

EXPERIENCE
ROYALNESS



WHERE DISTINCTION MEETS ARISTOCRACY

A PROJECT BY



GREEN EDGE
DEVELOPERS

RERA : PRM/KA/RERA/1251/446/PR/080822/005145

PRIME
LOCATION

3 ACRES

100% LAND OWNED
BY GREENEDGE
DEVELOPERS

CLOSE TO EAST
LALBAGH



EXPERIENCE REFINED

OPUIENCE



Royal View is the quintessential residence designed to provide beauty, comfort and relaxation. We bring to you the perfect haven, skill-fully designed to ensure that luxury city living reaches iconic levels.



LIVE LIFE
KING SIZE



With robust social infrastructure and amazing connectivity, this expansive cosmopolitan development offers a lifestyle that grandly matches its location near Whitefield, Bengaluru's most sought-after 'IT & Financial Corridor'.

At Royal View, every amenity is considered to add value to your living. Don't miss the remarkable opportunity to live in the midst of greenery, steps away from the schools, hospitals and IT companies.

237
UNITS
(308 UNITS)

11
FLOORS
(B+G+14 FLOORS)

3
WINGS WITH
2, 3 & 4 BHK

2
LEVELS OF CLOSED
CAR PARKING



THE SUAVE EMBODIMENT OF YOURSELF



15400

SQ.FT. OF CLUBHOUSE

76%

OPEN SPACE

2 BHK

1240 - 1295 SQFT

3 BHK

1405 - 1780 SQFT

4 BHK

2125 SQFT

ICONIC ADDRESS. OF THE ELITE

Royal View enjoys close proximity to Hope Farm Junction while the Whitefield Railway & Metro Station provides excellent commuter links. Additionally, the future perfect neighbourhood of Old Madras Roads & upcoming Peripheral Ring Road ensures that you are in the epicentre of capacious modern living.





CHOOSE FROM A RANGE OF 2, 3 & 4 BHK HOMES CRAFTED TO BE AS UNIQUE AND AS AMAZING AS YOU.

Be ready to be astounded at Royal View. Feel the gentle breeze, relax your weary mind and refresh your soul. Royal View Apartments embody the interests and the lifestyle of the people we believe will want to live there by combining urbane design, high-quality standards and features.

We have designed pedantic living spaces that will reflect an ultra-luxurious social standing and build an enviable reputation amongst family and friends.

ADD VIGOUR TO LIFE





FROM THE VERY INCEPTION OF AN IDEA, OUR DESIGN AND CONSTRUCTION EXPERTS WORK COLLABORATIVELY TO ACHIEVE THE HIGHEST ARCHITECTURAL STANDARDS IN OUR APARTMENTS. WE DELIVER UNIQUE AND UNFORGETTABLE PROJECTS THAT RESPECT AND ENHANCE THEIR SURROUNDINGS.



TAILORED TO
HIGHEST STANDARDS



Exclusive in the area the Twin Towers are all set to create waves in Bengaluru for striking a fine balance between aesthetics and utility. From sophisticated exteriors to immaculate interiors, you'll find a masterpiece that you can call home. Choose from a range of 2, 3 & 4 BHK homes crafted to be as unique and as amazing as you.

35+

MODERN AMENITIES

6-12

FEET OF OPEN SPACE
BETWEEN UNITS

500

METERS TO EAST LALBAGH
& PRR

GOD'S EYE VIEW



With specifically planned layouts we make certain that you have more green space to stretch your legs and more open sky to fill your lungs with fresh air.



A NEW WAVE OF EXEMPLARY LIVING

MASTER PLAN

Ground Floor Amenities

- 01 Entrance Portal
- 02 Special Paving
- 03 Seating Alcove
- 04 Mini Amphitheater
- 05 Trellis Over Ramp
- 06 Fire Tender Driveway
- 07 Visitor's Car Park
- 08 Entry to Club House
- 09 Multi Purpose Court
- 10 Sports Trellis
- 11 Volley Ball Court
- 12 Kid's Play Area
- 13 Care Taker Pavilion
- 14 Play Lawn
- 15 Urn Water Feature & Seating
- 16 Assembly Plaza
- 17 Party Lawn W/Seater
- 18 Out Door Exercise Station
- 19 Meandering Path & Pavilion
- 20 MS Trellis W/ Creeper
- 21 Yoga Floating Deck W/Water feature
- 22 Old Folks Plaza
- 23 Reflexology Path
- 24 Chess Plaza
- 25 Service Yard

