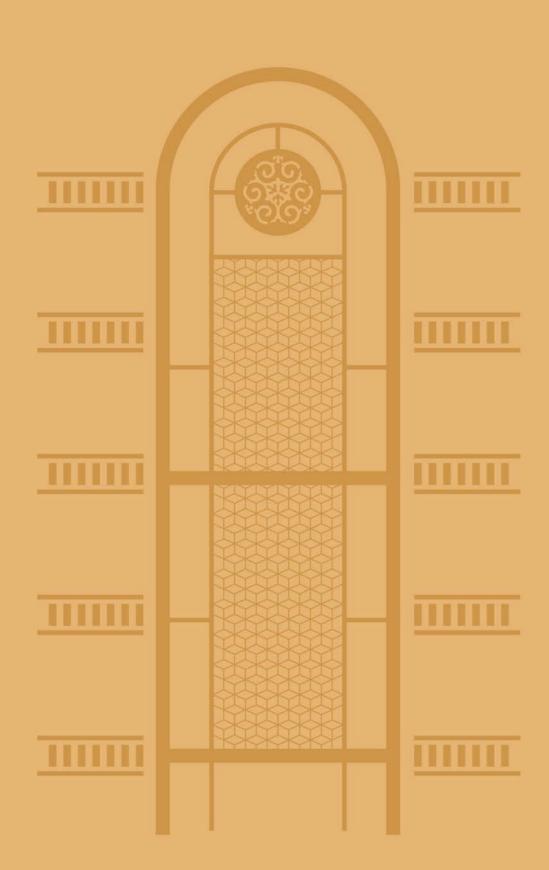


REGALS





PINNACLE OF SOPHISTICATED LIVING...





A VISION OF HARMONIOUS LIVING

88 Royals, an ultra-luxurious 5BHK project in Vesu, redefines exclusivity and grandeur. Designed for the select few, this architectural masterpiece by Sumerru and Shilalekh Group seamlessly blends elegance, privacy, and world-class comforts, offering a prestigious lifestyle in Surat's most coveted location.



ABOUT PROJECT:



"ELEVATING LUXURY LIVING: A MASTERPIECE OF DESIGN"

"As an architect, our vision was to craft a residential experience that redefines luxury living. This project embodies the perfect blend of sophistication, sustainability, and innovative design.

The apartment's sleek, modern aesthetic is balanced by the warmth of natural materials and the subtle integration of technology. Every detail, from the flowing floor plans to the precision-crafted finishes, has been carefully considered to create a truly exceptional living environment.

The building's design is not only visually stunning but also environmentally conscious

This project is more than just a residence-it's an immersive experience that combines comfort, style, and innovation. We are proud to have an opportunity to bring this vision to life and We are confident that it will set a new standard for luxury living."

UNIQUE FEATURES





YEARS OF EXPERIENCE

SQ. FT. CONSTRUCTED

2500+



At Sumerru Group, we believe that honesty and transparency are the pillars of a strong foundation. Our commitment goes beyond constructing buildings; we strive to build lasting relationships based on trust. Every project we undertake is a testament to our dedication to quality, integrity, and excellence. Customer satisfaction is at the heart of our vision, ensuring that we always deliver what we promise. - BABUBHAI PYARECHANDJI MANDOT, FOUNDER, SUMERRU GROUP



