



ROYCE
ONE

BE ROYAL
IN YOUR OWN FASHION

THE ROYAL THE ROYCE

NOW THAT YOU HAVE SOAKED IN
THE LUXURIOUS AMBIENCE ?

BE READY
TO MELT IN THE
ROYALTY INSIDE

ROYCE
ONE
THE NEW ROYAL

PLANNING &
UNDERSTANDING

THE DEVELOPERS



THE LEGACY

Since 1985 we have been shaping milestones to create legacies.
Driven by professionalism, ethos, timeliness, innovation, quality and ever evolving customer requirements,

Group envisages amalgamating lives into structures in the form of functionality and aesthetic beauty.

SINCE
36+
YEARS

MORE THAN
90+
PROJECTS
ACCOMPLISHED

MORE THAN
81+
LAKHS SQ.FT.
CONSTRUCTION
COMPLETED

MORE THAN
24+
THOUSAND
DREAMS
FULFILLED

Building and growing with development

Creation of new luxurious living space and bridging the gap with sustainable development,
Group is never off the shore to give a unique style in its every project.

For us the city of Ahmedabad offers a great scope to grow owing to its rapidly increased
touch with modernity while also still maintaining its allegiance to tradition.

CONSULTANTS

STRUCTURE:



As structural consultants, we are entrusted with ensuring the integrity, stability, and safety of architectural marvels. Our expertise lies in crafting designs that not only withstand the test of time but also prioritize safety in the face of natural forces like earthquakes and winds.

In a recent project, we have proposed the construction of Gujarat's tallest building, standing at an impressive height of 155.0 meters. This architectural endeavour incorporates a cutting-edge structural system known as the Distributed Shear Wall system, colloquially referred to as the Pivot Core System. This innovative approach, featuring a central core supported by distributed shear walls, not only enhances stability but also significantly bolsters safety against seismic and wind forces.

Furthermore, our design incorporates monolithic formwork systems, renowned for their versatility and aesthetic appeal. By seamlessly integrating these systems, we achieve clean, visually impactful architectural designs that blend harmoniously with their surroundings. The emphasis on simplicity, uniformity, and customization ensures that the building exudes timeless elegance and understated beauty.

Moreover, we've integrated advanced construction technologies for structural monitoring, such as foundation settlements markers, pressure gauges, thermal sensors, strain gauges, and accelerometers. These tools enable us to conduct comprehensive behavioural studies, providing invaluable insights into the actual performance of the structure.

In essence, our role as structural consultants encompasses not only the creation of safe and stable structures but also the integration of innovative technologies and design principles to deliver architectural masterpieces that inspire awe and admiration.

MEPF:



MEP CONSULTING ENGINEERS

MEP Consulting Engineers delivers top-tier engineering solutions, exemplified in our recent involvement in Gujarat's tallest building project. Through collaboration, we align MEP systems with architectural visions. We continuously refine processes, ensuring efficiency and innovation in delivering optimized HVAC, electrical, and plumbing solutions. Our dedication to client satisfaction fosters seamless integration and trust among stakeholders. In summary, MEP Consulting Engineers provides comprehensive, innovative engineering services dedicated to enhancing project functionality, efficiency, and sustainability.

GREEN BUILDING:



In today's world, it's crucial that our homes play a role in protecting the planet. The residential sector is a significant contributor to greenhouse gas emissions globally. Green homes are no longer just a trend; they're a necessity. Picture living in a space that's both sustainable and comfortable, while also conserving resources and helping the Earth. At SEED, we're committed as green building consultants for Royce One to integrating innovative eco-friendly solutions that minimize environmental impact. Our goal is to ensure that your home serves as a beacon of sustainability and comfort, contributing positively to the health of our planet.

PMC:



Patwa Associates has been fostering growth partnerships since 1997, specializing in the hospitality sector. We excel in project management, covering MEPF scope of works. Our services prioritize quality and value engineering, ensuring efficient and effective solutions for our clients' projects. Trust us for comprehensive support in your journey towards success.

GEOTECH CONSULTANT: **ANAUDDJI WALA**

VASTU CONSULTANT: **MUKESHBHAI PANDYA**

WIND TUNNEL CONSULTANT: **RWDI**

VERTICAL TRANSPORT: **PVN ASSOCIATES**

PARKING CONSULTANT: **PARKSPACE**

GRAPHICS DESIGN: **IINFI DESIGN**

3D IMAGES & WALKTHROUGH: **EYECON DESIGN**

FACADE CONSULTANT: **FES (FACADE ENGIN. SYSTEM)**

NOTA DEL ARQUITECTO

ARCHITECT:



PDC Architects

Paradava Design Consultants, led by Prashant and Shivangi Paradava, is a dynamic multidisciplinary firm specializing in architecture, interior design, landscaping, and urban planning.

Their design philosophy centers on space optimization, natural materials, light utilization, and landscaping integration for creative living spaces and urban environments. Paradava's approach blends functionality and aesthetics, addressing contextual factors with passion for unique, client-centric design solutions, fostering a harmonious balance of form and function.

Architect's Vision

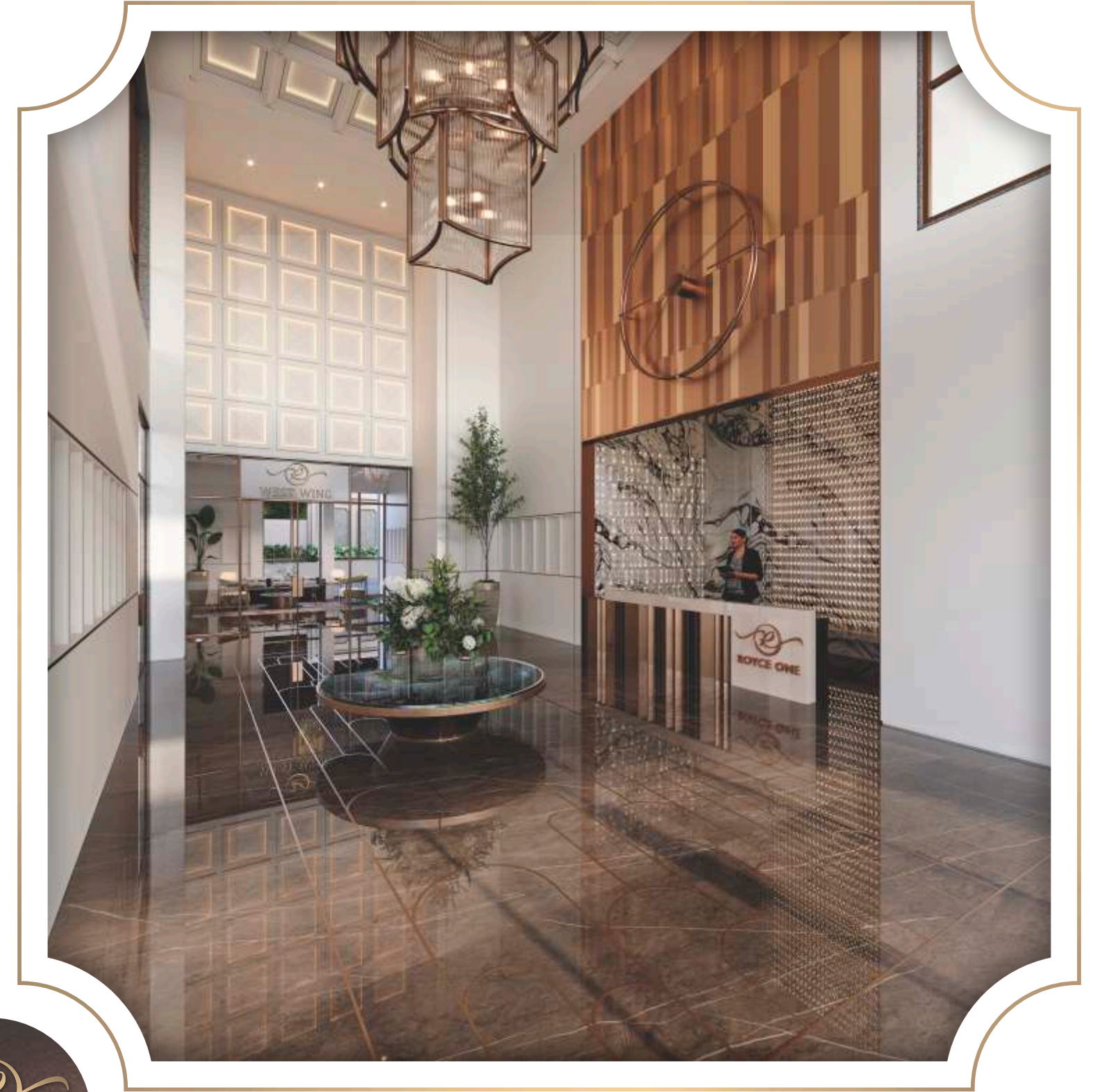
The project highlights meticulous Neoclassical design, featuring a multi-level interaction space with strategically arranged residential blocks for vibrant social engagement. A carefully crafted hub integrates diverse apartment sizes and activity spaces, fostering community adaptability.

Neoclassical aesthetics enhance spatial experiences through eminence, cohesiveness, and elevated structures. Skylights create a harmonious interplay of light, connecting internal and external environments, while positioned blocks offer panoramic views, aligning with Neoclassical traditions.

The west elevation, embracing Neo-Classical themes, balances regal aesthetics and functional thermal benefits. Neoclassicism, prevalent from the mid-18th to early 19th century, departed from Baroque styles. Palladianism, thriving in the 17th and 18th centuries, emphasizes symmetry and draws from classical Roman architecture, contrasting with Neoclassicism.



RESERVED FOR
THE KINGS & QUEENS



A dedicated staff ensures that every need is met with impeccable service and attention to detail. From personalized concierge assistance to discreet housekeeping, this residence epitomizes the height of luxury living.

This unparalleled abode transcends the boundaries of luxury, offering an enchanting lifestyle that is second to none.

Welcome to Royce One - where every moment is an experience of regal splendor.

