

TS RERA APPROVED
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NCD
ROYAL PAVILION
MAJESTIC SMART HOMES @ MOKILA



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ROYAL PAVILION
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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-cozy homes, stands as a shining epitome of grace in Mokila.



**Elevate
Your Aspirations,
Elevate Your Life.**

Explore the allure of modern living in a traditional home. Tastefully designed living spaces, brimming with modernity & refinement, in an aesthetic environment set the tone for your majestic life.

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.



3 PODIUMS

SMART HOMES*

CLUBHOUSE + AMENITIES: 50,000* SFT.

SKYWALK ON TERRACE

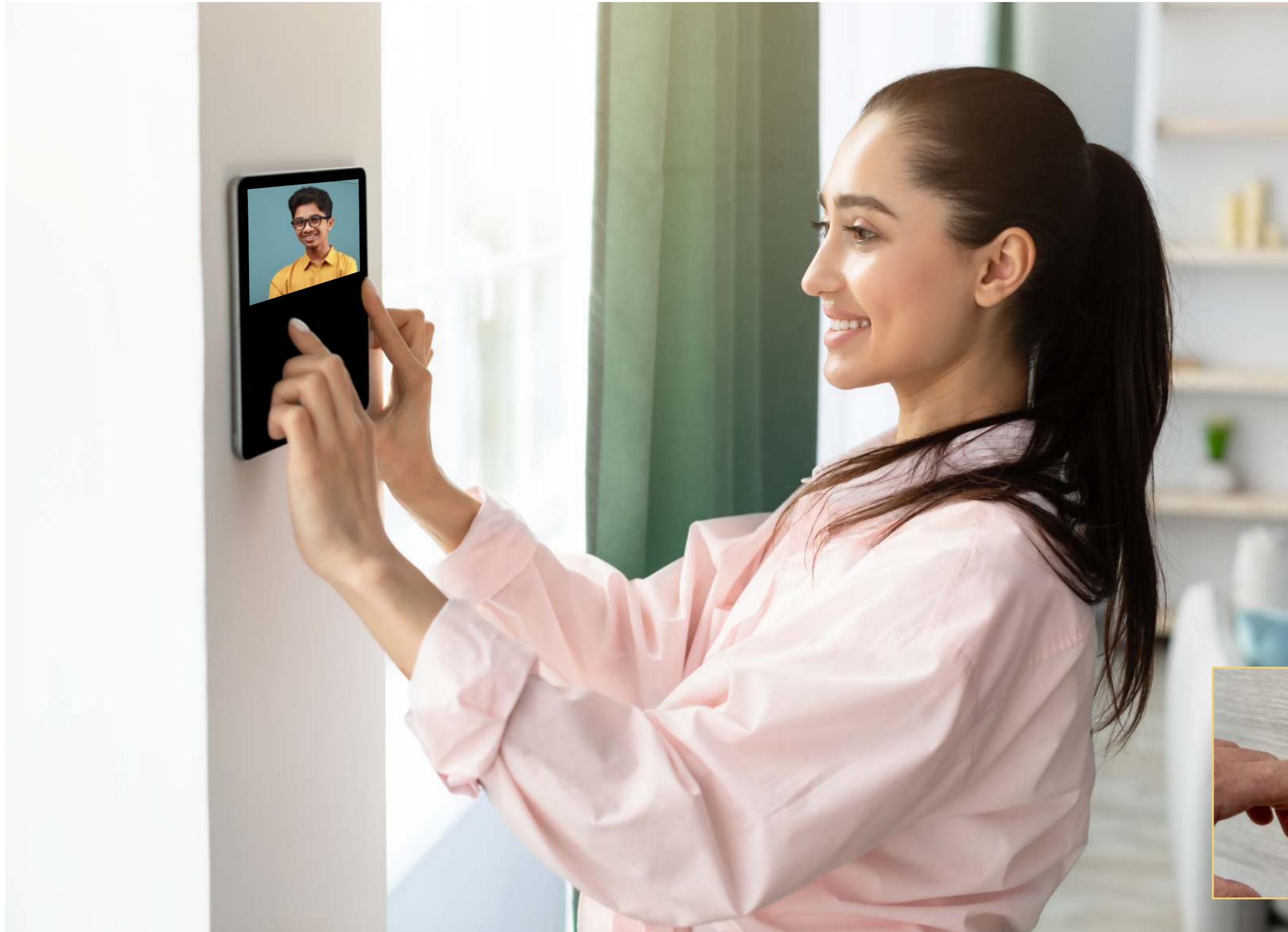


ROOF-TOP SWIMMING POOL

GAS BANK

EV CHARGING STATIONS

MINI THEATRE



**Smart Homes*.
Smart Living Experience.**

Enjoy spacious smart homes designed with stellar features that escalate every experience. Inspired by ideas that promise more safety, security and peace of mind, every home at Royal Pavilion is future-ready and makes your life easier, smarter and better.

- Smart Electrical Systems that conserve energy and keep you & your family safe
- Advanced Video Door Phone Entry Systems for safety and security of your loved ones
- Sophisticated Motion Sensors for energy efficiency





MASTER PLAN

LEGEND

- 1. ENTRANCE & EXIT
- 2. CLUBHOUSE
- 3. 2 BADMINTON COURTS
- 4. JOGGING / WALKING TRACK
- 5. HALF BASKETBALL COURT
- 6. LANDSCAPING
- 7. LANDSCAPING ALL AROUND
- 8. WATER BODY
- 9. SKATING RINK
- 10. CRICKET NETS





Entrance



Driveway

Decorative banner with a lion logo and the text "Make a great first impression". The banner has a dark purple background with a repeating pattern of the lion logo. The text is in a gold, serif font. Below the text is a line of decorative elements, including a horizontal line with a central diamond shape and two arrowheads pointing outwards.

