



**LIFE SHOULD BE EVERGREEN.
NOT JUST GREEN.**



**CHANDIGARH
ROYALE CITY**
Another World. Another Life.

Next to Aerocity, Chandigarh Patiala Road

200 ACRES "CITY OF DREAMS" TAKING SHAPE IN YOUR NEIGHBORHOOD.

Chandigarh Royale City is a unique, exclusive and the first-of-its-kind township project in the Tri-City, under the State Government's special Township Policy. The township is a project to build a futuristic landmark with areas and concepts designed to cater to everyone's needs within a family.

Energetic and enterprising Royale Estate Group, the creators of Chandigarh Royale City have been single handedly responsible for transforming the city and bringing to the forefront revolutionary new practices in real estate design and development. Since their establishment in 1996, Royale Estate Group has been responsible for developing ambitious and luxurious real estate projects that reflect the changing housing needs of The Tri-City. While developing innovative designs Royale Estate Group has established a reputation for its impeccable quality and deliverance.



METICIOUSLY PLANNED TOWNSHIP IN MORE WAYS THAN ONE.

Chandigarh Royale City offers the best of all that makes life a pleasure to live. Spread over 200 acres with over 60% of it being open areas or with a green cover, Chandigarh Royale City following the footsteps of the legendary town planner & architect Le Corbusier to bring new Chandigarh on the edge of City Beautiful.

Chandigarh Royale City has been conceived, keeping in mind, bringing the GOOD LIFE to as many people as possible. It has been developed on a flexible model which caters to the needs and desires of a majority of the demography.

One of the important foundations of an enjoyable life is its harmony with the surroundings, its synchronicity with the nature. Bearing this in mind, Chandigarh Royale City has been developed, factoring in vital environment friendly parameters like Rain Water Harvesting, Water Recycling, Solar Energy for streets lights, Solid Waste Management Systems, to name a few.

And last but definitely not the least; Chandigarh Royale City is laden with features that spell luxury and comfort through minutest of details.



WELCOME TO CHANDIGARH ROYALE CITY. . . YOUR OWN LITTLE UNIVERSE.

Our attempt at Chandigarh Royale City is not just to bring to you a home in a beautiful setting but a great place to live in - whether you are starting a family, raising children or enjoying a new phase of life or just looking for peaceful environs and blissful surroundings. Our World Class amenities create a lifestyle that cast a spell.

Soothing beauty and the freedom of choice are at the heart of Chandigarh Royale City's master plan. Thoughtfully designed to give you a number of options on how to live, this new development features freehold residential plots, elegant independent floors and high-rise residential towers.

TOWNSHIP FACILITIES

- Community Centre
- Art Gallery
- Pedestal market
- Dedicated footpath and cycle tracks
- Educational Institutes
- Entertainment and Recreation
- Places of worship
- Banquet halls and party lawns
- High street market
- Bus and taxi stand
- Piped gas
- Shopping plaza
- Retail and Business complexes
- Hospitals & Schools
- Utility Shops with landscaped sit out areas
- Professional facility management services
- Close to International Airport express highway
- 10 min. drive from Zirakpur Lights
- 10 min. drive from International Airport

Wherever you choose to make your home and build lasting memories - whether in the chic and polished expanse of Chandigarh Royale City, or in the cozy and beautiful tree-lined clusters of freehold residences - you can be assured of all the conveniences presented by this vibrant integrated community. These include an interesting mix of retail spaces, popular restaurants, cafes and services, and a modern business complex of offices designed to satisfy even the most demanding outsourcing enterprise.





RESIDENCES FILLED WITH AN ABDUANCE OF POSITIVE SPACE AND ENERGY FLOW

It's always pleasantly surprising to find a refreshing oasis in the midst of a bustling city. Imagine if you lived in it. At Chandigarh Royale City, you can enjoy the expansive feel of a cozy home and the luxury of time. It's the kind of place that cultivates genteel family traditions.

Dream and build bungalow of your choice with an option various residential plot sizes at your preferred locations with complete host of luxurious facilities, Just the way we intended it to be.

There are plenty of options available for mid-rise apartments at Chandigarh Royale City to suit the budget and taste of different people. Every residence with modern amenities like covered car parking, elevators, power backup, water supply and lush greens outside that are ever-ready to greet you. Or the mandatory fixtures called tranquility and luxury.

