

# 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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# Royal Avenue

LUXURY TOWN HOUSE





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-storeyed 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.



A woman with long dark hair, wearing a light pink, textured knit sweater and beige trousers, is reclining on a light green tufted sofa. Her arms are raised behind her head, and she has a serene expression. The background is a bright, minimalist living room with a white shelf holding books.

*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-storeyed 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
- Double car parking space
- Gated Enclave
- 24X7 power backup
- CCTV surveillance



Rooftop space designed for your celebrations



### Amenities:

#### Me Time

- Landscaped Rooftop Garden
- Landscaped Backyard Lawn
- Reflexology walkways



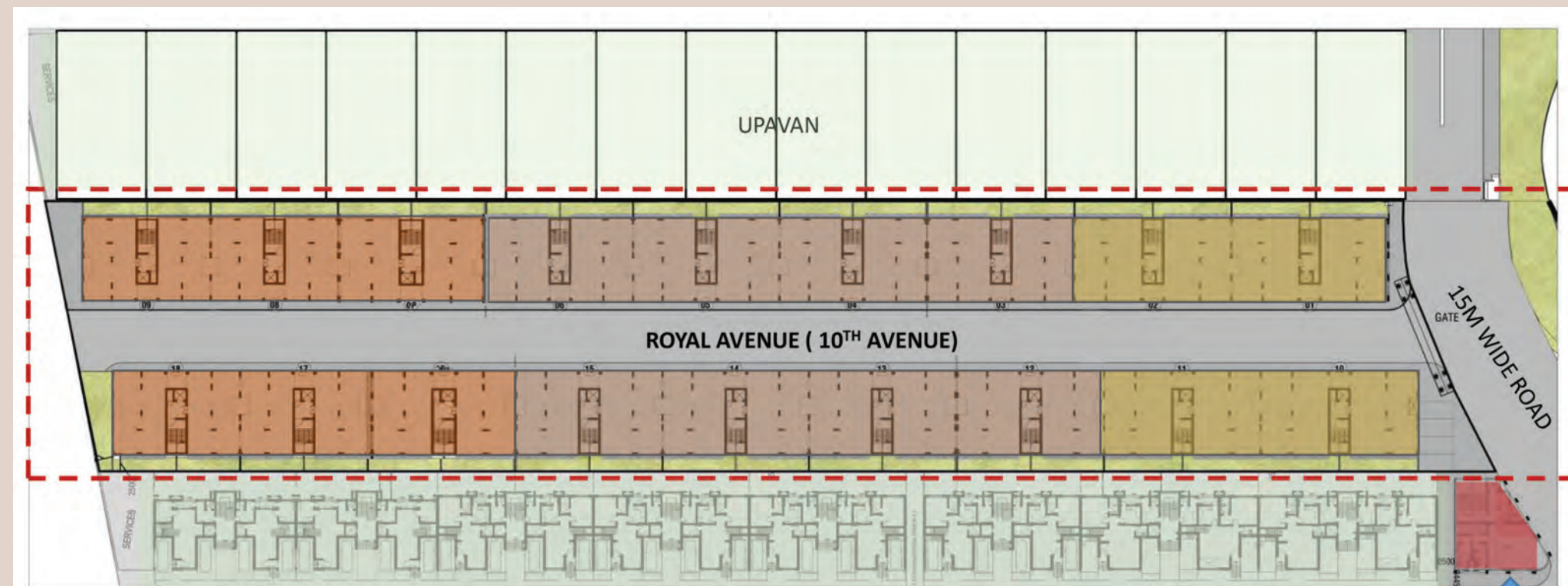
#### Meet time

- Community Hall
- Indoor Games
- Banquet
- Outdoor Games





# Site Plan



- TYPE- A
- TYPE- B
- TYPE- C

PROPOSED  
COMMUNITY  
HALL



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

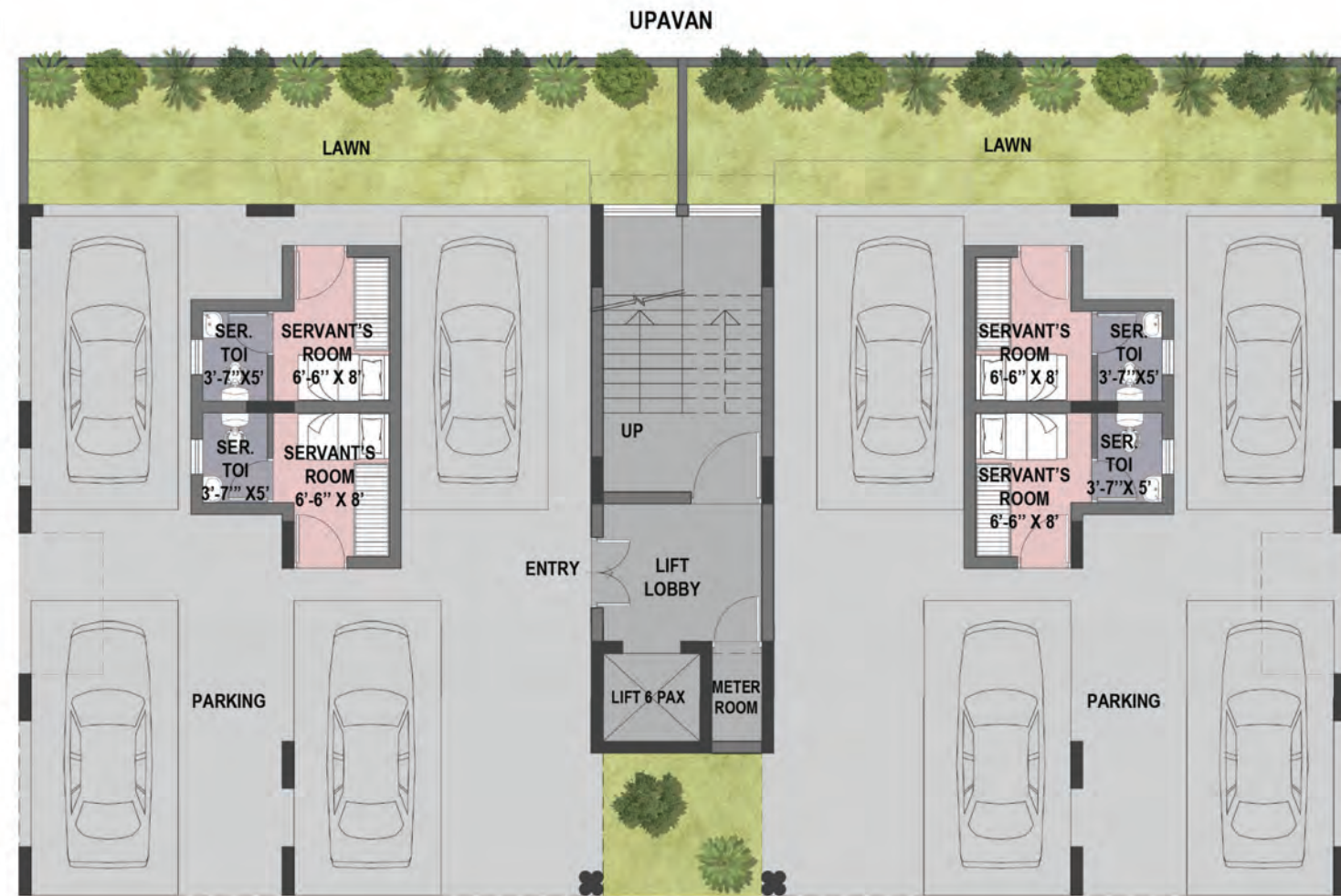
EXISTING TOWNHOUSE UPTO 9<sup>TH</sup> AVENUE



