

A Project by



PATEL'S INFRA
BUILDER & DEVELOPERS



3
BHK

SUPER LUXURY APARTMENTS
@ CHARMINAR, PANJESHAH ROAD.



A *Premium* LIFESTYLE DESIGNED FOR LUXURY LIVING.

Patel's Royal Heights is more than a home. It is a residential experience that redefines the very notion of modern apartment living.

The 5 storey complex holds only 30 luxury flats to with ensure privacy and a relaxing living experience. It brings you the promise of true luxury living; with extensive living spaces and uncompromised privacy.

Stilt + 5 Floors
Only 30 Luxury Flats

Exemplary Ventilation
GHMC and Vaastu Complaint
24 hr hassle-free lifestyle

TYPICAL FLOOR PLAN



3 BHK

Flat No.
2 & 4 in Top View

Where it's about
Rooming
eloquence



The marvelous and contemporary interiors make the living room very impressive, it is at once welcoming and has a signature style with a class of its own!

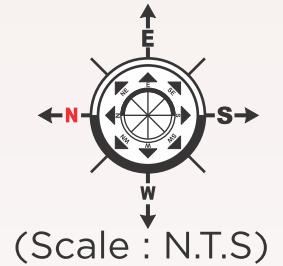
3 BHK

Flat No.
1 & 3 in Top View

The long french windows add the tinge of royal charm to the room, making it palatial it gives the space a majestic dimension, adding grace and gorgeousness.

