



ROYAL RESIDENCY

BUILDING NO 2A

AT
FAIR TOWNSHIP
PALGHAR WEST

PROJECT BY



Zoya Build Homes LLP
— Expect Better Living —

Our Project Surrounding Location at Palghar

Have a Nice Weekend!

SANDRUSH
CAMP

JALDEVI
RESORT

Sales Office

Our Project Surrounding Location
at Palghar

ROYAL
RESIDENCY
BUILDING NO 2A

Live Bigger, Live Better

ROYAL RESIDENCY

Building No 2A

ZOYA BUILD HOMES Presenting
**ROYAL RESIDENCY-
1 & 2 BHK Flats**

a well planned and luxurious living space, spread across 5 acres of Surrounding land parcel. Calm, pollution free and smoothing environment are the hallmark of this thoughtfully laid out township.

At **ROYAL RESIDENCY**, we bring World Class Amenities such as Children Play Area, Garden.

Due to its strategic location, its provides unmatched connectivity from all the important place of everyday utility such as railway station, hospitals, educational institutions, super-marts, entertainment centers and so on.



Welcome to ROYAL RESIDENCY Family!
Decorative Entrance Lobby with Fully AC.

PROJECT FEATUERS



Grand Entrance Gate.



Decorative Entrance Lobby with fully AC.



Nature Friendly Atmosphere.



Shopping Market.



Children Play Area with Landscaped Garden



24x7 Security.



Stilt & Open Parking.



High Speed Elevators.



24 Hrs. Power Backup in all Common Areas.



C.C.TV in All Common Areas.



Earthquake Resistant Structure.



Waterproofing Treatment on Terrace.




**ROYAL
RESIDENCY**
Building No 2A & 2B

Residential Complex

**ROYAL
RESIDENCY**
BUILDING NO 2A

NIGHT VIEW

WELL CONNECTED WITH :



HEALTHCARE

- Relief Hospital - 4.6km
- Aarogyam Multipurpose Hospital - 3.5 km
- Maharashtra Blood Bank - 5 km
- Forties Hospital - 2.8km



EDUCATION

- Rampada ZP School Dist. - 1.5km
- Sundaram Central School & Jr. College Dist. - 2.8km
- Chanakya the Global School Dist. - 1.8km
- Sir J.P International School Dist. - 3.5km
- Sonopant Dandekar Degree College, Law & Management Studies Dist. - 5.9km
- Yeshwantrao Chapekar Degree College & Management Studies Dist. - 4.4km
- St John Engineering, Management, Pharmacy & B.Ed. College Dist.- 6.6km



SHOPPING & ENTERTAINMENT

- Reliance Smart - 4.2km
- Gold Cinema - 4.1km
- Vegetable Market - 2km
- Breeze Café- the Rooftop Café - 2.9km



CONNECTIVITY

- Palghar Railway Station - 8 min
- Bus Depot - 8 min
- Express Highway - 25 min
- **Bullet Train Station**
Reach BKC in Just 20 min
- **Mumbai-Delhi Express Way**
Reach Mumbai in Just 45 min
- **Mumbai-Palghar Sea Link**
Reach Mumbai in Just 35 min
- **4 Lane Railway Tracks Between**
Dahanu & Virar on Western Railway



BEACH & RESORTS

- Shirgaon Beach - 5 min
- Shirgaon Fort - 5 min
- Bholenath Temple - 1 min
- Taashi's Multi Cuisine Bar and Restaurant - 5 min
- Stone Oven - 4 min
- Laxmi Garden Beach Resort - 3 min
- Jaldevi Resort - 2 min



JOBS & BUSINESS OPPORTUNITY

- Shubham Engineering Company - 400mtr.
- Anand Arc Ltd. - 130mtr.
- Neon Laboratories Ltd. Bidco Warehouse. - 5.6 km

