

GODREJ ROYALE WOODS
DEVANAHALLI



BANGALORE
HAS FOUND
ITS NEW CHARM
AND IT WILL
BE ONE THAT
YOU'LL SOON
CALL HOME



BRAND GODREJ

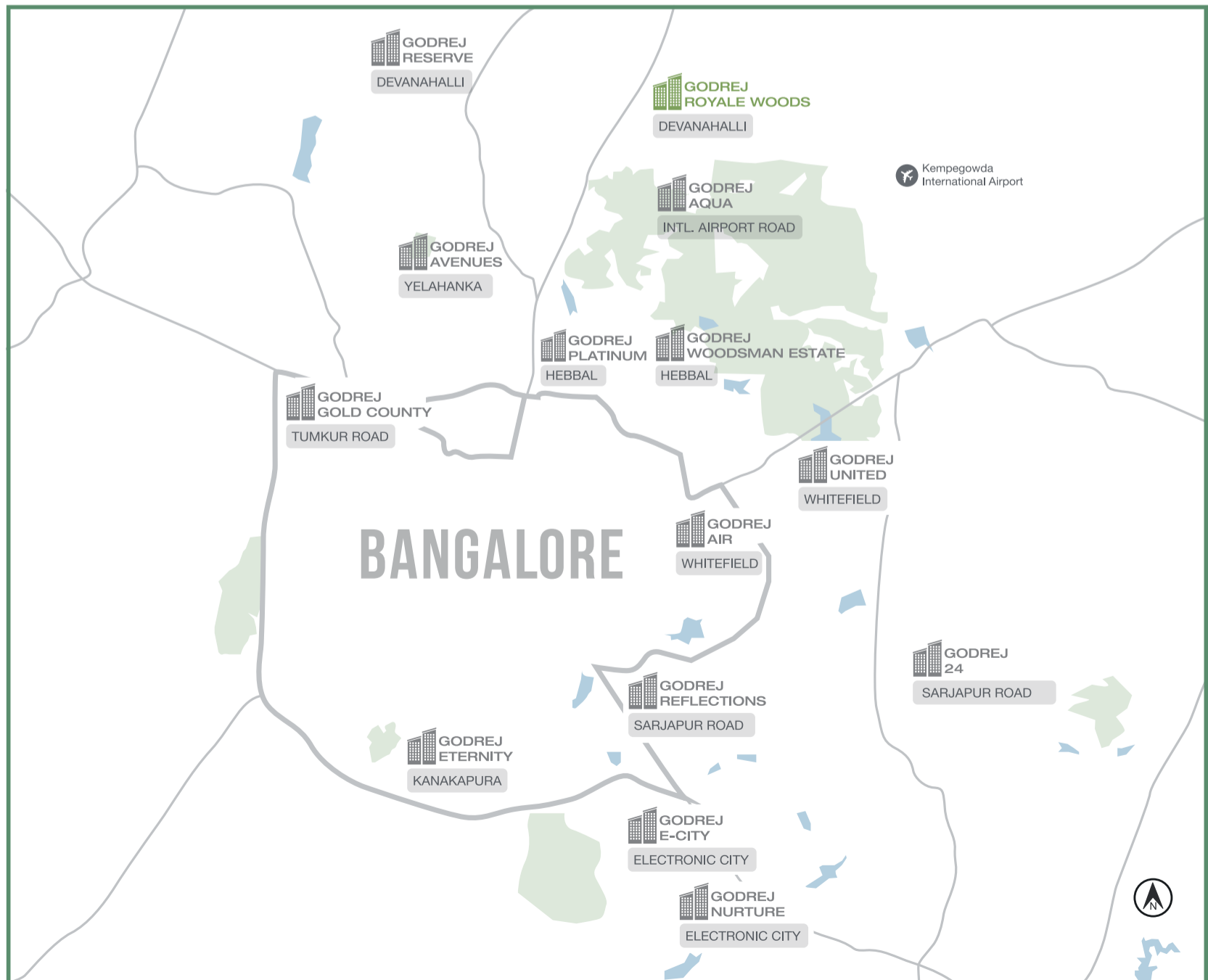
Godrej Properties brings the Godrej Group philosophy of innovation, sustainability, and excellence to the real estate industry. Each Godrej Properties development combines a 123-year legacy of excellence and trust with a commitment to cutting-edge design and technology.

In recent years, Godrej Properties has received over 250 awards and recognitions, including 'The Economic Times Best Real Estate Brand 2018' and the 'Builder of the Year' at the CNBC-Awaaz Real Estate Awards 2018, 'The Most Trusted Real Estate Brand' in 2019 from the Brand Trust Report, 'Real Estate Company of the Year' at the 9th Construction Week Awards 2019, 'Equality and Diversity Champion' 2019 at the APREA Property Leaders Awards.



Artist's impression of Godrej AirNXT, Whitefield, Bangalore. Not an actual site photograph.