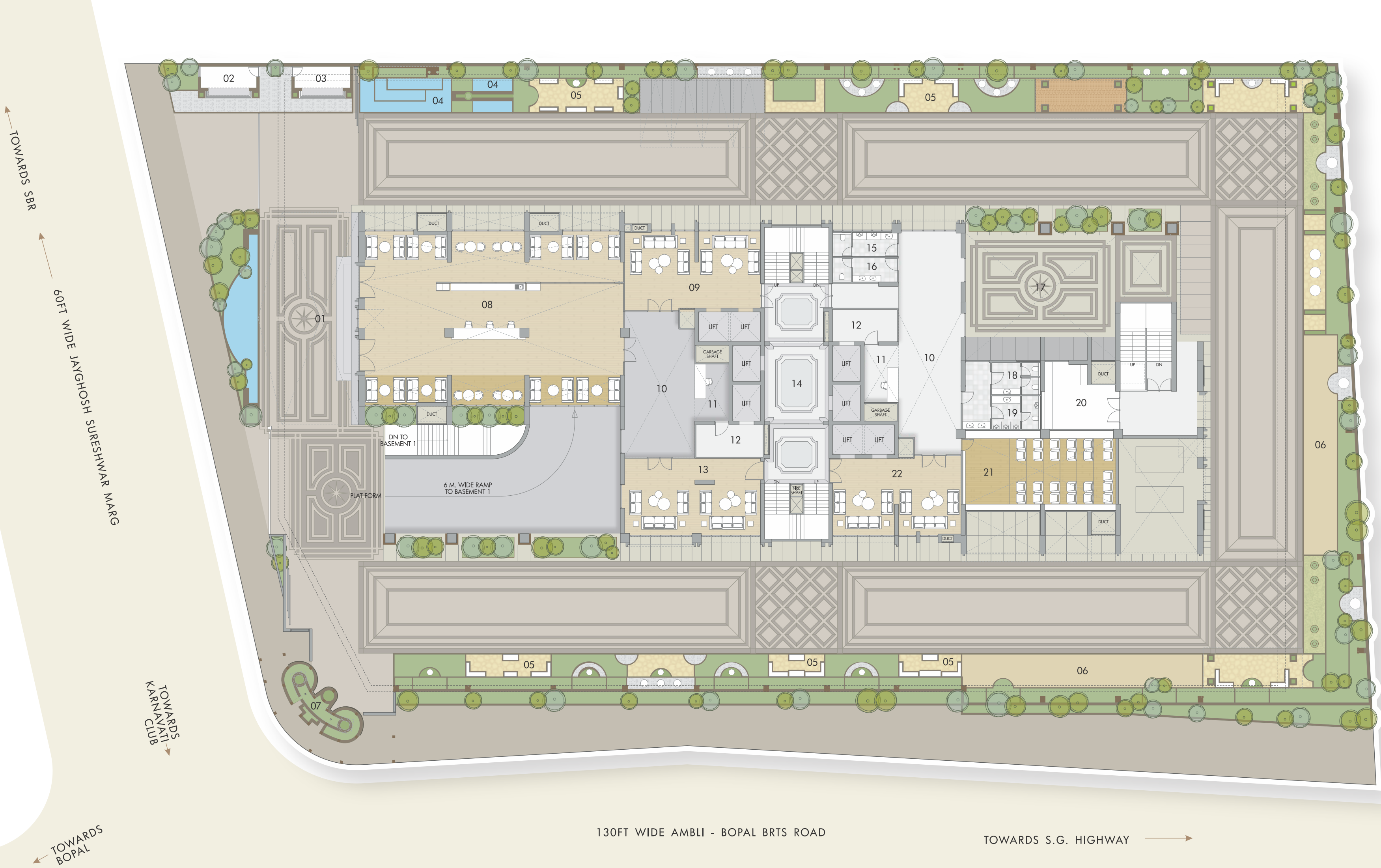


GROUND FLOOR PLAN



FEATURES & AMENITIES

- | | |
|------------------------------|------------------------------|
| 01. 27FT HT. WELCOME PLAZA | 12. SERVICE FOYER |
| 02. SECURITY CABIN | 13. GUEST LOUNGE |
| 03. DROP OFF ZONE | 14. FOYER |
| 04. WATER CASCADE | 15. MALE STAFF RESTROOM |
| 05. OUTDOOR DECK | 16. FEMALE STAFF RESTROOM |
| 06. CHILDREN'S PLAY AREA | 17. MULTI PURPOSE AREA |
| 07. ROYCE ACCENT WALL | 18. FEMALE COMFORT ZONE |
| 08. ARRIVAL LOUNGE & CAFÉ | 19. MALE COMFORT ZONE |
| 09. WEST WING OWNER'S LOUNGE | 20. PARTY KITCHEN |
| 10. ENTRANCE LOBBY | 21. MINI THEATRE |
| 11. SECURITY ASSIST | 22. EAST WING OWNER'S LOUNGE |



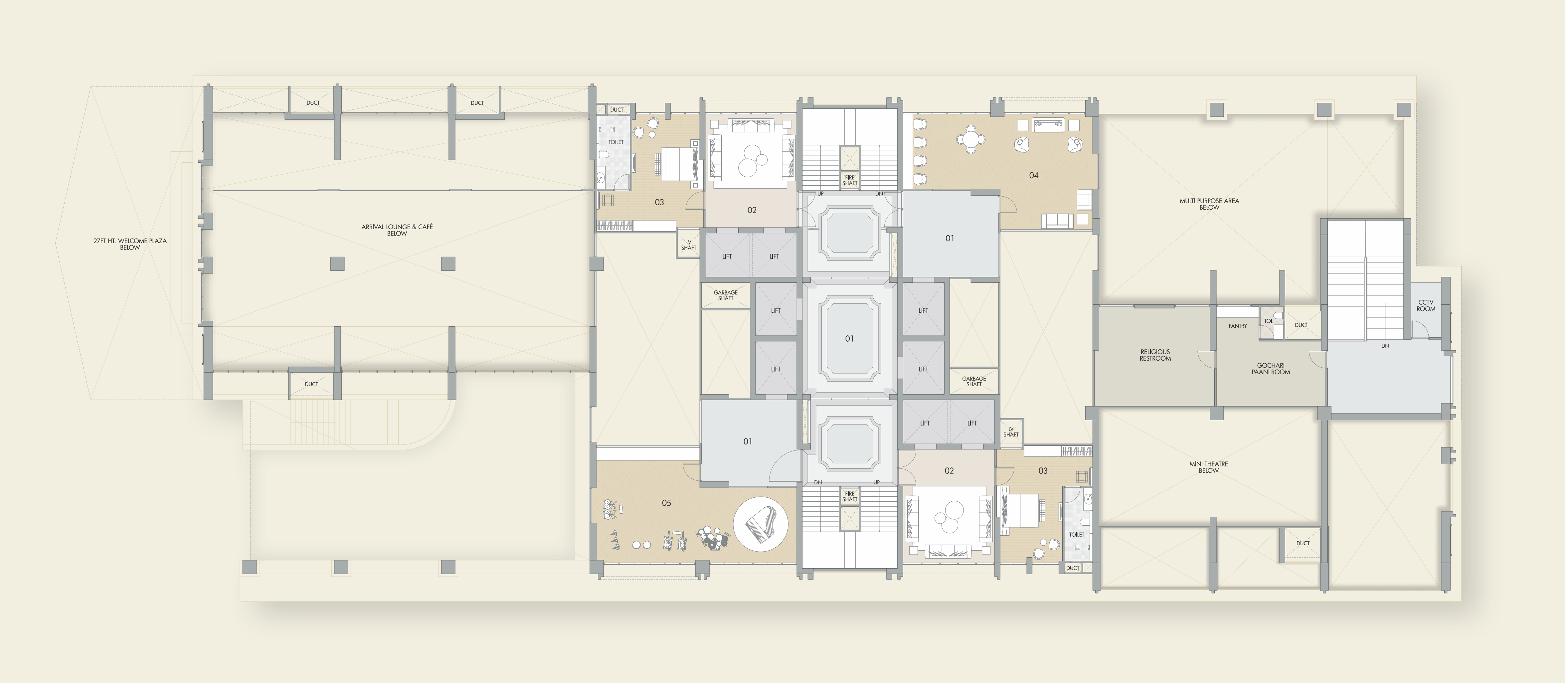


FIRST
FLOOR PLAN



FEATURES & AMENITIES

- 01. FOYER
- 02. GUEST LOUNGE
- 03. GUEST ROOM WITH A. TOILET
- 04. BUSINESS LOUNGE
- 05. MUSIC LOUNGE





SECOND
FLOOR PLAN



FEATURES & AMENITIES

- 01. FOYER
- 02. MALE SPA / STEAM / SAUNA / SALON / TOILET
- 03. INDOOR GAME AREA
- 04. TODDLERS ROOM
- 05. KIDS POOL
- 06. ADJOINING DECK AREA
- 07. PARTY LOUNGE WITH PANTRY
- 08. OUTDOOR PARTY LOUNGE WITH KITCHEN
- 09. FILTRATION ROOM
- 10. FEMALE REST ROOM
- 11. MALE REST ROOM
- 12. FEMALE SPA / STEAM / SAUNA SALON / TOILET
- 13. YOGA/PILATES STUDIO
- 14. FITNESS CENTER WITH DECK
- 15. HEALTH BAR WITH SITTING AREA
- 16. OPEN TO SKY SWIMMING POOL





VISTA AMPLIA



The Most Unique PoV in Ahmedabad
Everyone has a point of view. You have THE view!

Royce one is uniquely designed with homes that are staggered in plan giving them a feeling of a bungalow in the sky by virtue of their 360 degree open planning.

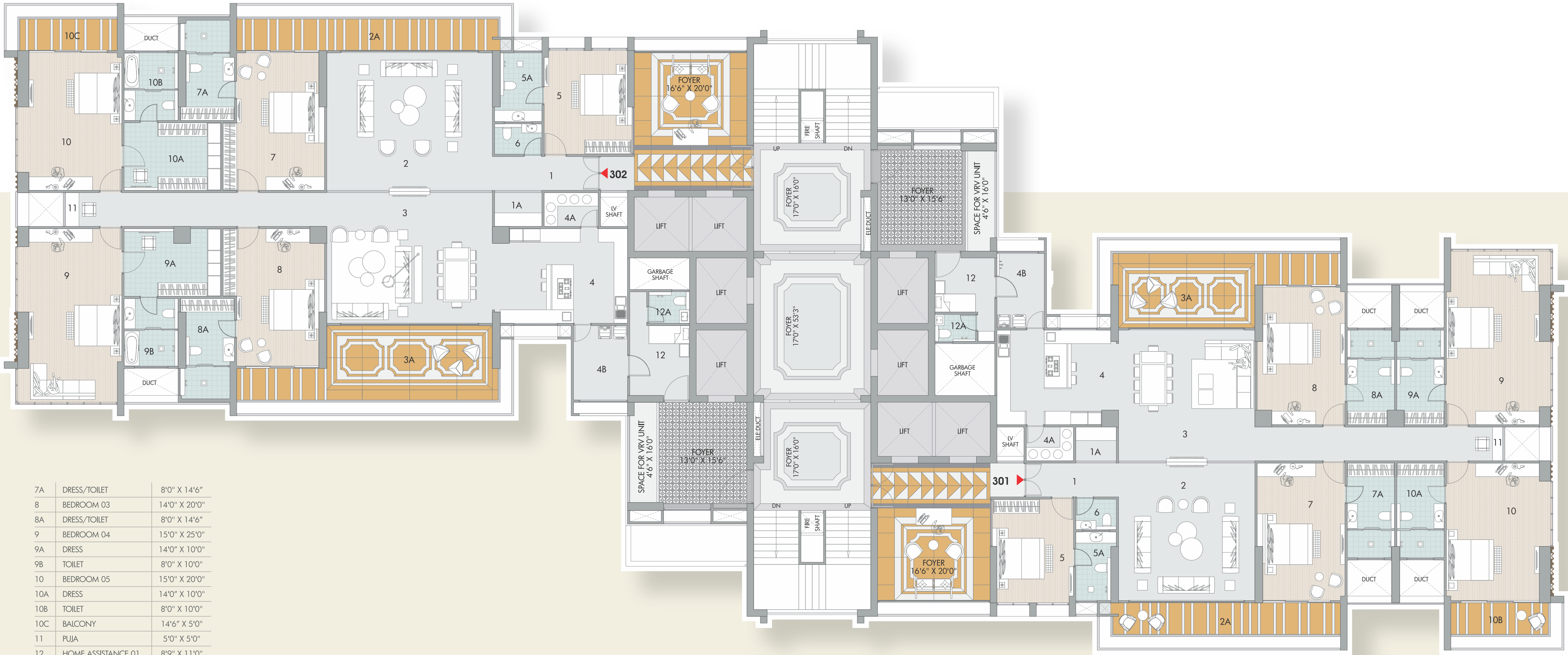
Each apartment has large living spaces that can overflow into large balconies on both sides that offer endless panoramic views. From the moment you step inside, you'll be greeted by a seamless flow of space, where the boundaries between interior and exterior spaces melt away.

