

MARTIN



ROYAL
VILLA



Celebrate Royal Living



Amenities - exclusive and practical

- AC Multi Gym
- AC Community Hall
- Indoor Games Room
- Rooftop Landscaped Garden
- 40% Open Space
- Shopping arcade for daily essentials
- Round-the-clock power backup*
- Broadband connectivity*
- Water Treatment Plant
- Intercom facility in each flat

*As extra cost

Specifications

Elevation

- An aesthetically designed building with meticulously chosen colour combinations, which ensures protection from erosion.

Foundation and Structures

- Reinforced cement concrete on pile foundation.
- RCC framed structure with quality and architecture will ensure the building is earthquake resistant.

Treatments

- Antitermite treatment at various stages of construction.
- Thermal insulation treatment for the roof.
- Waterproofing whenever required.
- Effluorescence treatment in brick wall.

Walls

- PCF / Beta Cement putty for interiors for better finish.
- External - 8" Brick Wall, including plaster and paint finish.

Floors

- Premium quality Vitrified tiles.
- Quality Marble flooring for common areas.
- Tiles for Jitinerary.
- Kota stone for garage.

Windows / Doors

- Anodized aluminium - sliding /operable.

Hardware & fittings

- All locks and hardware fittings of quality make adding elegance to the apartment.

Kitchens

- Kitchen to have counter with black granite top, stainless steel sink, wall tiles upto 2 ft height above the counter.

Toilets

- Hot and cold line in shower area.
- Antiseptic flooring.
- Sanitary fittings of reputed brands like Mare / Hindware / Parryware.
- A whopping 7 year warranty on fittings from manufacturers.

Electrical details

- Fire resistant concealed wiring with high-end branded modular switches, board-free, no leakage, shockproof and sleek.
- Quality cabling for all electro-mechanical gadgets.
- PVC conduit pipe with copper wiring, MCB's with sufficient power points for necessary gadgets.

Elevators

- Automatic elevators of reputed brand (KONE / OTIS or equivalent) with a well-decorated lift car will provide ultra-smooth escalation and 100% smooth landing.



The Project

Martin Royal Villa presents an enriched lifestyle that is affordable. A rare combination of prime location, excellent design, optimum space utilisation, Martin Royal Villa offers the comfort of quality living that matches your lifestyle. Located adjacent to Lake Town, the apartments are all 3BHK.













Typical Floor Plan



AREA STATEMENT

Flat	A	B	C1	C2	D	E	F
Saleable Area	1362 sq. ft.	1494 sq. ft.	910 sq. ft.	448 sq. ft.	1238 sq. ft.	1193 sq. ft.	1322 sq. ft.