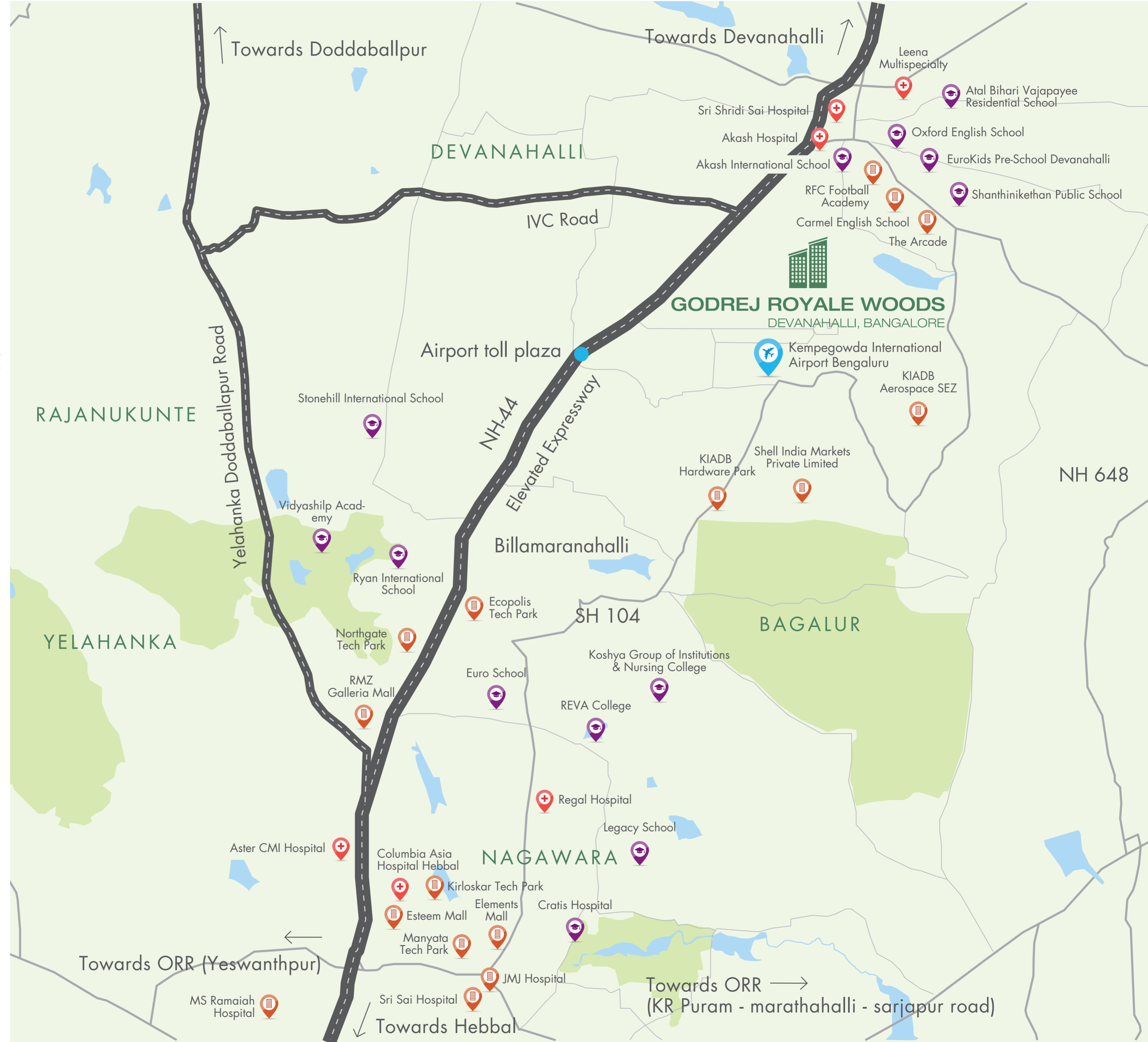
OUR PRESENCE IN BANGALORE



MAP NOT TO SCALE

LOCATION MAP

-  EDUCATIONAL INSTITUTE
-  LANDMARK
-  AIRPORT
-  HOSPITAL
-  COMMERCIAL
-  HOTEL
-  HILL
-  LAKE



THE CHARM OF A CENTRAL LOCATION



HEALTH CARE

Sri Shirdi Sai Hospital	02 Min
Leena Multispecialty	04 Min
Akash Hospital	06 Min
Aster CMI	27 Min
Columbia Asia Hospital	30 Min



SPORTS & ENTERTAINMENT

RFC Football Academy	03 Min
The Arcade	09 Min
Decathlon	12 Min
RMZ Galleria	24 Min
Esteem Mall	28 Min
Elements Mall	31 Min



RAILWAY & METRO STATION

Airport Halt Railway Station	03 Min
Proposed Nagawara Metro Station*	20 Min



SCHOOLS AND COLLEGES

NAFL - NPS School	05 Min
Oxford English School	08 Min
Euro Kids Pre-School	08 Min
Atal Bihari Vajapayee Residential School	08 Min
Carmel English School	08 Min
Shanthinikethan Public School	09 Min
Akash International School	10 Min
Vidyashilp Academy	20 Min
Stonehill International	23 Min



BUSINESS PARKS

Shell	20 Min
KIADB Devanahalli IT Park	22 Min
Kirloskar Tech Park	28 Min
Manyata Tech Park	30 Min

Source: Google maps. Time under normal traffic conditions.

*SOURCE: BMRCL: The metro rail and other infrastructure facility(ies) mentioned above are proposed to be developed by the Government and other authorities and we cannot predict the timing or the actual provisioning of these facility(ies), as the same is beyond our control. We shall not be responsible or liable for any delay or non-provisioning of the above.



GODREJ ROYALE WOODS



WELCOME TO THE
HOME OF BANGALORE'S
NEW CHARM





4 AVENUES OF A LIFE FULL OF CHARM



10

TYPES OF
THEMED GARDENS



8

THRIVING FRUIT
ORCHARDS



1000

TREES
FOREST WOODS



100%

TREE-TOP
VIEWS

*WE DO NOT REPRESENT OR WARRANT THE CONTINUANCE OF SUCH UNINTERRUPTED VIEW FOR ANY PERIOD OF TIME AFTER THE DATE OF PUBLICATION.



Stock image for representative purpose only.

10 TYPES OF THEMED GARDENS

Organic Garden | Hammock Garden

DIY Garden | Aromatic Garden | Butterfly Garden

Bamboo Garden | Tropical Garden | Zen Garden

Therapeutic Garden | Xeriscape





Stock image for representative purpose only.

8 THRIVING FRUIT ORCHARDS

Chickoo | Coconut | Pomegranate | Jackfruit
Mango | Papaya | Fig | Orange





Stock image for representative purpose only.

FOREST WOODS WITH 1000 TREES



A Tree - lined Boulevard | Seating Areas

A DIY Garden Area | A Wetland Boardwalk





Stock image for representative purpose only.

100% TREE TOP VIEWS*

Greens in the central park. Greens in the orchards. Greens in the themed gardens. Greens on the forest themed clubhouse. Greens in the periphery of the project. With trees in every direction you look, no wonder, each home in Godrej Royale Woods is blessed with tree top views, that are not only eye pleasing, but also bring you close to nature, each day.



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Artist's impressions, Not an actual site photograph.

AND THAT'S NOT ALL

THE NEW CHARM OF BANGALORE EXTENDS ITSELF TO YOU IN MANY OTHER WAYS.



Forest themed clubhouse spanning across 1672 sq.mt with state-of-the-art facilities.



Infinity Pool amidst the charm of lush greenery.

Senior Citizen Tower to make sure they are always looked out for.



A 743 Sq.mt. Retail Area with Eat Street.