Abundant sunlight dances through the expansive windows, illuminating the interiors with a warm, golden glow throughout the day.

A PANORAMIC PERFECTION

TYPICAL
FLOOR
PLAN

3RD TO 17TH &
19TH TO 32ND
FLOOR PLAN



302 TO 1702 & 1902 TO 3202

1	VESTIBULE	15'9" X 5'0"
1A	CLOAK ROOM	7'0" X 5'0"
2	FORMAL LIVING	24'0" X 20'0"
2A	DECK	38'6" X 5'0"
3	FAMILY LIVING /DINING	24'0" X 20'0"
3A	DECK	38'6" X 11'0"
4	KITCHEN	20'0" X 13'9"
4A	STORE	8'0" X 5'0"
4B	WASH	8'0" X 11'0"
5	BEDROOM 01	13'0" X 15'0"
5A	ATTACHED TOILET	6'0" X 10'0"
6	POWDER ROOM	7'0" X 4'6"
7	BEDROOM 02	14'0" X 20'0"

7A	DRESS/TOILET	8'0" X 14'6"
8	BEDROOM 03	14'0" X 20'0"
8A	DRESS/TOILET	8'0" X 14'6"
9	BEDROOM 04	15'0" X 25'0"
9A	DRESS	14'0" X 10'0"
9B	TOILET	8'0" X 10'0"
10	BEDROOM 05	15'0" X 20'0"
10A	DRESS	14'0" X 10'0"
10B	TOILET	8'0" X 10'0"
10C	BALCONY	14'6" X 5'0"
11	PUJA	5'0" X 5'0"
12	HOME ASSISTANCE 01	8'9" X 11'0"
12A	TOILET	6'0" X 4'6"

301 TO 1701 & 1901 TO 3201

1	VESTIBULE	13'9" X 5'0"
1A	CLOAK ROOM	6'0" X 5'0"
2	FORMAL LIVING ROOM	20'0" X 20'0"
2A	DECK	33'6" X 5'0"
3	FAMILY LIVING /DINING	20'0" X 20'0"
3A	DECK	33'6" X 11'0"
4	KITCHEN	18'0" X 13'9"
4A	STORE	7'0" X 5'0"
4B	WASH	7'0" X 11'0"
5	POWDER ROOM	6'0" X 4'6"
5A	BEDROOM 01	12'0" X 15'0"
6	ATTACHED TOILET	5'0" X 10'0"
7	BEDROOM 02	13'0" X 20'0"
7A	DRESS/TOILET	7'0" X 13'9"
8	BEDROOM 03	13'0" X 20'0"
8A	DRESS/TOILET	7'0" X 13'9"
9	BEDROOM 04	15'0" X 25'0"
9A	DRESS/TOILET	7'0" X 13'9"
10	BEDROOM 05	15'0" X 20'0"
10A	DRESS/TOILET	7'0" X 13'9"
10B	BALCONY	14'6" X 5'0"
11	PUJA	5'0" X 5'0"
12	HOME ASSISTANCE 01	8'9" X 8'6"
12A	TOILET	6'0" X 4'0"

AMANE CER
ATARDECER



The open sided layout with balconies on both sides create an experience for you to embrace the sun rise and the sun set. Wake up to the soft hues of dawn as the first rays paint the sky with a symphony of colors, casting a warm glow over the tranquil surroundings.

In the evenings, unwind on the veranda, witnessing the breathtaking spectacle of the sun gracefully descending, casting a mesmerizing tapestry of colors that sweep across the horizon. This thoughtfully designed house not only provides a comfortable and luxurious living space but also promises the rare opportunity to witness the beauty of both sunrise and sunset, creating unforgettable memories that will linger in your heart for years to come.

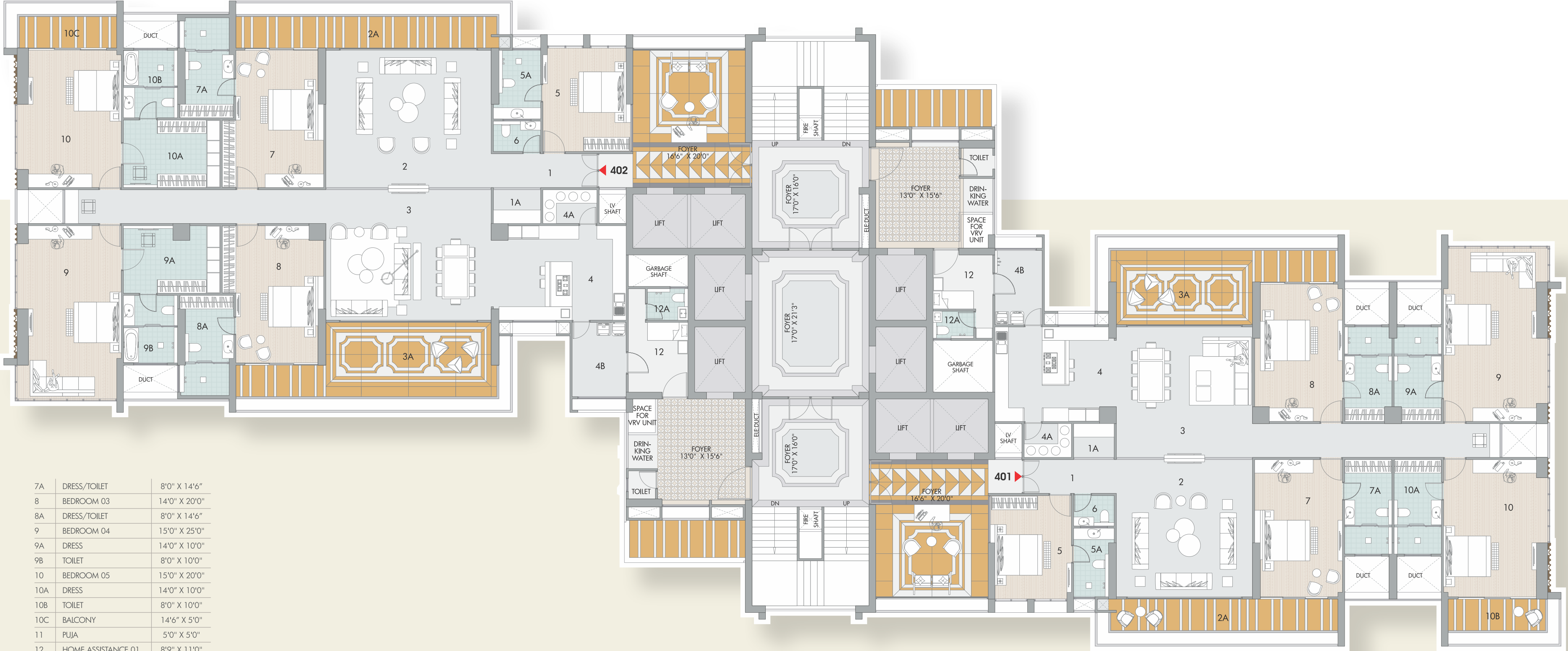
Embrace a lifestyle that cherishes the simple joys of life and invites you to reconnect with nature's splendor every single day.

OWN THE DAWN AND THE DUSK



REFUGE
FLOOR
PLAN

4TH, 6TH, 10TH,
14TH, 22ND, 26TH,
30TH, 34TH & 38TH
FLOOR PLAN



402, 602, 1002, 1402, 2202,
2602, 3002 3402 & 3802

1	VESTIBULE	15'9" X 5'0"
1A	CLOAK ROOM	7'0" X 5'0"
2	FORMAL LIVING	24'0" X 20'0"
2A	DECK	38'6" X 5'0"
3	FAMILY LIVING /DINING	24'0" X 20'0"
3A	DECK	38'6" X 11'0"
4	KITCHEN	20'0" X 13'9"
4A	STORE	8'0" X 5'0"
4B	WASH	8'0" X 11'0"
5	BEDROOM 01	13'0" X 15'0"
5A	ATTACHED TOILET	6'0" X 10'0"
6	POWDER ROOM	7'0" X 4'6"
7	BEDROOM 02	14'0" X 20'0"

7A	DRESS/TOILET	8'0" X 14'6"
8	BEDROOM 03	14'0" X 20'0"
8A	DRESS/TOILET	8'0" X 14'6"
9	BEDROOM 04	15'0" X 25'0"
9A	DRESS	14'0" X 10'0"
9B	TOILET	8'0" X 10'0"
10	BEDROOM 05	15'0" X 20'0"
10A	DRESS	14'0" X 10'0"
10B	TOILET	8'0" X 10'0"
10C	BALCONY	14'6" X 5'0"
11	PUJA	5'0" X 5'0"
12	HOME ASSISTANCE 01	8'9" X 11'0"
12A	TOILET	6'0" X 4'6"

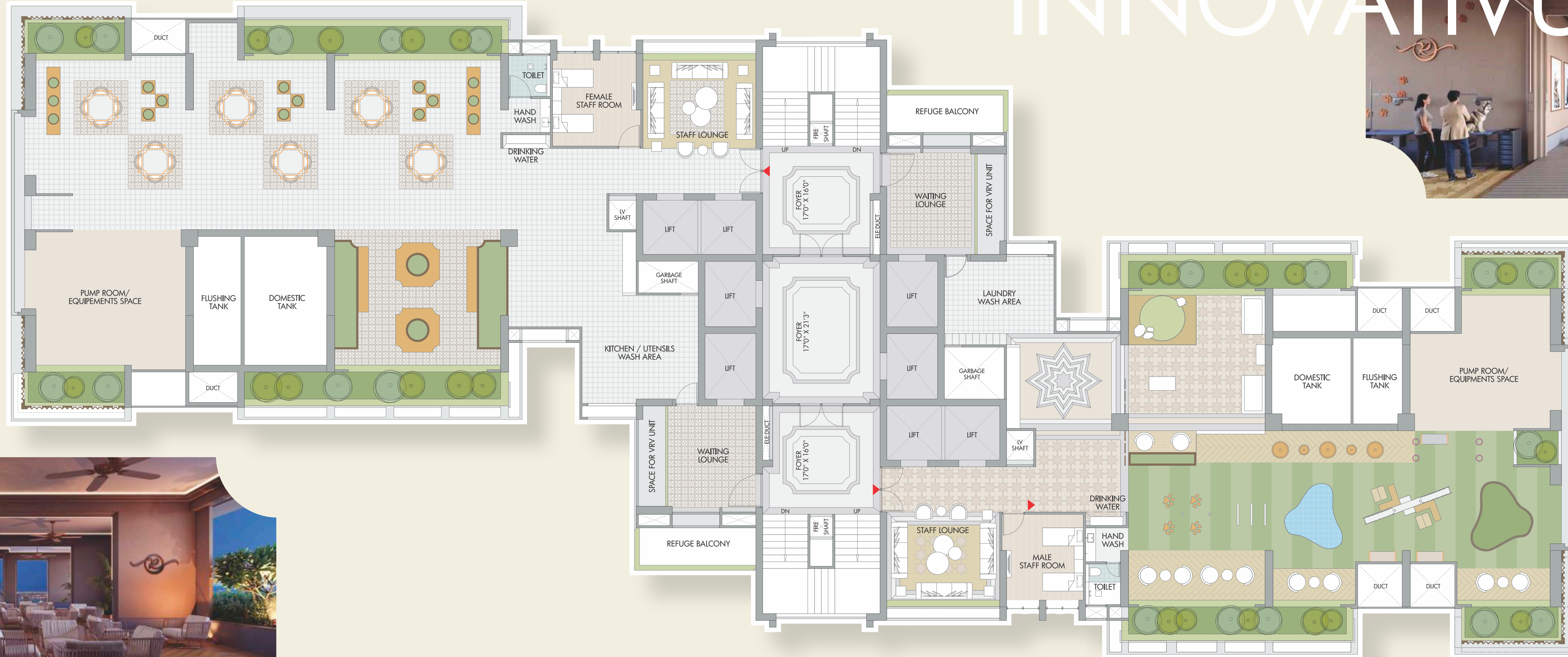
401, 601, 1001, 1401, 2201,
2601, 3001 3401 & 3801