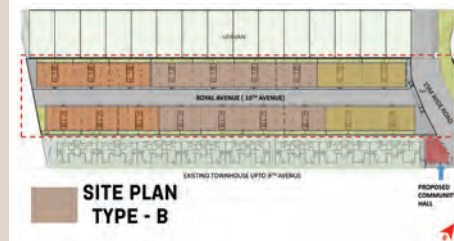
# Floor Plans

TYPE - B

TYPE- B  
Ground floor



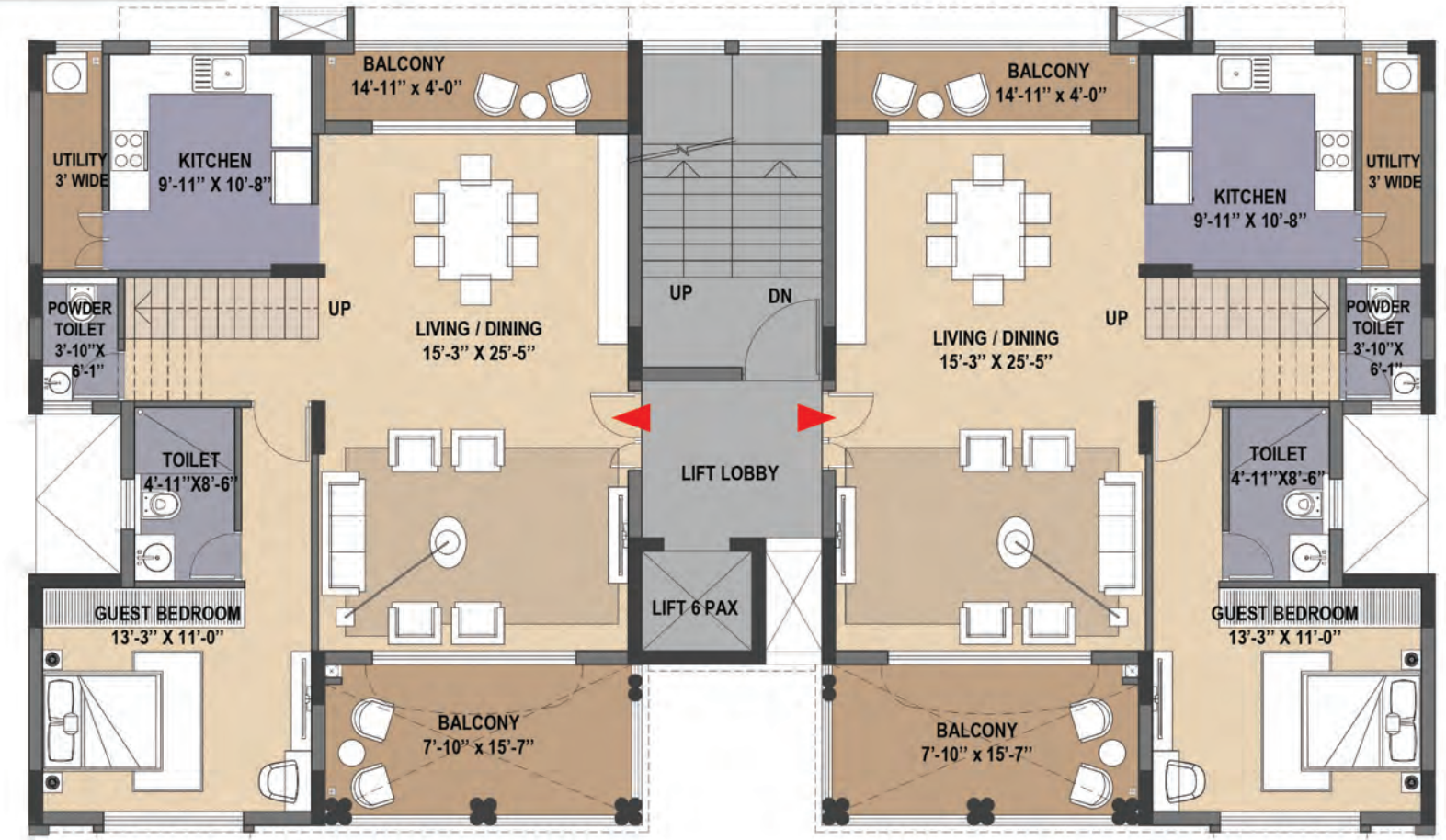
DRIVE WAY OF  
ROYAL (10<sup>TH</sup>) AVENUE