A WIDE RANGE OF AMENITIES

4 OUTDOOR ZONES

16 INDOOR AMENITIES

THE
COMMUNITY
ZONE





Amphitheatre with an outdoor screen



Performing art area for kids



Function lawn / Outdoor party lawn



Golf putting greens

THE
LANDSCAPE
ZONE





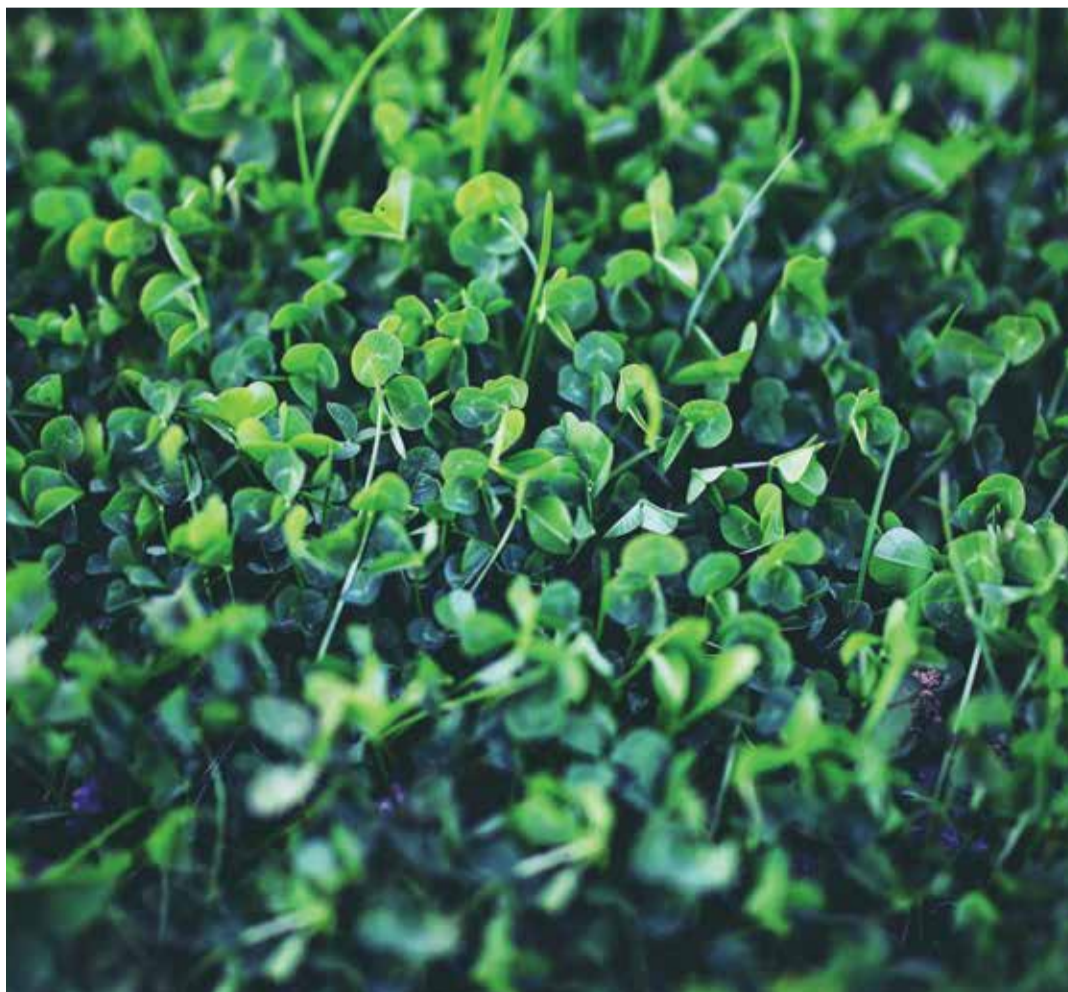
Organic DIY Garden



Reflexology Pathway



Senior Citizen's Zone



Xeriscape Garden



Tree Plaza

THE
ACTIVE
ZONE





Tennis Court



Futsal Court



Beach Volleyball Court



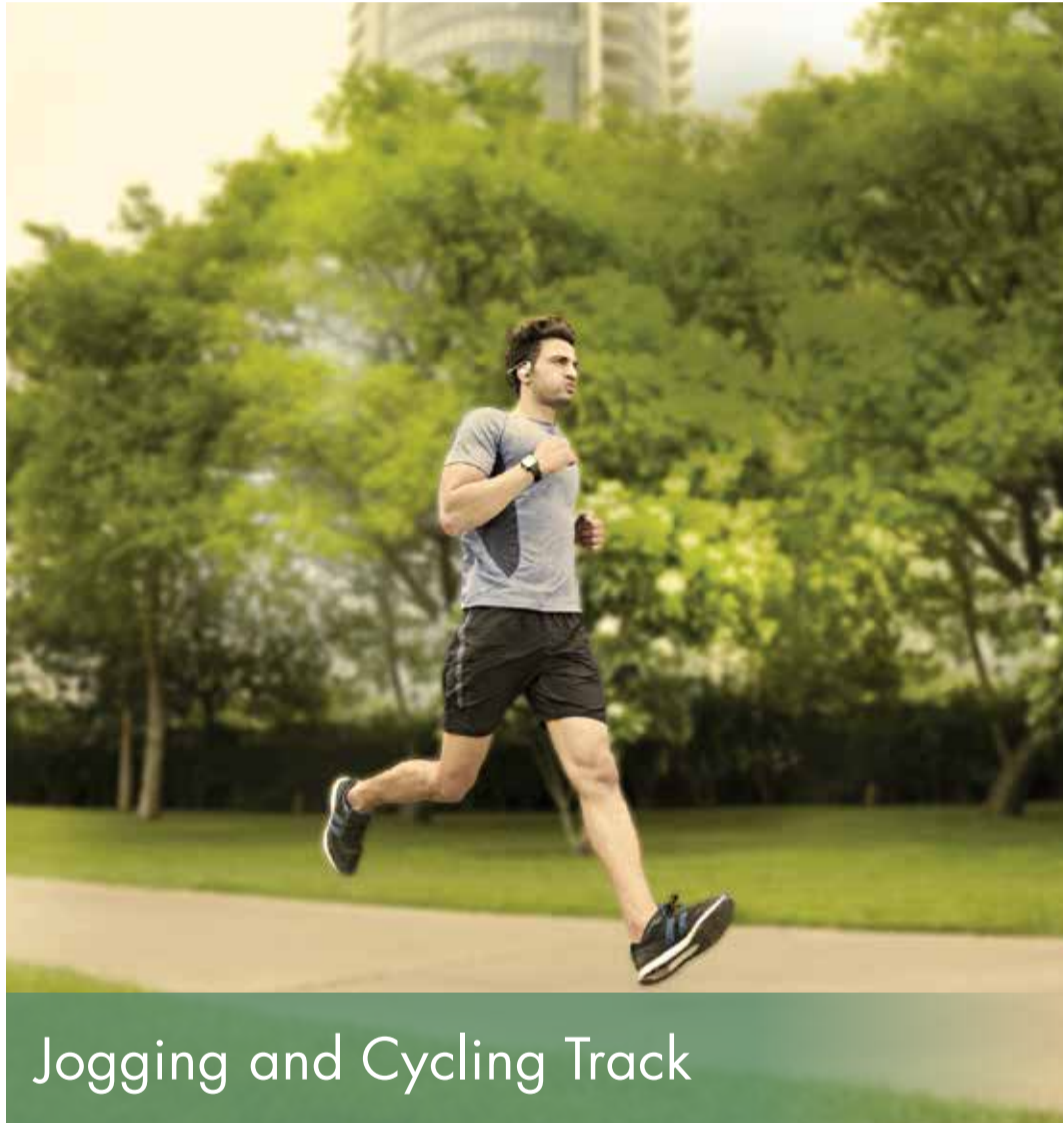
Outdoor Gym



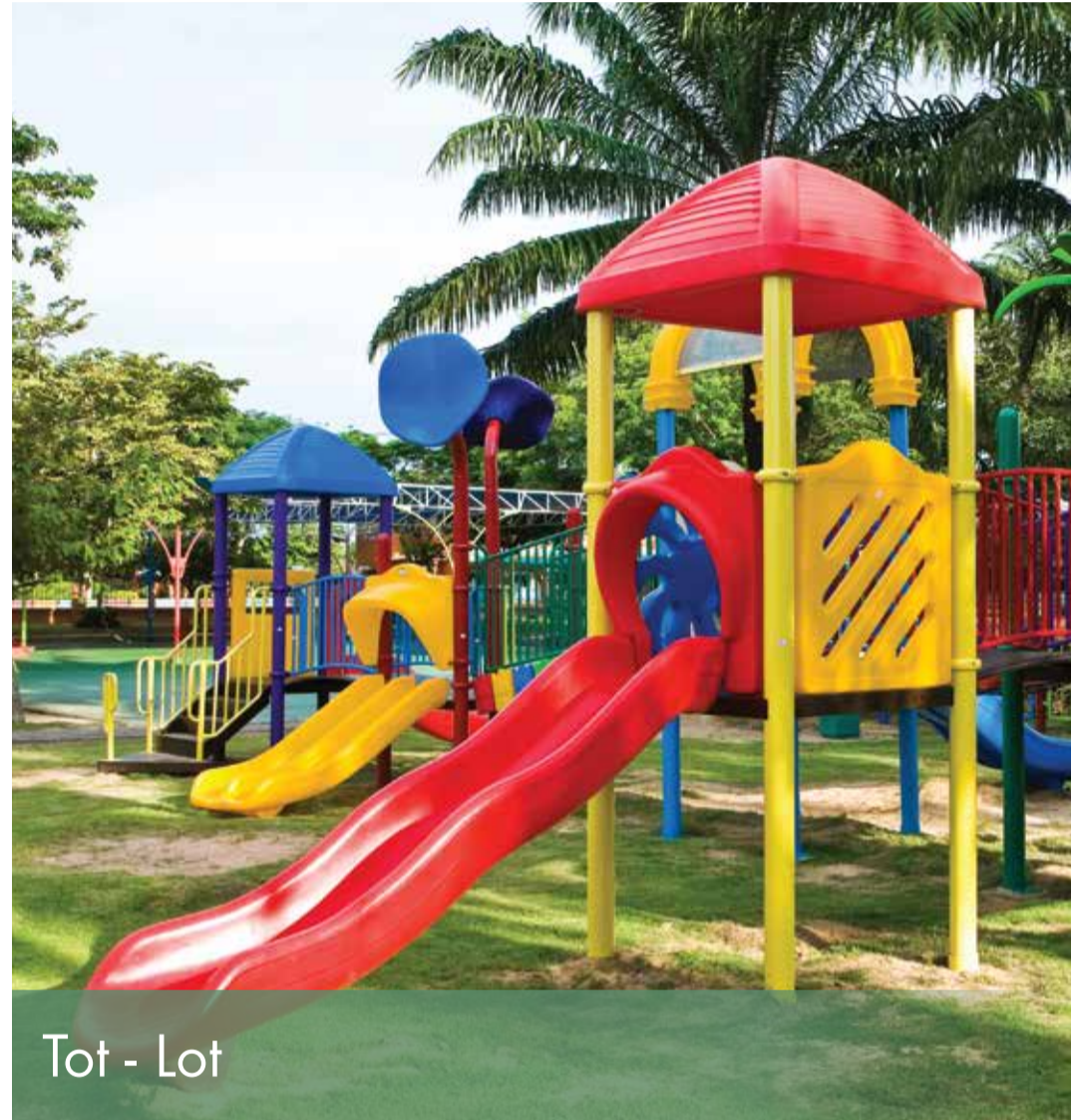
Children's Play Area



Leisure Pavilions



Jogging and Cycling Track



Tot - Lot



Hopscotch



Half Basketball Court

THE
SOLITUDE
ZONE

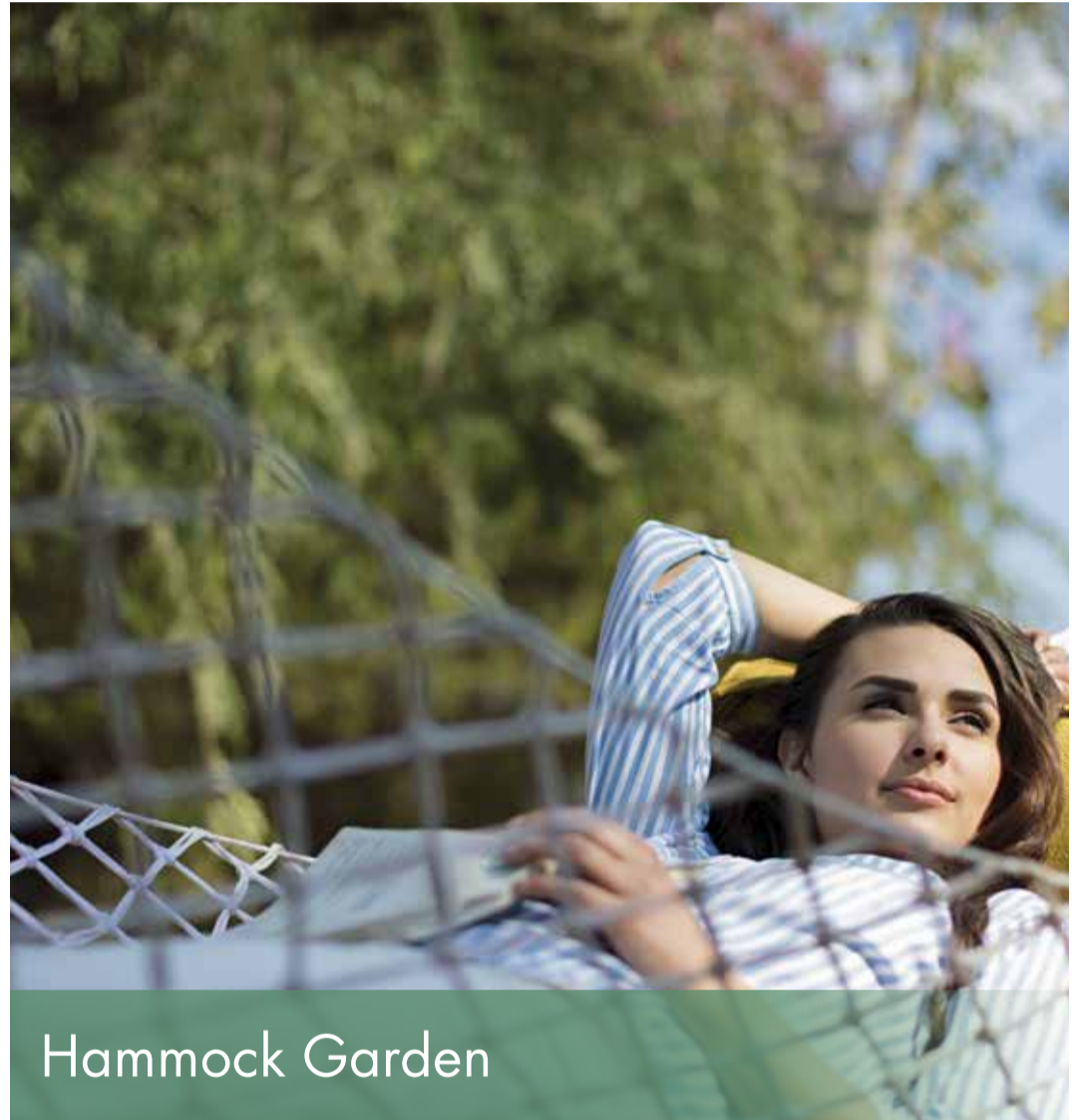




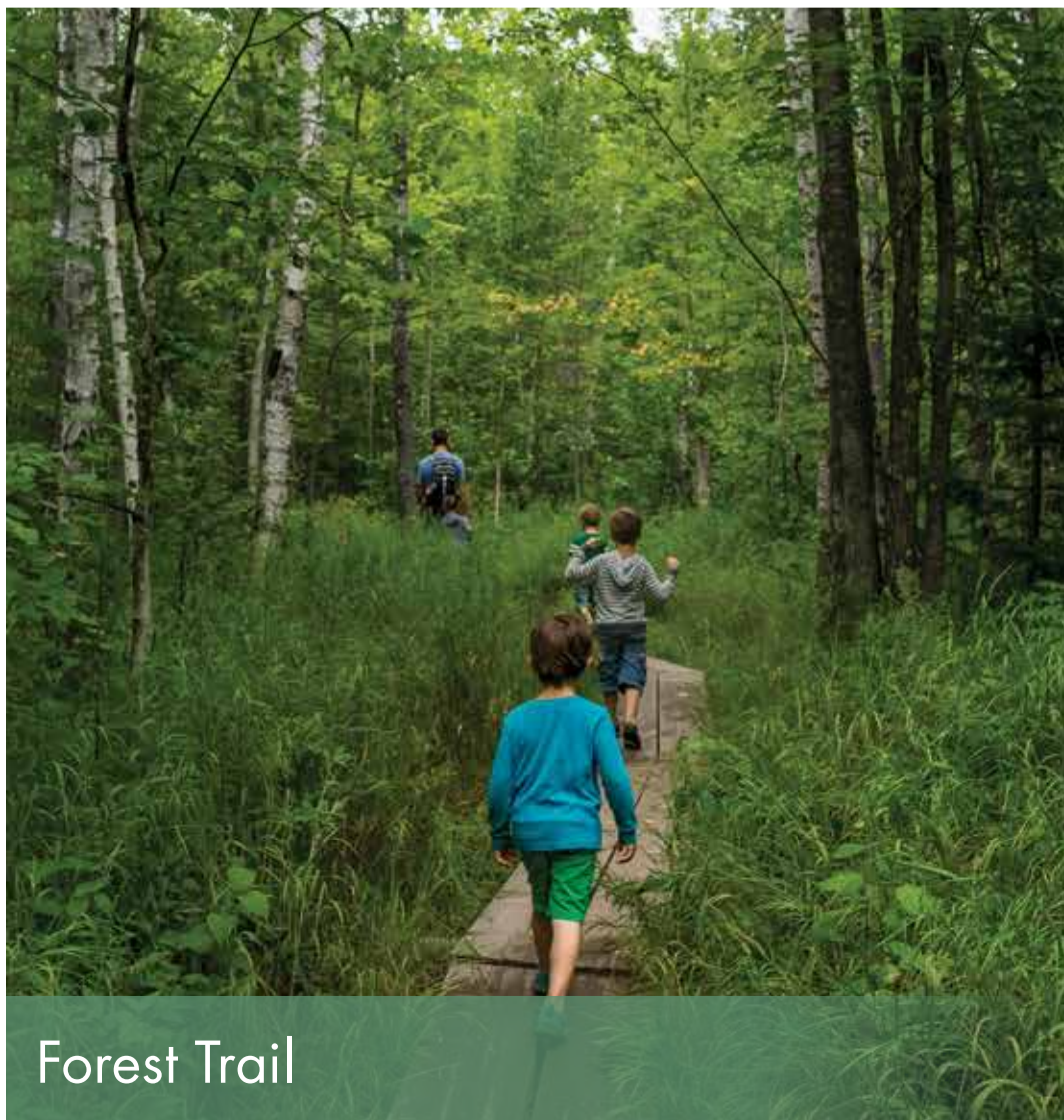
