





**Castles treasured with ultimate luxury , elegance, serenity, friendly neighbourhood and security.
PREMIUM LUXURY VILLAS IN VAKATHANAM WITH EXCELLENT STANDARDS.**



Welcome to blissful natural surroundings and ultra luxurious facilities in an environment free from the pollution of urban life.

Built not just by our architectural hands but also by our hearts to suit your styles of living.

Here you distinguish between existing and living bridging between paradise and your home.

We bring you castles from the heavens to tuck away in and indulge in the presence of extreme serenity.

EXPLORE YOUR WORLD IN A WHOLE NEW IMAGE WITH US

Treasured castles – the ultimate in luxury, elegance, and serenity in a friendly and secure neighbourhood with excellently built, three unique magnificent structures to stun your soul.



We offer security and heavenly ambience for your life in Royal Castles, because you should find your home as the best place in the world.

We extend your home beyond its walls and windows to make it a true symbol of human togetherness.

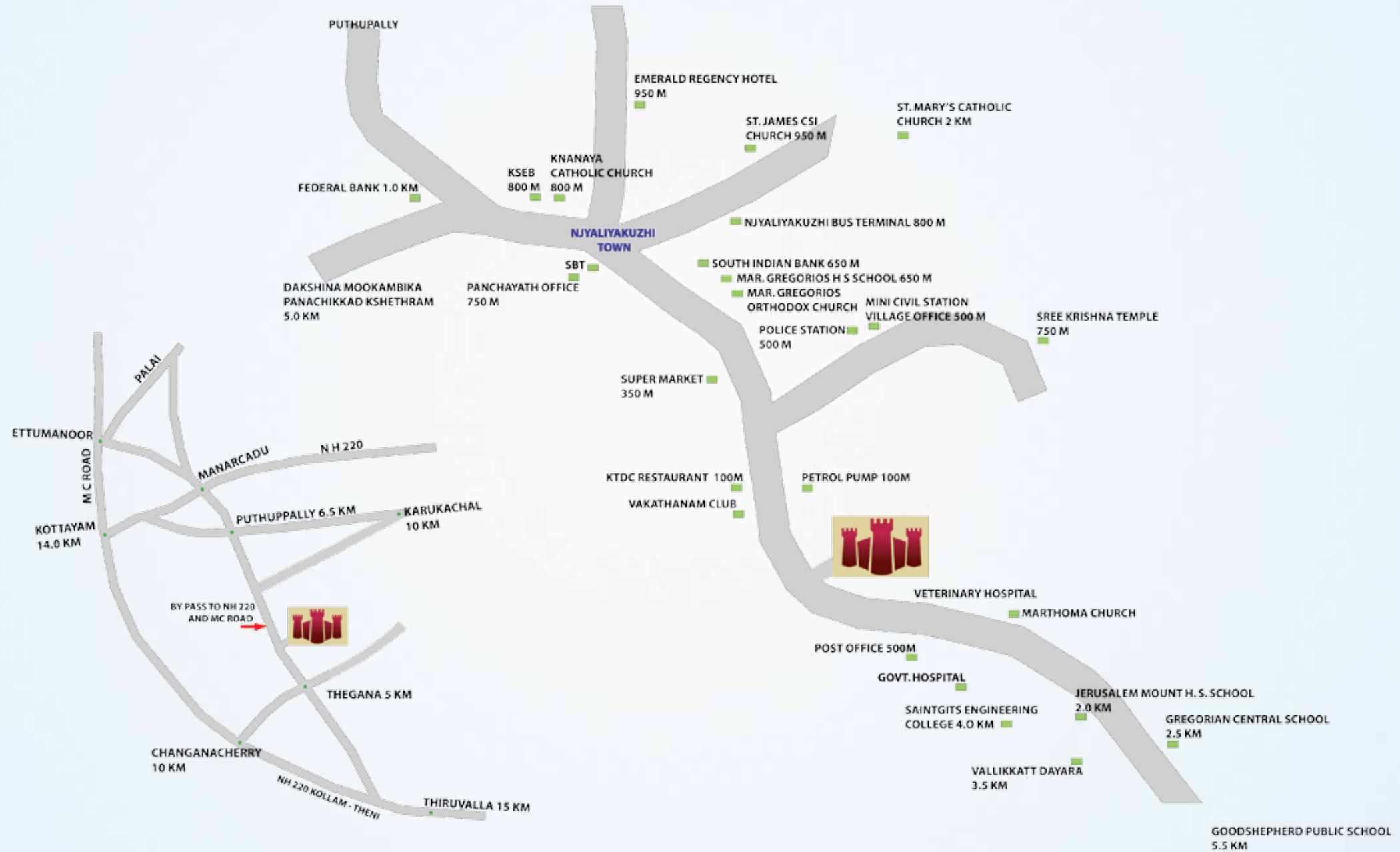
A PLACE WHERE WE LEARN THE FIRST STEPS OF LIFE.