Chandigarh Royale City is more than just a home, it's a place for living well. The property and modern amenities make sure you and your family get all that you deserve.





THE WAVE OF THE FUTURE

By planning a modern commercial hub in the township, we have endeavored to synergies the best of the business-world with serenity. Take for instance office spaces or arcades that offer you the best of city life. With the luxury of having your office right around your backyard, your time between nine to five will never be the same again.

With plenty of attractions around your luxurious abode, there is never a dull moment here at Chandigarh Royale City. When those appointments with friends refuse to be postponed further, head to the nearby movie theatre. And of course, what weekend is complete without a shopping spree?

- Office Towers
- Shopping Arcade
- Dining and Entertainment Pavilions
- Open Air Café and Fun Zones
- Schools, Institutes & Hospitals





LANDSCAPED GARDENS, JOGGING TRACKS, LEISURE CLUB AND ACRES OF THEME PARKS DESIGNED FOR AGE GROUP 6-60

Recharge your weary soul in amenities where you can sit back, relax and enjoy a few moments of blissful serenity. Get a bit of sun and sweat it out with activities that revitalize your soul and keep you feeling energized.

Landscaping has always been a key element in the design and this has been taken care of in detail. The staggered and interlocking planning of blocks, give large green spaces in different areas apart from a large central green space. A significant part of the total area will be open to sky for hard and soft landscaping, blending with the built forms, leaving enough areas for parking lots, pathways, roads that shall be shaded by trees. No wonder, all this open space coupled with indoor & outdoor play facilities would be a big hit with your young ones. And of course the green landscapes shall bring the fresh breath into your living rooms!

- Lush Green Park with Jogging Tracks
- Elevated Landscaping with Herbal Gardens
- Water Elements
- Splash Pool Aquatic Plant Pool
- Children's Games
- Senior Citizen Sitting
- Shaded & Open Gazebo
- Covered Sitting Area
- Pavilions and Sit Out for the Elderly
- Separate Tot lot (children's) Area





SATISFY YOUR SPIRIT, INDULGE IN FITNESS AND PLAY

Life's balancing act is made more graceful at Chandigarh Royale City. Here, facilities and amenities promote your total well-being augment the serene and natural environment of, evoking a permeating sense of tranquility. The perfect setting for the rest of your life unfolds an everyday that's awe-inspiring, exhilarating. With more than half a hectare of fitness and wellness facilities, there's room for everything and no moment is left forgettable. A yoga/Pilates area with a view of a reflecting pond. Reading in the gardens, going for gold in the lap pool, floating serenely in the main pool. Your kids outdoors—swimming, running around, playing in that wet play area they're so thrilled about—or indoors— drawing, telling stories, sharing secrets. A small afternoon with some friends, a grand affair for a hundred. Everyday nurtures an adventure, or an escape, right here on the grounds, everything just a few meters away. Surrounded by a radiant garden that often drives you to forget you're in the city. The Royale Club is a place to restore the balance of your body, mind and spirit.

- Health Club and Gymnasium
- Steam Sauna
- Swimming Pools
- Floodlit Badminton Courts
- Basket Ball Court
- Library and Internet Café
- Music and Yoga Center
- Open Theater
- Dining Area
- Party Hall





FAMILY OUTINGS, DAY SHOPPING EVENING DINNER, LATEST MOVIE SHOW TAKE A WALK TO THE GALLERIA

An elevator ride away, dining and retail hotspot Shops at Chandigarh Royale City opens out to the kilometer-long promenade within a business district that looks and feels like the hip, urban neighborhood—the vibrant city, more. Everyone's welcome! Brightly dressed runners circuiting daily round the Shops at Olivia Mall, suit-wearing business folk walking briskly to or from boardroom deals. Ladies who lunch, kids who skateboard. Just across the street, Markets and bazaar-like atmosphere of great finds, produce, and regional delicacies will set your instinct for bargains afire. What a delightfully people-driven, involved community—they just love it here.

This could only happen in Chandigarh Royale City, a place that brings together the progressive and the timeless in a forward-looking master plan. The best medical facilities, International Schools, Prime Office spaces, links to International Airport, Art centers, Summer festivals. Parks filled with public art. From all this, slip easily to your private sanctuary.





