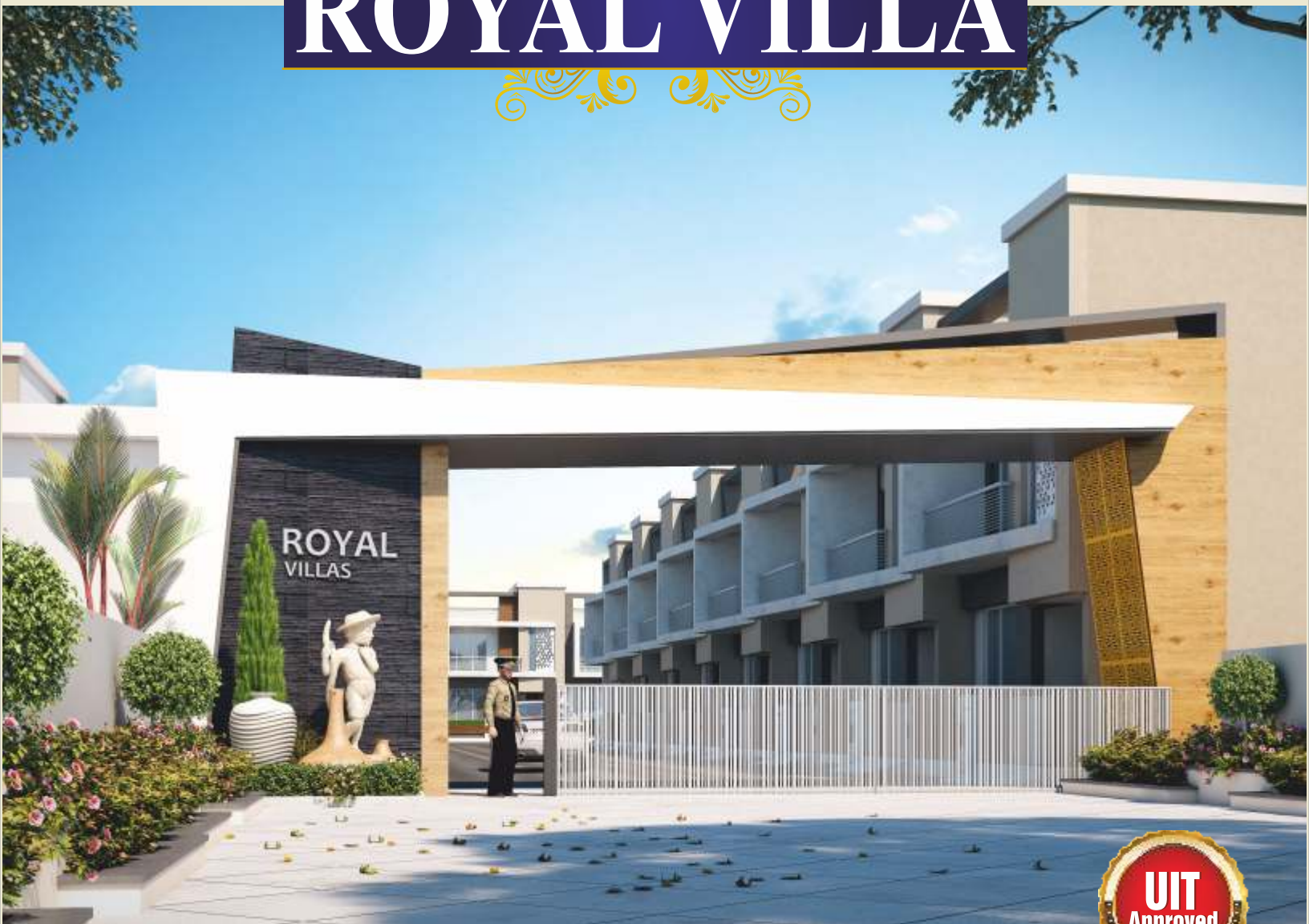


Good Things Often Come in
Small Numbers.
Just Like..

R
ROYAL VILLA



Enjoy! Luxury Villa Life in Kota

Welcome to SMS Buildcon

SMS Buildcon is renowned in Kota for its commitment to quality and for its magnificent housing projects integrated with a host of facilities. Our company is run and managed by skilled professionals who strive to fulfill all the real estate needs of our esteemed clients.

Over the years, SMS Buildcon builds your dream like structures, homes from root to skyline, luxury apartments, commercial buildings, Independent Villas, 2/3/4 BHK Flats and help you find excellent properties in Kota.

