

Elevate yourself to

Royal lifestyle



ROYAL
SUNNYVALE

A dream venture of MS Shelters



Royal Sunnyvale is a world-class community of villas conceived and developed by MS Shelters and Name that are known for creating unique projects that elevate the standards of design, quality and, of course, living. This joint venture is a fusion of style and substance, and is the convergence of two brilliant perspectives with the same vision-transforming spaces in to landmarks.





What is a

Royal lifestyle?

A lavish apartment with a sedan parked in front of it?

Sending your kids to the best school or having an indoor pool?

Being wealthy, eating the best food, wearing the best clothes and a couple of foreign trips?

We believe a royal lifestyle is much more than that. It starts with where you live, and that's what it is all about. Where you live defines who you really are. Make Royal Sunnyvale your permanent address and live the royal life. Redefine your existence and elevate your lifestyle. Show the world what living royally actually means.



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SUNNYVALE



Master plan



-  30x40
-  30x50
-  30x60
-  40x60
-  50x80
-  Odd Sites
-  Commercial Space
-  CA





Master plan

Royal Sunnyvale is designed by us, but it's inspired by you. The layout lavishly accommodates every modern facility that will make your life more royal than you can imagine. There's enough open space in the community for you to stretch your mind's eye and live freely. The construction quality is impeccable and the villa looks as majestic as it looked in your dreams. This is not just a layout. This is a canvas on which we've painted your imagination with perfect strokes of luxury and comfort.



The background is a warm, golden-yellow gradient. On the left and right sides, there are large, stylized palm fronds. In the center, the text "The Villas" is written in a black, elegant cursive font. This text is flanked by two small, dark sunburst or starburst motifs, each connected to the text by a thin horizontal line.

The Villas



It's lavish; it's comfy;

and it deserves to be your permanent address. This is the place to be. This is the place that will truly satisfy your taste for richness. Royal Sunnyvale is what will elevate you to a royal lifestyle and make you fall in love with it every day. This is the reason why you worked hard and earned a fortune. This is the true meaning of moving up in life. This is exactly why you never went for the second best. This is Royal Sunnyvale – the fruitful end of a long wait; your permanent address; your royal villa.



Waterfront

50x80, East Facing.



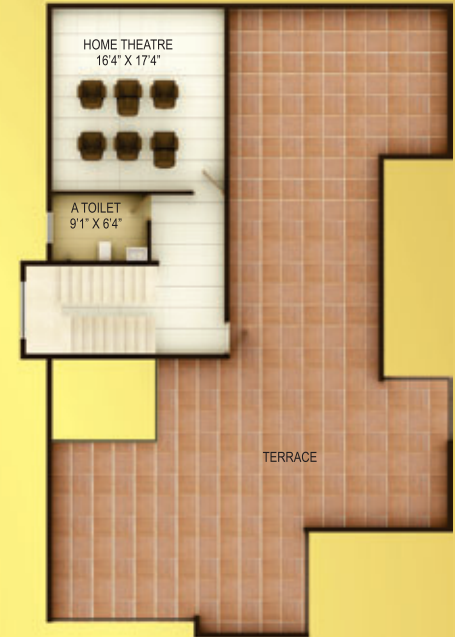
GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



AREA STATEMENT

Ground Floor	2185.00 Sft.
First Floor	2356.00 Sft.
Terrace Floor	608.00 Sft.
TOTAL AREA	5150.00 Sft.

Poolpark

40x60, East Facing.
Option 1.





GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



AREA STATEMENT

Ground Floor	1475.42 Sft.
First Floor	1385.39 Sft.
Terrace Floor	660.89 Sft.
TOTAL AREA	3504.00 Sft.

Squarich

40x60, East Facing.
Option 2.





GROUND FLOOR



FIRST FLOOR



TERRACE FLOOR



AREA STATEMENT

Ground Floor	1083.00 Sft.
First Floor	1543.00 Sft.
Terrace Floor	914.00 Sft.
TOTAL AREA	3540.00 Sft.

Flora

40x60, East Facing.
Option 3.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1478.90 Sft.
First Floor	1336.45 Sft.
Terrace Floor	234.65 Sft.
TOTAL AREA	3050.00 Sft.

Splendor

40x60, West Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1499.70 Sft.
First Floor	1377.00 Sft.
Terrace Floor	223.30 Sft.
TOTAL AREA	3100.00 Sft.

Sunshine

30x50, West Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1060.45 Sft.
First Floor	985.85 Sft.
Terrace Floor	153.70 Sft.
TOTAL AREA	2200.00 Sft.

Pacific

30x50, South Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1060.45 Sft.
First Floor	985.85 Sft.
Terrace Floor	153.70 Sft.
TOTAL AREA	2200.00 Sft.

Redwood

30x50, North Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1049.00 Sft.
First Floor	975.90 Sft.
Terrace Floor	175.10 Sft.
TOTAL AREA	2200.00 Sft.

Olive

30x50, East Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	1049.00 Sft.
First Floor	975.90 Sft.
Terrace Floor	175.10 Sft.
TOTAL AREA	2200.00 Sft.

Zephyr

30x40, West Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	803.00 Sft.
First Floor	742.33 Sft.
Terrace Floor	154.67 Sft.
TOTAL AREA	1700.00 Sft.

Orchard

30x40, East Facing.



GROUND FLOOR



FIRST FLOOR



AREA STATEMENT

Ground Floor	806.68 Sft.
First Floor	741.54 Sft.
Terrace Floor	151.78 Sft.
TOTAL AREA	1700.00 Sft.