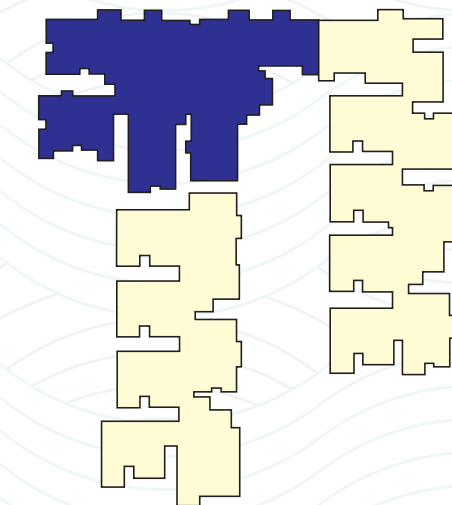
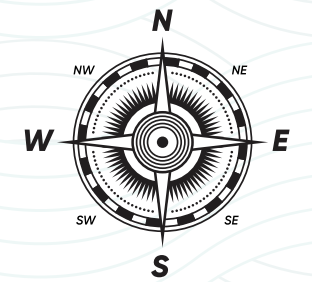
First Floor Amenities

- 26 Cricket Practice Net
- 27 Open Play Lawn
- 28 Pathway / Jogging Track
- 29 Pool Deck
- 30 Kid's Pool
- 31 Swimming Pool
- 32 Timber Deck
- 33 Pool Area Pavilion
- 34 Ramp & Steps
- 35 party Lawn Area
- 36 Entry to Blocks
- 37 Open Air Theater
- 38 Stage & Feature Wall
- 39 Kid's Play Area
- 40 Resting Pavilion
- 41 Palm Court Seaters
- 42 Private Garden
- 43 Tensile Canopy
- 44 tot-Lot Sand Pit



TYPICAL FLOOR PLAN

WING A



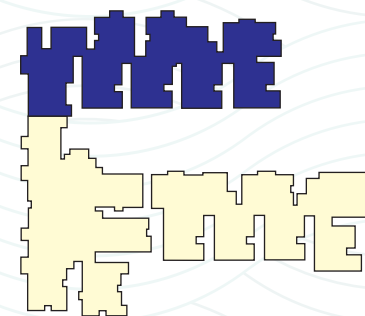
Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	EAST	1144	250	1780
02	WEST	830	161	1265
03	EAST	812	165	1250
04	WEST	830	161	1265
05	EAST	829	140	1240
06	EAST	1045	136	1510
07	EAST	1143	216	1740



TYPICAL FLOOR PLAN

WING B

Flat No.	Facing	Carpent Area	Wall & Blcny	Super BUA
01	EAST	1350	310	2125
02	NORTH	861	166	1295
03	WEST	861	166	1295
04	WEST	948	249	1535
05	EAST	933	232	1490
06	EAST	933	165	1405
07	EAST	933	165	1405
08	EAST	933	165	1405

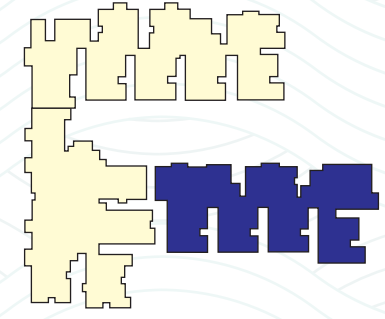




TYPICAL FLOOR PLAN

WING C

Flat No.	Facing	Carpet Area	Wall & Blcny	Super BUA
01	WEST	946	209	1450
02	WEST	946	209	1450
03	NORTH	997	320	1685
04	EAST	933	232	1490
05	EAST	933	165	1405
06	EAST	933	165	1405
07	EAST	933	165	1405