Camping Site



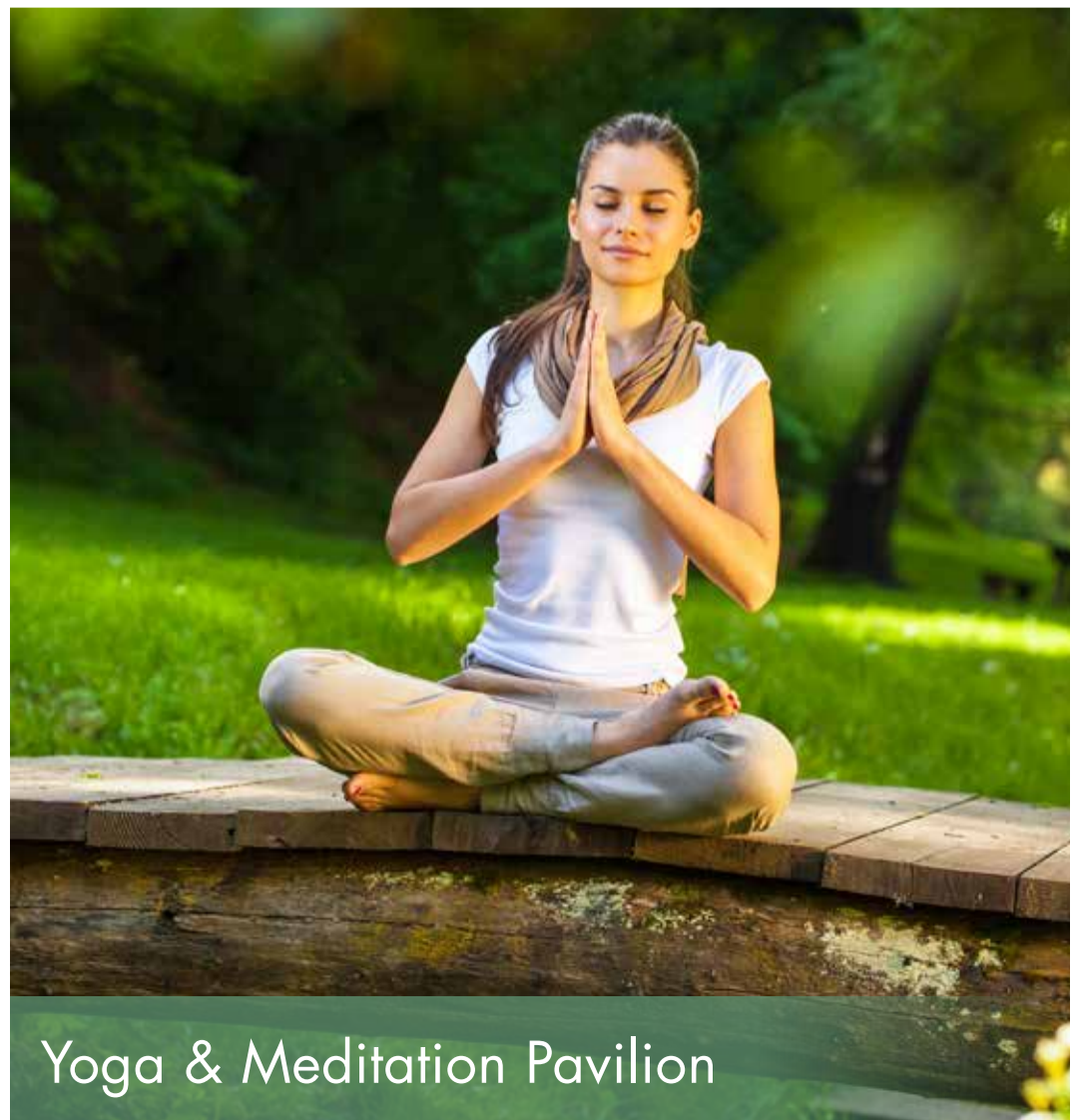
Outdoor BBQ



Hammock Garden



Forest Trail



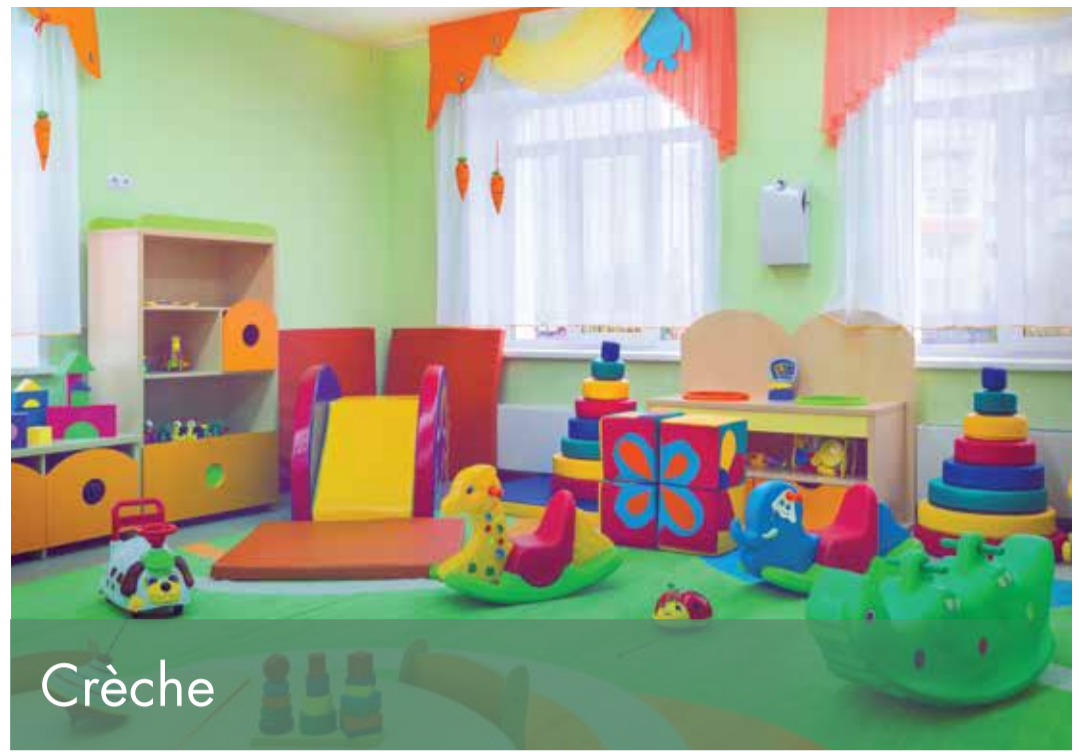
Yoga & Meditation Pavilion

16
INDOOR
AMENITIES





Multipurpose hall



Crèche



Art / Dance Room



Indoor Games



Music Room



Gym



Dog Park



Swimming pool



Clinic



Library



Convenience Store



ATM



Laundry Area



Pharmacy



E-game Zone



Salon / Spa



EXCLUSIVE
SENIOR CITIZEN
AMENITIES



Multipurpose hall



Dining Area



Kitchen



Gym



Activities / Games & Cards Room



Health Centre



Reading Room



MASTER LAYOUT PLAN

Tower Level

- A) Entry /Exit to the site
- B) Entrance to the Drive - in Theatre
- C) Entry Portal
- D) Driveway
- E) Visitors Parking
- F) Peripheral Greens
- G) Entry Plaza for the Central Greens
