

ROYAL   
**Eternia**  
ULTRA LUXURY RESIDENCES  
Specification Sheet

❖ **General**

- Earthquake resistant RCC framed structure.
- Modern façade and elevation elements.
- Grand & impressive main entrance gate.
- Parking dedicated two basement floors.
- Naturally lit and well-ventilated residences.
- Aesthetic building lighting.
- Granite/vitrified tile flooring in corridors & staircases.
- Elegantly designed main entrance lobby.
- Well equipped state of the art clubhouse.
- Exclusive sit out and facility areas surrounding the building.
- Landscaped areas on ground floor & common terrace.
- Emergency exit provision through an extra staircase.

❖ **Residences**

- Designer tile flooring in drawing, dining, kitchen and all bedrooms.
- POP finished walls & ceilings.
- Premium quality distemper paint on interior walls & ceilings.
- Aluminium/uPVC slider doors and windows.
- Designer main gate of all residences.
- Premium quality laminated doors in all residences.
- Designer hardware on all doors.
- Glass railings in all balconies.

**Kitchens**

- Granite/full body tile working counter.
- Double bowl stainless steel sink.
- 2' dado tiles above the counter.
- Provision for geyser & RO.

**Washrooms**

- Designer tiles on walls.
- Anti skid tiles on floor.
- Half glass partition in master bedroom's washroom.
- Premium quality sanitary ware.
- Premium quality CP fittings.
- Wall hung WC with concealed cistern.

- Counter top/under counter wash basins with mirrors.
- Grid false ceiling in all washrooms.
- Provision for geyser & exhaust.

## **Electricals**

- 1 kVA power back up in all residences.
- Premium quality wires & cables.
- Premium quality modular switches & accessories.
- AC piping in drawing, dining and all bedrooms.
- DTH wiring in drawing, dining and all bedrooms.

## **❖ Security Systems**

- 4 Tier security round the clock.
- Guard interception at main gate.
- Boom barrier system with RFID at main entrance gate.
- 24 x 7 CCTV surveillance.
- Access control system at main entrance lobby.
- Biometric lock on main door of all residences.
- Video door phone in all residences.
- Emergency alarm button in all residences.
- Intercom system for guard and intra building connectivity.

## **❖ Common Amenities – Ground Floor**

- Swimming pool with spacious deck.
- Kids splash pool.
- State of the art mini theatre.
- Well equipped gymnasium.
- Spa area consisting of steam, sauna, jacuzzi and massage room.
- Indoor games room consisting of pool, table tennis, air hockey, foosball, carrom and chess.
- Indoor kids play area.
- Multipurpose community hall with attached kitchen space.
- Conference cum meeting room.
- Dedicated space for yoga, zumba & pilates.
- Library cum tuition room.
- Co-working space.
- Furnished guest rooms.
- Society office.
- Celebration lawn with pergola sitting and landscaped elements.
- Open gymnasium with varied machines.
- Ground floor walk way.
- Outdoor kids play area with sand pit.

- Mini amphitheatre styled seating.
- Well designed feature wall.
- Senior citizen corner.
- Landscaped sculpture court.
- Variegated plantation.
- Trellised seating.
- Interactive seating areas.
- Artful water feature placement.
- Aromatic plantation zone.

### ❖ **Common Amenities – Terrace Floor**

- Variegated plantation.
- Yoga deck.
- Walkway in pebble crete.
- Viewing & star gazing deck.
- Trellised seating.
- Gazebo seating.
- Sky lounge.
- Well designed pergola.
- Party deck with pantry counter.
- Aromatic plantation zone.

### ❖ **Common Services**

- Four high speed automatic elevators with auto rescue device.
- Fire fighting system.
- 24 x 7 water supply through overhead tank.
- Underground water tank for additional storage.
- Rainwater harvesting system.
- Sewage treatment plant.
- Piped gas system.
- Multi-dwelling unit (MDU) system for DTH connectivity.
- Power back up for essential common facilities by silent DG.
- EV charging points.