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CREDITS

Legal
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Designing Architect: Amit Bhat Architects | Liasoning Architect: Supa Associates | RCC: Y.S. Sane

Legal: Adv. Shilpa Pratap & Adv. Aancil Mani | Landscaping: DesignTerra Consultants | Design: Circus Ideas

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, color scheme, amenities, etc. without notice.



ROYAL ENTRADA

— ✦ ENTRY TO A LUXURIOUS LIFE ✦ —



ENTRY TO A LUXURIOUS LIFE

ENTER YOUR NEW HOME,
A FUSION OF GRAND TRADITION
WITH CONTEMPORARY FLAIR,
NOBLE DESIGN AND
EXCLUSIVE AMENITIES.

ON A QUIET RESIDENTIAL CORNER
IN PUNE'S MOST UNIQUELY
ENDURING NEIGHBORHOOD,
HINJEWADI – THE ELEGANT
BUILDING HAS AN INTERNATIONAL
APPEAL WITH LUXURIOUS PRIVACY.

With convenient access to everywhere you can
enjoy great shopping, your choice of nearby
restaurants and so much of the rich, multi cultural
offerings that make our Pune City.



THE APARTMENTS HOLD A
CONTEMPORARY CHARM.
THE RESIDENTS CAN ENJOY
GLORIOUS SPACE AS THEIR
OWN FRONT YARD.

Royal Entrada offers thoughtfully
planned 1, 2 & 3 BHK apartments.
The layout has been planned with
no room for wasted corners and enough
space for you to enjoy a life you have
always dreamt of.



AT ROYAL ENTRADA YOU CAN UNWIND YOURSELF AT YOUR OWN EASE.

WITH ENOUGH OPEN SPACE FOR LANDSCAPE GARDENS, PORTABLE OPEN AIR THEATRE AND MANY SIT OUT AREAS, YOU CAN ENJOY THOSE SPECIAL MOMENTS OF YOUR LIFE.



SITE PLAN



★
AMENITIES

Club House

Multipurpose Hall

Party Lawn

Gymnasium

Steam Room

Swimming Pool

Indoor Games

Children's Play Area

Walking Track

Fruit Orchard Garden

Aroma Garden

Power Back for Lifts & Fire Fighting System

Designer Entrance Lobby

High Speed Elevators

Garbage Chutes

Common Dish Antenna

Solar Water Heater

Multipurpose Court

E Gate Pass

Renewable Energy

Senior Citizen Park

Organic Vegetable Market

Drip Irrigation

ATM Facility Within the Complex

Amphitheatre

Portable Open Air Theatre

Rain Water Harvesting

Sewage Treatment Plant





SPECIFICATIONS

INTERNAL FINISH

2X2 double charge Vitrified tiles for Flooring
Gypsum finish internal walls
Terraces with Antiskid flooring
Toughened glass railings for terraces

HOME AUTOMATION

Broadband and wi-fi connectivity
Intercom facility
Video security camera for every flat

ELECTRIFICATION

Concealed electrical copper wiring with circuit breakers
High Quality Modular Switches
TV & Telephone points in all bedrooms
AC point in all bedrooms with socket points
Adequate electrical points in all rooms
DG back up in common areas and 2 points in every flat

KITCHEN

L Type / Parallel black granite kitchen platform
Nirali or equivalent make kitchen sink
Reticulated piped gas system
Water Purifier
Exhaust Fan

DOORS & WINDOWS

Aluminium powder coated sliding windows in Euro sections with mosquito mesh
MS Grills for windows
Veneer finish main door with safety latch & eyehole
Plywood frames with both side laminated door shutters
Granite sill for all windows

BATHROOM

Jaquar / equivalent make superior quality CP fittings & sanitary wares
Concealed insulated plumbing with hot & cold mixing
DADO upto 8 ft height
False Ceiling in all bathrooms
Shower Panel & Glass enclosure in Master Bedroom
Exhaust Fans

