



ROYAL KEYS

— 2 & 3 BHK Opulent Homes —



There was a time when majestic palaces were the heart of luxury and entertainment, home to the most esteemed individuals. These palaces were the epitome of prestige, and their keys were more than just objects; they were symbols of power and stature. Though that era has passed, the essence of royal living remains.

Royal Keys is your gateway to a regal lifestyle; an address where luxury, space, and connectivity converge. Situated in the prime location of Charholi, Royal Keys offers an extraordinary living experience, befitting your stature.





THE ROYAL KEYS!

Key To Luxury Lifestyle.

A home is truly a home when it is free from compromises. Space is the ultimate luxury, allowing you to thrive without limitations. At Royal Keys, we offer spacious living that redefines comfort and joy. This is your realm; your zone to live, breathe, and flourish.



A Grand *Elevation*

Experience an architectural marvel that exudes regal charm. The elevation of Royal Keys reflects timeless elegance, setting it apart as a landmark of sophistication.







Key to *Ventilation*

Breathe in fresh air, naturally. Royal Keys features meticulously designed spaces that invite cool breezes and uplifting vibes.



Well-Ventilated Residences



Brighter, Airier Homes



Ample Natural Airflow



Naturally Lit Spaces



Unlock Your Shopping Destiny With Royal Keys





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Food Zone

Amenities

- Stage
- Flag hosting post
- Multipurpose lawn party area
- Mini party area
- Buffet counter with seating area
- Group gathering area
- Senior citizen with pergola
- Table game zone
- Kids play area
- Climbing wall
- Scribbling wall
- Toddlers play area
- Gazebo
- Poker zone
- Co- working spaces
- Toilet
- Parents chit-chat area
- Open gym
- Yoga-meditation area





Specification

- Premium quality doors
- Granite Kitchen Platform with SS Sink
- Premium quality Sanitary Fittings
- Premium quality CP Fittings
- Premium quality Concealed Plumbing Work
- Premium quality Concealed Electrification
- Modular quality Switches
- Electrical Points with MCB
- External sand faced/Sponge
- Finished Plaster
- Internal Gypsum Coating
- Premium quality MS Railing in Balcony
- Premium quality Tiles up to Lintel level in Bath and Kitchen
- Granite Window Frame
- French Door in Balcony
- Internal Paint OBD and External Apex
- Three Track Sliding Window with Mosquito Net
- Premium quality Tiles

Key for All

Luxury isn't confined to select rooms; it flows throughout your entire home. From expansive living areas to generously sized bedrooms and kitchens, Royal Keys ensures that every inch of space is designed for your family's utmost comfort. True luxury is about freedom, not compromise.



2 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Master Bedroom
- E** Attached Toilet & Bathroom
- F** Attached Balcony
- G** Bedroom
- H** Kitchen
- I** Dry Balcony
- J** Common Toilet & Bathroom



3 BHK

- A** Entry
- B** Living Room
- C** Balcony
- D** Master Bedroom
- E** Attached Toilet & Bathroom
- F** Attached Balcony
- G** Kids Bedroom
- H** Guest Bedroom
- I** Kitchen
- J** Dry Balcony
- K** Dining Area
- L** Common Toilet & Bathroom

Royal Keys

Your Neighborhood Shopping Haven



Nearby Locations

Educational Institutions

Shree Wagheshwar Vidyalaya, Charholi Bk. -----	500 m
Pune International School, Charholi Bk. -----	1 km
Gayatri International School, Charholi Bk. -----	1 km
MIT College, Alandi Devachi -----	5 km
D.Y. Patil International School & College -----	5 km
Sadhu Vaswani International School, Spine Road -----	9 km

Seamless Connectivity

90m Ring Road, Charholi Bk. -----	1.5 km
Pride World City (Proposed IT Park) -----	2 km
Alandi Road -----	4 km
Charholi Road -----	4 km
Pune International Airport -----	8 km
Nashik Phata Metro Station -----	12 km
Phoenix Market City Mall, Viman Nagar -----	12 km

IT Hubs

Pride World City IT Hub -----	1.5 km
Weikfield IT Citi Info Park -----	2 km
Talawade IT Park -----	15 km
Yerawada IT Hub -----	15 km
EON IT Park -----	15 km
Kalyani Nagar -----	15 km
Magarpatta IT Park -----	20 km

Industrial Hubs

Markal MIDC Cluster -----	5 km
Bhosari MIDC -----	7 km
Chakan MIDC -----	15 km

Key to Connectivity

Situated in the heart of Charholi, Royal Keys ensures that everything you need is just moments away. Connectivity isn't just a feature; it's our defining characteristic. From educational institutions and business hubs to daily essentials and seamless transport access, you are at the center of it all.



IT Hubs

Prominent IT hubs such as Talawade IT Park, EON IT Park, and Yerawada IT Park are easily accessible from Charholi, ensuring a hassle-free commute. Additionally, the proposed IT Park at Pride World City, just 1.5 km away, will redefine workplace convenience for IT professionals.

Industrial Areas

Which is close to charholi, is known for its industrial development. It is primarily an industrial area that has been experiencing rapid growth and development. Several IT and automobile industries are located in the area, including Tech Mahindra, Mercedes Benz, and Volkswagen



Daily Essentials at Your Doorstep

Charholi is a thriving hub, ensuring markets, schools, and colleges are within easy reach. Walkable access to essential stores and services enhances your everyday convenience.



Unmatched Accessibility

With 90m Ring Road and Pride World City just

1.5 km away, travel has never been easier.

