



yashwin  
ROYAL

1, 2 & 3 BEDROOM RESIDENCES  
OFF SINHGAD ROAD, PUNE

## TAKE A BEAUTIFUL BREAK IN YOUR JOURNEY.

LOCATED AT NARHE, PUNE  
ALONG THE KOLHAPUR-MUMBAI HIGHWAY

IDEAL FOR FREQUENT TRAVELLERS

EXCLUSIVE CONCIERGE SERVICE

INTELLIGENT FLOOR SPACE OPTIMIZATION

TRAVEL-FRIENDLY FEATURES IN EVERY HOME

UNINTERRUPTED GREEN VIEWS AND FRESH AIR





## FEATURES OF A HOTEL. COMFORT OF A HOME.

A Yashwin Royale we realise that frequent travellers and road-trip enthusiasts have unique needs. They prefer the facilities of a hotel but love the comfort of a home. That's exactly where Yashwin Royale scores its brownie points. Experience being pampered in homely comfort.

### Amenities near Yashwin Royale:

- Indoor Sports
- ATM Machine
- 24/7 Business Centre with Wi-Fi Zone
- Themed Landscaped Garden
- Yoga and Aerobics Hall
- Temple
- Wheel-chair Friendly Design
- Efficient Concierge Service
- Outdoor Play Zone
- Grocery Store
- Car Wash Service
- Café
- Pharmacy
- Sanitation Facilities for service staff



# BUILDING SPECIFICATIONS

## STRUCTURE

1. Strong RCC structure
2. Two high-speed MRL lifts

## WALLS AND CEILINGS

1. Gypsum-finish surface to inner walls in the entire apartment
2. All ceilings in the apartment finished in POP
3. Oil-Bound Distemper (OBD) to all inside walls
4. External acrylic paint for long life

## KITCHEN

1. Granite kitchen platform with SS sink
2. Glazed tiles up to 3 ft. from platform
3. Adequate electrical points for microwave, fridge, induction cooker and exhaust fan
4. Washing machine, plumbing and electrical point in dry terrace

## DOORS

1. Elegant both-side laminated main door
2. All internal doors with both-side laminate
3. Toilet door frames with grey granite
4. All door fittings in brass/chrome-plated mortice locks

## ELECTRICAL

1. Branded fire-retardant copper wiring with ELCB
2. Modular sockets and switches of reputed brand
3. TV and telephone point in living and master bedroom
4. High-speed broadband internet connection provision
5. DG backup for building common area
6. Inverter backup for 3 tube-lights and 1 fan
7. Video door phone for additional security
8. Common dish TV provision to all apartments

## FLOORING

1. 24 x 24 inch vitrified tiles with matching 3" skirting in the entire apartment
2. 12 x 12 inch ceramic anti-skid tiles in dry balcony, terraces and toilet

## TOILETS

1. CPVC plumbing and branded sanitary ware
2. Glazed tiles up to 7 ft. high with premium CP fittings
3. Cockroach preventive traps
4. Exhaust fan and electrical boiler points

