

unravel an

*Eternal life...*



a *home*  
where it all  
*begins...*

ROYAL   
**Eternia**  
— Ultra Luxury Residences —

who thought  
you could  
*live so much*  
without  
leaving home...





Images are for illustration purposes only.



*live  
spontaneous*  
surrounded with  
indulgences

Royal Eternia offers you a holistic lifestyle where you can unwind yourself and live on the go by indulging in the various lifestyle amenities comprised in the grand club house.



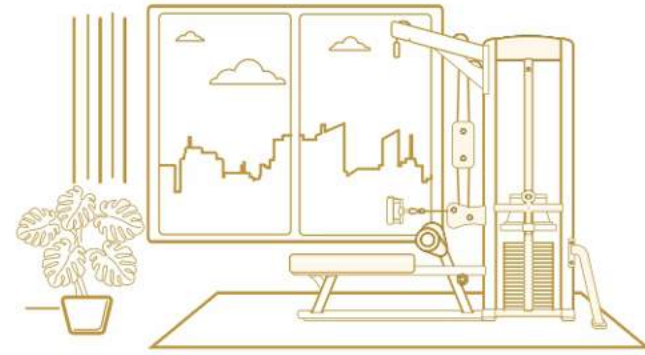
*pamper* yourself  
with *privileges*

Escape the world and experience the bliss provided by the host of facilities that aim to relax and calm your mind, body and soul after the busy schedule of your day. The solace combined with the options to pamper yourself has no parallels which indeed, offers you to make everlasting memories.

**INDULGE IN**

- Mini Theater
- Swimming Pool
- Steam and Sauna
- Jacuzzi
- Massage Room
- Library
- Gush Fountain





*live  
active*  
for a  
healthier lifestyle

To negate the health risks accompanying today's lifestyle, Royal Eternia incorporates the amenities that help you and your loved ones to stay active and fit.



*elevate* your  
*health* goals

The host of areas and facilities designed in the project aim to provide a healthier lifestyle to its residents so that one can cherish the finer moments of life with much more energy and happiness. The amenities try to cater to diverse interests by including indoor as well as outdoor options where you can enjoy these facilities and fulfill your passions and hobbies thus, making you a stronger and better version of yourself.

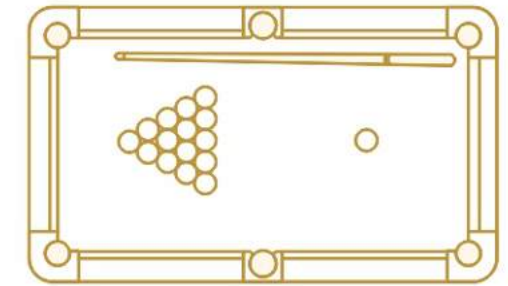


**TAKE ADVANTAGE OF** \_\_\_\_\_

- Yoga Deck
- Warm up Deck
- Open Gymnasium
- Space for Yoga, Zumba & Pilates
- Well Equipped Indoor Gymnasium
- Cricket Pitch
- Badminton Court
- Outdoor Stretching Deck
- Ground Floor Walkway



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*live  
playful*

with your  
loved ones

We understand that games and fun are pivotal part of our lifestyle and hence, Royal Eternia has been designed while keeping exactly that in mind.



*Life is* after all,  
a *game*

Watch your little ones spoil themselves in the amenities specially curated for them which would in turn bring more happiness to all of us together. Apart from these, you can also enjoy your free time with family and friends by getting involved in various games and activities and rediscover your joy in a world of carefree fun.

**SPOIL YOURSELF IN** \_\_\_\_\_

- Kids Pool
- Pickleball
- Indoor Games Room
- Indoor Kids Play Area
- Outdoor Kids Play Area with Sand Pit
- Golf Putting Zone
- Kids Activity Zone





*live  
social*  
and network  
with people

Humans are social creatures and tend to mingle with like minded individuals. Royal Eternia caters to this need as well by providing you ample spaces where you can excel in your social goals and bond with the other residents.



