

Royal Avenue

LUXURY TOWN HOUSE



**BENGAL
SHRISTI**

Bengal Shristi Infrastructure Development Ltd.

(A joint venture between Asansol Durgapur Development Authority & Shristi)

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BENGAL
SHRISTI

shristinagar
Asansol



Royal Avenue

LUXURY TOWN HOUSE



A world of elevated *Luxury*

Shristinagar Asansol introduces Royal Avenue, limited edition luxury homes amidst the splendid greenery of the 90-acre township. Designed for the privileged few, these extraordinary 3, 3.5 & 4 BHK double-storied homes feature ultra-spacious rooms with complete privacy and security.

Crafted spectacularly for personalities like you, Royal Avenue offers you a life extraordinaire, where everyone knows you by your home.

Luxury
has a new name

The Royal life is meant
for a personality like you





Luxury in every detail

Elegantly designed gate with modern classical architecture offers a grand entrance to your home of grandeur.

Exquisite Rooftop space
designed for your celebrations

Come home to Limited Edition Luxury

Features:

- 3. 3.5 & 4 BHK Double-storied luxury homes with study room, kitchen and toilet, servant room
- Fully AC homes
- Modern classical architectural design
- 3 point high security check
- Dedicated app based integration for the residents
- Gated Enclave
- 24X7 power backup
- CCTV surveillance



Community Hall



Amenities:

Me Time

- Landscaped Rooftop Garden
- Landscaped Backyard Lawn
- Reflexology walkways

Meet time

- Community Hall
- Indoor Games
- Banquet
- Outdoor Games



Asansol's largest
Air-conditioned
Sentrum Mall with
Multiplex



Township Amenities

Elite living experience
at the best address in Asansol

Srihari Global School to
enlighten young minds



Odyssey Club for fun and
recreation for the family

Central Park with a
children's play area

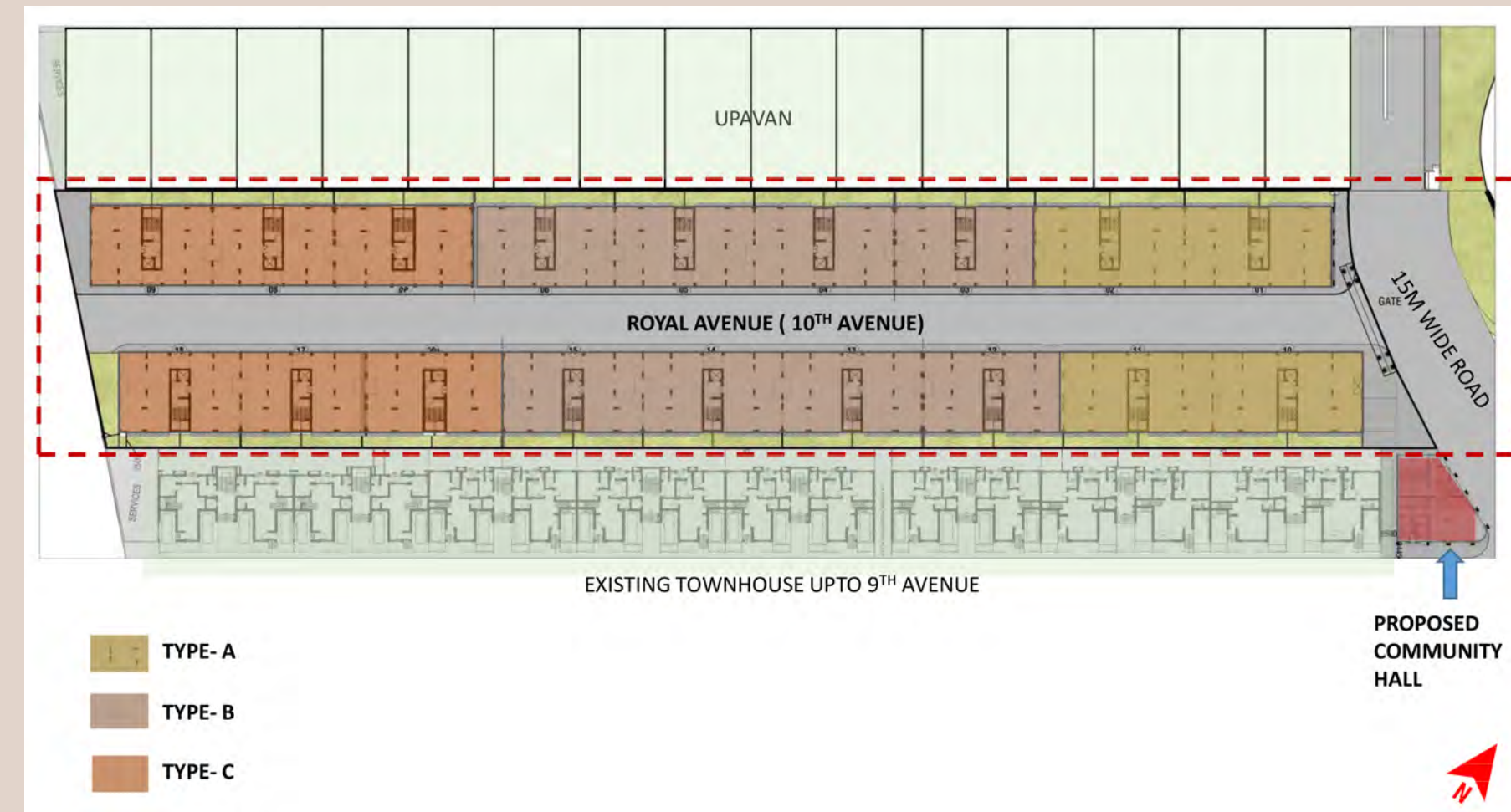


A multi-specialty
Healthworld Hospital

Royal Avenue

LUXURY TOWN HOUSE

Site Plan



Floor Plans

TYPE - A

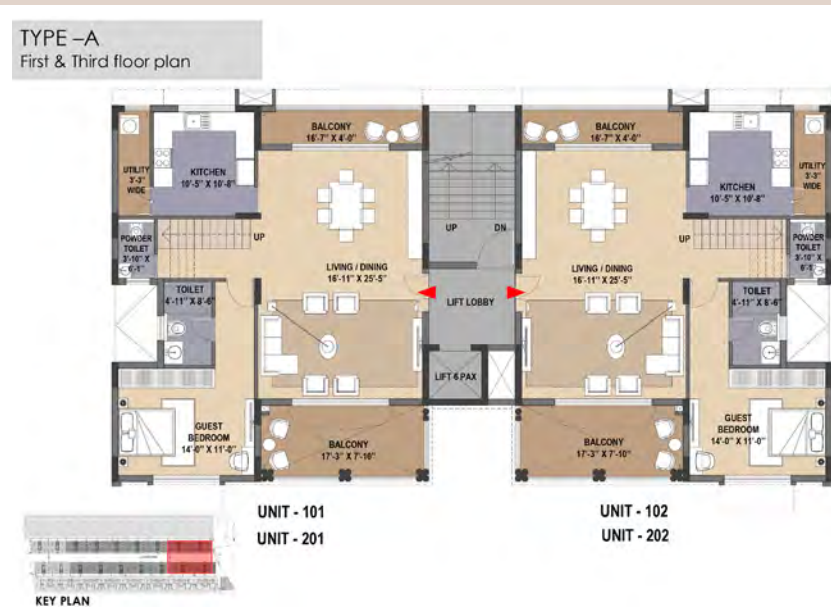


TYPE - A - Ground Floor Plan

TYPE - A



TYPE - A - Fourth Floor Plan



TYPE - A - First & Third Floor Plan



TYPE - A - Second Floor Plan



KEY PLAN

Specifications

Structure
Façade
Walls

Earthquake resistant R.C.C framed construction
Classical style having a palatial look
External walls 200 mm AAC Block
Internal walls 100 mm AAC Block



Wall Finishing

Internal
Corridor, Lobby

Putty and primer over the plastered surface
2 coats of acrylic plastic paint over a coat of primer over POP surface
Paintings –2 coats of weathershield paint over cement Primer



Finishes

Living & Dining Room
Bedrooms
Kitchen

Premium quality vitrified tiles of reputed make
Premium quality vitrified tiles of reputed make

Floor
Dado
Counter
Sink

Anti skid vitrefied tiles
Vitrefied tiles upto lintel height on all sides
Granite of required shade 600 mm wide
Premium quality sink

Toilet
Floor
Dado
WC

Anti skid vitrefied tiles
Vitrefied tiles upto lintel height on all sides
European type- white
Master Toilet- Wall hung WC with concealed cistern
Other Toilets- Wall hung WC with concealed cistern



Shower

Shower cubicle with panel in the Master Toilet
Glass partition and divertor in the other toilets

Washbasin

Premium quality washbasin with bottle trap
Master Toilet- Above counter basin
Other Toilets- Above counter basin

Hardware Fittings

CP of reputed brand
Provision of geyser point in all the toilets
Provision of hot & cold water mixer arrangement in shower and washbasin



Doors

Modular doors / panelled main entrance door (height 8 ft)
with Salwood frame, others primer finished flush doors
Video door phone in the main door

Window

UPVC windows

Balcony Railings

Glass railings

Internal Staircase

Granite finish with glass railings

Air-Conditioning

VRV air-conditioning in all the units

Electricals

Concealed wiring with PVC conduits and modular switches of reputed brand. AC Point in all bedrooms and living dining rooms. Provision of TV telephone connections in all the rooms



DG

Dedicated DG backup

COMMON AREAS

Lobby
Common Staircase
Services, Servant's room & Toilet
Stilt floor car parking
Lift

Vitrified Tiles/ Marble
Granite
Standard vitrified tiles



AMENITIES
Community Hall
Entrance Gate
Private Garden/
Terrace

Dedicated community hall for the residents
Gated complex with a grand entrance gate
Landscpaed illuminated terrace and landscaped
Illuminated garden