TOTAL COMPLETED PROJECTS

YEARS OF EXPERIENCE

SQ. FT. CONSTRUCTED

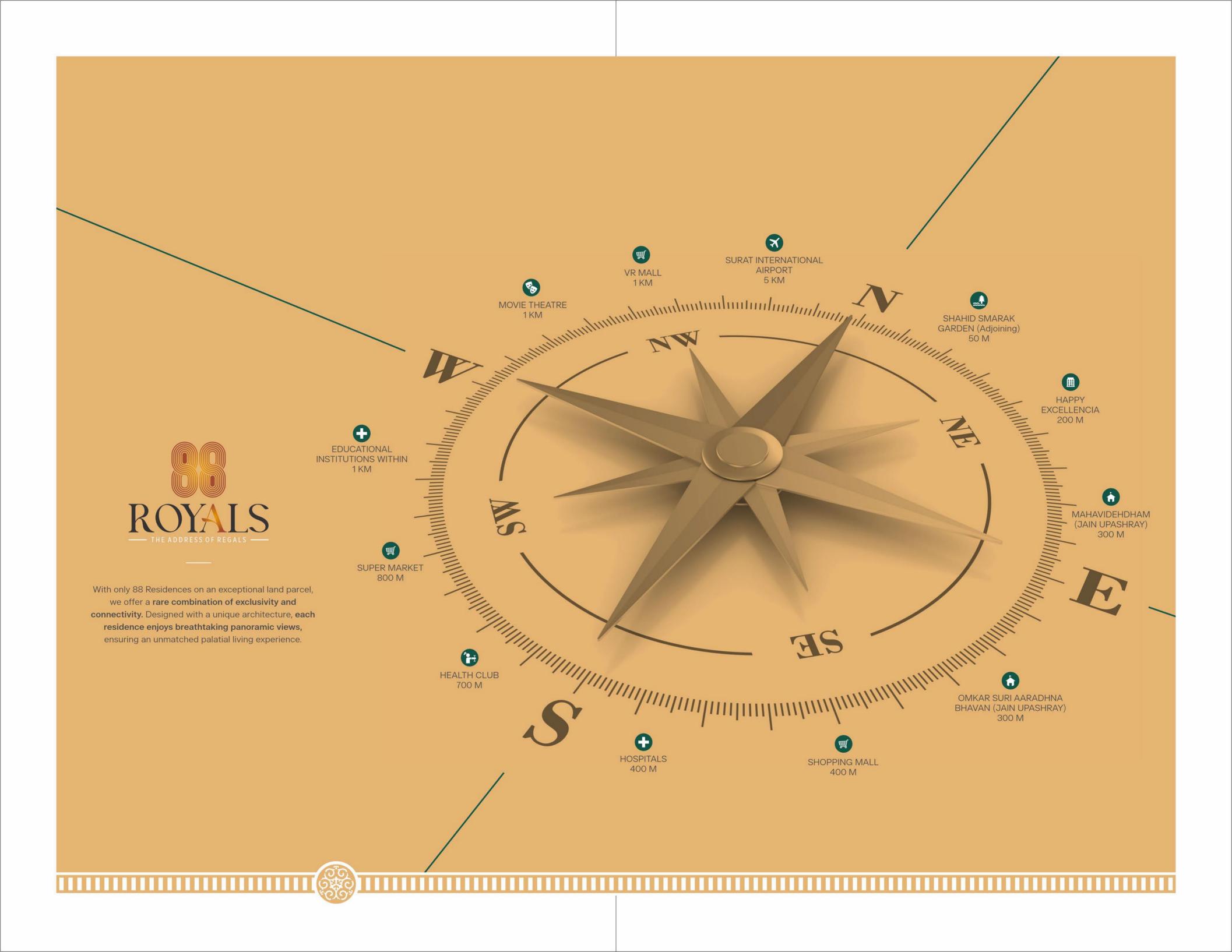
1675+



Since 1993

At Shilalekh Group, our philosophy is built on trust, quality, and a commitment to excellence. We don't just construct buildings; we create homes that stand the test of time. Transparency, innovation, and customer satisfaction are at the heart of everything we do, ensuring that every project reflects our dedication to delivering nothing but the best. - JAYANTILAL KORADIYA, FOUNDER, SHIALEKH GROUP







GRANDEUR

The elevation of **88 Royals** stands as a regal masterpiece.

Adorned with exquisite stone cladding, the façade embodies sophistication, making it a true landmark in Surat's skyline







5 BHK
ULTRA-LUXURIOUS
APARTMENTS

TOWERS

DOUBLE BASEMENT CAR PARKING + GROUND FLOOR + 11 STOREY BUILDING

FLATS ON EACH FLOOR

11 FT. SLAB TO SLAB HEIGHT



HANDPICKED LUXURY

EVERY DETAIL MATTERS

From flooring to designer fixtures, every element at 88 Royals is handpicked to emanate grandeur. We believe in crafting not just homes, but masterpieces that stand the test of time.



