

A regal way of life


Parsvnath
Royale
An emblem of panache
P A N C H K U L A

Recreating of royalty resplendence



Parsvnath Developers once again, with an unerring instinct for the finest, have selected a tract of prime property in the north, 10 acres of virgin territory for the rulers of today.

With Chandigarh at just 30 minutes drive and Shimla, that fabled summer capital of the Raj, 3 hour drive away, Panchkula is close enough to modern city life, yet far enough to offer the pleasures of living in unspoilt environments.

Closeby is the Mansa Devi Temple just 3 Kms from Chandigarh built by the ruler of Mani Majra. The incredibly beautiful Maharaja Yadavindra Gardens, also known as Pinjore Garden are nearby. Known for ancient links with the Pandavas, today the gardens are living testimony to the glory of the Mughals with lattice work, fountains and terraced flower beds on gleaming white Makrana marble. The signature of style of the Patiala rulers graces the entire area which is now going to be available to the Maharajas of today.

- 7 Kms from Chandigarh airport
- 3.5 Kms from ISBT Panchkula
- On Kalka-Ambala Highway

Engrossing environs. Enticing landscapes



Parsvnath Royale is set amidst the soothing effects of natural greenery and the bracing effect of fresh country air. Carefully mowed lawns which are moist with dew drops in the early morning light. Bushes in a chiaroscuro of greens, punctuated with various coloured flowers.

Water bodies ripple with the slightest breeze and are inducive to good vibrations according to feng shui experts. In the distance, a fountain plays, the sparkling water lending a touch of cool pleasure to all who happen to be close enough.

- Children's park with slides, see saws, swings and sand pits ● Jogging tracks
- Sit-out plaza for senior citizens ● Broad, tree lined, well lit avenues
- Most apartments face the park or the swimming pool ● A profusion of flower beds





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Image shown is an artistic impression.

Homes for exquisite lifestyle



A choice of 3 bedroom apartments have been designed particularly for people who are used to gracious lifestyles. The airy, spacious rooms, the large windows designed for cross ventilation, the tiniest of details given complete attention. . . every nook and corner planned for perfect living; that's what Parsvnath is reputed for. The bedrooms are air conditioned; the bathrooms are attached and the modular kitchen is the last word in convenience.

Penthouses with top of the world feeling, for the classiest of personalities, come complete with a rooftop garden and an outdoor bar-be-que.

- Wooden parquet flooring in master bedroom ● Marble flooring in drawing cum dining room
- Modular kitchen ● Stainless steel sink in modular kitchen
- Water through R.O System ● 24 x 7 security ● Ample parking space

The sheer pleasure of good living



The true essence of life gets reflected in the finer moments. When one is playing a great game, aiming for the winning shot . . . or just splashing up a storm. The swimming pool is perfect for holidays, with a pool for toddlers. The club house offers badminton, table tennis, billiards and a host of indoor games. A special community centre has been designed for the happenings that change the course of life .

- Cards and billiards room
- Badminton, Squash
- Fitness Centre
- Dining Lounge
- Sauna and Jacuzzi
- Swimming Pool

Site Plan



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Note : Plans are tentative subject to approval from all Authorities & may vary as per Architectural features
 A part of license no. 610/2006, in the name of Samar Estates Pvt. Ltd.



Typical Floor Plan

3 Bedroom Unit
Tower No. 1,2,3,4 & 5



SALEABLE AREA ON EACH UNIT = 1780 SQFT.

3 BED ROOM UNIT

Accommodation :

Living / Dining, kitchen, master bedroom with attached toilet & dress room, children room with attached toilet, one bedroom with attached toilet, puja room, servant room with toilet