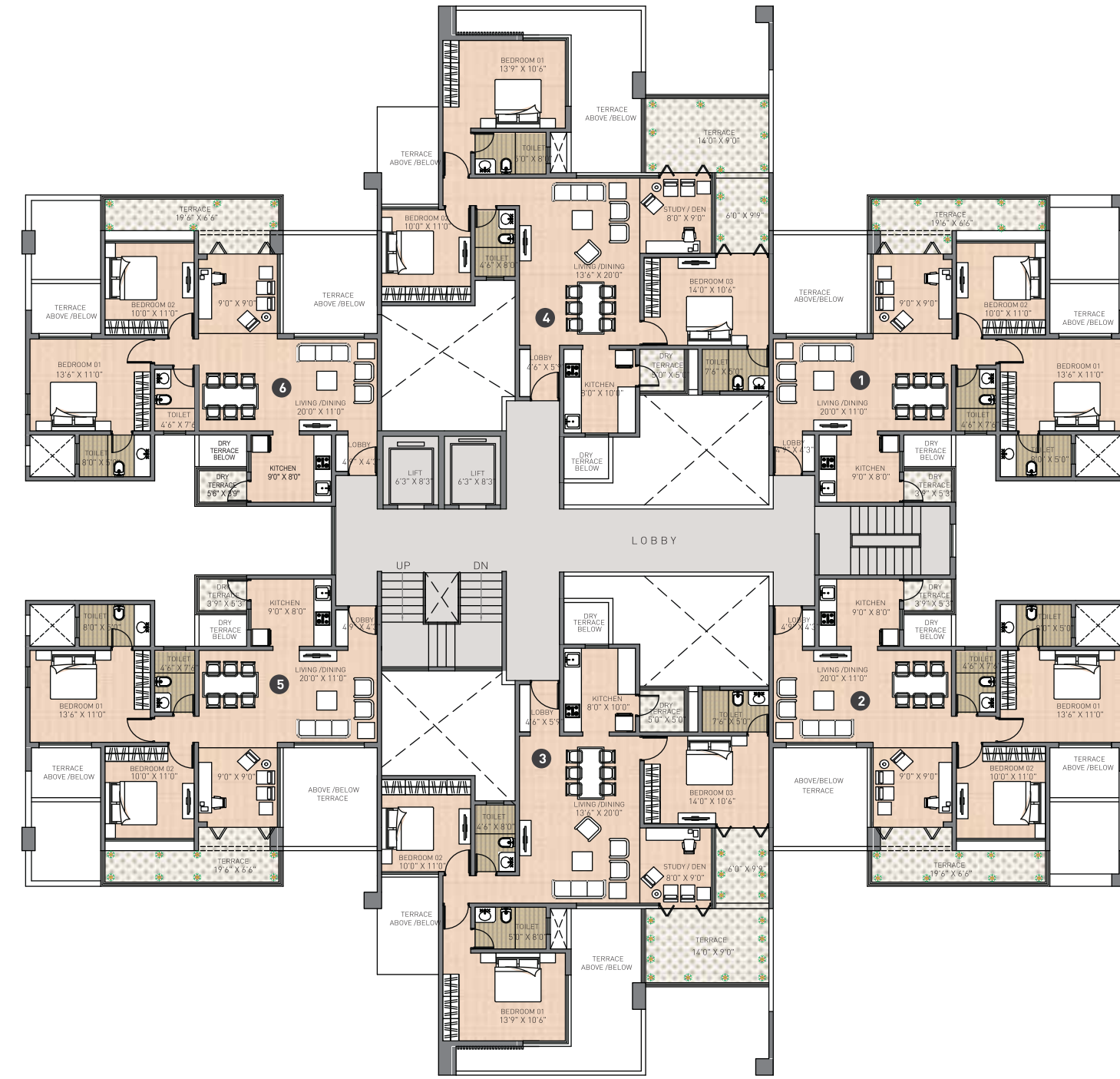


◆ ENTRANCE LOBBY ◆



◆ CLUB HOUSE ◆

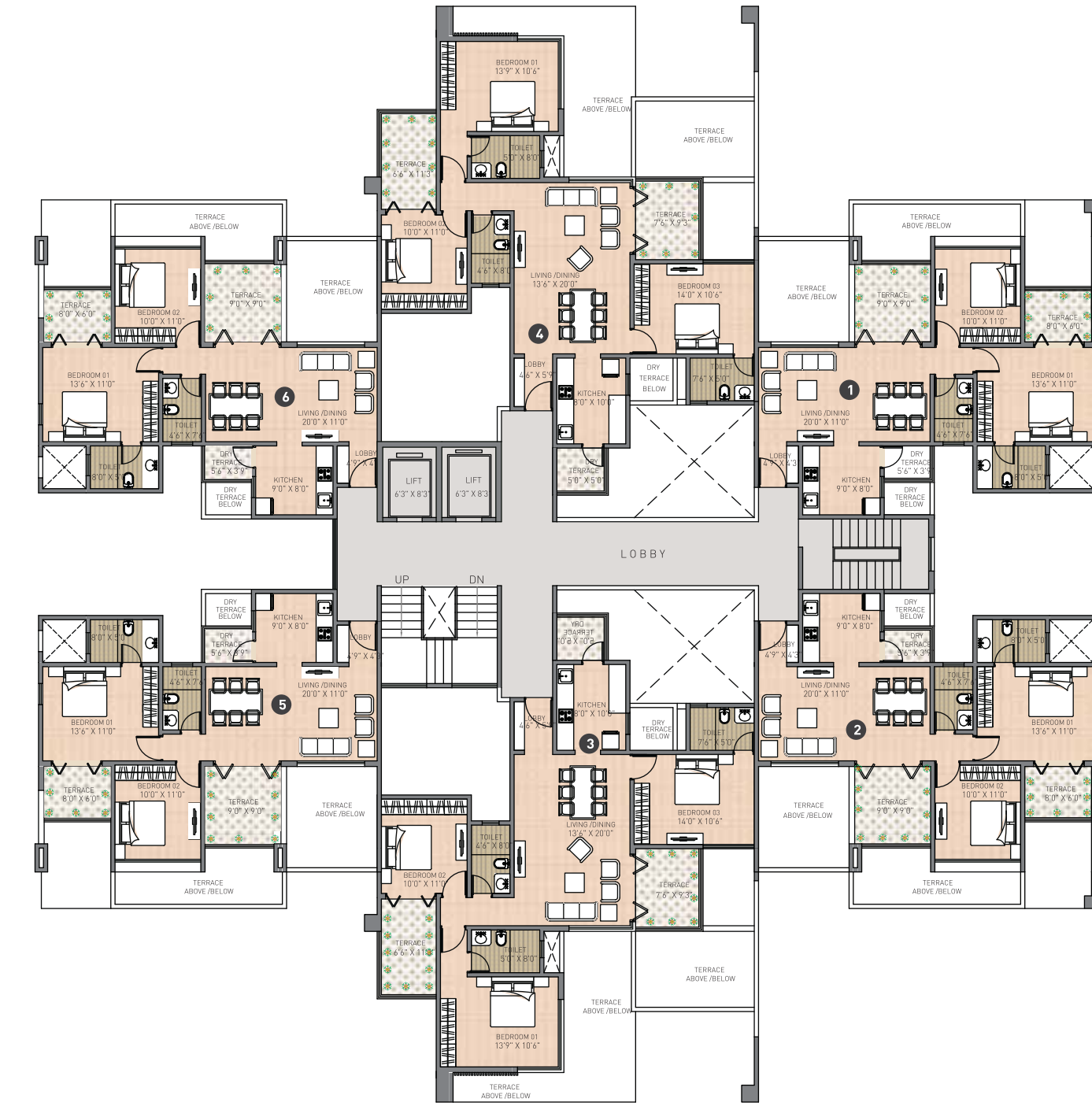
BUILDING A & B Floors - 1, 4, 7, 10



| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--|-------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 103, 104, 403, 404 703, 704, 1003, 1004 | 3 BHK | 1029 | 205 | 1234 | 1470 |
| 101, 102, 105, 106 401, 402, 405, 406 701, 702, 705, 706 1001, 1002, 1005, 1006 | 2 BHK | 760 | 119 | 879 | 1065 |



