

Royal Avenue

LUXURY TOWN HOUSE



shristinagar
Asansol

Bengal Shristi Infrastructure Development Ltd.
(A joint venture between Asansol Durgapur Development Authority & Shristi)

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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.

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

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



Flaunt a home you are
proud to own





Extraordinary features
designed for a
Royal lifestyle



More Fun. More Fitness
for your **Wellness**



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



Rooftop space designed for your celebrations



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



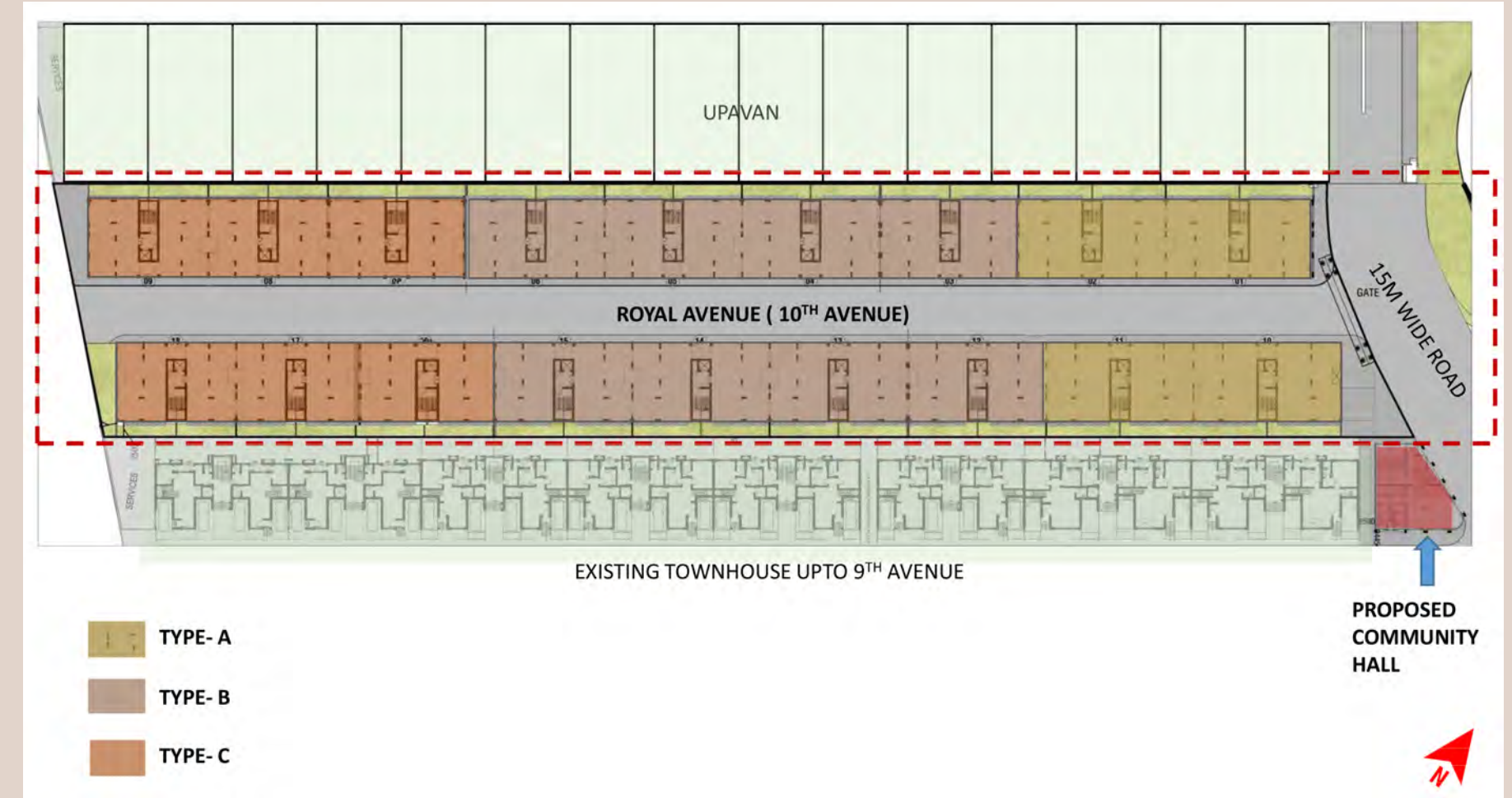
A multi-specialty
Healthworld Hospital



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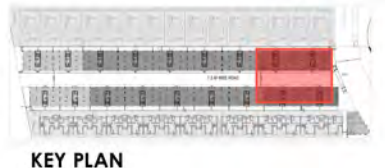
Site Plan