- H) Ramp to the Podium
- J) Access from the ground floor to the Central Greens
- K) Existing Well
- L) Transformer Yard
- M) DG Yard
- N) STP

Podium Level

- 32 Swimming Pool
- 33 Kids Pool
- 34 Cabana
- 35 Tennis Court
- 36 Children's Play Area
- 37 Futsal
- 38 Beach Volleyball Court
- 39 Half Basketball Court
- 40 Outdoor Gym
- 41 Trampoline
- 42 Tot -lot
- 43 Playground
- 44 Hopscotch
- 45 Leisure Seating Area
- 46 Club House

Landscape Level

- 01 Hammock Garden
- 02 Camp Site
- 03 Bonfire
- 04 Forest Trail / Jogging Track
- 05 Cycle Track
- 06 Meditation / Yoga Decks
- 07 Serpentine Walkway
- 08 Mist Garden
- 09 Reflexology Walkway
- 10 Bamboo Garden
- 11 Butterfly Garden
- 12 Xeriscape
- 13 Tropical Garden
- 14 Performing Arts Plaza
- 15 Flag Mast
- 16 Putting Greens / Party Lawns
- 17 Aromatic Garden
- 18 Vineyards
- 19 Organic Garden
- 20 D.I.Y. Garden
- 21 Demonstration / Educational Zone
- 22 Kids Seating Gallery
- 23 Rolling Mound
- 24 Amphitheatre
- 25 Senior Citizen Zone
- 26 Tree Plaza with Informal Seating
- 27 Therapeutic Garden
- 28 Rock Climbing Wall
- 29 Dog Park
- 30 Peepul Tree with a Giant Swing
- 31 Outdoor BBQ Zone





ACTUAL SAMPLE APARTMENT PHOTO.



PRODUCT CONFIGURATION



	Saleable Area (Sq.m.)	Saleable Area (Sq.ft.)	Carpet Area (Sq.m.)	Carpet Area (Sq.ft.)
Studio	40.16	432.29	24.34	261.99
1BHK*	73.05	786.00	44.27	476.00
2BHK*	96.95-109.36	1043.00-1177.00	58.76-66.28	632.00-713.00
2BHK	88.29-100.30	950.00-1079.00	48.49-49.93	521.00-537.00
3BHK	106.92-116.72	1150.00-1256.00	59.63-59.96	641.00-645.00