Club house / Commercial complex

- Entry lounge
- Coffee bar
- Health club (Gym, Aerobics, Sauna, Steam bath, Jacuzzi)
- Swimming pool
- Indoor games room (Carom, Cards, Chess)
- Billiards/ Snooker
- Table tennis
- Squash
- Concealed badminton court
- Creche
- Parlour
- 50 member party hall
- 2-3 guest rooms
- Daily needs super market





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Other Amenities

- Royal entrance
- Secured compound
- Wide tar roads
- Concealed storm water drains
- Sewerage system with STP
- Hydropneumatic water supply system with basic water treatment plant
- Skating rink



Villa specifications



STRUCTURE

- RCC framed structure

DOORS & WINDOWS

- Polished teakwood main door frame with modular teakwood shutter.
- Internal doors with hardwood frame and modular shutters.
- Windows with 3/2 track aluminium frame and glass shutters with MS safety grill.
- MS railings for staircase & balcony.

FLOORING

- Vitrified tiles flooring for living, dining and kitchen.
- Ceramic tiles above the granite platform up to 2 ft. height.
- Good quality anti skid tiles for the toilet flooring.
- Sadarhalli granite for staircase.

PAINTING

- Acrylic emulsion paint for internal walls and the ceiling.
- Acrylic weather proof emulsion paint for the external walls.





BATHROOMS

- Good quality glazed tiles dadoing till 7 ft height.
- Standard quality sanitary & wash basin.
- Jaguar / equivalent plumbing fixtures.

ELECTRICAL

- Modular switches.
- 3 Kw / 5 Kw power.
- Adequate light points.
- Computer, internet, TV and telephone points.
- Provision for solar water heater.
- 1000 KVA DG backup.

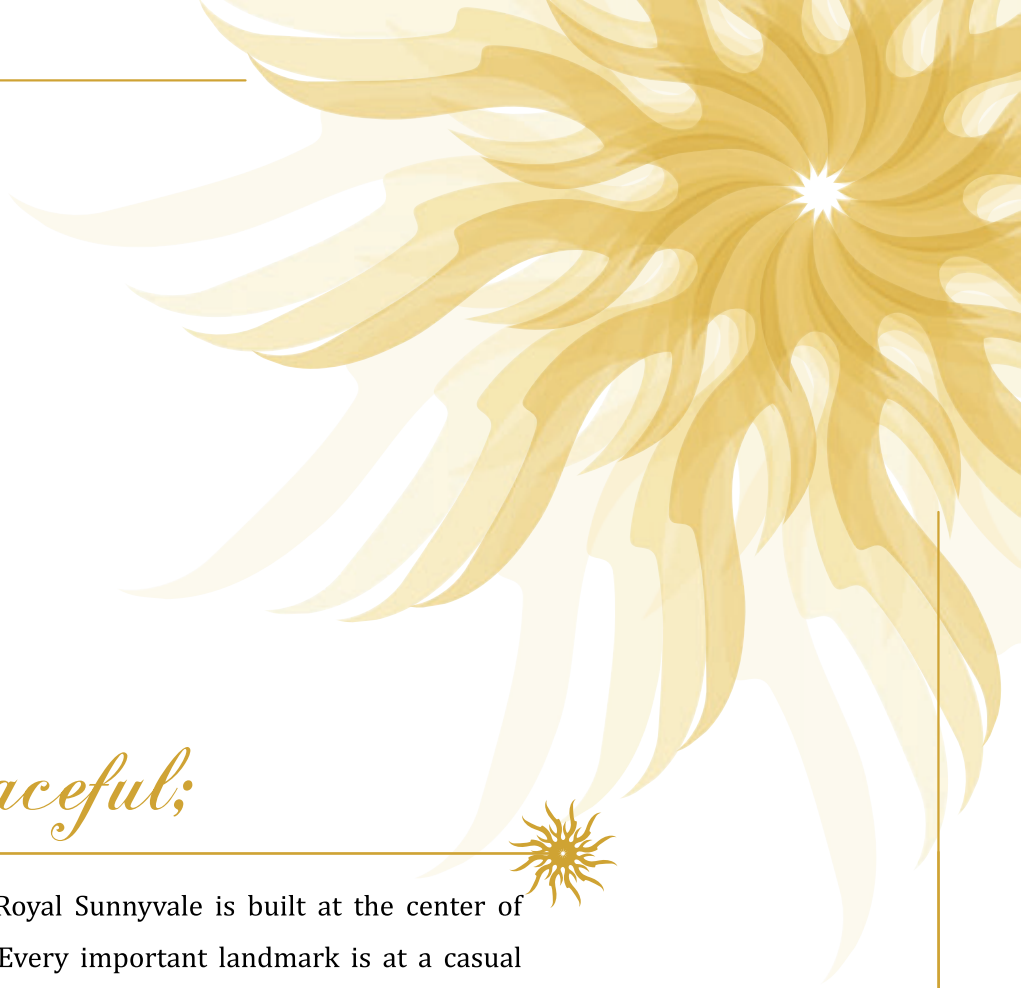
WATER SUPPLY AND SANITARY

- Hydropneumatic water supply system with basic water treatment plant.
- ISI make concealed pipes.
- Sewage treatment plant.
- ISI make PVC pipes.

COMPOUND WALL

- SBM / Precast





It's prime; it's peaceful;

and it doesn't need a second thought. Royal Sunnyvale is built at the center of everything, amidst sprawling greenery. Every important landmark is at a casual drive's distance. You don't have to go very far for anything important, be it schools, hospitals or your favorite restaurants. The location is great, the setting is wonderful and the magnificent villa is waiting for its royal occupant.





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Disclaimer:
This brochure is purely conceptual. Images shown are artistic impressions of the planned architecture.
The final design and plan may vary and pricing for the built-up area is subject to change.

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BENGALURU