



NCD
ROYAL PAVILION
MAJESTIC SMART HOMES @ MOKILA



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A world of grandeur

Imagine a space that's an amalgamation of all the good things life has to offer- an exemplary neighbourhood, bouquet of smart amenities & graceful living spaces with an everlasting elegant aura. That's precisely what has materialized with the majestic thought of Royal Pavilion.



Revel In The Stunning Podium-style Living

Live the splendid suburban life you've always desired and the invigorating experiences it brings. Assuring blissful peace and much-needed privacy, NCD Royal Pavilion, with its spacious, airy, ultra-cosy homes, stands as a shining epitome of grace in Mokila.



OVERVIEW:
 Site Area: 3.73 Acres | 3 Towers | No. of Units: 420
 Tower A & B: Stilt + 3 Podiums + 15 Residential Levels
 Tower C: Stilt + 2 Podiums + 15 Residential Levels
 Types: 2 BHK & 3 BHK | Range: 1330 - 3135 Sft.
 Clubhouse and Amenities: 50,000 Sft.



Facilities and Features

Clubhouse

Reception
 Facilities Management Office
 Banquet / Multi-purpose Hall
 Airconditioned Gym
 Indoor Games
 Mini Theatre
 Guest Rooms
 Provision for Senior Citizen Area
 Provision for Co-Working Spaces
 Provision for Reading / Activity Area
 Provision for Daycare Centre / Creche
 Rooftop Pool
 Rooftop Party Area with Screening Wall
 Service counter

Podium Ground Floor

Landscaped Gardens
 Open Air Amphitheatre
 Yoga & Meditation Area
 Water Bodies / Mist Fountain
 Deck (s) for Children Activities
 Children Play Area / Tot-lots
 Seating Areas

Ground Floor

Entrance Lobby for each Block
 Landscaped Gardens
 Walking / Jogging Track
 Shuttle Badminton Courts
 Half Basketball Court
 Skating Rink for Children
 Cricket Practice Nets
 Provision for EV Charging Stations
 Security Post
 Separate In and Out Entrances
 E-Commerce Delivery Port
 Earmarked Parking area for load Trucks
 STP
 LPG Piped Gas

Terrace

Skywalk
 Landscaped Gardens
 Tulsi Garden
 Party Area
 Dining Area
 Single Hole Golf Course (for Putting)
 Open Air Gym
 Walking Track
 Seating Area / Gazebo



**Discover Yourself
 with a Superior Lifestyle**

Get the lifestyle you've been dreaming of with a marvelous clubhouse. Let your hair down and take a break from the mundane life, share interests and passions in an inspiring place that stimulates people and stories.



Clubhouse Terrace



Float in a sea of relaxation

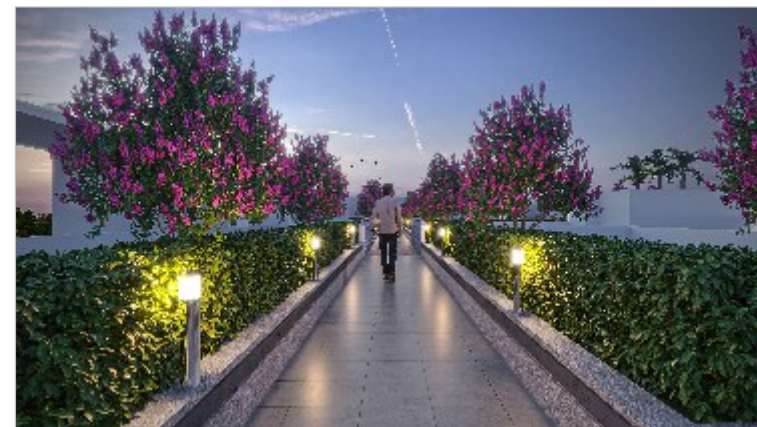
Take a break from the sun and heat with the lavish rooftop swimming pool in the community. Dive into pure relaxation or lounge on the pool deck, overlooking the most breathtaking panorama imaginable.



Host a Rocking Pool Party

Chill out with your pals on the poolside or enjoy your well-deserved post-swim relaxation in a pleasing ambience. If pool party is on your agenda, this pool with decks overlooking the glimmering water is gorgeous.

Towers Terrace



Take a skywalk to relax and unwind

Experience the fresh air, walk around or just sit down and admire the beautiful skyline. The long Skywalk on the terrace helps you de-stress and feel rejuvenated in the open air - much needed after a long day at work.