1	VESTIBULE	13'9" X 5'0"
1A	CLOAK ROOM	6'0" X 5'0"
2	FORMAL LIVING ROOM	20'0" X 20'0"
2A	DECK	33'6" X 5'0"
3	FAMILY LIVING /DINING	20'0" X 20'0"
3A	DECK	33'6" X 11'0"
4	KITCHEN	18'0" X 13'9"
4A	STORE	7'0" X 5'0"
4B	WASH	7'0" X 11'0"
5	POWDER ROOM	6'0" X 4'6"
5A	BEDROOM 01	12'0" X 15'0"
6	ATTACHED TOILET	5'0" X 10'0"
7	BEDROOM 02	13'0" X 20'0"
7A	DRESS/TOILET	7'0" X 13'9"
8	BEDROOM 03	13'0" X 20'0"
8A	DRESS/TOILET	7'0" X 13'9"
9	BEDROOM 04	15'0" X 25'0"
9A	DRESS/TOILET	7'0" X 13'9"
10	BEDROOM 05	15'0" X 20'0"
10A	DRESS/TOILET	7'0" X 13'9"
10B	BALCONY	14'6" X 5'0"
11	PUJA	5'0" X 5'0"
12	HOME ASSISTANCE 01	8'9" X 8'6"
12A	TOILET	6'0" X 4'0"



SKIP FLOOR PLAN

18TH
FLOOR PLAN



INNOVATIVUS



Innovative Skip floor Design

In a pioneering move that reshapes urban lifestyle, the latest development introduces a skip floor concept that ingeniously accommodates both the furry and human members of the community. The pet-friendly skip floor boasts a dedicated playground designed exclusively for resident's four-legged companions. The skip floor's pet playground not only caters to the well-being of the resident's beloved pets but also fosters a sense of community among pet owners, providing a shared space for both recreation and socialization.

Along with this it also introduces a multi-use dining area. This innovative space serves as a dynamic hub for residents to gather, dine, and host various events. The flexibility of the area allows for a seamless transition from communal dining during regular hours to a versatile event space for special occasions. With the city skyline as a breathtaking backdrop, this dual-purpose skip floor redefines the possibilities of urban architecture, demonstrating how thoughtful design can integrate diverse lifestyle elements into a cohesive and vibrant living space.



THE HEAVEN

CAELUM



DUPLEX
PLAN
LOWER LEVEL

33RD
FLOOR PLAN



3302

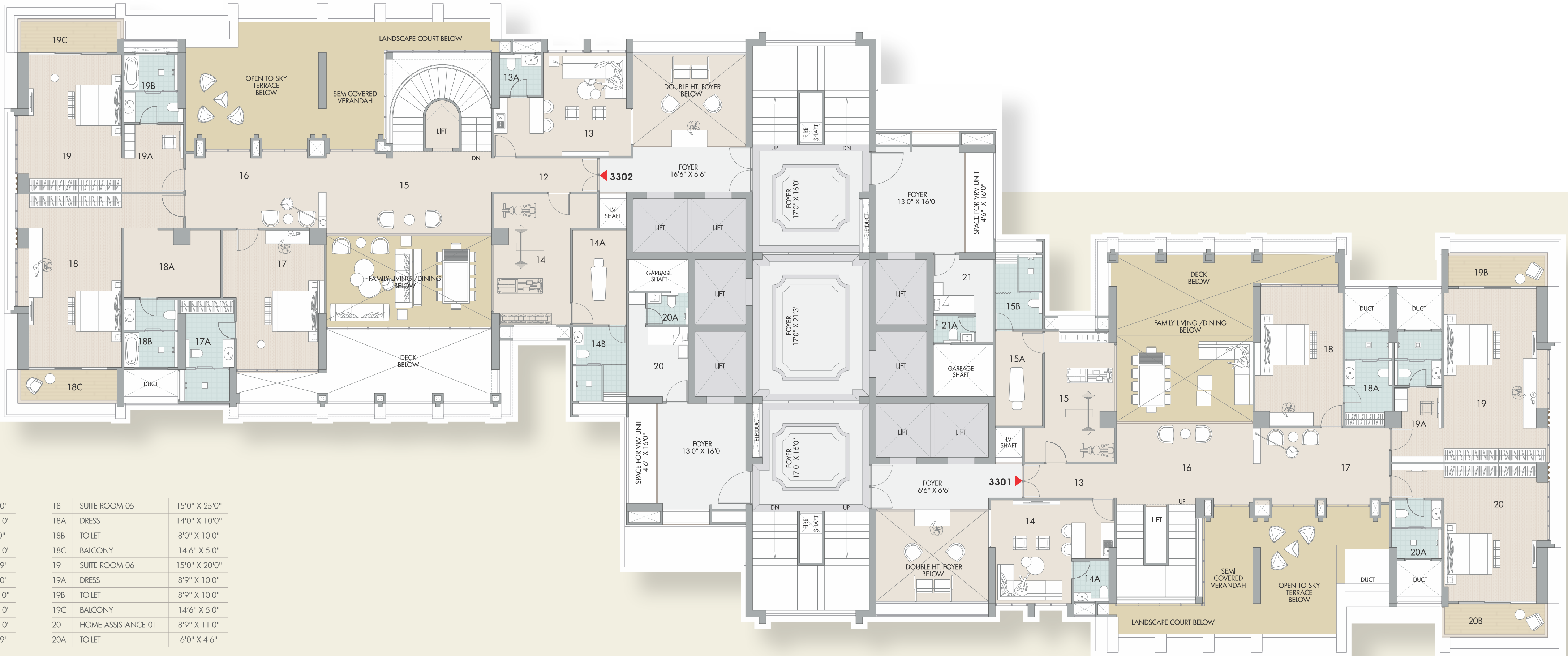
1	VESTIBULE	15'9" X 5'0"	8	BEDROOM 01	14'0" X 20'0"
1A	CLOAK ROOM	7'0" X 7'0"	8A	DRESS/TOILET	8'0" X 14'9"
1B	ATTACHED TOILET	6'0" X 7'6"	9	BEDROOM 02	15'0" X 25'0"
2	FORMAL LIVING	13'0" X 15'0"	9A	DRESS	14'0" X 10'0"
3	FAMILY LIVING /DINING	24'0" X 20'0"	9B	TOILET	8'0" X 10'0"
3A	DECK	38'6" X 11'0"	9C	BALCONY	14'6" X 5'0"
4	KITCHEN	20'0" X 13'9"	10	BEDROOM 03	15'0" X 20'0"
4A	STORE	8'0" X 5'0"	10A	DRESS	8'9" X 10'0"
4B	WASH	8'0" X 11'0"	10B	TOILET	8'9" X 10'0"
5	PUJA	7'3" X 5'0"	10C	BALCONY	14'6" X 5'0"
6	OPEN TO SKY TERRACE	19'3" X 19'3"	11	HOME ASSISTANCE 01	8'9" X 11'0"
7	D.H. SEMICOVERED VERANDAH	9'6" X 14'6"	11A	TOILET	6'0" X 4'6"
7A	D.H. LANDSCAPE COURT	25'3" X 5'0"			

3301

1	VESTIBULE	13'9" X 5'0"
1A	CLOAK ROOM	6'0" X 7'0"
1B	POWDER ROOM	5'0" X 7'6"
2	FORMAL LIVING	12'0" X 15'0"
3	FAMILY LIVING /DINING	20'0" X 20'0"
3A	DECK	33'6" X 11'0"
4	KITCHEN	18'0" X 13'9"
4A	STORE	7'0" X 5'0"
4B	WASH	7'0" X 11'0"
5	POOJA ROOM	6'0" X 5'0"
6	OPEN TERRACE	19'0" X 19'0"
7	D.H. SEMICOVERED VERANDAH	8'0" X 14'6"
7A	D.H. LANDSCAPE COURT	21'0" X 4'6"
8	LOUNGE	20'0" X 11'3"
9	BEDROOM 01	13'0" X 20'0"
9A	DRESS/TOILET	7'0" X 13'9"
10	BEDROOM 02	15'0" X 25'0"
10A	DRESS/TOILET	7'0" X 13'9"
10B	BALCONY	14'6" X 5'0"
11	BEDROOM 03	15'0" X 20'0"
11A	TOILET	7'0" X 13'9"
11B	BALCONY	14'6" X 5'0"
12	HOME ASSISTANCE 01	8'9" X 8'6"
12A	TOILET	6'0" X 4'0"

DUPLEX
PLAN
UPPER LEVEL

34TH
FLOOR PLAN



3302

12	VESTIBULE	15'9" X 5'0"	18	SUITE ROOM 05	15'0" X 25'0"
13	BAR & ENTERTAINMENT ROOM	20'0" X 15'0"	18A	DRESS	14'0" X 10'0"
13A	ATTACHED TOILET	6'0" X 6'0"	18B	TOILET	8'0" X 10'0"
14	LIFESTYLE ROOM	11'3" X 19'0"	18C	BALCONY	14'6" X 5'0"
14A	MESSAGE ROOM	8'0" X 13'9"	19	SUITE ROOM 06	15'0" X 20'0"
14B	STEAM/SAUNA	8'0" X 11'0"	19A	DRESS	8'9" X 10'0"
15	LOUNGE	24'0" X 12'0"	19B	TOILET	8'9" X 10'0"
16	LOUNGE	20'6" X 11'0"	19C	BALCONY	14'6" X 5'0"
17	MASTER BEDROOM 04	14'0" X 20'0"	20	HOME ASSISTANCE 01	8'9" X 11'0"
17A	DRESS/TOILET	8'0" X 14'9"	20A	TOILET	6'0" X 4'6"

3301

13	VESTIBULE	13'9" X 5'0"
14	BAR & ENTERTAINMENT ROOM	18'0" X 15'0"
14A	ATTACHED TOILET	5'0" X 6'0"
15	LIFESTYLE ROOM	10'3" X 19'0"
15A	MESSAGE ROOM	7'0" X 13'9"
15B	STEAM/SAUNA	7'0" X 11'0"
16	LOUNGE	20'0" X 12'0"
17	LOUNGE	20'0" X 11'0"
18	MASTER BEDROOM 04	13'0" X 20'0"
18A	DRESS/TOILET	7'0" X 13'9"
19	SUITE ROOM 05	15'0" X 25'0"
19A	DRESS/TOILET	7'0" X 19'0"
19B	BALCONY	14'6" X 5'0"
20	SUITE ROOM 06	15'0" X 20'0"
20A	DRESS/TOILET	7'0" X 13'9"
20B	BALCONY	14'6" X 5'0"
21	HOME ASSISTANCE 01	8'9" X 8'6"
21A	TOILET	6'0" X 4'0"