CLUB HOUSE FLOOR PLANS



GROUND FLOOR

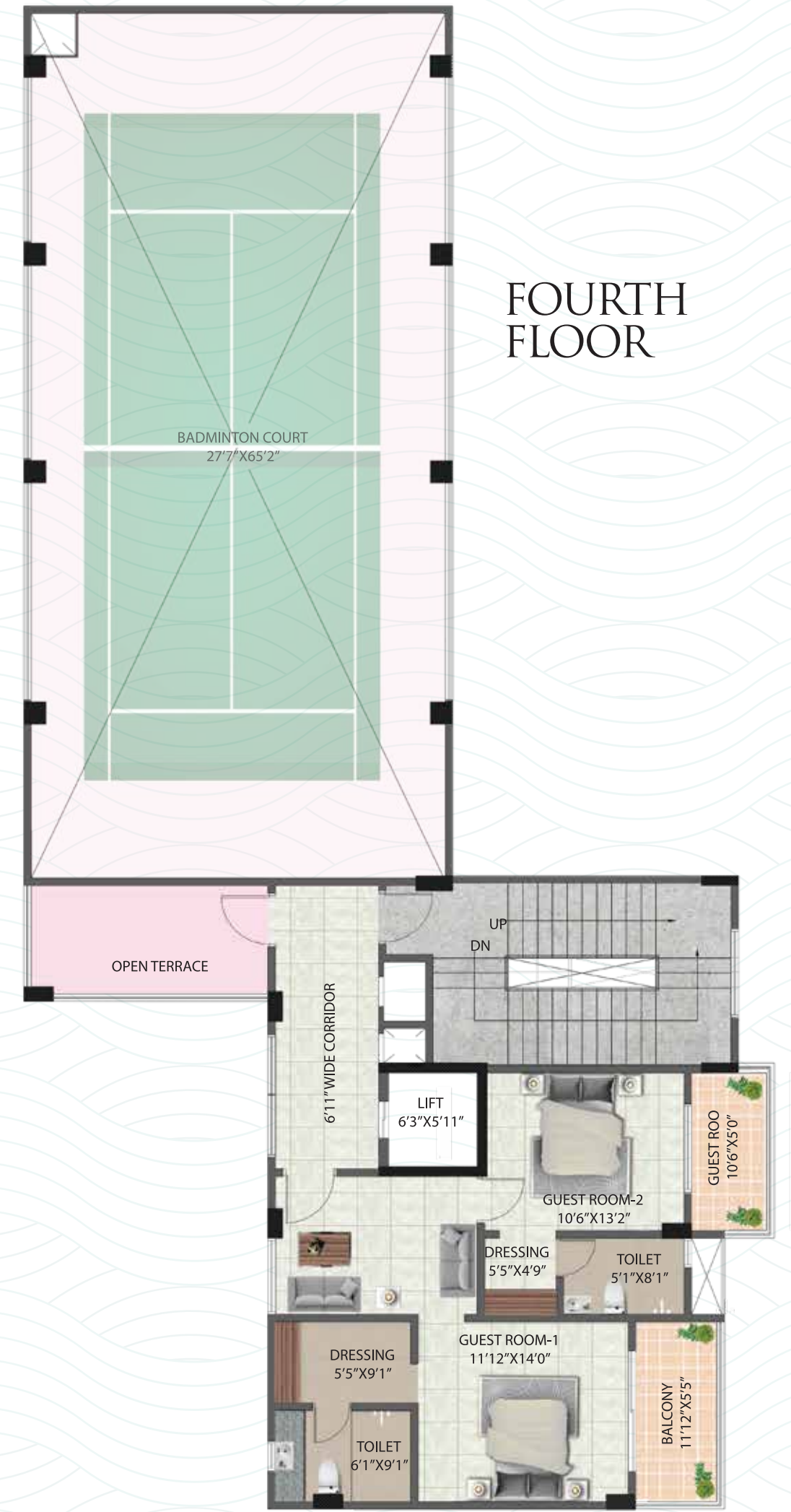
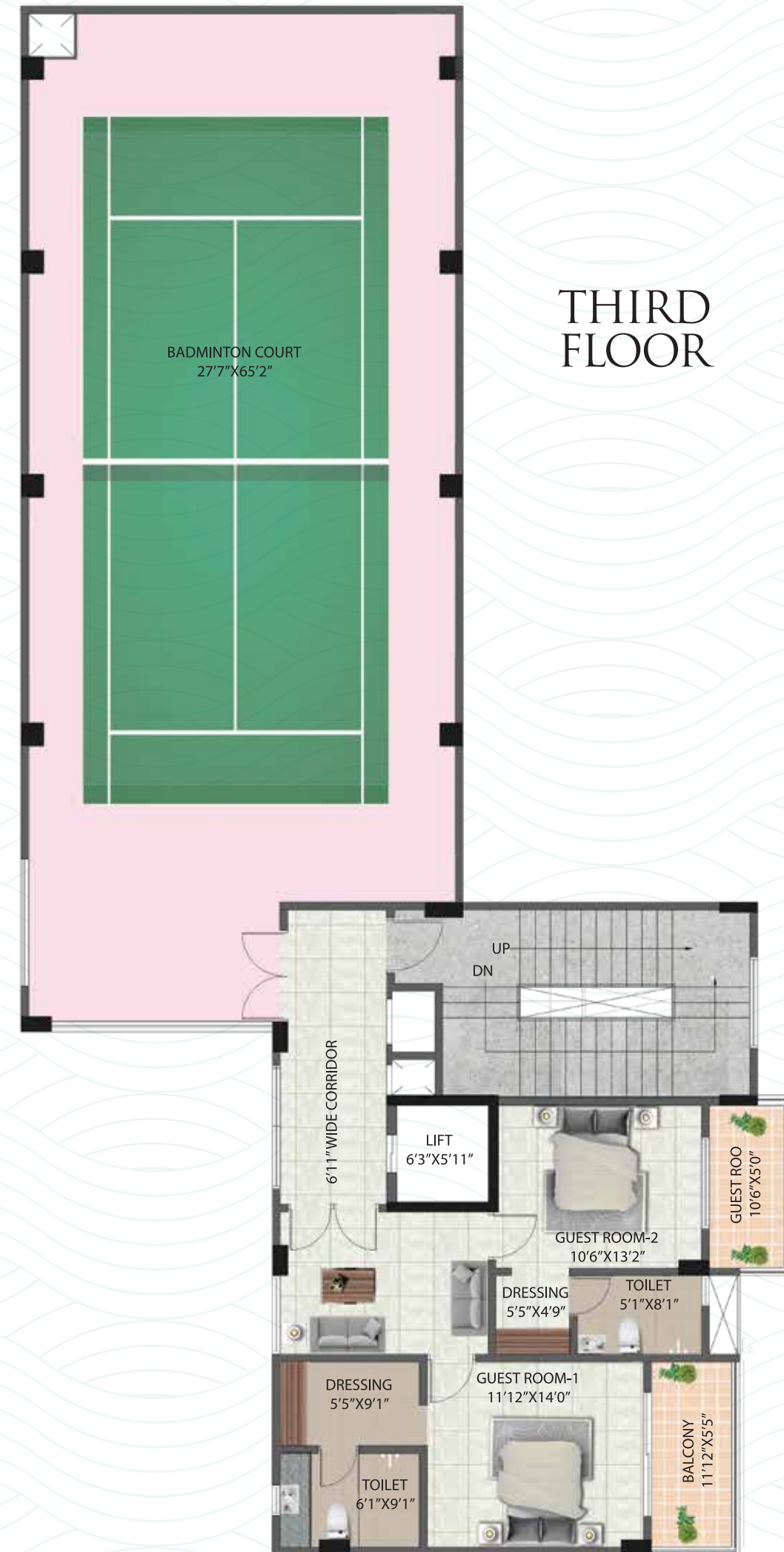
CLUB HOUSE PLAN

