



ROYAL  
**INDRAPRASTHA**  
BUILDERS

QUALITY: REDEFINED



Behind Lagana Mandira, NH 206, Sagara Road  
Raj Mahal Vilas Extension, Goapala  
Shivamogga, Karnataka 577204

*Magnolia*

*Landmark Living on The Avenue*





# Magnolia

*Landmark Living on The Avenue*

## Valued LOCATION

Live within the best of amenities and lifestyle offerings that the location has.

**Royal Indraprastha** is committed to building aspiration value in line with philosophy of creating superior living spaces in premium locations.

**Royal Indraprastha - Magnolia** sets a benchmark in floor living. This premium dwelling offers superbly crafted living spaces that are comfortable and well planned with personal terrace spaces. Designed to inspire a peaceful and harmonious lifestyle, **Magnolia** is a 4 storey residential building with 16 2BHK and 19 3BHK premium apartment units. This unique, spacious and comfortable premium apartment thoughtfully integrates modernity and functionality. The elegant, well lit and airy units has been designed to create a natural flow from indoors to outside and welcomes you to a wonderful place to relax, unwind and feel the strains of everyday urban life evaporate.





Prime residential area  
Opposite City Club Elite Shivamogga  
Gopala

Behind Lagana Mandira, NH 206, Sagara Road  
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Shivamogga, Karnataka 577204



# Highlights



Spacious visitor's lounge in the Basement floor with Granite flooring.



Car parking at Basement floor for each apartment (at extra cost).



One high speed automatic elevator with 6 passenger capacity stop up to terrace floor (Schneider make).



Gymnasium, Society room & Party hall in Terrace floor.



Access controlled security entry for residential unit



Intercom facility to all Apartments, security, society room, recreation hall and lobby.



C.C.T.V surveillance system for maximum security.



Water supply with bore well in addition to Corporation water connection.



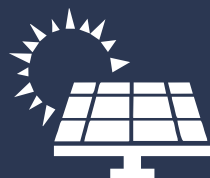
Fire fighting system with fire control unit.



Sewage Treatment Plant.



Rain water harvesting



Solar power lighting in front of lift in all floors & Solar water connection for Common toilets.



Reticulated Gas connection for all the apartments.



Round the clock security by trained security personnel.



Separate generator for residence & commercial for common and apartment lighting with sound proof enclosure.



# Apartment Interiors



## FLOORING:

- Living, Dining Kitchen & Bedroom Floor – Vitrified Tiles 32"X32".
- Balcony Floor – Vitrified Tiles 24"X24".
- Kitchen Wall Cladding – Glazed Tiles 24"X12".
- Toilet Floor – Anti-skid Vitrified Tiles 24"X12".
- Toilet Walls – Glazed Tiles 24"X12" up to ceiling.

## LIVING/DINING:

- A.C/Telephone/T. V Point/Intercom connection.
- Provision for Broadband connection.
- Wash Basin with Half pedestal in Dining.

## KITCHEN & UTILITY:

- 20mm Granite Platform with Bull Nosing.
- Electrical points for Water Purifier, Electric Chimney, Mixer, Microwave and Fridge.
- Single Bowl Stainless steel sink with drain board (FRANKIE make).
- Utility area with Electrical and Plumbing points for washing machine.
- Exhaust fan provision for Kitchen.

## PAINTING:

- Living, Dining, Bedrooms, Toilets & Kitchen – Acrylic Emulsion paint for Ceiling.
- Living, Dining, Bedrooms & Kitchen – Putty finished Acrylic Emulsion paint for Walls.
- External Painting of the Building with Exterior High Grade Approved Paints.

## TOILETS:

- Master Bedroom Toilet – Wash basin with half pedestal and single lever mixer for shower area.
- Other toilets – Wash basin with half pedestal and single lever mixer for shower area.
- Wall mounted EWC with health faucets.
- All fixtures and fittings shall be of JAGUAR / equaling make or equivalent.
- All Sanitary ware shall be of JAGUAR / equaling make or equivalent.
- Exhaust fan provision for all toilets.

## WINDOWS:

- UPVC window frames and shutters for all windows.
- UPVC French windows for Living room and all Bedroom Balconies.
- Toilet –UPVC ventilators to have louvers with non-transparent glass.

