

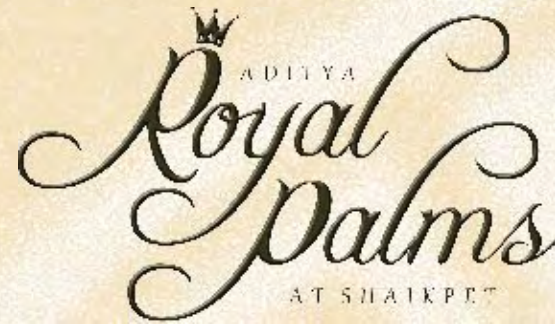


ADITYA  
*Royal Palms*  
AT SHAIKPET

THE ROYAL CHOICE



WHEN SPACE IS LUXURY,



IS THE ADDRESS TO LIVE

Located at the foothills of Jubilee Hills, **Royal Palms** presents you 63 royal homes spread over 14 acres of land. Explore the wonderful homes built in 466 Sq yds to 700 Sq yds plots with around 5000 Sft areas. It is truly royal.

■ TRIPLEX VILLAS ■ 5000 SFT AREAS ■ 600 SQ YD PLOTS ■ 14-ACRE LAYOUT ■



Step into lavish homes that befit the kings. Discover the address for the modern aristocrat. Enjoy the Uber lifestyle in an environment engineered to perfection. Relax with family when you are not making news and globe trotting.

■ ■ ■ THE TRUE MEASURE OF LUXURY

**Royal Palms** invites you to live a relaxed life in triplex villas built in quiet environment. Royal Palms at Shaikpet is located just 3 Kms away from the increasingly commercialized and saturated Jubilee Hills.







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*Royal Palms*









WHAT'S LIFE WITHOUT SOME SPACE IN IT?

The neighborhood of **Royal Palms** defines its royalty. Clubhouses & community recreation centers are meant for the mundane. Located at a distance of 300 mts from **Royal Palms**, Hyderabad Golf Course will enchant you in a windy terrain overlooking the magnificent Golconda fort. Flex your muscles, tee off to relax, enjoy the fresh air and make corporate decisions. It's a worthy setting for the royal residents of **Royal Palms**.

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300 mts off the Hyderabad Golf Course









Another magnificent project from **Aditya Homes** where setting standards has become a routine. **Royal Palms** is a splendid gated community meant for the elite. It presents grand triplex villas for ultra-luxurious living in spacious plots. Meant for 63 kingly families, **Royal Palms** is an island of serenity where villas are profuse with charm and elegance. Leave the banal world behind the gates and enter the domain of your dreams.

■ ■ ■

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L U X U R Y   A T   I T S   B E S T

The villas evoke your passion to live a life in style. Each villa lets glorious sunshine and breeze permeate your homes unhindered. The 4-bedroom villas are designed to accommodate your needs and fantasies. Sturdily built with classic features, each villa brings pride to its residents. The well-defined interiors are adorned with the highest quality fittings and fixtures. As indoors merge with outdoors, the ambience becomes truly magical.









The imposing clubhouse is a reflection of your persona. Celebrate, socialize, indulge - there is no place like the clubhouse in **Royal Palms**. Time comes to a standstill amidst the various recreation options to pursue with family and friends. The congenial ambience nourishes your body, mind and soul. Head for the gym, splash in the pool with your children, entertain your guests in the coffee shop over a light banter. Trouble and toil will melt away with a visit to the clubhouse everyday.



L I V E   Y O U R   P A S S I O N

**Royal Palms** is a piece of heaven on earth. The prestigious address encompasses peace, space and an enviable range of features and facilities. Internal roads weave through landscaping to reach your signature villa. They offer attractive, bright living spaces that sync with your expectations in an unmatched setting. The villas are designed with features like lawns, water bodies and open terraces to connect with your inner self and the outdoors.

## Exclusive Clubhouse

Swimming pool with deck area

Multipurpose hall with kitchen

Coffee shop

Indoor games enclave

Gymnasium

Spa, Jacuzzi & Sauna

Yoga hall







## P R O J E C T   H I G H L I G H T S

Super exclusive Gated Community of Villas

63 Triplex Villas

466, 500, 595 & 700 Sq Yds plots

4-Bedroom Villas + Home Theater

5000-5500 Sft Areas(Approx)

Double Height Drawing Room

Well-defined spaces

Spacious rooms & Open terraces

Lawns & Water bodies

Two parking spaces per villa

40' & 50' wide Internal roads

Avenue Plantation

Jogging Track

Parks & Play areas

Home Theater

24-hr Manual & Electronic Security

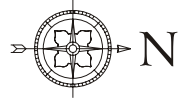
State-of-the-art Clubhouse

Maid's Quarter

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# Site Layout Plan



## LEGEND

- 1 Main Entrance & Exit Gate
- 2 Wash Concrete
- 3 Cobbles
- 4 Stone Band
- 5 Lawn
- 6 Lawn with Stone Bands
- 7 Seating with Stone Bands
- 8 Pathway
- 9 Fitness Station
- 10 Amphitheater
- 11 Shallow Water Body with Bubblers
- 12 Paved Deck
- 13 Children Play Area
- 14 Visitors' Parking
- 15 Grass Joint Pathway
- 16 Entrance Portal Frame