Make a great first impression

Find stunning and welcoming entry spaces that elevate the overall ambience of your home. With luxurious details and natural elements, it creates a wonderful sense of arrival and tranquil mood on your way to your sophisticated home.



Gazebo



Seating Spaces



Bask in the natural outdoor bliss!

Spend your evenings in the serene, breath-taking landscaped outdoors. Manicured lawns and sensual walkways will inspire you to spend most of your time in the outdoors with your children, friends or even your favourite novel.



Basketball Court



Skating Rink



Make the community your playground

Explore your interests, express yourselves and improve your skills with the designated sports areas. Bring out the best in you, have fun on the playground and enjoy the advantages of these shared play areas.



Entertain in style

Enjoy dance shows, music concerts or cultural events on a unique stage in a beautiful setting. Set in an open ambience, the Amphitheater on the terrace is ideally placed to hold events, performances under the open sky.



Let your kid's imagination and feet run wild

Let your little ones connect with their peers, play together, enjoy the playful moments and have fun. With plenty of free space for the kids to run amuck, the children's play area in the community is a fun, safe and creative play spot for the young minds.

Seating Area



Find a space that's perfect for your 'me-time'

Sit in solitude, read a book, spend some good time with your friends and family or simply enjoy a great view. Multiple seating spaces let you catch up with your old times, indulge in friendly gatherings and encourage endless conversations.



Central Courtyard

PLAN BLOCK-A



3BHK 2,400 Sft.



2BHK 1,330 Sft.



2BHK 1,330 Sft.



3BHK 2,400 Sft.



3BHK 2,150 Sft.



3BHK 1,765 Sft.



3BHK 1,765 Sft.



3BHK 2,150 Sft.



8-3" Wide corridor



TOT - LOT AREA

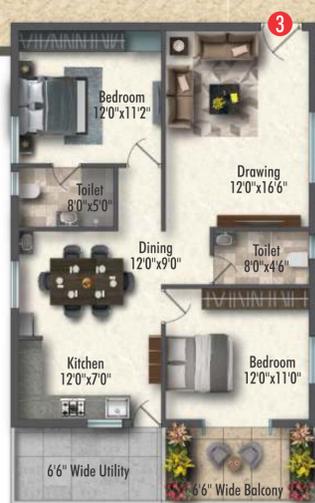
3BHK 1,765 Sft.