## DOORS:

- Main Door – Hardwood frame with customised flush shutter with veneer finish, Melamine polished.
- All other doors – Hard wood frame with flush door shutter with Laminate finish on both sides.
- Hard ware shall be of brush steel finish.
- Granite door frames with good quality fibrotech shutters for toilets.

## GRILLS AND RAILING:

- Toughened Glass Railing with S.S finish on top for all Balconies.
- M.S Railing for Staircase.

## PHE / ELECTRICAL:

- Telephone point in Living Room.
- T.V point in Living & all Bedrooms.
- Modular electrical switches with ISI mark approved [Legrand/ Panasonic].
- Provision for A.C. in Living & all Bedrooms.



# Ground Floor plan

9M WIDE NORTH BY ROAD

VEHICLE ENTRY / EXIT

MAIN ENTRY / EXIT





# Ground Floor Plan

AXONOMETRIC VIEW





# Typical Floor plan





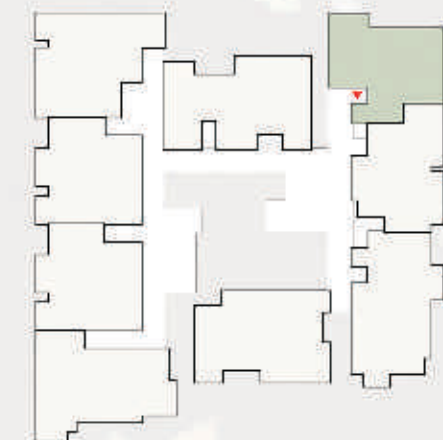