A home of your dreams and wishes. The magnificent building, aesthetically designed 2 to 4 BHK and spacious bedrooms. A lifestyle that fulfils your thought of high-living in a luxurious home. Providing the best of contemporary touch and a spectacular view of the city, Royal View is a beauty with a touch of luxury.





CLUB HOUSE FLOOR PLANS





WING B
3
BHK
FLAT : B6, B7, B8

ENTRY



WING C
3
BHK
FLAT : B5

ENTRY

WING B
3
BHK
FLAT : B4



ENTRY

WING C
3
BHK
FLAT : C3



ENTRY

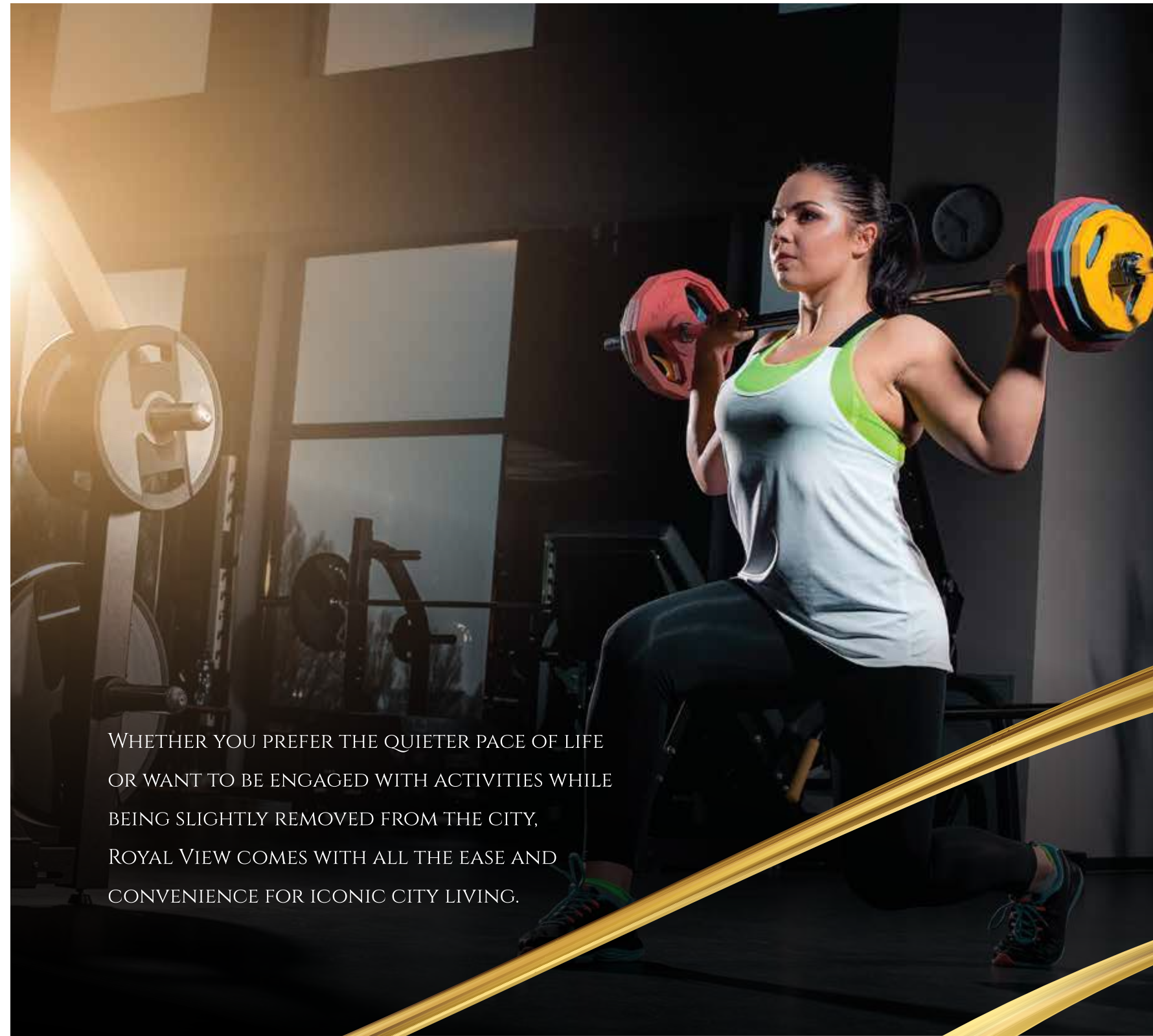
LIVE IN THE MOMENT

