



Assetz

66 &
SHI
BUI

WHITEFIELD
MAIN ROAD

INTRODUCING



THE BLACK SERIES

The concept of this series is rooted in the commitment to define luxury at every touch point of a home. From the distinguished tiles to the tiled fountains to the elegant fixtures, the series is poised to set a new benchmark for architectural excellence.

But our dedication does not stop at the exterior. Inside each residence, we strive to leave no stone unturned. From exquisite Italian marble flooring to award-winning sanitary fittings and fixtures, we have thoughtfully created each aspect to meet an uncompromising standard. Above all, our aim is to ensure that residents experience an elevated sense of luxury in every element of their abode.



BEAUTY IN THE DETAILS

A boutique residential high-rise in Whitefield, inspired by the mystical Japanese aesthetic of Shibu. Designed to bring out love, intelligence, light, and joy in every aspect of living, with beauty that is simply understated and yet enriched in details.





ACCESSIBILITY



■ ■ ■ ■ ■ Interstate

— SR 70

— State Route 166

— State Route 168

— State Route 167

— SR 71

Strategically located to offer sophisticated urban living and seamless connections to major metro facilities, numerous DJ firms, key arterial roads, highways, and other essential services.



AROUND 66 & SHIBUI

Whitefield main road - one of the most preferred and popular areas of Whitefield for residents in the locality with restaurants, shopping malls, schools, healthcare, and all other essential facilities (just a stone's throw away it offers everything one would ever need)

HEALTH, FITNESS & RECREATION

- Health Eye
- Green Parks Park
- Novartis Hospital
- Municipal Hospital

EDUCATION

- Start Centre for Child Development and Care

CAFFES & RESTAURANTS

- Old Spice House
- Four Points by Sheraton
- Gloria Bakery
- Grand Hotels & Resorts
- Luv's Burger & Wings

SHOPPING & ENTERTAINMENT

- Home Mall
- Flamingo
- Source Salon & Spa



THE
NEW
FAM
BY
SRI
BUN

Assets

A SENSE
OF ARRIVAL

STEP INTO TRANQUILLITY

Crafted to redefine elegance, the individual entry to the project, the elevation, and each home have been meticulously designed to foster an ambience that is both inviting and aspirational, welcoming you into a world where natural charm and timeless beauty



www.royalresidences.com



THE FACADE

The facade of M L Shilpi is constructed with natural stone cladding, the subtle details of which leave one in awe of its simplicity. The black stone cladding and our generously sized windows provide natural light, insulate the building, and regulate temperatures, bringing together energy efficiency with a pleasant environment for you to unwind in.

FLOOR PLANS

Experience the elegance of spacious living with expansive decks, open dining and living areas with masterfully crafted large master suites to choose from. Each unit plan is thoughtfully designed to elevate your everyday living to a plane of luxury and efficiency.

3 BHK

2184 SQFT

(SQA)

1896 SQFT

(TOTAL COVERED AREA (GROSS BALCONY))



4 BHK

3044 SQFT

(804)

3280 SQFT

(804) (GARAGE), (2) (CL) (STAIRS) & (BALCONY)



MASTER PLAN

A strategic blueprint spanning 3 acres, centered around creating a fulfilling living experience for the residents. Alongside the spacious and thoughtfully designed apartments, our range of meticulously curated amenities and lush landscapes enhance convenience, leisure, and recreation, for you to embrace an amazing lifestyle.



LEGEND

- | | |
|---------------------|-----------------------------|
| 1. Entrance | 10. Party Room |
| 2. Security | 11. Outdoor Gym |
| 3. Ramp/Bicyclist | 12. Social Place with Games |
| 4. Lobby/Entrance | 13. Seating Area |
| 5. Pedestrian Plaza | 14. Pet Park |
| 6. Swimming Pool | 15. Services |
| 7. Kids' Pool | 16. Children's Play Area |
| 8. Changing Room | |
| 9. Tennis Court | |



THE CLUBHOUSE



AMENITIES

With exclusive access to the best of world-class amenities.