TYPE - B

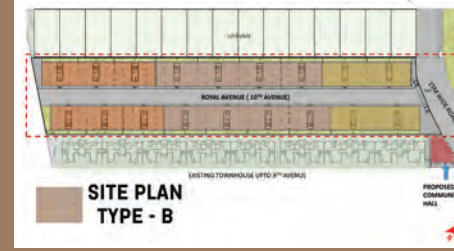
# Floor Plans

TYPE-B  
First & third floor plan



UNIT - 101  
UNIT - 201

UNIT - 102  
UNIT - 202

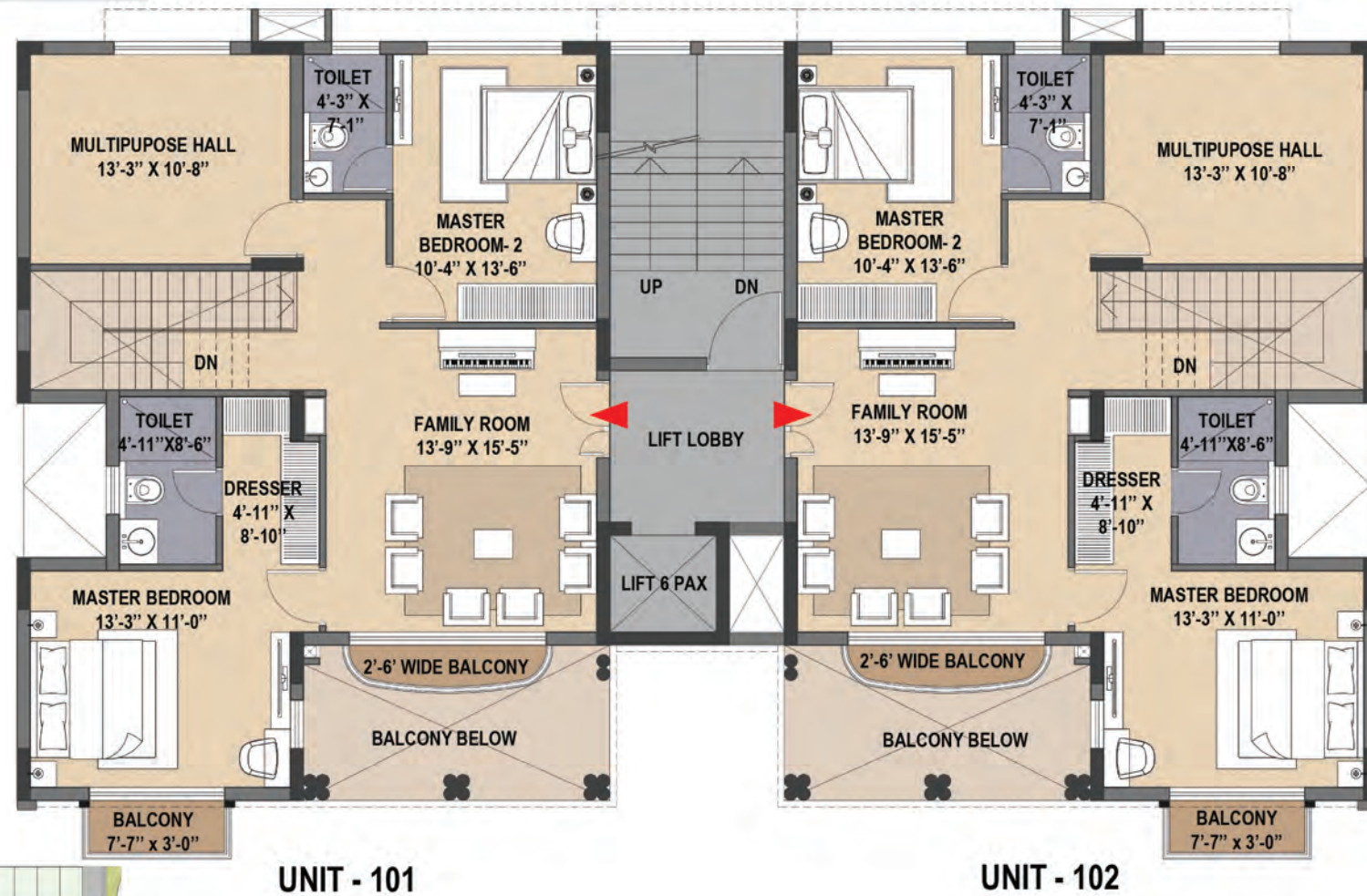




# Floor Plans

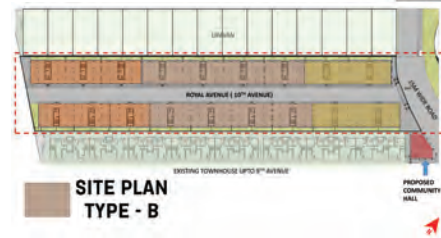
TYPE - B

TYPE-B  
Second floor plan



UNIT - 101

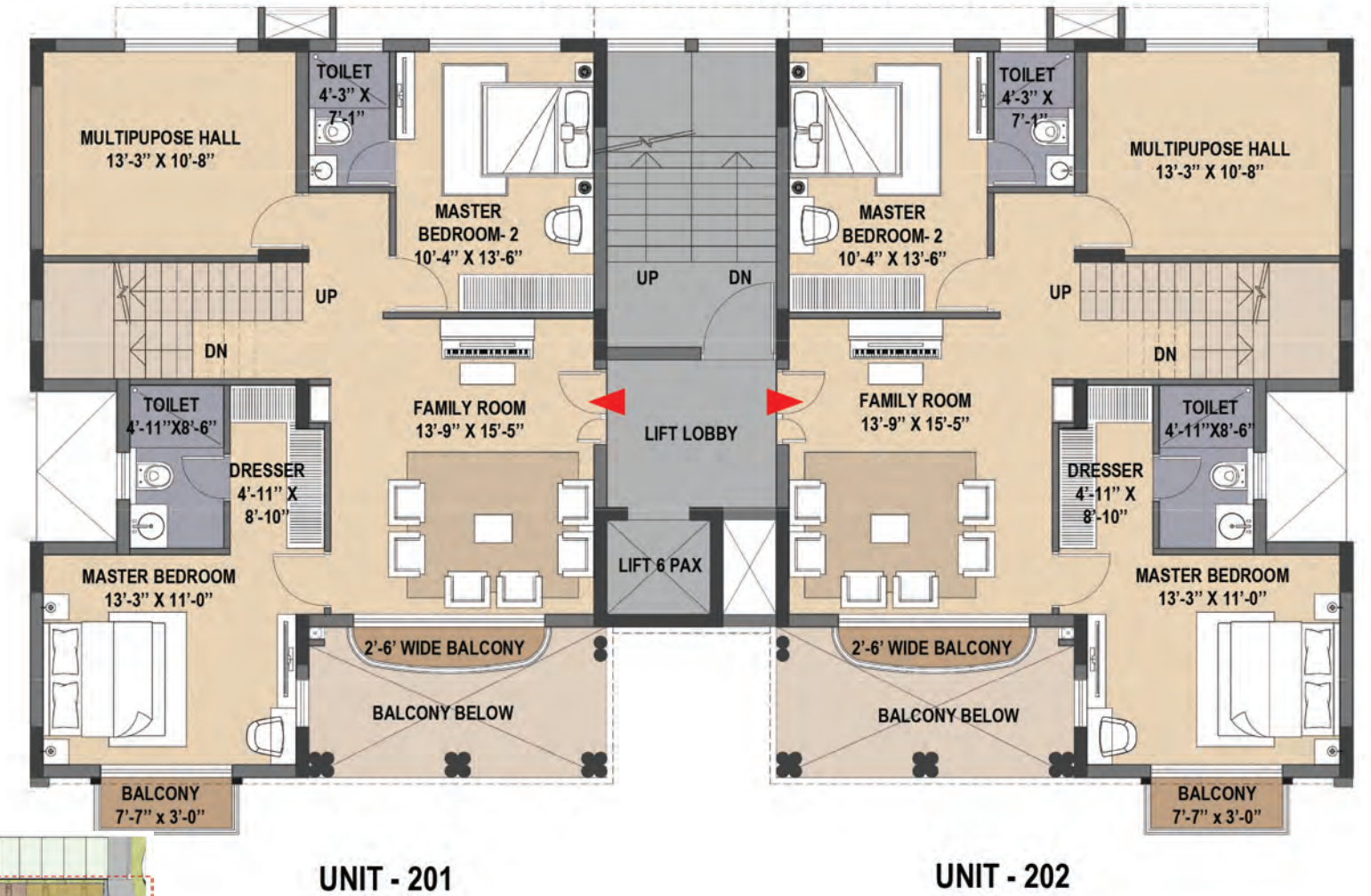
UNIT - 102



TYPE - B

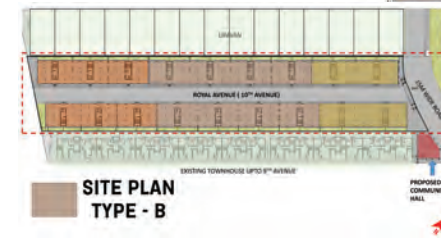