Whether it's international or domestic flights

from Pune International Airport, or a quick

metro ride from Nashik Phata Metro Station,

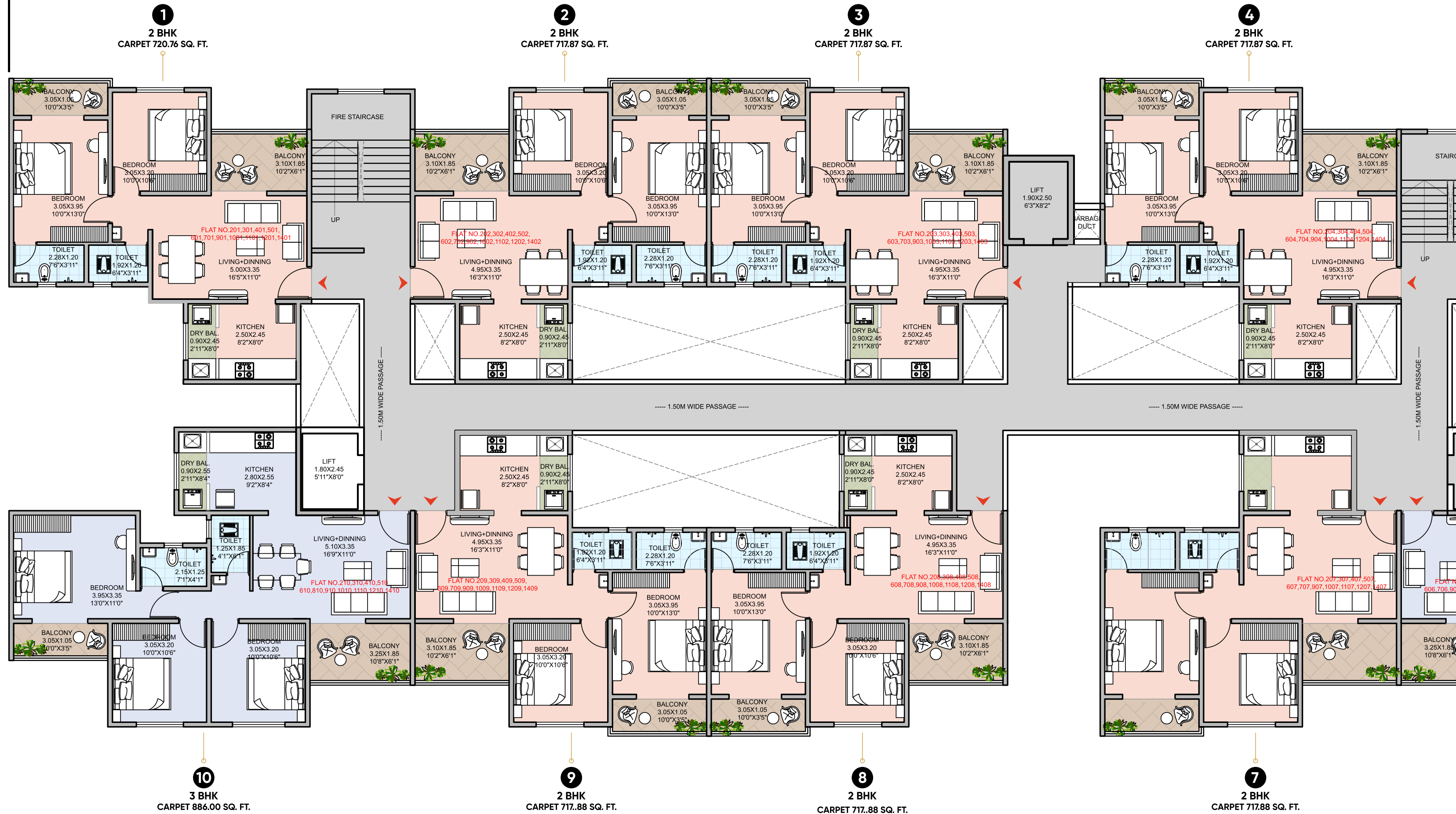
your journey is always smooth and swift.