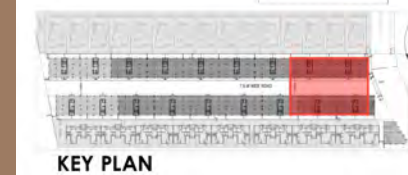
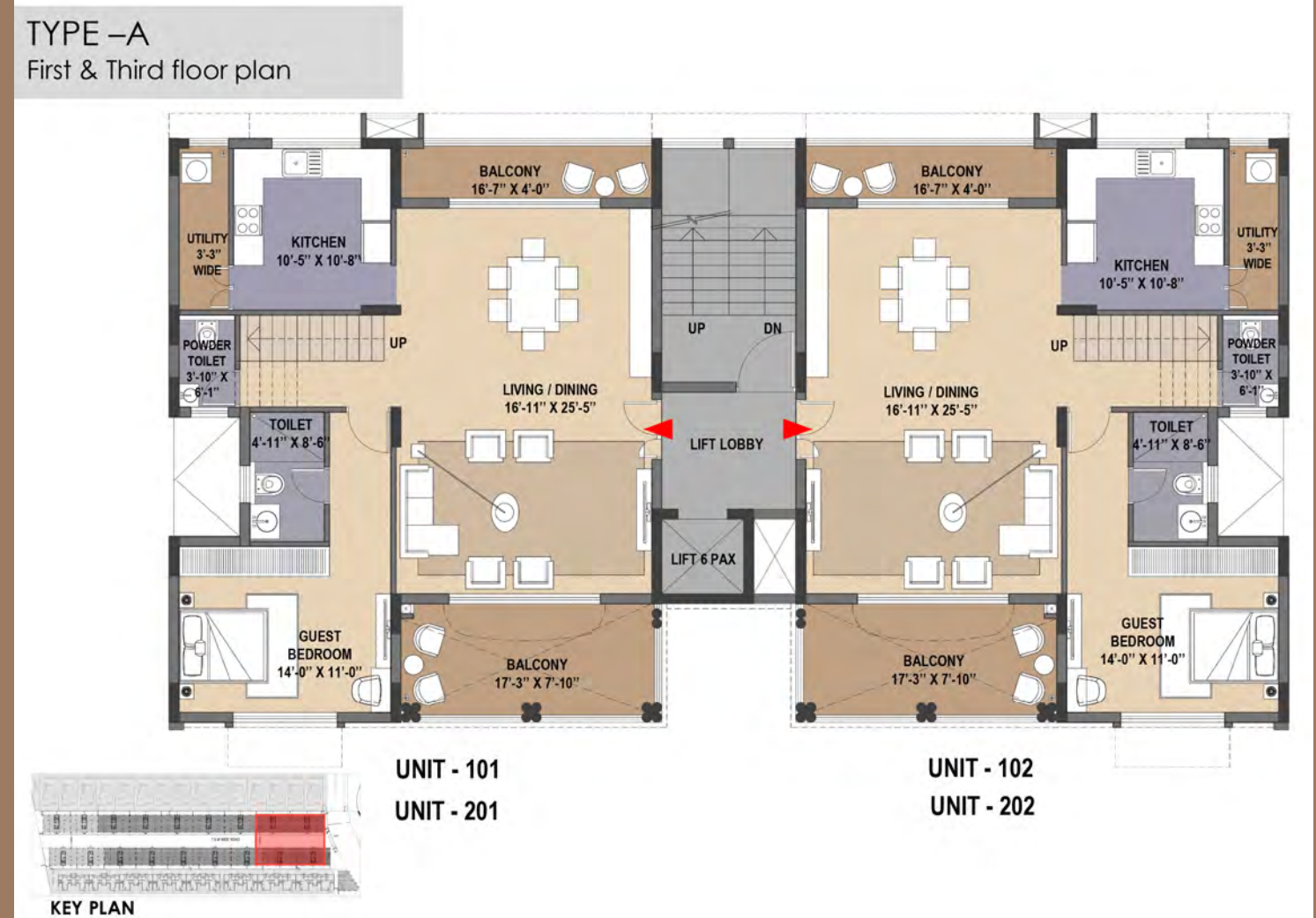
Floor Plans

