

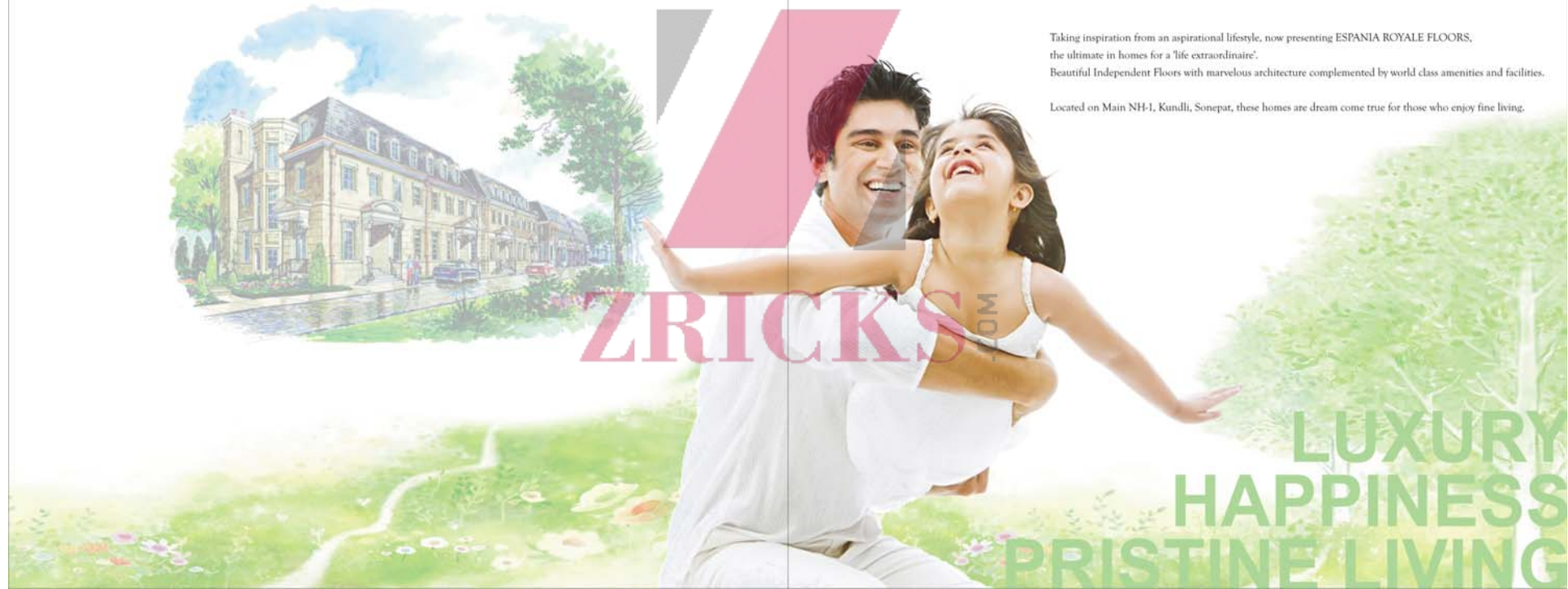


Irresistible Spanish Charm ! Yet again !!

ESPAÑA ROYALE
FLOORS
On Main NH-1, Sonapat

ROYAL SPANISH GRANDEUR

Explore new vistas of pure luxury ...



ZRICKS.COM



G+3, 3 BHK FLOORS & 4 BHK DUPLEX

Eptome of European lifestyle is reflected in the grandeur of Spanish Royal affluence.

Taking inspiration from an aspirational lifestyle, now presenting ESPANIA ROYALE FLOORS, the ultimate in homes for a 'life extraordinaire'. Beautiful Independent Floors with marvelous architecture complemented by world class amenities and facilities.

Located on Main NH-1, Kundli, Sonapat, these homes are dream come true for those who enjoy fine living.

LUXURY
HAPPINESS
PRISTINE LIVING



CLOSE TO YOUR HEART CLOSER THAN YOU THINK

Privileged Location ...

- Located on main NH-1 (GT Road)
- Only 25 minutes from Delhi
- Close to KGP and KMP Expressway
- Near 5000 acres Rajiv Gandhi Education City
- Proposed Metro Corridor
- Only 20 minutes from ISBT by Rapid Rail Transit System (RRTS)



*The whiff of
good times ...*

Royal Spanish style nature clad Independent Floors

3 BHK spacious Floors & 4BHK Duplex, with Elevators

Wide road network with modern street lighting

Aesthetically landscaped central park

Ample natural light and good ventilation

Judicious space planning for improved functionality

Connoisseur's Club House with all leisure facilities

24 X 7 vigilant security

Retail shops for daily needs

Primary school



CHERISH LIFE'S TREASURED MOMENTS



*An Elite Club House
for your rejuvenation ...*

Plush swimming pool

Billiards / Pool table

State-of-the-art Gymnasium

Card room cum Guest lounge

Badminton court

Cafeteria

Common hall with Banquet facilities



Club Royale

BODY, MIND & SOUL IN HARMONY

**ESPANIA ROYALE
FLOORS**

On Main NH-1, Sonapat

AERIAL VIEW





**ESPAÑIA ROYALE
FLOORS**

On Main NH-1, Sonapat

PERSPECTIVE VIEW

SITE LAYOUT FLOOR PLAN



SITE LAYOUT



3 BHK Floor
Super Area : 1224 sq.ft.

FLOOR PLAN

FLOOR PLAN FLOOR PLAN

4 BHK Duplex
Level - I
Super Area : 1224 sq.ft.



4 BHK Duplex
Level - II
Super Area : 275 sq.ft.



FLOOR PLAN

4 BHK Duplex - Total Super Area : 1499 sq.ft.

FLOOR PLAN

SPECIFICATIONS



SPECIFICATIONS

Wall Finish	-	Living / Dining – Painted in oil bound distemper
	-	Bedroom – dry distemper
	-	Staircase Area - Oil bound distemper / dry distemper
	-	External Facade – Textured paint finish / exterior emulsion / plaster cornice
Flooring	-	Living & dining – Vitrified tiles
	-	Bedroom – Vitrified tiles
	-	Master Bedroom – Wooden Laminated Flooring
	-	Kitchen – Ceramic tiles
	-	Toilets – Ceramic Tiles
Balcony and terraces	-	Anti skid ceramic tiles
Open area	-	Porcelain tiles / interlocking pavers
Dado	-	Kitchen / toilets – ceramic tiles / glazed tiles
Kitchen Counters	-	Granite / marble counter with recessed single bowl stainless steel sink
Sanitary ware	-	Toilets – White sanitary ware (CERA / Parryware make or equivalent)
C.P. Fittings	-	Kitchen / Toilets – Contemporary style C.P. fittings (ISI Mark)
Doors and Windows	-	Main door – Melamine wange finished European style moulded / Skin shutter
	-	Internal door – Painted flush door shutters
	-	Door frame – Natural seasoned hardwood (Yellow / Red Mirandi wood)
	-	Window shutters/ frames – Painted glazed window shutters /frames / UPVC windows
Electrical	-	Copper electrical wiring in concealed conduits, modular switches, PVC conduit
External Area	-	Organized green landscaped areas, adequate open lighting, Pathways, Piazza

1 sq.ft. = 0.0929 sq.mtr. 1 sq.yd. = 0.836 sq.mtr. 1 acre = 0.405 hectare

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All visuals are artist's impression. Plans and information are tentative and can change at the sole discretion of the promoter / sanctioning authority and do not form part of any contractual offering.



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