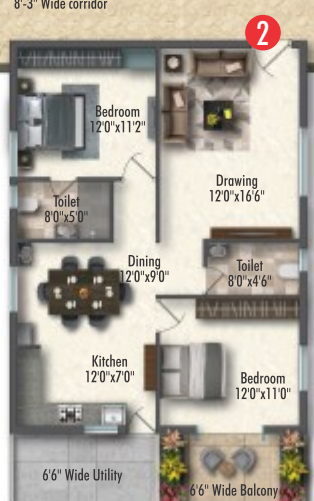
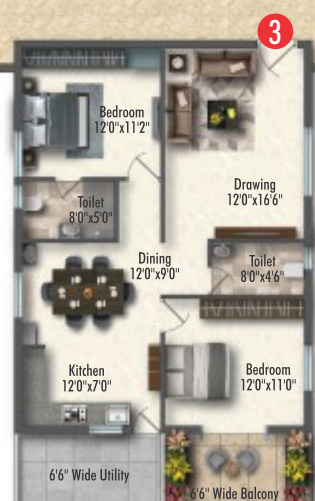
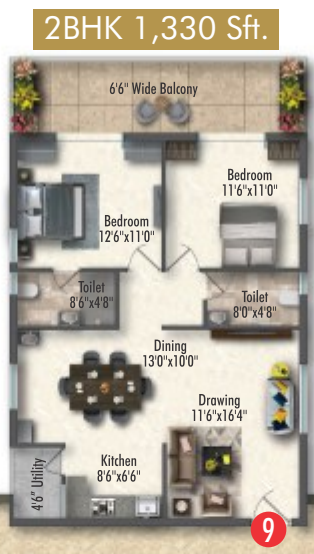
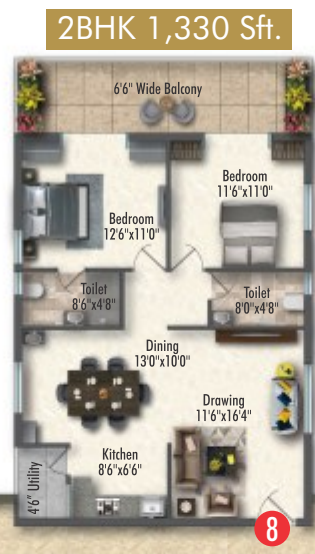
Party in the sky

Come together on the rooftop party zone, get to know each other better and be a part of a more engaged, and thriving community. Commemorate your special occasions with your close circle and embrace a life made up of joyful moments.





PLAN BLOCK-A



TOT - LOT AREA



3BHK 2,400 Sft. - EAST FACING



3BHK 2,400 Sft. - WEST FACING



3BHK 2,150 Sft. - NORTH FACING

PLAN BLOCK-B



3BHK 3,135 Sft.



3BHK 3,135 Sft.



3BHK 3,135 Sft.



3BHK 3,135 Sft.



3BHK 3,135 Sft.- EAST FACING



3BHK 3,135 Sft. - WEST FACING

PLAN BLOCK-C



3BHK 2,400 Sft.



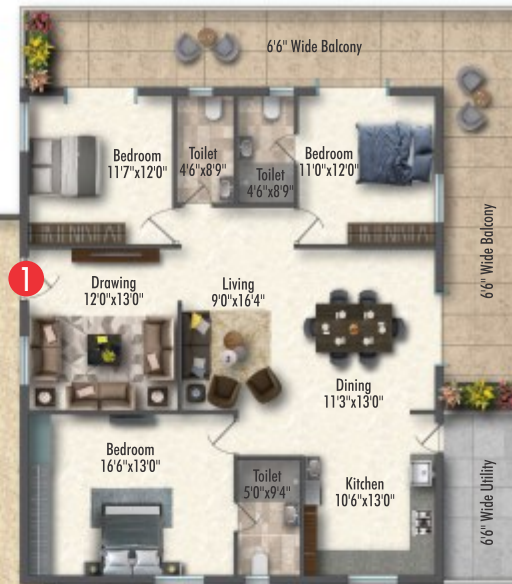
3BHK 1,765 Sft.



3BHK 1,765 Sft.



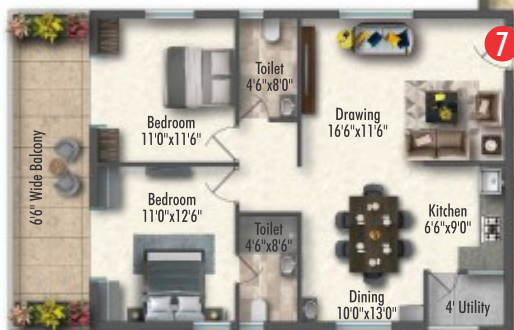
3BHK 2,400 Sft.



