


**Jothee
Royale**
3BHK LUXURIOUS APARTMENT



PREMIUM LUXURIOUS FLATS
@ HEART OF THE CITY



A
High Rise
that rises up
to your expectations

Upgrade to a better life.

Indulge your love for beauty. Come home to an aura of luxury you richly deserve. Soaring high in a city locality, yet leaving the crowded bustle of urban living behind, Jothee Royale will pamper you with splendour and sophistication; reserved for those who believe life must be lived to the fullest. In this haven of style and comfort, you will find that rare factor that best defines luxury: the sheer abundance of space.



JR
Jothee
Royale
3BHK LUXURIOUS APARTMENT

adding
life to living!

Flat - 1
1800 Sft
North Facing



Flat - 2
1700 Sft
North Facing



Flat - 3
1500 Sft
North Facing



Flat - 4
1840 Sft
North Facing



Flat - 5
2080 Sft
North Facing



Flat - 10
1800 Sft
East Facing



Flat - 9
1700 Sft
East Facing



Flat - 8
1500 Sft
South Facing



Flat - 7
1840 Sft
East Facing



Flat - 6
2080 Sft
South Facing



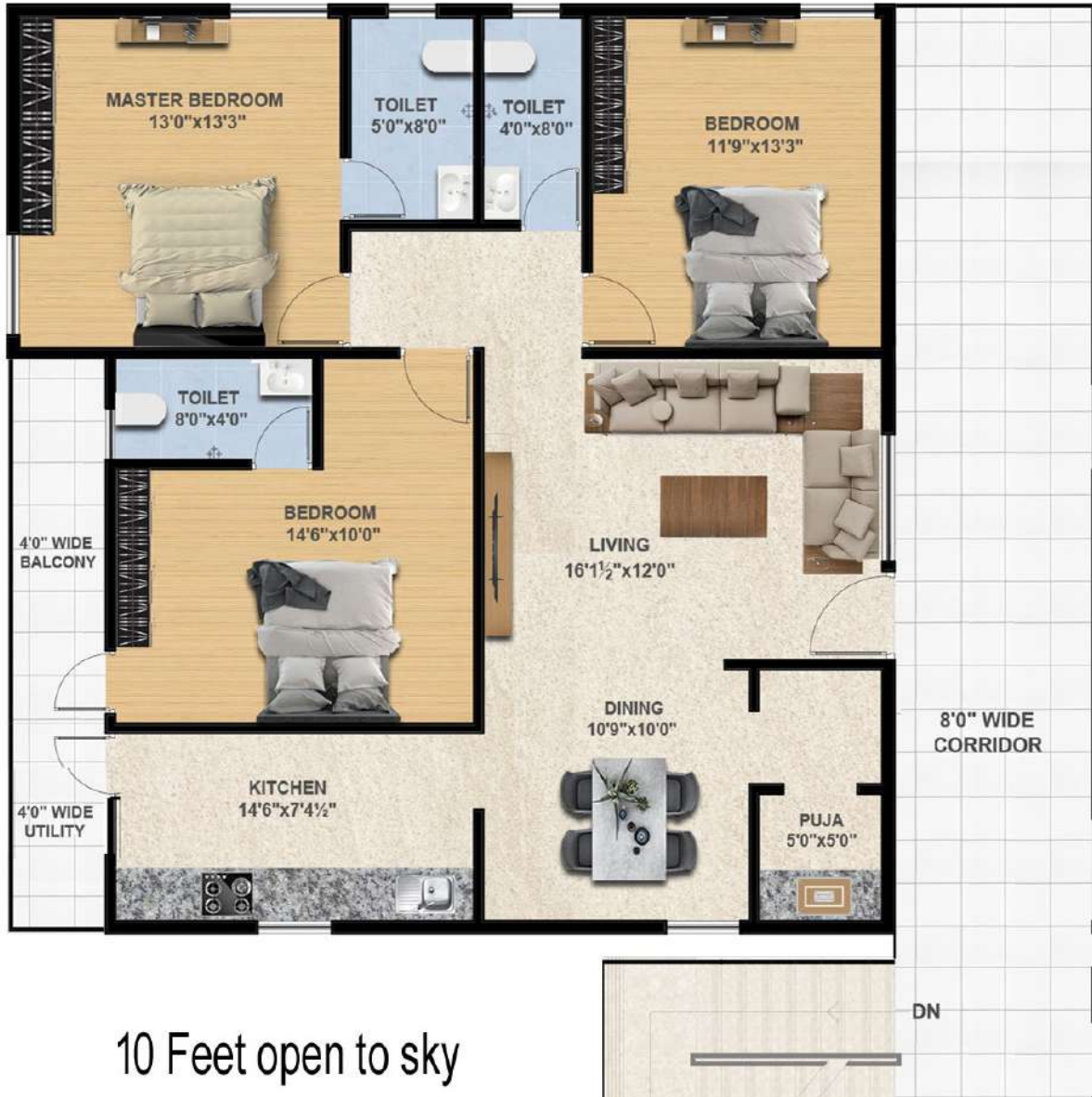
TYPICAL FLOOR PLAN

-----ROAD-----

Flat - 1
1800 Sft

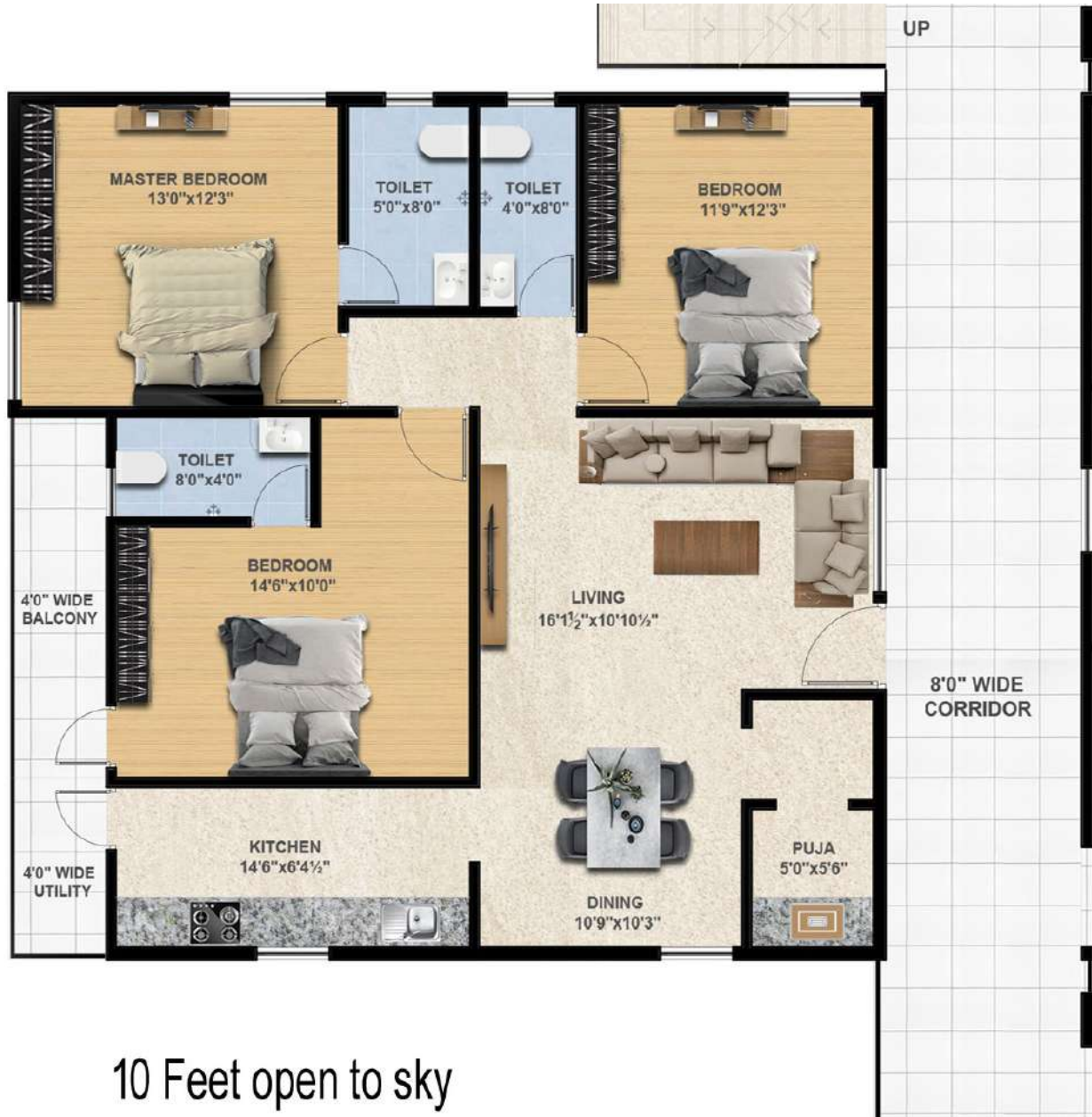
North Facing

WEST



Flat - 2
1700 Sft

North Facing

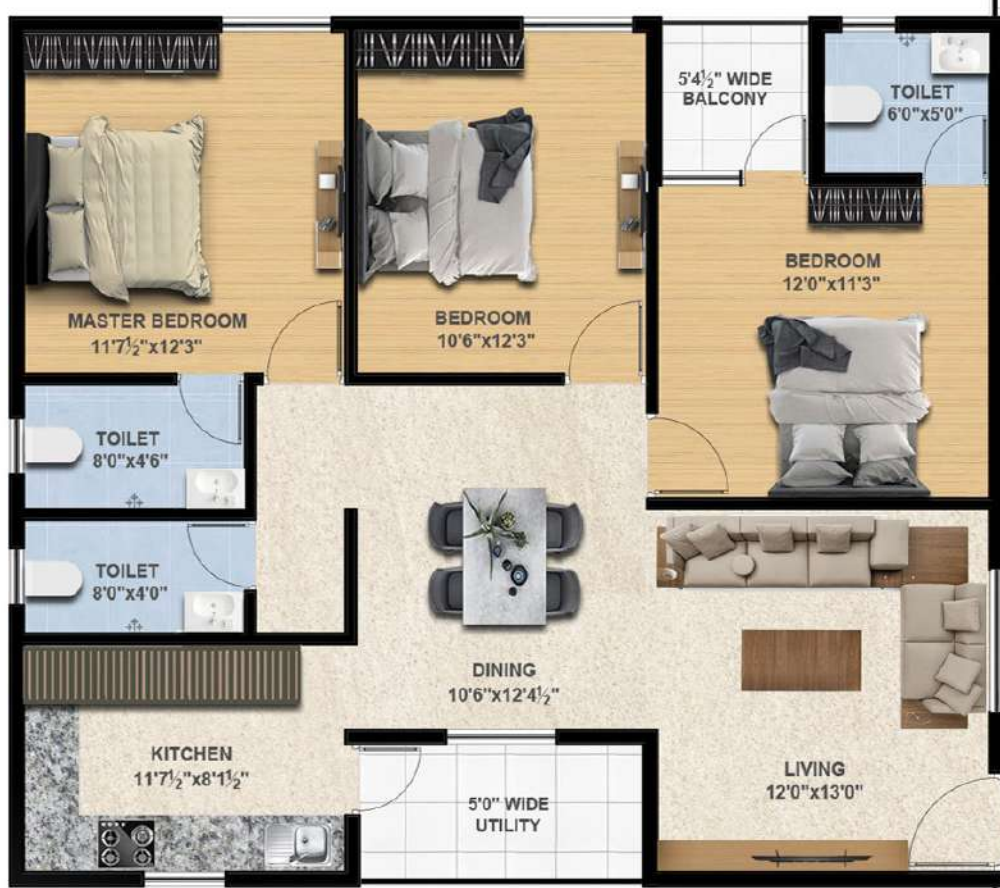


Flat - 3
1500 Sft

North Facing

WEST

10 Feet open to sky



10 Feet open to sky

EAST

WEST

10 Feet open to sky

Flat - 4
1840 Sft

North Facing



10 Feet open to sky

EAST

DN

WEST

10 Feet open to sky

Flat - 5
2080 Sft

North Facing



UP