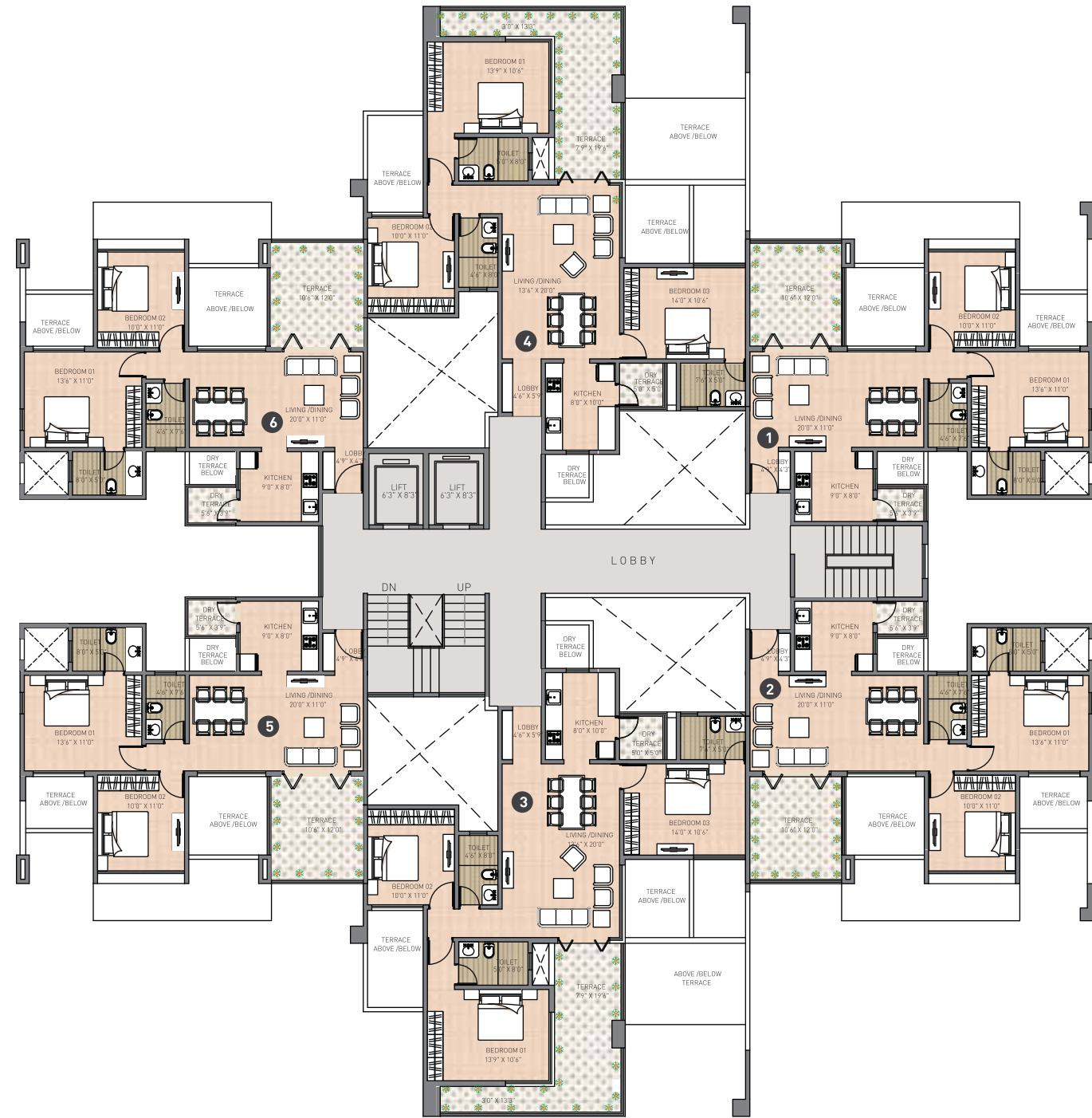
BUILDING A & B Floors - 2, 5, 8, 11



| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--|-------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 203, 204, 503, 504, 803, 804 | 3 BHK | 959 | 166 | 1125 | 1354 |
| 201, 202, 205, 206 501, 502, 505, 506 801, 802 1101, 1102, 1105, 1106 | 2 BHK | 679 | 150 | 829 | 980 |

