



Sankalp's  
**Royal Villas**  
Where lifestyle meets Royalty

'Royal Villas' is an exclusive gated community of exquisitely crafted villas and high end amenities executed by Sankalp Developers. High Quality development delivered in time is their motto. Lying in the lap of nature, this 27 acre expanse has been crafted into 277 exclusive plots is located at Shahpur near Mumbai. What awaits you at Royal Villas is a well developed Villa Project with Internal tar roads lined by mature trees making it an avenue complementing the natural beauty of the place. Beautiful Vaastu Complaint independent Villas & Twin Villas to chose from which have private garden covering more than 30% of the plot area. This comes with common amenities which include a Ready to use Club House which provides a Restaurant, Community Center, Swimming Pool with Rain Dance, Indoor Games, Outdoor Gaming area, Children's Play Area & lawn and fully furnished air conditioned Guest Rooms. A Royal Lifestyle awaits you at Royal Villas.



**2 BHK King Villa**  
Plot Area – 2260 Sq. Ft

**RERA Carpet (GF + FF) – 996 Sq. Ft**  
**Balcony, Encl. Balcony & Verandah – 116 Sq. Ft**  
**Open Terrace – 325 Sq. Ft**



**Twin Villa:  
1 BHK Prince and Princes Villa**



**Plot Area – 1130 Sq. Ft.  
RERA Carpet – 499 Sq. Ft.  
Balcony, Encl. Balcony & Verandah – 56 Sq. Ft.**

- **Your Safe Home away from the City**
- **The NO-Lockdown zone**
- **A lifestyle par excellence**
- **Health & Safety taken care of**
- **Live – Work – Play – Enjoy !**
- **Ready to use Recreational Amenities**
- **Reliable Developer**
- **Great Location**
- **Value for Money Investment**
- **Home Loans Available**

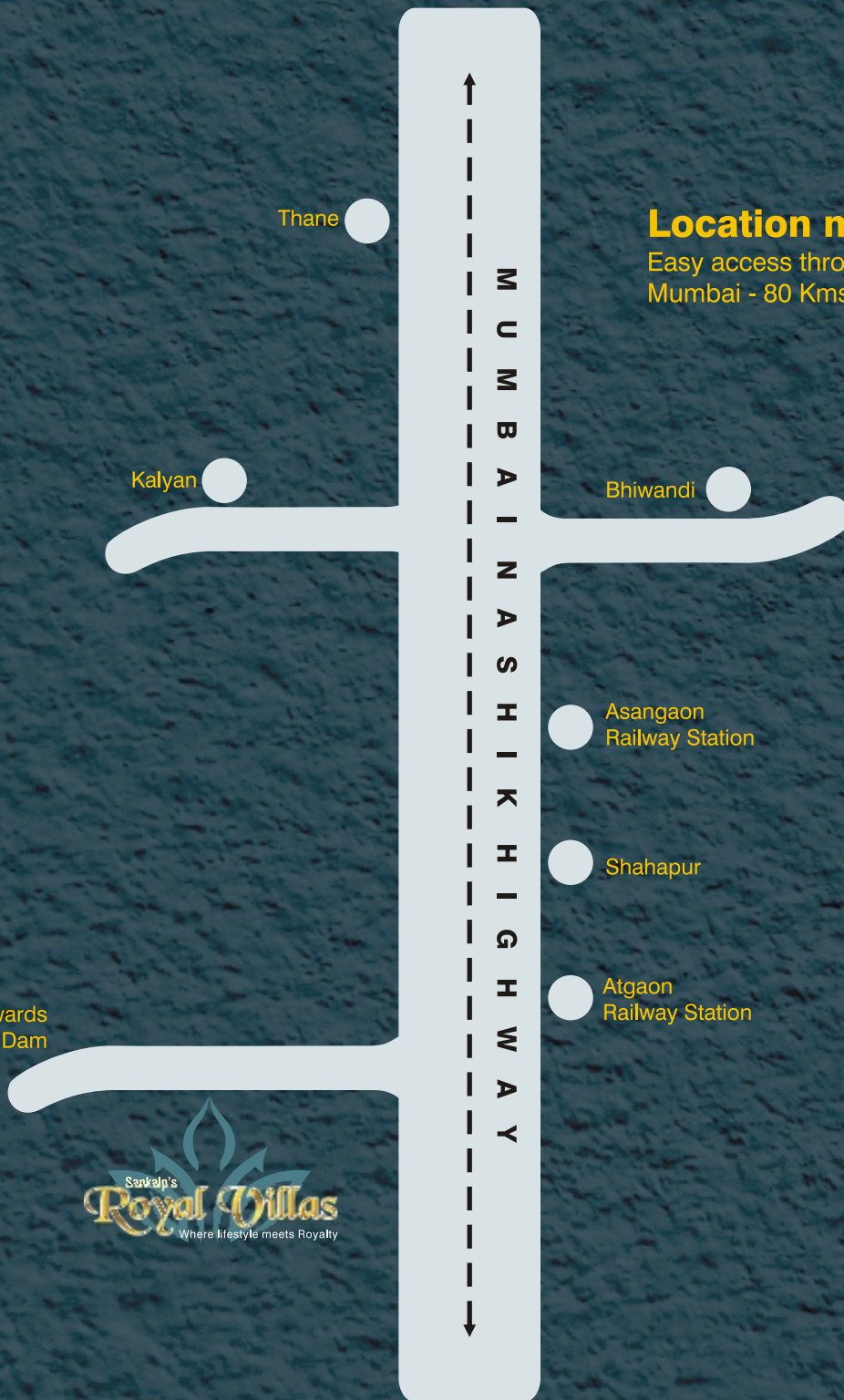


**Actual Site Photo**

**Ready Club House**

- **Swimming Pool**
- **Rain Dance Area**
- **Restaurant**
- **A/c Rooms For Stay**
- **Indoor Games: Table Tennis  
And Carrom**
- **Badminton And Volley Ball Court**
- **Box Cricket**
- **Children's Play Area**
- **Party Hall**
- **Rooftop Party Area**
- **Pool side Lawn**
- **Wi-Fi Enabled On Site**
- **CCTV, 24 x 7 Security**
- **24 x 7 Water Supply and Electricity**

**Towards Mumbai**



**Location map**

Easy access through National Highway No. 3  
Mumbai - 80 Kms | Thane - 60 kms

Towards  
Bhatsa Dam



**Towards Nashik**

MahaRERA Project Registration Number: P51700007340  
Available at Website: <https://maharera.mahaonline.gov.in>



Spine Realcon Pvt. Ltd., F-187, Haware Fantasia Business Park,  
Sector 30, Behind Inorbit Mall, Vashi, Navi Mumbai 400 703.  
For Details. - 8906 616 616



Site OfficeAddress: Survey No. 229/B,  
Village: Pendharghol, Taluka: Shahapur, District : Thane