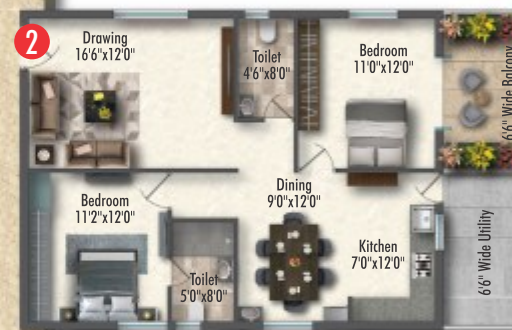
3BHK 1,765 Sft. EAST FACING



3BHK 1,765 Sft. WEST FACING



2BHK 1,330 Sft.



2BHK 1,330 Sft.



2BHK 1,330 Sft. EAST FACING



3BHK 2,400 Sft.



3BHK 2,150 Sft.



3BHK 2,150 Sft.



3BHK 2,400 Sft.



2BHK 1,330 Sft. WEST FACING



A glorious life is within your reach

Lead a more fulfilling and connected life - both personally and professionally. Mokila, with its relentless and uncluttered connectivity, lets you balance your life in a perfect way- you can spend quality time with your loved ones and also reach your work place in a jiffy.



Neopolis



Gandipet Eco Park



Indus Intl. School



Samashti Intl. School



ICFAI Business School



ORO Sports Village



Outer Ring Road



Golconda Resorts

SPECIFICATIONS

FRAMED STRUCTURE

: R.C.C. Framed structure to withstand wind & seismic loads.

SUPER STRUCTURE

: 8" thick AAC blocks for external walls & 4" thick AAC blocks with cement finish and joining mortar for internal walls.

WALL FINISHES

External
Internal

: Asian paints or equivalent make painted over Birla wall textures.
: One coat of Birla wall level plast or equivalent make will be applied on plaster surface. Asian paints premium emulsion or equivalent make over smooth Birla wall care Putty.

DOORS & WINDOWS

Main Door

: Designer teak veneer finished door with BT Teak frame finished with melamine polis and fitted with good quality branded hardware.

Internal Doors

: MT Teak frame with designer skin door shutter fitted with good quality branded hardware.

Windows

: UPVC windows with float glass, mosquito nets.

FLOORING

Living & Dining

: Kajaria or Vitero or equivalent make double charged.
Vitrified tiles of 800 X 800 size with 75 MM skirting.

Bedrooms & Kitchen

: Kajaria or Vitero or equivalent make double charged.
Vitrified tiles of 800 X 800 size with 75 MM skirting.

Balcony

: Anti-skid ceramic tiles.

Corridors

: Granite / Marble / Vitrified tiles.

Staircase

: Granite / Marble / Vitrified tiles.

KITCHEN

Granite for platform will be provided.

Glazed ceramic tiles with dado upto 2' height above kitchen platform.

TOILETS

Anti-skid ceramic flooring and glazed ceramic tiles for dadoing
Wall or floor mounted EWC in all bathrooms, wash basins in toilets, wall mixer with shower of Jaquar, Grohe or equivalent make.
All C.P and sanitary fittings of reputed make
Provision for geysers and exhaust fans in all bathrooms

ELECTRICAL

Concealed copper wiring of Finolex or equivalent make.
Anchor / Crabtree / Legrand or equivalent make modular switches
Power points for air-conditioners in all bedrooms and living room.
Power Points for geysers in all bathrooms.
Adequate power points in all rooms.
3- phase power supply for each flat and individual meter boards.
Miniature Circuit Breaker (MCB) for each room provided at main distribution box within each flat.
Electrical points to suit the electrical appliances in the kitchen
Provision for Washing Machine in the utility area
Provision for Smart home automation

TV/TELECOM/INTERNET

TV Points in living, drawing & master bedroom.
Telephone points in living area.
Intercom facility from each flat to security.
Provision for Internet point in each flat.

ELEVATORS

Kone or equivalent make 12 Passenger capacity with auto door
Service lift of Kone or equivalent make for each block

CAR PARKING

Covered car parking

CC CAMERAS

Common areas, set backs, tot-lots, clubhouse reception.

COMMON FACILITIES

External Lighting
Landscaping

Light posts with lamp fittings, energy saver lights for external staircase & corridor lighting.
Landscaping shall be provided in the open areas of the layout with garden furniture, relaxing facilities for senior citizens, children's park, buffer avenue trees all around the apartments etc.

Club House

Well designed Clubhouse with facilities like indoor games, gym, yoga room, reading & activity room, multi-purpose hall and guest rooms etc.

Gas Bank & STP

Terrace swimming pool with change rooms.



**NIKHILA CONSTRUCTIONS
AND DEVELOPERS**

First Floor, Vaishnavi's Sree Square, Beside HP Petrol Bunk,
Adjacent Gachibowli Flyover, Gachibowli, Hyderabad

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Nikhila Constructions and Developers



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