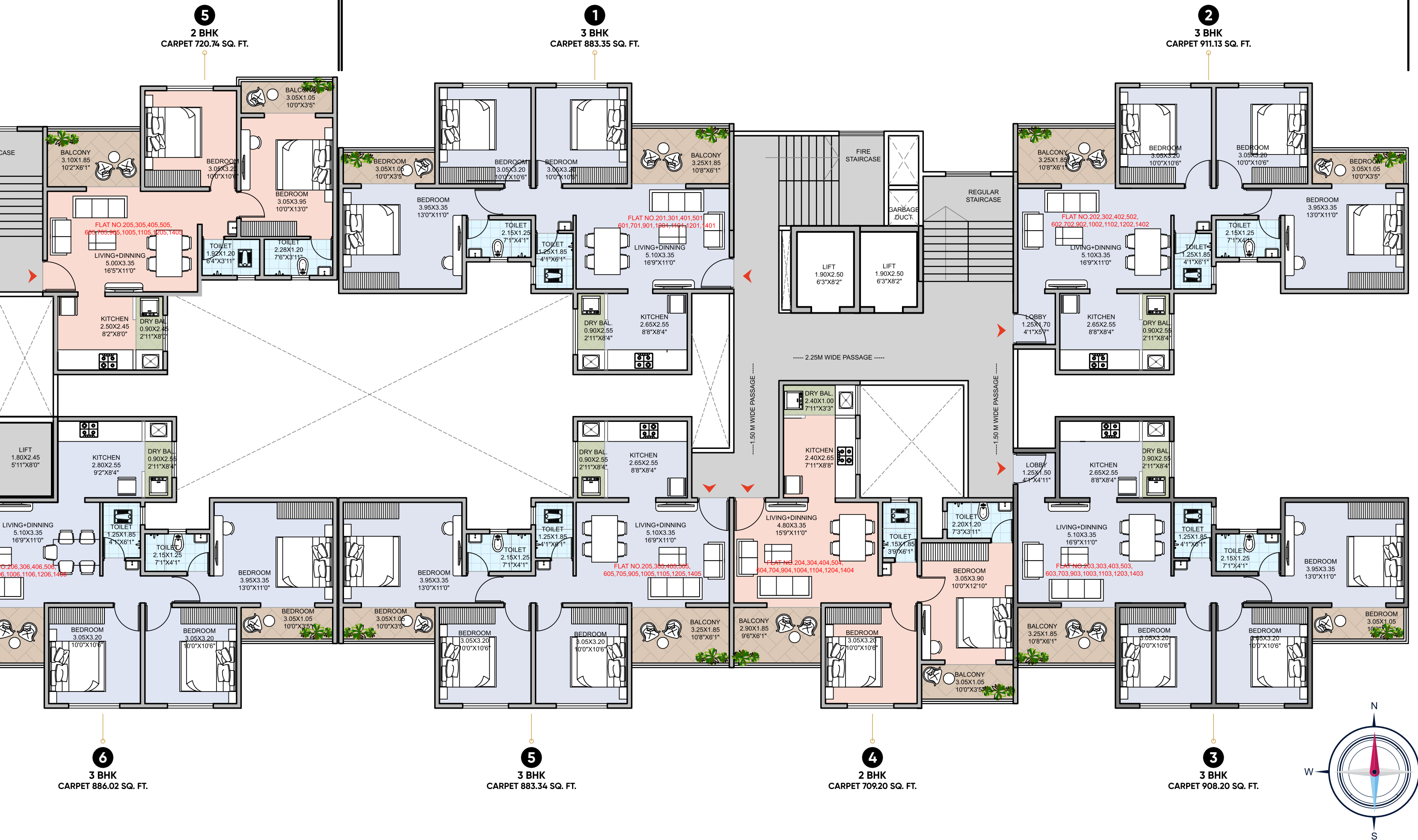
A & B WING - TYPE

A WING

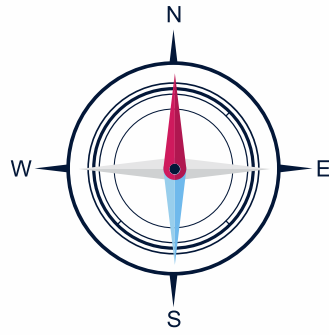
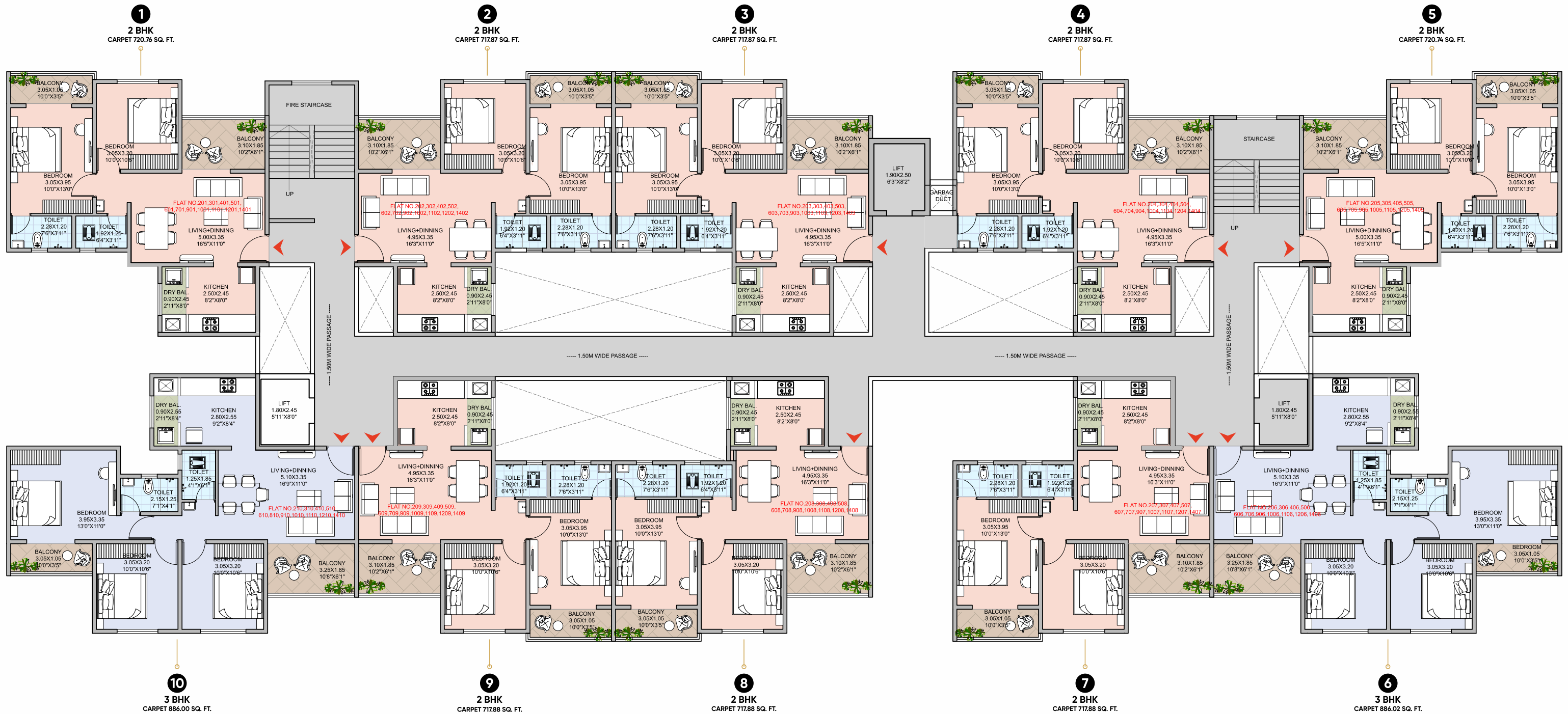