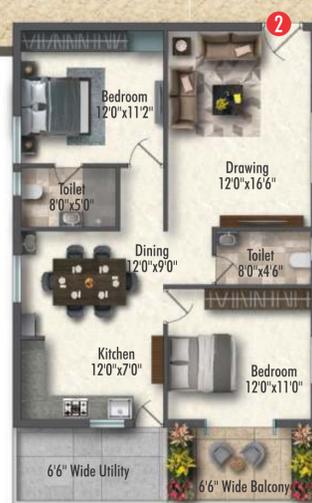
3BHK 1,765 Sft.



3BHK 2,400 Sft.



2BHK 1,330 Sft.



2BHK 1,330 Sft.



3BHK 2,400 Sft.

PLAN BLOCK-C



ISOMETRIC VIEWS



PLAN BLOCK-B



ISOMETRIC VIEWS



3BHK 2,400 Sft. - EAST FACING



3BHK 2,150 Sft. - NORTH FACING



3BHK 2,400 Sft. - WEST FACING

ISOMETRIC VIEWS



3BHK 1,765 Sft. - EAST FACING



3BHK 1,765 Sft. - WEST FACING



2BHK 1,330 Sft. - EAST FACING



2BHK 1,330 Sft. - WEST FACING



Embrace a grand space for a gracious living

Step-in and admire the majestic interiors of your eternal home. Kick back and relax at the end of a long day or host family and friends on weekends with living spaces that stand for ultimate coziness and elegance.



Living Area



Drawing Room



Live life the royal way

Wake up in a home you absolutely love. Sit back, relax and have a night of pure solitude. Get immersed in spectacular luxury and the stunning interiors of your private oasis.



Master Bedroom



Children Bedroom



No reservations required here!

Bring out the chef in you and give your loved ones a sensory pleasure with their favorite meals. Come together as a family, share meals and create some moments to savour.



Dining Area



Kitchen



Open Space



Open Space

A decorative graphic with a dark red background and a repeating pattern. At the top center is a golden lion's head. Below it, a horizontal line with decorative ends is followed by the text "Take a skywalk to relax & unwind" in a golden serif font. Underneath this is a paragraph of text in a smaller, white sans-serif font.

Take a skywalk to relax & 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.



Deck Area



Party Area

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.



Enjoy beautiful ambience with delicious food

Indulge in an intimate meal with your loved one or an evening out with your friends at the terrace cafeteria. The warm ambience, range of foods and drinks ensure that you get a fine-dining experience in a cosy place.



Flexible body, flexible mind.

Take a pause, close your eyes, take a deep breath and clear the inevitable stress of everyday life. The dedicated outdoor gym on the terrace with modern equipment helps you stay in touch, not just with your body, but also mind.

CLUB ROYAL



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.



Facilities and Features

Clubhouse

- Reception
- Facilities Management Office
- Banquet / Multi-purpose Hall
- Air Conditioned Gym with Access Control Doors
- 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