SMS Buildcon's successfully completed & ongoing project are :



Royal Enclave



Royal Park



Royal Villa

There is nothing better than
a home that is you.

A home that holds a beautiful picture of your family

A home that welcomes sunshine with open arms


A home that is filled with the soft humming of the wing

A home of your dreams

Except,
It's not a dream anymore...



ROYAL VILLA



ROYAL VILLA A COMMUNITY DEVELOPMENT AS UNIQUE AS YOU ARE

To build home of your choice; Also there are, options of well designed duplex villas and simplex villas, executive floors to choose from. Our commitment to your aspirations did not end with just building homes. We also wanted to ensure that every day, Royal Villa had moments you would cherish forever. String together such precious moments at the various amenities as facilities that we made available.



Luxury Duplex Villa

Size : 25'x55'

Plot Size : 1375 Sq. Ft.

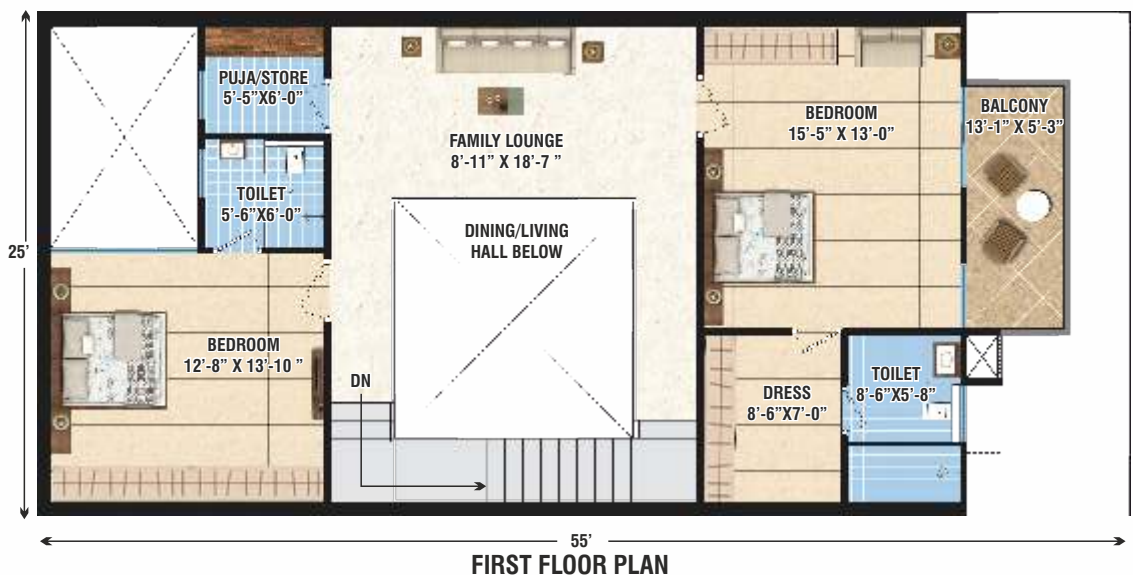
Constructed Area : 2718.8 Sq. Ft.



Ground Floor
Built-Up Area :
1156.90 sq. ft.



First Floor
Built-Up Area :
1156.90 sq. ft.



Terrace Floor
Built-Up Area :
405 sq. ft.

Luxury Duplex Villa

Size : 25'x50'