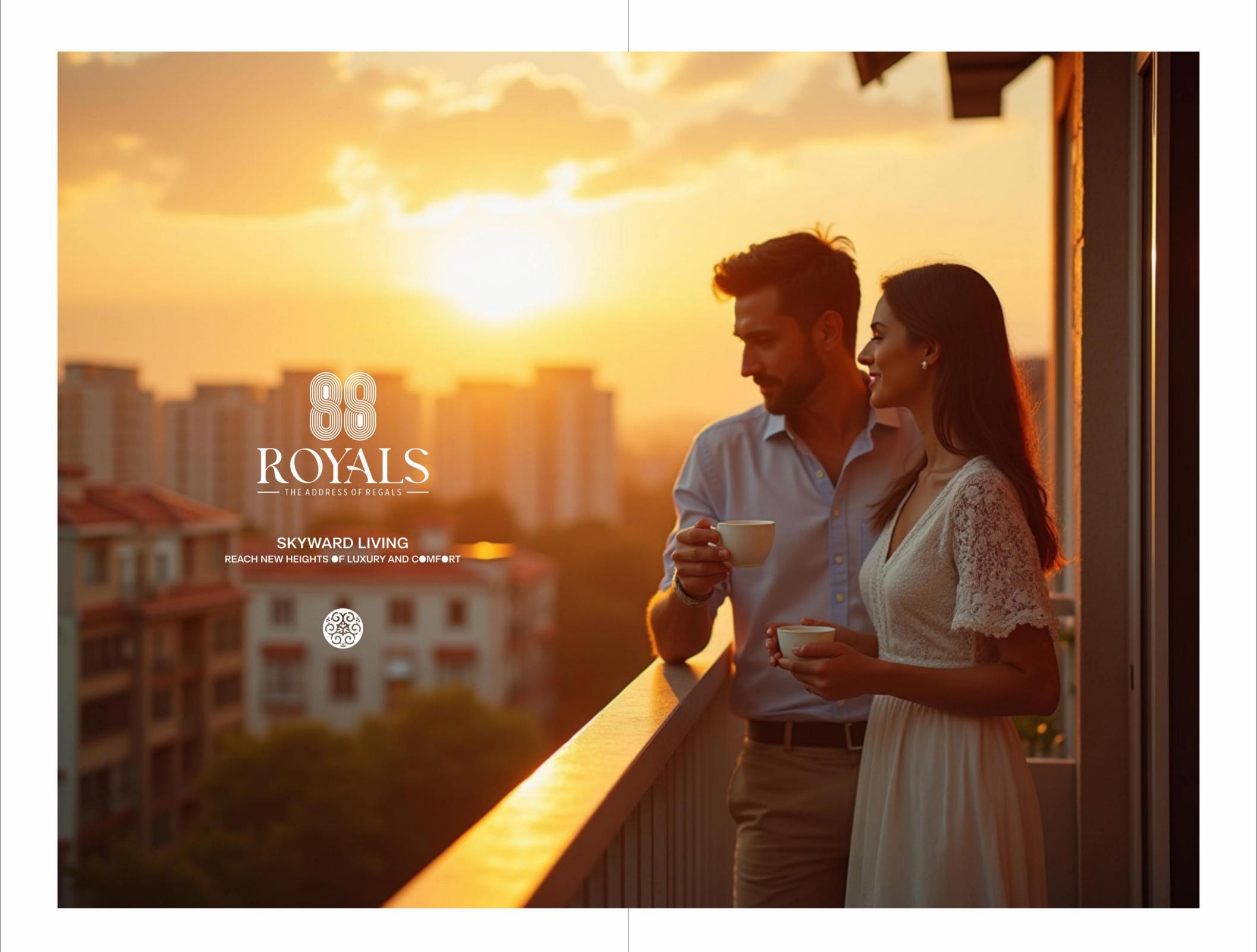




Wake up with a breathtaking view every day.
With 88 Royals overlooking the magnificent
SMC Garden - Shahid Smarak, your home
extends beyond four walls—it's a gateway to
serenity and grandeur