A lifestyle that dwells into a stress-free living and cherish the memories every single day. Impeccable quality, unmatched amenities and an exclusive residential space redefines the royalty in every possible way.

Royal View is a redefined distinct royal character where one gets carried away by the royalty and live in the moment of luxury



WORLD- CLASS CLUBHOUSE

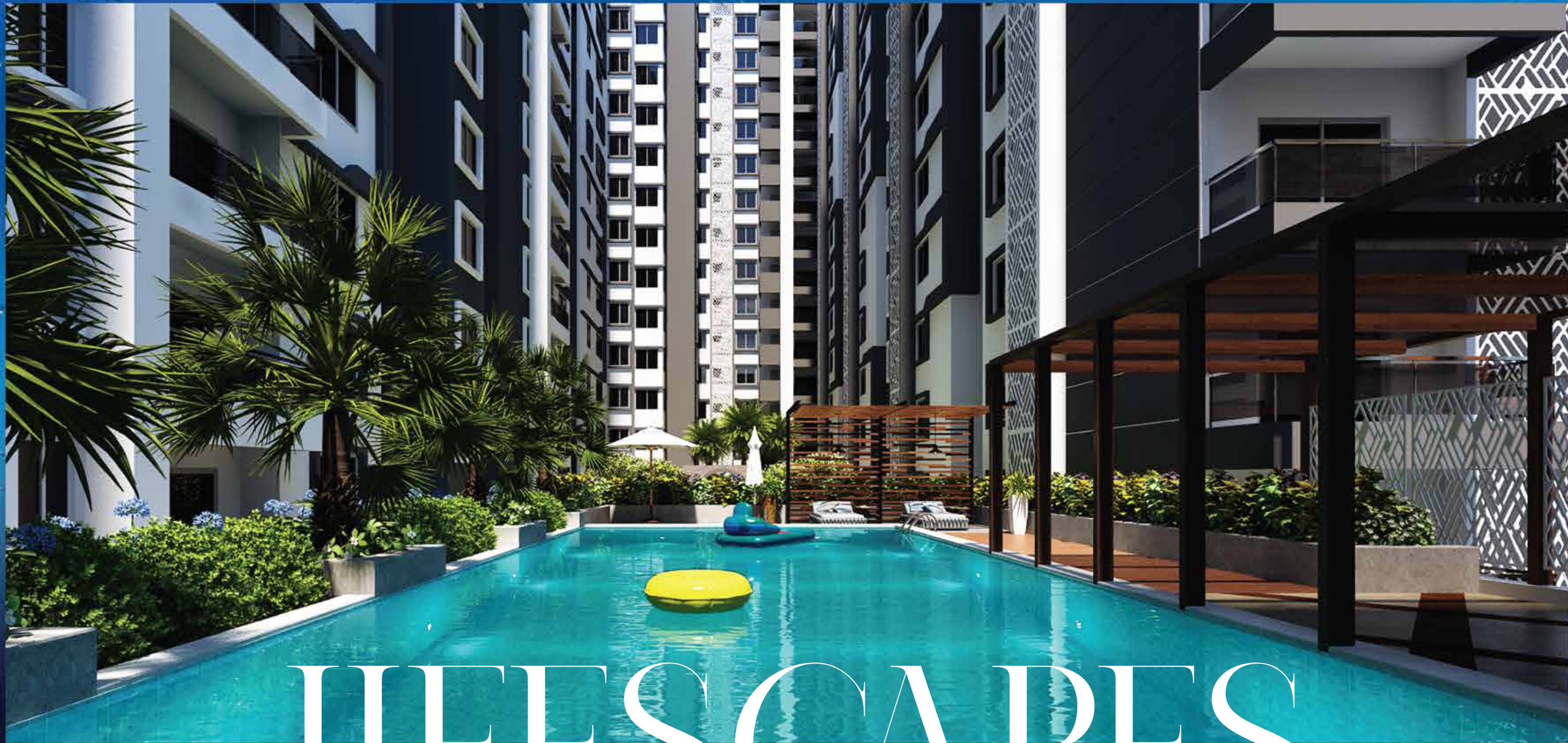


WHETHER YOU PREFER THE QUIETER PACE OF LIFE OR WANT TO BE ENGAGED WITH ACTIVITIES WHILE BEING SLIGHTLY REMOVED FROM THE CITY, ROYAL VIEW COMES WITH ALL THE EASE AND CONVENIENCE FOR ICONIC CITY LIVING.