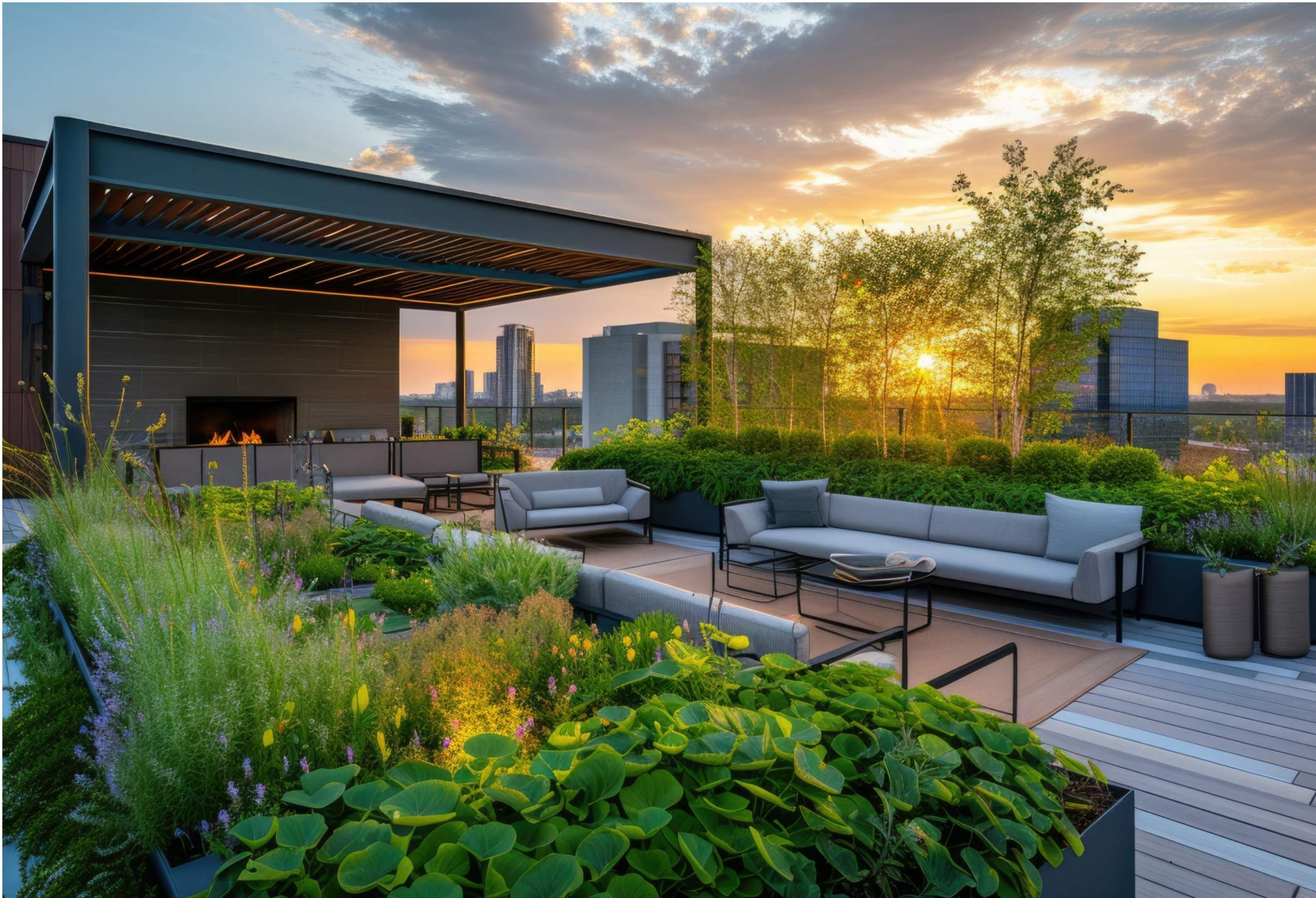
*everyday* is a  
*celebration* here

Be it a casual party, weekend reunions or even a professional meet up, the spaces detailed in the project aim to cater your every need and help you to fulfill your social obligations as well as interests thus, providing a refreshing approach where you, along with your neighbors, colleagues or friends, can become a part of various activities and events.



**STAY CONNECTED AT** \_\_\_\_\_

- Celebration Area
- Conference cum Meeting Room
- Furnished Guest Rooms
- Multipurpose Hall with attached Kitchen Space
- Interactive Seating on Terrace & Ground Floor
- Society Conglomeration Space
- Youth Zone
- Tier Seating
- Gathering Plaza
- Society Office
- Cabana Seating
- Relaxing Deck
- Party Deck



*live  
natural*  
amidst  
peaceful greens

Royal Eternia aims to seamlessly integrate nature with modern spaces in order to nourish your soul and spirit. After all, a home is much more than mere mortar and bricks.



immerse in *grandeur*  
of *green expanse*

The distinguishing concept and a one of a kind design sets this project apart by providing you with ample green spaces on the ground and terrace. Such landscaped spaces planned across the length and breadth of the project have been intricately designed to provide a resort like feel at every sight and this feel, indeed aims to provide a much needed serene environment in today's hassle filled life.

**SOAK IN THE NATURE AT**

- Variegated Plantation on Terrace & Ground Floor
- Aromatic Plantation on Terrace & Ground Floor
- Native Forest
- Fragrant Groves
- Blooming Garden
- Night Garden
- Landscaped Sculpture Court





a *rooftop*  
*terrace*  
like no other

The rooftop terrace in Royal Eternia holds within itself a variety of amenities, socializing spaces and relaxing zones where you can enjoy beneath the sky with your near and dear ones.



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*live  
grand*  
in ultra luxury  
residences

Much like the grand amenities, Royal Eternia offers its professionally designed ultra luxury residences where you witness a captivating architectural philosophy in what you would proudly be calling, your home.



an *abode* that  
fulfills *aspirations*

The spaces in your new home have been designed keeping in mind the needs and requirements of today's lifestyles while also focusing on the ever lasting requirements of proper light and air. We invite you to enjoy a healthier, peaceful and exciting lifestyle in your new home and break away from the mundane.