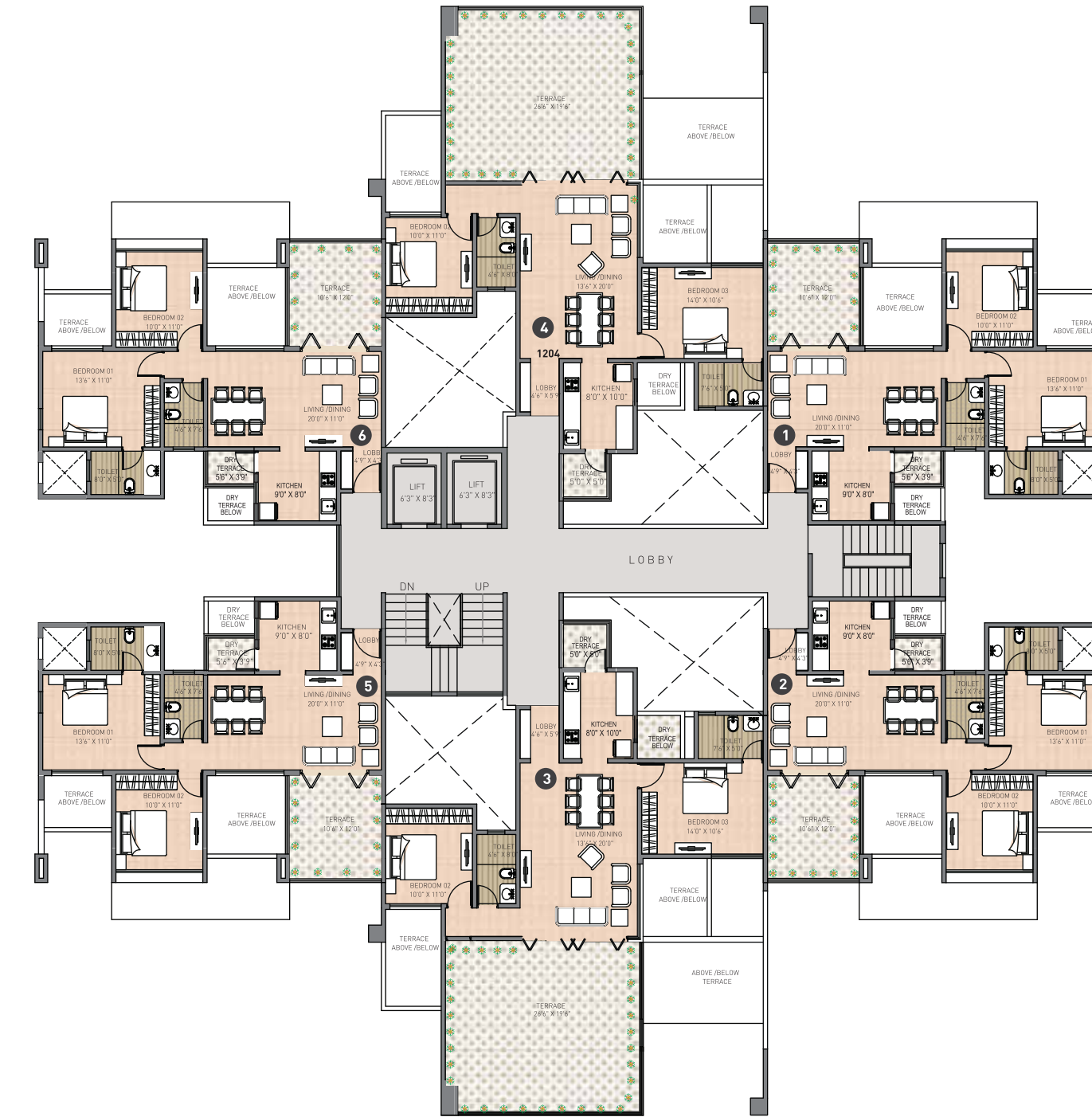


BUILDING A & B Floors - 3, 6, 9



| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--|-------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 303, 304, 603, 604, 903, 904 | 3 BHK | 956 | 212 | 1168 | 1380 |
| 301, 302, 305, 306 601, 602, 605, 606 901, 902, 905, 906 | 2 BHK | 675 | 146 | 821 | 972 |