*SENIOR LIVING TOWER



THE VIEWS OF
BANGALORE'S
NEW CHARM

THE CHARM OF THOUGHTFULLY CRAFTED HOMES



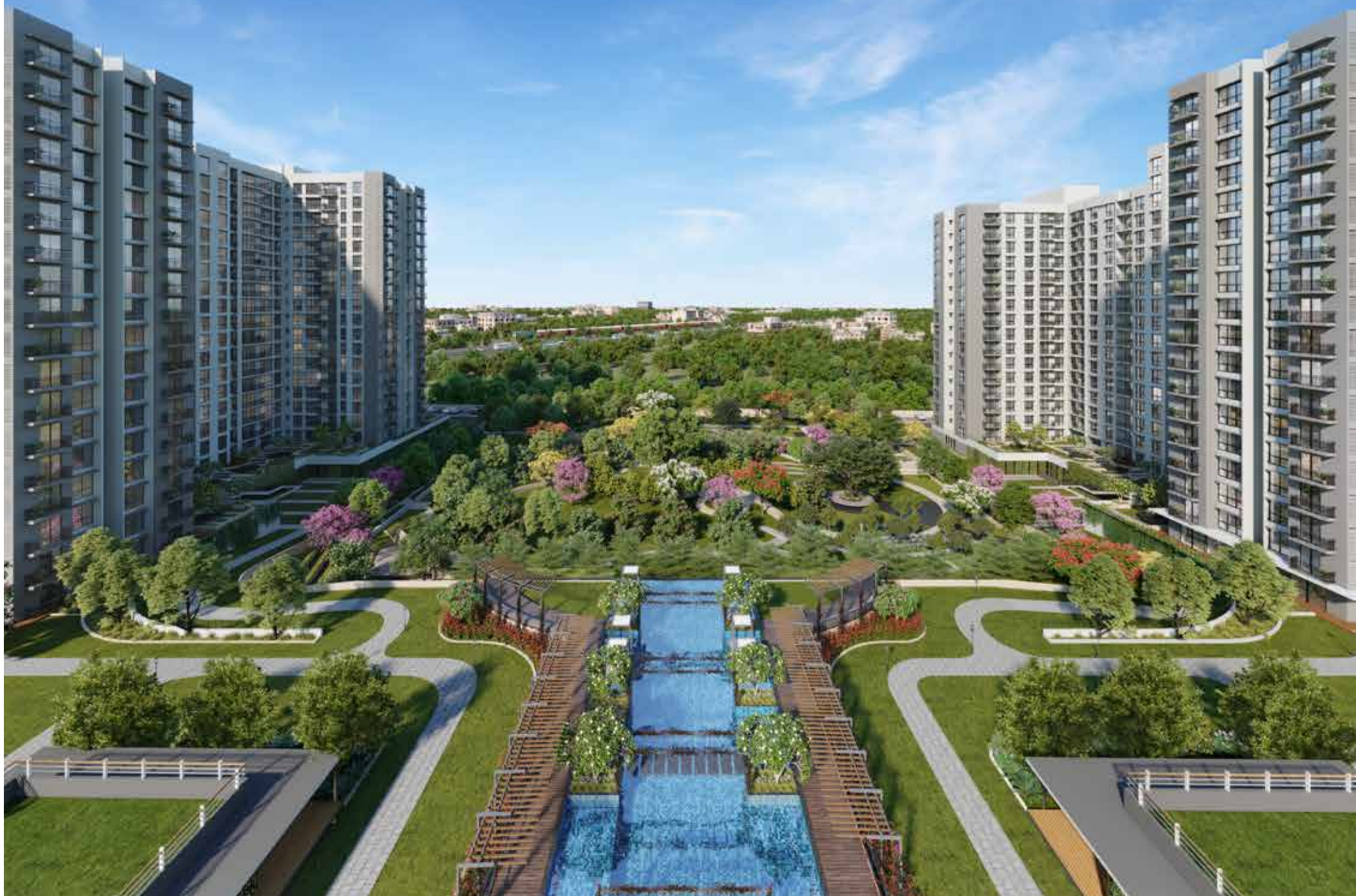
THE CHARM OF HOMES WITH A CURATED LANDSCAPE



THE CHARM OF BALCONIES WITH ENDLESS GREEN VIEWS



THE CHARM OF MORE THAN 1000 TREES AS NEIGHBORS



THE CHARM OF THOUGHTFULLY CRAFTED PREMIUM AMENITIES



THE HOME OF BANGALORE'S NEW CHARM

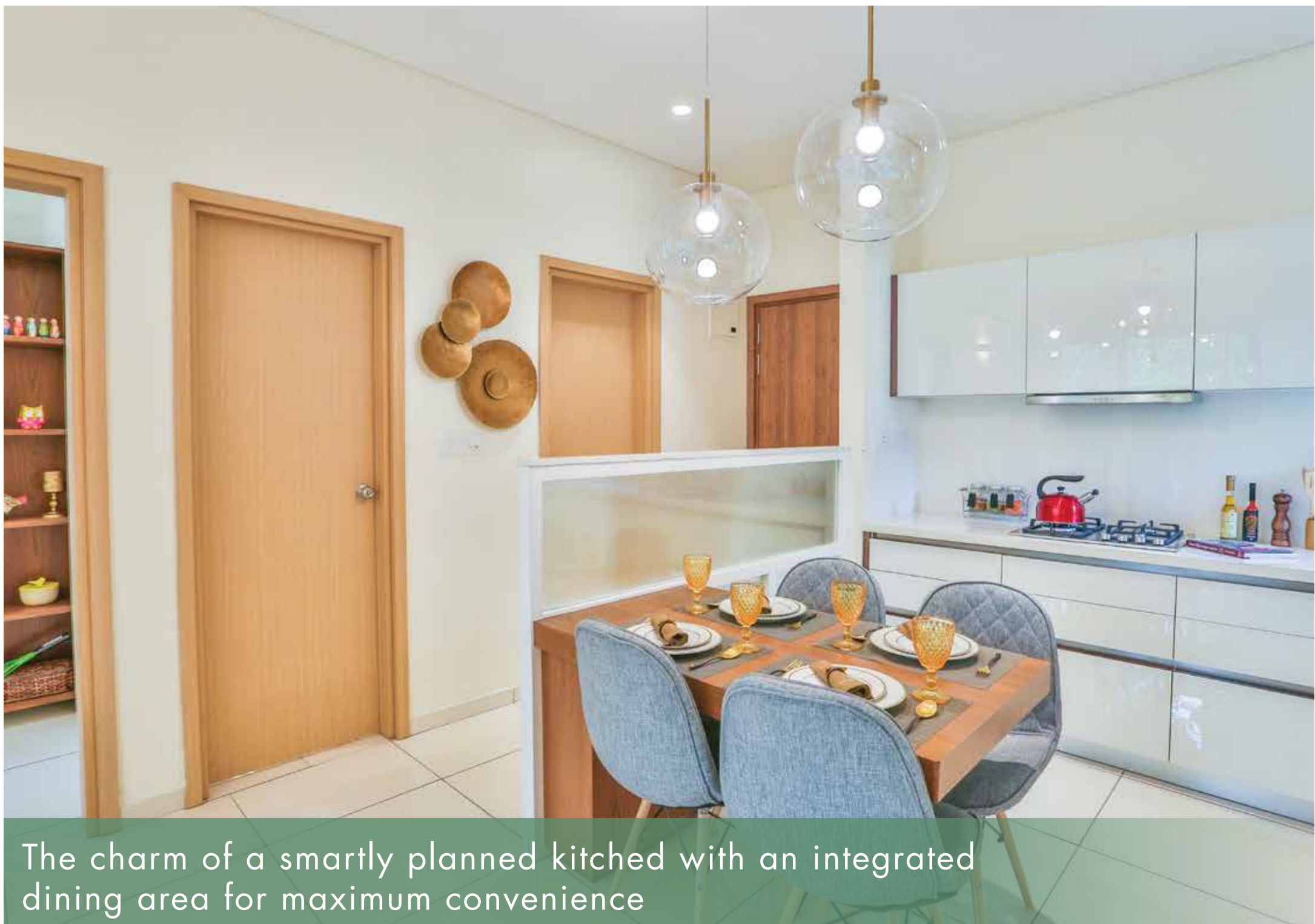




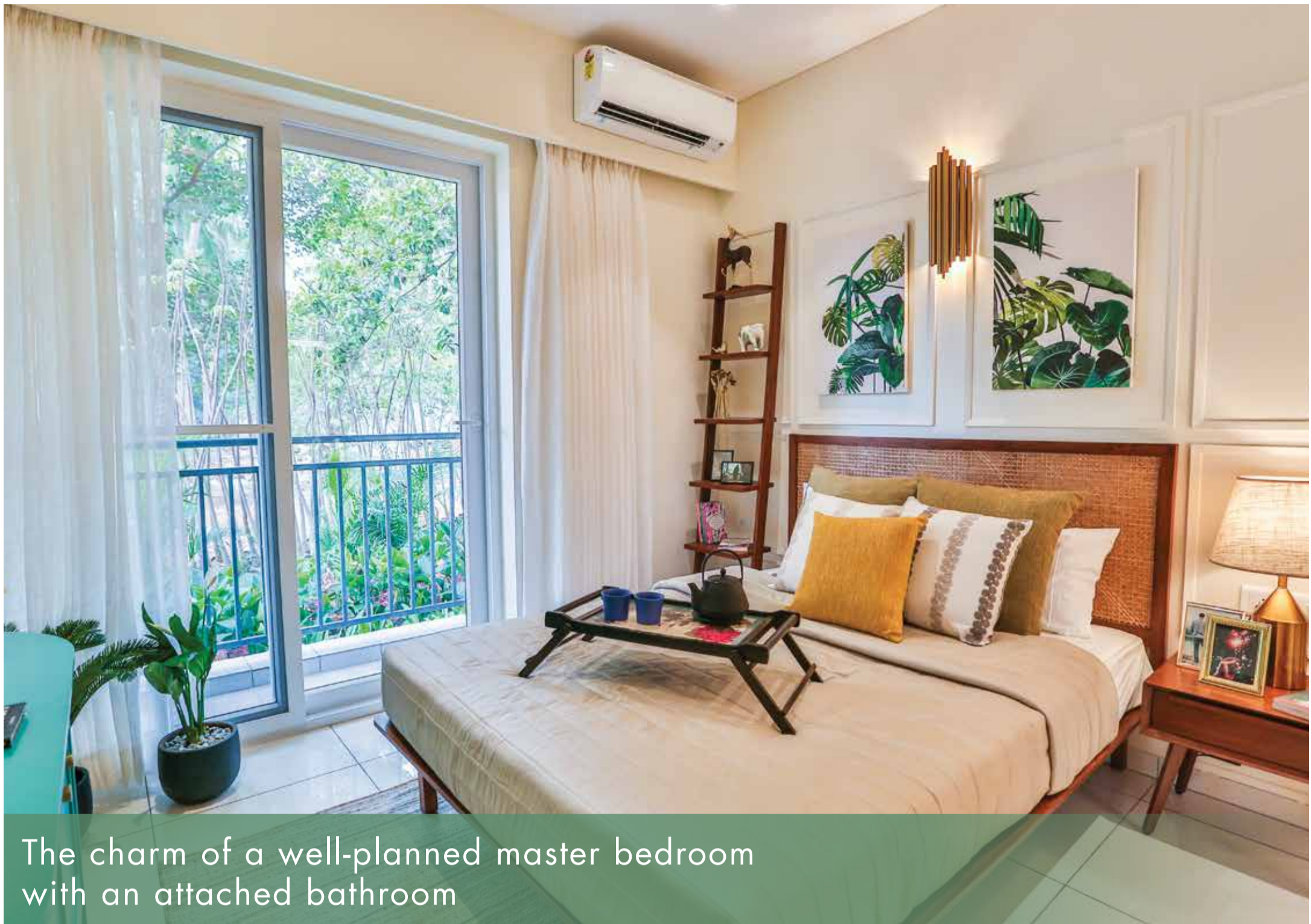
FURNISHED
SAMPLE
APARTMENT AT
GODREJ
ROYALE WOODS



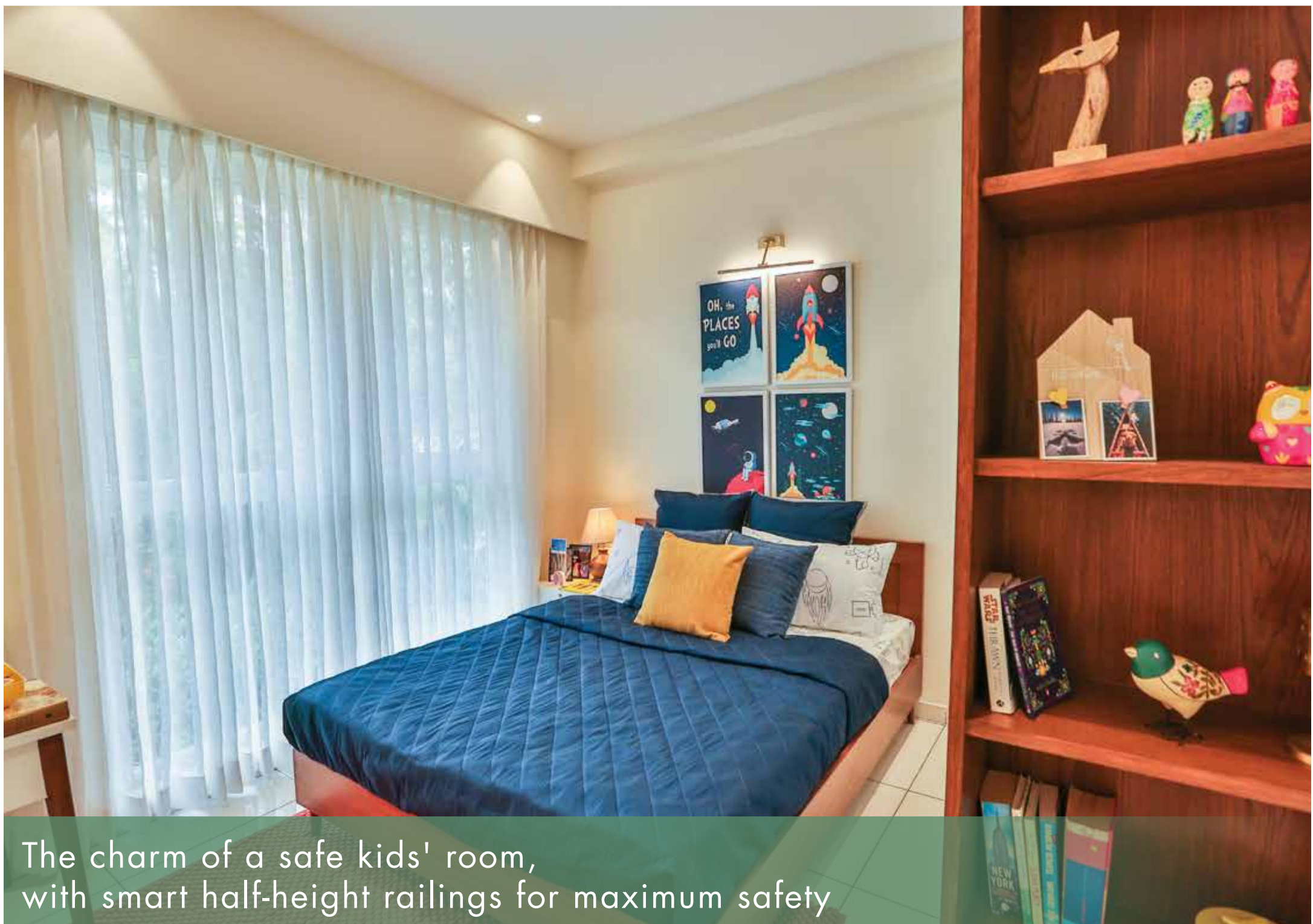
The charm of a well-lit living room, with full-sized windows for maximum ventilation and light



The charm of a smartly planned kitchen with an integrated dining area for maximum convenience



The charm of a well-planned master bedroom with an attached bathroom



The charm of a safe kids' room, with smart half-height railings for maximum safety



ACTUAL SAMPLE APARTMENT PHOTO.

SPECIFICATIONS

Flooring

Living / Dining / Foyer - Vitrified Tiles
 Master Bedroom - Vitrified Tiles
 Other Bedrooms - Vitrified Tiles
 Toilets (Flooring) - Anti-skid Ceramic Tiles
 Toilets (Dado) - Ceramic Tiles
 Balconies - Anti-skid Ceramic Tiles