#### YOUR NEW HOME OFFERS

- Well Planned Layouts
- Spacious Balconies
- Abundant Ventilation and Sunlight
- Generous Kitchen Sizes
- Spacious Living and Drawing Area
- State of the Art Specifications



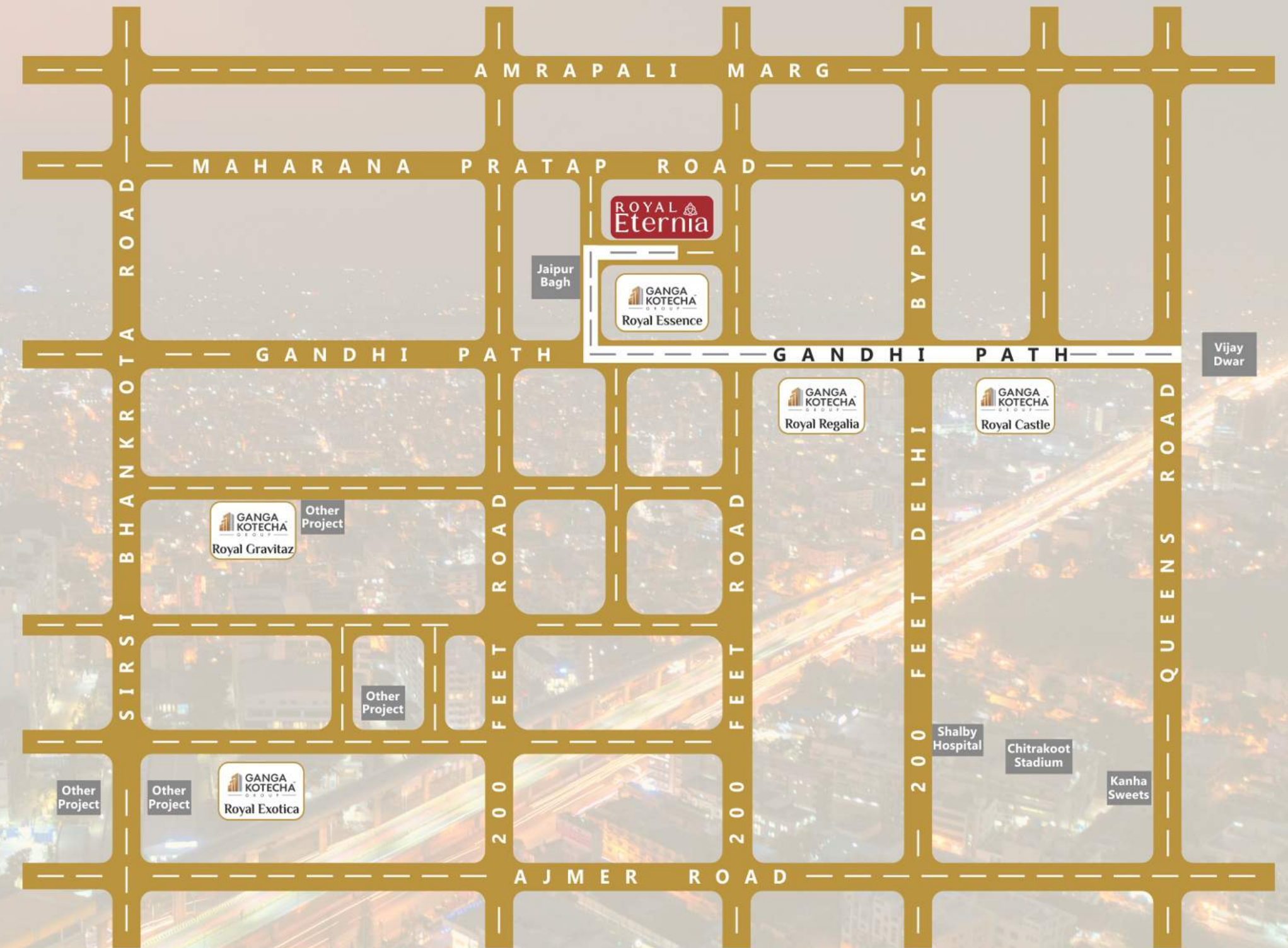


*live  
connected*  
at an  
excelled location

Strategically located at Khasra - 213/4, Gram Kanakpura, Gandhi Path West, Vaishali Nagar Extension, Jaipur, the project aims to deliver easier connectivity and is within the reach of all major landmarks.

#### TAKE ADVANTAGE OF \_\_\_\_\_

- Prime Location of Vaishali Nagar Extension
- Premium Neighbourhood
- Connectivity to railway station, airport and National Highway
- Proximity from schools and hospitals
- Proximity from entertainment and shopping centers
- Proximity from commercial centers
- Serene and peaceful environment



## LEGENDS

- A Welcome Lobby
- B Reception
- C Guest Rooms
- D Mini Theater
- E Indoor Games Room
- F Jacuzzi
- G Massage Room
- H Steam Room
- I Sauna Room
- J Pool Deck
- K Swimming Pool
- L Kids Splash Pool
- M Library
- N Gymnasium
- O Yoga Deck
- P Society Office
- Q Conference Room
- R Corridor
- S Facilities for Men
- T Facilities for Women
- U Multipurpose Hall
- V Pantry
- W Kids Play Area



# ground floor landscaping & recreational amenities



Above rendered plan is provisional and indicative. The promoter/architect reserves the right to alter the scope, nature, extent and/or provision of the amenities shown herein above.

