

# ROYAL Oak

Luxurious Homes



*Giving Wings to Aspirations...*









## Building Reputation

Respect is a resultant of reputation and in business; reputation is build upon distinct qualities like hard work, dedication, honesty and transparency. Lifestyle Developments is one such silent entity who has built a concrete reputation by working over decades in the ever-demanding construction sector. They are known for their solid creations that include over a dozen projects, especially in the locality of PCMC.

Excellent construction quality accompanied by adequate amenities & facilities along with extremely competitive rates are the forte of Lifestyle Developments. They have a reputation of giving the finest homes to numerous customers. Explicit designs at prominent localities in PCMC are the landmarks that vow for this construction veteran. Royal Oak is one step further from all their earlier creations.





## Constructive Creation

Creation is always a process that is appreciated only after completion as it is bland and raw in the constructive stages but the ultimate creation is always a finely composed picture. Royal Oak by Lifestyle Developments follows all the creative rules to shape up as a masterpiece.

Royal Oak is indeed a solid block of exclusive design that combines both beauty and utility, which are the primary functions of every good housing project.

Royal Oak is build over a picturesque terrain of 3 acres consisting just 62 spacious 2 BHK flats in a P + 8 structure. Imposing Entrance gate and beautifully decorated lobby make the first mark fine attributes that make Royal Oak a stand tall structure.

The highly aesthetic design assures both convenience and comfort in every nook and corner of the flat at Royal Oak. 2 Lifts ensures easy thoroughfare to all the floors.

Royal Oak is a small and self sufficient world for select few who are looking for a combination of satisfaction and value for Money.



## Leading Location

Wakad has emerged as one of the most prominent residential locality of this decade. It is a truly upcoming central point for Pune & PCMC. The nearness to IT hubs in Hinjewadi & Tathawade, PCMC and easy accessibility to Pune and the wide roads ensuring smooth traffic flow makes Wakad a very desirable area. Very near to Pune Bangalore highway but slightly away from the buzz is yet another strong point of Royal Oak.

The absence of heavy industries, open spaces in and around the area gives a beautiful pollution free atmosphere. The pleasant breeze and naturally green tracts in the surrounding are a welcome in present lifestyle and an inherent part of Royal Oak.

The schools and colleges within the proximity, shopping for day-to-day requirements, health facilities like things are at a very nearby distance of Royal Oak and they add to the convenience of the residents.

Royal Oak is a Win-Win proposition for anyone who is looking for a quality abode.



# Specifications

## Structure & Masonary

- Earthquake resistant R.C.C frame structure
- 4" thick internal & 6" thick external brick/block walls
- Sand faced plaster for external walls
- Neeru / gypsum / POP finished plaster for internal walls
- Use for eco-friendly building material

## Doors & Windows

- Royal main entrance door with quality fittings
- Laminated flush door with elegant fittings
- Powder coated 2/3 track aluminum sliding windows with safety grills & mosquito net frame

## Electrical Fittings

- Concealed copper wiring with ISI standard switches
- Provision for T.V Points in master bedroom & living area
- Exhaust Fan provision in kitchen & Bathrooms
- Miniature Circuit breaker (M.C.B) for enhanced safety
- Provision for A.C in master bedroom
- Provision of Telephone points in all bedrooms & living room
- One Electrical point for washing machine in dry balcony

## Flooring

- Vitrified tiles flooring with skirting in all rooms
- Anti-skid ceramic flooring in terraces, dry balconies, bathrooms & toilets

## Kitchen

- Granite kitchen platform with steel sink
- Exhaust fan provision
- Glazed tile dado up to window top
- Branded CP fittings

## Bathroom

- Attractive full wall designer tiles in all bathrooms up to 7 ft.
- Elegant jaguar or similar bathroom fittings
- Concealed Plumbing

## Paint

- External- Cement / tex paint
- Luster finish acrylic paint for internal walls
- Oil painted safety grills

## Other

- Good brand lifts with inverter backup
- 2 elevators & 2 staircases per wing



# Amenities

- Exclusive entrance lobby
- Digital CCTV cameras in all flats with main gate
- Fire fighting system
- Solar water system with connection in master bathroom
- Rain water harvesting system for officiate water usage
- Play area & gym common with other societies
- 24 hrs power back up for lift, water pumps & common areas
- Metered / piped gas
- Well planet dry balcony for each flat
- Aqua guard provision



**BUILDING - C1 & C2**  
1st, 3rd, 5th & 7th Floor Plan

FLAT NO.	CARPET	B/UP (A)	TERRACE	B/UP (B)	SALABLE (A+B)
101,301,501,701,901	583.62	759.00	81.91	106.00	865.00
102,302,502,702,902	582.33	757.00	81.37	106.00	863.00
103,303,503,703,903	582.33	757.00	81.37	106.00	863.00
104,304,504,704,904	583.62	759.00	81.91	106.00	865.00

FLAT NO.	CARPET	B/UP (A)	TERRACE	B/UP (B)	SALABLE (A+B)
105,305,505,705,905	583.62	759.00	81.91	106.00	865.00
106,306,506,706,906	582.33	757.00	81.37	106.00	863.00
107,307,507,707,907	582.33	757.00	81.37	106.00	863.00
108,308,508,708,908	583.62	759.00	81.91	106.00	865.00