ICAL FLOOR PLAN

B WING

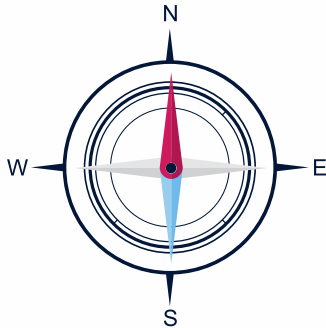
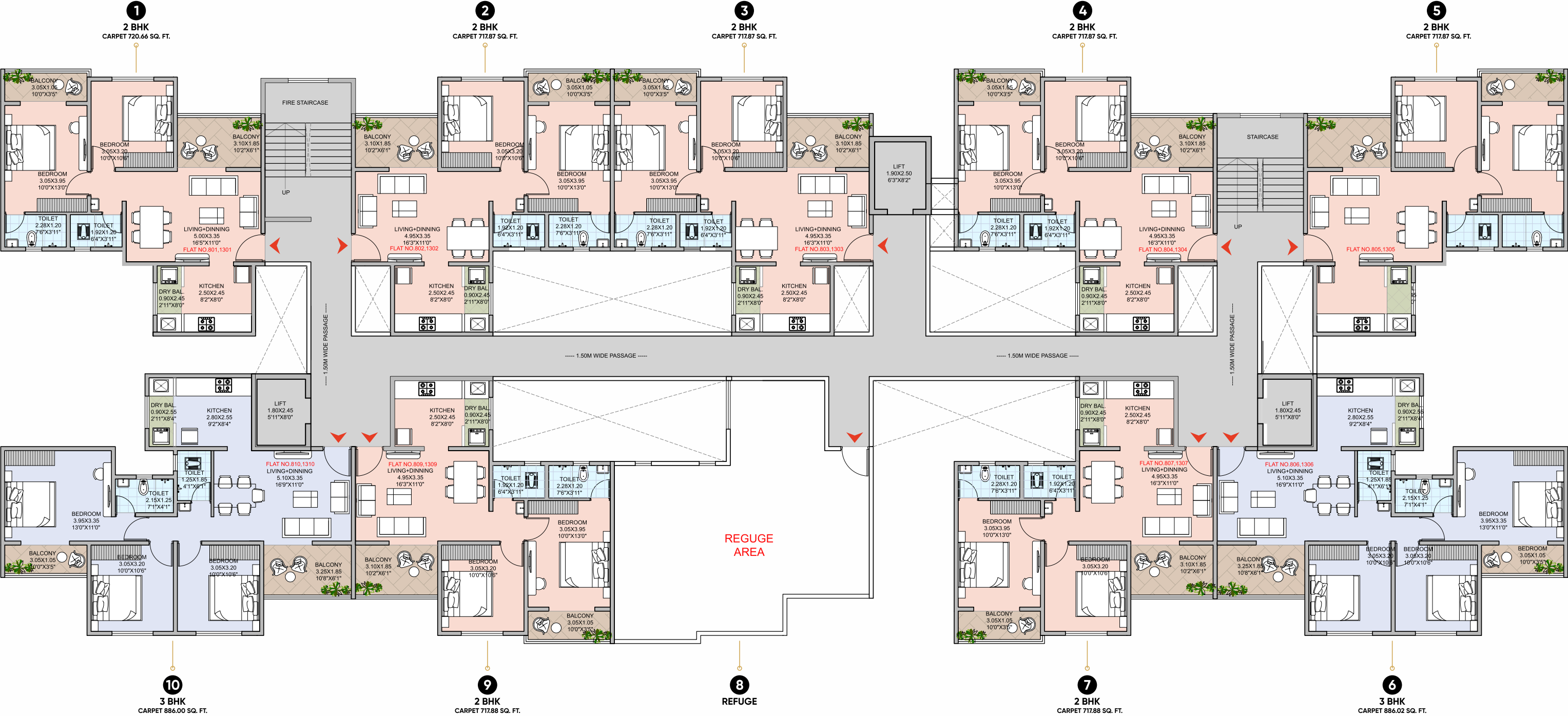