## LEGENDS

- 1 Main Entrance Gate
- 2 Guard Room
- 3 Drop - Off Area
- 4 Visitors Parking
- 5 Driveway
- 6 Entry to Basement
- 7 Native Forest
- 8 Cricket Pitch
- 9 Ramp Crepers
- 10 Stepped Planters
- 11 Shrub Land
- 12 Landscaped Lawn
- 13 Interactive Seating
- 14 Blooming Garden
- 15 Drop - Off Zone
- 16 Multipurpose Lawn
- 17 Night Garden
- 18 Gush Fountain
- 19 Society Conglomeration Space
- 20 Groves & Feature Wall
- 21 Fragrant Groves
- 22 Youth Zone
- 23 Tier seating
- 24 Badminton Court
- 25 Kids Play Area
- 26 Outdoor Yoga Deck
- 27 Outdoor Stretching Deck
- 28 Exit From Basement
- 29 Service Area



# Typical floor plan

## FLAT 404 — 3 BHK

Super Built Up Area 2095  
 Built Up Area 1552  
 Carpet Area 1251  
 Balcony Area 173

## FLAT 405 — 3 BHK

Super Built Up Area 2057  
 Built Up Area 1524  
 Carpet Area 1240  
 Balcony Area 168

## FLAT 406 — 4 BHK

Super Built Up Area 2866  
 Built Up Area 2123  
 Carpet Area 1773  
 Balcony Area 244

## FLAT 407 — 4 BHK

Super Built Up Area 2635  
 Built Up Area 1952  
 Carpet Area 1622  
 Balcony Area 192

## FLAT 408 — 3 BHK

Super Built Up Area 2075  
 Built Up Area 1537  
 Carpet Area 1293  
 Balcony Area 125



ROAD 80 FEET WIDE

## FLAT 401 — 4 BHK

Super Built Up Area 2964  
 Built Up Area 2196  
 Carpet Area 1830  
 Balcony Area 225

## FLAT 402 — 4 BHK

Super Built Up Area 2590  
 Built Up Area 1919  
 Carpet Area 1617  
 Balcony Area 176

## FLAT 403 — 3 BHK

Super Built Up Area 2087  
 Built Up Area 1546  
 Carpet Area 1243  
 Balcony Area 181

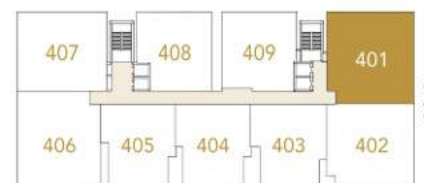
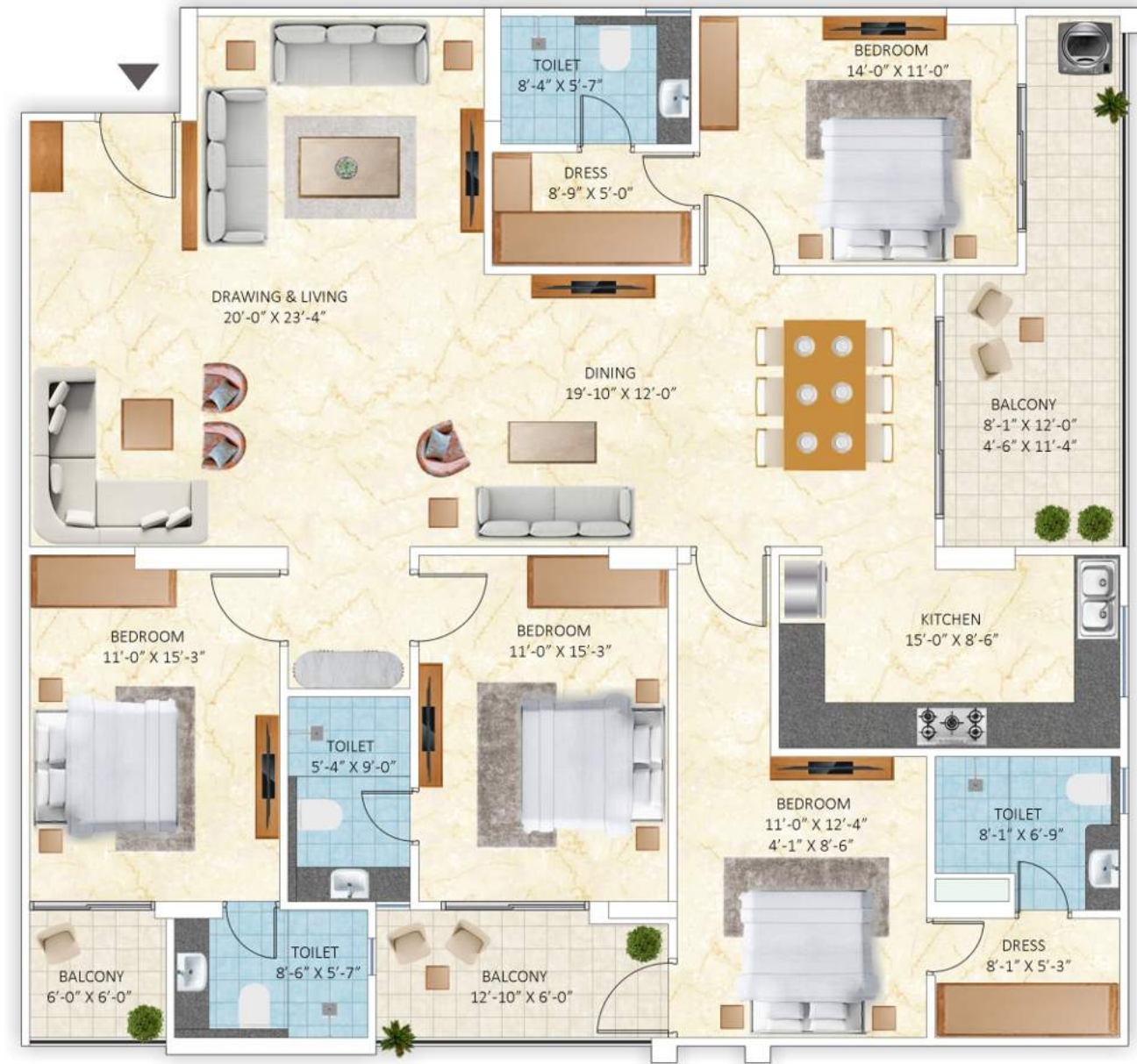
## FLAT 409 — 3 BHK

