



A PROJECT BY

TSA
LANDMARKS

bhakti
royal

WHERE ROYAL BECOMES REAL



bhakti royale

WHERE ROYAL BECOMES REAL

*A location that symbolizes the aura of 'being royal'
A space that is synonymous with luxury and lavishness
A home that makes you feel not just at home, but at a palace of dreams*

Welcome to Bhakti Royale, a one-of-its-kind life space that brings to reality the most desired and looked up to lifestyle, and captures the essence of a 'royal living'.

Located in one of the most preferred and prestigious location of this city, at Law College Road, Bhakti Royale is a beautiful compilation of exclusive 3 BHK Homes that offer space and privacy to you and your family, right in the heart of the city.

Bhakti Royale is like a fragrant bunch of flowers sprinkled in a huge garden that will add the aroma of royal living to your every single day!



Floor Plan



TYPICAL 1,3 & 5TH FLR PLAN

AREA STATEMENT IN SQFT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
101, 301, 501	3BHK	1579	183	2379

Floor Plan

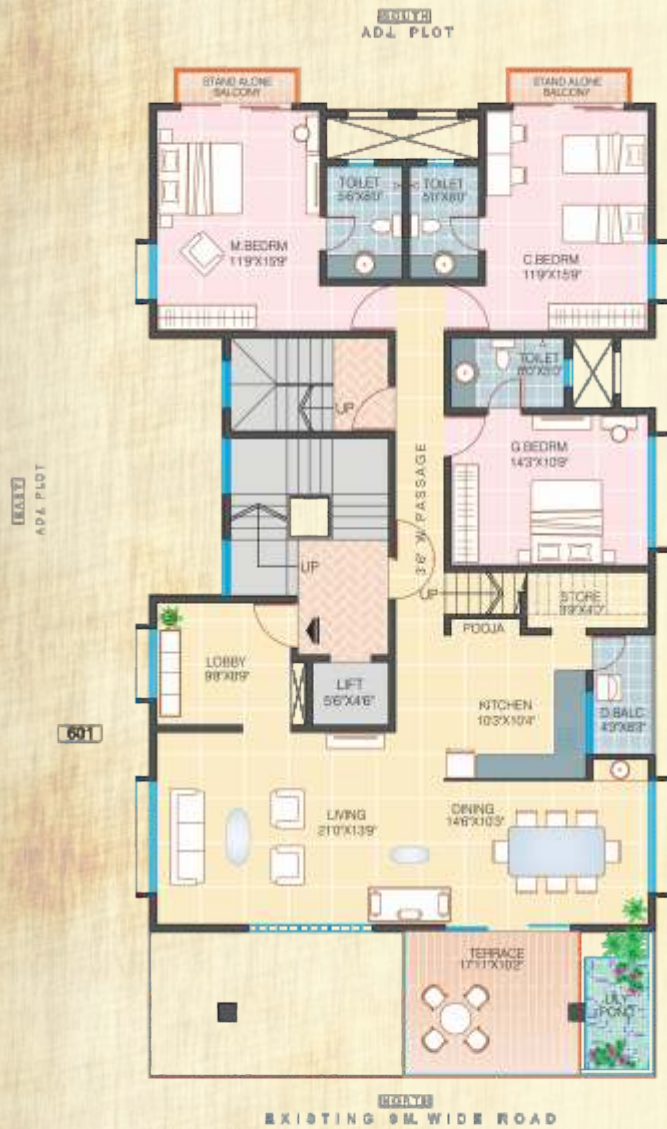


TYPICAL 2,4 & 6TH FLR PLAN

AREA STATEMENT IN SQFT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	SALEABLE
201, 401	3BHK	1579	183	2379

Floor Plan - 6th Floor & Terrace



6TH FLR PLAN

AREA STATEMENT IN SQFT.

FLAT NO.	FLAT TYPE	CARPET	TERRACE	TOP TERR. 50%	SALEABLE
601	3BHK	1579	183	285	2628



TERRACE PLAN

AREA STATEMENT IN SQFT.