A WING - TYPICAL FLOOR PLAN



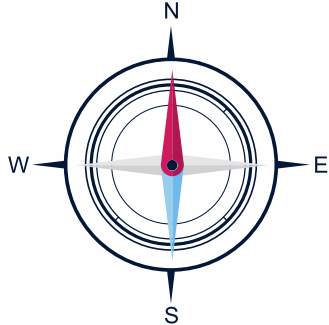
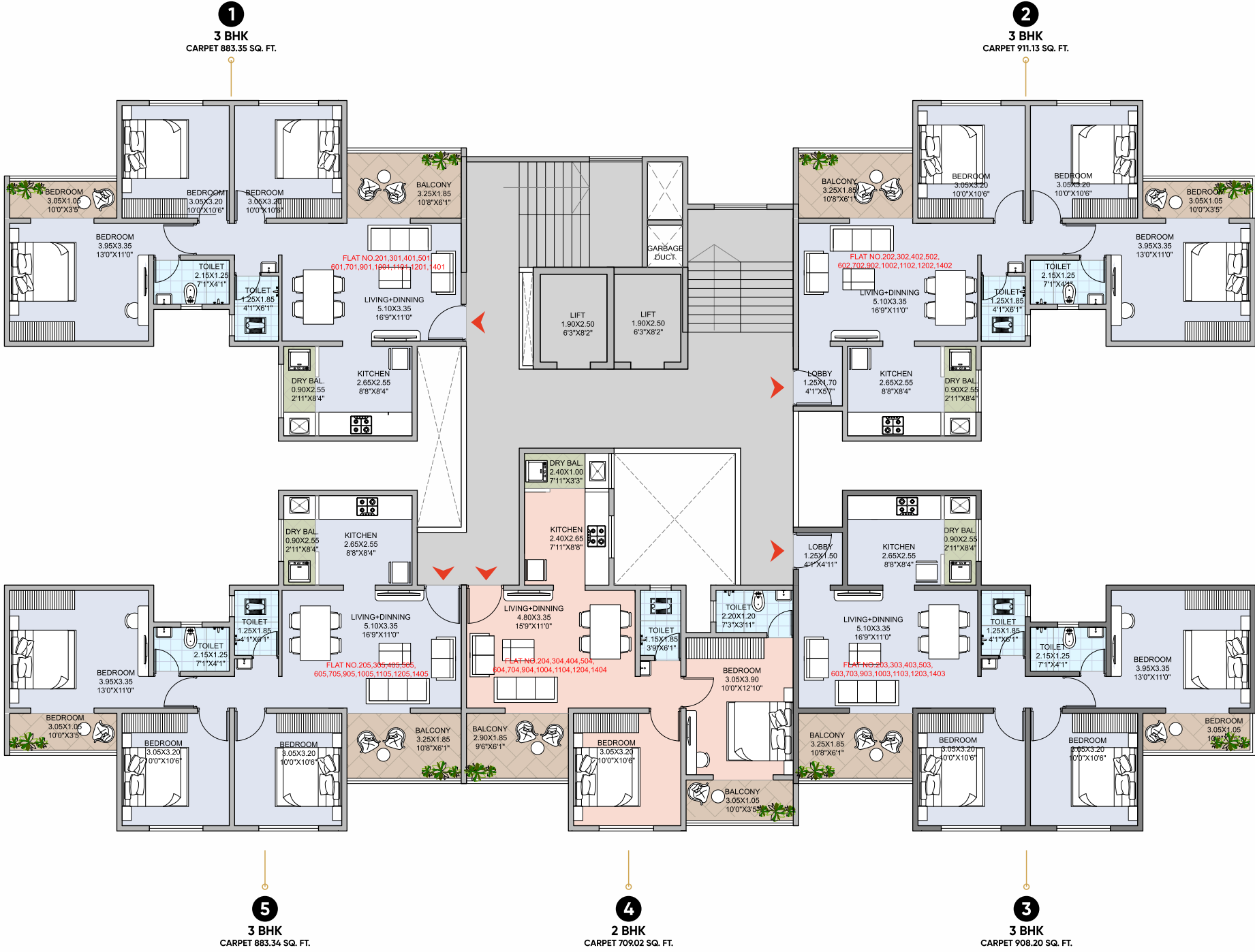
FLAT	TYPE	CARPET AREA IN UNDER RERAIN SQ.M	ENCLOSED BALCONY	OPEN BALCONY/VARANDAH	TOTAL CARPET IN SQ.M	TOTAL CARPET IN SQ.FT	SALABLE ARE (35%) IN SQ.FT
A-201,301,401,501,601,701,901,1001,1101,1201,1401	2BHK	55.82	2.21	8.94	66.96	720.76	973.02
A-202,302,402,502,602,702,802,902,1002,1102,1202,1402	2BHK	55.64	2.21	8.85	66.69	717.87	969.13
A-203,303,403,503,603,703,903,1003,1103,1203,1403	2BHK	55.64	2.21	8.85	66.69	717.87	969.13
A-204,304,404,504,604,704,904,1004,1104,1204,1404	2BHK	55.64	2.21	8.85	66.69	717.87	969.13
A-205,305,405,505,605,705,905,1005,1105,1205,1405	2BHK	55.82	7.61	8.94	66.69	720.74	972.99
A-206,306,406,506,606,706,906,1006,1106,1206,1406	3BHK	65.49	4.93	9.22	82.31	886.02	1196.12
A-207,307,407,507,607,707,907,1007,1107,1207,1407	2BHK	52.92	4.93	8.85	66.69	717.88	969.14
A-208,308,408,508,608,708,908,1008,1108,1208,1408	2BHK	52.92	4.93	8.85	66.69	717.88	969.14
A-209,309,409,509,609,709,909,1009,1109,1209,1409	2BHK	52.92	4.93	8.85	66.69	717.88	969.14
A-210,310,410,510,610,710,910,1010,1110,1210,1410	3BHK	65.49	7.61	9.22	82.31	886.00	1196.09
TOTAL					698.70	7520.77	10153.05

A WING - REFUGE FLOOR PLAN 8TH & 13 TH FLOOR



FLAT	TYPE	CARPET AREA IN UNDER RERA IN SQ.M	ENCLOSED BALCONY	OPEN BALCONY/VARANDAH	TOTAL CARPET IN SQ.M	TOTAL CARPET IN SQ.FT	SALABLE ARE (35%) IN SQ.FT
A-801,1301	2BHK	55.82	2.21	8.94	66.96	720.76	973.02
A-802,1302	2zBHK	55.64	2.21	8.85	66.69	717.87	969.13
A-803,1303	2BHK	55.64	2.21	8.85	66.69	717.87	969.13
A-804,1304	2BHK	55.64	2.21	8.85	66.69	717.87	969.13
A-805,1305	2BHK	55.82	2.21	8.94	66.69	720.74	972.99
A-806,1306	3BHK	65.49	7.61	9.22	82.31	886.02	1196.12
A-807,1307	2BHK	52.92	4.93	8.85	66.69	717.88	969.14
A-808,1308	REFUGE	0.00	0.00	0.00	0.00	0.00	0.00
A-809,1309	2BHK	52.92	4.93	8.85	66.69	717.88	969.14
A-810,1310	3BHK	65.49	7.61	9.22	82.31	886.00	1196.09
TOTAL					632.00	6802.89	9183.90