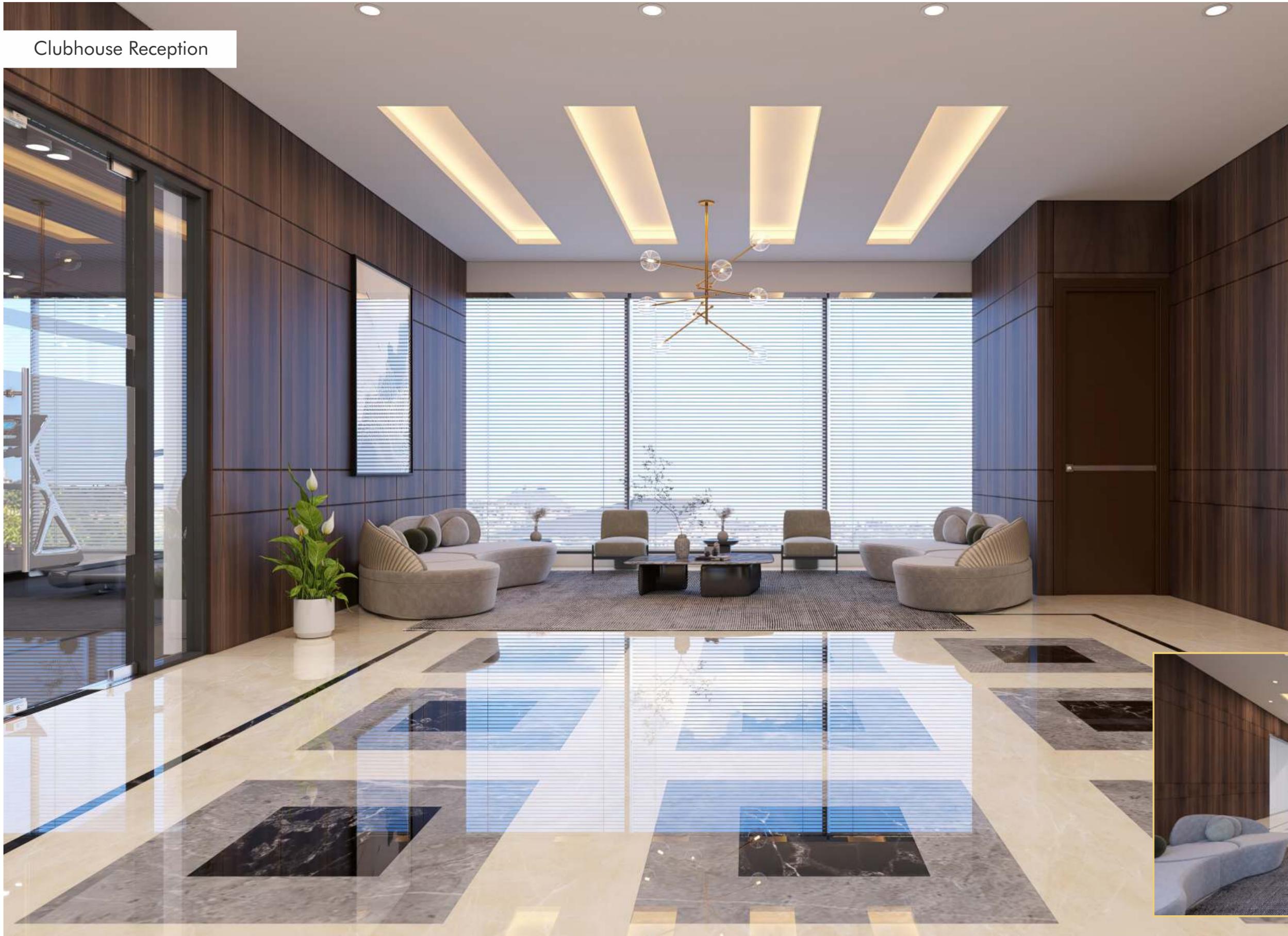
Ground Floor

- 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

Clubhouse Reception



Feel Welcomed by the Space

Meet visitors or strike up a conversation with your neighbor in an elegant and inviting space. With a spacious and dedicated reception, the clubhouse in the community makes every experience exclusive.



Reception Lobby



Stay motivated to workout, daily.

Make exercise a habit, find that push you need to get up and get started with our fully equipped gym. Inspiring you to kick-start your fitness journey, it gives you the urge to up your fitness game and become strong & healthy.



Air-conditioned Gym



Fill your life with cherishable moments

Make your every event special and memorable with a spacious & exclusive venue. The state-of-the-art banquet hall with garden in the community adds warmth and elegance to your celebrations with its cozy spaces.



Multipurpose Hall



Grab the best seat at the theatre

Delve into an old classic with your family or a latest blockbuster with your best friends, in the comfort of our own home. The home theatre offers multiple seating options for the whole family to enjoy a night in.



Let the sun not stop your fun

Play a game with your friends or teach your children about various indoor games. Find one game that will be the most fun for your family and get playing.





