

A project by

MECQUERYTM
Constructions



PRECIOUS.
And **BEAUTIFUL.**

MECQUERY

Royal Apal

Born to impress

2 BHK LUXURY
APARTMENTS | @YAPRAL

MECQUERY Royal Opal

Born to impress



VALUABLE. And MAGNIFICENT.

If you've always thought that simplicity and luxury rarely come together, it's about time you change the way you think. For we are about to unveil a set of simple yet splendid homes that have the warmth of a small place, and the feel of a large community. It's more the kind of home you've wanted to cherish for an entire lifetime. Come enjoy the luxury that adds value to life. A home that goes by the enchanting name of **Royal Opal**.





2 BHK
3D VIEW

West Face
Flat No.1 & 2

WORTHY. And BALANCED.

In times when space has become a premium, **Royal Opal** comes as a breath of fresh air and treasured living. Being home to just four 2 BHK homes on each floor of sizes 1212 sft and 1220 sft, each unit is designed to be worthy of its design. If you have been seeking a fine balance of ventilation and light, you could choose from one of the four apartments here. If that's not enough, there's the advantage of smart space planning that's gone into each unit. So in all, you'll find your investment to be a balance of space and planning.



2 BHK
3D VIEW

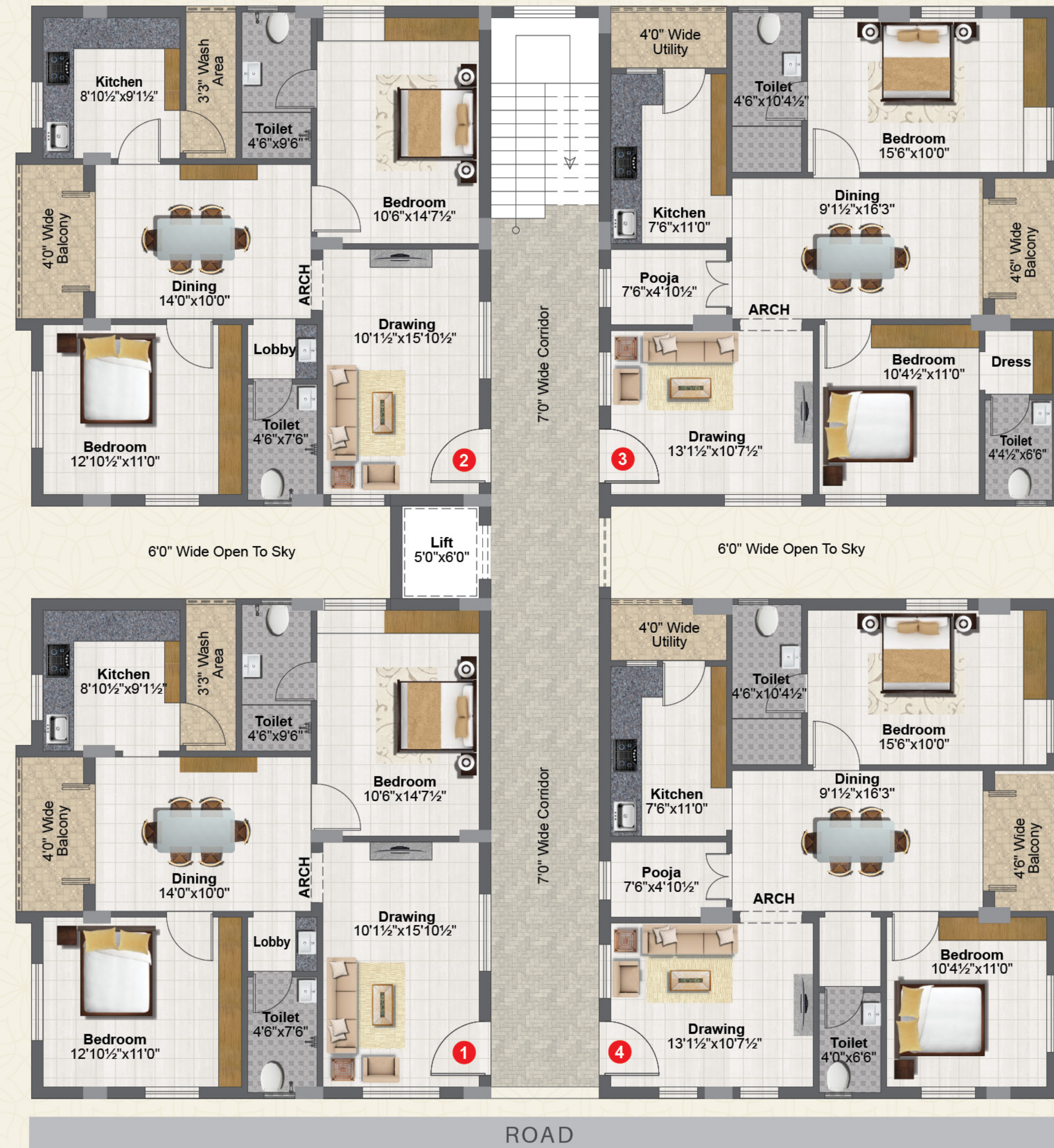
East Face
Flat No.3 & 4

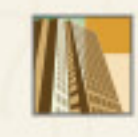
Area Statement

Flat No.	1	2	3	4
Type	2 BHK	2 BHK	2 BHK	2 BHK
Area in Sft.	1220	1220	1216	1216



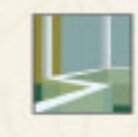
TYPICAL FLOOR PLAN





STRUCTURE

RCC-framed structure.



SUPER STRUCTURE

9"external walls and 4 1/2" internal walls of red bricks.



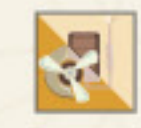
DOORS & WINDOWS

Teakwood frame with designer shutter for main door. Teakwood frames with designer flush shutters for bedroom. UPVC, windows with mesh Alfine equivalent.



TOILETS

Non-skid ceramic tile flooring and glazed tiles for wall dadoing up to door height in all toilets.



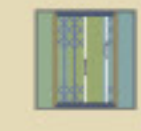
POWER BACK-UP