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AT SHAIKPET







...  
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AT SHAIKPET

EAST FACING VILLAS



- VILLA TYPE -1  
63'X85'  
595 SQ YDS
- VILLA TYPE -2  
60'X75'  
500 SQ YDS
- VILLA TYPE -3  
60'X70'  
466.66 SQ YDS





Ground Floor Plan



First Floor Plan



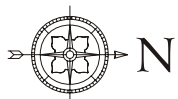
Second Floor Plan

EAST FACING  
 VILLA TYPE -1  
 63' X 85'  
 595 SQ YDS

Area Statement

Ground Floor Area	:	2110.00 Sft
First Floor Area	:	2110.00 Sft
Second Floor Area	:	670.00 Sft
Total Floor Area	:	4890.00 Sft
Parking Area	:	420.00 Sft
Maid Rm. Area	:	150.00 Sft
Total Area	:	5460.00 Sft

Key Plan







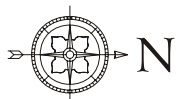
Ground Floor Plan



First Floor Plan



Second Floor Plan



EAST FACING  
 VILLA TYPE -2  
 60' X 75'  
 500 SQ YDS

Area Statement

Ground Floor Area	:	1985.00 Sft
First Floor Area	:	1965.00 Sft
Second Floor Area	:	660.00 Sft
Total Floor Area	:	4610.00 Sft
Parking Area	:	375.00 Sft
Maid Rm. Area	:	110.00 Sft
Total Area	:	5095.00 Sft

Key Plan







Ground Floor Plan



First Floor Plan



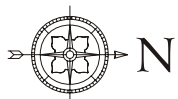
Second Floor Plan

EAST FACING  
 VILLA TYPE -3  
 60' X 70'  
 466.66 SQ YDS

Area Statement

Ground Floor Area	:	1915.00 Sft
First Floor Area	:	1940.00 Sft
Second Floor Area	:	660.00 Sft
Total Floor Area	:	4515.00 Sft
Parking Area	:	345.00 Sft
Maid Rm. Area	:	110.00 Sft
Total Area	:	4970.00 Sft

Key Plan





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*Royal Palms*  
AT SHAIKPET

WEST FACING VILLAS



- VILLA TYPE -1  
63'X85'  
595 SQ YDS
- VILLA TYPE -2  
60'X75'  
500 SQ YDS
- VILLA TYPE -3  
60'X70'  
466.66 SQ YDS





Ground Floor Plan



First Floor Plan



Second Floor Plan



WEST FACING  
 VILLA TYPE -1  
 63' X 85'  
 595 SQ YDS

Area Statement

Ground Floor Area	:	1975.00 Sft
First Floor Area	:	2145.00 Sft
Second Floor Area	:	715.00 Sft
Total Floor Area	:	4835.00 Sft
Parking Area	:	395.00 Sft
Maid Rm. Area	:	170.00 Sft
Total Area	:	5400.00 Sft

Key Plan







Ground Floor Plan



First Floor Plan



Second Floor Plan



WEST FACING  
 VILLA TYPE -2  
 60' X 75'  
 500 SQ YDS

### Area Statement

Ground Floor Area	:	1840.00 Sft
First Floor Area	:	2105.00 Sft
Second Floor Area	:	715.00 Sft
Total Floor Area	:	4660.00 Sft
Parking Area	:	355.00 Sft
Maid Rm. Area	:	135.00 Sft
Total Area	:	5150.00 Sft

Key Plan







Ground Floor Plan



First Floor Plan



Second Floor Plan



WEST FACING  
 VILLA TYPE -3  
 60' X 70'  
 466.66 SQ YDS

Area Statement

Ground Floor Area	:	1715.00 Sft
First Floor Area	:	2010.00 Sft
Second Floor Area	:	715.00 Sft
Total Floor Area	:	4440.00 Sft
Parking Area	:	365.00 Sft
Maid Rm. Area	:	110.00 Sft
Total Area	:	4915.00 Sft

Key Plan





# SPECIFICATIONS

## FOUNDATION & STRUCTURE

R.C.C framed structure to withstand the wind & seismic load.

## SUPER STRUCTURE

Brick masonry with first class moulded clay bricks in cement mortar (1:6) proportion.

## PLASTERING

Double coat sponge finished plastering for internal & external walls.

## JOINERY WORKS

MAIN DOOR: B.T.Wood door frame & shutter aesthetically designed with melamine polishing and designer hardware of reputed make.  
INTERNAL DOORS: M.T.Wood frame & solid core flush shutter with veneer & polish on both sides and standard hardware of reputed make.  
TOILET DOOR: M.T.Wood frame & solid core flush shutter with one side veneer, polish and other side synthetic enamel paint and standard hardware of reputed make.  
FRENCH DOOR: UPVC sliding door shutters with mosquito net provision  
WINDOWS: UPVC sliding windows with mosquito net provision.  
AIR CONDITIONING: Split A/c provision for all bed rooms and halls.