5. Solar water heater supply in master toilets

## WINDOWS

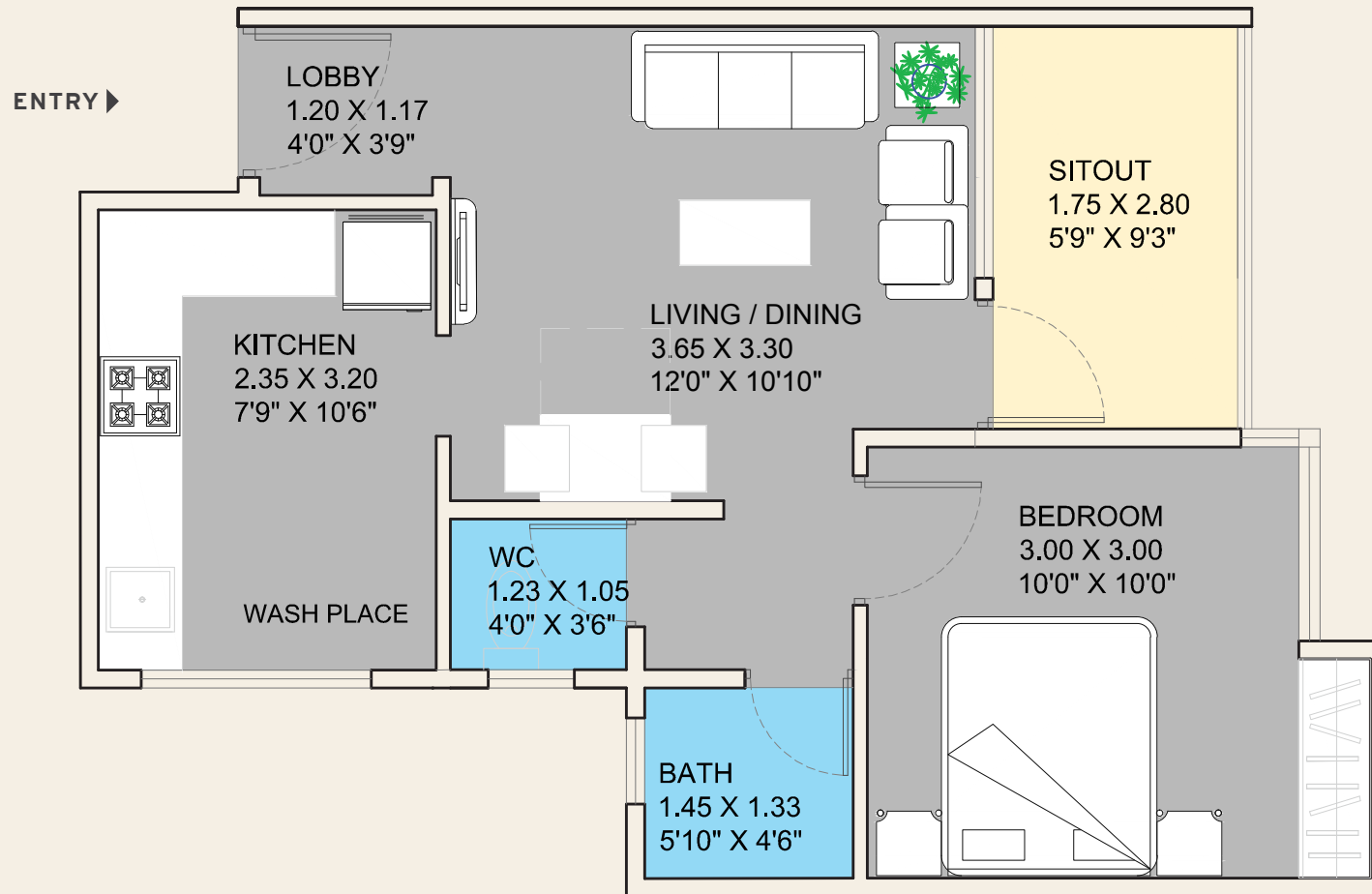
1. Sliding 3-track aluminium powder-coated along with mosquito mesh
2. MS safety grills with oil paint to all windows
3. Good quality granite window sills from inside

## ECO & OTHER FEATURES

1. AAC block walls for lower heat transmission and prevention of pollution and erosion of fertile soil (no red bricks)
2. Rainwater harvesting
3. Garbage chutes separating dry and wet waste
4. Vermiculture pits (organic waste composters)
5. Intelligent plumbing for water usage
6. Water-saving flush valves in toilets for water conservation
7. Water treatment plant