BUILDING A & B Floors - 12



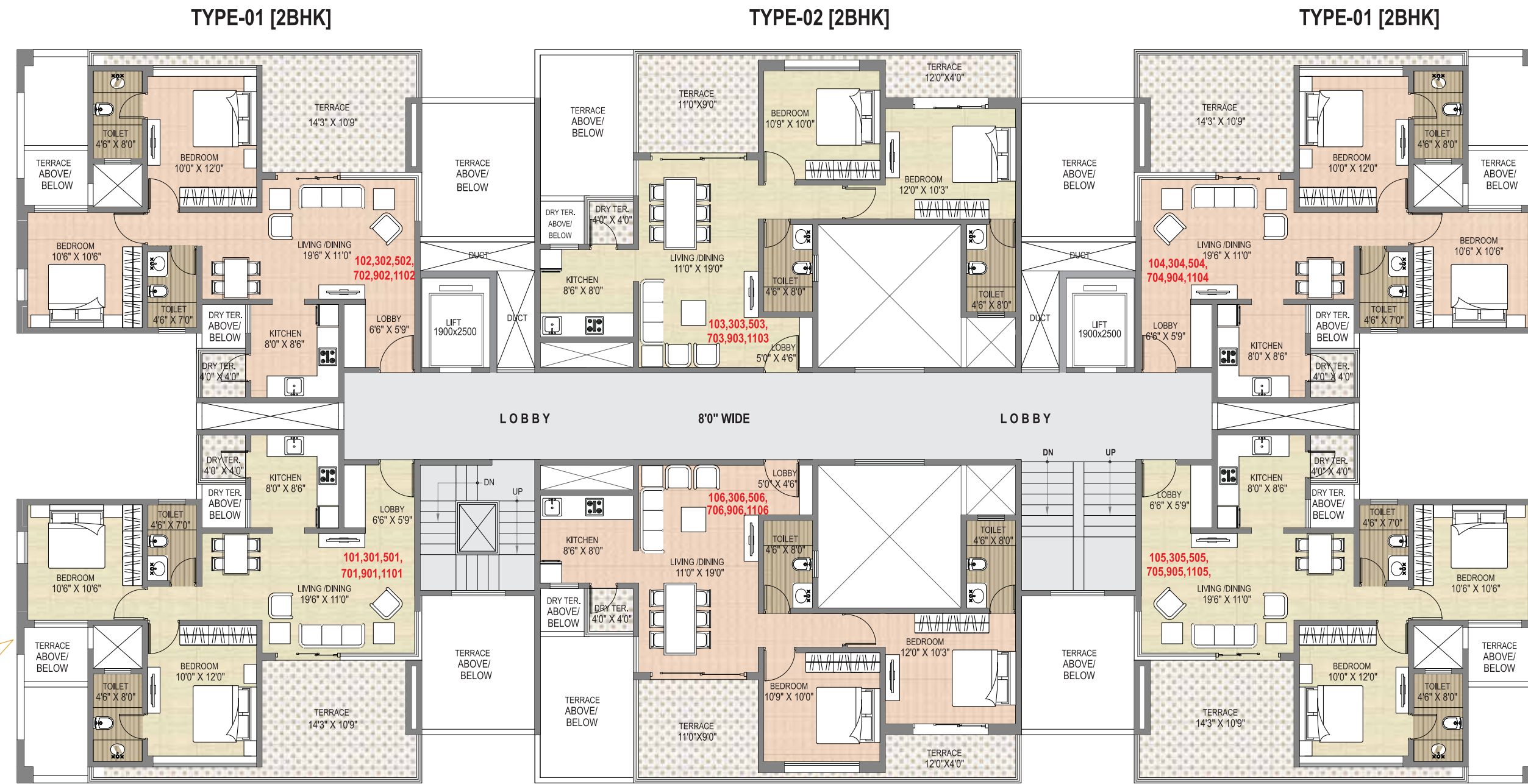
| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|------------------------|-------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 1201, 1202, 1205, 1206 | 2 BHK | 675 | 146 | 821 | 972 |

