



Princetown

ROYAL

NIBM ROAD

DWELL IN THE AURA OF PURE LUXURY



## Overview

Princetown royal anchors its philosophy on making royalty achievable to everyone. Living large is a luxury that everyone deserves & our goal is to make that possible.

We have designed our property while paying painstaking attention to every tiny detail- right from the concept stages to the execution.

This ensures that Princetown exudes an air of regality & stately charm in every respect.

Princetown Royal is an exclusive community of luxurious 3 BHK condominiums located at NIBM, Pune.

It has been meticulously planned & designed along the theme of a linear 8 acre landscape spine. We've taken care to maintain a holistic approach by integrating function, aesthetics & utility in all the areas of our construction. As a result, we have created for you a perfectly balanced living environment at Princetown Royal.



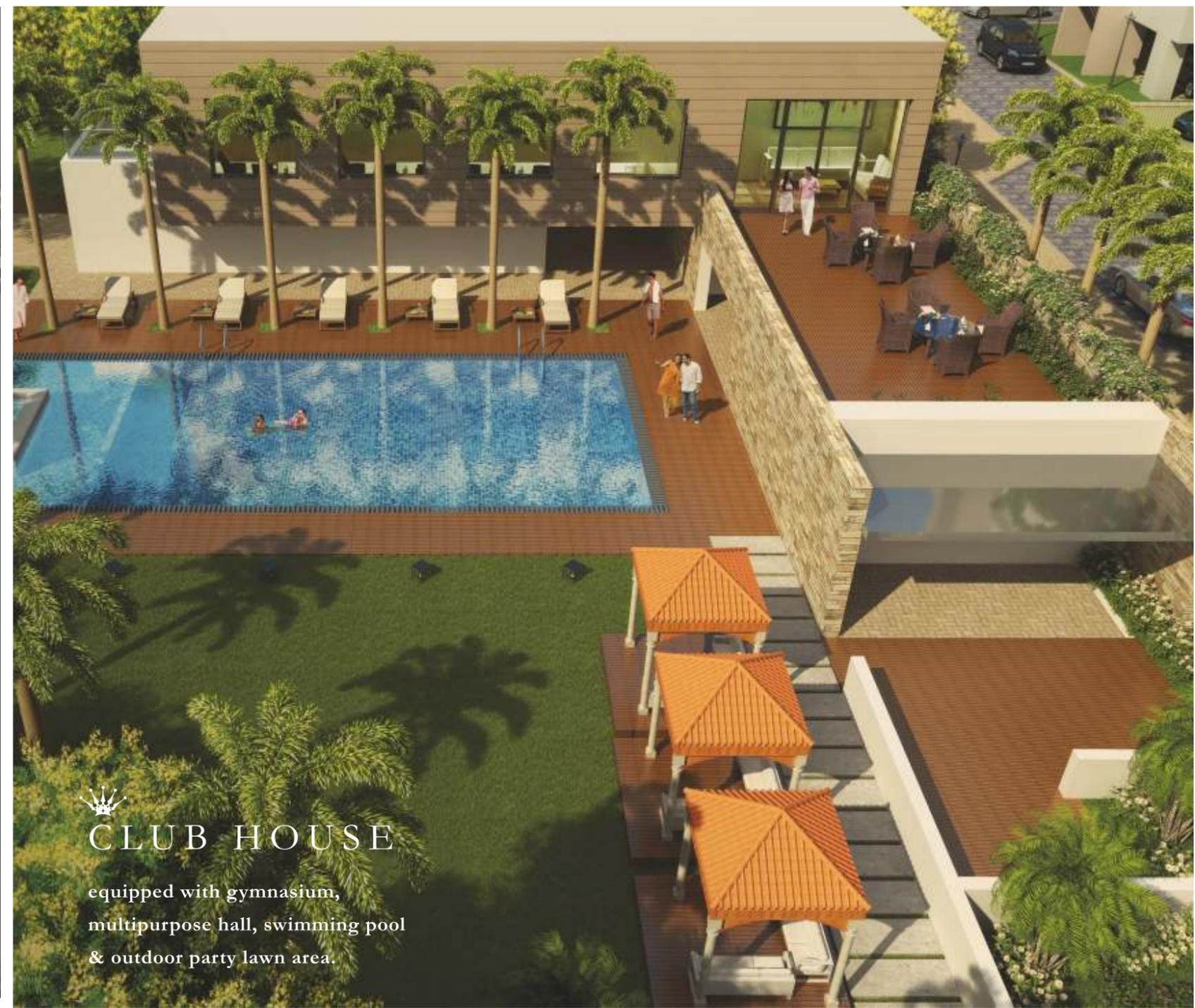




 SITE PLAN



👑  
**LANDSCAPED AREA**  
equipped with a jogging track, senior citizen sit-outs,  
amphitheater with outdoor plazas, mutipurpose ground  
& childrens play area.



👑  
**CLUB HOUSE**  
equipped with gymnasium,  
multipurpose hall, swimming pool  
& outdoor party lawn area.