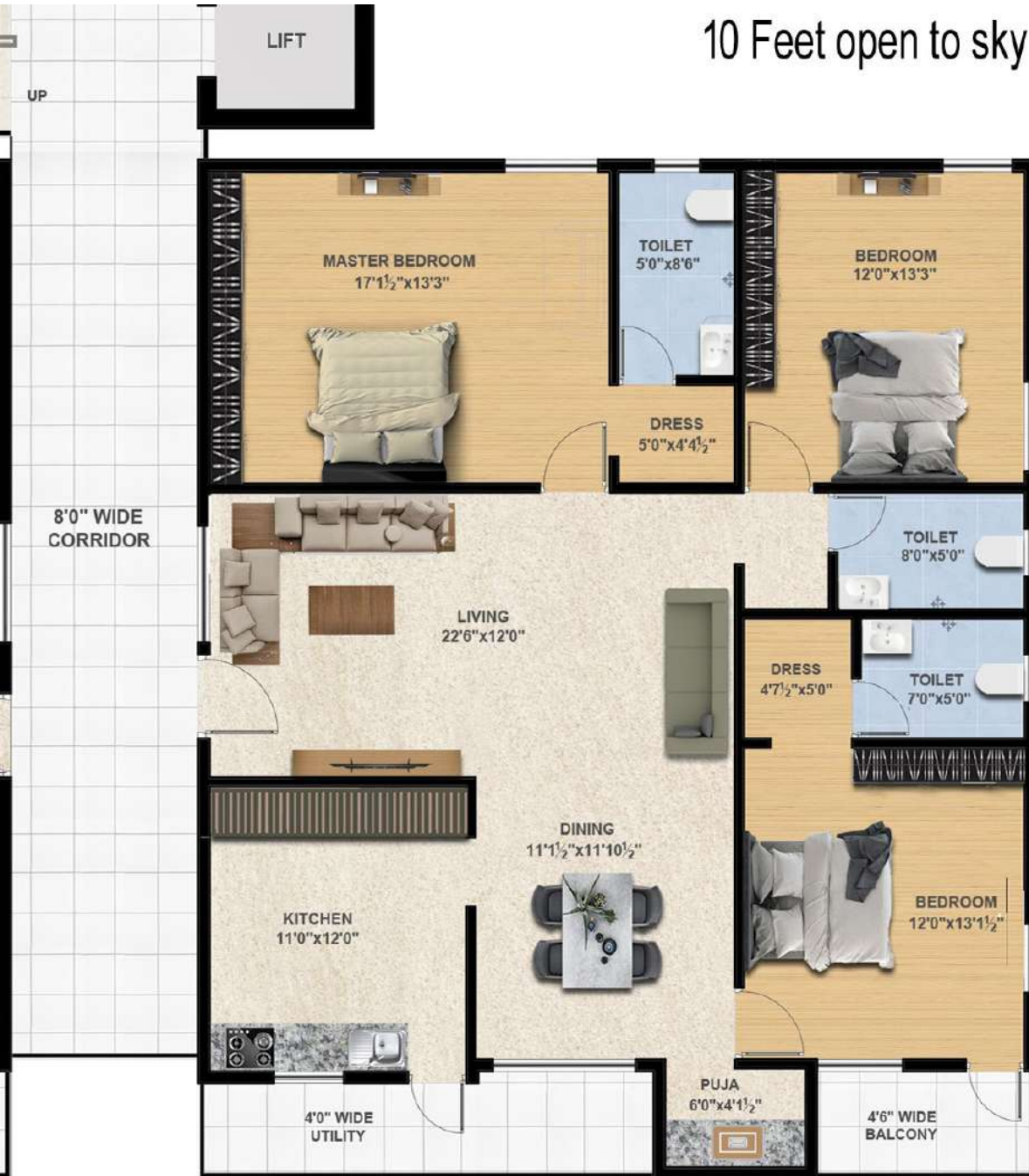
8'0" WIDE CORRIDOR

-----ROAD

EAST

WEST

10 Feet open to sky



Flat - 6
2080 Sft

South Facing

---ROAD---

EAST

WEST

10 Feet open to sky



Flat - 7

1840 Sft

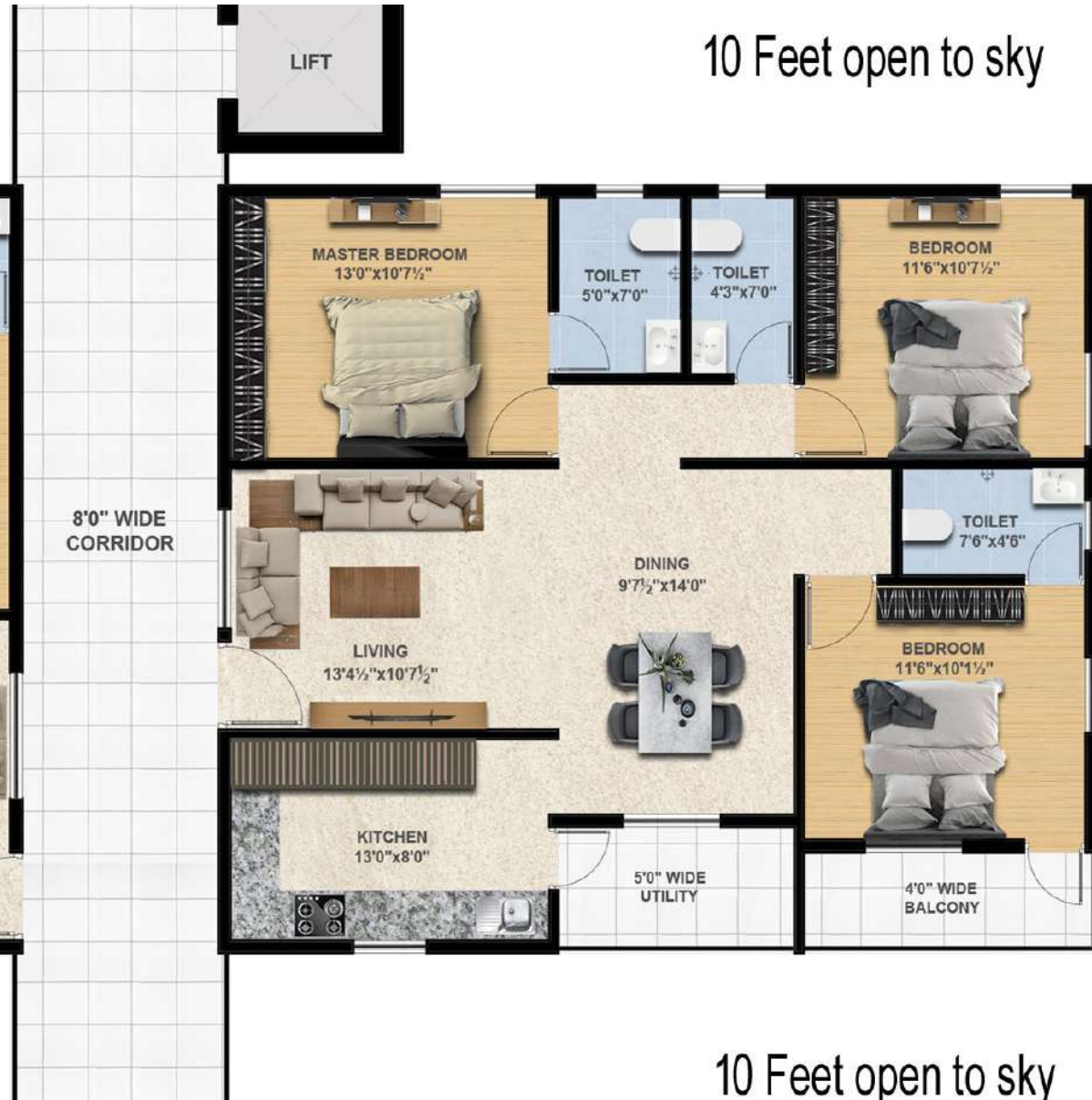
East Facing

10 Feet open to sky

EAST

WEST

10 Feet open to sky



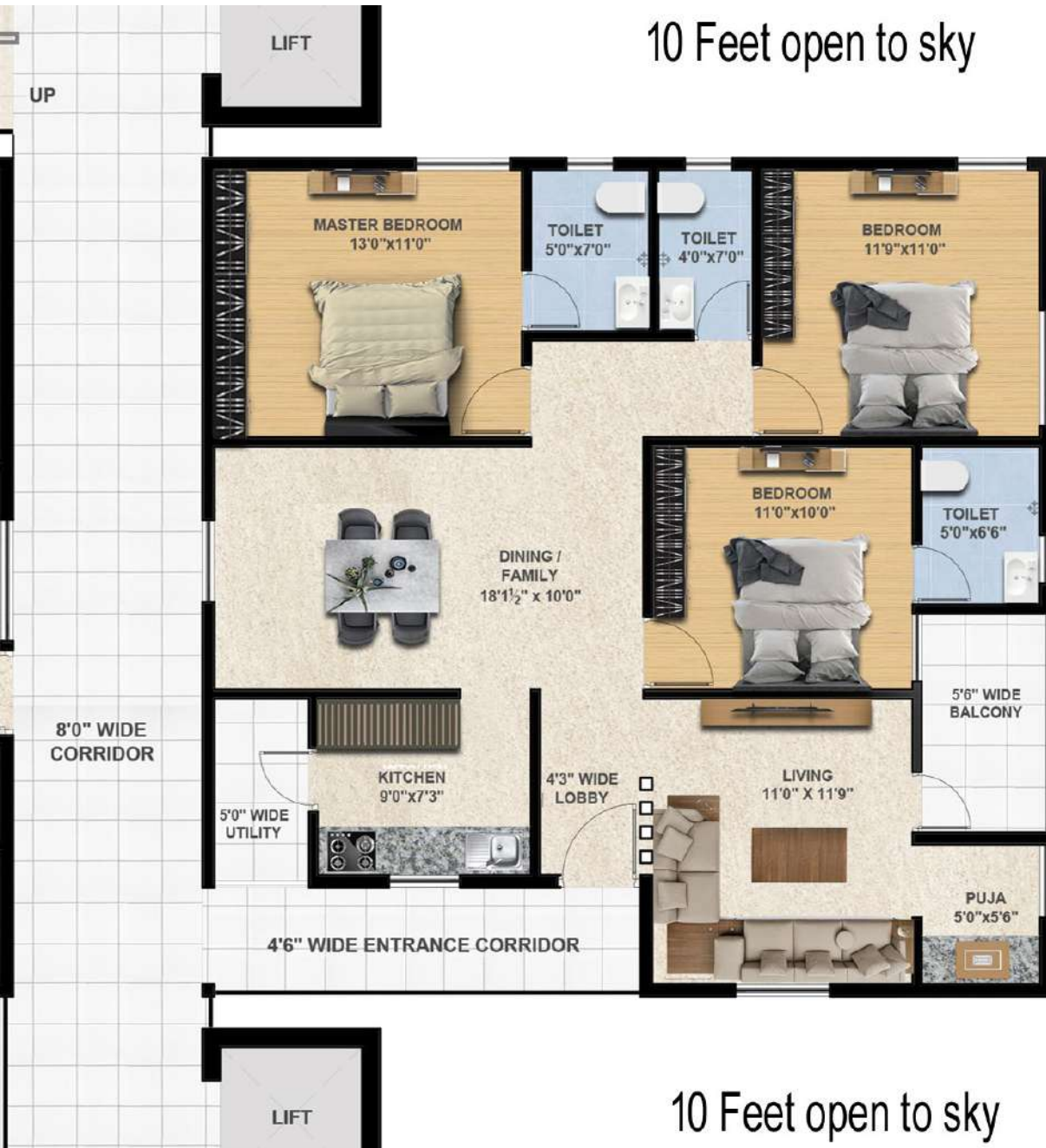
Flat - 8
1500 Sft
South Facing

10 Feet open to sky

EAST

WEST

10 Feet open to sky



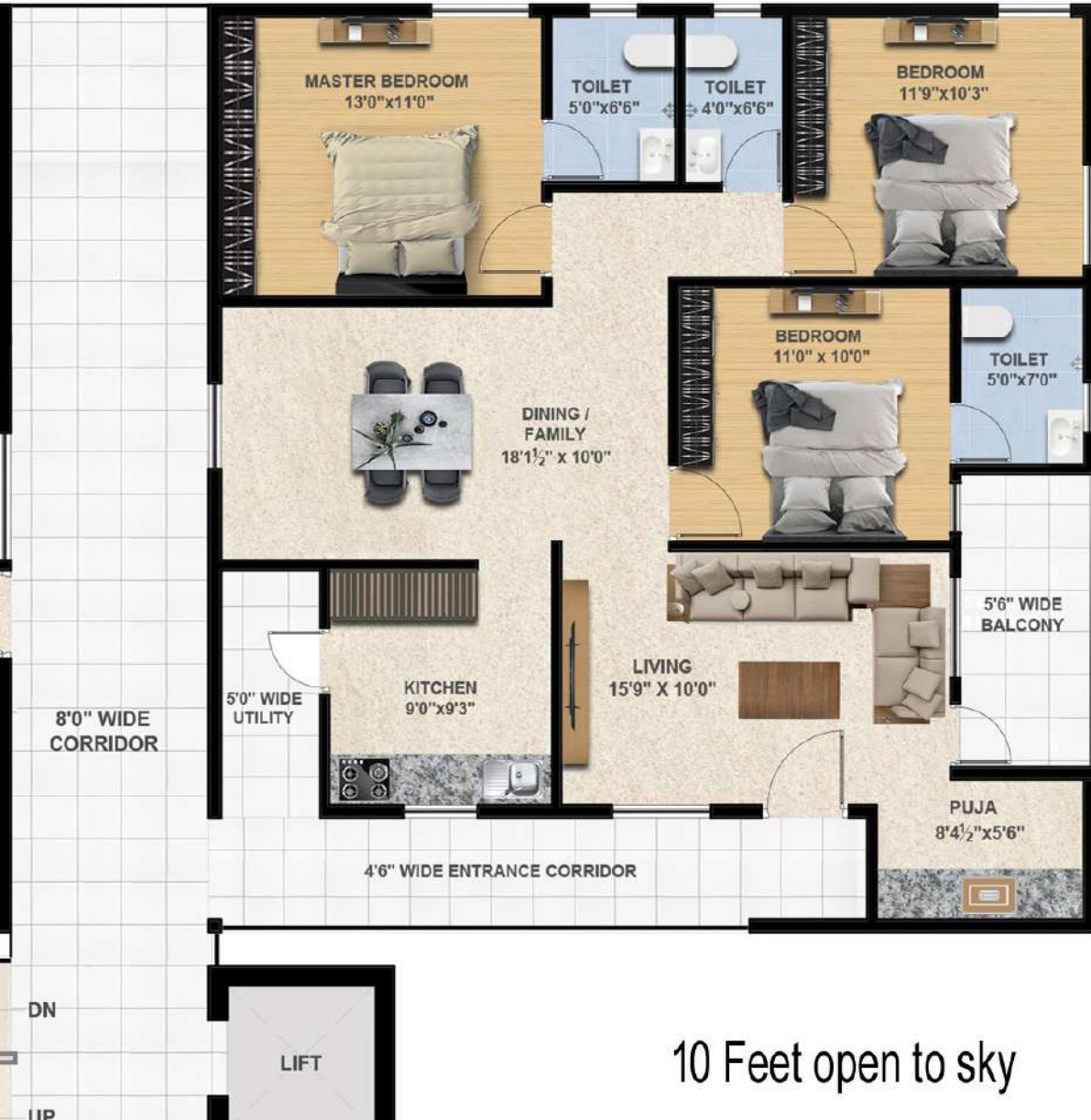
Flat - 9
1700 Sft

East Facing