ROYAL CASTLES luxury villas stand as towering tributes to the glorious city of letters and legends. Inviting you to be delighted residents bubbling with fresh ideas that bring joy to living.

The stunning location offers you a peaceful environment filled with the vibrancy of city life.



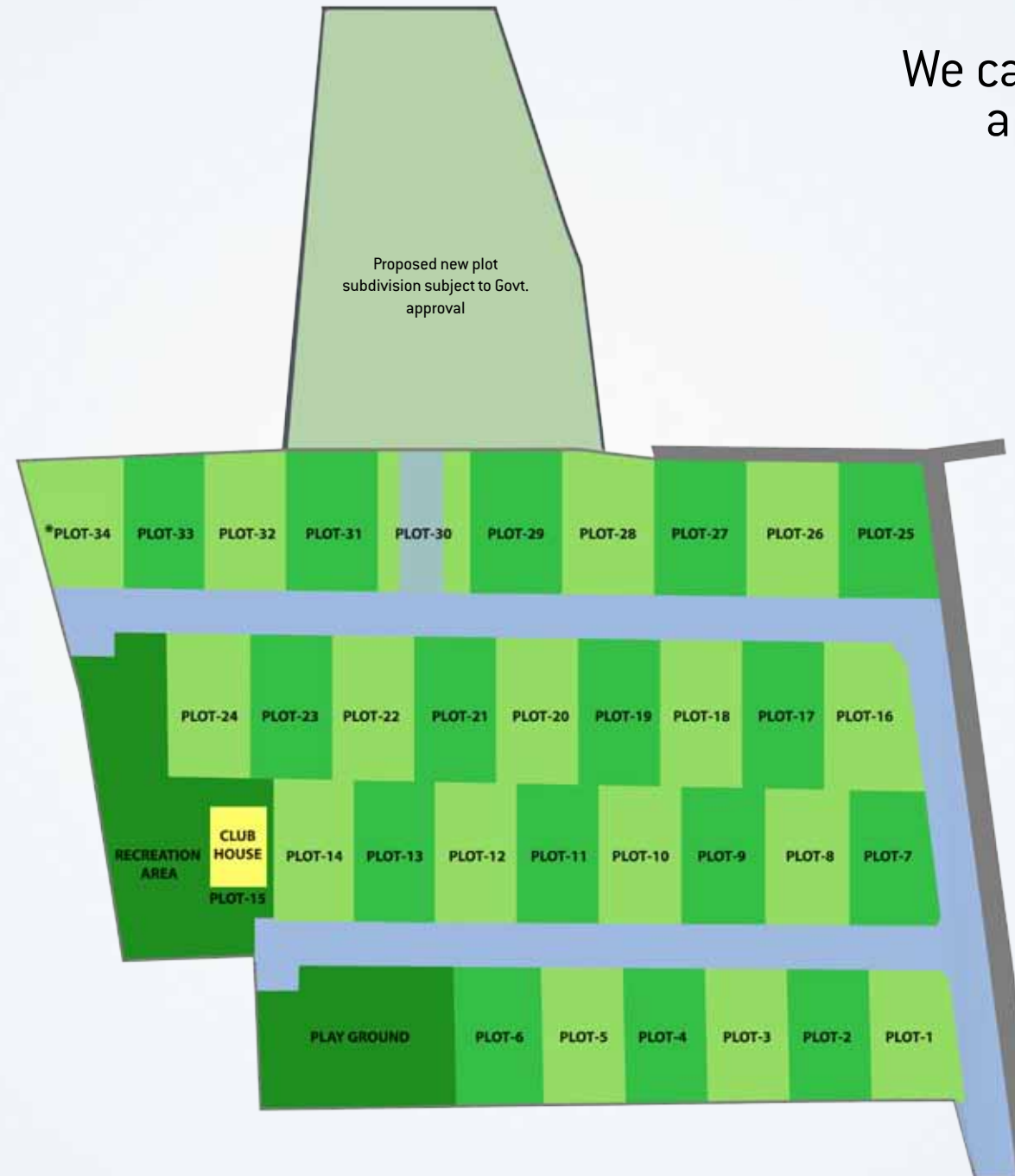
It is situated a stone's throw away from all amenities required for day to day life. Easy access to Changanacherry, Thiruvalla, Kottayam and Karukachal.