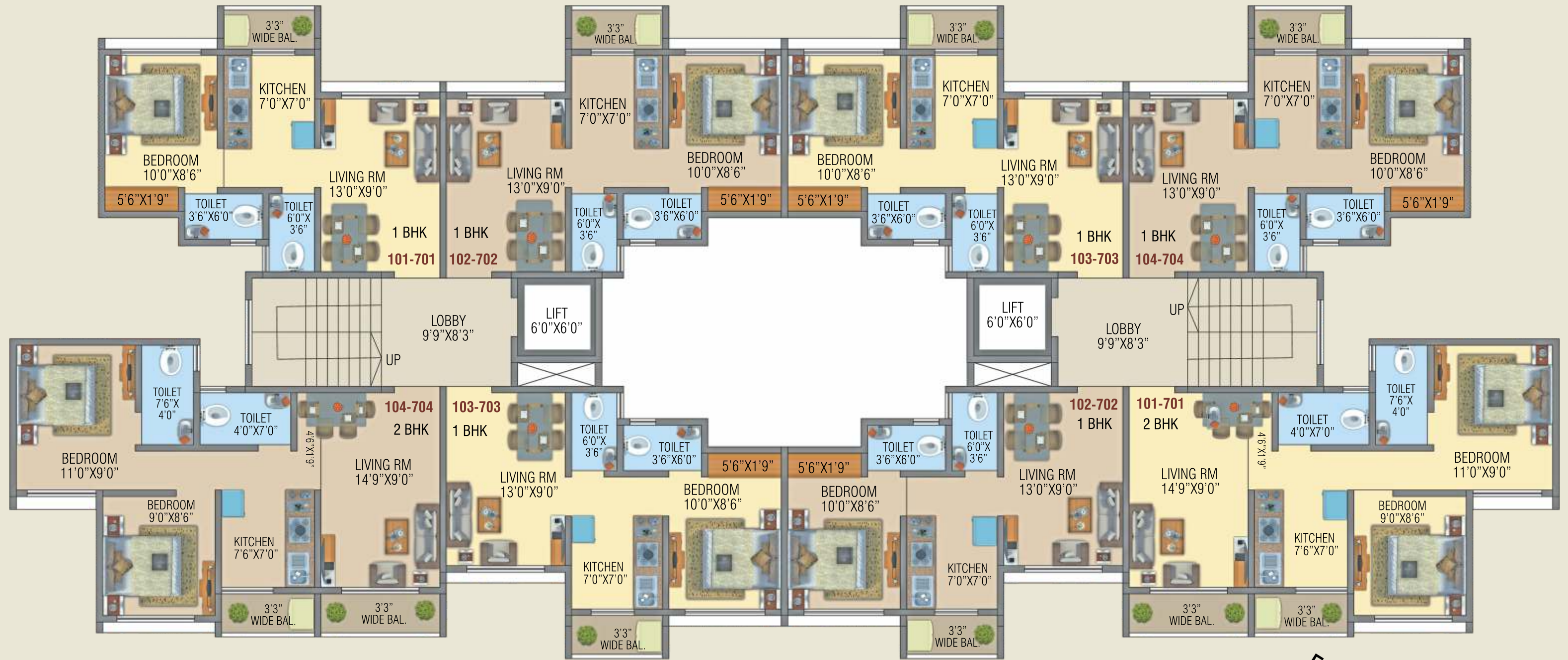
1 BHK- 3D VIEW



2 BHK- 3D VIEW



BUILDING NO. 2 A



TYPICAL FLOOR PLAN- (1ST TO 7 TH)



LIST OF AMENITIES

LIVING ROOM

Video Door Bell
 Wooden Designer Main Door
 Provision for Safety Door
 Vitrified Tile Flooring (48" 24")
 AC Point Provision
 Fans LED Lights
 French Windows with Powder Coating
 False Ceiling
 Artificial 15mm Slabs / Marble
 Window Sills

BED ROOM (S)

Vitrified Tile Flooring (48" 24")
 French Windows with Powder Coating
 Painted Flush Door
 AC Point Provision
 Fans, LED Lights

KITCHEN

Modular Kitchen with Cabinets
 Fine Finish Artificial 15mm slabs/ Marble in
 Kitchen Platform with Stainless Steel Sink
 Tiles up to beam level in kitchen Over Platform
 Vitrified Tile Flooring (48" 24")
 Aluminum Window with Exhaust Fan Provision
 Fans, Led Lights Point Provision
 Washing Machine Provision
 Designer Railing
 Water Purifier
 Jaguar Sanitary Fittings