# SPECIFICATIONS

## *Construction*

- > Grade A, earthquake-resistant construction.

## *Flooring*

- > 800 x 800 mm vitrified tiles in living, kitchen & bedrooms.
- > Matt-finished ceramic tile flooring in toilets.
- > Anti-skid tiles for balconies/ terraces.

## *Wall & Ceiling*

- > Gypsum punning on walls.
- > Acrylic Emulsion paint for walls & ceilings.

## *Windows*

- > Powder-coated aluminum sliding windows with MS grills.
- > Combination of MS/SS/glass railing for attached terraces.

## *Doors*

- > Solid wood, wide-jamb door frame with wood shutter for main door.
- > Premoulded HDF SKIN doors with SS fittings in bedrooms.
- > Water-resistant FRP door shutters with SS fittings for toilets.

## *Kitchen*

- > Vitrified tile dado with wall storage unit.
- > Provision for water purifier.

## *Plumbing, Bathroom & Toilets*

- > Concealed plumbing, suspended drainage system & false ceilings for toilets.
- > White ceramic sanitary ware of reputed brand.
- > Single lever diverter in shower areas along with single lever basin mixer for all toilets.
- > Wall-hung WC units with concealed flush tank.
- > 7' height toilet dado with combination of vitrified & ceramic tiles.
- > Provision for boilers & exhaust fans in all toilets.

## *Electrical*

- > Concealed copper wiring in the entire flat with ELCB & MCB switches in the distribution board.
- > Premium range modular switches & sockets.
- > Adequate points for lights, fans & TV.
- > Telephone points in the living room & bedrooms.
- > Provision for cable TV & broadband connectivity.

## *Air-conditioning*

- > Entire apartment is air-conditioned using pre-installed SPLIT AC for living/dining & bedrooms.

## *Entrance Lobby*

- > Designer-finish entrance lobby at ground floor.

## *Lifts*

- > Modern, automatic lifts of reputed make.

## *External Finish*

- > Entire building painted with Acrylic paint of external grade.

## *Safety*

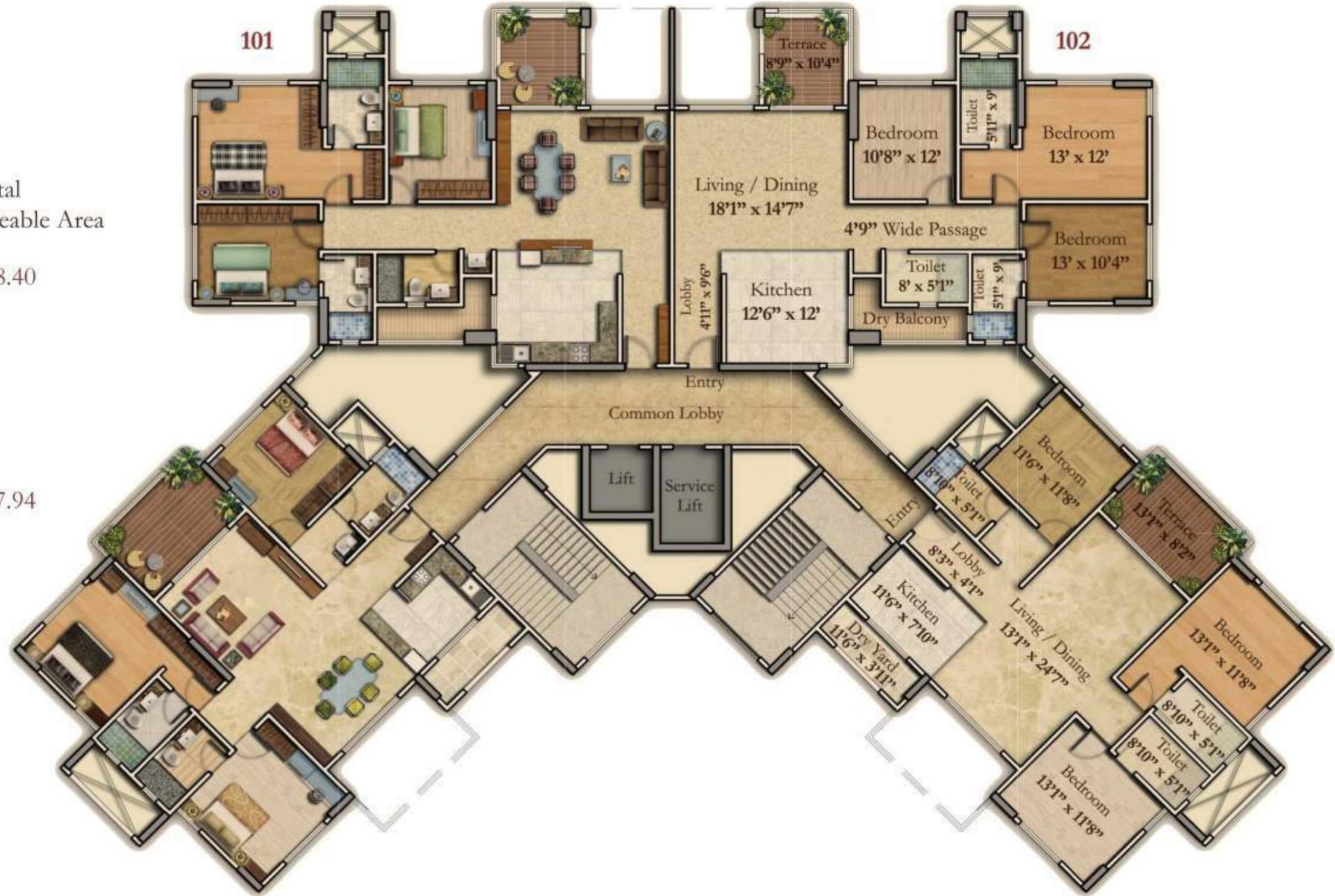
- > Video door phone.
- > Digital lock for main door.
- > Intercom facility.
- > Entrance lobby located at ground floor has access control entry with CCTV cameras.