10 Feet open to sky

EAST

WEST



Flat - 10
1800 Sft

East Facing

10 Feet open to sky

EAST

AMENITIES



Swimming pool



Multipurpose hall for meetings / parties / movies / prayers



Outdoor seating areas



Children play area



Jogging space around



Cycling space around



Cricket practice net



Basket ball (single to wall)



Library space



Indoor games



Yoga & Meditation space

SPECIFICATIONS

Structure

R.C.C framed structure in accordance with IS code.

Super Structure

Bricks work with cement, mortar 6" thick for exterior walls and 4 "thick interior walls.

Flooring

1. 2'x2' size vitrified tiles for entire flat 2. Toilets, Balcony & Utilities: Acid-resistant, anti-skid ceramic tiles of the standard brand. 3. Corridors and common spaces: Vitrified flooring. 4. Staircases : Granite flooring & Stainless Steel railing

Kitchen

Black granite platform with stainless steel sink with 2' Ht. dadoing.

Doors

- MAIN DOOR: Well-seasoned Teak wood frame & Aesthetically designed company made solid door in teak wood and finished with melamine polish fixed with reputed make hardware of the best brand.
- INTERNAL DOOR: All door frames with Black Granite Company make shutter with Moulded panel door with reputed make hardware of the best brand.
- WINDOWS: UPVC with glass with mosquito mesh.

Painting

External Walls: Exterior emulsion paints for external walls.
Internal Walls: Internal walls, Plastic emulsion paints of single shade light colour over putty of standard make.