All distances mentioned here are approximate only.

Layout

We care more...
and share more...



* This plot will become a part of recreation area as per proposed subdivision.



BE SAFE... BE SECURE...
AND ENJOY YOUR LIFE
WITH OUR ULTRA
LUXURIOUS FACILITIES.

SALIENT FEATURES OF THE PROJECT

- ▶ Project approved by authorities
- ▶ Round the clock security
- ▶ Gate House with security room,
- ▶ Driver's accommodation with toilet facilities(guest)
- ▶ Triple high spacious living and dining area with chimney effect for premium villas.
- ▶ International standard finishes
- ▶ Low power-consumption lift for Premium villas
- ▶ 6 feet high compound wall around the project
- ▶ 4 feet high compound wall around each villa
- ▶ 100% landscaping around each villa
- ▶ 100% landscaping in common areas
- ▶ 7 m wide roads with black top driveways and interlocked walkways
- ▶ Centralized water supply system and rain water harvesting.
- ▶ Street lighting
- ▶ Club house
- ▶ Open party zone
- ▶ Swimming pool
- ▶ Indoor Badminton court
- ▶ Outdoor Badminton court
- ▶ Table tennis court
- ▶ Health club
- ▶ Cricket net practice pitch
- ▶ Basket ball Ring outdoor
- ▶ Association Room
- ▶ Cards Room
- ▶ Pool Table for Snooker & billiards
- ▶ Recreation area
- ▶ Children play area
- ▶ CCTV surveillance of all roads and gate entrance
- ▶ Intercom facility
- ▶ Provision of broad band for each villa.



Proposed Stage for Open Party Zone

ROYAL CASTLES provide a fascinating place to live and rejoice like a big family, defined by relationships with heavenly ambience .



Club house amenities

ROYAL CASTLES – It's all that the name implies !