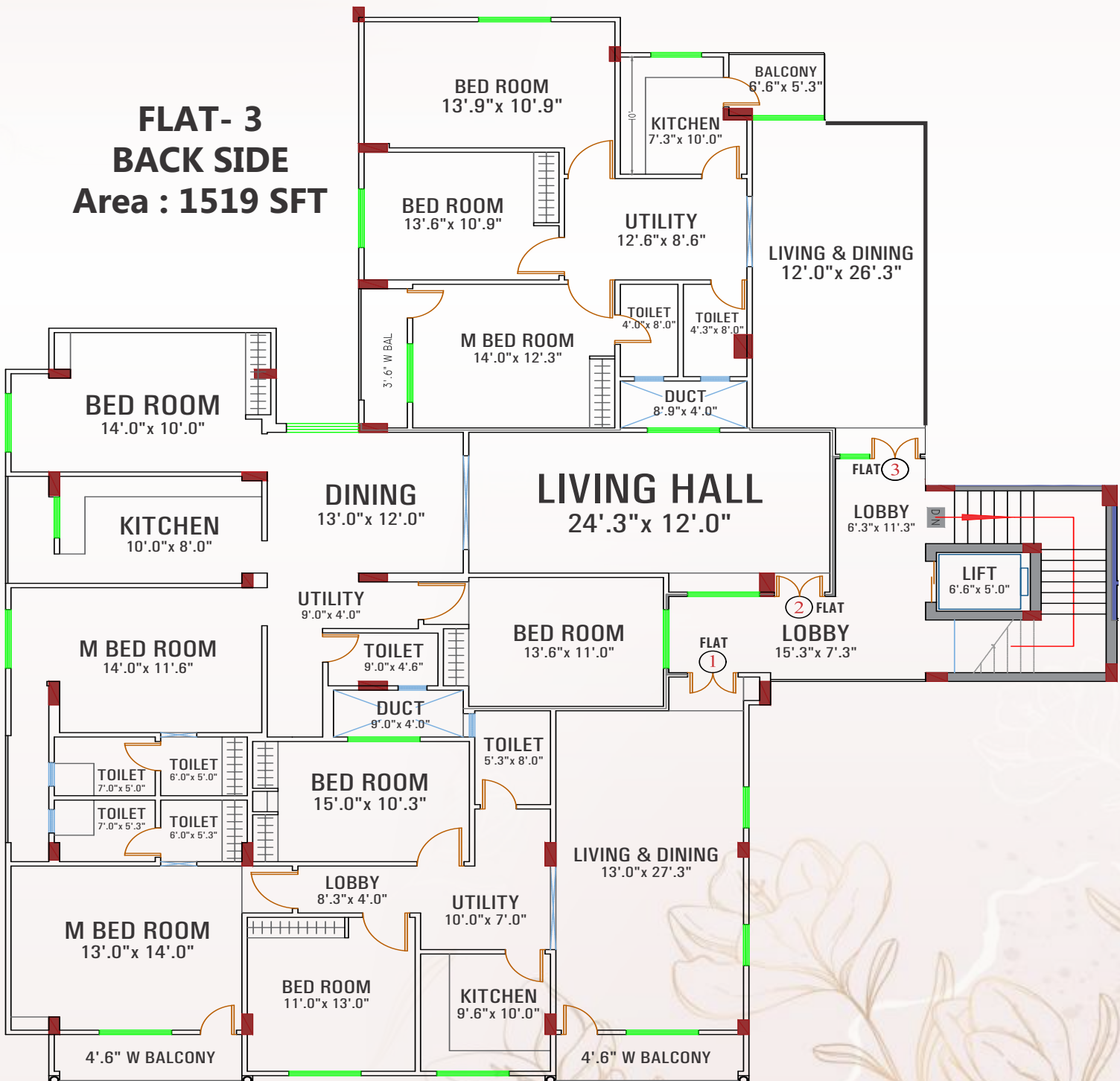


FLAT - 1
FRONT ROAD SIDE
Area : 1778 SFT



FLAT - 2
ROAD SIDE
Area : 1837 SFT

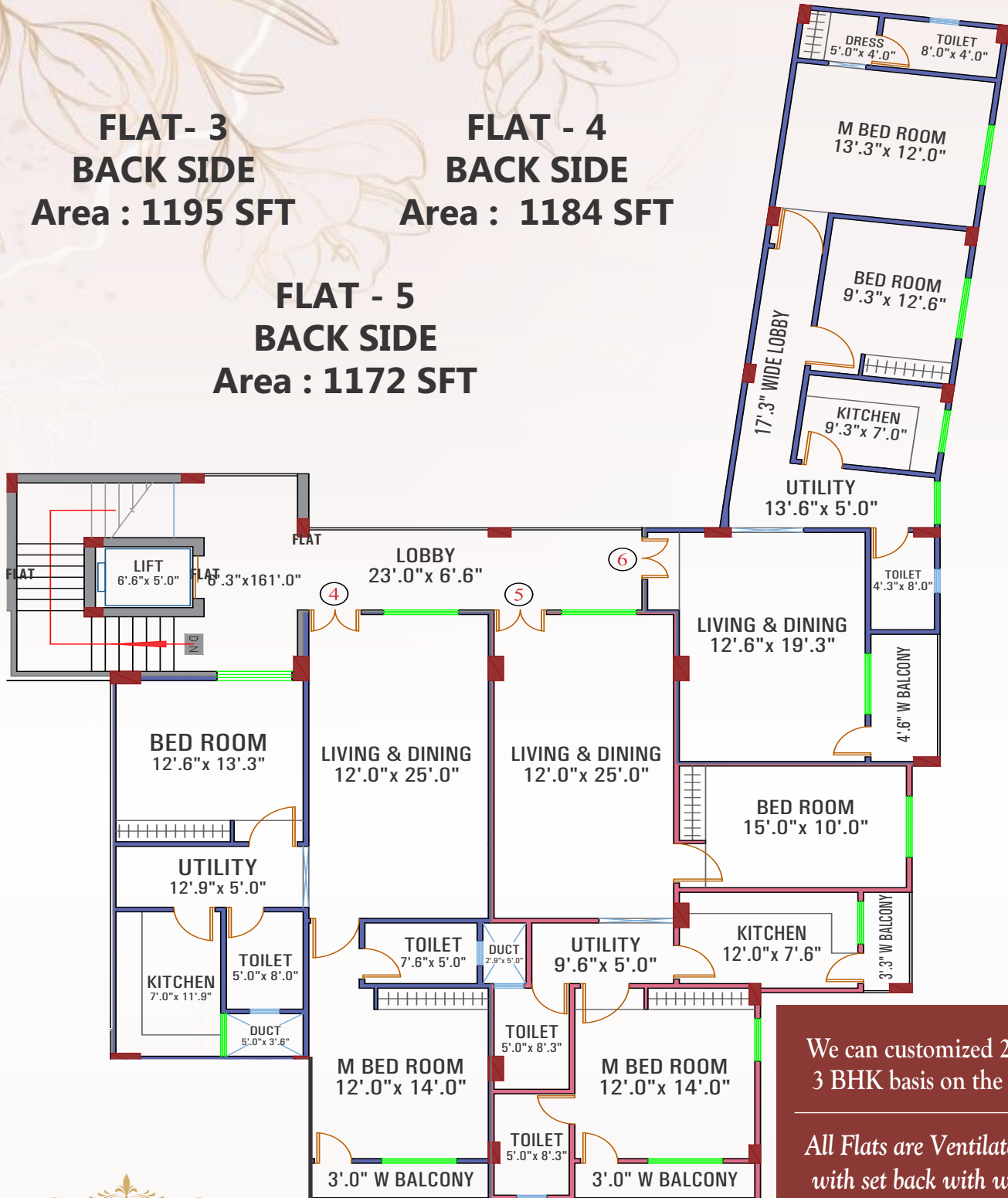
FLAT- 3
BACK SIDE
Area : 1519 SFT



FLAT- 3
BACK SIDE
Area : 1195 SFT

FLAT - 4
BACK SIDE
Area : 1184 SFT

FLAT - 5
BACK SIDE
Area : 1172 SFT



