

ROYAL
Oak
Luxurious Homes



Giving Wings to Aspirations...



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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.

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
- 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
- Exhaust Fan provision in kitchen & Bathrooms
- Miniature Circuit breaker (M.C.B) for enhanced safety
- Provision for A.C in master bedroom
- One Electrical point for washing machine in dry balcony

Flooring

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

Kitchen

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

Bathroom

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

Paint

- External- Cement / tex paint
- Oil bond, Distember Internal wall
- Oil painted safety grills

Other

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

Amenities

- Video Door Phone in all Flats
- 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

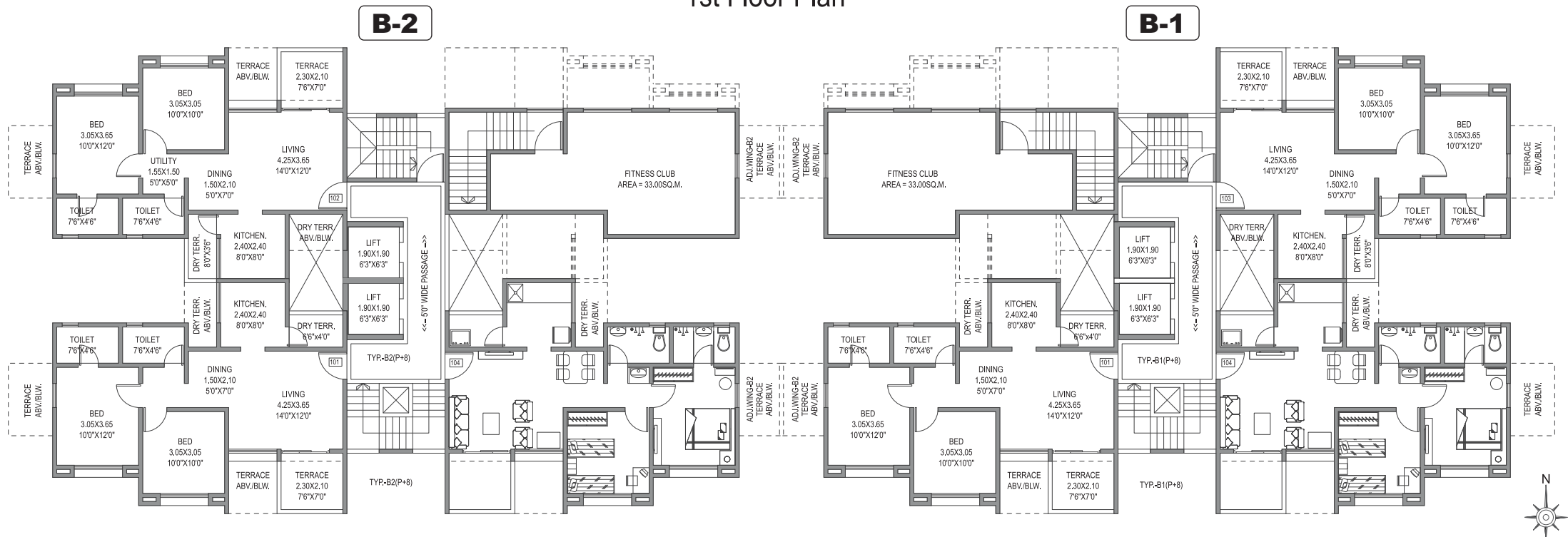
TYP.-B2(P+8)

FLAT NO	FLAT CARPET(C)		(A)	TER. CARP.(T)		(B)	A+B
	AREA/SQ.M.	AREA/SQ.FT.		AREA/SQ.M.	AREA/SQ.FT.		
101	55.60	598.25	801.65	7.35	79.08	105.95	907.00
102	55.60	598.25	801.65	7.35	79.08	105.95	907.00
103	FITNESS CLUB						
104	55.60	598.25	801.65	7.35	79.08	105.95	907.00

TYP.-B1(P+8)

FLAT NO	FLAT CARPET(C)		(A)	TER. CARP.(T)		(B)	A+B
	AREA/SQ.M.	AREA/SQ.FT.		AREA/SQ.M.	AREA/SQ.FT.		
101	55.60	598.25	801.65	7.35	79.08	105.96	907.00
102	FITNESS CLUB					105.96	
103	55.60	598.25	801.65	7.35	79.08		907.00
104	55.60	598.25	801.65	7.35	79.08	105.96	907.00

