

R O Y A L 
E t e r n i a

Experience The Essence Of Luxury Life

ROYAL 
Eternia

3/4 BHK
ULTRA LUXURIOUS RESIDENCES

Lap of Luxury

Prime Location

Serene Life

World Class Elevation



ROYAL 
Eternia

UNWRAP THE LUXURY

JOY & COMFORT

WITH

YOUR NEW

DREAM HOME



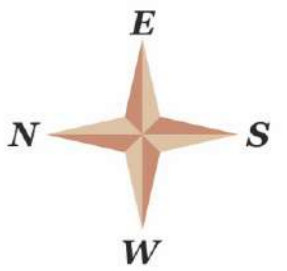




TYPICAL FLOOR PLAN

Flat	Type	Super Built Up Area	Built Up Area	Carpet Area	Balcony Area
401	4 BHK	2916	2160	1791	232
402	4 BHK	2524	1870	1570	179
403	3 BHK	2034	1507	1223	168
404	3 BHK	2045	1515	1228	165
405	3 BHK	2012	1491	1228	155
406	4 BHK	2756	2042	1694	217
407	4 BHK	2550	1889	1573	182
408	3 BHK	2026	1501	1264	125
409	3 BHK	2119	1570	1298	146

• All areas are approximate. • All areas are in square feet.



ROYAL Eternia

ULTRA LUXURY RESIDENCES

Specification

❖ General

- Earthquake resistant RCC framed structure.
- Modern façade and elevation elements.
- Grand & impressive main entrance gate.
- Parking dedicated two basement floors.
- Naturally lit and well-ventilated residences.
- Aesthetic building lighting.
- Granite/vitrified tile flooring in corridors & staircases.
- Elegantly designed main entrance lobby.
- Well equipped state of the art clubhouse.
- Exclusive sit out and facility areas surrounding the building.
- Landscaped areas on ground floor & common terrace.
- Emergency exit provision through an extra staircase.

❖ Residences

- Designer tile flooring in drawing, dining, kitchen and all bedrooms.
- POP finished walls & ceilings.
- Premium quality distemper paint on interior walls & ceilings.
- Aluminium/uPVC slider doors and windows.
- Designer main gate of all residences.
- Premium quality laminated doors in all residences.
- Designer hardware on all doors.
- Glass railings in all balconies.

Kitchens

- Granite/full body tile working counter.
- Double bowl stainless steel sink.
- 2' dado tiles above the counter.
- Provision for geyser & RO.

Washrooms

- Designer tiles on walls.
- Anti skid tiles on floor.
- Half glass partition in master bedroom's washroom.
- Premium quality sanitary ware.
- Premium quality CP fittings.
- Wall hung WC with concealed cistern.
- Counter top/under counter wash basins with mirrors.
- Grid false ceiling in all washrooms.
- Provision for geyser & exhaust.

Electricals

- 1 kVA power back up in all residences.
- Premium quality wires & cables.
- Premium quality modular switches & accessories.
- AC piping in drawing, dining and all bedrooms.
- DTH wiring in drawing, dining and all bedrooms.

❖ Security Systems

- 4 Tier security round the clock.
- Guard interception at main gate.
- Boom barrier system with RFID at main entrance gate.
- 24 x 7 CCTV surveillance.
- Access control system at main entrance lobby.
- Biometric lock on main door of all residences.
- Video door phone in all residences.
- Emergency alarm button in all residences.
- Intercom system for guard and intra building connectivity.

❖ Common Amenities – Ground Floor

- Swimming pool with spacious deck.
- Kids splash pool.
- State of the art mini theatre.
- Well equipped gymnasium.
- Spa area consisting of steam, sauna, jacuzzi and massage room.
- Indoor games room consisting of pool, table tennis, air hockey, foosball, carrom and chess.
- Indoor kids play area.
- Multipurpose community hall with attached kitchen space.
- Conference cum meeting room.
- Dedicated space for yoga, zumba & pilates.
- Library cum tuition room.
- Co-working space.
- Furnished guest rooms.
- Society office.
- Celebration lawn with pergola sitting and landscaped elements.
- Open gymnasium with varied machines.
- Ground floor walk way.
- Outdoor kids play area with sand pit.

- Mini amphitheatre styled seating.
- Well designed feature wall.
- Senior citizen corner.
- Landscaped sculpture court.
- Variegated plantation.
- Trellised seating.
- Interactive seating areas.
- Artful water feature placement.
- Aromatic plantation zone.

❖ Common Amenities – Terrace Floor

- Variegated plantation.
- Yoga deck.
- Walkway in pebble crete.
- Viewing & star gazing deck.
- Trellised seating.
- Gazebo seating.
- Sky lounge.
- Well designed pergola.
- Party deck with pantry counter.
- Aromatic plantation zone.

❖ Common Services

- Four high speed automatic elevators with auto rescue device.
- Fire fighting system.
- 24 x 7 water supply through overhead tank.
- Underground water tank for additional storage.
- Rainwater harvesting system.
- Sewage treatment plant.
- Piped gas system.
- Multi-dwelling unit (MDU) system for DTH connectivity.
- Power back up for essential common facilities by silent DG.
- EV charging points.

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