

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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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



Royal Avenue

LUXURY TOWN HOUSE

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

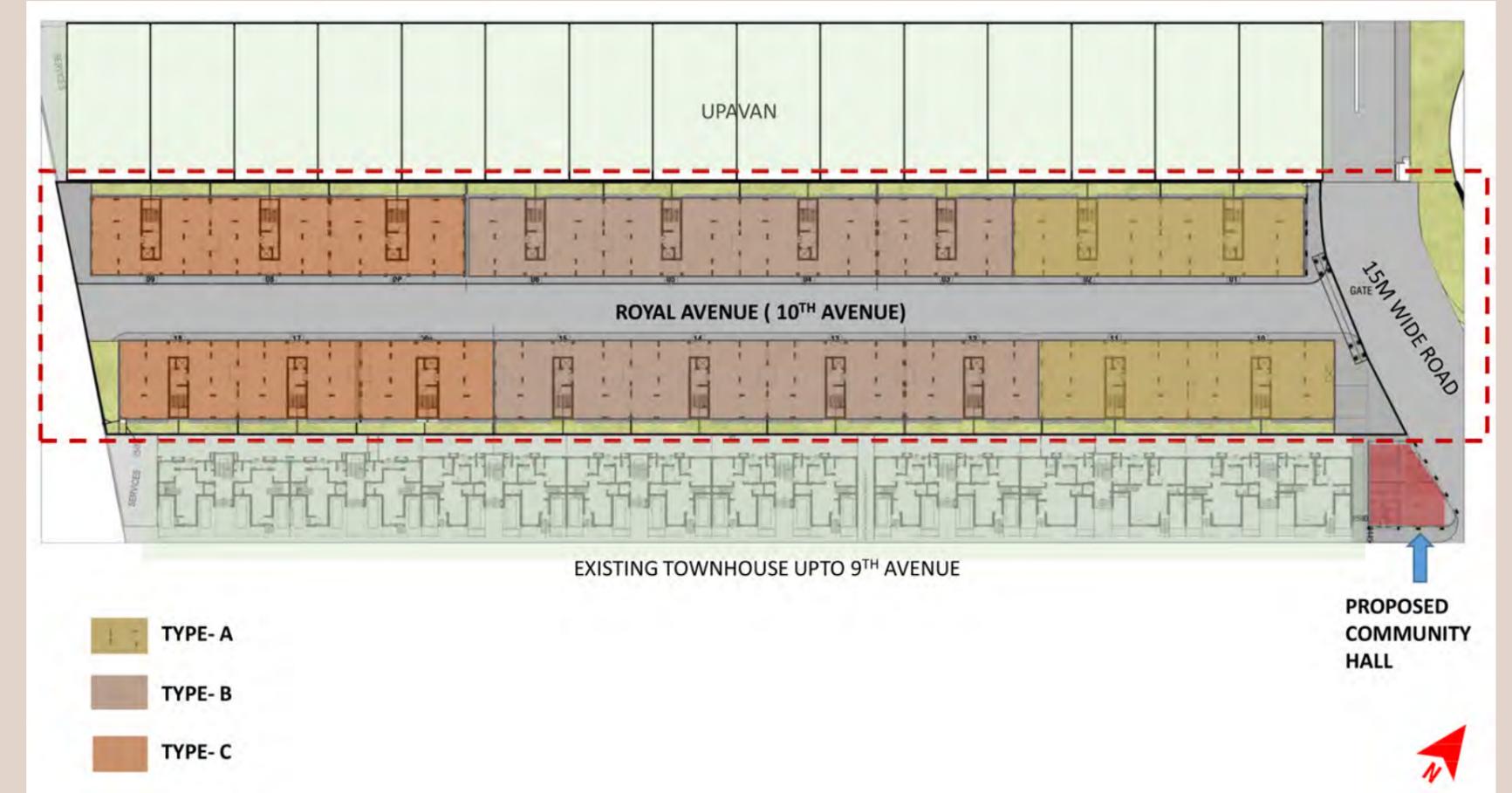


Central Park with a
children's play area



A multi-specialty
Healthworld Hospital

Site Plan



Floor Plans

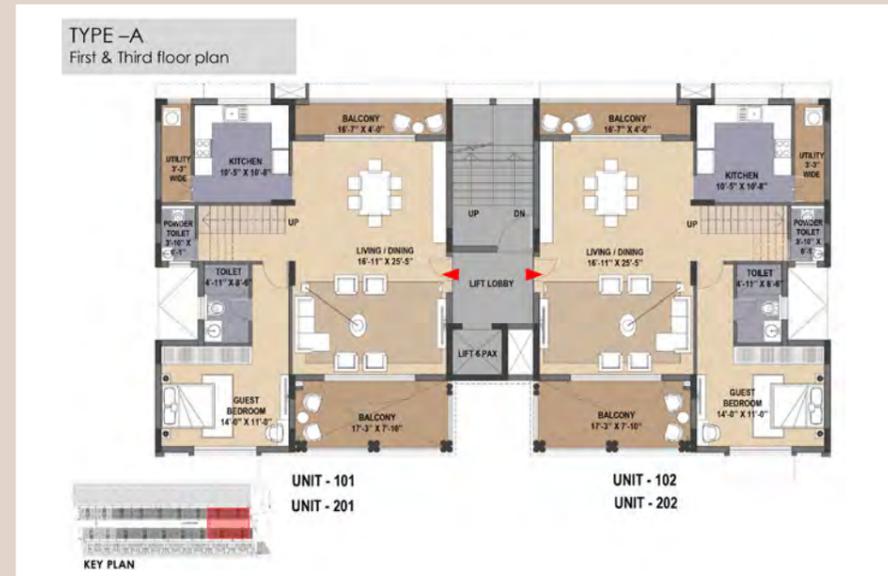
TYPE - A



TYPE - A - Ground Floor Plan



TYPE - A - Fourth Floor Plan



TYPE - A - First & Third Floor Plan



TYPE - A - Second Floor Plan



KEY PLAN

Floor Plans

TYPE - A

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

External

Paintings –2 coats of weathershield paint over cement
Primer

Finishes

Living & Dining Room
Bedrooms

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

Kitchen

Floor

Anti skid vitrefied tiles

Dado

Vitrefied tiles upto lintel height on all sides

Counter

Granite of required shade 600 mm wide

Sink

Premium quality sink



Toilet

Floor

Anti skid vitrefied tiles

Dado

Vitrefied tiles upto lintel height on all sides

WC

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

Vitrified Tiles/ Marble

Common Staircase

Granite

Services, Servant's room & Toilet

Standard vitrified tiles

Stilt floor car parking

Lift

Pavit finish tiles

Automatic lift of reputed make



AMENITIES

Community Hall

Dedicated community hall for the residents

Entrance Gate

Gated complex with a grand entrance gate

Private Garden/ Terrace

Landscaped illuminated terrace and landscaped illuminated garden