TYPE	FLAT NO.	CARPET AREA	TERRACE CARPET	TOP TERR. 50%	SALEABLE AREA
3BHK	601	1700	183	285	2618

Cut Section

This is the portrait of your newest family member...your home at Bhakti Royale!



Parking Plan

A royale parking, with well-planned avenues for driving in and out!

SOUTH
ADJ. PLOT

EAST
ADJ. PLOT

ADJ. PLOT
WEST



EXISTING 9M. WIDE ROAD

NORTH

Royal amenities for royal you

While no amenities are enough for royals like you, we have tried to put together some features to make your life comfortable.

- Decorative entrance lobby
- Smart locks - fingerprint scanner/number lock for entrance
- Lift with generator back up
- Generator back up for common spaces
- Decorative compound wall

Royal designs for royal you

- Designed to incorporate maximum utilization of natural light and to support ventilation
- Pooja room as per vastu
- Attractive yet convenient lily pond on the main terrace of each apartment

Special features

To add greater comfort to your living, we have put together a collage of value-added amenities, which may appear run-of-the-mill, but offer great value.

- Firefighting systems
- Common terrace
- Watchman cabin
- Vermiculture pits
- Rainwater harvesting
- Borewell with pump
- Toilets for staff at ground floor



Specifications that match your royal status

King's Kitchen

- Black granite kitchen platform with stainless steel sink with outlet
- Spacious storage unit attached to kitchen
- Dry balcony attached to kitchen
- Provision for water purifier
- Glazed tile/verified dado up to 4'height

Royale Flooring

- 1m x 1m vitrified tiles
- Wooden flooring in master bedroom
- Decorative anti skid tiles on terraces

Bathrooms

- Anti skid tiles in bathrooms
- Wash basin with counter
- Separate shower area
- Solar system for water heating
- Exhaust fans
- Concealed plumbing with Jaquar / equivalent chromium plated fittings
- Colored glazed tile dado in toilet up to ceiling
- All underground drainage will be strictly in accordance with government rules and regulations.



Specifications

that make this address, royal

Structure

- Earthquake resistant RCC structure

Doors and Windows

- Decorative main door with C.P. fitting for all doors. Wooden /G.I. door frames / plywood waterproof
- Flush door to all rooms
- 3 track powder coated aluminum doors in living room
- Powder coated aluminum sliding windows fully glazed with M.S. security grill with mosquito grill in living and bedroom
- Aluminum louvers with exhaust provision for toilets
- Stone window sill for all windows except toilets

Wiring

- Concealed copper wiring in entire flat

Flooring

- 1m x 1m vitrified tiles
- Anti skid tiles in bathrooms
- Wooden flooring in master bedroom
- Decorative anti skid tiles on terraces

Plaster

- Sand faced plaster for external walls
- POP finish for internal walls

Credits

Architects

Pandit Joshi & Associate

RCC Consultants

Sunil Mutalik

Legal Advisor

Bina Phadke

Projects



Riya
Paud Road, Pune



Nisarg Residency
Katraj Road, Pune



Stark Aura
Ambegaon, Pune



Stark Royale
Kothrud, Pune

We are also coming soon with hi-end projects at Baner, Balewadi, Wakad area.

Disclaimer

- This Brochure is only for advertisement and information has no legal standing.
- All the plans, drawings, elevation, amenities, facilities etc. are subject to approvals of the respective authorities and would be changed or deleted if necessary, the discretion remains with the developers.
- The photographs are the artist impressions for reference only.
- Subject to Pune jurisdiction only.

Location Map



Site Address

Bhakti Royale
S. No. 73/3/13,
Erandwane, Bhakti Marg,
Law College Road,
Pune - 411 004

Office Address

Flat No. 401, Second Floor
Amar Apts, Mayur Colony,
Opp. Durga Coffee,
Pune - 411 038

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