BUILDING D

Odd Floors - 1, 3, 5, 7, 9, 11

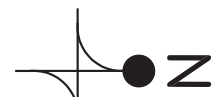
BUILDING D

Even Floors - 2, 4, 6, 10, 12



TYPE-01 [2BHK] TYPE-02 [2BHK] TYPE-01 [2BHK]

| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--|------------------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 101, 301, 501, 701, 901, 1101 102, 302, 502, 702, 902, 1102 104, 304, 504, 704, 904, 1104 105, 305, 505, 705, 905, 1105 | TYPE 01 2 BHK | 634 | 169 | 803 | 934 |
| 103, 303, 503, 703, 903, 1103 106, 306, 506, 706, 906, 1106 | TYPE 02 2 BHK | 658 | 162 | 820 | 961 |



TYPE-01 [2BHK] TYPE-02 [2BHK] TYPE-01 [2BHK]

| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|--|------------------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 201, 401, 601, 1001, 1201 202, 402, 602, 1002, 1202 204, 404, 604, 1004, 1204 205, 405, 605, 1005, 1205 | TYPE 01 2 BHK | 636 | 172 | 808 | 939 |
| 203, 403, 603, 1003, 1203 206, 406, 606, 1006, 1206 | TYPE 02 2 BHK | 647 | 126 | 773 | 923 |



BUILDING D 8th Floor

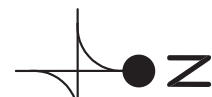


TYPE-01 [2BHK]