CLUB HOUSE

THERE IS NOTHING IN THIS WORLD TO REPLACE YOUR SWEET HOME

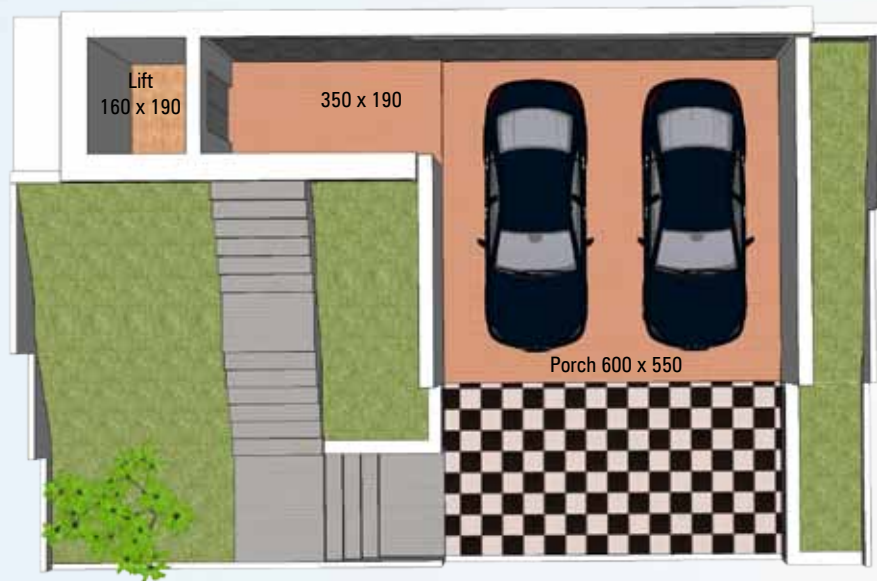


Each home in "Royal Castles" is an integration of blissful natural surroundings, ultra luxurious facilities, intelligent architecture, long standing principles of 'vastushastra' and international construction standards

PREMIUM VILLA



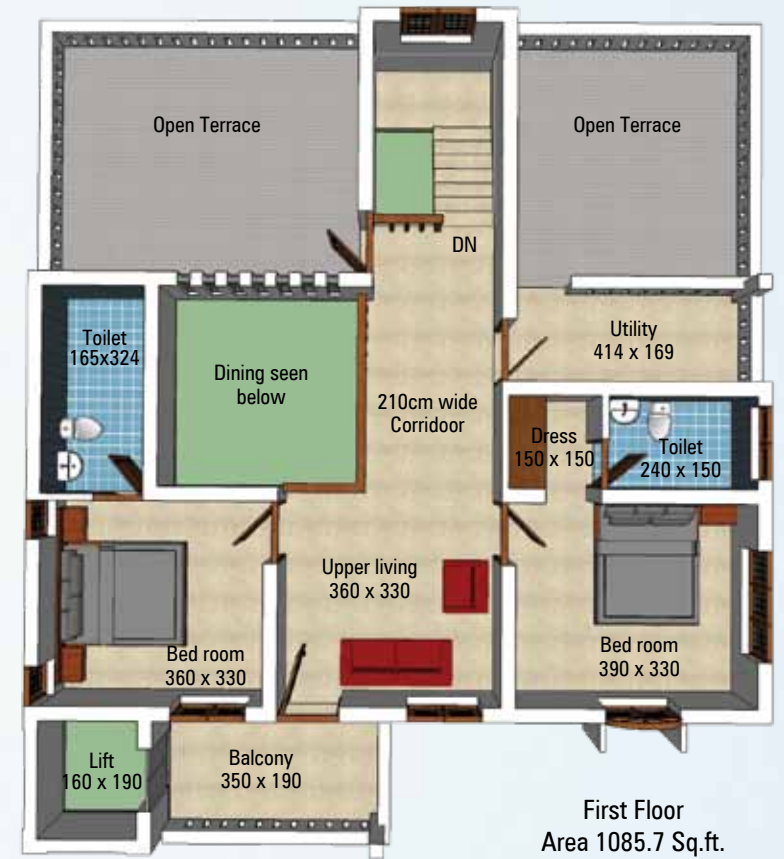
PREMIUM VILLA - Floor Plans



Cellular Floor
Area 559.8 Sq.ft.



Ground Floor
Area 1636 Sq.ft.



First Floor
Area 1085.7 Sq.ft.

