



#### PROXIMITIES



NH in 0.7kms



Airport in 12kms



Railway Station in 19kms



Bus Stand in 0.4km



Multi speciality Hospital in 0.35 kms



Educational Hubs

#### AMENITIES



Park with Children play



CC roads with foot paths



STP (Recycling drainage water to plantations)



Underground drainage system



Avenue Plantation



Walking Tracks



Compound wall with solar fencing



Underground power/electricity



**FUGEN PROJECTS PVT LTD**  
GATEWAY TO YOUR HAPPINESS

#59A-21-7/2, 4<sup>th</sup> Floor, Infinity Plaza, RR Gardens  
High School Road, Patamata, Vijayawada - 7

Mail:

Conatct :

First Time in the History of Real Estate in India,  
A VENTURE WITH BOATING!

FUGEN'S  
**R**  
ROYAL IMPERIA



*Experience the Maharaja Lifestyle!*



ROYAL IMPERIA

## ABOUT US

First impressions are the foundation of an identity FUGEN PROJECTS paints a truly remarkable picture on our commitment to the buyer making us the most trusted builders in Vijayawada.

Commitment, quality & trust are integral parts of our whole identity. The task of providing our clients with only best quality work has always been our utmost priority.

Innate belief that hold's our institutions entire operations is that's Real estate developers holds a much larger role of ensuring that every individual's investments turn into a realization of his dreams that he has for his/ her home or venture.

We are a team of dedicated professional who take pride in being quality conscious and take this attribute to n entire new level.

Fusing High quality standards with grand investment returns, FUGEN'S Group has delivered unique architecture for various Residential & Township projects.



## THE BEST ARCHITECTURE

### Experience the Maharaja Lifestyle!

Pristinely set on 60 acres in the bustling community of kankipadu, ROYAL IMPERIA epitomizes a luxurious sense of arrival and tranquil yet lavish living with its 500+ individual plots.

Inspired by the natural environment, ROYAL IMPERIA promotes sprawling landscapes and a dynamic, sustainable residential living that ensures less ground coverage yet creates barrier-free surroundings for its occupants.

Meticulous zoning and a clear distinction between private and public area within the apartment complex invokes a sense of security and comfort.

All of these unique facets effortlessly come together to form the single harmonious entity that is

ROYAL IMPERIA.

The elegant facades are embellished with prioritized terraces and large spacious balconies that immediately capture the onlookers' attention while enhancing the inside-out experience for the residents.

The meticulous design of the individual Villas allows the interiors to be bathed in natural light during the day and increased by cool breezes 24/7 thanks to the layouts ingenious cross ventilation features.

While the interior of the building compound consists of almost 3/4 open space, each apartment block is also interlaced with aesthetic green landscapes and water bodies-giving it's residents a veritable paradise of living space.





## THE BEST IN SPACES

BE WELCOMED BY THE EMBRACE OF OPULENCE

As you enter the premises, a grand Entrance Gateway welcomes you to the serene settings, soothing water bodies, picturesque lawns and lush greenery fringed by aromatic walkways.

When you make your way to the Villas, you will find that we have aimed to create a living concept that promotes family culture. To enhance the family living experience, our designers have taken special care to provide distinctive areas for the family and for outside visitors to enjoy.

As you walk into the Club house spacious foyer, take a stroll through the living area and attached balcony dedicated to visitors.

Once you are done entertaining your guests, retire to the family space, featuring the dining room and kitchen built in coherence with each other to create a harmonious retreat for personal bonding.

The kitchens are also insightfully designed with attached utilities to support the functionality and utilization aspects into consideration

Finally, step into your corner of tranquility as you enter the luxurious master bedroom that is also equipped with spacious walk-in closets. Glide across the plush wooden flooring out on to the attached balcony and be greeted by a spectacular 270\* view.

Revel at this moment, for you have arrived Home.





## THE BEST LIFESTYLE OFFERING

LAND AREA: 60 ACRES

30 Luxury Villas

24 Deluxe Villas

48 Independent villas

16 Lotus Houses

400+ plots

1 acre lake with Boating & Boat House

0.5 Acre Clubhouse with all Major Amenities 70% Open

Space Dedicated for Designer Landscape

Grand Entrance Plaza

Exclusive Designed Floor Plans for Inside

Outside Connect

Double Height vertical Connecting spaces

Spacious Balconies & Terraces

Laminated Wooden Flooring in

Master Bedrooms with Walk-in Closets

Separate Kitchen & Utility spaces





## CLUBHOUSE

NO JEWEL MORE PRECIOUS THAN TIME

Because the concept of 'free time' seems harder to come by these days, we want to at least ensure you have the freedom to spend your with a plethora of options. For that we bring you the exclusive and varied amenities of the 24,000 square feet Clubhouse spread across an acre of land.