# ODD FLOORS

## Building B1

Apartment No.	Carpet Area	Terrace Area	Total Saleable Area
101, 102, 301, 302, 501, 502, 701, 702, 901, 902, 1101, 1102, 1301, 1302, 1501, 1502	113.43	8.36	158.40
103, 104, 303, 304, 503, 504, 703, 704, 903, 904, 1103, 1104, 1303, 1304, 1503, 1504	111.58	9.94	157.94



\* all measurements are in sq.mtr.



104

103



# EVEN FLOORS

## Building B1

Apartment No.	Carpet Area	Terrace Area	Total Saleable Area
201, 202, 401, 402, 601, 602, 802, 1001, 1002, 1202, 1401, 1402	113.43	8.36	158.40
203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004, 1203, 1204, 1403, 1404	111.58	9.94	157.94



\* all measurements are in sq.mtr.





## Building B1

### TYPE 2

Lobby	4'-11" x 9'-6"
Living/Dining	18'1" x 14'7"
Terrace	8'9" x 10'4"
Kitchen	12'6" x 12'0"
Bedroom	10'8" x 12'
Toilet	5'11" x 9'
Master Bedroom	13' x 12'
Toilet	5'1" x 9'
Bedroom	13' x 10'4"
Toilet	8' x 5'1"



## Building B1

### TYPE1

Lobby	8'3" x 4'11"
Living/Dining	13'1" x 24'7"
Terrace	13'1" x 8'2"
Kitchen	11'6" x 7'10"
Bedroom	11'6" x 11'8"
Toilet	8'10" x 5'1"
Bedroom	13'1" x 11'8"
Toilet	8'10" x 5'1"
Bedroom	13'1" x 11'8"
Toilet	8'10" x 5'1"





# EVEN FLOORS

## Building-B4

Apartment No.	Carpet Area	Terrace Area
201, 202, 401, 402, 601, 602, 801, 802, 1001, 1002, 1201, 1202, 1401, 1402	113.43	8.36

203, 204, 403, 404, 603, 604, 803, 804, 1003, 1004, 1203, 1204, 1403, 1404	111.57	9.94
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\* all measurements are in sq.mtr.





# ODD FLOORS

## Building-B4

Apartment No.	Carpet Area	Terrace Area
101, 102, 301, 302, 501, 502, 702, 901, 902, 1102, 1301, 1302	113.43	8.36

103, 104, 303, 304, 503, 504, 703, 704, 903, 904, 1103, 1104, 1303, 1304	111.57	9.94
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\* all measurements are in sq.mtr.



# 3 BHK | Building-B4

- A** Lobby : 1.40 x 3.05
- B** Living/Dining : 5.65 x 5.20
- C** Terrace : 2.75 x 3.15
- D** Kitchen : 4.10 x 2.75
- E** Dry Balcony : 1.65 x 2
- F** Toilet : 1.55 x 2.70
- G** Bedroom : 3.25 x 3.90
- H** Master Bedroom : 3.82 x 3.65
- I** Toilet : 1.8 x 2.75
- J** Bedroom : 3.97 x 3.15
- K** Toilet : 1.55 x 2.70



\* all measurements are in sq.mtr.



# 3 BHK | Building-B4



- A** Lobby : 3.65 x 1.50
- B** Living/Dining : 4.0 x 7.5
- C** Terrace : 4.0 x 2.5
- D** Kitchen : 3.65 x 2.4
- E** Dry Balcony : 3.5 x 1.2
- F** Toilet : 1.55 x 2.7
- G** Bedroom : 3.50 x 3.55
- H** Master Bedroom : 4.00 x 3.55
- I** Toilet : 2.7 x 1.55
- J** Bedroom : 4.00 x 3.55
- K** Toilet : 2.7 x 1.55

\* all measurements are in sq.mtr.