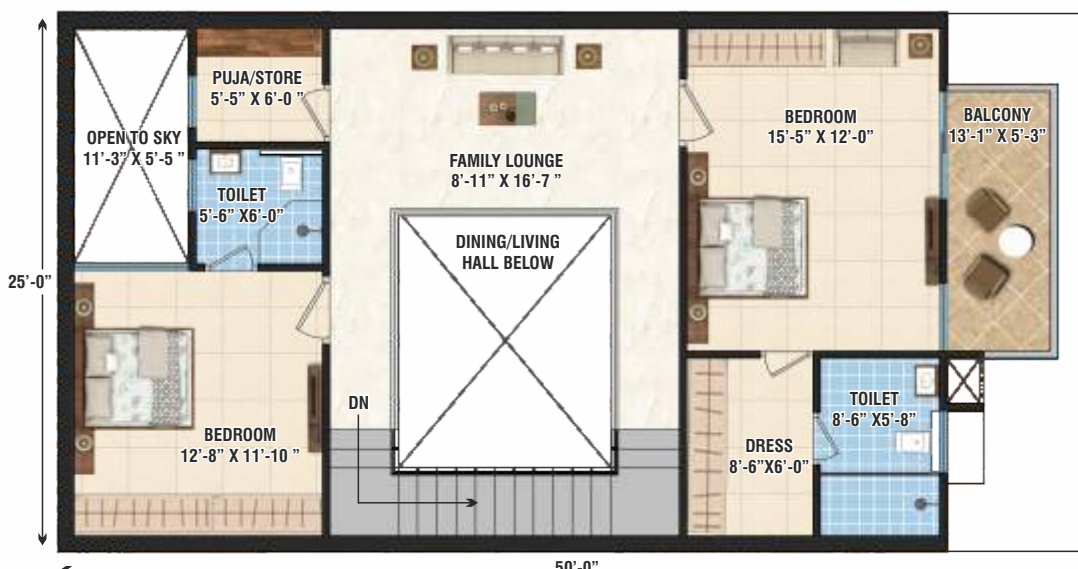
Plot Size : 1250 Sq. Ft.

Constructed Area : 2235 Sq. Ft.



GROUND FLOOR PLAN

Ground Floor
Built-Up Area :
933.31 sq. ft.



FIRST FLOOR PLAN

First Floor
Built-Up Area :
933.31 sq. ft.

Terrace Floor
Built-Up Area :
368.97sq. ft.



Site Address :
120 Feet Link Road,
Opp. Green Palm Resort,
Baran Road, Kota



SITE PLAN



Luxury Simplex Villa

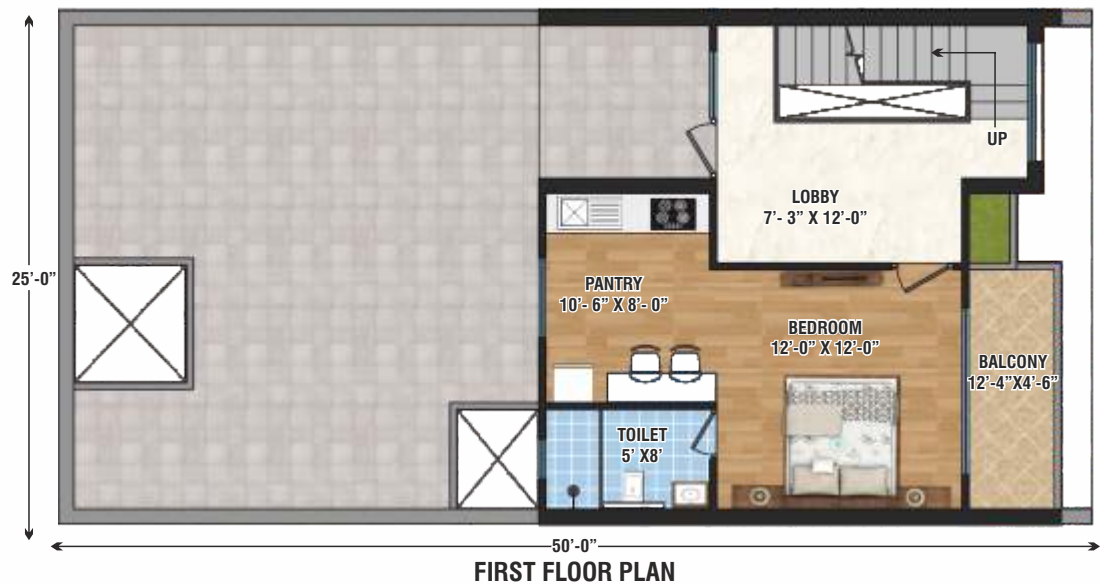
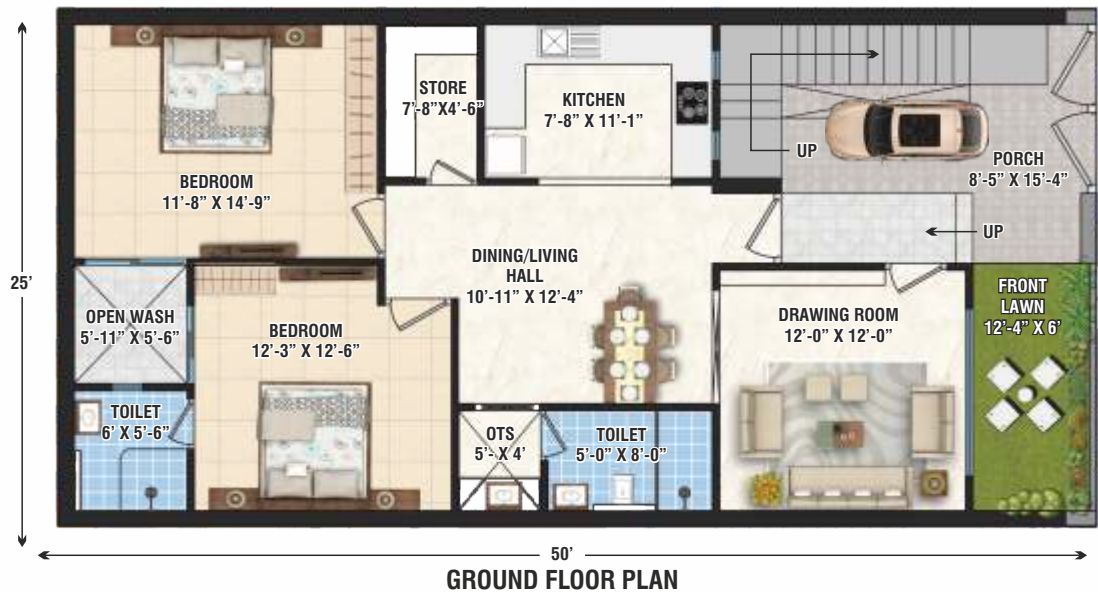
Size : 25'x50'
Plot Size : 1250 Sq. Ft.
Constructed Area : 1970 Sq. Ft.