COMMON AMENITIES

1. Swimming Pools
2. Tennis Courts
3. Children's Play Area
4. Outdoor Gym
5. Seating Areas
6. Party Room

CLUBHOUSE AMENITIES

1. Gymnasium
2. Yoga / Meditation Studio
3. Indoor Tennis / Courtroom
4. Pool Table
5. Table Tennis
6. Multipurpose hall with Party Facility
7. Discussion Lounge



LANDSCAPE

Our landscape treats the existing gateway as an archway connecting residents with various levels of nature. Moreover, a perfect blend of flora and foliage has been integrated that entices your senses, painting a beautiful picture as you walk through the path of life & thrive, surrounded by the good.



The area also boasts a variety of indigenous trees such as neem, wood apple, and more which abundantly contribute to the ecosystem and enhance the natural beauty of the surroundings. The coexistence of multiple contrasting natural elements brings the best of both nature inside and outside of the project.



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SPECIFICATIONS

LEVEL

Structure



Single or double level framed structure with fixed flooring

ADDITIONAL FEATURES

Roofs



Flat roof or gabled wooden slates with concrete finish. Reinforced concrete, a gable roof for more space

Structural steel or ground reaction slates with concrete finish

Timber frame (improved wooden slates with concrete or the reinforced concrete finish on the roof)

Windows, Sliding Doors & Ventilators



Frame or fixed windows from laminated polycarbonate and windows with mosquito net

Galvanized powder coated aluminum ventilators - compatible with pressure throughout fan

Flooring & Wall Cladding



Living flooring (floor cladding)

Structural reinforced floor



Reinforced reinforced wooden flooring



Reinforced, balcony or utility with fixed balcony (structural floor slates)

Paint



Internal/external painting (single window)



Internal/external painting (with concrete grade window structures along with reinforcement of roof, floor/cladding)

Balcony/Deckings



Concrete with and top deckings with structural paint finish

Fabric Cladding



Reinforced wooden frame over fabric cladding or aluminium

PLUMBING, ELECTRICAL & SERVICES

Oil, Sanitary, Fittings & Fixtures



Separate service, separate equipment with thermostat for showers or all toilets and hot water in the same tank



Separate or separate individual flush system and accessories



Electrical Fixings

Interlock or separate individual electrical circuits and distribution board



Grid Power & Backup Power

Grid power

2,000 - 10,000
2,000 - 10,000



Backup power

Use of an inverter in the apartments and home backup for construction, lighting lifts, and others



Services

Water treatment plant
Waste treatment plant



Standards

Minimum performance requirements



Waste & Energy

Waste and energy collection

GREEN FEATURES

Water Conservation

Water tank, dual piggybacking dual flush system for sanitary through

Washbasin water used for flushing purposes & low-flow flush valves

Water efficient fixtures

Wastewater harvesting

Groundwater recharge

Energy Conservation

Wastewater solar treated water reuse tank at top two floor apartments

Energy efficient lights in common areas

Waste adjusted stairlights

Build Waste Management

Segregation of waste

Organic waste compost





ABOUT ASSETZ

Every square inch of an Assetz property reflects our "flexible design" philosophy: these ground-breaking forms that let in more of natural light, where space is intelligently managed and every amenity is of the highest quality. By nurturing the geometry of an area, we create living spaces that are cherished forever.

Our team comprises over 250 professionals who bring outstanding expertise to their respective fields. The team also have 16 year average of rich cross-industry skills across the board.

Our mission is to balance the need to break through the clutter of a highly competitive market where trends and fashions have a very short shelf life, with the demands of cost and investor confidence. A key to not succumb to this is to embrace architecture that expresses a sort of timelessness – responding to forms that are immovable to the site and the surrounding context and not to passing trends – in order to create something that cannot be replicated elsewhere.



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