Super Built Up Area 2153  
 Built Up Area 1595  
 Carpet Area 1321  
 Balcony Area 144



All areas and dimensions are approximate and have been measured from unfinished surfaces. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been mentioned only for reference purposes.

## FLAT - 401 | 4 BHK



Super Built Up Area  
2964

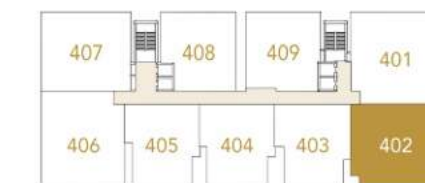
Carpet Area  
1830

Built Up Area  
2196

Balcony Area  
225

All areas and dimensions are approximate and have been measured from unfinished surfaces. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been mentioned only for reference purposes.

## FLAT - 402 | 4 BHK



Super Built Up Area  
2590

Carpet Area  
1617

Built Up Area  
1919

Balcony Area  
176

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## FLAT - 403 | 3 BHK



Super Built Up Area

2087

Carpet Area

1243

Built Up Area

1546

Balcony Area

181

## FLAT - 404 | 3 BHK



Super Built Up Area

2095

Carpet Area

1251

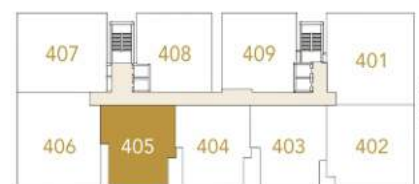
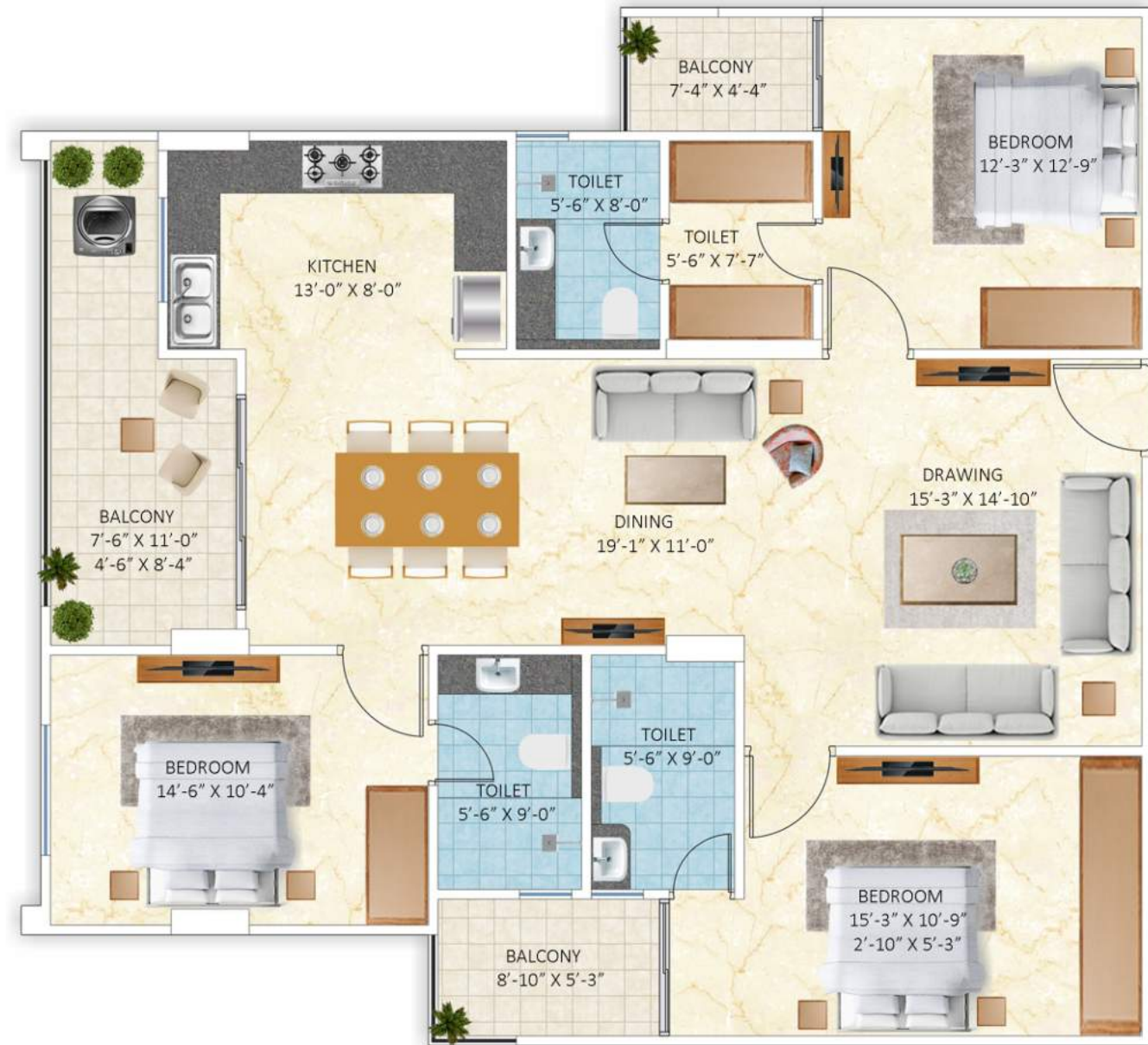
Built Up Area

1552

Balcony Area

173

## FLAT - 405 | 3 BHK



Super Built Up Area

2057

Carpet Area

1240

Built Up Area

1524

Balcony Area

168

## FLAT - 406 | 4 BHK



Super Built Up Area

2866

Carpet Area

1773

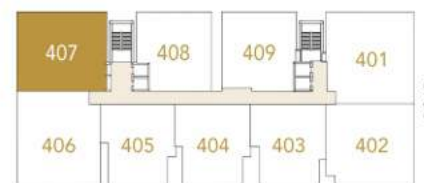
Built Up Area

2123

Balcony Area

244

## FLAT - 407 | 4 BHK



Super Built Up Area

2635

Built Up Area

1952

Carpet Area

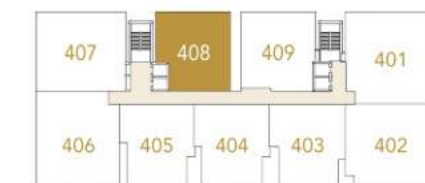
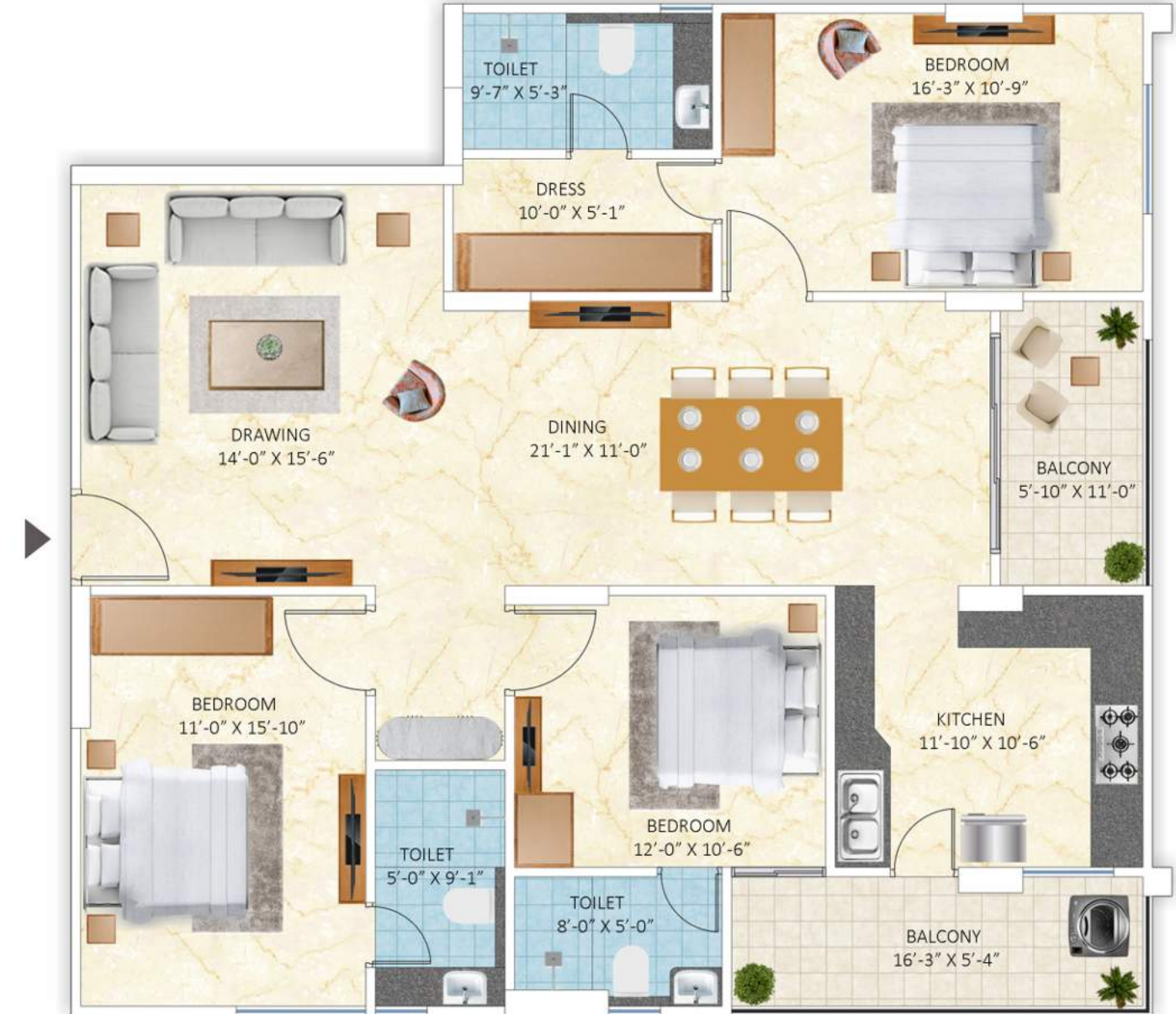
1622