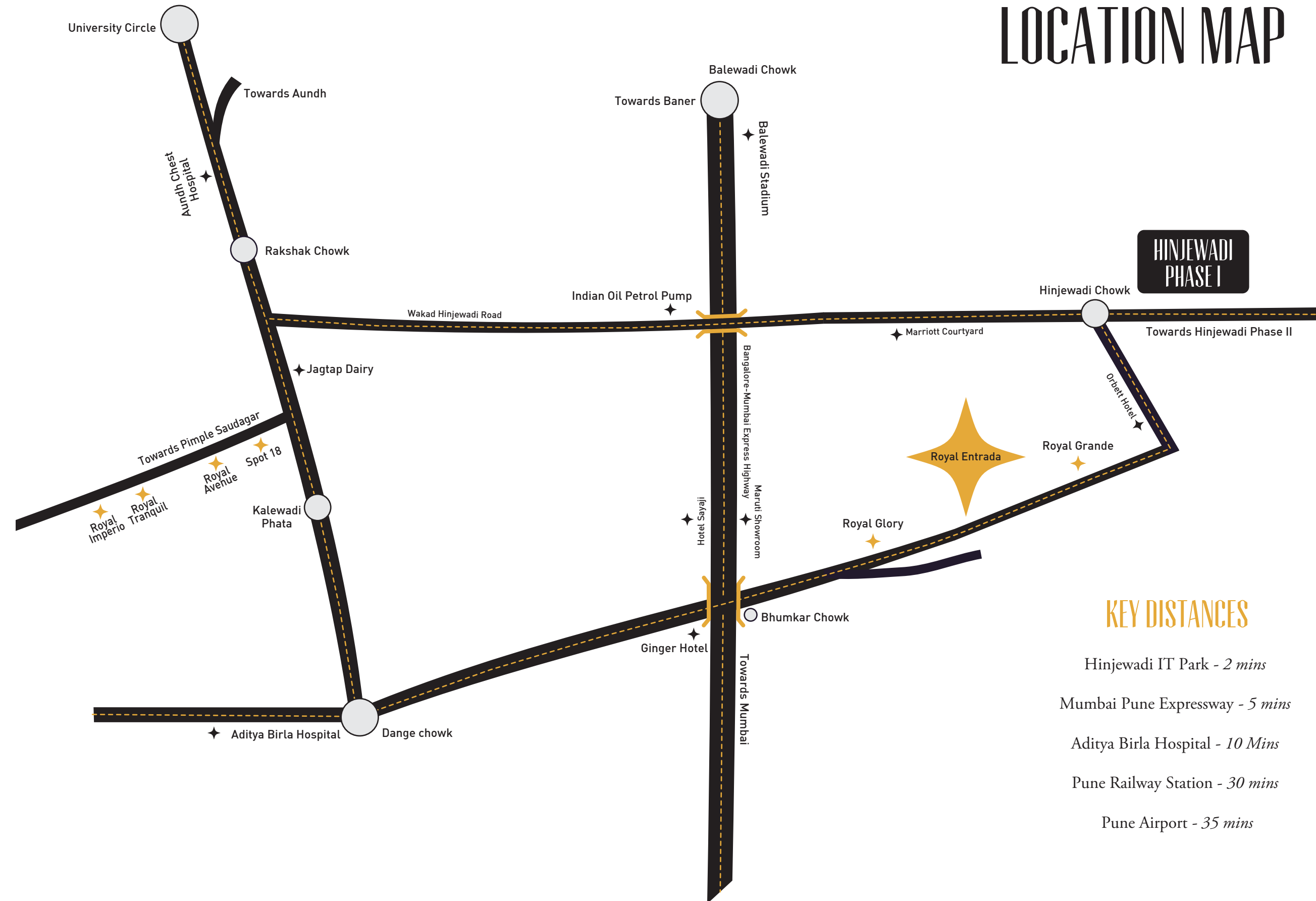
TYPE-02 [2BHK]

TYPE-01 [2BHK]

| FLAT NO. | TYPE | FLAT CARPET AREA (SQ.FT.) | TERRACE CARPET AREA (SQ.FT.) | TOTAL CARPET AREA (SQ.FT.) | TOTAL SALEABLE AREA (SQ.FT.) |
|---------------|------------------|---------------------------|------------------------------|----------------------------|------------------------------|
| | | A | B | | |
| 801, 804, 805 | TYPE 01 2 BHK | 636 | 172 | 808 | 939 |
| 806 | TYPE 02 2 BHK | 647 | 126 | 773 | 923 |



LOCATION MAP



KEY DISTANCES

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