EFFULGENCE



TRIPLEX
PLAN
LOWER LEVEL

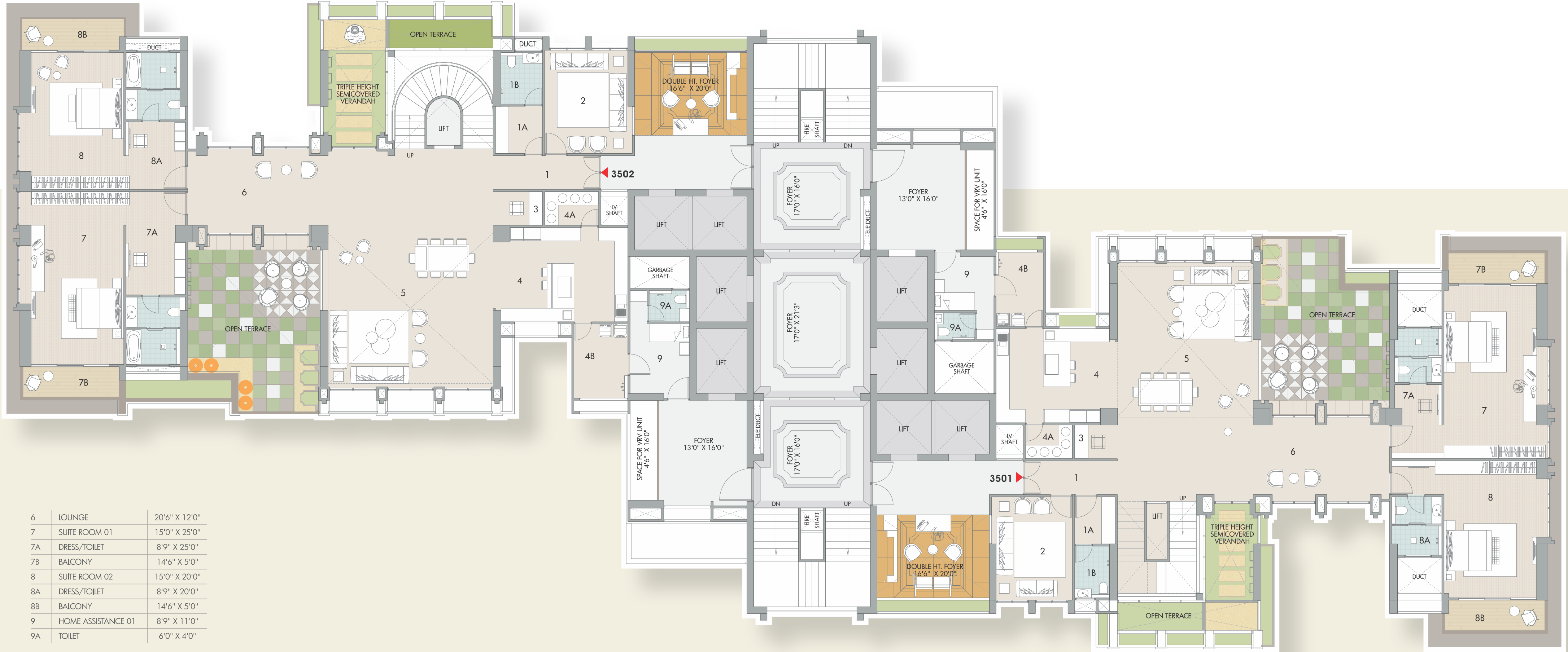
35TH
FLOOR PLAN



3502

1	VESTIBULE	15'9" X 5'0"
1A	CLOAK ROOM	7'0" X 7'0"
1B	ATTACHED TOILET	6'0" X 7'6"
2	FORMAL LIVING	13'0" X 15'0"
3	PUJA	7'3" X 5'0"
4	KITCHEN	20'0" X 13'9"
4A	STORE	8'0" X 5'0"
4B	WASH	8'0" X 11'0"
5	FAMILY LIVING / DINING	25'0" X 35'0"

6	LOUNGE	20'6" X 12'0"
7	SUITE ROOM 01	15'0" X 25'0"
7A	DRESS/TOILET	8'9" X 25'0"
7B	BALCONY	14'6" X 5'0"
8	SUITE ROOM 02	15'0" X 20'0"
8A	DRESS/TOILET	8'9" X 20'0"
8B	BALCONY	14'6" X 5'0"
9	HOME ASSISTANCE 01	8'9" X 11'0"
9A	TOILET	6'0" X 4'0"

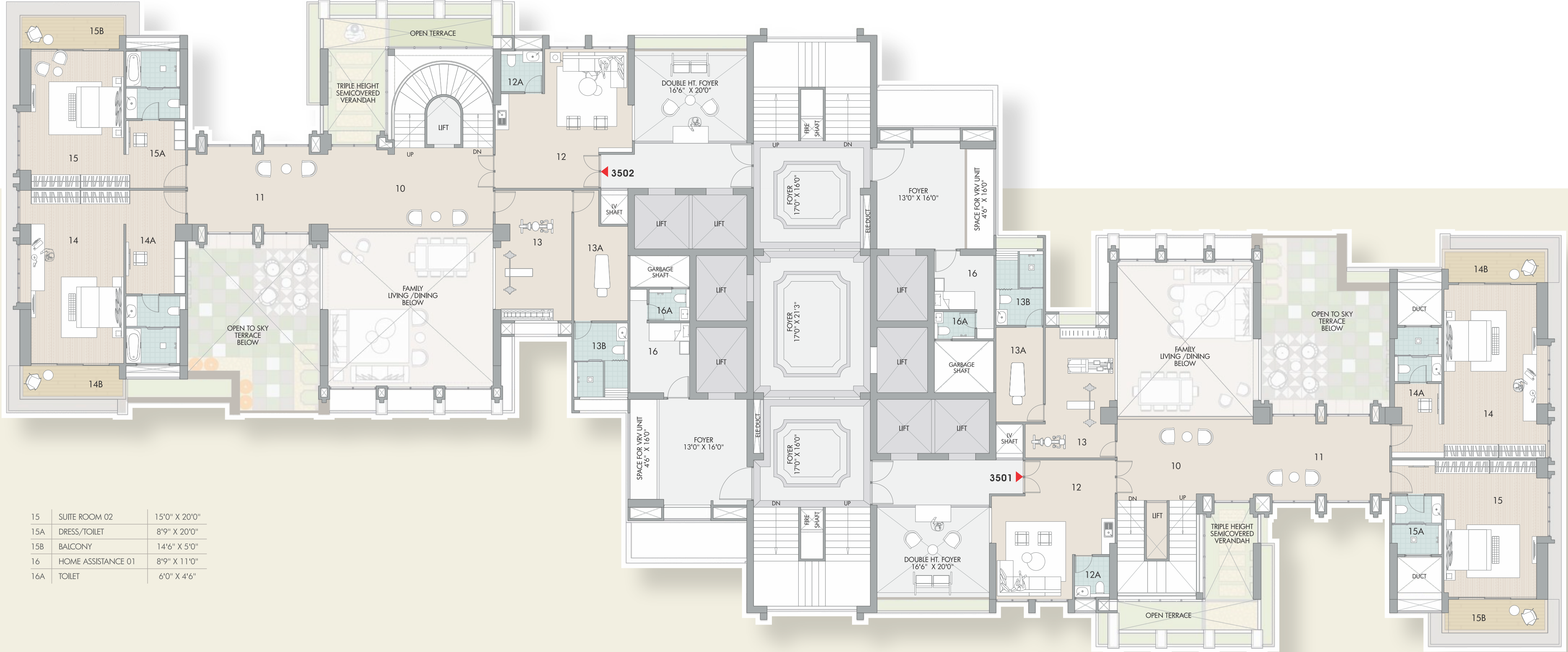


3501

1	VESTIBULE	13'9" X 5'0"
1A	CLOAK ROOM	6'0" X 7'0"
1B	POWDER ROOM	5'0" X 7'6"
2	FORMAL LIVING	12'0" X 15'0"
3	PUJA	6'3" X 5'0"
4	KITCHEN	18'0" X 13'9"
4A	STORE	7'0" X 5'0"
4B	WASH	7'0" X 11'0"
5	FAMILY LIVING / DINING	20'6" X 35'0"
6	LOUNGE	19'0" X 12'0"
7	SUITE ROOM 01	15'0" X 25'0"
7A	DRESS/TOILET	7'0" X 19'0"
7B	BALCONY	14'6" X 5'0"
8	SUITE ROOM 02	15'0" X 20'0"
8A	TOILET	7'0" X 13'9"
8B	BALCONY	14'6" X 5'0"
9	HOME ASSISTANCE 01	8'9" X 8'6"
9A	TOILET	6'0" X 4'0"

TRIPLEX
PLAN
MIDDLE LEVEL

36TH
FLOOR PLAN



3502

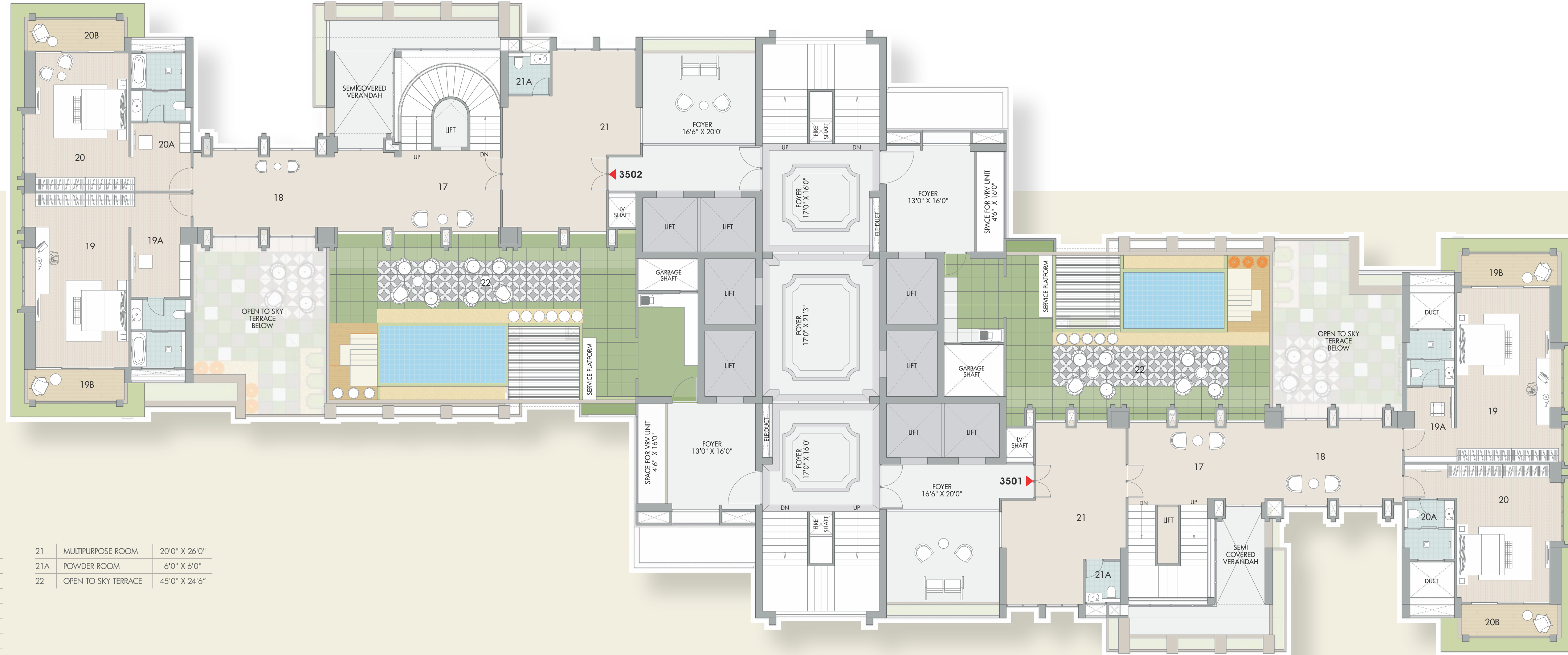
10	LOUNGE	24'0" X 12'0"	15	SUITE ROOM 02	15'0" X 20'0"
11	LOUNGE	20'6" X 12'6"	15A	DRESS/TOILET	8'9" X 20'0"
12	BAR & ENTERTAINMENT ROOM	20'0" X 20'0"	15B	BALCONY	14'6" X 5'0"
12A	POWDER ROOM	6'0" X 6'0"	16	HOME ASSISTANCE 01	8'9" X 11'0"
13	LIFESTYLE ROOM	11'3" X 19'0"	16A	TOILET	6'0" X 4'6"
13A	MASSAGE	8'0" X 13'9"			
13B	STEAM/ SAUNA	8'0" X 11'0"			
14	SUITE ROOM 01	15'0" X 25'0"			
14A	DRESS/TOILET	8'9" X 25'0"			
14B	BALCONY	14'6" X 5'0"			