Built on 0.5 Acre of Land | 18,000 square feet | G+3 Floors

Ground Floor: Swimming Pool with Deck & Changing rooms, Café Area, Separate Gents & Ladies Spa

First Floor : Fully Equipped Gymnasium & Aerobics , Yoga Hall with Changing Rooms & Library

Second Floor: Mini Theatre, Guest Rooms, Indoor Game Zone, Open Terrace

Third Floor: Waiting Lounge, AV Room, Banquet Hall: A capacity of 100 guests with attached Green Room

Terrace Floor: Open Air Barbecue & Terrace



**GYM**



**LIBRARY**



**ENTERTAINMENT**



**THE BEST IN LEISURE**



**BREAKOUT SPACE**



**TERRACE SITOUT**



**FUNCTION HALL**



**THE BEST IN LEISURE**





**THE BEST OF HEALTH**

 **SWIMMING POOL**

 **AEROBIC**

 **INDOOR & OUTDOOR GYMNASIUM**

 **ACUPRESSURE WALK-WAY**

 **JOGGING TRACK**



## THE MASTERPLAN

### OUR BLUEPRINT OF EXCLUSIVITY

Apart from the prime location, Royal Imperia has perfected the concept of idealistic living spaces for you and your family. Sprawled across 60 acre with 1 acre dedicated to the Boat house & 0.5 Acre Club House, each section of the project is intelligently designed to cater to every unique aspect of your lifestyle and give your family adequate space. We realize the importance of security without the feeling of confinement, so we dedicated an open area of 40% for designer landscapes interspersed within the site extent. There is also dedicated entry and exit, not to mention 24/7 Security for your peace of mind.

One gets a feeling of this spaciousness almost immediately as they proceed down a wide driveway for cars which ends at a convenient drop-off porch. The front entrance of the property welcomes visitors and residents alike to a grand roadway with serenely charming water features. The individual apartments are also designed in such a way that the interiors are bathed in natural light during the day and caressed by cool breezes throughout, thanks to ingenious cross ventilation features.





## EAST FACING LUXURY VILLA

**3 BHK | 220 sq yds | 2200sqft**

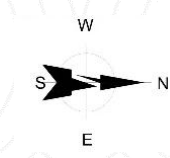
A cosy, minimalistic abode for your family, equipped with all the essentials required for a spacious and comfortable lifestyle, Indulge in the luxury of premium living without the excess in our ROYAL IMPERIA



Ground Floor plan



First Floor plan





## WEST FACING LUXURY VILLA

**3 BHK | 220 sq yds | 2200sft**

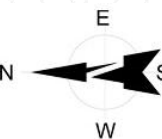
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Ground Floor plan



First Floor plan

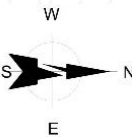




## EAST FACING DELUXE VILLA

**3 BHK | 167 Sq yds | 1650 sft**

These carefully crafted villas will give you more of everything. More comfort, More space & more Luxury serving you the best of premium Living communities of ROYAL IMPERIA.





## WEST FACING DELUXE VILLA

**3 BHK | 187 Sq yds | 1350 sft**

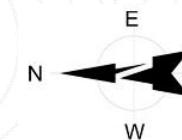
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Ground Floor plan



First Floor plan





## EAST FACING INDEPENDENT HOUSE



Ground Floor plan

**2 BHK | 167 Sq yds | 1000 sft**

These carefully crafted villas will give you more of everything. More comfort, More space & more Luxury serving you the best of premium Living communities of ROYAL IMPERIA.



**2 BHK | 187 Sq yds | 1100 sft**

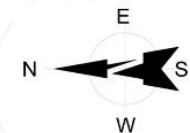
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**WEST FACING  
INDEPENDENT HOUSE**



Ground Floor plan



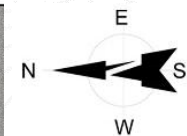




# LOTUS HOUSE



Ground Floor plan



**3 BHK | 250 Sq yds | 1490 sft**

A cosy, minimalistic abode for your family, equipped with all the essentials required for a spacious and comfortable lifestyle. Indulge in the luxury of premium living without the excess in our ROYAL IMPERIA





## BOATHOUSE

### BRILLIANCE IN THE FINEST MINUTIA

When you are accustomed to settling for the best, we don't expect you to settle for less. Just as the finest details, when crafted to perfection, create a masterpiece - we believe in precision in every square inch.

From the quality of bathroom fitting to the finish of wood veneers on the doors and windows, God, as they say, is in the details.





## **THE BEST IN SPECIFICATIONS**

### **BRILLIANCE IN THE FINEST MINUTIA**

When you are accustomed to settling for the best, we don't expect you to settle for less. Just as the finest details, when crafted to perfection, create a masterpiece - we believe in precision in every square inch.

From the quality of bathroom fitting to the finish of wood veneers on the doors and windows, God, as they say, is in the details.

### **VILLAS, MINI VILLAS, LOTUS HOUSE**

Iron	- Vizag / Tata
Cement	- Penna/Ramco/Dalmia
Electrical	- Legrand (Basic model) Finolex Cables Sudhakar Pipes Havells/Gold Metal switch plates
Plumbing	- Sudhakar/Finolex PVC Cera/Hindware Taps
Sanitary	- Cera/Hindware/Parryware
Flooring	- Marble for Living,Dining
Wood	- Balharshah Teak wood for Main Door Polish quality Teak wood for other doors/frames
Windows	- UPVC with grills
False Ceiling	- Standard Quality
Cup Boards	- Plywood or New wood with Laminate finish
Lights and Fittings	- Standard Quality
Paints/Wall care	- JK or Birla wallcare with Asian Paints

### **INDIVIDUAL HOUSES**

Flooring	- 2x2 Vitrified Tiles
Wood	- Polish Quality for Main Door, Main Door Frame Paint quality for other doors