1st Floor Plan





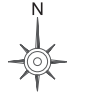
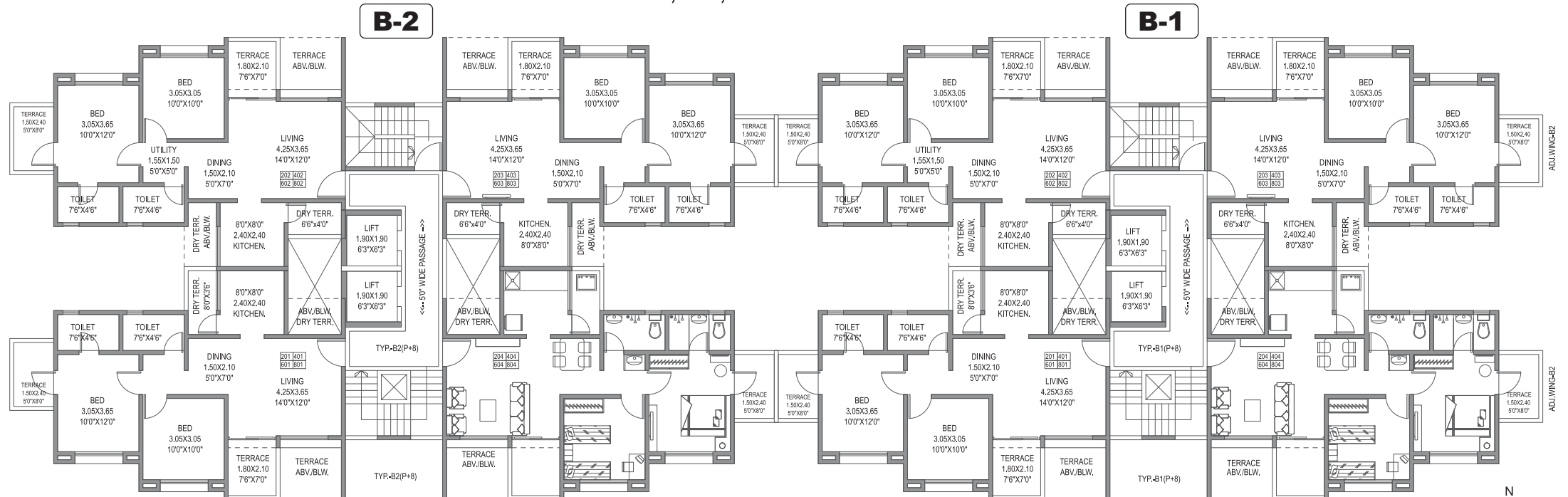
TYP-B2(P+8)

FLAT NO	FLAT CARPET(C)		(A)	TER. CARP.(T)		(B)	A+B
	AREA/SQ.M.	AREA/SQ.FT.		AREA/SQ.M.	AREA/SQ.FT.		
201,401,601,801	55.73	599.65	803.53	9.78	105.23	141.00	944.00
202,402,602,802	55.73	599.65	803.53	9.78	105.23	141.00	944.00
203,403,603,803	55.73	599.65	803.53	9.78	105.23	141.00	944.00
204,404,604,804	55.73	599.65	803.53	9.78	105.23	141.00	944.00

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202,402,602,802	55.73	599.65	803.53	9.78	105.23	141.00	944.00
203,403,603,803	55.73	599.65	803.53	9.78	105.23	141.00	944.00
204,404,604,804	55.73	599.65	803.53	9.78	105.23	141.00	944.00

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



3rd, 5th & 7th Floor Plan



TYP.-B2(P+8)

FLAT NO	FLAT CARPET(C)		(A)	TER. CARP.(T)		(B)	A+B
	AREA/SQ.M.	AREA/SQ.FT.		AREA/SQ.M.	AREA/SQ.FT.		
301,501,701	55.60	598.25	801.65	7.35	79.08	105.95	907.00
302,502,702	55.60	598.25	801.65	7.35	79.08	105.95	907.00
303,503,703	55.60	598.25	801.65	7.35	79.08	105.95	907.00
304,504,704	55.60	598.25	801.65	7.35	79.08	105.95	907.00

TYP.-B1(P+8)

FLAT NO	FLAT CARPET(C)		(A)	TER. CARP.(T)		(B)	A+B
	AREA/SQ.M.	AREA/SQ.FT.		AREA/SQ.M.	AREA/SQ.FT.		
301,501,701	55.60	598.25	801.65	7.35	79.08	105.95	907.00
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303,503,703	55.60	598.25	801.65	7.35	79.08	105.95	907.00
304,504,704	55.60	598.25	801.65	7.35	79.08	105.95	907.00



CREDITS

- Architect- : Sachin Sutar
- Legal- : Ad. Vilas Kadekar
- R.C.C.- : Structure Vision

LOCATION PLAN



DEVELOPER



Lifestyle

DEVELOPMENTS

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