DAILY COMMUTE QUITE EASILY DONE

A SELF SUFFICIENT CITY WITH ALL URBAN FACILITIES

When the purpose behind a project is to give its residents a feeling of living and not just existing, world class amenities or luxuries become mere prerequisites that are bound to be provided. This philosophy has been shaped as Chandigarh Royale City.

Be it any space, residential or commercial or that meant for leisure and recreation, each space has been carefully conceptualized for you. The amenities that Chandigarh Royale City offers render an idyllic set-up amidst urban opulence. Our attempt at Chandigarh Royale City is not just to bring to you a home in a beautiful setting but a great place to live in – whether you are starting a family, raising children or enjoying a new phase of life or just looking for peaceful environs and blissful surroundings. Our World Class amenities create a lifestyle that cast a spell.

HEALTH CARE FACILITIES

Rest assured. Your health always comes first. Best medical care services and facilities have been made available within the premises of the township so that you can always be certain that your health and that of your loved ones is always taken care of.

KINDERGARTEN & HIGH SCHOOL

Chandigarh Royale City has reserved the sites for various educational needs from kindergarten to affiliated high schools that are proposed to be the part of the development with all sports activities and open spaces for the convenience of the residents.

PLACES OF WORSHIP

Considering the strong cultural and religious bonding Chandigarh Royale City has included the places of worship within the development and give its residents everything within the walls.





GREATER MOHALI WHERE THE GOOD LIFE HAS NOW BEGUN

Welcome to Greater Mohali - Punjab's International City. The integral vertex of the Chandigarh Tri-City, Mohali, the fastest growing areas of the Capital region, is the perfect place to reside and settle.

Mohali's topographical features and friendly vibe has been eyed by leading corporate houses and prominent national builders. Today, the city boasts of modern amenities for a classy luxurious city living: Multiplexes, Shopping Malls, Hotels, Retailing Complexes, Service Apartments, etc.

Apart from the existence of the PCA stadium, the pride of the city, the stadium is counted amongst the top cricketing venues in the world.

The government`s decision of upgrading the airport is a further addition to the international prominence of the city. The new airport will come up on an area measuring 300 acres, and will be equipped with all world-class facilities.

By merging class with comfort, this ultra-modern city is all set to be the commercial hub of Punjab, thanks to its strategic location. Close to all the important business destinations in Punjab & next to Chandigarh International Airport, its commercial facilities have caught national attention and will attract top business houses from across India. Moreover, the 40` and 60` wide roads for residential pockets, evenly distributed parks and other facilities in the residential clusters will deliver a fresh definition of modern living. Poised to deliver the best of both commercial and residential worlds, the Greater Mohali Area has been planned by "JURONG International", the leading town planners and architects from Singapore.