We can customized 2BHK flats to 3 BHK basis on the requirement

All Flats are Ventilated with 5 feet with set back with wide balconies



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Flat No.
2 & 4 in Top View

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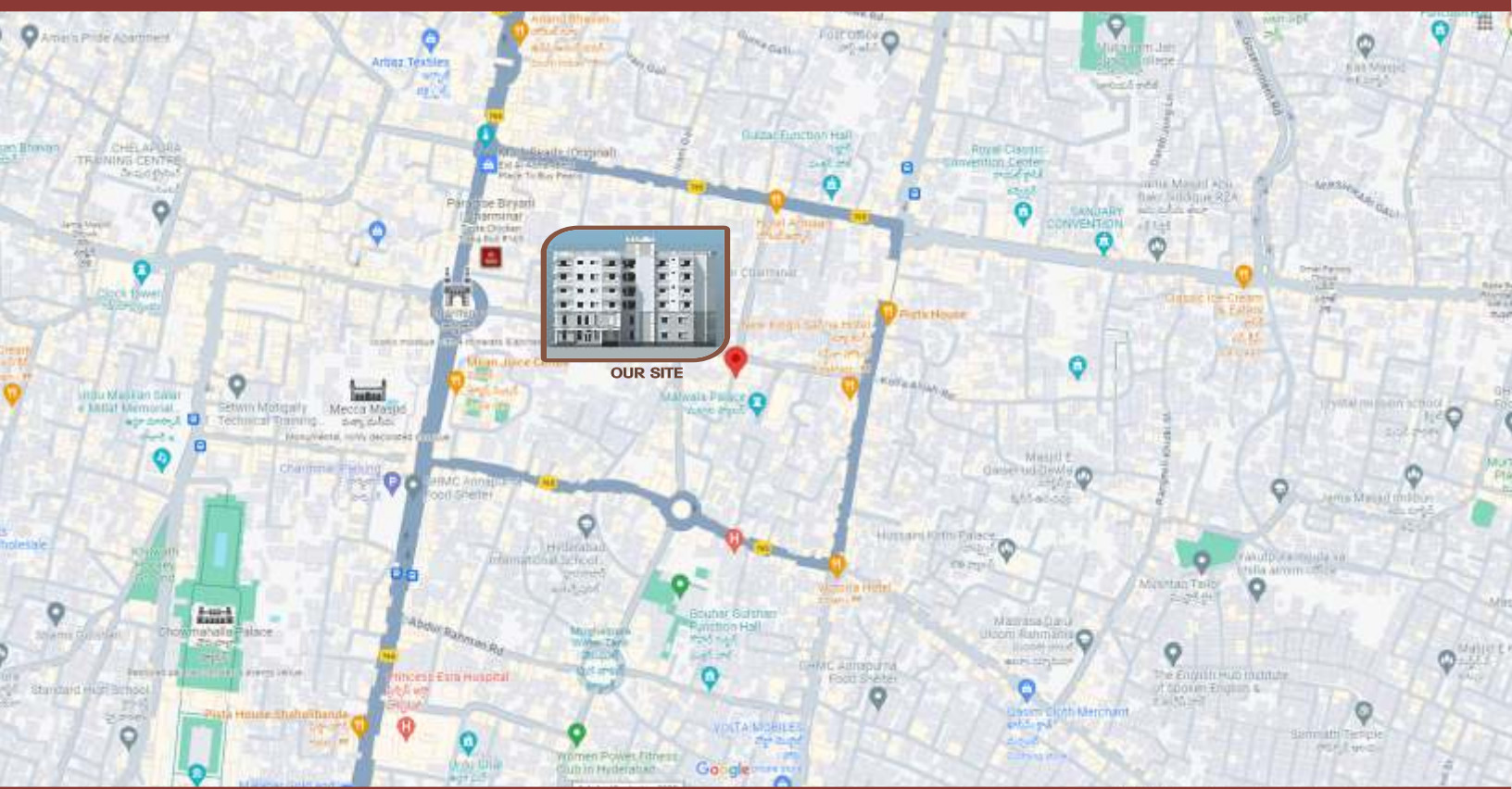
Flat No.
1 & 3 in Top View