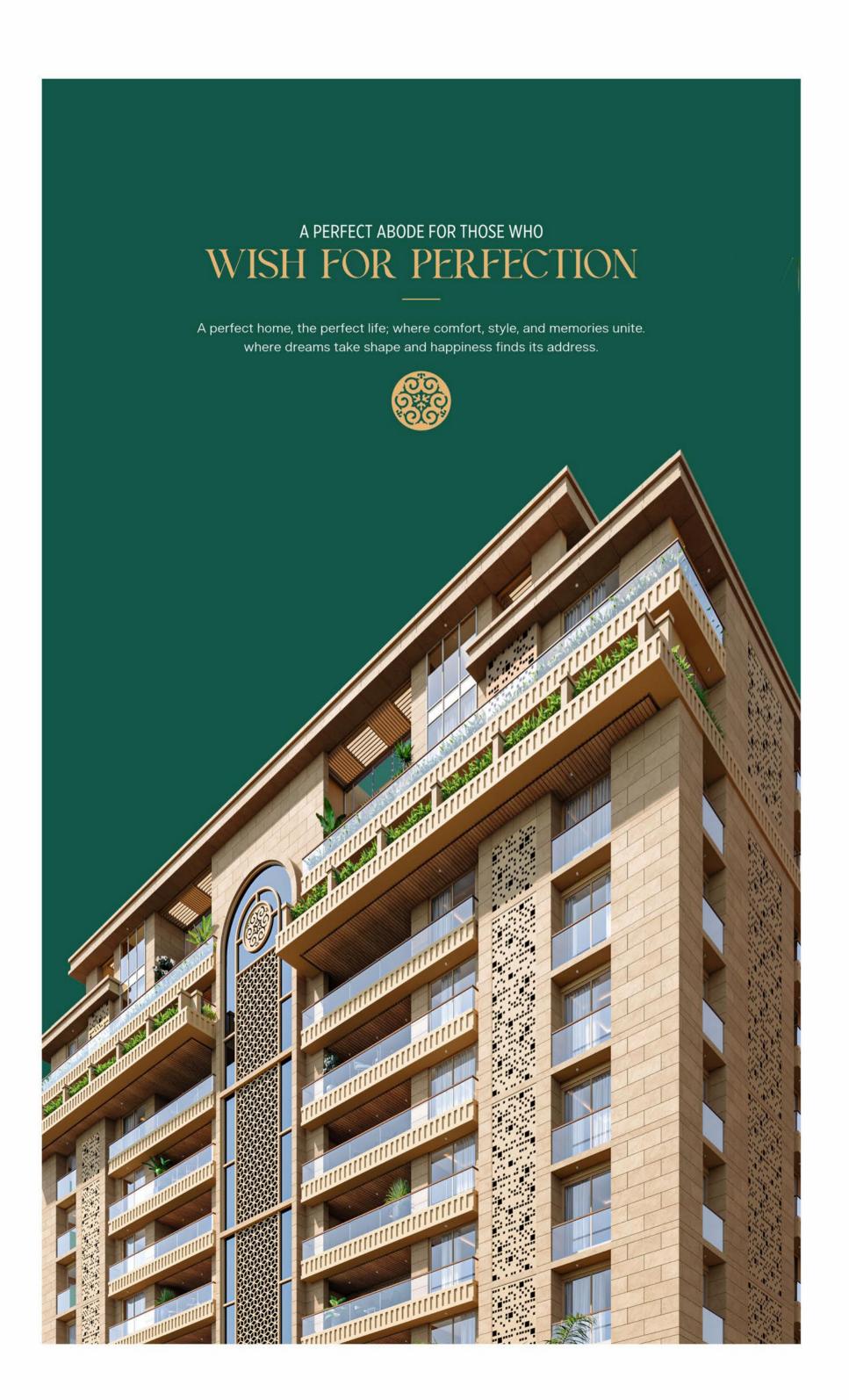


ADAPTIVE LUXURY

88 Royals offers thoughtfully designed spaces with flexible and convertible planning, allowing residents to customize their homes to suit evolving needs. This innovative approach ensures a seamless blend of functionality and luxury, providing the perfect balance of comfort and adaptability.