# Floor Plans

TYPE-B  
Fourth floor plan



UNIT - 201

UNIT - 202

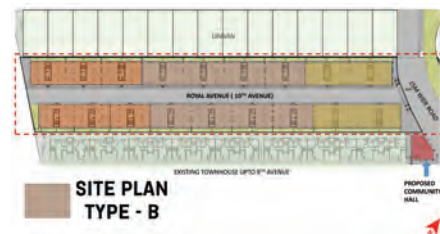




# Floor Plans

TYPE - B

TYPE-B  
Terrace

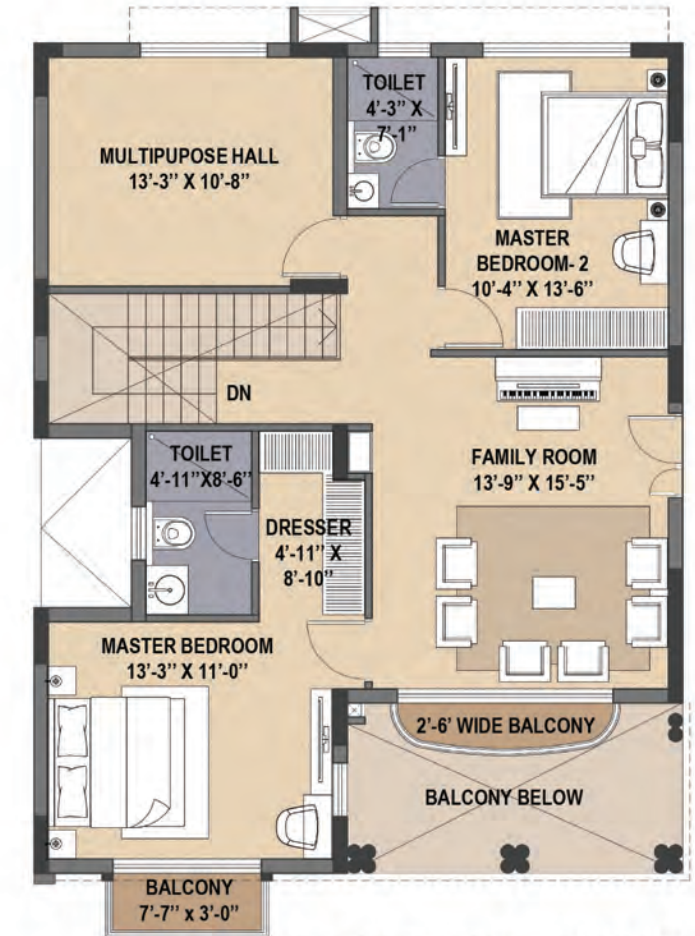


# Floor Plans

TYPE - B

SBUA - 2551 SQFT

TYPE- B



UNIT - 101

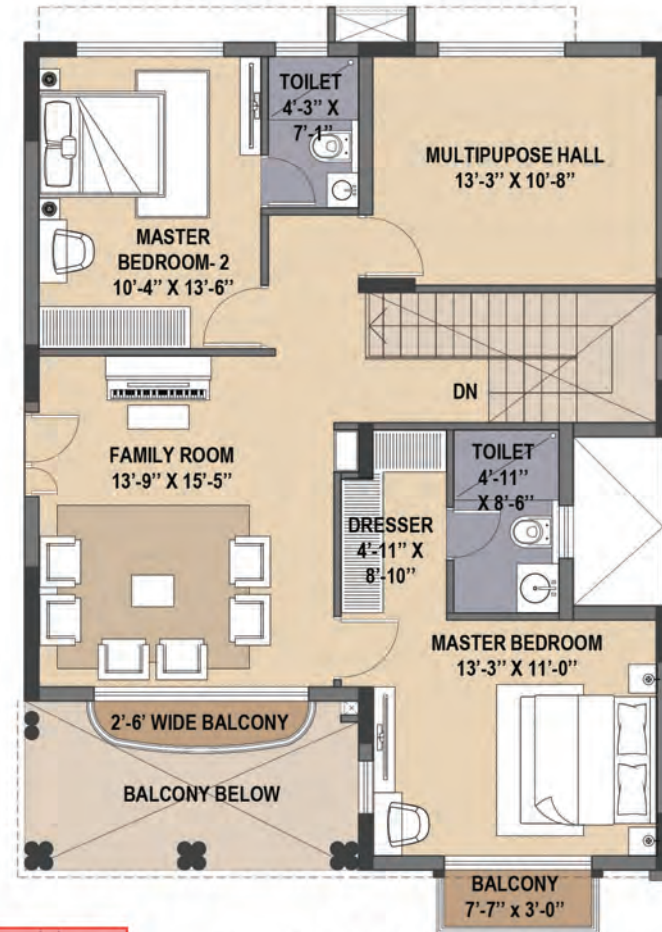


# Floor Plans

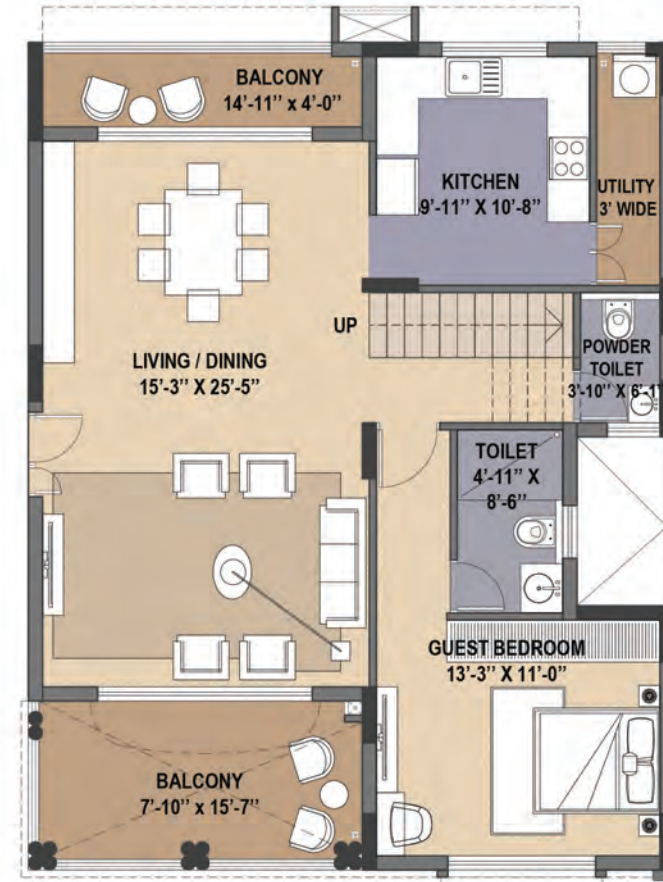
TYPE - B

TYPE- B