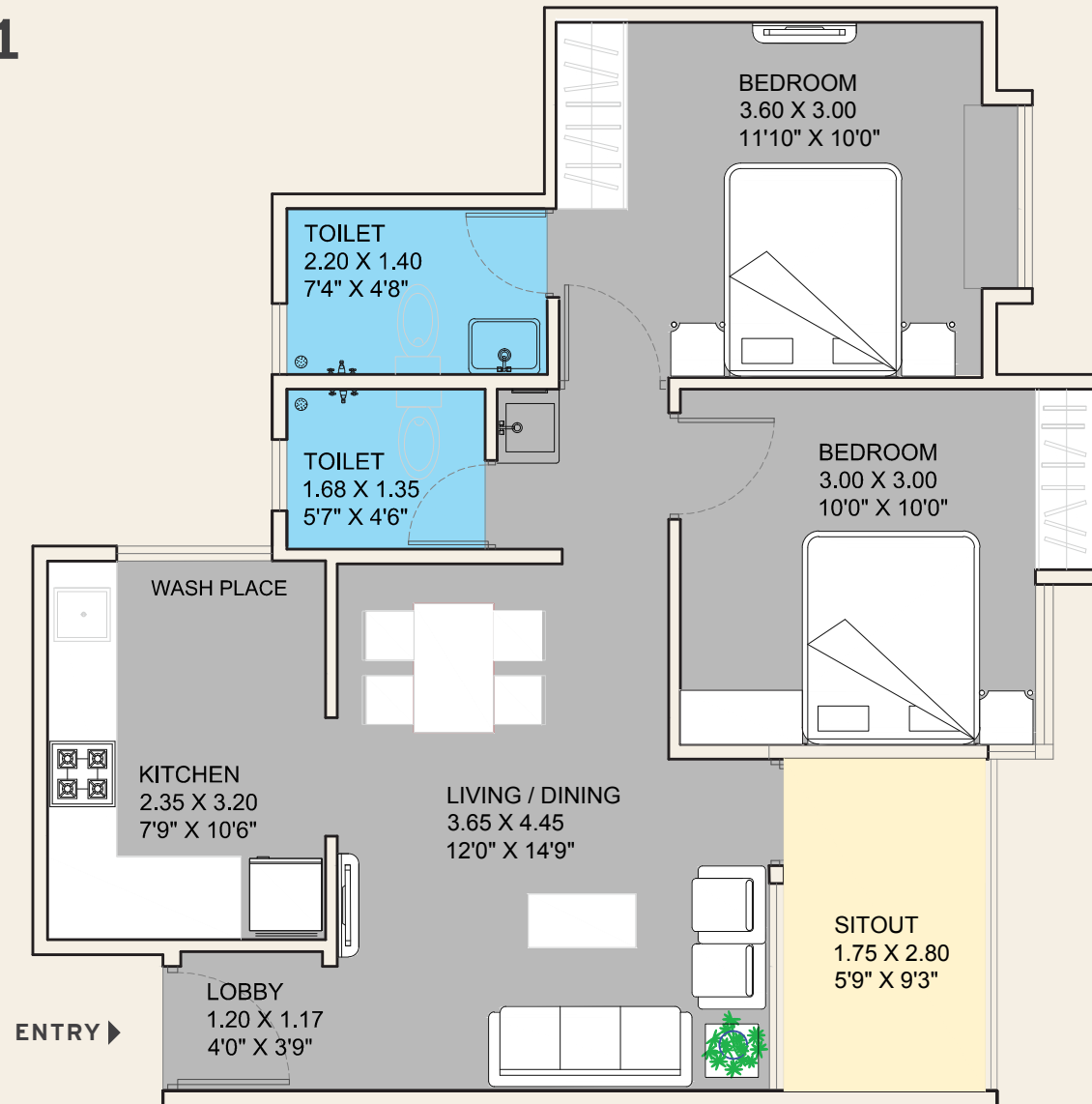
# 1 BHK UNIT PLAN



## AREA STATEMENT

Flat No.	Dimension	Carpet Area	Terrace Area	Total Carpet	Saleable Area
107, 207, 307, 407, 507, 607, 707	Sq. M.	36	5	41	0
	Sq. Ft.	386	51	437	590