Indulge in grandeur living with our exceptional clubhouse, where luxury and comfort merge.

The exclusive clubhouse is featured by its elite facilities that encourage interactions, and yet has adequate privacy for all.



LIFESCAPES



The Royal View is a positive place with happy vibes. Step out to the nature, ensconced in a play of vividness of greenery and the flora. Experience an outdoor as exciting as the cozy world of indoors and let life happen engulfed in the splendor of nature's colors. Let the excitement spill over inside-out.

REJUVENATE



CHILDREN'S
PLAY AREA



SWIMMING
POOL



BADMINTON
COURTS



INDOOR
GAMES



JOGGING
TRACK



INDOOR
GYM



CRICKET PRACTICE
PITCH



YOGA DECK



HALF BASKETBALL
COURT



WAITING
LOUNGE



MINI
AMPHI-THEATRE



ELDERLY PARK



WORK SPACE



GUEST ROOMS



PARTY LAWN

The Clubhouse at Royal View, is the house of life and laughter. Conceived by renowned architects and designers as a holiday retreat, the clubhouse is featured by its exclusive wing of designated activities connected by a common core that encourage interactions, family and social bonding and yet have adequate privacy for all.



ARIEL COURTYARD VIEW

SPECIFICATIONS

Dwell in luxury and experience the blend of grandeur and comfort of living spaces crafted to delight the inhabitants.

With the best-in-class facilities and amenities, you will be able to live an ultra-luxe life and carve out memories in the company of your loved ones.



STRUCTURE

R.C.C. framed structure with solid cement concrete block masonry.



HAND RAILING

Balcony
M.S railing/Glass
Staircase (common area)
M.S railing



PAINTINGS

External
Textured /smooth finish and two coats of exterior emulsion paint.
Internal
Smooth putty finish with two coats of premium emulsion paint for walls and acrylic emulsion paint for ceiling over a coat of primer.



DOORS

Main doors

Engineered hardwood frame with designer shutters of 38 mm thickness with melamine polish finished on both sides.

Internal doors

Engineered hardwood frames with designer shutters of 38 mm thickness with enamel paint finished on both sides.

French doors

UPVC door systems with sliding shutters provision for mosquito mesh.

Windows

UPVC window systems with safety grills (M.S) and provision for mosquito mesh. All Hardware of reputed make.



FLOORING

Ground Floor Lobby

Granite flooring

Staircases/Corridors

Vitrified tile flooring

Living, Dining, all Bedrooms & Kitchen

800 X 800 mm size double charged vitrified tiles.

Bathrooms

Satin finish ceramic tile flooring



KITCHEN

Provision for softened water outlet.



PLUMBING

Basement

Cement concrete power trowelled with a smooth finish.

All Balconies/Utilities

Rustic ceramic tiles.

Dadoing in Kitchen

Glazed ceramic tiles dado up to 2' height above kitchen platform.

Bathrooms

Glazed ceramic tile dado up to False-Ceiling height.

Utilities

Tiles dado up to 3' Height

Drainage/sewage: PVC pipes & fittings

Water supply (Int & Ext): CPVC or UPVC pipes & fittings.

SPECIFICATIONS COMMON TO BUILDING COMPLEX



TELECOM / INTERNET/ CABLE TV

Provision for internet, DTH, telephone & intercom



LIFTS

One Eight passengers & one thirteen-passenger Lift for Each Block with an auto rescue device with V3F for energy efficiency. (Schindler or Equivalent make)



WTP & STP

Softened water is made available through an exclusive water treatment plant (in the case of bore water). A sewage treatment plant of adequate capacity as per norms will be provided inside the project, treated sewage water will be used for the landscaping/flushing purpose.



SECURITY

Round-the-clock security system. Intercom facility to all apartments connecting to the security room. Panic button and intercom are provided in the lifts. Surveillance cameras at the main security and entrance of each block.



OTHER FEATURES

Car Wash Station.
Electric Car Charging Station at one place.



BATHROOMS

Granite counter for washbasin in master bedroom toilet.

Wall-mounted EWC with the concealed flush tank. Single lever diverter cum shower.

Sanitary

TOTO or Cera or equivalent.

C.P Fittings

Grohe or Jaquar or equivalent.



ELECTRICAL

Concealed copper wiring of Havells or polycab or equivalent.

Modular switches: Northwest or equivalent.

Power outlets for air conditioners in all bedrooms.

Power outlets for geysers and Exhaust Fans in all bathrooms.

Power outlets in kitchen for Hob, chimney, refrigerator, microwave oven, mixer and washing machine in utility area.

