

ROYAL OAK APARTMENTS

A Home to Cherish,
A Choice to Celebrate



Royal Oak Apartments

No. 8, Windsor Layout, Main Road, THE DEFENCE ENCLAVE,
Hennur Gardens, Bengaluru, Geddalahalli, Karnataka 560077

Marketed by





ROYAL OAK APARTMENTS

Welcome to **Royal Oak**, where spacious living meets smart investment in the thriving neighborhood of Hennur. Situated in a well-established residential area, it offers the perfect balance of privacy and accessibility. Embrace a lifestyle where every square foot of the 2BHK apartment is optimized for comfort and is tailored to enhance your daily life. An exceptional opportunity for first-time buyers or those seeking smart second investments. You're not just buying an apartment; but a canvas for your dreams.

Project Highlights

- Affordable 2BHK Apartments
- Spacious & Ventilated Layout
- Well Connected to Schools, Colleges & Work
- Close Proximity to Shopping Centers and Entertainment Hubs
- Residential Layout
- 24/7 Water Supply & Rain Water Harvesting Provision
- Ample Parking Facilities
- Modern Elevation

Project Features

- Well Designed 1000sqft 2BHK Layout
- Vastu compliant
- Dual balconies, 9-foot ceilings. Ultimate Ventilation
- Wooden flooring in Balcony
- LIFT-Premium KONE Elevator for 8 passengers
- Premium Vitrified Glossy tiles used for flooring with 2mm spacer
- 2 bathrooms with High Gloss tiles and JAQUAR CP fittings, with Glossy tiles upto the ceiling
- Full PINE WOOD laminated doors
- Godrej Locks, Latches provided for all doors

Shot on Location





FLAT A

Flat Type	2BHK-2T
Carpet area	787
Built-Up Area(Sqft)	950



FLAT B

Flat Type	2BHK-2T
Carpet area	815
Built-Up Area(Sqft)	1000



FLAT C

Flat Type	2BHK-2T
Carpet area	806
Built-Up Area(Sqft)	984



- 1) Booking Amount -Rs 1,00,000/-
- 2) Basic cost 60,00,000/- for any Flat for limited time.
- 3) Car Parking Sold separately-Rs 2,00,000/-
- 4) Stamp Duty and Registration charges will be in addition to the above cost and shall be borne by the Purchaser at actual.
- 5) Corpus Fund-Rs 50,000/- will be collected before registration.
- 6) No Floor rise charges.

TECH PARKS

Manyata Tech Park - 3.5km
 Divyashree Tech Park - 2.5 km
 Bharathiya city information Technology - 1.5km

MALLS & SUPERMARKETS

Dmart - 3km
 Bharatiya City mall - 4.5 km
 Elements mall - 4.5km
 Phoenix mall of ASIA - 8km

SCHOOLS & COLLEGES

New Horizon School - 3.5km
 Legacy school - 2.5 km
 St.Michael’s High School - 1.5km
 Royal Concorde School - 5km

Levis, Puma, Adidas, Reebok, Westside, Fabindia, Decathlon, Reliance Digital- All stores are within 3km radius