# 2 BHK TYPE 1

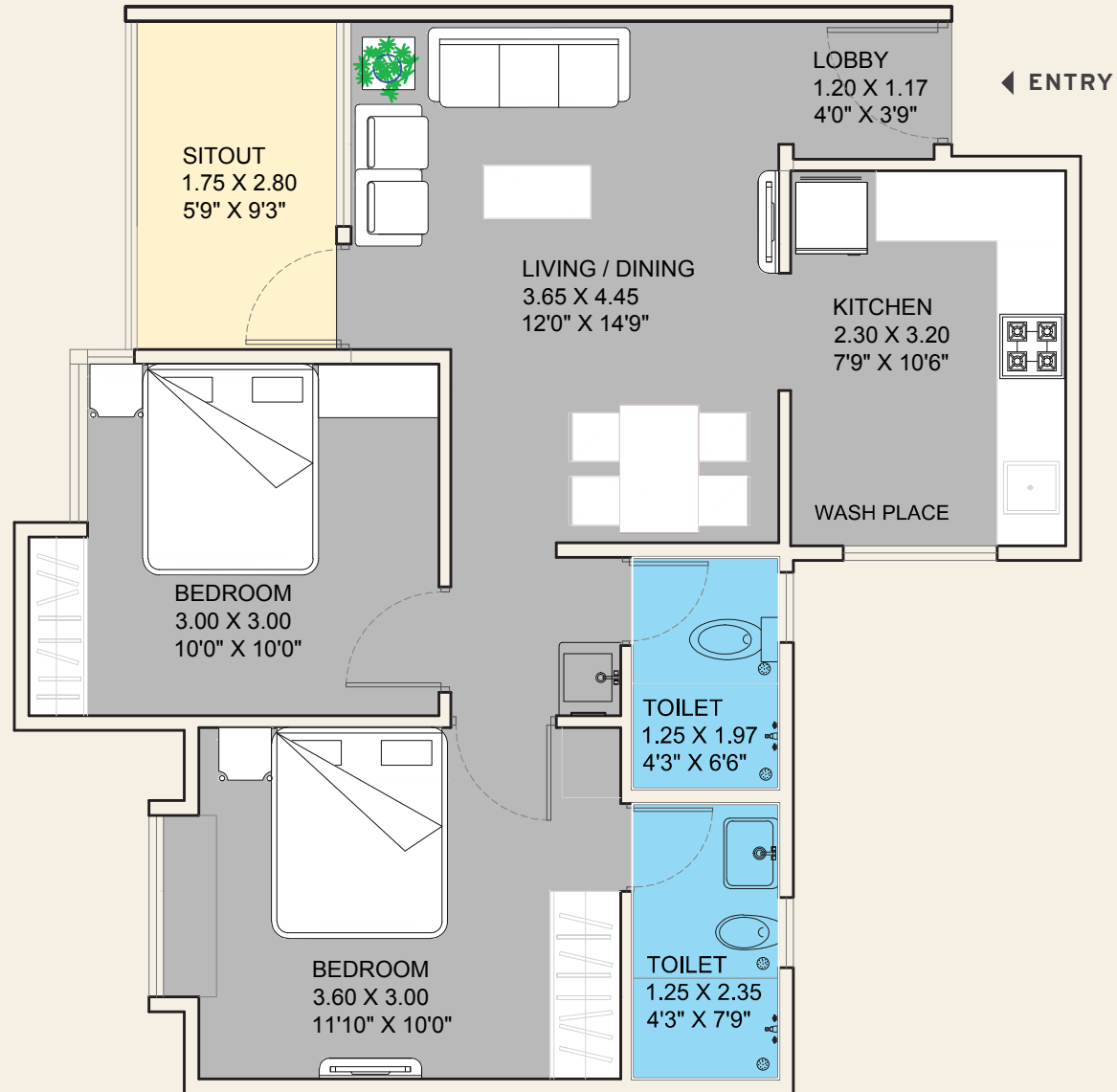


## AREA STATEMENT

Flat No.	Dimension	Carpet Area	Terrace Area	Total Carpet	Saleable Area
107, 207, 307, 407,	Sq. M.	53	5	58	0
507, 607, 707	Sq. Ft.	569	51	620	838