 Kitchen (Flooring) - Vitrified Tiles
 Utility (Flooring) - Ceramic Tiles if the utility is external and Vitrified tiles if the utility is internal

Doors/Windows

Main Entrance Door - Engineered Frame and Door Shutter
 Internal Doors - Engineered Frame and Door Shutter
 UPVC Window - with Mosquito Mesh Provision

Paint

Wall Interior - Emulsion Paint
 Ceiling Interior - Oil Bound Distemper

Balcony railing

MS Railing

Kitchen

Granite Platform and SS Single Bowl Sink will be supplied to the customers for them to fix

Toilet

CP Fittings – Essco/Cera or equivalent
 Sanitary Fittings - Essco/Cera or equivalent
 PVC False Ceiling in Toilets
 Hand Shower in MBR
 Wall Mounted Washbasin

DG Backup to Flat

Studio BHK: 0.5kw
 1 BHK: 0.5kw
 2 BHK: 0.8kw
 3 BHK: 1kw

Power

Studio BHK – 2kw
 1 BHK: 2kw
 2 BHK: 3kw
 3 BHK: 4kw

JOINT DEVELOPMENT PARTNER



R·O·Y·A·L·E
BUILDERS &
DEVELOPERS



The project is developed by Godrej Projects North Star LLP, a part of Godrej Properties Group.

Site office address: Godrej Royale Woods, NH 44, Devanahalli, Bangalore - 562110.

RERA No.: PRM/KA/RERA/1250/303/PR/200515/003411, available at website : <http://rera.karnataka.gov.in>

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