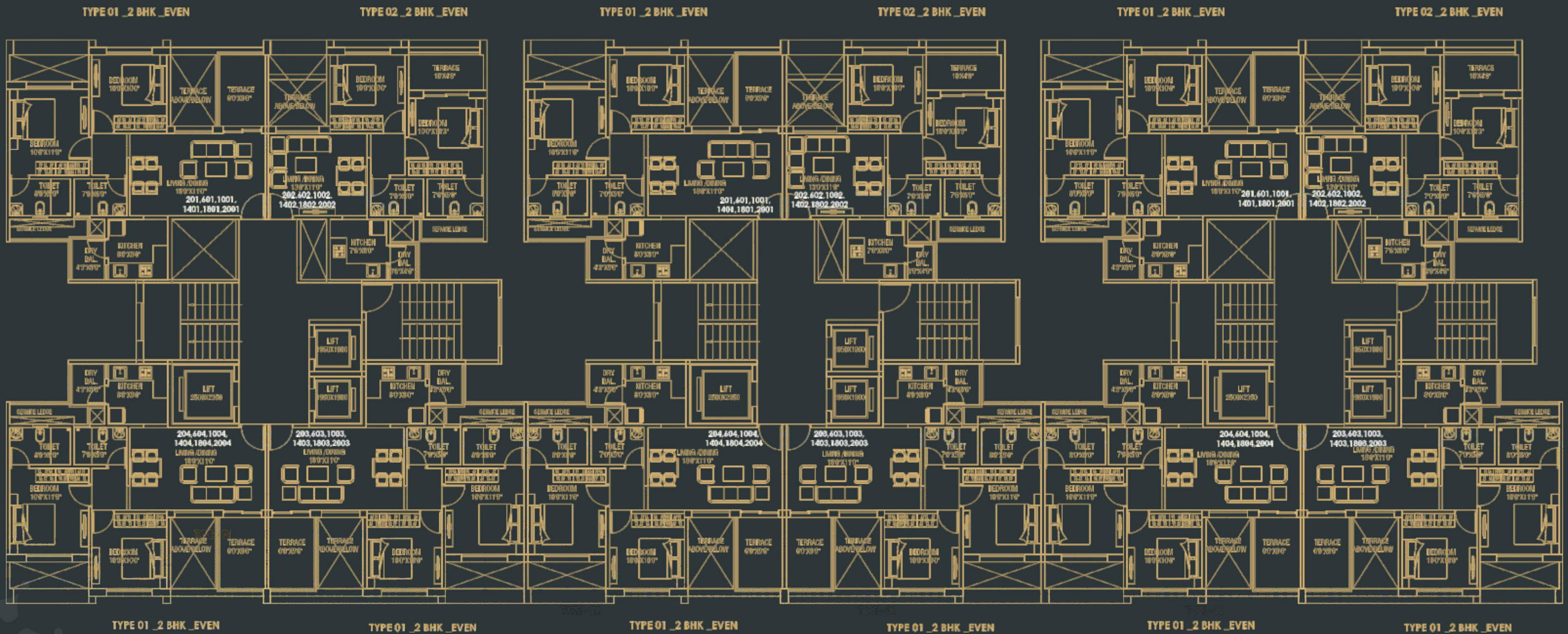
Building A, B, C

EVEN FLOOR: 2ND, 6TH, 10TH, 14TH, 18TH & 20TH FLOOR PLAN

C WING

B WING

A WING



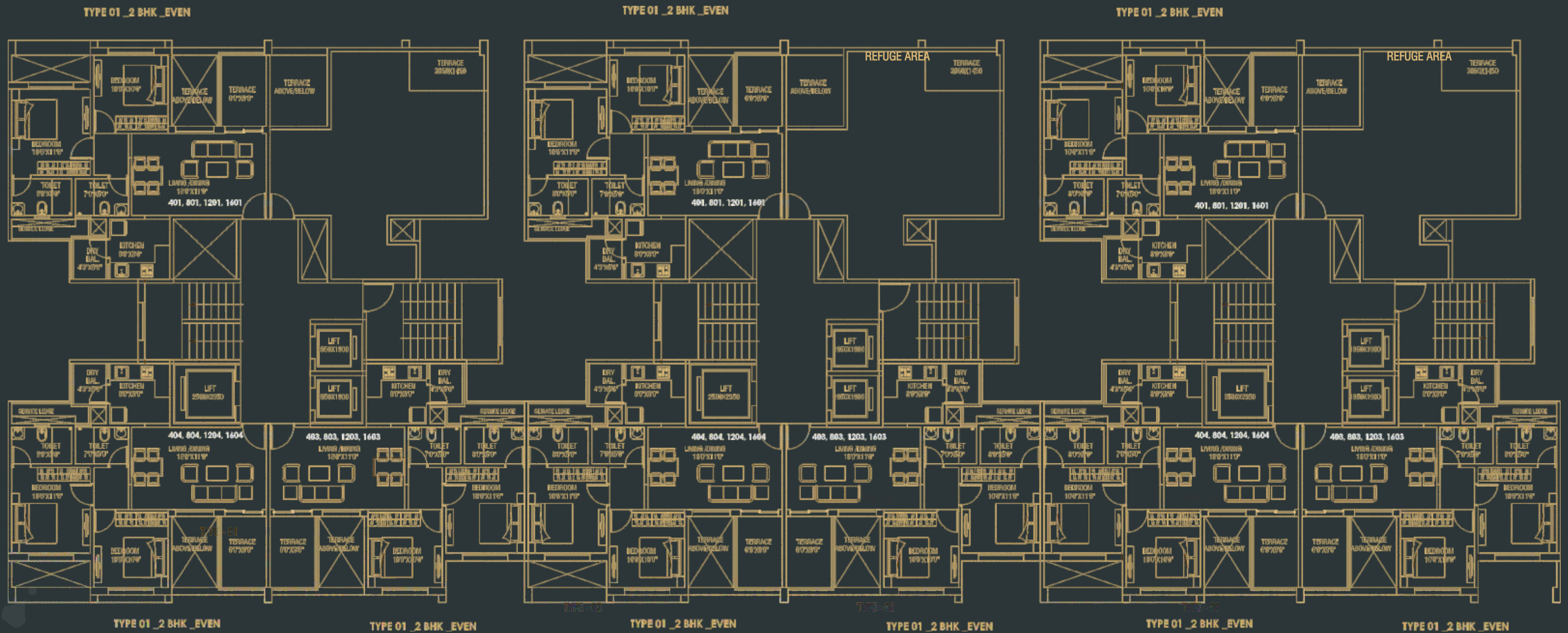
Building A, B, C

REFUGEE PLAN: 4TH, 8TH, 12TH & 16TH FLOOR PLAN

C WING

B WING

A WING





PROXIMITIES

- Hinjawadi IT Park - 2 Mins.
- Mumbai Pune Expressway - 5 Mins.
- Aditya Birla Hospital - 10 Mins.
- Pune Railway Station - 30 Mins.
- Pune Airport - 35 Mins.