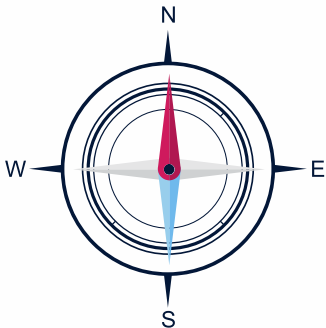
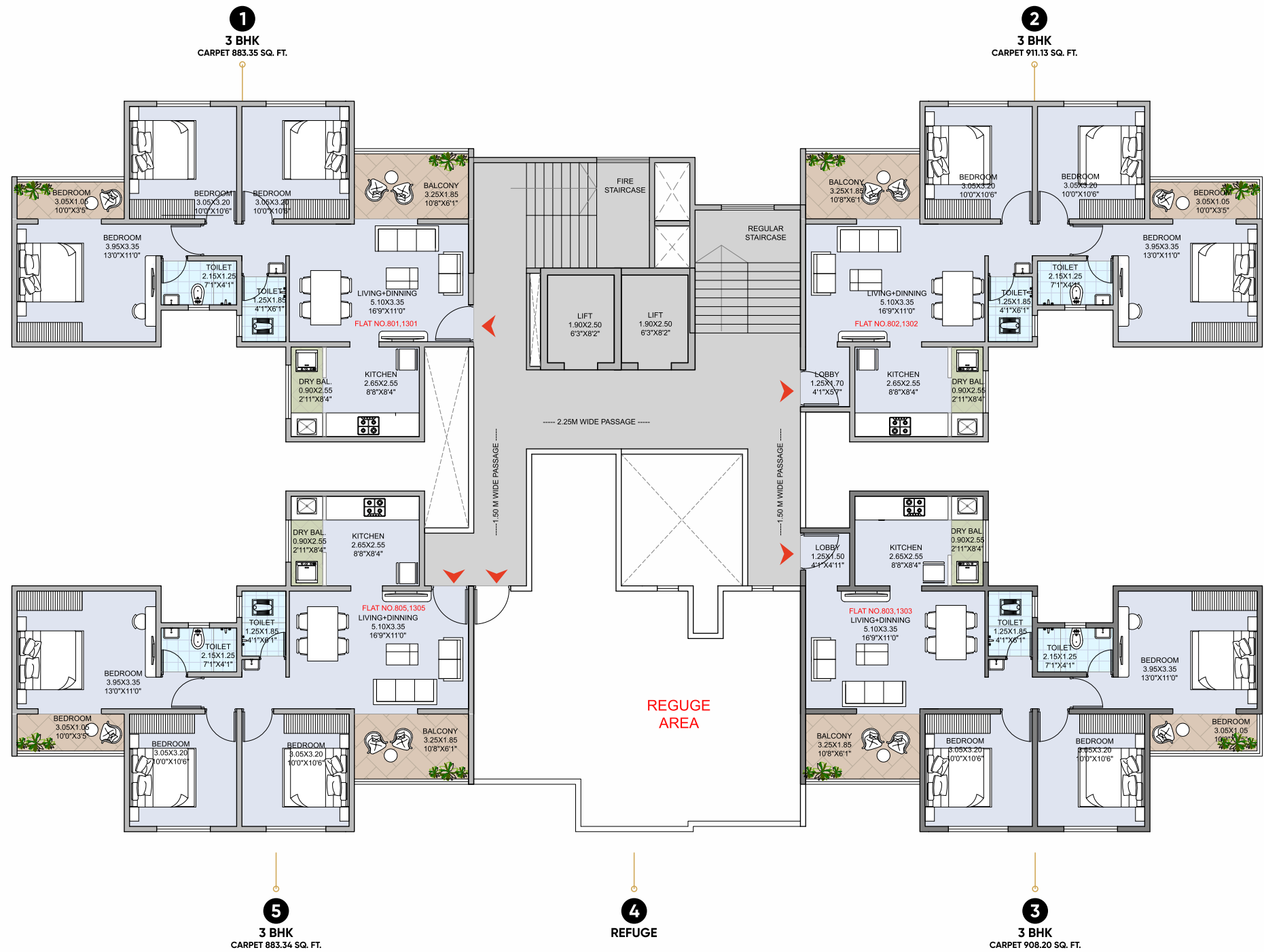
B WING - TYPICAL FLOOR PLAN



FLAT	TYPE	CARPET AREA IN UNDER RERA IN SQ.M	ENCLOSED BALCONY	OPEN BALCONY/VARANDAH	TOTAL CARPET IN SQ.M	TOTAL CARPET IN SQ.FT	SALABLE ARE (35%) IN SQ.FT
B-201,301,401,501,601,701,901,1001,1101,1201,1401	3BHK	70.56	2.30	9.21	82.07	883.35	1192.52
B-202,302,402,502,602,702,902,1002,1102,1202,1402	3BHK	73.14	2.30	9.21	84.65	911.13	1230.02
B-203,303,403,503,603,703,903,1003,1103,1203,1403	3BHK	67.55	7.61	9.21	84.37	908.20	1226.07
B-204,304,404,504,604,704,904,1004,1104,1204,1404	3BHK	51.90	5.10	8.87	65.87	709.02	957.18
B-205,305,405,505,605,705,905,1005,1105,1205,1405	3BHK	65.24	7.61	9.22	82.06	883.34	1192.50
TOTAL					399.02	4295.04	5798.30