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<p>FOUNDATION & STRUCTURE</p> <p>Reinforced concrete cement frame structure concreting with Ultratech Cement / Birla Cement Ready Mix</p>	<p>WALLS</p> <p>Table molded high quality light weight cement mortar Sree Shakthi / ACC Bricks</p>	<p>OTHER DOORS & WINDOWS</p> <p>UPVC Windows - 3 Tracks Safety grills to all windows</p>
<p>WOOD WORK : MAIN DOOR</p> <p>Teak wood frame and teak wood panel shutters for main doors Teak wood frames with molded type shutters for all other doors both sides laminates or brass with S.S. Finish Hardware</p>	<p>FLOORING</p> <p>Vitrified tiles in all rooms Roton double charge 24" x 24" tiles Standard ISI Mark & corridor staricase & common area & lift wall in TAN Brown Granite</p>	<p>KITCHEN PLATFORM</p> <p>Granite cooking platform with build in stainless steel sink & tiles stoning above platform upto 2 feet & provision chimney.</p>
<div>  <p>SPECIFICATIONS</p> </div>		<p>EXTERIOR ELEVATION</p> <p>Combination of Tuffen glass, HPL Sheet, texture with one coat of premier & two coats of wall putty & water proof emulsion</p>
<p>FINISHING</p> <p>Interior - Wall JK White Putty Lappam Finish two coats of premier & two coats of plastic emulsions. Satin enamel finish for molded doors matt finish enamel for safety grills. Asian Royal Paint</p>	<p>WASH BASIN</p> <p>3 No's Wash Basin for 3 BHK Flat</p>	<p>TOILETS</p> <p>Concealed pipe line for hot & cold water with CPVC Pipes Ashirwad or Sudhakar make bathroom fittings cammod wall mixture, sink (all fitting in Jaguar, Eros, Cera or Hindware bathroom door frame in WPC in hardwood decolium bathroom door, bathroom tiles upto 6'</p>
	<p>WATER SUPPLY</p> <p>Bore Water Facility & Provision for GHMC Water Connection</p>	
<p>ELECTRICALS</p> <p>Concealed multi-stand copper wiring Finolex/Polycab with modular switches sockets of Anchor/Maru make Provision for all required gadgets in each flat invertor wiring in all rooms and inverters</p>	<p>LIFT</p> <p>6-Person capacity lift with sensor deco auto door system motor gearless sharp controller Asian Enterprises</p>	<p>OTHER</p> <p>Intercom from security desk to each flat 3 phase silent generator with canopy supply to lift & common areas & water pump (make Eicher Kirloskar/Mahindra) Cameras installed in common for security reason</p>
	<p>GRILLS</p> <p>M.S. Grills for Windows</p>	

LOCATION MAP



LOCATION ADVANTAGE

- ✳ Near by Hospitals
- ✳ Near by Super Markets
- ✳ Near by Vegetable Market
- ✳ Near Mosques
- ✳ Near Playground
- ✳ Near Swimming Pool
- ✳ Near Schools & Colleges



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SITE ADDRESS



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Hyderabad T.S - 500002.

**Consultants : Y.M Arshad Chief Structural Engineers
WALI QUADRI & ASSOCIATION
(Consulting Engineers)**

11-4-627/7, Ft. No.E-1, Noor House,
Beside Paramount Gardens,
A.C.Guard's Lakdi ka Pul, Hyderabad.

PROJECT APPROVED BY : GREATER HYDERABAD MUNICIPAL CORPORATION

Note : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.