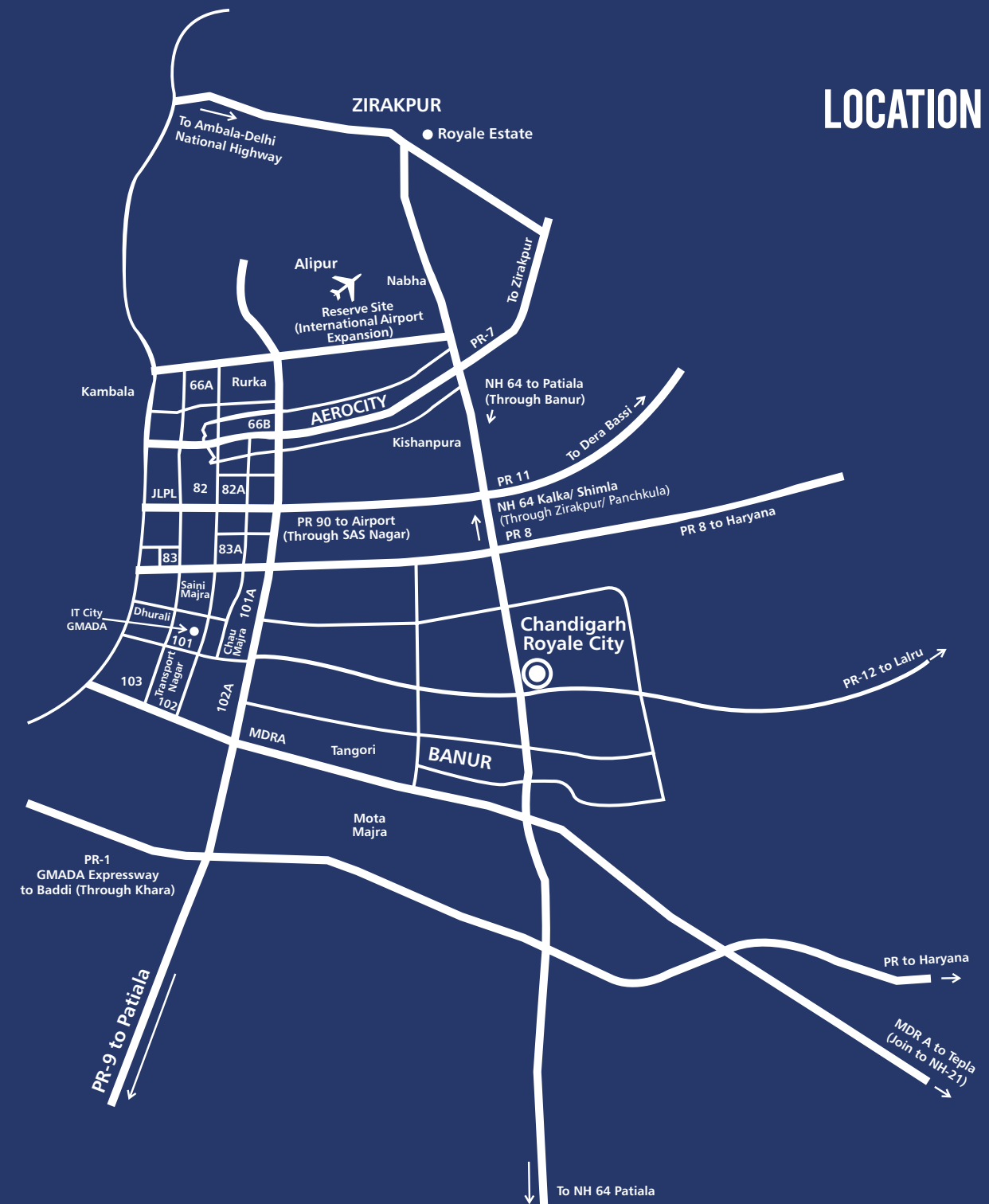
THE ROYALE ESTATE GROUP

Royale Estate Group, the pioneer in Real Estate Development in the Southern region of Chandigarh has come up with another surreal project integrated township in 200 acres. A highly experienced & motivated team of directors, architects, town planners, consultants, contractors, and craftsmen at Chandigarh Royale City have come together to create a master-piece. The team has the ability to consistently achieve the highest standards of quality and create world-class housing infrastructure for your family. The project incorporates not just the finest materials, but the finest of brains to create a superior finish.

Royale Estate Group has come up with revolutionary urban development which will appropriately meet the bizarre needs of the population of today's fast paced world. The current day generation believes in working hard and enjoying the fruits of their hard work.

The first step towards this is to buy a house that has a great ambience and provides immeasurable comfort. Lavishness is what everyone desires for in the contemporary times. With this comprehensive line of thought, we have conceived this project. We present to you comfortable, lavish and unique infrastructure with best services in terms of infrastructure quality and the geographical location.

We have a proven track record in real estate and construction business; with already accomplished and successful projects in the same field such as Royale Estate on Chandigarh- Delhi Highway, Zirakpur, Royale Estate II in Peer Mushalla and proposed new developments Royale Estate Extension, Zirakpur. We have a vast experience in this field and have completed various projects worth Rs. 2000 crore. What makes us different is the quality of our products, customer satisfaction, environment friendly constructions with emphasis on Vaastu and greenery. Our strength also lies in the basic economic potency and stability of the company which makes it going ahead even in the times of turbulence and economic crisis.



CHANDIGARH ROYALE CITY PROMOTERS PVT. LTD.

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Promoters: **ROYALE ESTATE GROUP**

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