3501

10	LOUNGE	20'0" X 12'0"
11	LOUNGE	20'0" X 12'0"
12	BAR & ENTERTAINMENT ROOM	18'0" X 20'0"
12A	POWDER ROOM	5'0" X 6'0"
13	LIFESTYLE ROOM	10'3" X 19'0"
13A	MASSAGE ROOM	7'0" X 13'9"
13B	STEAM/SAUNA	7'0" X 11'0"
14	SUITE ROOM 03	15'0" X 25'0"
14A	DRESS/TOILET	7'0" X 19'0"
14B	BALCONY	14'6" X 5'0"
15	SUITE ROOM 04	15'0" X 20'0"
15A	DRESS/TOILET	7'0" X 13'9"
15B	BALCONY	14'6" X 5'0"
16	HOME ASSISTANCE 01	8'9" X 8'6"
16A	TOILET	6'0" X 4'0"

37TH FLOOR PLAN



17	LOUNGE	24'0" X 12'0"
18	LOUNGE	20'6" X 12'0"
19	SUITE ROOM 05	15'0" X 25'0"
19A	DRESS/TOILET	8'9" X 25'0"
19B	BALCONY	14'6" X 5'0"
20	SUITE ROOM 06	15'0" X 20'0"
20A	DRESS/TOILET	8'9" X 20'0"
20B	BALCONY	14'6" X 5'0"

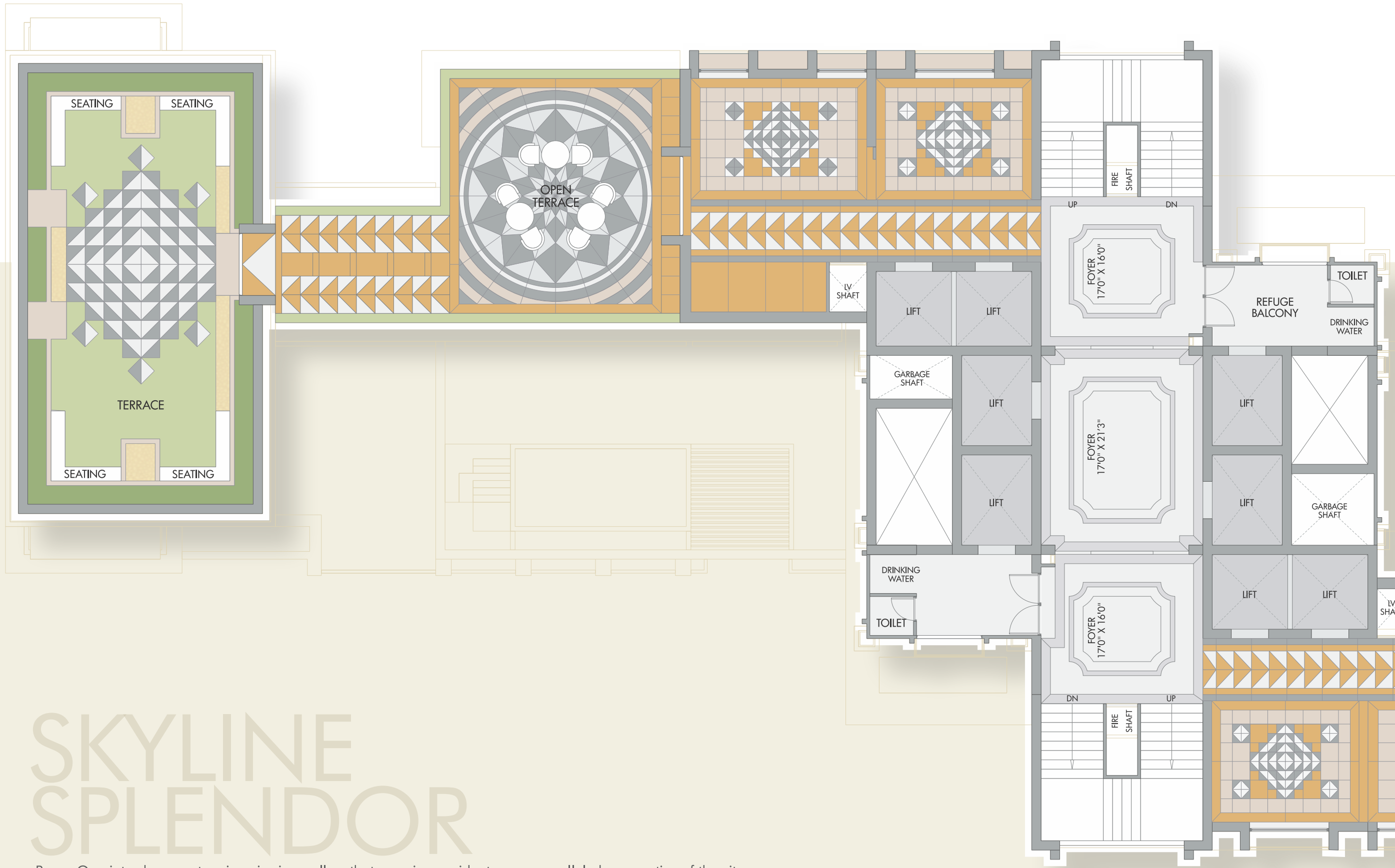
21	MULTIPURPOSE ROOM	20'0" X 26'0"
21A	POWDER ROOM	6'0" X 6'0"
22	OPEN TO SKY TERRACE	45'0" X 24'6"



ROYCE
ONE

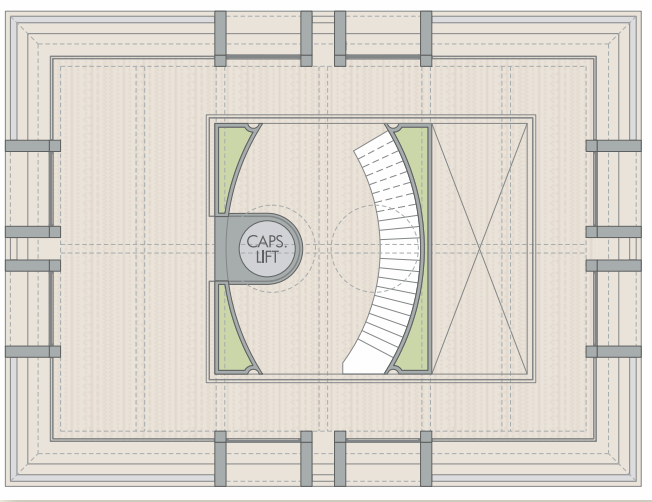
17	LOUNGE	20'0" X 12'0"
18	LOUNGE	20'0" X 12'0"
19	SUITE ROOM 05	15'0" X 25'0"
19A	DRESS/TOILET	7'0" X 19'0"
19B	BALCONY	14'6" X 5'0"
20	SUITE ROOM 06	15'0" X 20'0"
20A	DRESS/TOILET	7'0" X 13'9"
20B	BALCONY	14'6" X 5'0"
21	MULTIPURPOSE ROOM	18'0" X 26'0"
21A	POWDER ROOM	5'0" X 6'3"
22	OPEN TO SKY TERRACE	38'9" X 24'6"

38TH
FLOOR
PLAN



AQUILARIA

39TH & 40TH
FLOOR PLAN



VIEWING DECK



SKYLINE
SPLENDOR

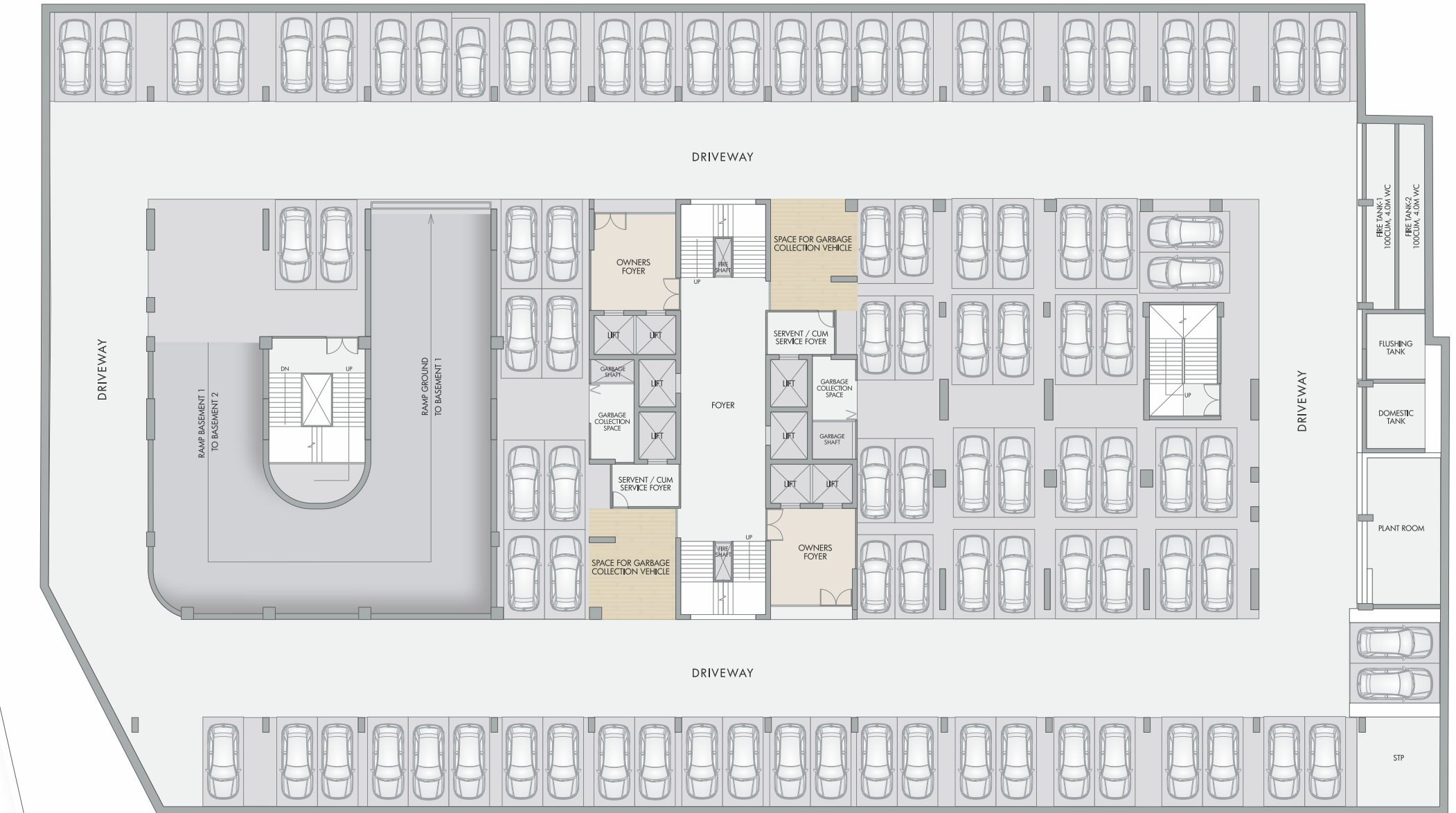
Royce One introduces a stunning viewing gallery that promises residents an unparalleled perspective of the cityscape. Perched at a commanding height, the viewing gallery offers breathtaking, panoramic views that stretch across the city, showcasing iconic landmarks, glittering city lights, and the ever-changing tapestry of urban life.