Ground Floor
Built-Up Area :
1161.74sq. ft.

First Floor
Built-Up Area :
646.93 sq. ft.

Terrace Floor
Built-Up Area :
161.86sq. ft.

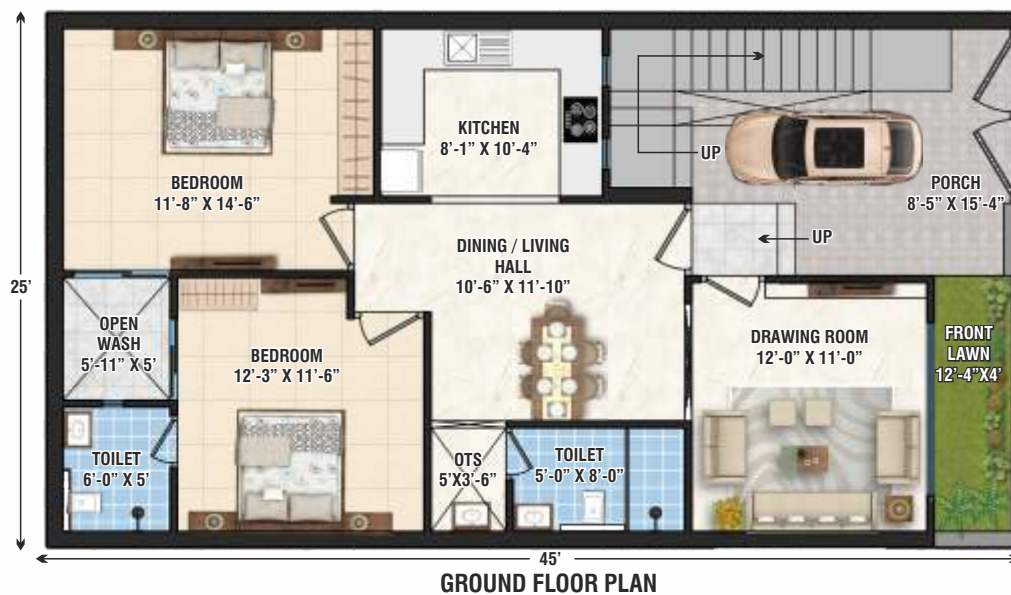


Luxury Simplex Villa

Size : 25'x45'

Plot Size : 1125 Sq. Ft.