Balcony Area

192

All areas and dimensions are approximate and have been measured from unfinished surfaces. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been mentioned only for reference purposes.

## FLAT - 408 | 3 BHK



Super Built Up Area

2075

Built Up Area

1537

Carpet Area

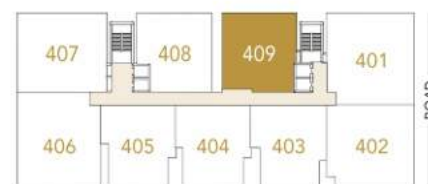
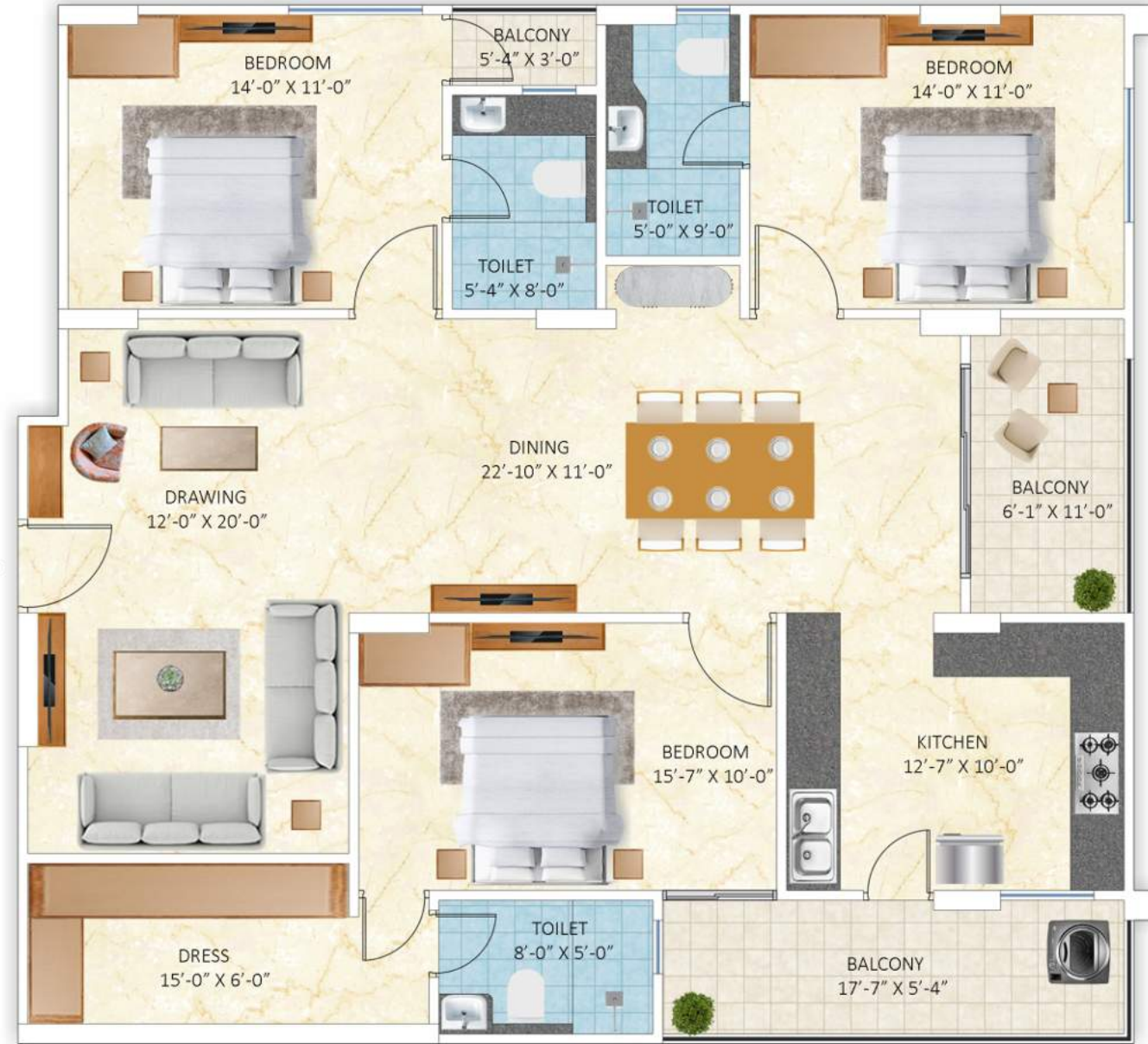
1293