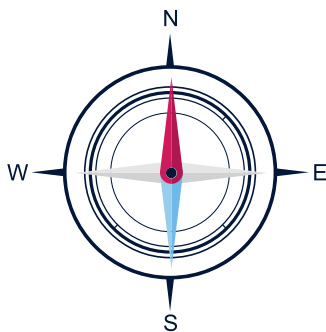
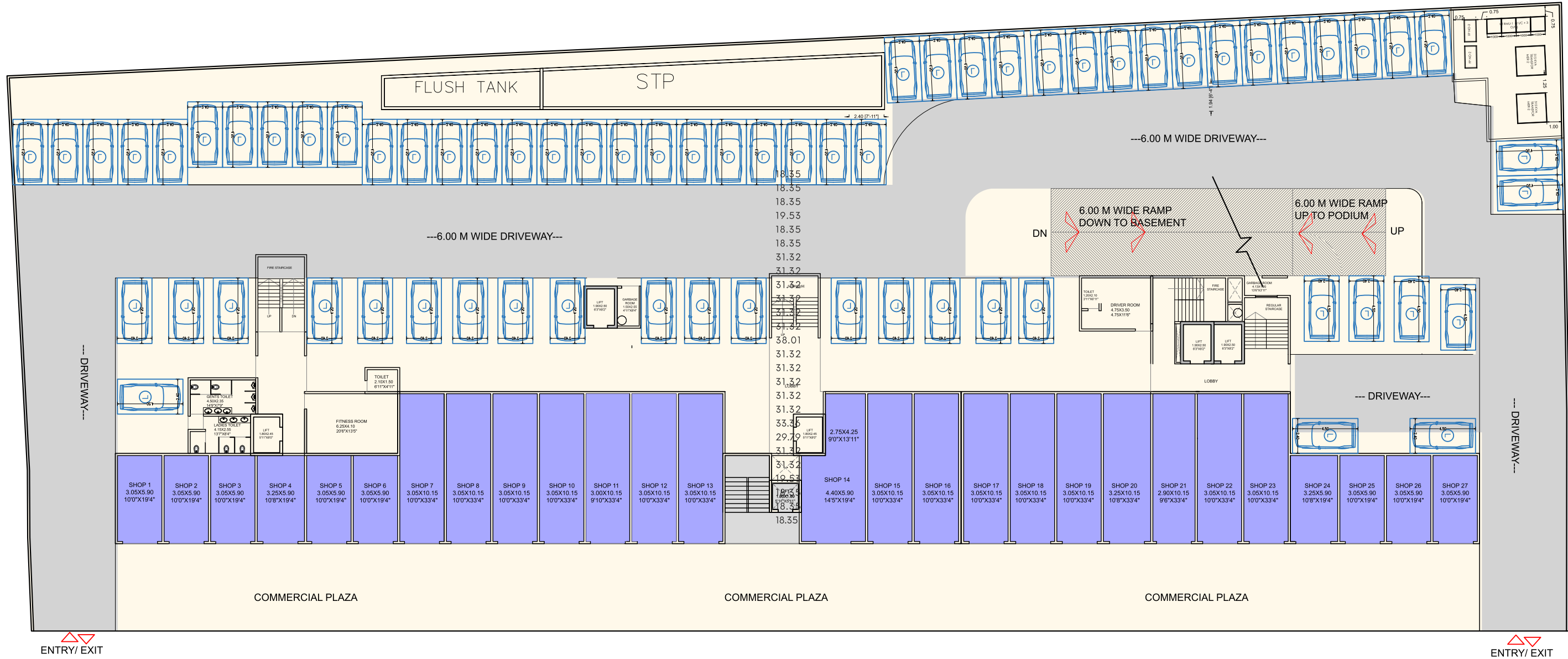
B WING - TYPICAL FLOOR PLAN

8 TH & 13 TH FLOOR



FLAT	TYPE	CARPET AREA IN UNDER RERA IN SQ.M	ENCLOSED BALCONY	OPEN BALCONY/VARANDAH	TOTAL CARPET IN SQ.M	TOTAL CARPET IN SQ.FT	SALABLE ARE (35%) IN SQ.FT
B-801,1301	3BHK	70.56	2.30	2.30	82.07	883.35	1192.52
B-802,1302	3BHK	73.14	2.30	2.30	84.65	911.13	1230.02
B-803,1303	3BHK	67.55	7.61	7.61	84.37	908.20	1226.07
B-804,1304	REFUGE	0.00	0.00	0.00	0.00	0.00	0.00
B-805,1305	3BHK	65.24	7.61	7.61	82.06	883.34	1192.50
TOTAL					333.15	3586.02	4841.12