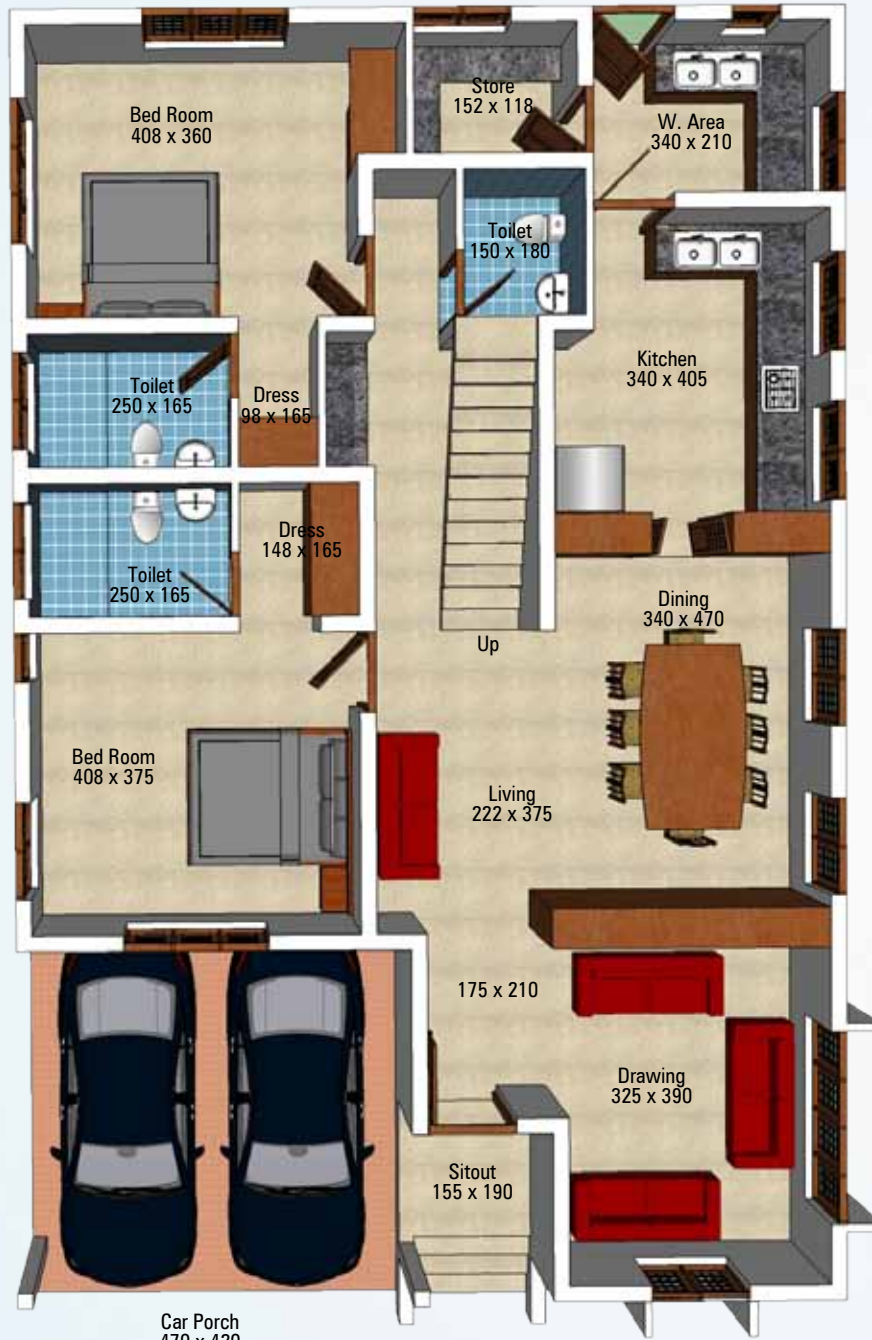
Total Area 3281.5 Sq.ft.

TYPE A VILLA

We blend world class facilities and premium construction standards with the serenity of village atmosphere and safety amenities for a peaceful dwelling.



TYPE A VILLA - Floor Plans



Ground Floor
Area 1779 Sq.ft.