DG backup 1 KVA per flat.

100 % DG backup power for Lifts, Pumps & lighting in common areas.

NEIGHBORHOOD

Escape the chaos of the city and immerse yourself in the perks of a premium lifestyle that open up greater opportunities for quaint living with Royal View @ Kannamangala, Off Whitefield-Old Madras Road, Whitefield, Bangalore.

SHOPPING

- SBR INOX - 4 MINS
- ORION UPTOWN - 5 MINS
- PARK SQUARE MALL - 9 MINS
- FORUM VALUE MALL - 14 MINS
- INORBIT MALL - 14 MINS
- VR MALL - 16 MINS
- PHOENIX MALL - 16 MINS

HOTELS

- SHERATON 4 POINTS - 12 MINS
- TAJ VIVANTA - 13 MINS
- THE DEN - 15 MINS
- JW MARIOT HOTEL - 16 MINS
- FAT CHEF - 17 MINS
- HOLIDAY IN - 17 MINS
- MAINLAND CHINA - 18 MINS
- GINGER HOTEL - 18 MINS
- ZURI - 16 MINS

SCHOOLS

- VIBGYOR - 5 MINS
- NATIONAL PUBLIC SCHOOL - 5 MINS
- CHRYSLIS - 5 MINS
- PNC & ZEE - 10 MINS
- MVJ COLLEGE OF ENGINEERING - 13 MINS
- DEEN ACADEMY - 15 MINS
- GREENWOOD HIGH SCHOOL - 15 MINS
- DELHI PUBLIC SCHOOL - 16 MINS
- WHITEFIELD GLOBAL SCHOOL - 12 MINS
- RYAN INTERNATIONAL SCHOOL - 20 MINS

HOSPITALS

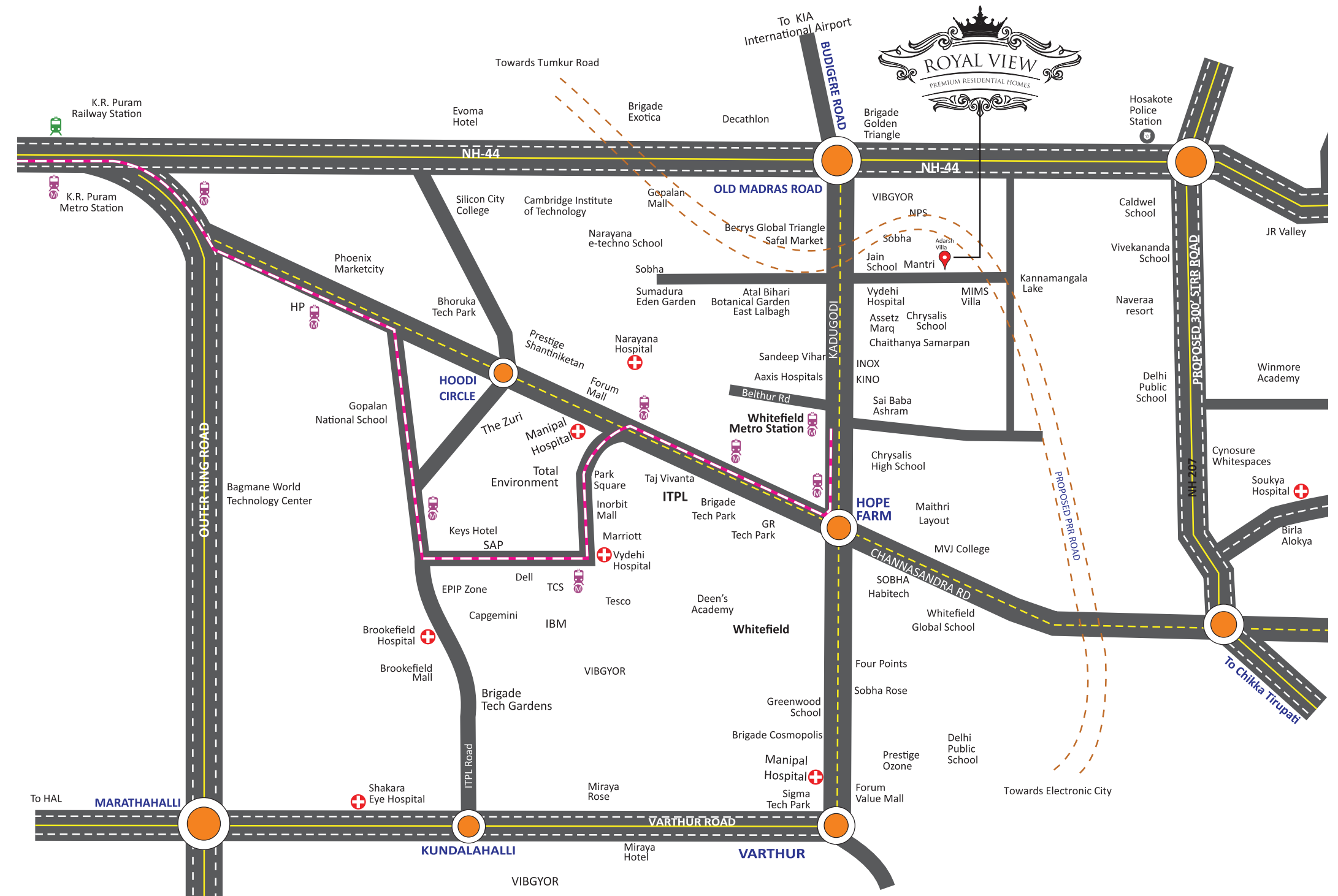
- AXIS HOSPITAL - 5 MINS
- SATHYA SAI SUPER SPECIALITY HOSPITAL - 15 MINS
- NARAYAN MULTISPECIALTY HOSPITAL - 16 MINS
- VYDEHI HOSPITAL - 17 MINS
- MANIPAL HOSPITAL WHITEFIELD - 17 MINS
- SHANKARA EYE HOSPITAL - 20 MINS
- YASHOMATI HOSPITAL - 20 MINS
- CLOUD 9 CLINIC - 20 MINS
- COLUMBIA ASIA - 16 MINS