Guest Suite



Host your guests in style

Make your guests feel welcomed by treating them to an ideal, relaxing space. Serene, tranquil guest rooms at Royal Pavilion create a cozy & comfortable experience for your visitors and give them a home like feel.



Make reading a daily habit

Join a reading group, meet like minded people, bond with others and feel more connected to life. Explore fun and engaging activities that make you work as a team and create a sense of belonging with the people.



Join the seniors club

Spend time with your senior colleagues, make some new friends, chat about the beautiful old days and do something fun together. The Senior Citizens Lounge ensures you lead a happy and relaxed retired life.



Give kids a captivating childhood

Engage your kids in play-based, educational activities and help them learn important life skills in a safe, caring environment. The creche in the community has everything you need to make your kid's childhood cherishable.



Catch up with all your beauty needs.

Get away from the stresses of daily life and enjoy a day all to yourself at the relaxing spa/saloon. With comforting aesthetics, every aspect in the clubhouse is tailored to make you unwind and relax.



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.

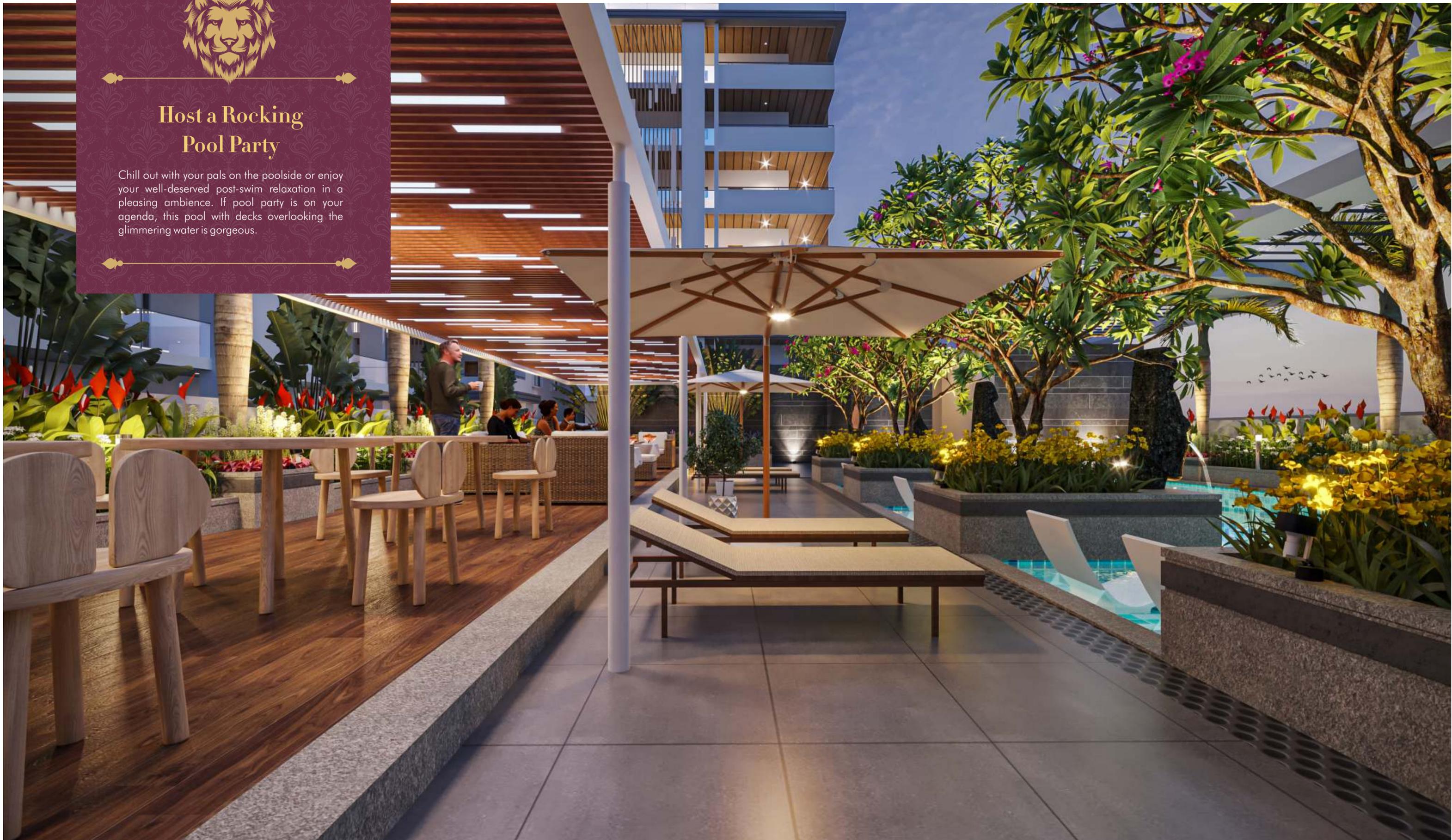


Terrace Pool



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.



Pool Deck Area



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



Samasthi 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.



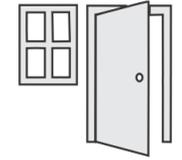
WALL FINISHES

External

: Asian Paints or equivalent make painted over Birla Wall textures.

Internal

: 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

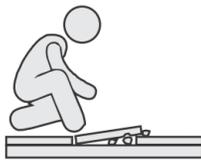
: Designer teak veneer finished door with WPC frame finished with melamine polish and fitted with good quality branded hardware.

Internal Doors

: WPC 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

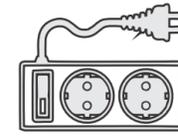
Anti-skid ceramic flooring and glazed ceramic tiles for dadoing
