



Luxury  
Flats  
With All  
Amenities

Don't just dream of your own home...  
It's time to realise it....

*Dream Home...!*

  
**BUILTRON**  
Project  
WE BUILD TOMORROW

  
*Royal Residency*  
In the heart of the city @ Malakpet  
Hyderabad



# Royal Residency

*In the heart of the city @ Malakpet*



*Give your  
Loved ones a  
very special gift*

On Easy  
Installments of  
**24**  
Months



*Exploring a New World, because your family deserve the best*



Royal Residency

*In the heart of the city @ Malakpet*

# Royal Residency

*In the heart of the city @ Malakpet*

## 3 Bedroom Luxury Flat

## Spacious Living Area

## Dining Section

## Ventilated Corridor

## Open Remote Area



*Enhance your family dreams....!*



## B - BLOCK

### Premium Double Bedroom Luxury Flat

- Spacious Living Area
- Open Remote Area
- Dining Section
- 24x7 Power Backup
- 24x7 Security



*Technically crafted home for your comfort living...!*

**C - BLOCK**

*Royal Residency*  
*In the heart of the city @ Malakpet*

**Exclusive  
3 Bedroom  
Luxury Flat**

Spacious Living Area  
Big Dining Section  
Ventilated Corridor  
Open Remote Area  
Ventilated Balcony  
24x7 Security  
24x7 Drinking Water  
24x7 Power Backup



Location  
Surrounded by

3 Mosque  
walkable distance



Many Reputed  
Schools & Colleges



Hospitals &  
Health Centres



PETROL PUMPS  
walkable distance



Location  
Surrounded by

20 km  
International Airport



Fitness Centers at  
wakable distance



SUPERMARKETS  
& SHOPPING MALLS  
walkable distance



Nearest Restaurants  
& Cafeteria



C - Block



8' WIDE CORRIDOR

B - Block

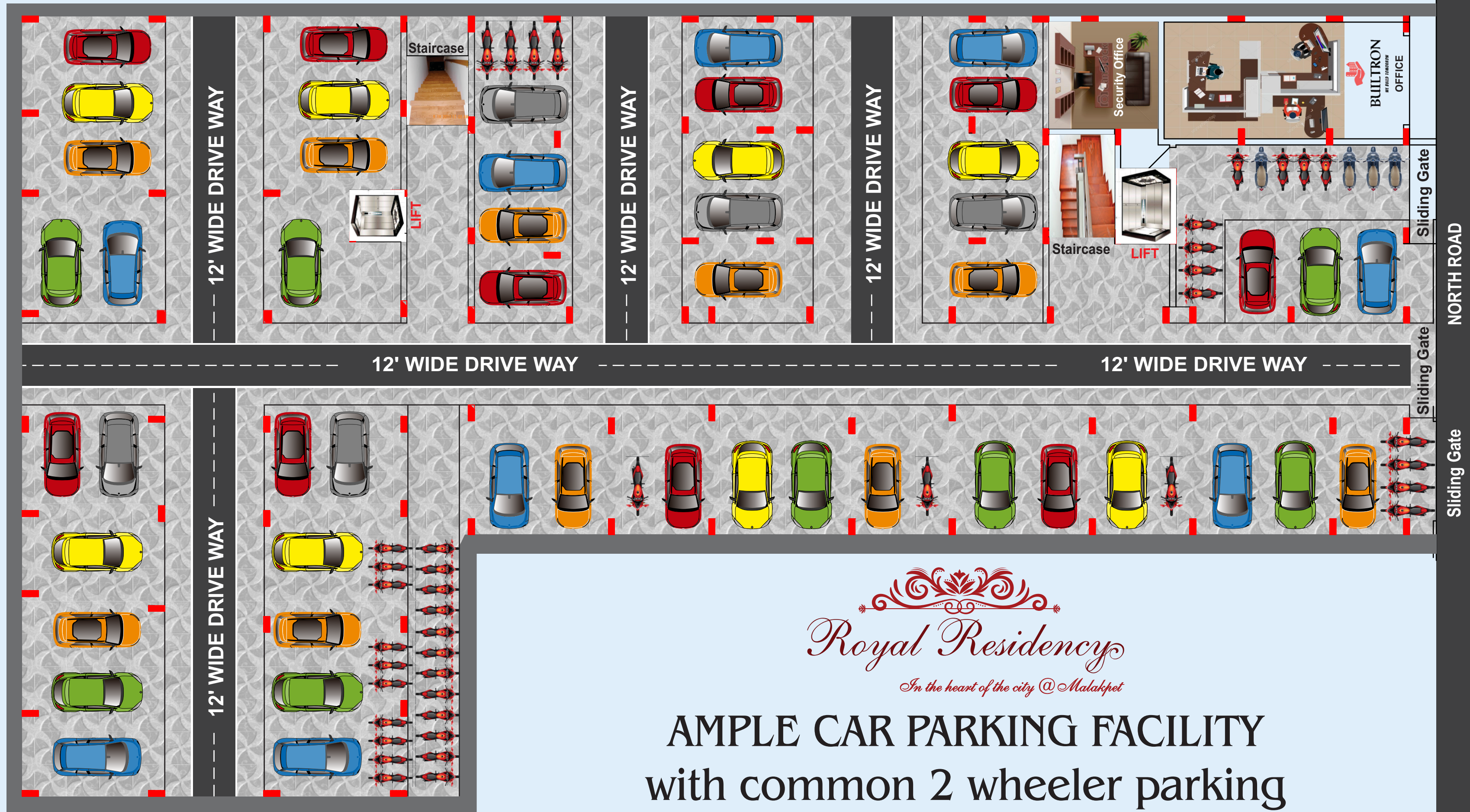


A - Block

B - Block

C - Block

FLAT NO.1	-	1383.50 SFT	FLAT NO. 5	-	965.00 SFT	FLAT NO. 6	-	1322.00 SFT
FLAT NO. 2	-	1352.00 SFT	FLAT NO. 7	-	965.00 SFT	FLAT NO. 8	-	1322.00 SFT
FLAT NO. 3	-	1376.50 SFT	FLAT NO. 9	-	964.00 SFT	FLAT NO. 10	-	1410.00 SFT
FLAT NO. 4	-	1376.50 SFT	FLAT NO. 11	-	1078.00 SFT			