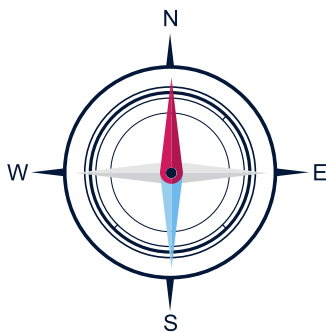
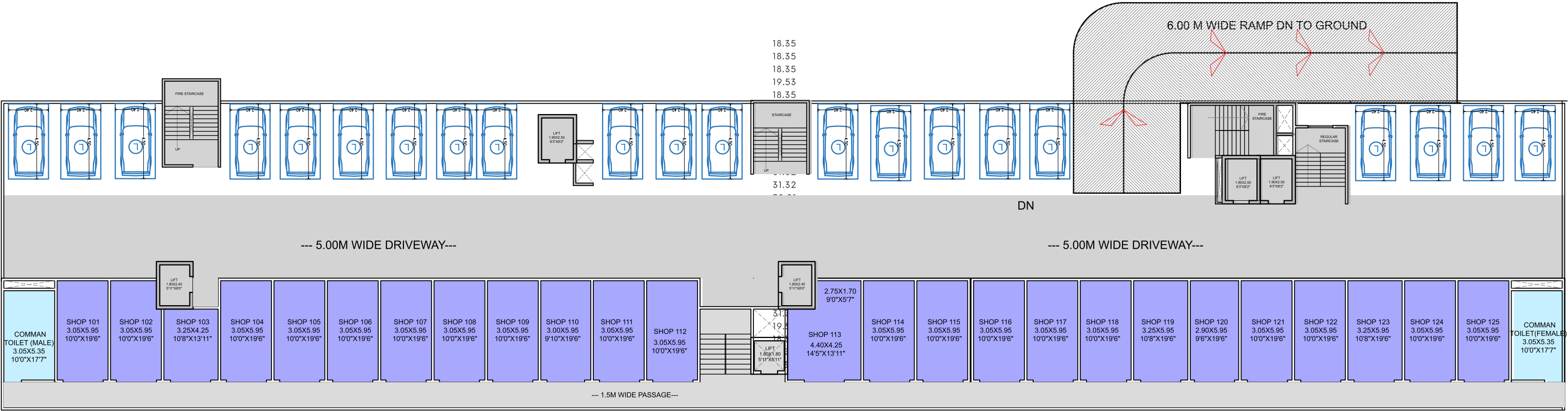
GROUND FLOOR PLAN



NO. OF SHOP	CARPET AREA SQ.M	CARPET AREA IN SQ.FT	SALABLE IN (45%) SQ.FT
SHOP - 01	18.35	197.52	286.40
SHOP - 02	18.35	197.52	286.40
SHOP - 03	18.35	197.52	286.40
SHOP - 04	19.53	210.22	304.82
SHOP - 05	18.35	197.52	286.40
SHOP - 06	18.35	197.52	286.40
SHOP - 07	31.32	337.10	488.79
SHOP - 08	31.32	337.10	488.79
SHOP - 09	31.32	337.10	488.79
SHOP - 10	31.32	377.10	488.79
SHOP - 11	30.81	331.64	480.88
SHOP - 12	31.32	337.10	488.79
SHOP - 13	31.32	337.10	488.79
SHOP - 14	38.01	409.14	593.25

NO. OF SHOP	CARPET AREA SQ.M	CARPET AREA IN SQ.FT	SALABLE IN (45%) SQ.FT
SHOP - 15	31.32	337.10	488.79
SHOP - 16	31.32	337.10	488.79
SHOP - 17	31.32	337.10	488.79
SHOP - 18	31.32	337.10	488.79
SHOP - 19	31.32	337.10	488.79
SHOP - 20	33.36	359.05	520.63
SHOP - 21	29.79	320.66	464.96
SHOP - 22	31.32	337.10	488.79
SHOP - 23	31.32	337.10	488.79
SHOP - 24	19.53	210.22	304.82
SHOP - 25	18.35	197.52	286.40
SHOP - 26	18.35	197.52	286.40
SHOP - 27	18.35	197.52	286.40
TOTAL	724.95	7803.34	11314.84

PODIUM FLOOR PLAN



NO. OF SHOP	CARPET AREA SQ.M	CARPET AREA IN SQ.FT	SALABLE IN (45%) SQ.FT
SHOP - 101	18.51	199.21	288.85
SHOP - 102	18.00	193.75	280.94
SHOP - 103	14.17	152.53	221.16
SHOP - 104	18.51	199.21	288.85
SHOP - 105	18.51	199.21	288.85
SHOP - 106	18.51	199.21	288.85
SHOP - 107	18.51	199.21	288.85
SHOP - 108	18.51	199.21	288.85
SHOP - 109	18.51	199.21	288.85
SHOP - 110	18.19	195.75	283.84
SHOP - 111	18.51	199.21	288.85
SHOP - 112	18.51	199.21	288.85
SHOP - 113	23.74	255.49	370.47

NO. OF SHOP	CARPET AREA SQ.M	CARPET AREA IN SQ.FT	SALABLE IN (45%) SQ.FT
SHOP - 114	18.51	199.21	288.85
SHOP - 115	18.51	199.21	288.85
SHOP - 116	18.51	199.21	288.85
SHOP - 117	18.51	199.21	288.85
SHOP - 118	18.51	199.21	288.85
SHOP - 119	19.70	212.07	307.50
SHOP - 120	17.61	189.55	274.85
SHOP - 121	18.51	199.21	288.85
SHOP - 122	18.51	199.21	288.85
SHOP - 123	19.70	212.01	307.41
SHOP - 124	18.51	199.21	288.85
SHOP - 125	18.51	199.21	288.85
TOTAL	464.23	4996.93	7245.55



— C R E D I T S —

— RCC CONSULTANT —

Yogesh Jadhav & Associates

— ARCHITECT —

I P Associates

— BRAND CONSULTANT —

Mindfull Creative Studio LLP

— MEP CONSULTANTS —

Mep Systems Solutions Pvt. Ltd.

— LANDSCAPE DESIGNER —

A R Design Tec.

— LEGAL CONSULTANT —

Adv. Rajesh Jadhav



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