BASEMENT PLANS



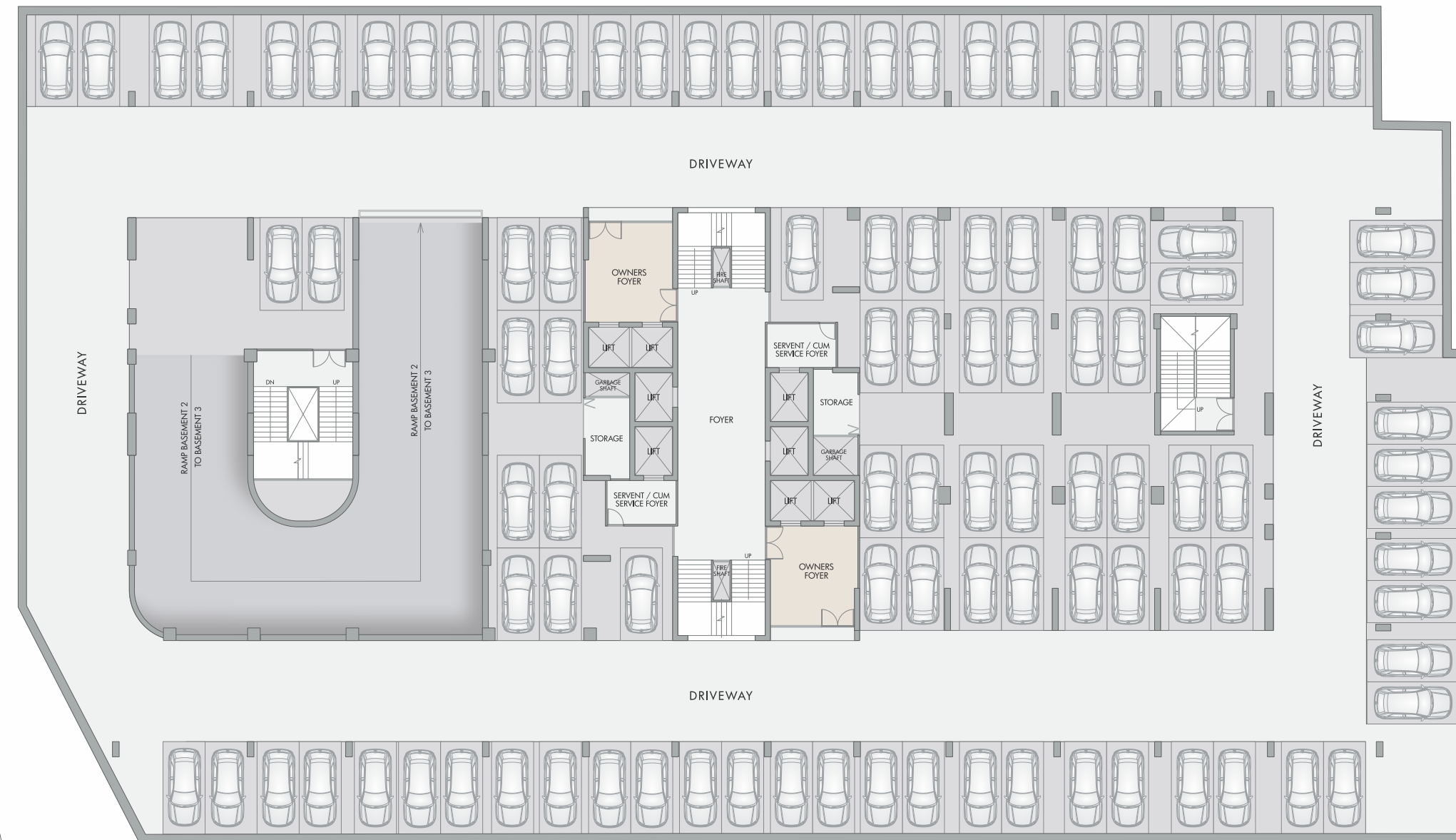
60FT WIDE JAGHOSH SURESHWAR MARG

BASEMENT LEVEL 01



130FT WIDE AMBLI - BOPAL BRTS ROAD

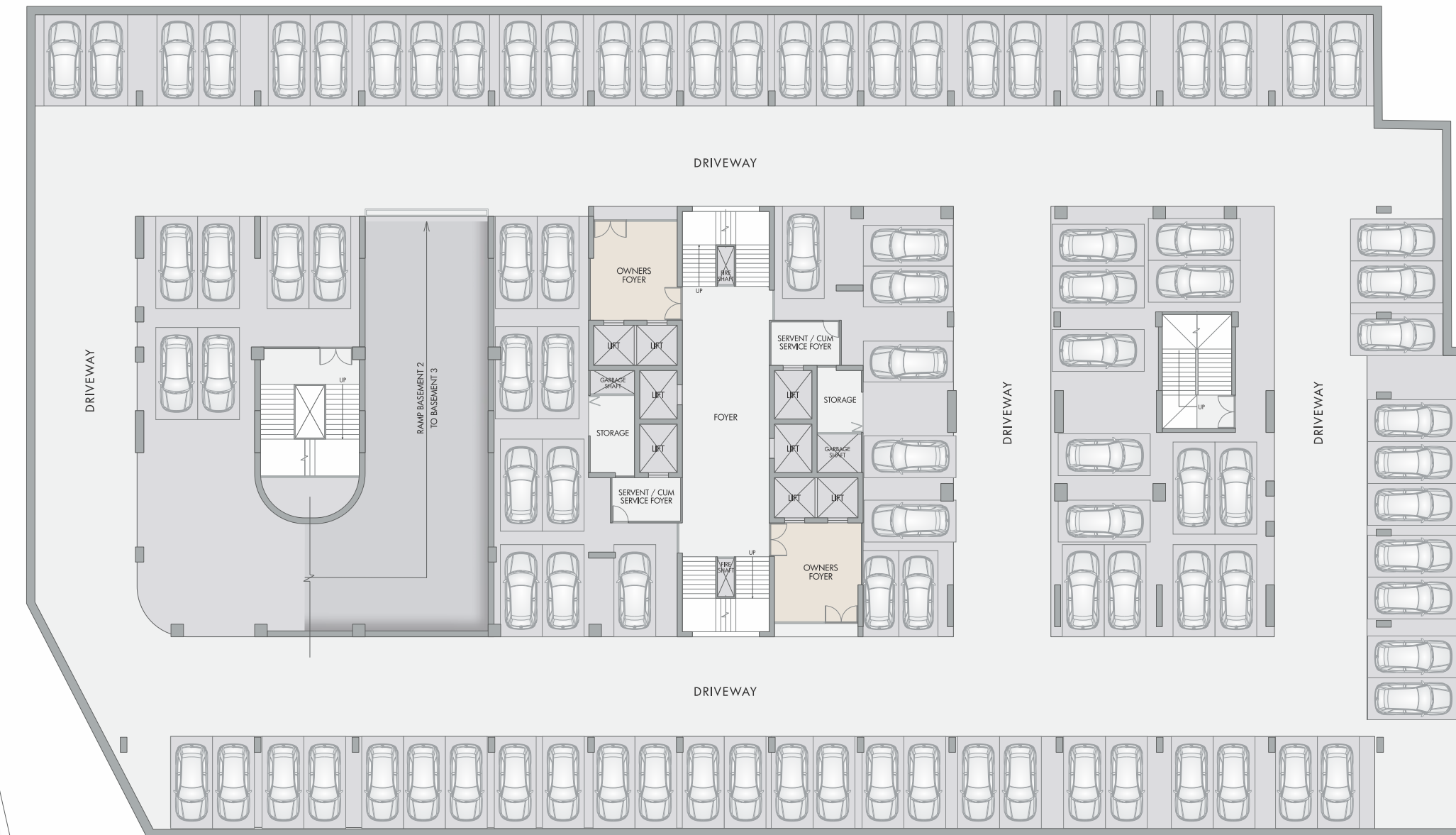
BASEMENT
LEVEL 02



130FT WIDE AMBLI - BOPAL BRTS ROAD

60FT WIDE JAGHOSH SURESHWAR MARG

BASEMENT
LEVEL 03



130FT WIDE AMBLI - BOPAL BRTS ROAD

60FT WIDE JAGHOSH SURESHWAR MARG



UNIT
PLANS

PROFUSUS

THE LAVISH LAYOUTS



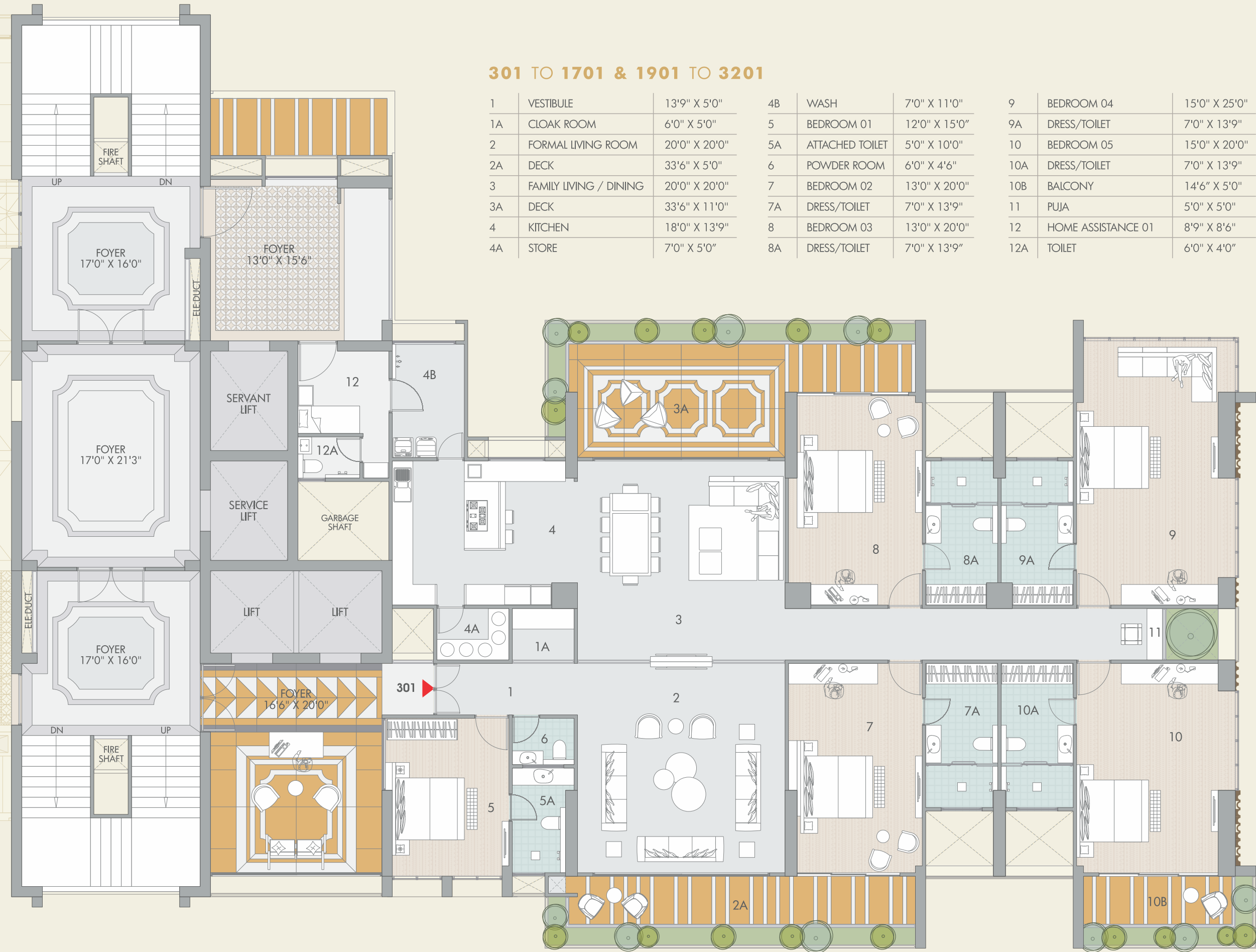


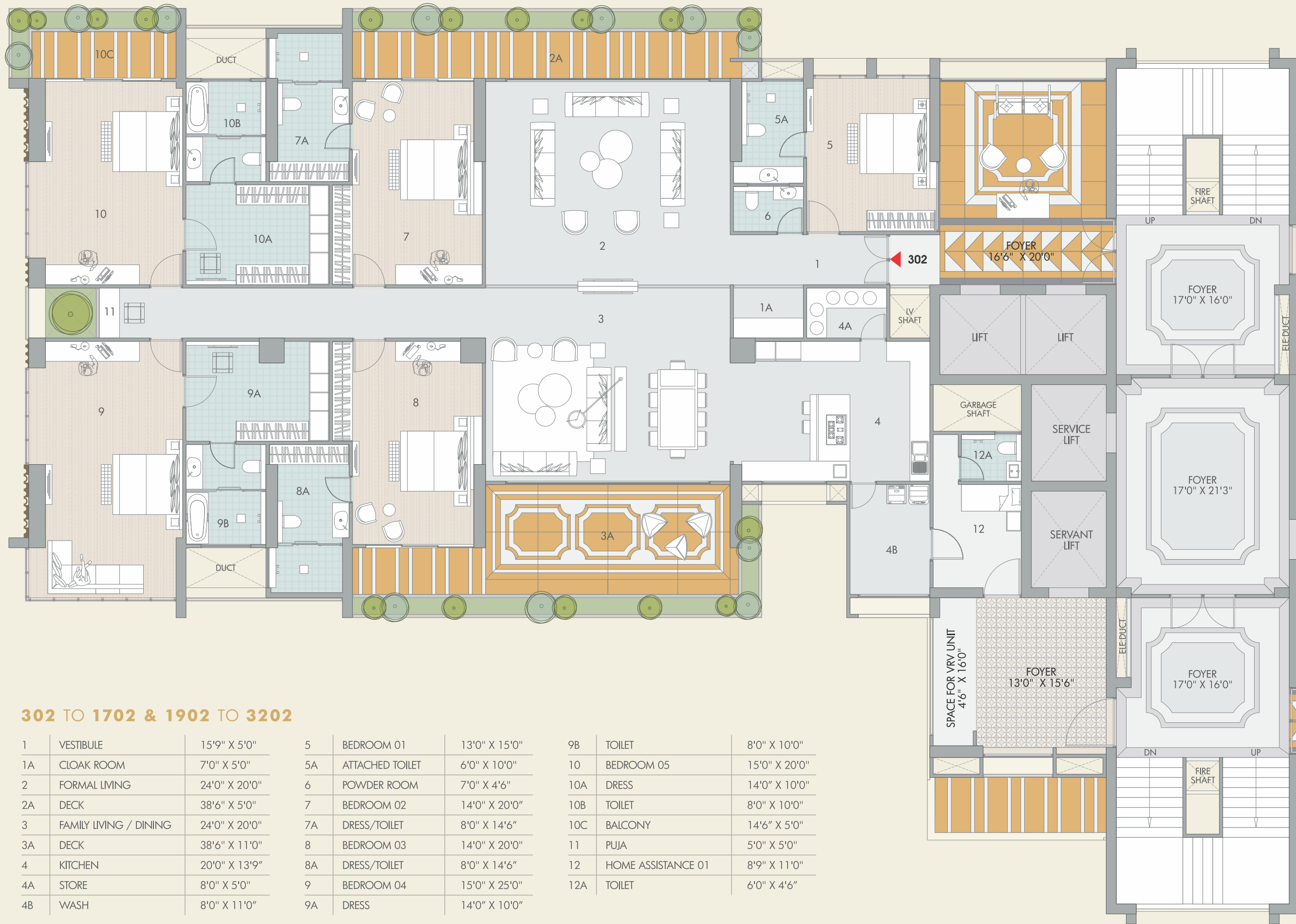
TYPICAL
UNIT
7500 SQ.FT.



INDICATIVE SBA	RERA CARPET	BUILT UP AREA
7500 SQ. FT.	3388 SQ. FT.	4125 SQ. FT.

BUILT UP AREA = RERA CARPET + WALL + WASH +
BALCONY + VESTIBULE + BEAM





302 TO 1702 & 1902 TO 3202

1	VESTIBULE	15'9" X 5'0"	5	BEDROOM 01	13'0" X 15'0"	9B	TOILET	8'0" X 10'0"
1A	CLOAK ROOM	7'0" X 5'0"	5A	ATTACHED TOILET	6'0" X 10'0"	10	BEDROOM 05	15'0" X 20'0"
2	FORMAL LIVING	24'0" X 20'0"	6	POWDER ROOM	7'0" X 4'6"	10A	DRESS	14'0" X 10'0"
2A	DECK	38'6" X 5'0"	7	BEDROOM 02	14'0" X 20'0"	10B	TOILET	8'0" X 10'0"
3	FAMILY LIVING / DINING	24'0" X 20'0"	7A	DRESS/TOILET	8'0" X 14'6"	10C	BALCONY	14'6" X 5'0"
3A	DECK	38'6" X 11'0"	8	BEDROOM 03	14'0" X 20'0"	11	PUJA	5'0" X 5'0"
4	KITCHEN	20'0" X 13'9"	8A	DRESS/TOILET	8'0" X 14'6"	12	HOME ASSISTANCE 01	8'9" X 11'0"
4A	STORE	8'0" X 5'0"	9	BEDROOM 04	15'0" X 25'0"	12A	TOILET	6'0" X 4'6"
4B	WASH	8'0" X 11'0"	9A	DRESS	14'0" X 10'0"			

INDICATIVE SBA	RERA CARPET	BUILT UP AREA
8750 SQ. FT.	4015 SQ. FT.	4812 SQ. FT.
BUILT UP AREA = RERA CARPET + WALL + WASH + BALCONY + VESTIBULE + BEAM		



TYPICAL
UNIT

8750 SQ.FT.

SPECIFICATIONS

STRUCTURE

- Quality Controlled, RCC framework structure
- Column-less area of formal living, family living & dining area
- Floor height (slab to slab 12'0")

FOYER

- Designer double height entrance foyer and Personal foyer for each wing

PLASTER WORK

- Internal - Smooth finish plaster with Gypsum finish
- External - Double coat mala plaster / texture / exterior paint

FLOORING

- Fine Italian marble flooring in all areas except bathroom, deck, foyer and servant room
- Natural Exotic Granite in Foyer & Staircase

AIR-CONDITIONING

- Designed Centralized high-end Air Conditioning System

DOOR & WINDOW

- Approved fire –rated timber Main door with high quality locking system
- Internal doors- Flush door with Veneer Finish on both sides