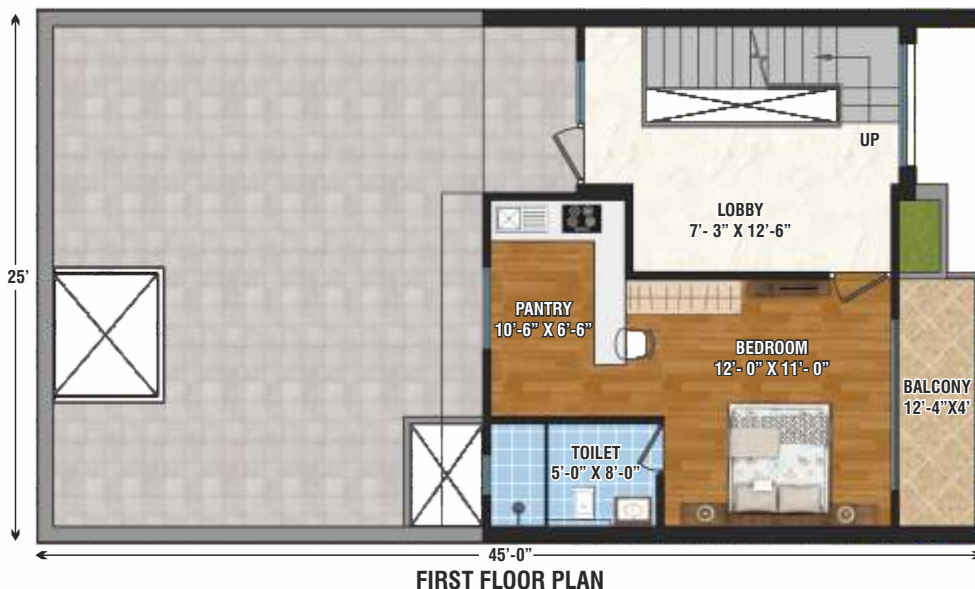
Constructed Area : 1812 Sq. Ft.



Ground Floor
Built-Up Area :
1060.31sq. ft.

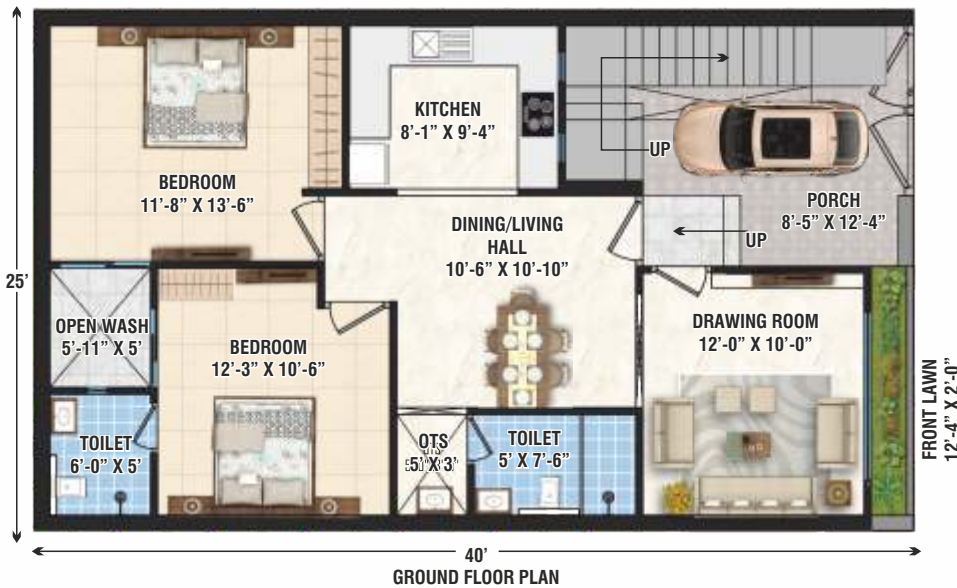
First Floor
Built-Up Area :
589.84sq. ft.

Terrace Floor
Built-Up Area :
161.86 sq. ft.