100% DG back-up for common areas and inside flats excluding ACs, geysers and 15-amp sockets.



PAINTING

Advacal emulsion with putty finish for interior walls and ceiling of Asian or equivalent. Textured finish for exteriors as per architectural specifications. Polish for main door and enamel paint for all other doors.



LIFT

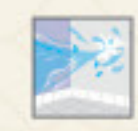
6-passenger automated lift of Johnson or Kone make with front granite/tiles.

SPECIFICATIONS



FLOORING AND DADO

Granite flooring in corridors and lobbies. 800 x 800 vitrified tiles in hall. Dining and remaining bedrooms (Rak / AGL or equivalent). Glazed ceramic tile dado upto 7-0" height in all bathrooms with tiles (Rak / AGL OR equivalent).



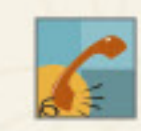
WATER-PROOFING

For all toilets and wash areas.



ELECTRICAL

PVC-insulated wires of premium make of Anchor, Havells, power outlets for geysers in all bathrooms. Power plug for cooking range, chimney, refrigerator, microwave ovens, mixer/ grinders in kitchen. Plug points for refrigerator and TV wherever necessary, 3-phase supply for each unit and individual meter boards. Distribution boards and MCBs of premium make, L&T Premium switches. Provision for airconditions in all bedrooms.



TELECOM

Telephone points in living area.



CABLE TV

Provision for cable connection in master bedroom and living room.



INTERNET

Provision for internet connection in living room.



KITCHEN

Granite platform with stainless steel sink with provision for RO and bore water connection with provision for fixing water purifier. Ceramic tile dado upto 2 feet height above kitchen granite platform. Provision for fixing exhaust fan and chimney.



PLUMBING AND SANITARY

EWC with flush tank of Cera or equivalent. Wash basins in dining, master and children's toilet of Cera or equivalent make. Single lever fixtures with shower of Cera or equivalent make. CPVC pipes for plumbing of premium make, Ashirvad pipes for geysers in all bathrooms.



NOTE

Registration charges, GST and any other taxes applicable as per government norms to be borne by customers only.