OFFICES

- KIADB - 17 MINS
- NOVO NORDISK - 17 MINS
- TESCO - 17 MINS
- TCS - 17 MINS
- ACCENTURE - 17 MINS
- I-GATE - 18 MINS
- L&T - 18 MINS
- UTC AEROSPACE SYSTEMS - 18 MINS
- SAP - 18 MINS
- RMZ - 19 MINS

- CIPLA LIMITED - 3 MINS
- BEARYS GLOBAL RESEARCH - 4 MINS
- SIEMENS LIMITED - 7 MINS
- GRIND WELL - 9 MINS
- GR TECH PARK - 13 MINS
- ITPL - 15 MINS
- UNILVER - 15 MINS
- TATA ELXSI - 16 MINS
- GE - 17 MINS
- BENZ CORP - 17 MINS

LOCATION





GREEN EDGE DEVELOPERS

Green Edge Developers is led by experienced and energetic managers and technicians, focussing on the company's core competencies. Our current signature projects are a testament to their unwavering commitment to improvement and innovation.

Our success continues to be fueled by our core values: quality and perfection and by our goal to deliver luxurious housing projects on time, across hand-picked locations, at honest prices while ensuring that the quality of construction is impeccable. We are passionately committed to delivering happiness through the spaces we build.

Royal View is a distinctive, upscale and expansive residential project by Green Edge Developers. These apartments have been designed for ease and comfort and to ensure that luxury city living reaches iconic levels. Appreciate the premium amenities and discover a new dimension to harmonious living with Royal View.

OUR OTHER NEARBY PROJECTS

SAI SILICON CITY

SAI ARCADE

ELYSIUM

SAI GREEN WOODS



LIST OF
APPROVALS



LIST OF APPROVALS	SANCTION AUTHORITY	DATE OF APPROVAL	APPROVAL NO.
BDA Approval	Bangalore Development Authority	25.04.2022	BDA/NM/AS/AA-1/TS-4/EAST/04/2022-23
Water Permission - PDO	Kannamangala Gram Panchayath	01.10.2021	Seegehalli/20-21
SEIAA	State Level Environment Impact Assessment Authority-Bangalore	14.12.2021	SEIAA 107 CON 2021
KSPCB	Karnataka State Pollution Control Board	13.04.2022	Concent Order:CTE-330887 PCB ID : 119019
FIRE	Karnataka State Fire and Emergency Services	26.11.2021	No: KSFES/NOC/236/2021
AAI	Airport Authority of India	09.09.2021	BIAL/SOUTH/B/081021/566857
BSNL	Bharat Sanchar Nigam Limited	16.11.2021	No: DE/SAN/BG/NOC HRB (S-11)/ 2020-21/66 Dated @BG-41
BESCOM	Bangalore Electrical Supply Company Limited	21.10.2021	No: SEE/BRC/EE (O)/AEE(O)/ F-1(A)/21-22/3423-25

OUR EXCLUSIVE
CONSULTANTS



ARCHITECTS :
DB DESIGN STUDIO

UNIT N0-11, Arya Hub Mall, Hope Farm Junction, Whitefield, Bangalore - 560066

STRUCTURAL :
ALONUM DESIGN
Stone Henge Apartments, #411, 4th floor, JAWAHAR NAGAR, RTC X Roads, Hyderabad - 20

LANDSCAPE :
SANA LANDSCAPE STUDIO
#3, Manjushree Building, Anjaneya Temple, 2nd cross, BTM 1st Stage, Bangalore – 560029

MEP :
GREETS BUILDING SERVICES PVT. LTD.
#177, 9th Main Rd, Sector 7, HSR Layout, Bengaluru - 560102



Site Address

Sy.no:186, On Sai Baba Ashram Road, Near East Lalbagh,
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