## Typical Floor Plan

AXONOMETRIC VIEW





Typical Floor Module 1 1,260.85 Sq ft 2 BHK





Typical Floor Module 2 1,257.75 Sq ft 2 BHK





Typical Floor Module 3 1,502.85 Sq ft 3 BHK





Typical Floor Module 4 1,489.95 Sq ft 3 BHK



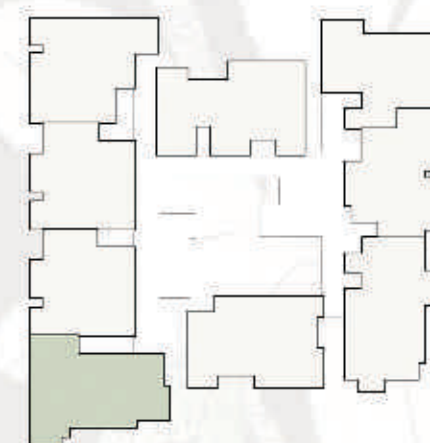


Ground Floor Module 5 1,461.57 Sq ft 3 BHK



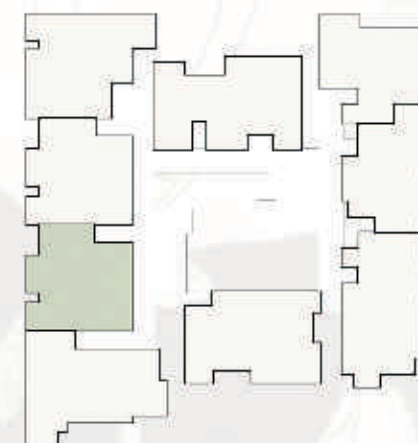


Typical Floor Module 5 1,513.17 Sq ft 3 BHK





Typical Floor Module 6 1,313.22 Sq ft 2 BHK



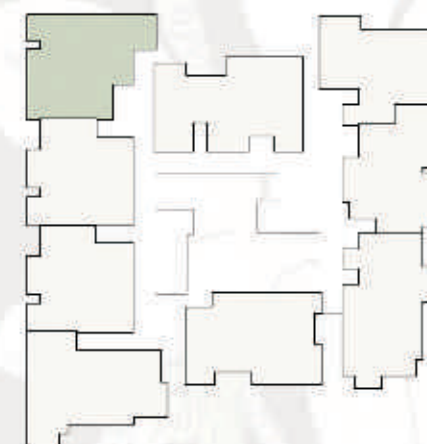


Typical Floor Module 6 1,313.22 Sq ft 2 BHK



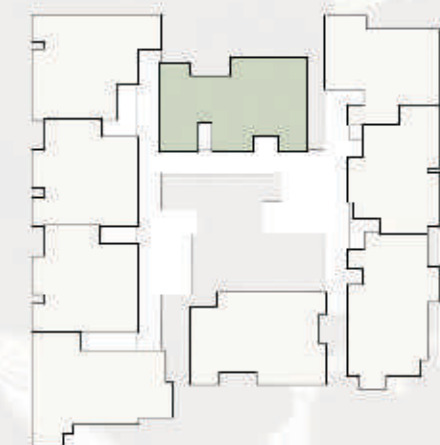
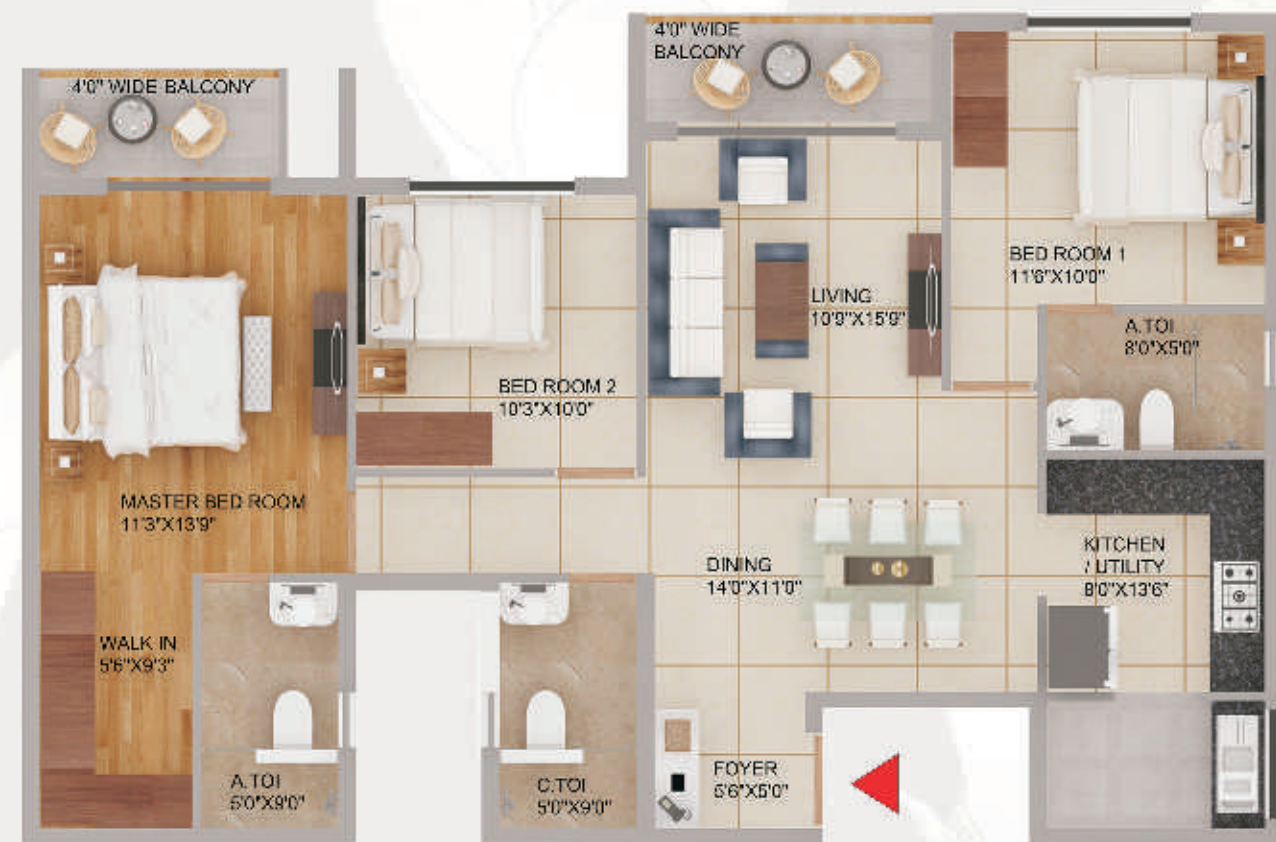


Typical Floor Module 8 1,442.22 Sq ft 3 BHK





Typical Floor Module 9 1,593.15 Sq ft 3 BHK





# Location Map



Promoters



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Architects



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