ELECTRIFICATION

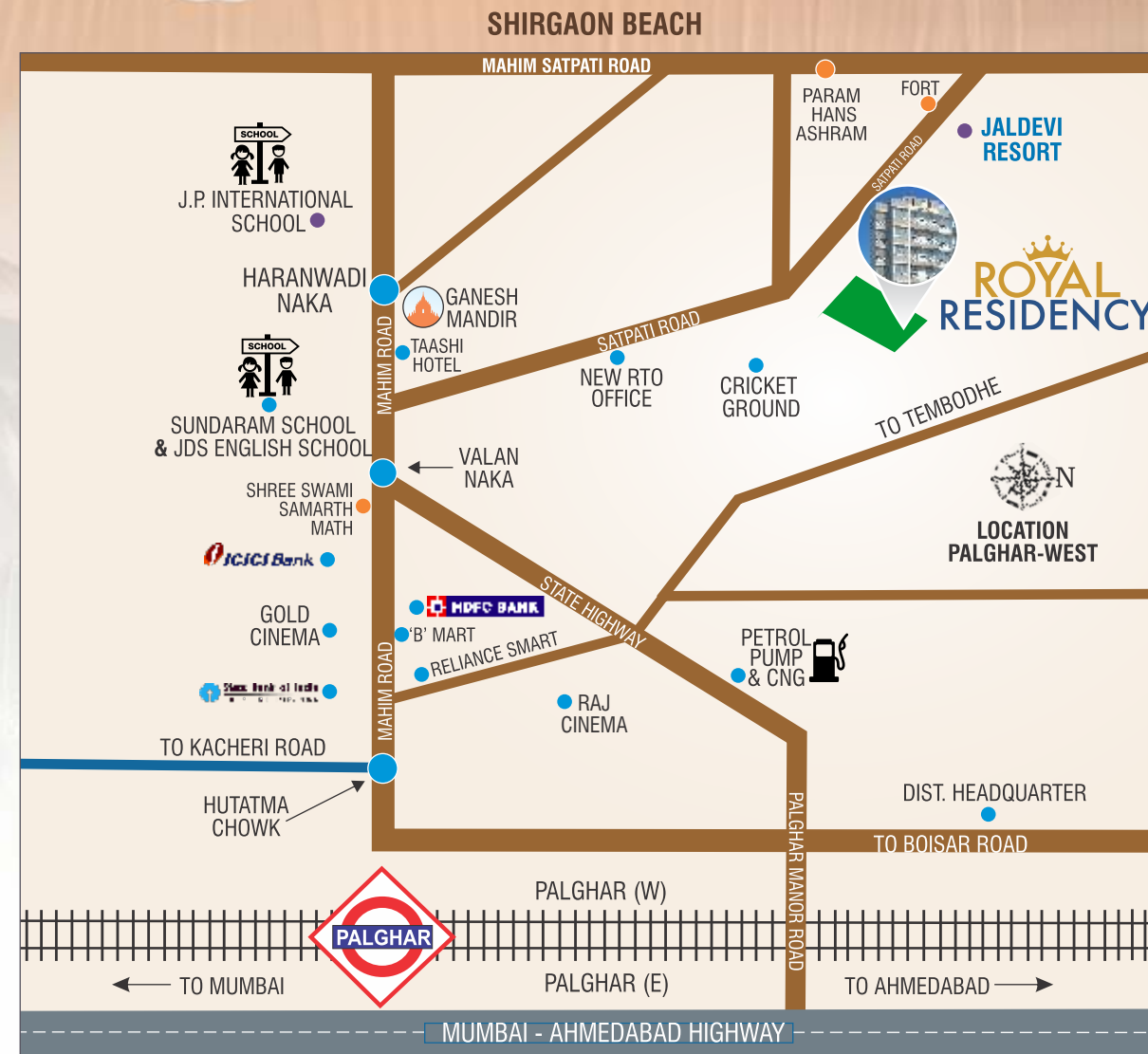
Concealed Copper Wiring
 24 Hours Generator Power
 Backup in Flat
 Earth Leakage Circuit Protection
 Cable Point in Living Room
 Fridge & Washing Machine
 Point Provision
 AC Point in Living & Bedroom

INTERNAL FINISHINGS AND PAINT

Internal Walls Finished with
 smooth POP Finish
 Acrylic Paint on Internal Walls
 (Waterproof & Antifungal)
 Paints on External Walls

BATHROOM AND PLUMBING

Jaguar Sanitary Fittings
 Vitrified Tiles Flooring
 Vitrified Tiles Dado up to
 Door Height
 Anti Corrosive CPVC Pipeline
 for Plumbing
 Concealed Plumbing
 Jaguar Wash Basin



PROJECT BY



Zoya Build Homes LLP

Expect Better Living

LLP Identification Number: ACE-4998

Office: Shop No.109, First Floor, B Wing, Zishan Star Arcade, Naigaon East, Tal Vasai, Dist Palghar-401208

Contact: +91 85302 65666 | **Email:** helpdesk.zoyahome@gmail.com

Architect: OAA, Ketan Sawant | **RCC Consult:** Mukesh Kumar | **Legal Advisor:** SP Associates

Site Address Office: Building no 2A, Plot Bearing / CTS / Srvey / Final Plot No. GUT NO 232/5/3 at Dhansar, Palghar, Palghar-401404



The project has been registered with **MahaRERA Registration No. - P99000066497** is available on the website - www.maharera.mahaonline.gov.in under registered projects.



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