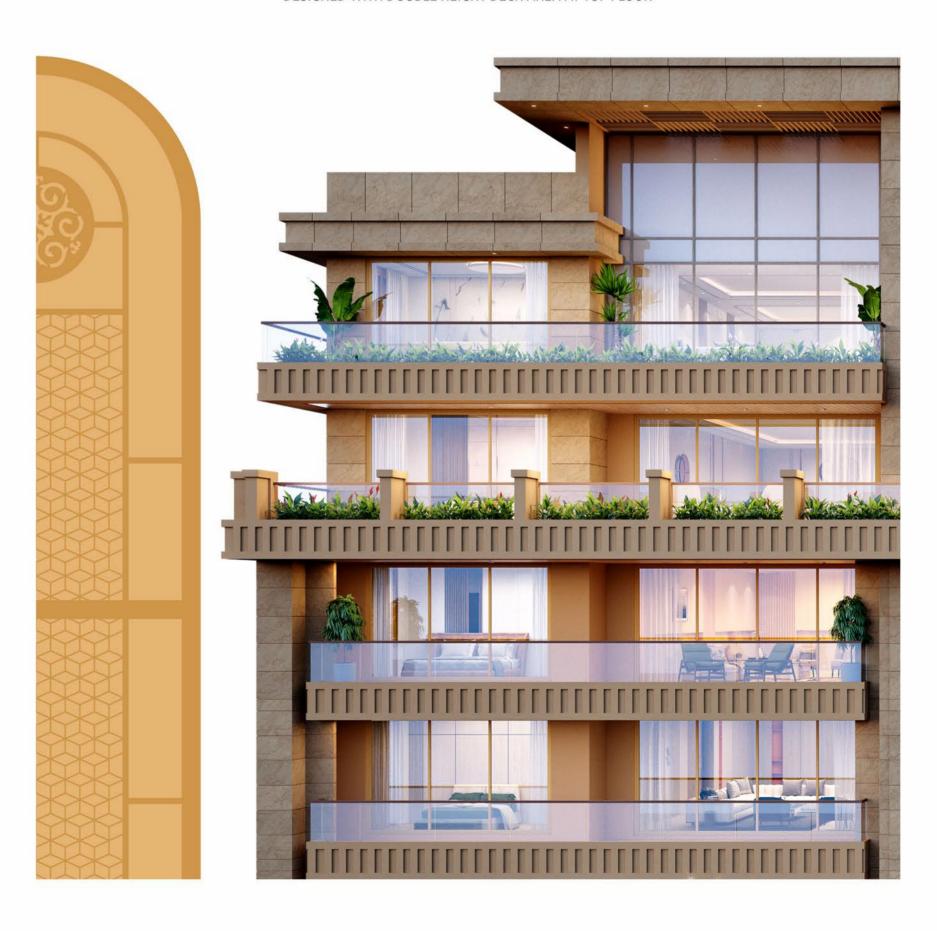


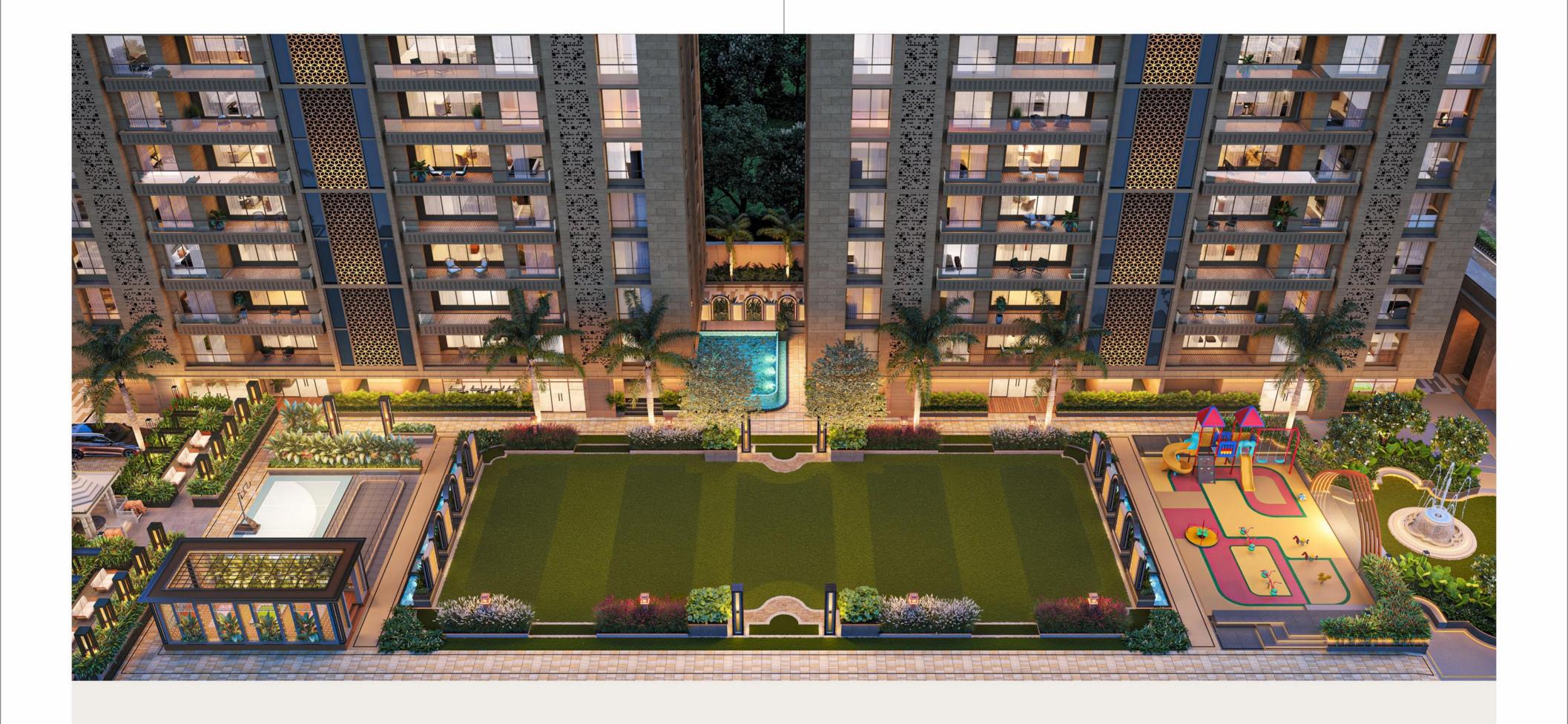




5 BHK DUPLEX UNITS

DESIGNED WITH DOUBLE HEIGHT DECK AREA AT TOP FLOOR





ONLY 88 UNITS

An impressive club size dedicated amenities space awaits at 88 Royals, ensuring that each of the 88 Units enjoys supreme access to luxurious facilities and recreational areas which is inclusive of colossal size for indoor and outdoor utilities







CAMPUS FACILITIES -







CAMPUS INFRASTRUCTURE —

Wicked Entrance Gate

Separate Ramp for Entry and Exit

Boom Barrier for at Main Gate









AN ART OF PRESTIGIOUS LIVING

Meticulously crafted with grace and practicality, this prestigious development delivers a flawless fusion of magnificence, comfort, and enduring extravagance, redefining upscale living with exceptional artistry and bespoke spaces.









PRESERVING TRADITIONS, DEFINING LUXURY

88 Royals dedicates space for premium amenities
while upholding its cultural significance by
constructing a Jain Derasar. This commitment ensures
a divine living experience, blending luxury with spiritual
serenity, catering to both lifestyle needs and cultural
values of residents.



CAMPUS SPECIFICATIONS —

COMPOUND WALL AND ENTRANCE GATE



- Designer compound wall as per architectural design based on the building's theme.
- Attractive entrance gate as well as covered cabin & pick up zone.

SECURITY



- 24x7 security system in whole campus area with CCTV camera for whole campus, reception foyer and basement parking area.