- DGU Premium quality glass / UPVC sliding windows

PLUMBING & SANITATION

- Top of the line CP fittings
- Premium quality sanitary fittings
- High quality plumbing lines

ELECTRICAL

- 3 phase concealed ISI copper wiring with Premium quality
- MCB/ELCB distribution Panel

KITCHEN

- Well finished kitchen with high quality granite countertop, sink with drain board and granite in dado

GREEN FEATURES



KEY FEATURES

- 4 High - speed access controlled elevators which open to the private foyer of each wing.
- 2 Exclusive Guest elevator
- 2 Exclusive Service elevator
- Multi – tier security with smart card access, video door phone with intercom, CCTV surveillance in common area.
- Water supply through water softener.
- Power back up for common amenities.
- WI-FI Enabled / Common amenities and areas.

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- The brochure's measurements are estimated and computed from unfinished surfaces, and they are adjusted over to the nearest whole number. Room size dimension is center to center. Balcony dimension is out to out. The carpet area stated was estimated using AUTOCAD software in accordance with the RERA Act's requirements.
- Subject to Ahmedabad Jurisdiction only.



A Monumental Landmark

An address serves to inform where you reside.
At Royce ONE, your address says who you are.

Located on Ambli-Bopal Road (ABR), you are nestled in Ahmedabad's urban landscape, which serves as a vibrant corridor for residential living, commercial activities, education, and healthcare. You are in the heart of Ahmedabad's key strategic growth centre.

ROYCE ONE TO	Kms						
Ahmedabad Airport	20.0	Karnavati Club	2.8	Shalby Hospital	3.0	Sattva Vikas School	2.0
Gandhinagar	27.0	Rajpath Club	2.8	Zydus Hospital	5.9	Anand Niketan School	4.0
SP Ring Road	1.5	YMCA Club	3.7	SAL Hospital	5.7	DPS School	5.5
SG Highway	2.0	Club O7	6.5	Krishna Hospital	7.7	Nirma Vidyavihar School	4.2
TAJ Skyline	2.7	Belvedere Club	19.0	Sterling Hospital	3.4	Udgam School	5.2
Novotel Hotel	2.7	Palladium Mall	6.2	Epic Hospital	2.2	Eklavya School	9.2
Courtyard Marriott	2.8	Ahmedabad One	6.2				
Crown Plaza	3.3	TRP Mall	2.8				
The Grand Bhagwati	4.1						

A PROJECT BY:



**RECOGNISED
& AWARDED**
IN 2013, 2017,
2019, 2020, 2021,
2022 & 2023
**WE CONTINUE
THE EXCELLENCE**



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