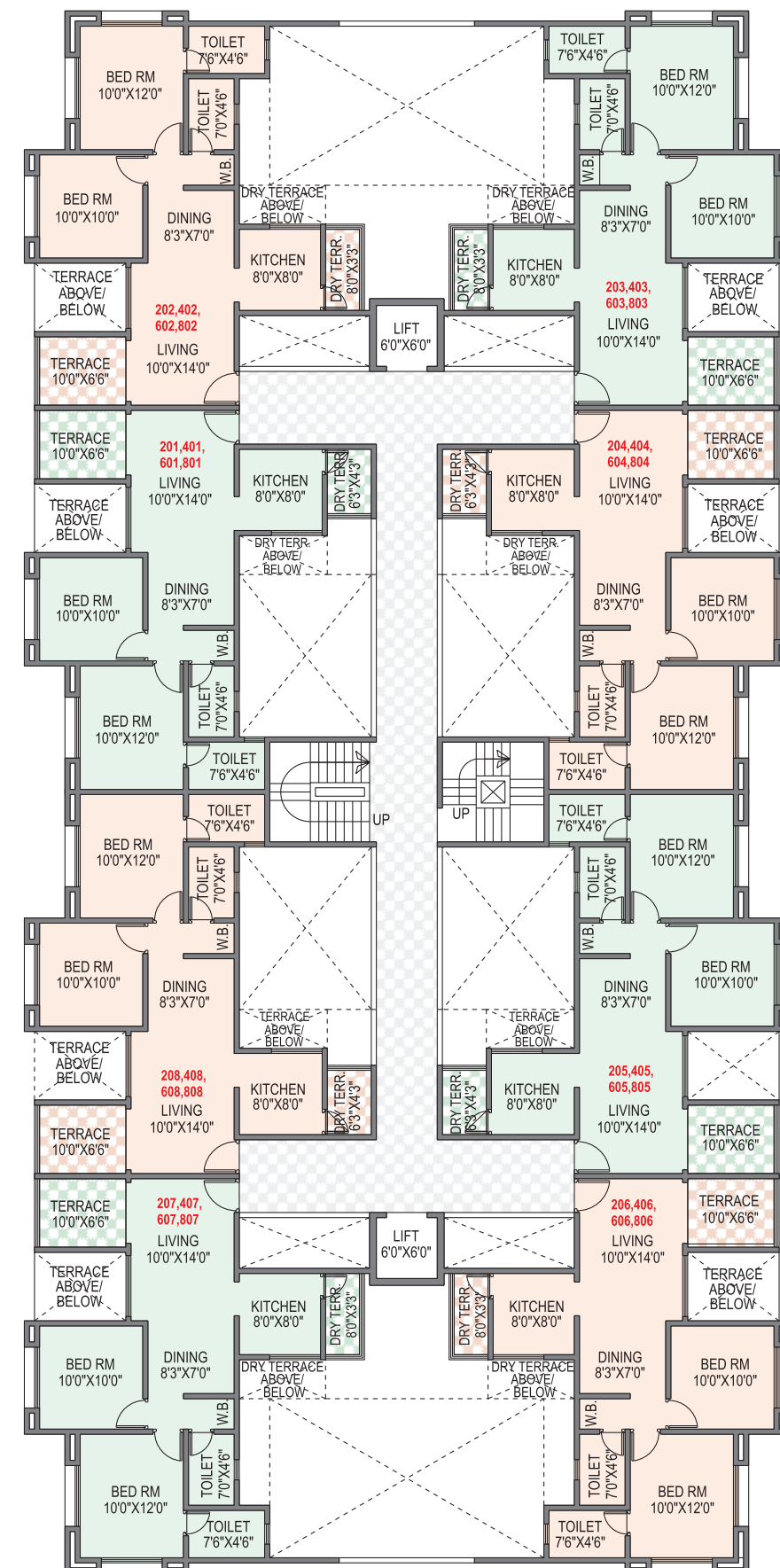


## BUILDING - C1 & C2

2nd, 4th, 6th & 8th Floor Plan

FLAT NO.	CARPET	B/UP (A)	TERRACE	B/UP (B)	SALABLE (A+B)
201,401,601,801	583.62	759.00	82.12	107.00	866.00
202,402,602,802	582.33	757.00	81.37	106.00	863.00
203,403,603,803	582.33	757.00	81.37	106.00	863.00
204,404,604,804	583.62	759.00	82.12	107.00	866.00

FLAT NO.	CARPET	B/UP (A)	TERRACE	B/UP (B)	SALABLE (A+B)
205,405,605,805	583.62	759.00	82.12	107.00	866.00
206,406,606,806	582.33	757.00	81.37	106.00	863.00
207,407,607,807	582.33	757.00	81.37	106.00	863.00
208,408,608,808	583.62	759.00	82.12	107.00	866.00



## LOCATION PLAN



## ❧ CREDITS ❧

- Architect- : N. D. Joshi
- Legal- : Ad. Vilas Kadekar
- R.C.C.- : Structure Vision

JV PROJECT



**Lifestyle**  
DEVELOPMENTS

SITE & SALES OFF: S.NO. 136, OPP. SAYAJI HOTEL,  
PUNE-MUMBAI ROAD, WAKAD.

**Ph.:08149335511 / 08149335522**



**NANDGUDE PATIL DEVELOPERS**