# Specification

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<b>Cement</b>	: Ultra Tech, Birla Shakti, Birla Gold, Chettinad or ACC Cement
<b>Steel</b>	: Steel (Shree or Any TMT I.S.I, Prince gold).
<b>Structure</b>	: R.C.C Frame structures design is made considering. G.F.I 2 <sup>nd</sup> Concrete mix M-20 with Ground Floor slab Height 9 feet & Typical floor height 10 feet. (Foundation G + 5 + Pent house).
<b>Super Structure</b>	: Light Weight Cement Blocks.
<b>RCC Bed</b>	: RCC Bed in all 4½" brick walls every 3.5 feet height RCC bed thickness 3 inches.
<b>Lintels</b>	: Top of doors & Windows Lintel Size 9" × 3" or 4½" × 3" with 3 or 2 rods of 10mm in RCC.
<b>Plastering</b>	: Plastering with C.M to all exposed surface of brick and R.C.C with double coat sponge finishing.
<b>Shelves</b>	: Kitchen room shelves in masonry work.
<b>Main Door</b>	: Main door frames and shutter in Teak Wood (6¾" × 3.6" Size 4" × 3").
<b>Doors Frame</b>	: All door frame in teak wood Height 6¾" × 3' & 2.9" & 2.6" Size 4" × 3').
<b>Internal Doors</b>	: Self designed flush doors Masonite (US Brand) Designed flush doors (Both Sides) shutters with required fittings.
<b>Windows</b>	: 3 Track UPVC windows (Germany profile, 20 years warranty) granite cladding at bottom of the windows. (100% dust proof and 80% sound proof).
<b>Ventilators</b>	: Kitchen and Toilet ventilators in Aluminum with glass of 4 mm.
<b>Balcony Railing</b>	: In S.S Railing.
<b>Flooring</b>	: Vitrified Tiles 2' × 2' size ceramic tiles.
<b>Stair Case</b>	: All steps & Landing in Ten brown Granite with S.S Railing Ground floor to top floor.
<b>Kitchen</b>	: Black Granite 2 feet wide of big size for platform with Digital tiles upto door level size 10" × 15".
<b>Kitchen Sink</b>	: Sink in S S (Size 24" × 18" × 9") & concealed CPVC pipes of Ashirwad, CP fitting tap (cold) Drinking water tap.

**Note :** Person desiring to alter/modify their flat/premises shall inform the same before commencement of brick work, Any work after brick work will be charged to the purchaser  
**Extra Cost :** Registration charges, service, GST charges will be extra as applicable as per Govt. norms.

<b>Toilets</b>	: In toilets internal pipes of CPVC pipes of Ashirwad & SWR pipes of Astral & Sudaker CP Fittings for Shower, Mixture taps and Gujarat W.C. or commode with PVC Flush tank and Geyser Point and wash basin.
<b>Digital Tiles</b>	: In Toilets digital tiles upto door level size 10" × 15" and all rooms.
<b>T.V &amp; Internet</b>	: In hall TV & Internet points and socket of Maru brand.
<b>Electrical Works</b>	: Concealed PVC pipes (Sudaker) and metal box copper wiring with bullet or Fincab 1-18 multi stand 3-20 multi stand with adequate points and modular switches of Muru brands & AC points in all rooms.
<b>Hardware</b>	: Doors hardware fittings in SS with Europa Locks.
<b>Sanitary &amp; Water Supply</b>	: Internal concealed CPVC pipes for water supply and sanitary SWG pipes & SWR Pipes & C.P fitting for taps (Fitting Hardware).
<b>Parapet Wall</b>	: 4½" Cement block work with table molded bricks in C.M with plastering height if 3'.3".
<b>Generator</b>	: Power back-up for lift, motors & common area.
<b>Elevator (2 Lift)</b>	: 1. Standard 8 passenger capacity 2. Standard 8 × 6 feet capacity
<b>Over Head Water Tank</b>	: PVC tank 3000 liters × 8 Nos.
<b>Drinking Water Tank</b>	: PVC tank 3000 liters × 2 Nos.
<b>Water Sump</b>	: Side walls in brick and R.C.C slab with 10,000 liters × 2
<b>Roof Flooring</b>	: Sand & Cement.
<b>Plaster of Paris</b>	: All bed rooms border, bidding & hall around the wall and center box (box size upto 7" × 8").
<b>Wall Finishing</b>	: All interior walls, ceilings and elevations in smooth finish (luppam finish Birla Putty).
<b>Interior Colour</b>	: All bed rooms, Kitchen & Toilets Painting with Tractor Emulsion, All Doors & Gate in Enamel paint (Asian Paint).
<b>Exterior Colour</b>	: Elevation color in Apex (Asian Paints), Parapet wall, outside wall in white cement. (Surya Cement.
<b>Main Gate</b>	: As per plain
<b>Head Room</b>	: Brick work 4½" thick and RCC slab.

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## LOCATION MAP



For Booking Contact :

# MOOSA EXPORTS

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