



LP. No. 285/2022/H



# ROYAL OAK

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E S T A T E S



TRANSFORM  
YOUR TOMORROW,

*today.*



## A TIMELY REAL ESTATE PURCHASE DOES *wonders...*

In everyone's life there is at least one opportunity to build a fortune out of a small investment. For several people, Royal Oak represents that opportunity. And it just might be the one for you.

A project with excellent fundamentals. Beginning with the location, the promoters, the price, the prospects and many other pluses, some significant, some intangible.

At the end, one point becomes exceedingly clear. This is the project that has what it takes to redraw the wealth line in your life, your destiny. And give you a long and comfortable future if you invest now...



## FROM LITTLE *dreams* TO SOLID ASSETS

Royal Oak is a 15 acre development located in Zaheerabad, on the Bidar Road, just 3 km from the National Investment Manufacturing Zone(NIMZ). Of this, Royal Oak will be launching and developing this property as Phase 1 of this project.

This phase will primarily comprise 250-300 sq.yd plots set along 33' and 40' wide internal roads. Plot sizes have been chosen to allow you build your home with car park and a little private garden and kitchen garden, for greenery.

This is our plan for your lovely home in a well-conceived community with excellent amenities, should you choose to buy, build and move in, sometime in the near future.



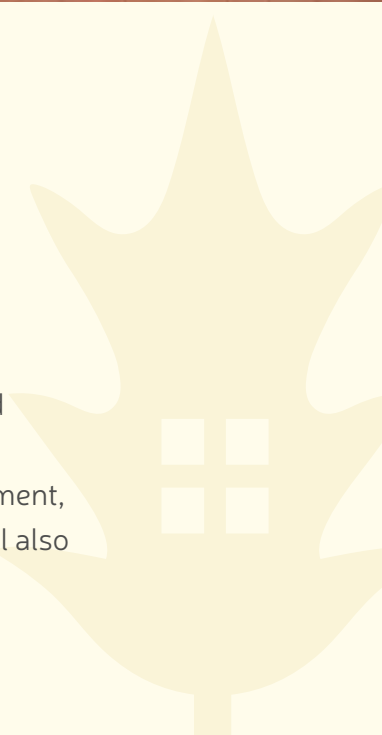
# THE *villas*

The Royal Oak development, when fully occupied will be a community of well-designed houses set in 250 to 300 sq.yd. plots, with ample open free space and lush greenery surrounding each abode. The homes, set slightly back from the 33 and 40 feet roads will enjoy complete independence and privacy.



# THE *clubhouse*

The 2nd Phase of development will include a Club House and Swimming Pool for residents to utilise and enjoy together, an informal meeting place with a warm and welcoming environment, for like minded neighbours to congregate. A jogging track will also be in place by the time this phase is completed.







## SIGNS OF A GOOD *investment*



- ✦ Amenities
- ✦ Clear Title
- ✦ Gated Community
- ✦ 24 hrs. Security
- ✦ Compound Wall & Single Point Entrance
- ✦ 33 & 40 Feet Cement Roads
- ✦ Avenue Tree Plantations
- ✦ Greenery along all roads
- ✦ Community Parks with Seating
- ✦ Street Lights Lining the Roads
- ✦ Electrical Transformer
- ✦ Waterlines Connected to Central Bore Well
- ✦ Water Connection to Every Plot
- ✦ Modern Efficient Drainage System
- ✦ Vastu: All East and West Facing Plots
- ✦ Immediate Registration