Balcony Area

125

All areas and dimensions are approximate and have been measured from unfinished surfaces. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been mentioned only for reference purposes.

# FLAT - 409 | 3 BHK



Super Built Up Area	2153	Built Up Area	1595
Carpet Area	1321	Balcony Area	144

All areas and dimensions are approximate and have been measured from unfinished surfaces. All areas are in square feet and dimensions are in feet & inches. Super Built Up Area has been mentioned only for reference purposes.



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# Specifications



## GENERAL

- Earthquake resistant RCC framed structure
- Modern facade 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 & facility areas surrounding the building
- Landscaped areas on ground floor & common terrace
- Emergency exit provision through an extra staircase

## COMMON SERVICES

- 4 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 at designated spaces

## SECURITY SYSTEM

- 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

## RESIDENCES

- Designer tile flooring in drawing, dining, all bedrooms and kitchen
- 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

## WASHROOMS

- Designer tiles on walls
- Anti-skid tiles on floor
- Half glass partition in master bedroom's washroom
- Provision for geyser & exhaust
- Wall hung WC with concealed cistern
- Counter top/under counter wash basins with mirrors
- Grid false ceiling in all washrooms
- Premium quality sanitary ware & CP fittings of Jaquar/Kohler or equivalent make

## KITCHEN

- Granite/Full Body Tile Working Counter
- Double Bowl Stainless Steel Sink
- 2' dado tiles above the counter
- Provision for Geyser & RO

## 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



ROYAL   
**Eternia**  
— Ultra Luxury Residences —



Imbibing luxury with customer satisfaction, Ganga Kotecha Group is creating ecosystems of pre eminent standards and prime amenities giving a rich experience of world class living since the past 21 years.

The group's top most priority is to create and develop properties for your comfortable living as it has a strong belief that the things that last for a lifetime are experiences and memories. Working up on this philosophy, it boasts to be the creator of some magnificent residential & commercial properties in Jaipur.



**VARDHMAN APARTMENTS**, Banipark



**WESTERN HEIGHTS**, Shyam Nagar



**VARDHMAN RESIDENCY**, Ajmer Road



**VARDHMAN MAJASTEY**, Shyam Nagar



**CLASSIC RESIDENCY**, Vaishali Nagar



**ROYAL TATVAM**, Patrakar Colony



**ARIHANT ENCLAVE**, Ajmer Road



**ARIHANT RESIDENCY**, Ajmer Road



**AASTHA APARTMENTS**, Nirman Nagar



**ROYAL FLORENCE**, Narayan Vihar



**ROYAL AVENUE**, Patrakar Colony



**ROYAL CASTLE**, Vaishali Nagar



**ROYAL ESSENCE**, Gandhi Path | RERA No. RAJ/P/2017/136



**ROYAL EMINENCE**, Tilak Nagar | RERA No. RAJ/P/2020/1352



**JANKI ROYALE**, Bapu Nagar | RERA No. RAJ/P/2022/1949



**ROYAL GRAVITAZ**, Gandhi Path | RERA No. RAJ/P/2020/1339



**ROYAL REGALIA**, Gandhi Path | RERA No. RAJ/P/2017/152



**ROYAL GRACIA**, Mahaveer Nagar | RERA No. RAJ/P/2022/1917



**ROYAL EXOTICA**, Gandhi Path | RERA No. RAJ/P/2019/1120



**ROYAL ETERNIA**, Gandhi Path | RERA No. RAJ/P/2023/2881

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**21** YEARS OF EXPERIENCE

— OUR FORTE —

- On time delivery
- Top-notch amenities
- Well planned layouts
- Wide range of properties
- Safe & secure environment
- Superior construction quality



*joy. for eternity.*



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