



ROYAL LAGOON

— MALAD (W) —

A G I F T E D L I F E

COME HOME TO A LIVING WHERE EVERYDAY IS A GIFT

PROJECT HALLMARKS: MAGNIFICENT TOWER WITH 2 WINGS OF 39 STOREYS EACH
• GRAND ENTRANCE LOBBY • BREATHTAKING SEA & CITY VIEWS FROM MOST RESIDENCES • LANDSCAPED GROUND LEVEL GREENSCAPES • HIGH-END PODIUM INDULGENCES - LEVEL 6 • FIRST HABITABLE FLOOR STARTS FROM LEVEL 7 • LAVISH CAR PARKS ACROSS 5 LEVELS • 3 TIER SECURITY SOLUTIONS • CONVENIENTLY NESTLED AT MALAD WEST

F WING PROPOSED



MALAD WEST

AN ADDRESS WITH FAST CONNECTIVITY AVENUES

IMAGE FOR REPRESENTATION PURPOSE

LOCATION MAP



CONNECTIVITY

WELL-CONNECTED VIA LINK ROAD, S.V ROAD AND WESTERN EXPRESS HIGHWAY.

PROPOSED COASTAL ROAD & METRO STATION.

UPCOMING METRO STATION
10 MINS

MALAD RAILWAY STATION
15 MINS

WESTERN EXPRESS HIGHWAY
27 MINS

SCHOOLS & COLLEGES

- BILLABONG HIGH INTERNATIONAL SCHOOL • RYAN INTERNATIONAL SCHOOL
- ATHARVA COLLEGE OF ENGINEERING • OXFORD B.ED. COLLEGE

RETAIL, MALLS & ENTERTAINMENT

- INFINITI MALL • INORBIT MALL • BHOOMI MART • SWEET HOME SUPERMARKET

HEALTHCARE

- ATLANTIS HOSPITAL • PHOENIX HOSPITAL • ZENITH MULTISPECIALITY HOSPITAL
- LOTUS MULTISPECIALITY HOSPITAL



ACTUAL PHOTOGRAPH SHOT AT SITE



ROYAL LAGOON



EXPERIENCE A GIFTED LIFE,
ARRIVAL ONWARDS...