Wall or floor mounted EWC in all bathrooms, wash basins in toilets, wall mixer with shower of Jaquar, Grohe or equivalent make.

All C.P and sanitary fittings of reputed make.

Provision for geysers and exhaust fans in all bathrooms.



SPECIFICATIONS



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.



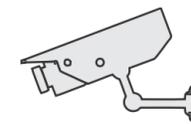
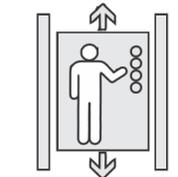
TV/ TELECOM / INTERNET

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

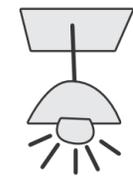
Kone or equivalent make 12 Passenger capacity with auto door
Service lift of Kone or equivalent make for each block.

CAR PARKING

Covered car parking.

CC CAMERAS

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



COMMON FACILITIES

External Lighting

Light posts with lamp fittings, energy saver lights for external staircase and corridor lighting.

Landscaping

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.

Terrace swimming pool with change rooms.

Gas Bank & STP



NIKHILA CONSTRUCTIONS AND DEVELOPERS

Nikhila Constructions and Developers established in 2005, has excelled in gated-community and affordable apartment projects which offer a sustainable balance between affordability and luxury. With an aspiration to build homes with global standards and environmental responsibility by embracing newer technologies and design solutions

“At Nikhila Constructions, we are committed to high integrity, transparency, and quality which makes us the preferred choice of the intelligent buyers”



PROJECT CONSULTANTS

ARCHITECTS



STRUCTURAL



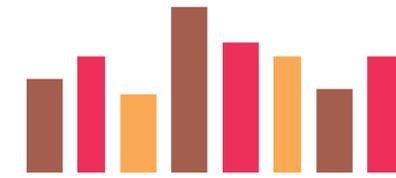
MEP



LANDSCAPING



NEW MEDIA



COMPLETED PROJECTS IN MOKILA



VIVANTA CENTRAL COURT
Luxury Residential Apartments @ Mokila



VIVANTA CENTRAL COURT ANNEX
Luxury Residential Apartments @ Mokila



Vivanta Pride
My Home! My Pride @ Mokila



VIVANTA beyond urban living
Urban Farmhouses & Plots @ Shankerpally



**NIKHILA CONSTRUCTIONS
AND DEVELOPERS**

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

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