Luxury Simplex Villa

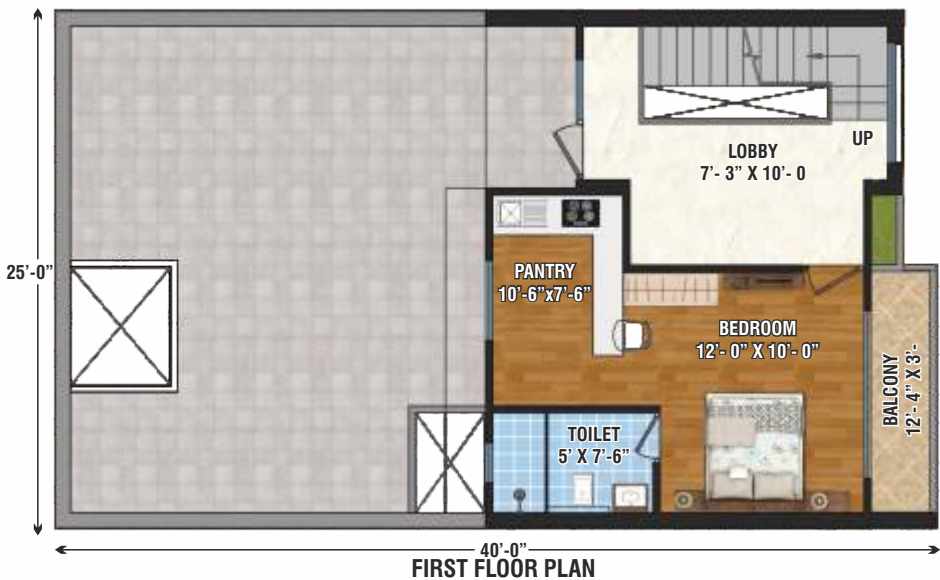
Size : 25'x40'
Plot Size : 1000 sq. ft.
Constructed Area : 1696 Sq. Ft



Ground Floor
Built-Up Area :
982.18 sq. ft.

First Floor
Built-Up Area :
550.33sq. ft.

Terrace Floor
Built-Up Area :
163.70ft.



Amenities



- ◆ Entrance Gateway
- ◆ Children's Play Area
- ◆ CCTV Camera
- ◆ Compact Township
- ◆ CC Road
- ◆ Wireless Colony
- ◆ Intercom
- ◆ 24 Hrs. Water Supply



ROYAL VILLA

Specifications

Structure:

Composite structure with brick masonry cement plastering.

Wall & Ceiling Finish :

External : Emulsion / water proof paint for external surface.
Internal wall & Ceiling : Plastic emulsion paint for all internal and OBD for Ceiling.

Flooring :

Living / Dining : High quality vitrified tile flooring
Bedrooms & Kitchen : High quality vitrified tile flooring

Balcony & Utility :

Anti - skid ceramic tile flooring and glazed ceramic tile dadoing in Utility up to sill level.

Toilets :

Anti - skid ceramic tile flooring and glazed ceramic tile dadoing up to door height.

Kitchen :

Counter : Granite platform
Sink : Single bowl SS sink
Dado : Glazed ceramic tile dadoing of 2' height above kitchen platform with aquaguard chimney and Geyser point provision. Toilets : Sanitary Ware : Wall hung EWC With concealed cistern in bedroom toilets & Indian seat in common washroom Fixture & Fittings : Single lever diverter for bath and shower.

Doors & Windows :

Main Door : Laminated solid wooden door with Hardwood frame with SS / Brass hardware coupled with Wire - mesh door. Internal Doors : Laminated solid wooden door with hardwood frame with SS / Brass hardware. Toilet Doors : Laminated solid wooden door with Hardwood frame with SS / Brass hardware. Windows : UPVC / Wooden windows with MS grills.

Electrical :

Fire - resistant Electrical wires good quality or equivalent. Elegant modular electrical switches good quality or equivalent. Point for Water Purifier, Exhaust fan, Microwave, Mixer grinder and refrigerator in kitchen washing machine point in utility. Electrical geyser point and exhaust fan point in all the bathrooms. A/C point and TV point in drawing, living / dining and all bedrooms. AC Copper Piping All Bedroom & Drawing Room. Separate inverter Wiring for Back - Up.



Location Map



Site Address :
120 Feet Link Road, Opp. Green Palm Resort,
Baran Road, Kota

Developers:

SMS Buildcon

Corporate Office : Royal Enclave, Near Vinayak Resort, Devli Arab Main Road, Kota (Raj.)

Site Office : 120 Feet Link Road, Opp. Green Palm Resort, Baran Road, Kota (Raj.)

Mobile : 98291 76641, 98294 51221

Architect:



For Project Enquiry :
98294 77330, 90578 73006

LEGAL NOTE : The information contained herein cannot form part of any offer or contract. While every reasonable care has been taken in providing this information, the owner of their agents cannot be held responsible for any inaccuracies. Illustration shown in the brochure are artist's impressions and serve only to give an approximate idea of the project. All impressions and plans are subject to amendments as may be required for the betterment of the project allowed within the laws.



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