GRAND DOUBLE-HEIGHT ENTRANCE LOBBY



ARTIST'S IMPRESSION

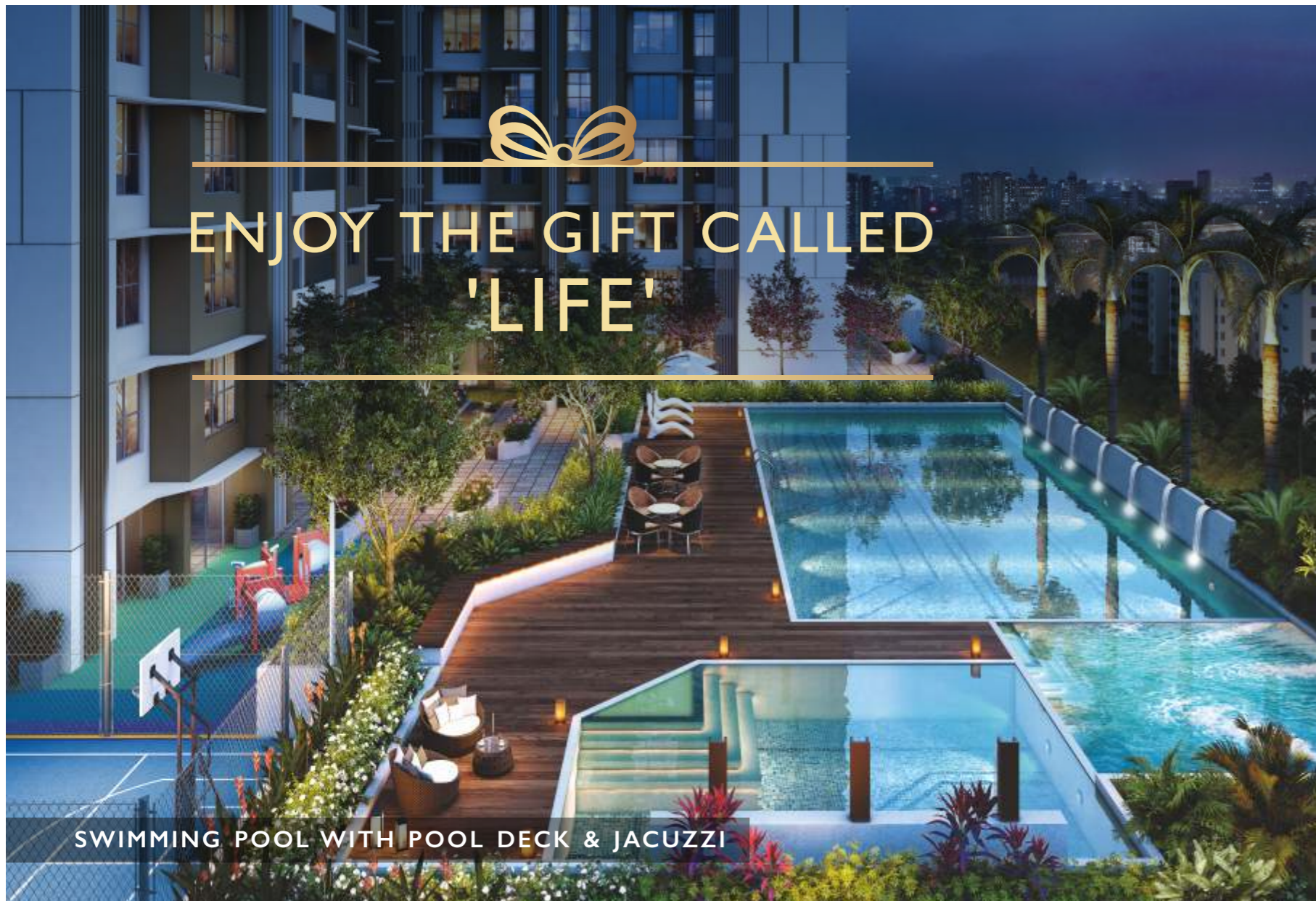
PODIUM LEVEL INDULGENCES ON 6TH FLOOR

F WING PROPOSED

- 01 Swimming Pool
a) Deck
b) Buffer Plantation
c) Water Feature Edge
d) Lounge Seats
- 02 Kids' Pool
- 03 Jacuzzi
- 04 Multi-Play Turf
- 05 Toddlers' Play Zone
a) Play Wall
b) Play Connection
- 06 Parent's Seating
- 07 Kids' Play Arena
- 08 Integrated Lawn
- 09 Fully-equipped Gymnasium
a) Weights Training
b) Cardio Section
- 10 Meditation Cove
- 11 Reflexology Pathway
- 12 Senior Citizens Seating Grove
- 13 Walking Path
- 14 Steam Room
- 15 Loop Sculpture
a) Activity Deck
b) Seating Grove
- 16 Reading Cove
- 17 Game Room
- 18 Leisure Lawn
a) Movie Screening Wall
b) Activity Connection
- 19 Indoor Games Arcade
- 20 Viewing Plaza
- 21 Exclusive Guest Room
- 22 Lawn
- 23 Café Area
- 24 Lobby Entry
- 25 Changing Rooms



ENJOY THE GIFT CALLED
'LIFE'