Electrical

- Concealed copper wiring with PVC insulated wires and modular switches of reputed make.
- Two way switches for fan and light in bedrooms
- Power points for cooking range chimney, refrigerator, microwave ovens, mixer/grinders, water purifier, exhaust fan in kitchen, washing machine in utility area.
- Provision for geyser points in bathrooms.
- Provision for AC points in all bedrooms.
- TV cable points in hall. 7. 3-phase supply for each unit.

Generator

Power backups for common corridors, Staircase, Bore well motors and Lift.

Lift

- Sufficient number of high speed automatic passenger lifts with rescue device with V3F for energy efficiency of standard make.

Bathrooms

- Tile dado up to 7ft height.
- Wash basin one in each toilet, one in dining hall of Standard make.
- All W.C of Standard make.
- Hot and cold wall-mixer with shower in all toilets.
- All C.P fittings of Jaquar or equivalent make.

Fire & Safety

- Fire hydrant & fire sprinkler system in all floors common area & basements.
- Fire alarm & public address system in all floors & parking area (basements) control panel will be kept at main Security

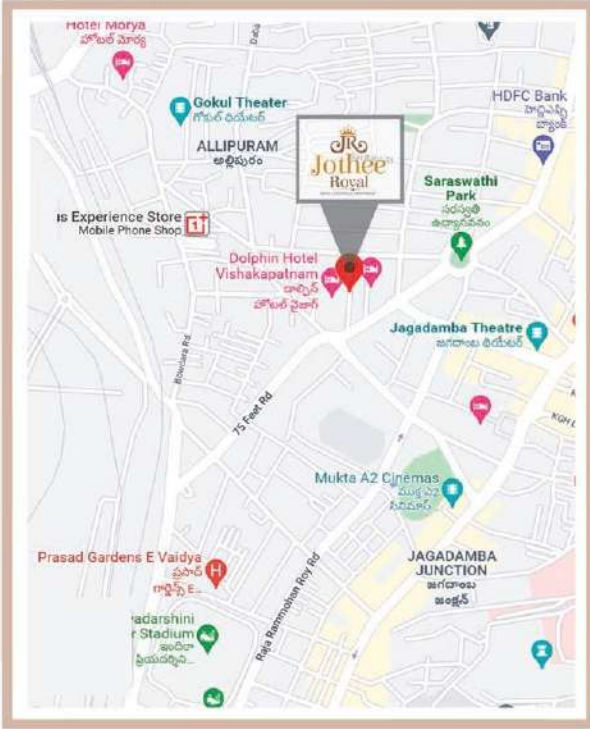
Security

- Sophisticated round-the-clock security system.
- Surveillance CCTV cameras at the main Security & in all floors.

Car parking

One Car parking for each flat.

Location Plan



INSPIRING FEATURES OF THE PROJECT

- ✦ No common walls.
- ✦ Security - 24hrs with CC cameras.
- ✦ High rise apartment in centrally located area.
- ✦ All 3BHK flats.
- ✦ Vasstu observed.
- ✦ Two level parking floors.
- ✦ Spacious open spaces allround.
- ✦ North south facing units.
- ✦ High quality construction.
- ✦ Water supply 24 hours.
- ✦ Space for Association office.
- ✦ Generator for common facilities.
- ✦ Fire Protection equipment will be provided.
- ✦ Proposed all 3 BHK flats only

JR
Jothee
Royale

Site Address :
Jothee Cinema Theatre,
Adj. Dolphin Hotel,
Near Saraswathi Park,
Dabagardens,
Visakhapatnam.

Ar. Rajesh Nagula, B.Arch, RACA, FIA, FIV

trio-s Architectural Consultants
Cherukuri House, Seethammadhara, Visakhapatnam

SM
CONSULTING
SANDEEP MUDUNOORU

- Note:
1. Any locational changes in A/C outdoor and indoor units and elevational changes will not be allowed.
 2. Outside grills for balconies are not allowed.
 3. A.P.S.E.B., G.V.M.C., Water, NEDCAP, Standby Generator & Car parking charges are extra.
 4. Registration, GST, and Labour Cess or any other taxes are to be borne by the customer.
 5. All Photographs shown for Amenities is for Understanding. Actuals as per site condition.

Brochure Designed by
X-LINE 3D
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