Typical Floor Plan

3 Bedroom Unit
Tower No. 6,7,8 & 9



3 BED ROOM UNIT
SALEABLE AREA=1740 SQFT



SALEABLE AREA=1740 SQFT



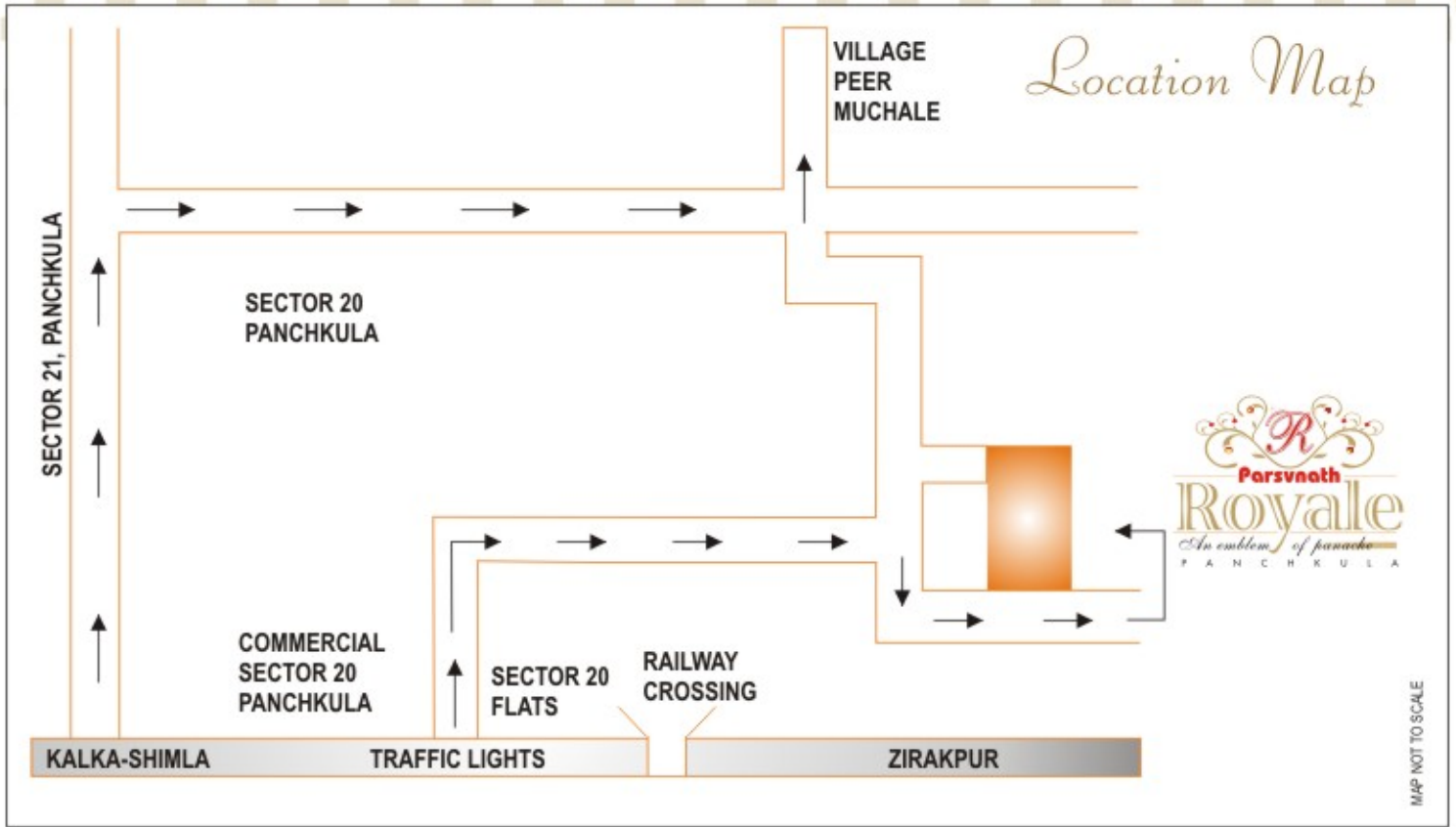
Accommodation :
Living / Dining, kitchen, master bedroom
with attached toilet & dress room, children
room with attached toilet, one bedroom
with attached toilet, servant room with toilet



Specifications

Structure	:	Earthquake resistant structure
Living / Dining /Lobby	:	Floor - Imported Marble Walls - Acrylic emulsion paint Ceiling - Oil bound distemper and POP moulding & cornice
Bedrooms	:	Floor - Imported laminated wooden flooring Walls - Acrylic emulsion paint Ceiling - Oil bound distemper and POP moulding & cornice
Doors	:	Internet Door - Polished hardwood frame with flush doors Entrance Doors - Veneered and polished flush shutter/moulded skin door. Hardware - Shutter hinges in brass. All other hardware in brass. All doors except those in toilets & kitchen to be provided with a mortice lock.
Window	:	Aluminium anodized window with sliding glass shutter
		Walls - Combination of one or more of vitrified tiles/cermic tiles/ marble/stone/mirror/acrylic emulsion. Floor - Combination of one or more vitrified tiles/ceramic tiles/marble/stone. Counters - Marble/grante. Fittings/Fixtures - Jacuzzi with shower cubical in master bedroom, single lever c.p. fittings, european wc. convention fittings.
Kitchen	:	Modular Kitchen Walls - Ceramic tiles upto2'.00" above counter and oil bound distemper in the balance area. Floor - Combination of one or more or vitrified tiles/ ceramic tiles, marble/stone floor. Counter - Polished counter with top. Fitting/ Fixtures - CP fittings, double bowl stainless steel sink with drain, exhaust fan.
Balcony		Floor - Anti skid ceramic tiles Walls & Ceiling - Textured Paint.
External Finishes	:	Textured Finish
Electrical Fixtures	:	Lights, Flourescent tubes in all bedrooms, drawing/dining room.
Electrical Work	:	Electrical work with copper wires in concealed PVC conduits, provision shall be made for sufficient lighting & power points. switches & sockets. Telephone & TV points in each bedroom, drawing/dining room.
Security System	:	Single entry & exit gated community and security card system for enteries into the complex. CCTV in common area.
Drinking Water Supply	:	Through individual R.O. supply.
Gas Supply	:	Provision for Piped gas supply.
Connectivity	:	Broadband internet connectivity.





Site Office :

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Notes :- This brochure is purely conceptual and not a legal offering. Further, the promoters/architects reserve the right to add/delete any details/specifications/elevation mentioned.