SWIMMING POOL WITH POOL DECK & JACUZZI



FULLY-EQUIPPED GYMNASIUM



SITTING GROVE



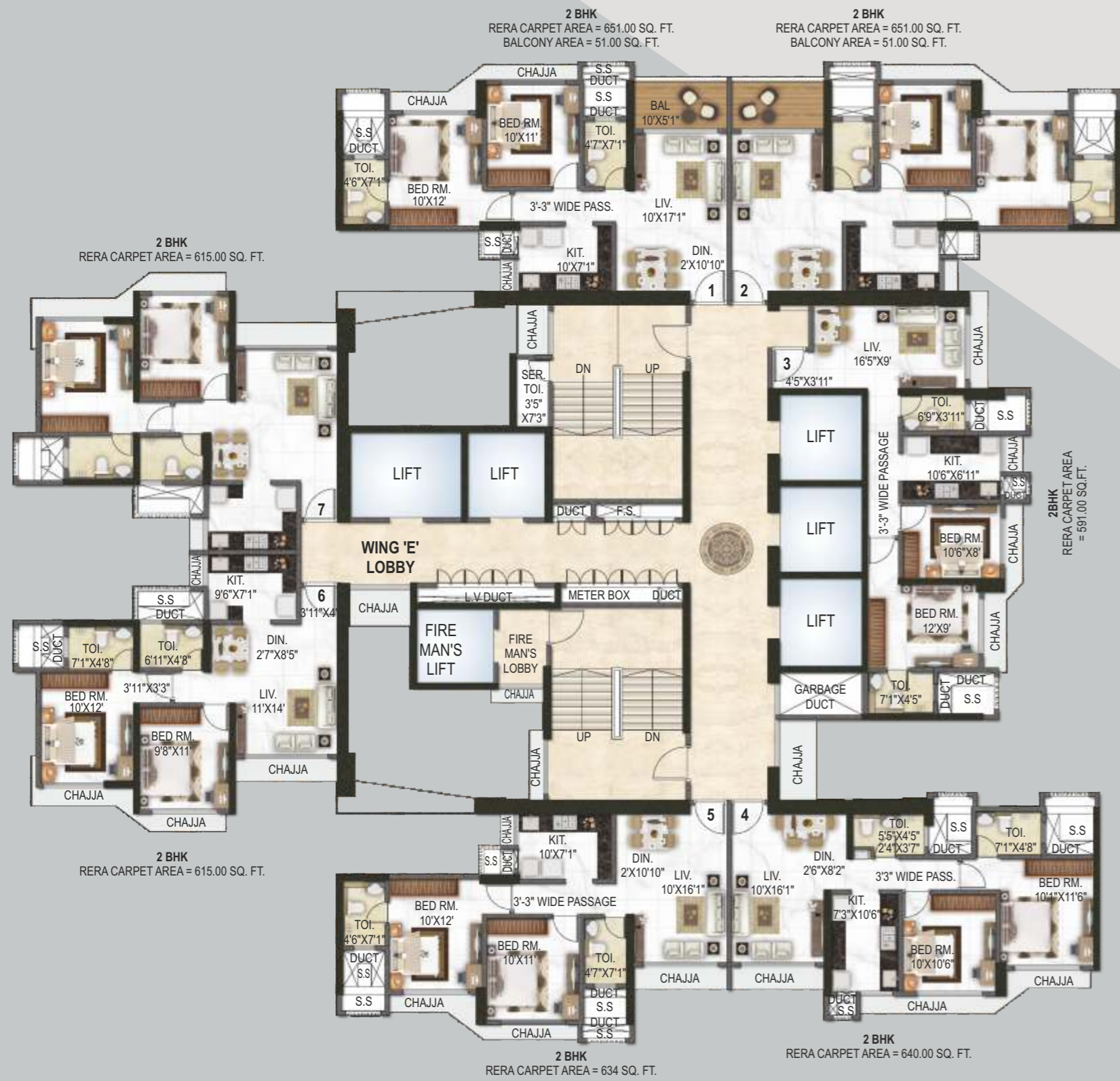
INDOOR GAMES ARCADE



HOMES WITH SPACE FOR ALL
YOUR DREAMS

LIVING ROOMS PLATINA & AURA
PREMIUM RESIDENCES WITH MESMERISING SEA / CITY VIEWS

TYPICAL FLOOR PLAN - WING - E
2ND TO 7TH & 9TH FLOOR



TYPICAL FLOOR PLAN - WING - E
11TH TO 14TH, 16TH TO 20TH FLOOR



TYPICAL FLOOR PLAN - WING - E

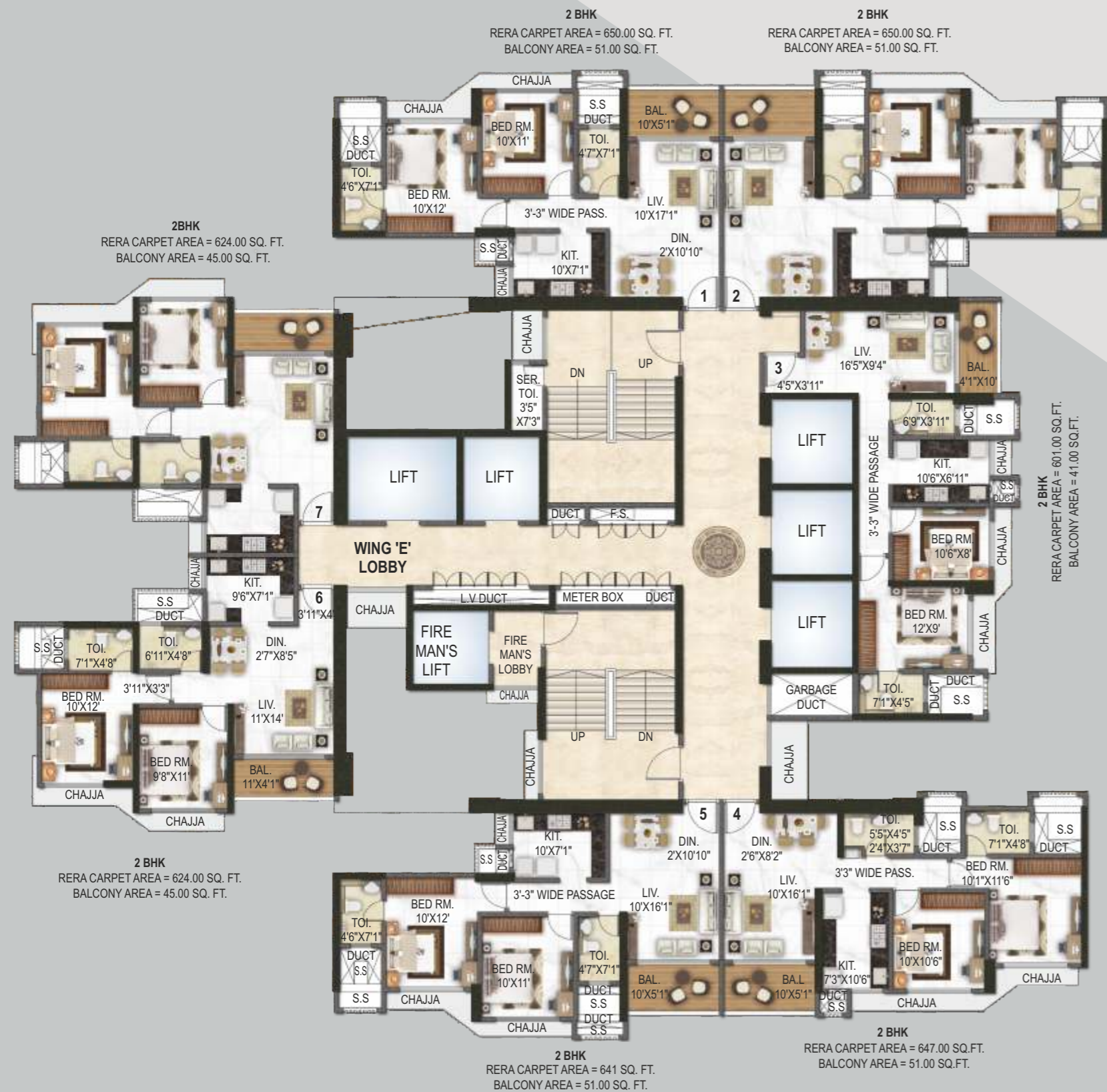
21ST & 23RD TO 28TH & 30TH TO 34TH FLOOR

UNIT PLANS - ISOMETRIC

2 BHK PLATINA

2ND TO 7TH & 9TH FLOOR - E WING

CARPET AREA- 702 SQ.FT. UNIT NO: 2



2 BHK PLATINA

11TH TO 14TH, 16TH TO 20TH FLOOR - E WING

CARPET AREA- 669 SQ.FT. UNIT NO: 7



UNIT PLANS - ISOMETRIC

2 BHK AURA

2ND TO 7TH & 9TH FLOOR - E WING

CARPET AREA- 615 SQ.FT. UNIT NO: 7





PROJECT AT A GLANCE



F WING PROPOSED

ARTIST'S IMPRESSION

PROJECT HIGHLIGHTS

- Magnificent Tower with 2 Wings of 39 Storey Each
- Premium 2 BHK Residences Platina & Aura
- Grand Entrance Lobby
- Breathtaking Sea & City Views from Most Residences
- Landscaped Ground Level Greenscapes
- High-End Podium Indulgences - Level 6
- First Habitable Floor Starts from Level 7
- Abundant Car Parks Across 5 Levels
- Conveniently Nestled at Malad West

GROUND LEVEL GREENSCAPES - 6700 SQ.FT.