SBUA - 2551 SQFT



2ND FLOOR (UPPER LEVEL) PLAN



1ST FLOOR (LOWER LEVEL) PLAN

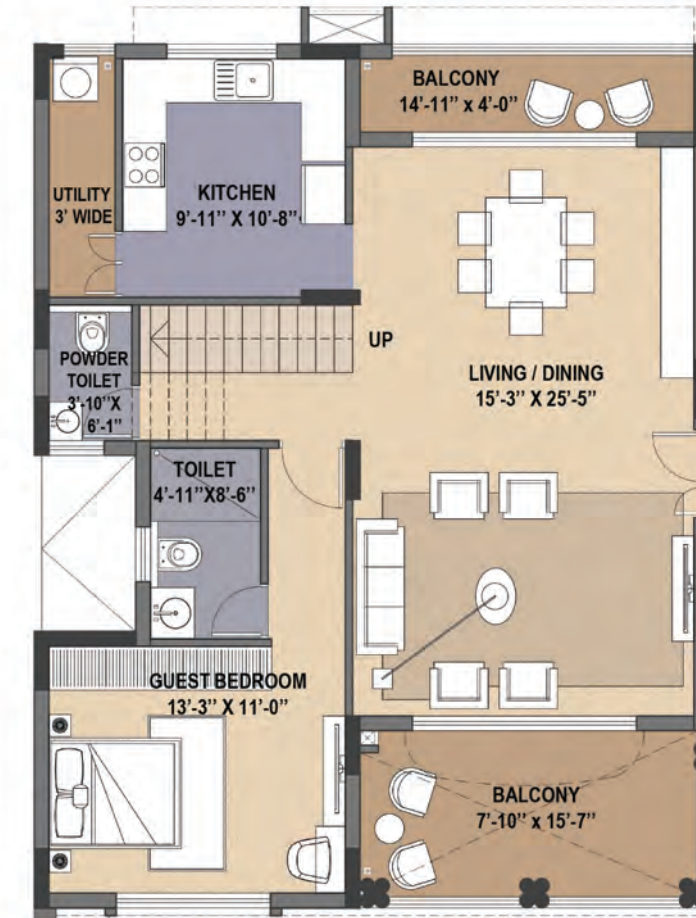


UNIT - 102

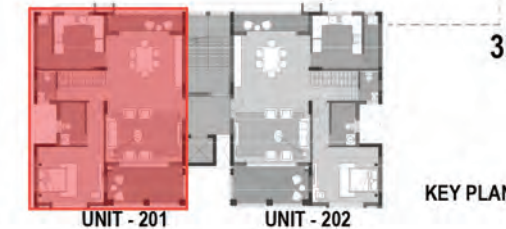
TYPE - B

TYPE- B

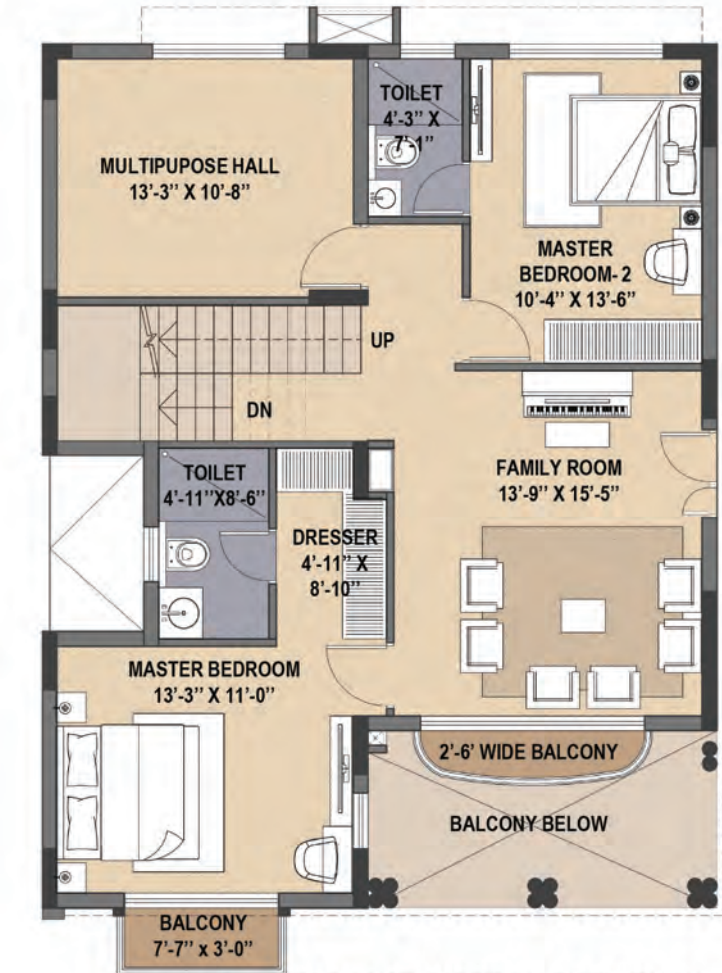
SBUA - 2621 SQFT



3RD FLOOR (LOWER LEVEL) PLAN



UNIT - 201



4TH FLOOR (UPPER LEVEL) PLAN

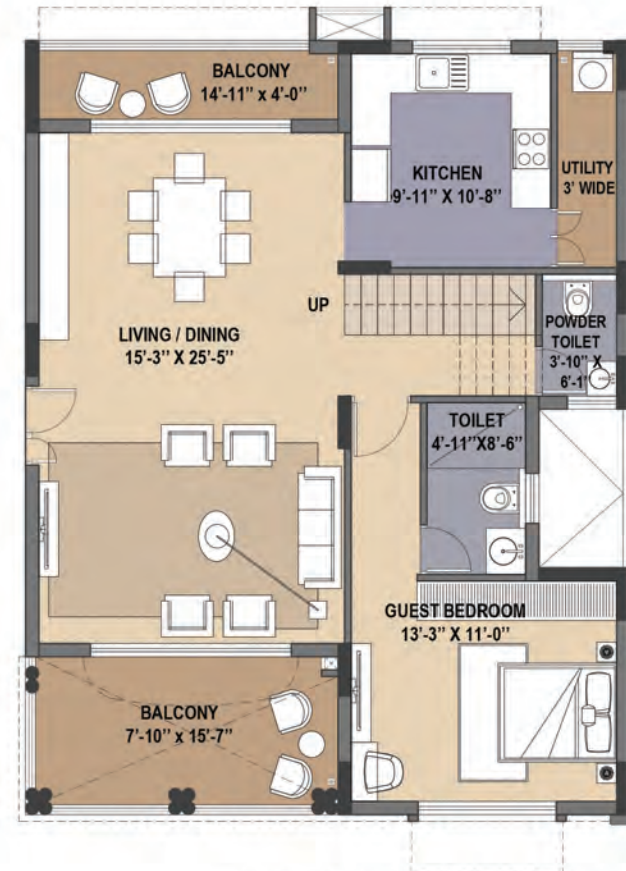
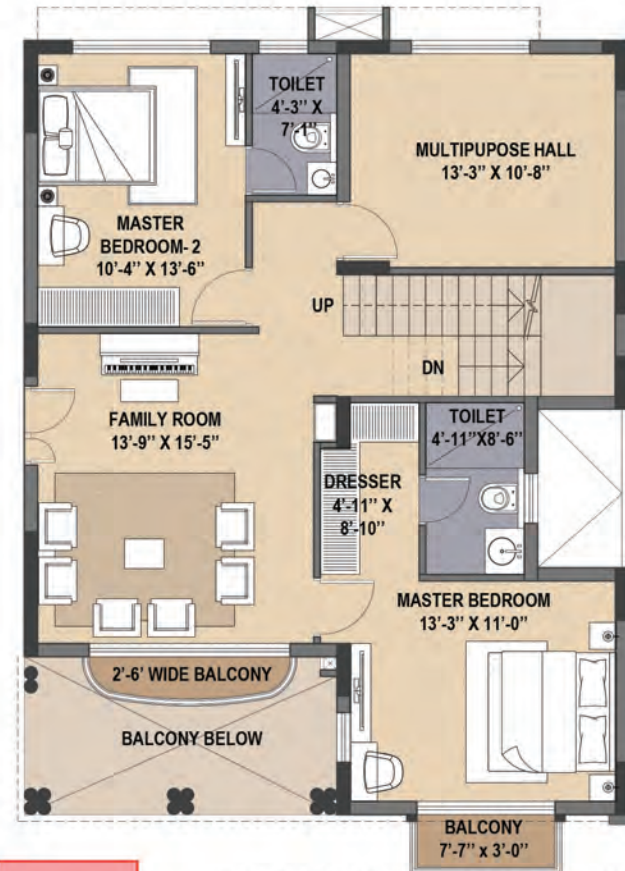


# Floor Plans

## TYPE - B

TYPE- B

SBUA - 2621 SQFT



UNIT - 202

## 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

#### Corridor, Lobby

Putty and primer over the plastered surface

2 coats of acrylic plastic paint over a coat of primer over POP surface

#### External

Premium quality external paint

### 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

Vitrefied 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

Vitrefied 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 solid/ engineered wood frame, others primer finished flush doors. Video door phone in the main door

**Window**

Good quality windows UPVC/ Domal or Equivalent Aluminium 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, television 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