## PAINTING

EXTERNAL: Combination of texture and Birla Wallcare putty over a coat of primer and two coats of emulsion paint. (Asian or equivalent make).  
INTERNAL: Two coats of plastic emulsion over a coat of primer and two coats of Altek Luppam finish (Asian or equivalent make).

## FLOORING

DRAWING ROOM, MASTER BEDROOM & HOME THEATER: Wooden flooring of reputed make.  
FOYER, LIVING, DINING, KITCHEN, POOJA, LOUNGE, BEDROOM & LOBBY: Vitrified tiles of reputed make.  
STAIRCASE: Granite flooring.  
TOILETS: Good quality acid resistant anti-skid ceramic tiles of reputed make.  
UTILITY: Good quality acid resistant anti-skid ceramic tiles of reputed make.  
COVERED TERRACE & BALCONIES: Good quality rustic series ceramic tiles of reputed make.

## TILE CLADDING & DADOING

KITCHEN: Glazed ceramic tile dado up to 2' height above kitchen platform.

## UTILITY / WASH

Glazed ceramic tile dado up to 3' height.

## KITCHEN

1. Granite platform with stainless steel sink and both Municipal & borewell water connections & provision for fixing Aqua guard.
2. Provision for exhaust fan & chimney.

## WATER SUPPLY & SANITARY SYSTEMS

1. Water supply points in kitchen / toilets as required.
2. Water supply through Hydro Pneumatic system.
3. Separate water meter for individual units.

## UTILITY / WASH

Provision for washing machine & wet area for washing utensils etc.

## TOILETS

All the toilets will consist of

1. Granite counter-top washbasin with hot and cold basin mixture.
2. Cascade EWC with health faucet.

3. Hot and Cold diverter mixer with shower.
4. Provision for geysers in all toilets.
5. All C.P fittings are chrome plated of Hans Grohe / Roca / Jaquar or equivalent make.

## ELECTRICAL SYSTEM

1. Concealed copper wiring in conduits for lights, fan, plug and power plug points wherever necessary of Finolex / Anchor or equivalent make.
2. Power outlet for Air conditioners in all bed rooms.
3. Power outlets for geysers in toilets.
4. Power plug for cooking range, refrigerator, microwave ovens, mixer & grinder in kitchen.
5. Plug points for refrigerators, TV & audio system etc., wherever necessary.
6. 3-phase supply for each unit and individual meter board.
7. Miniature Circuit Breakers (MCB) & ELCB for each distribution board of standard make.
8. All electrical fittings of Crabtree / Legrand or equivalent make.

## HOT WATER SYSTEM

Solar water heating system to be provided to individual villas.

## COMMUNICATION SYSTEM

1. Telephone points & TV points in Drawing, Dining & all bed rooms.
2. Telephone cable with high speed CAT 6 cable.
3. Provision for DTH TV service.
4. Intercom facility in all units connecting to security & amenities.
5. Internet provision in master bed room using CAT 6 cable.
6. Wi-Fi near Clubhouse and Park.

## GENERATORS

100% Power back up except A/C & geysers.



2 MINUTES TO THE GOLF COURSE

Location Map (not to scale)



Hyderabad Golf Course is one of the many reasons, you would rather settle down at **Royal Palms**. Located just two minutes drive away, Hyderabad Golf Course near Golconda fort provides a broad spectrum of golfing and lifestyle needs. Tee off to good times as you stroll in endless greenery and breeze. The Golf course in the vicinity will distinguish **Royal Palms** from the common. The opulent villas are only 5 minutes drive from Jubilee Hills, Gachibowli, Wipro X Roads and enjoy smooth access to other destinations in the city.



DISTANCES FROM ROYAL PALMS

JUBILEE HILLS - 3 Kms

APOLLO HOSPITALS - 4 Kms

DELHI PUBLIC SCHOOL - 6 Kms

OAKRIDGE INTL. SCHOOL - 7 Kms





TAKING LIVES FORWARD

**Aditya Homes** has built a string of upper crest residences in sought after localities for over 20 years. Their ventures are benchmarked to high quality, symbolize lifestyles and offer supreme value for investment. They are known for on time deliveries, excellent pricing, contemporary designs and believe in providing the total gamut of modern, environment-friendly living. Professional to the core and passionate about lifestyles, the company is keeping pace with the future, TAKING LIVES FORWARD.



Nitya House



Aditya Summit



Aditya Ellen Plaza



UPCOMING PROJECTS

Aditya Heritage at Golconda Fort  
Aditya Towers at Kondapur



Aditya Hill Top



Aditya Sunshine



Aditya Splendor



Aditya Fort View



Aditya Habitat



Aditya Haven



Aditya Avalon



Aditya Landmark

ONGOING PROJECTS

Aditya Avalon at Nandagari Hills  
Aditya Sunshine at Izzath Nagar  
Aditya Landmark at Necklace raod.  
Aditya Splendor at Shaikpet  
Aditya Haven at Shaikpet  
Aditya Ellen Plaza at Shaikpet (COMMERCIAL COMPLEX)  
Aditya Lagoon at Nizampet  
Aditya Summit at Shaikpet





Taking Lives Forward

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