- Intercom facilities.

FAÇADE TREATMENT



- Dry Tile Cladding.
- Double coat sand faced plaster (with texture on external wall).
- ICI weather shield max / apex / Asian paint or equivalent make acrylic paint on external wall.

ENTRANCE FOYER



- · Elegant & spacious entrance foyer.
- Waiting Lounge with reception and seating area.

TERRACE



- Double coat water proofing on Terrace.
- · China mosaic flooring for heat reduction.

FIRE FIGHTING



• Firefighting system at each building and basement floor as per fire regulation.

WATER SUPPLY



Underground & overhead water tank & bore-well facility with treated water.

ELEVATORS



- Dedicated 2 High speed automatic Elevators for residents in each Tower.
- 1 automatic stretcher lift / service elevator.
- (Kone / Schindler / OTIS).
- · Lift Cladding.

PASSAGE



Vitrified tile in flooring design with lift cladding of Passage Area

POWER BACKUP



- Diesel generator power backup facility.
- Common area: parking light, lift, water pump & common passage.
- Basic and Sufficient generator backup for Flats and Penthouses.

ELECTRIFICATION



- Modular switches, copper wiring.
- 3 Phase meter space allocation for each flat and penthouse.

ELECTRIC CAR CHARGING POINT



• Provision for EV Charging cable route (tray only) for each flat.

TECHNICAL SPECIFICATIONS



• Earthquake resistance structure design as per SI Code (latest).

FLAT SPECIFICATIONS - (INTERNAL) -

DECK & WASH AREA



- Deck and wash Area finish with water proofing.
- Glass railing at Deck.