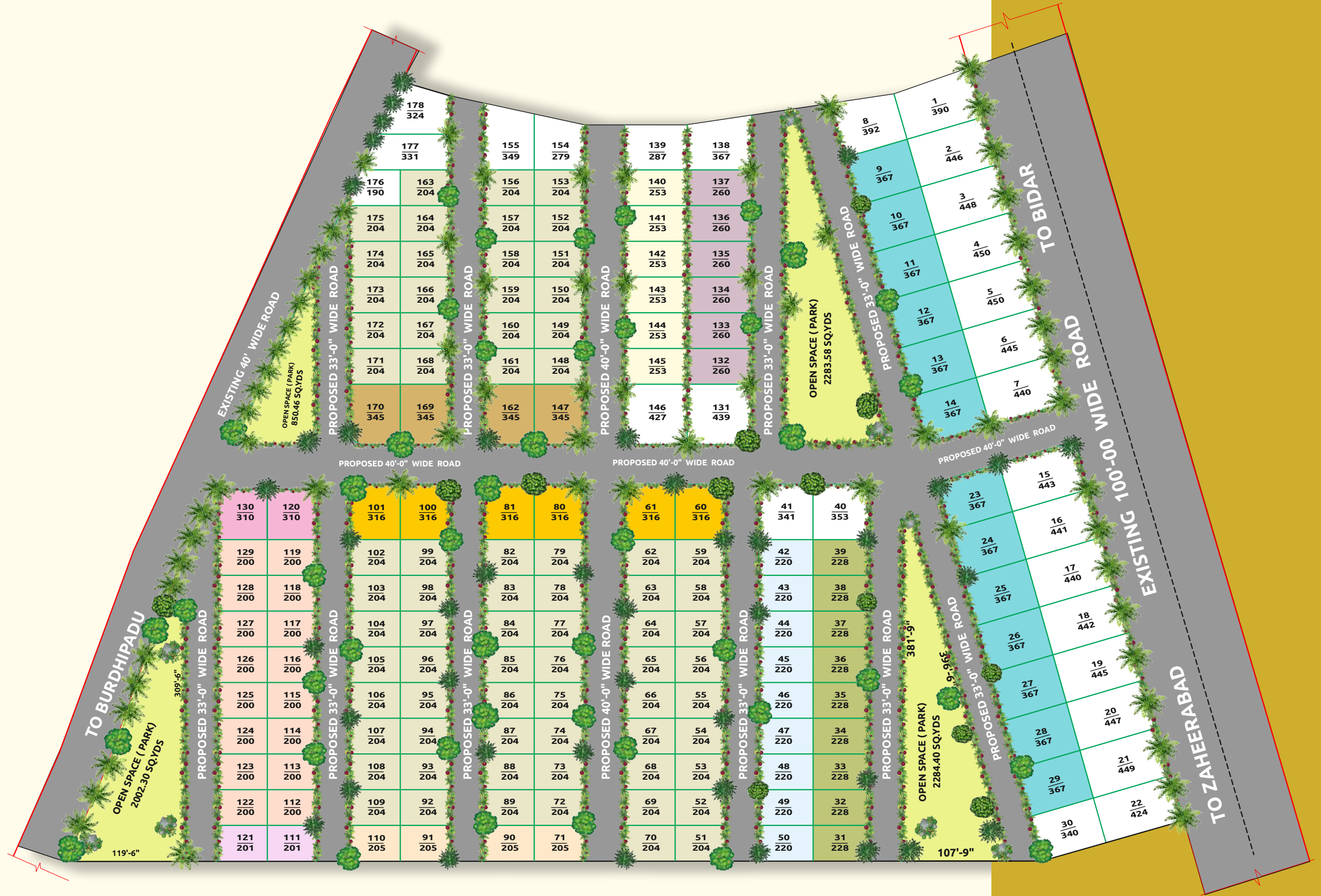
### Phase 2

- ✦ Club House
- ✦ Swimming pool
- ✦ Jogging track





# LAYOUT *plan*



200	205	253	316	Individual sizes
201	220	260	345	Road
204	228	310	367	Park Area







## LOCATION *map*



## AROUND THE ROYAL OAK

Mahindra

MRF

Woxsen university

Bidar Airport

Zaheerabad Bus Stand

Hyderabad NH 65

NIMZ

Sadashivpet

Patancheruvu

## *proximity* TO NIMZ

National Investment Manufacturing Zone (NIMZ) by Telangana State Industrial Infrastructure Corporation (TSIIC) is located very near our Royal Oak project. NIMZ is expected to generate employment to the tune of 2 lakh people which will automatically create a demand for housing. Already several automobile and automobile battery technology companies have been allocated land at the NIMZ. And existing local infrastructure would need to be ramped up to meet the required standards to satisfy the influx of professionals and workers from across all regions of the state and country.

Real Estate companies are geared up and stepping into the breach to create land and house buying opportunities to early bird investors. This is the beginning, and hence the most suitable time to make such and investment, with an eye to the future.



ROYAL OAK

ESTATES

*Promoters*

**Mairaj Properties Pvt. Ltd.**

*Sales & Marketing :*



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**Green Earth Developers**

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