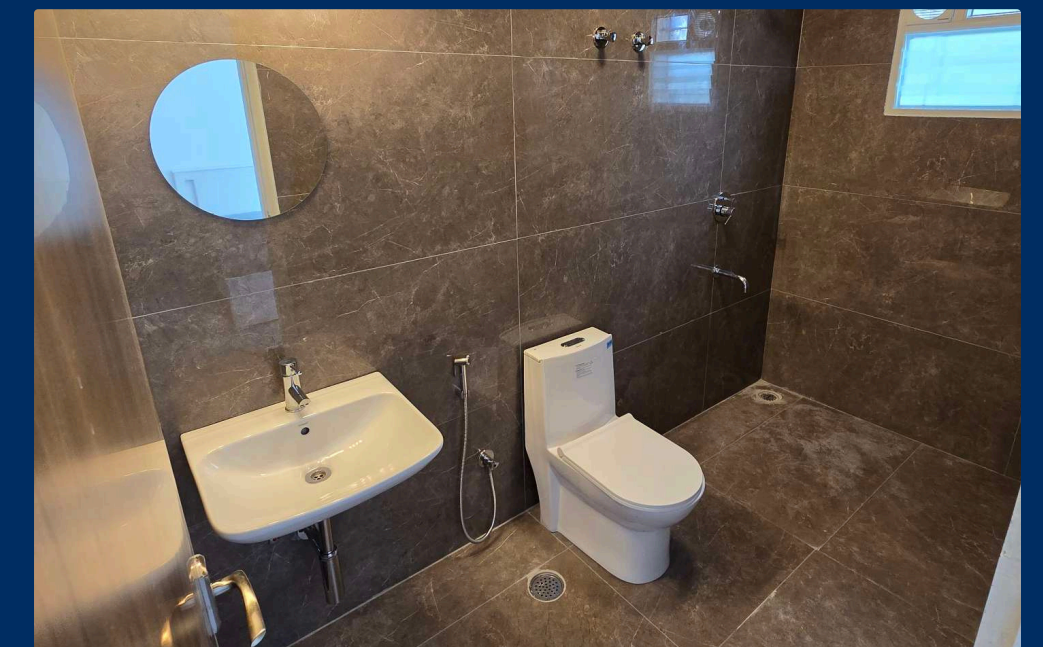


- Manyata Tech Park - 3.5KM
 - Hormavu - 3.5KM
 - Thanisandra - 2KM
- Kalyan Nagar & HRBR Layout - 3.5KM
 - Hennur Main Road - 2KM

Specification Highlights

- Rainwater harvesting provision provided
- 24/7 security with separate room for the security person
- MS handrail for staircase
- Staircase, Corridor & Lobby - Granite flooring
- Sewage Treatment plant provided
- UG sump tank built along with bore well
- CCTV cameras will be provided all around the building at pivotal locations.

Shot on Location





STRUCTURE

RCC framed Structure using best quality reinforcement as per structural engineers drawing specifications.

Masonry - 200mm for external walls &100mm for internal walls.

Floor-Floor height - *10 feet 6inches

FLOOR FINISH

Living, Dining, Bedroom and Kitchen - Vitrified tiles of size 600*1200mm with 2mm spacer.

Bathroom - Anti-skid tiles of size 600*1200mm matching the bathroom dado tiles.

Balcony - Anti-skid tiles of walnut wood colour with LUX surface.

BATHROOMS

Sanitary fixture - SIMPOLO
CP Fittings - JAQUAR

WALL FINISH

Internal walls - Finished with 2 coats of putty,1 coat of primer & 2 coats of Paint.

Ceiling - Finished with 2 coats of putty,1 coat of primer & 2 coats of Paint.

Exterior walls - Texture paint with 1 coat of primer and 2 coats of Paint.

Bathroom - Glossy tiles up to ceiling of size 600m*1200mm.

Kitchen - High-glossy tiles of size 600m*1200mm for height of 4 feet above the counter top finish level.

Utility - Vitrified tiles of size 600m*1200mm for height of 4 feet.

KITCHEN AND UTILITY

Stainless steel sink from swiss company FRANKE installed.

A JAQUAR hot and cold mixer is provided in the utility area.

Electrical point for Chimney, Hob, and Wate purifier.

WINDOWS & BALCONY

2 Balconies for each flat with the height of Up to 8.5 FEET for ample ventilation

UPVC - windows (2.5 track)- of Height 8FEET*8 FEET in Hall and specific bedrooms

FLAT A - Equipped with BAY WINDOW with openable windows on all sides.

DOORS

Main Door- Finished with 2 coats of putty,1 coat of primer & 2 coats of Paint.

Bedroom Door- Finished with 2 coats of putty,1 coat of primer & 2 coats of Paint.

Bathroom Door - Texture paint with 1 coat of primer and 2 coats of Paint.

ALL doors are equipped with GODREJ Locks, Latches, and tower bolts

ELECTRICAL

Switches and Sockets - Anchor/Havells

Wiring - Havells/Anchor by Panasonic Advance FR Electric Wire.