# 2 BHK TYPE 2

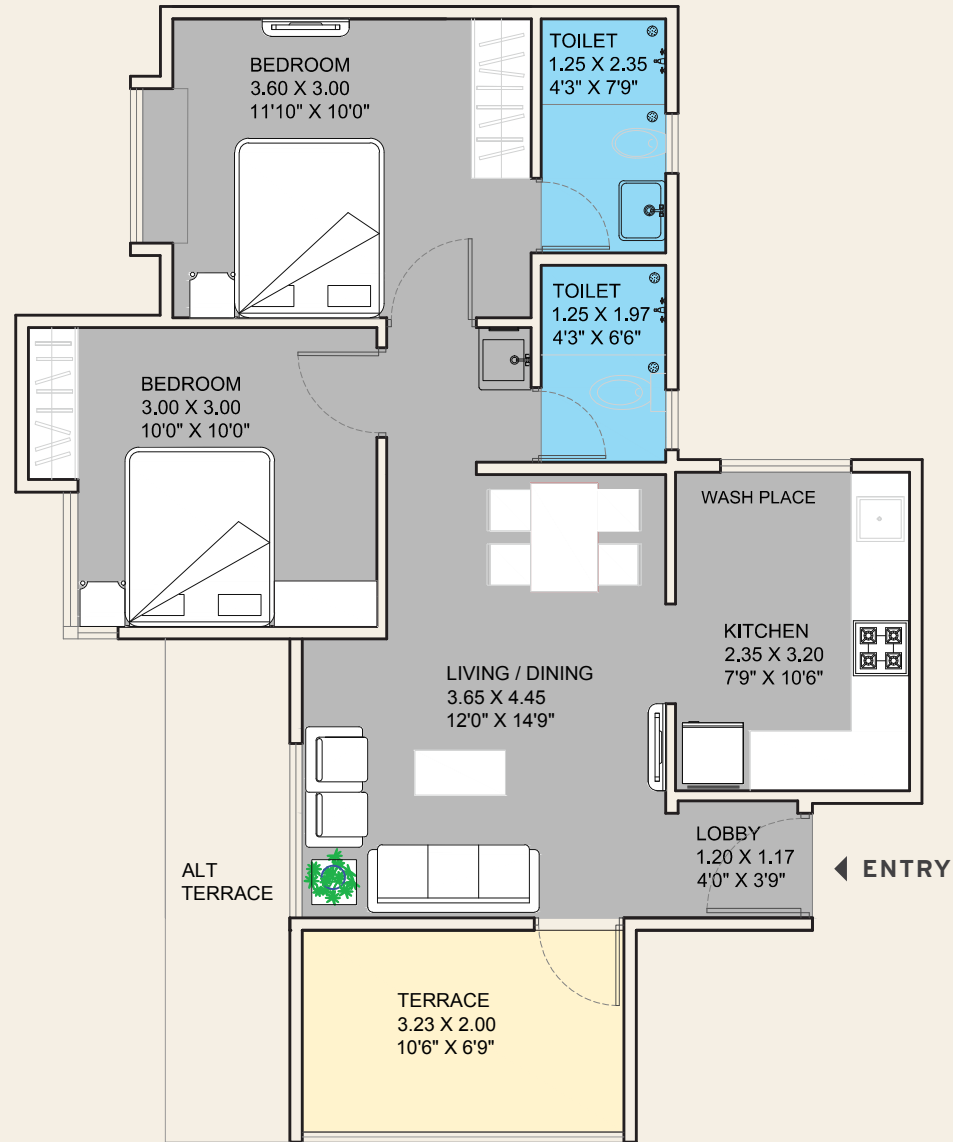


## AREA STATEMENT

Flat No.	Dimension	Carpet Area	Terrace Area	Total Carpet	Saleable Area
102, 202, 302, 402, 502, 602, 702	Sq. M.	53	5	58	0
103, 203, 303, 403, 503, 603, 703 105, 205, 305, 405, 505, 605, 705	Sq. Ft.	571	51	622	840