KITCHEN & STORAGE



· Gas connection.

PLUMBING



• Central plumbing system for water supply in all bathroom & kitchen

ELECTRIFICATIONS



• Sufficient Power back-up in each flat and penthouse.

INTERNAL WALL FINISH



• Plaster finish.

DOOR



• Decorative main door with wooden frame provided with premium lock & fittings.

WINDOW



• All window openings provided of good quality aluminium sliding window.

AIR CONDITIONERS



• Provisional route of copper pipe, drain pipe & space for outdoor unit.

OUTER FINISH

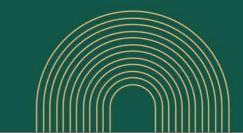


• Spectacular tile façade with wall cladding & texture finish.

PARKING & INTERNAL ROADS



- 5 BHK Flats: 4 cars parking allotted to each Flat.
- 5 BHK Penthouses: 5 cars parking allotted to each Penthouse.
- R.C.C or paver road with speed breaker and safety signage.









A GRAND WELCOME TO LUXURY

88 Royals' grand foyers offer an elegant, regal, and welcoming ambiance.







18.00 MT. WIDE MAIN ROAD







LEGENDS

01) Entrance Gate	18] Multipurpose Court
02] Watchman Cabin	19} Skating Rink
03} Pick-up Stand	20} Outdoor Yoga & Meditation Deck
04} Entrance Plaza	21) Outdoor Gym
05) Children Play Area	22} Library & Co-working Space
06) Pathway	23} Gym
D7} Toddler Play Area	24} Club Office
08} Arcade Games	25} Swimming Pool
09) Simulator Games	26} Paddling Pool
10) Discotheque	27} Pool Deck
11} Theatre / Perfomance Area	28} Jacuzzi
12) Party Lawn / Net Cricket Area	29} Steam
13} Banquet Hall	30) Sauna
14} Conference Room	31} Yoga Room
15} Society Office	32} Zumba & Aerobics Room
16} Socio-gathering Lawn	33} Indoor Games
17} Prayer Space	34} 8ft Wide Jogging Track









EVERY RESIDENCE

At **88 Royals** is a blend of timeless elegance and modern convenience. Expansive spaces, panoramic glass windows, and deck balconies redefine palatial living.





88 Royals offers versatile penthouse sizes with luxurious, customizable layouts







BLOCK - A & B



101 - TOTAL C.A - 3706 SQ. FT. 102 - TOTAL C.A - 3706 SQ. FT.





BLOCK - A & B

10TH FLOOR

1001 - TOTAL C.A - 3946 SQ. FT. 1002 - TOTAL C.A - 3946 SQ. FT.





BLOCK - A & B



101 - TOTAL C.A - 3706 SQ. FT. 102 - TOTAL C.A - 3706 SQ. FT.











BLOCK - A & B

11TH LOWER PENTHOUSE

1101 - TOTAL C.A - 4588 SQ. FT. 1102 - TOTAL C.A - 4588 SQ. FT.





BLOCK - A & B







BLOCK - C & D



101 - TOTAL C.A - 3020 SQ. FT. 102 - TOTAL C.A - 3020 SQ. FT.





BLOCK - C & D

10TH FLOOR

1001 - TOTAL C.A - 3265 SQ. FT. 1002 - TOTAL C.A - 3265 SQ. FT.





BLOCK - C & D



101 - TOTAL C.A - 3020 SQ. FT. 102 - TOTAL C.A - 3020 SQ. FT.











BLOCK - C & D

11TH LOWER PENTHOUSE

1101 - TOTAL C.A - 3772 SQ. FT. 1102 - TOTAL C.A - 3772 SQ. FT.





BLOCK - C & D









EXPERIENCE OPULENCE REDEFINED

88 Royals presents an astonishingly designed sample flat that embodies grandeur and sophistication. We redefine opulent living by offering a glimpse into the unmatched elegance and comfort that awaits residents in this prestigious development.







A REGAL ARCHITECTURAL



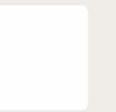




SCAN ME FOR LOCATION



SCAN ME FOR BROCHURE



SCAN ME FOR ANY QUERY



PROJECT BY:





ARCHITECT



STRUCTURE



LANDSCAPE DESIGN



MEPF CONSULTANT



PARKING CONSULTANT



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