First Floor
Area 1001 Sq.ft.

Total Area 2780 Aq.ft.

We make homes - the symbol of human togetherness and a place where we learn the first steps of life.

TYPE B VILLA



TYPE B VILLA - Floor Plans



Total Area 2420 Sq.ft.

SPECIFICATIONS

- ▶ **Foundation** : Structural designed foundation, column footing and random/dry rubble foundation.
- ▶ **Basement** : Random/ Bar dry rubble masonry or R.C.C plinth beams in cm1:2:4
- ▶ **Super structure**: Brick masonry good quality wire cut bricks/solid block R,C.C lintels, beams, columns , stairs, shapes and slab in C.M 1:2:4
- ▶ **Roof**: R.C.C flat roof slab and fabricated M.S sloped roof truss with ceramic coated pattern tiles.
- ▶ **Stair case**: Vitrified tiles, glass and stainless steel.
- ▶ **Flooring**: Polished granite for sit out and good quality vitrified tiles for all other rooms.
- ▶ **Doors and windows**: Front door, and shutter frames with teakwood. All other doors, windows , ventilators frame with Anjily. Heavy duty SS hinges, tower bolts and good quality door locks.
- ▶ **Kitchen**: Polished granite counter top, double bowl stainless steel sink, double bowl sink in work area. Ceramic glazed tiles dado over the counter up to a height of 60cm suitable no:of electrical points for kitchen appliances.
- ▶ **Bathroom**: Ceramic glazed tiles dado to 210cm height for walls and anti-skid ceramic tile or vitrified tiles for floor. Concealed plumping with ISI marked PVC pipe and jaquar or equivalent CP fittings. Hot and cold water mixture tap with overhead shower. Option for solar water heater on request.
- ▶ **Paintings**: Premium emulsion paints with putty finish for internal walls . Weather proof emulsion for external walls. Enamel paint with zinc chromate primer for grills.
- ▶ **Electrification**: Wiring-Finolex / Havells / equivalent
Switches - MK / Crabtree / ABB / equivalent. Provisions for exhaust fan in all bathrooms, Inverter and solar power. Three phase electricity supply, DB, MCB and ELCB for all houses.

TERMS & CONDITIONS

- ▶ Once allotted and agreement signed, the prices are firm.
- ▶ The value in the agreement will cover the cost of land, development of land, common amenities, building construction and infrastructure.
- ▶ Registration charges and incidental expenses for registration of land will be borne by the buyer, to be paid at the time of registration.
- ▶ Service tax, building tax, property tax, sales tax, and any other taxes, deposit for KSEB/BSNL/ KWA connections, shared cost of transformers and underground cabling and other expenses incidental to power, contribution to residents association, construction workers welfare fund, onetime village tax and other charges shall be paid by the buyer.
- ▶ The villas will be completed within 18 months from the date of contract/building license, subject to payment as per schedule.
- ▶ Alteration or additional works may be executed if specified during or before stage wise progress of work, whichever is earlier. Amenities provided at extra cost are fans, light fittings, furniture, wardrobes, kitchen cabinet etc.
- ▶ In case payments are not made as per agreement signed, the builder reserve the right to cancel the allotment, in which case the amount will be refunded without any interest, only after re-allotment to another buyer.
- ▶ All payments to be made by Demand Draft/Local Cheque in favour of Royal Castles. For NRI's payments should be made through their NRE/NRO accounts.

On Booking	-	1 Lakh
Agreement + Land Registration	-	40% of total cost less booking amount
On completion of foundation	-	15%of the total cost + Statutory charges
On completion of Ground Floor roof slab	-	15%of the total cost + Statutory charges
On completion of First Floor roof slab	-	15%of the total cost + Statutory charges
On completion of entire flooring	-	10%of the total cost + Statutory charges
On handing over	-	Balance of total cost + Statutory charges + any other balance payments

EXPLORE YOUR WORLD IN WHICH
YOUR DREAMS COME TRUE.





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