# 2 BHK TYPE 5 EVEN

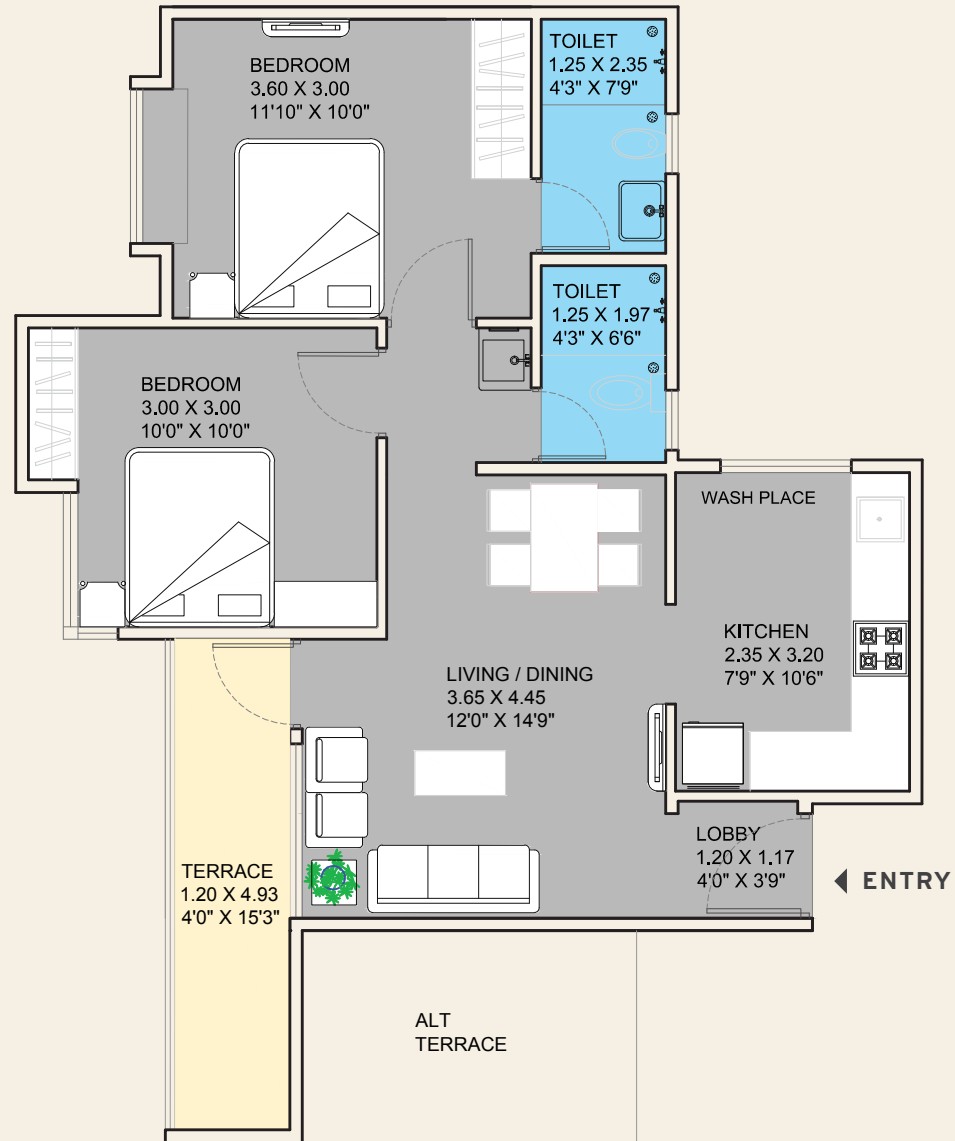


## AREA STATEMENT

Flat No.	Dimension	Carpet Area	Terrace Area	Total Carpet	Saleable Area
201, 401, 601	Sq. M.	53	60	60	0
	Sq. Ft.	571	70	642	866



# 2 BHK TYPE 5 ODD



## AREA STATEMENT

Flat No.	Dimension	Carpets Area	Terrace Area	Total Carpets	Saleable Area
101, 301, 501, 701	Sq. M.	53	6	59	0
	Sq. Ft.	571	61	632	853





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