- Sitting Grove
- Integrating Lawn Beds
- Connected Swings & Benches
- Loop Sculptures
- Walking Path
- Play Loop
- Xylophone Station

E-DECK LEVEL RECREATIONS - 16176.6 SQ.FT.

- Swimming Pool with Kid's Section Pool Deck & Jacuzzi
- Fully-equipped Gymnasium with Weights Training & Cardio Section
- Loop Sculptures & Sitting Grove
- Integrated Greens with Lawn Beds
- Connected Benches & Swings
- Walking Path
- Play Loop
- Kids Play Arena with Multi-Play Turf, Toddlers Play Zone & Parent's Seating
- Fitness Lawn, Meditation Cove & Reflexology Pathway
- Indoor Games Arcade
- Colour Pop Floor Bands
- Activity Connection
- Exclusive Guest Room in Each Wing

SECURITY FEATURES

- 3 Tier Security Solutions
- Well-Equipped Fire-Fighting Systems with Fire Alarm & PAS
- Earthquake Resistant

OTHER FEATURES

- Solar Energy for Common Areas
- Power Backup for Common Areas
- Dedicated Servant Toilet on Each Staircase Mid-Landing at all Floors
- Un-Obstructed Western Coast Views
- Thoughtfully Designed Vastu Compliant
- Adequately Lighted with Natural Illumination
- 100% Water-Proof
- RCC Structure with Aluminium Formwork
- Dedicated Substation
- Rainwater Harvesting Plant
- Anti-Skid Vitrified Flooring or Paver Tiles
- Garbage Chute at all Floor Lobbies

INTERNAL SPECIFICATIONS

FLOORING

- Double Charged Vitrified Tiles

KITCHEN

- Quartz/Granite Kitchen Platform with Branded SS Sink, Pipe Gas Connection

TOILETS

- Branded CP Sanitary Fittings like Kohler, Jaquar / Equivalent

WINDOWS

- One-way Reflective Glass Aluminium Anodised PP Window.

DOORS

- Melamine Polish Door Finish with Branded Door Fittings

WALLS

- Luster / Plastic Finish Paint Inside the Flats

ELECTRIFICATION

- FTTH Connection for Cable & Internet, VDP & Intercom Facilities and Branded Modular Switches and Switch Gears (Anchor/Roma/GM, etc)

*Residences without sundeck also available

BUILDING EXCELLENCE WITH PRIDE

IMAGE IS FOR REPRESENTATION PURPOSE

Royal Realtors is one of the fastest growing real estate companies based in Mumbai. Over the years the company has developed more than a Million sq. ft spread-over 10 successfully residential projects. Additionally developing over 1.9 Million sq. ft area across 4 residential projects.

We at Royal Realtors believe in a 3 point approach to develop our landmarks: expectational designs, latest technologies and sustainability. Adapting to the ever evolving urban lifestyles we design intelligent spaces to meet the aspirations of our new age customers.

We are constantly striving to enhance our customers experience with our value add services right from quality construction to transparent processes and excellent after sales services.

It is the trust and support of our customers which has encouraged us to our successes and will always be crucial for future growth story.

ROYAL REALTORS A SPECTRUM OF RESIDENTIAL LANDMARKS

COMPLETED PROJECTS



ROYAL AMBER
Mamledarwadi, Malad West



ROYAL CRYSTAL A & B
Triveni Nagar, Malad East



ROYAL EMERALD
Mamledarwadi, Malad West



ROYAL OASIS
Jankalyan Nagar, Malad West



ROYAL NEST
Jankalyan Nagar, Malad West



ROYAL SAPPHIRE
Dominic Colony, Malad West



SHREEJI APARTMENT
M G Road, Kandivali West



ROYAL PEARL
Jakaria Road, Malad West

ONGOING PROJECTS



ROYAL SAMARPAN
MG Cross Lane No.1,
Kandivali West
Rera No: P51800006923



ROYAL PRISTO
Kurur Village, Malad East
Rera No: P51800019529



ROYAL NEST C
Jankalyan Nagar, Malad West