TYPE - A

TYPE - A
Ground floor



TYPE -A
First & Third floor plan

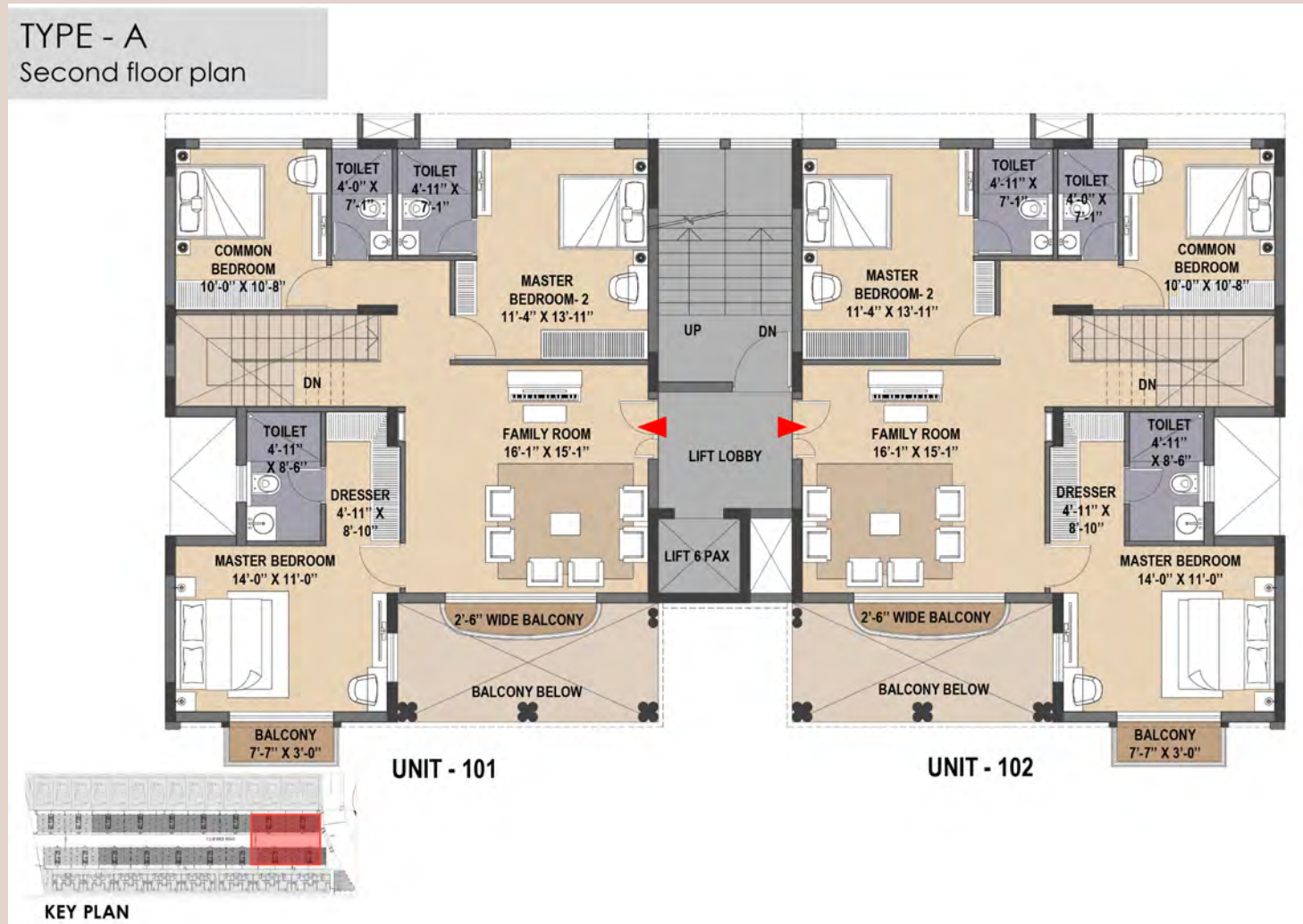


Floor Plans

TYPE - A

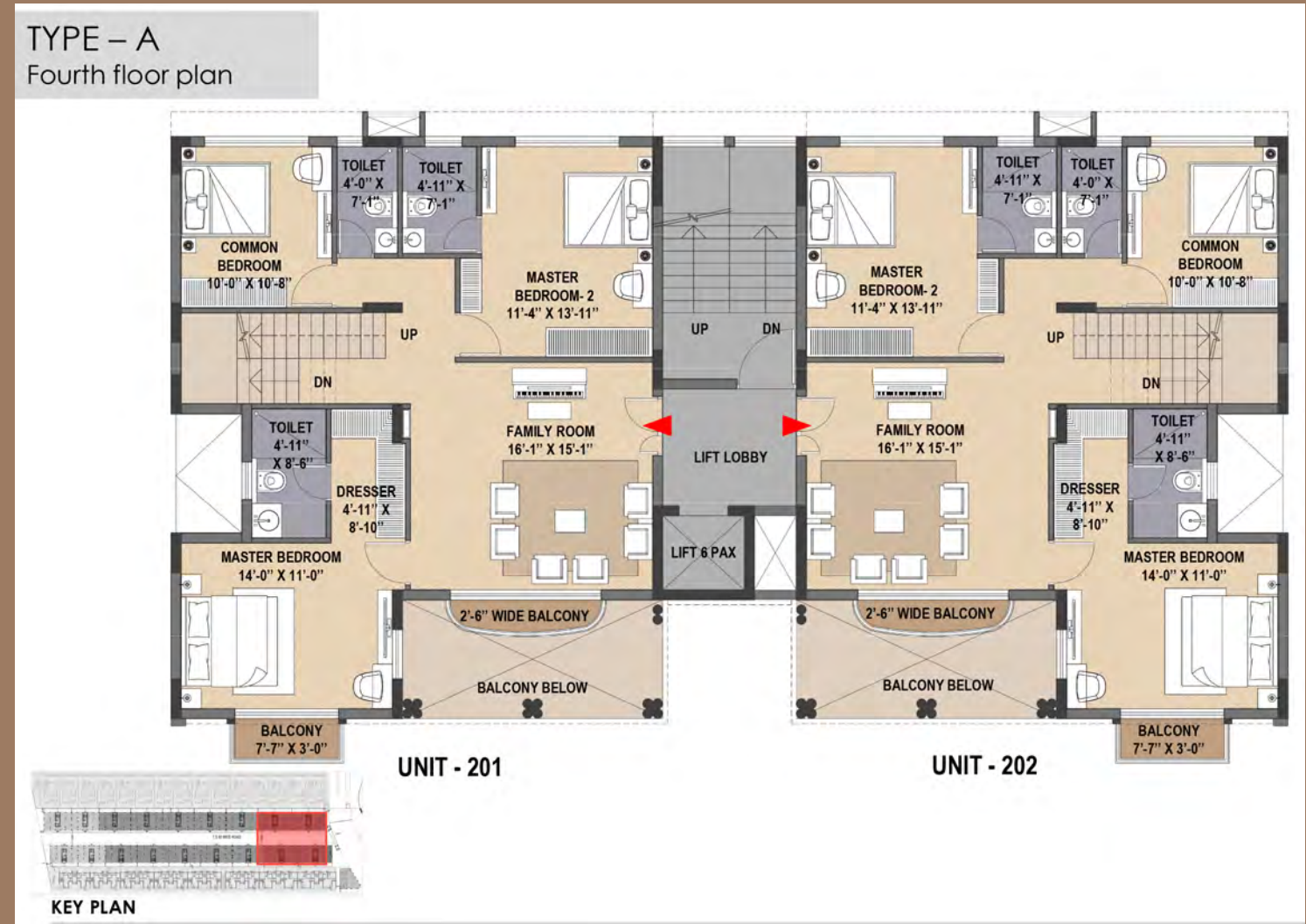
Floor Plans

TYPE - A



Floor Plans

TYPE - A



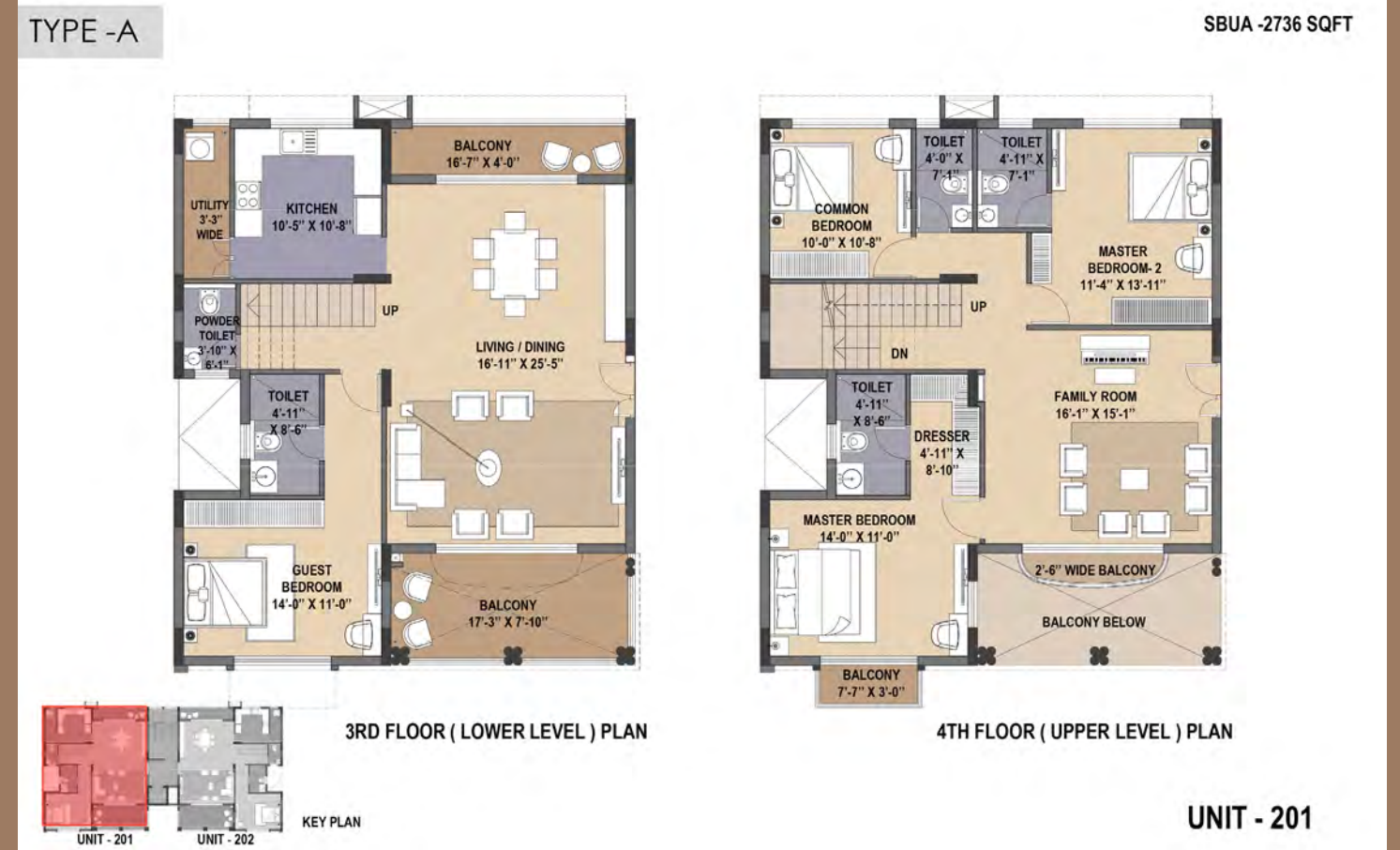
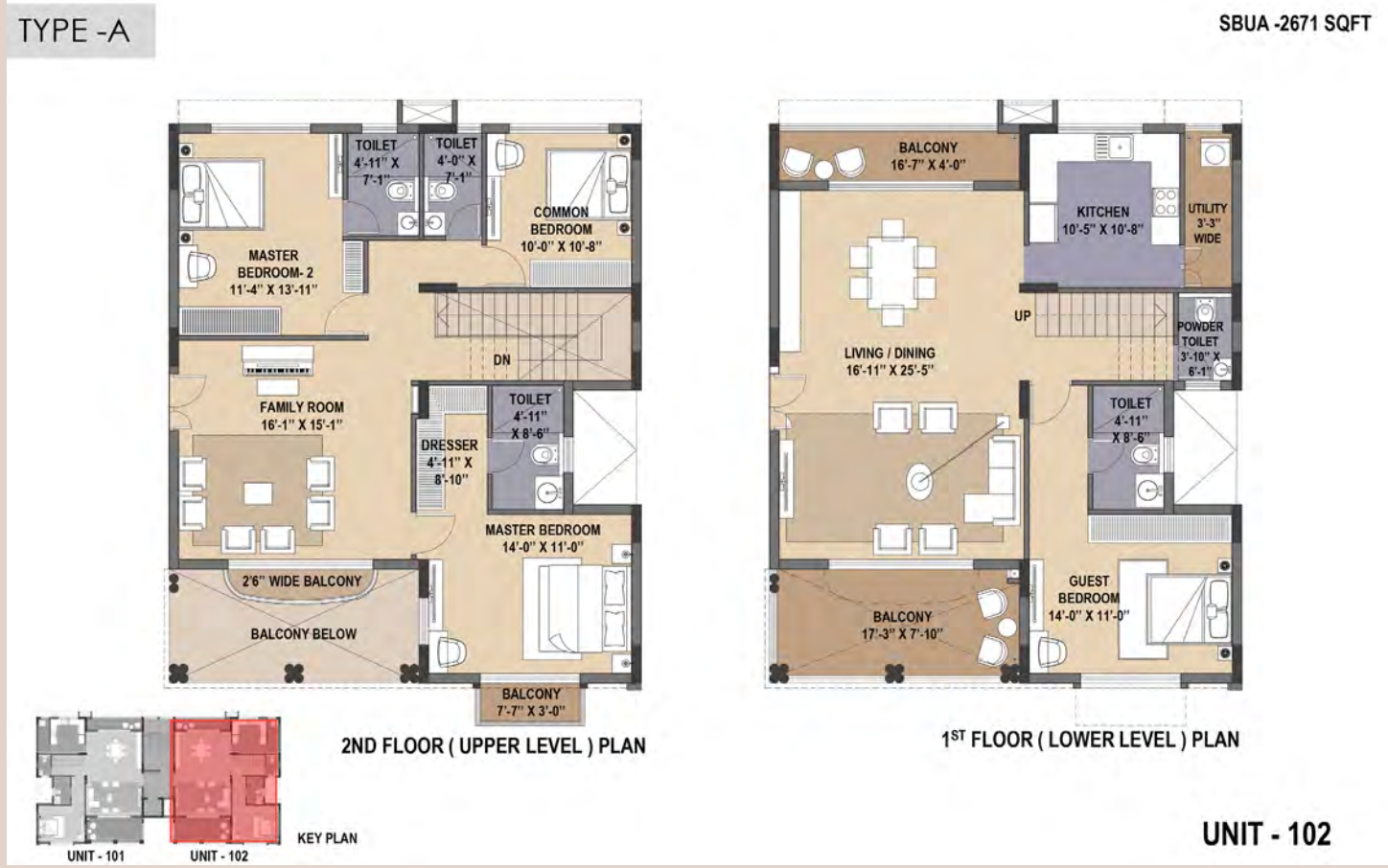
Floor Plans

TYPE - A



Floor Plans

TYPE - A



Floor Plans TYPE - A



Specifications

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

Wall Finishing
Internal Putty and primer over the plastered surface
Corridor, Lobby 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 Premium quality vitrified tiles of reputed make
Bedrooms Premium quality vitrified tiles of reputed make
Kitchen
 Floor Anti skid vitrefied tiles
 Dado Vitrified 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 Vitrified 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 flushdoors 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

Standard vitrified tiles

room & Toilet

Stilt floor car

parking

Pavit finish tiles

Lift

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/

Landscaped illuminated terrace and landscaped

Terrace

Illuminated garden