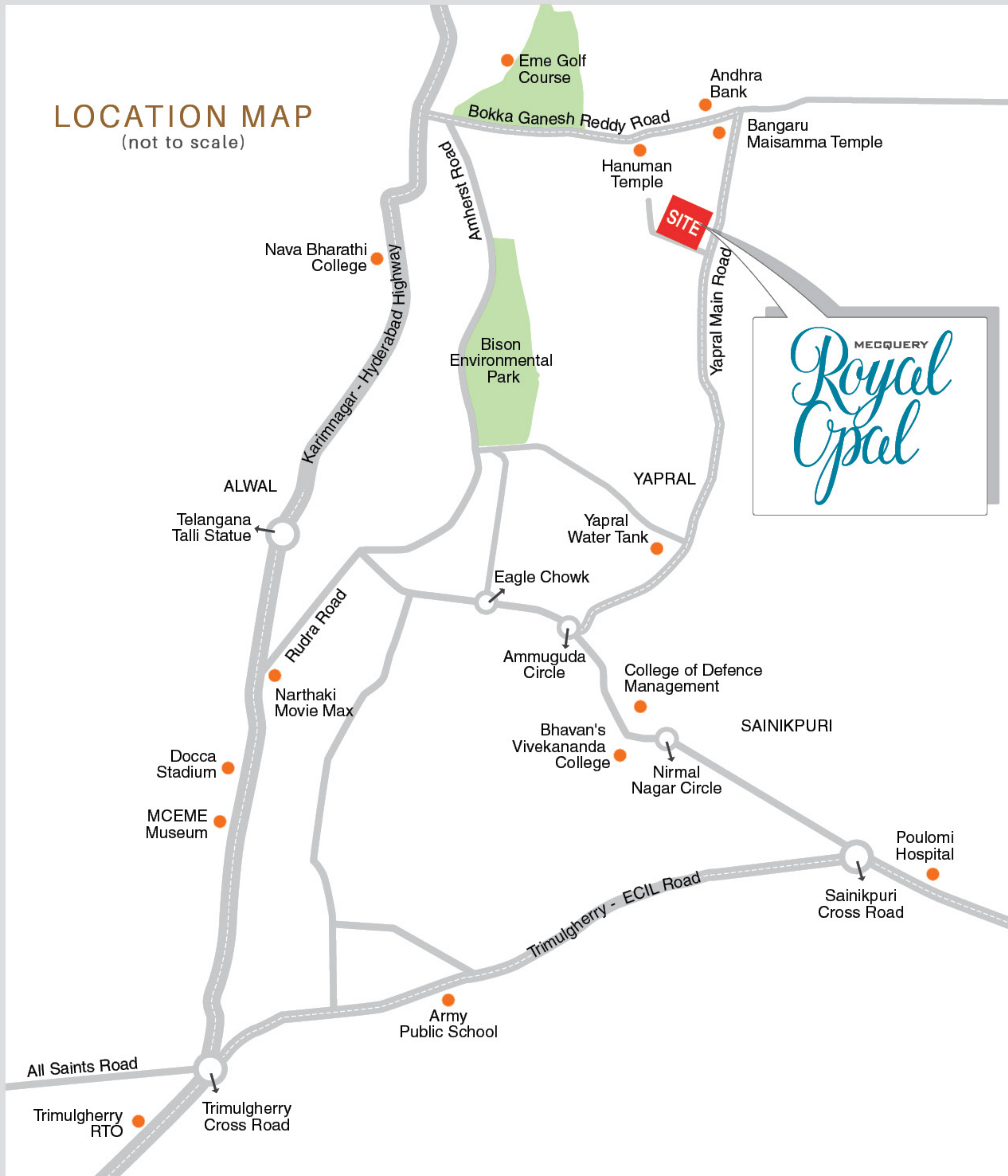
AMENITIES & FEATURES



- 2 BHK luxury apartments
- Ideal location
- Quality construction
- Power back-up generator
- Excellent ventilation
- 100% Vaastu
- No common walls
- Rain water harvesting pit
- Designed landscape
- Solar fencing



LOCATION MAP (not to scale)



Builders & Developers

MECQUERYTM
Constructions

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Note : This brochure is only a conceptual presentation of the project and not a legal offering.
The promoters reserve the right to make changes in plans, specifications and elevation as deemed fit.

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