



Premium Residential Apartments

WELCOME
'Your Eminence'
to



ROYAL
EMINENCE



Exciting Location

highlighting your eminence



Let yourself be well connected
with every facility required
for an elevated living standard
in your plush vicinity.



Scan for location
- Project Address -
C-198, Manu Marg
Tilak Nagar, Jaipur



Prime location of
Tilak Nagar



Proximity from
schools & hospitals



Premium
neighbourhood



Connectivity to railway
station, airport and NH



Proximity from
commercial centres



Proximity from entertainment
& shopping centres

Images are for illustration purposes only.

CONNECTIVITY

- Gandhinagar Station 5 km
- International Airport 9 km
- National Highway 248 2 km
- National Highway 21 2 km

HOSPITALS

- Santokba Durlabhji 2 km
- Monilek Hospital 2 km
- Soni Hospital 2 km
- Fortis Hospital 7 km

EDUCATIONAL INSTITUTES

- Rajasthan University 2 km
- LBS College 0.3 km
- MPS School 1 km
- St. Edmund's School 1 km

COMMERCIAL CENTERS

- Pink Square Mall 2 km
- Raja Park Market 1 km
- Bapu Bazaar 4 km
- Tonk Road 2 km

PLACES OF INTEREST

- Birla Mandir 2 km
- Central Park 4 km
- JLN Marg 2 km
- SMS Stadium 3 km

Shown above is an unscaled pictorial, indicative and selective representation of certain elements, locations and/or landmarks present/that may be present in and around the project site and is not a map. The Developer makes no representations regarding existence/continuity of existence of any landmarks/locations shown above. All distances measured are approximate in nature.

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Magnificent Architecture

glorifying your eminence



Earthquake resistant structure



Contemporary facade



Only 2 flats per floor



Well planned layouts

Let your abode be the realistic picture of your wishful living with distinctively designed architecture complimenting your class and style.

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Elegant Spaces

comforting your eminence



Practical balance



Judicious space usage



Abundant light & ventilation



Spacious kitchen, drawing & bedrooms

Let every inch of your new home reflect an unparalleled radiance of luxury and panache.

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3D interior views of the flat are for illustration purposes only.

Impeccable Security

safeguarding your eminence



Let the air that surrounds you,
your little ones and your elders
feel like a protection shield,
thanks to the 4-tier security system.



Security guard
at main entrance



24 X 7 CCTV
surveillance



Video door
phone



Access control system
at main lobby



Biometric lock
on main door



Emergency alarm button
in each flat

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Upscale Amenities

refreshing your eminence



GYMNASIUM

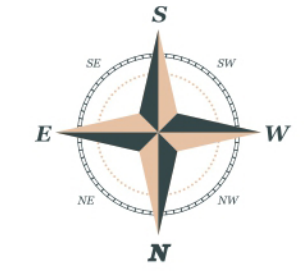


ROOFTOP GARDEN

Images are for illustration purposes only.

Unit Plans

constituting your eminence



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Apartment - 201

3 BHK



• All areas are in square feet.

CARPET AREA
1354

BALCONY AREA
125

BUILT UP AREA
1553

SUPER BUILT UP AREA
2071



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Apartment - 202

3 BHK



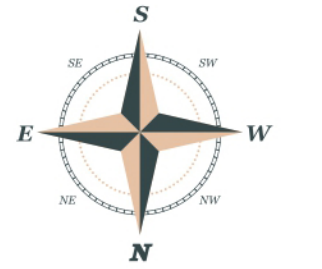
• All areas are in square feet.

CARPET AREA
1361

BALCONY AREA
143

BUILT UP AREA
1584

SUPER BUILT UP AREA
2112



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Unmatched Specifications

shaping up your eminence



Good quality construction material



Well planned common amenities



Convenience & comfort



Enhanced safety & security

Let yourself be pampered with the premium elements of your new home.

After all, it is widely said that
God is in the details.

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Structure

- Earthquake resistant RCC frame structure
- Contemporary facade and elevation elements
- Energy efficient & eco-friendly design
- Only 2 flats on each floor
- Abundant light & ventilation

Apartments

- Designer tiles flooring
- Wooden flooring in master bedroom
- False ceiling in drawing/dining area & master bedroom
- POP finish on all walls & ceilings
- Premium quality paint on all walls and ceilings
- Glass railing in balcony area
- uPVC/Aluminium windows
- Premium quality designer laminated flush doors
- Designer fittings on doors and windows

Images are for illustration purposes only.

Kitchen

- Modular cabinets
- Premium quality chimney
- Granite working counters
- Double bowl stainless steel sink
- 2' tiles dado above counter
- Geyser and RO

Washroom

- Designer wall tiles up to 7' height
- Ceramic tile flooring
- Premium quality sanitary ware
- Premium quality CP fittings
- Wall hung water closet with concealed cistern
- Counter wash basins with mirrors
- Grid false ceiling
- Half glass partition for shower
- Accessories & exhaust fan in all washroom

Security

- Round the clock 4 tier security
- Guard at main entrance gate
- 24 X 7 CCTV surveillance
- Access Control System at main entrance lobby
- Video door phone in each flat
- Biometric lock on main door
- Emergency alarm button

Electrical

- AC copper wiring in drawing, dining and all bedrooms
- Premium quality wires and cables
- Premium quality modular switches & accessories
- Telephone wiring in each room
- DTH wiring in drawing room and all bedrooms
- Intercom/EPABX facility
- 1 KVA power back-up in each flat

Common Amenities

- Main entrance gate with guard room
- Designer entrance lobbies
- Granite flooring in corridors and staircases
- Automatic elevator with auto rescue device
- 100% power backup in common areas
- Reticulated LPG system
- Multi - Dwelling Unit (MDU) system for DTH connectivity
- Well equipped gymnasium
- Rooftop terrace garden
- Rainwater harvesting system to recharge ground level
- 24 X 7 water supply in all flats through overhead tank
- Underground water tank for additional storage

Group Profile

celebrating 15 glorious years



REDEFINING EXCELLENCE



On time delivery



High customer satisfaction



Superior construction quality



Safe & secure environment



Well planned layouts



Wide range of properties

Imbibing royalty with customer satisfaction, Ganga Kotecha Group is creating ecosystems of pre – eminent standards and prime amenities providing enriched living since the last 15 years.

Owing to our belief that the things that last a lifetime are experiences and memories, we aim to be the creators of some magnificent properties that provide a luxurious lifestyle for our esteemed and valuable clients.

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Vardhman Apartments, Banipark



Western Heights, Shyam Nagar



Vardhman Residency, Ajmer Road



Vardhman Majesty, Shyam Nagar



Classic Residency, Vaishali Nagar



Arihant Enclave, Ajmer Road



Arihant Residency, Ajmer Road



Aastha Apartments, Nirman Nagar



Arihant Palm, Ajmer Road



Royal Florence, Narayan Vihar

It takes hands to build a house, but only hearts can build a home.



Royal Avenue
Patrikar Colony



Royal Castle
Vaishali Nagar



Royal Tatvam
Patrikar Colony



Royal Essence
Gandhi Path



Royal Regalia
Gandhi Path | RERA No. RAJ/P/2017/152



Royal Exotica
Gandhi Path | RERA No. RAJ/P/2019/1120



Royal Gravitaz
Gandhi Path | RERA No. RAJ/P/2020/1339



Royal Eminence
Tilak Nagar | RERA No. RAJ/P/2020/1352

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— SERVING YOUR EMINENCE —



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