





Recharge your Life



GATEWAY TO THE RESORT LIFE

G+13 | 2 TOWERS STUDIO | 1BHK | 2BHK 3BHK + MAID'S ROOM

LOCATION ADVANTAGE

	Lord Jagannath Temple	5.7km
MALL	Grand Center	5.7km
	Railway Station	7.3km
	H.Q. Hospital	7.5 k m
	Malatipatpur Bus Stand	8km
	Sri Jagannath Medical Hospital	14km
İ ×	Biju Patnaik International Airport, Bhubaneswar	64km

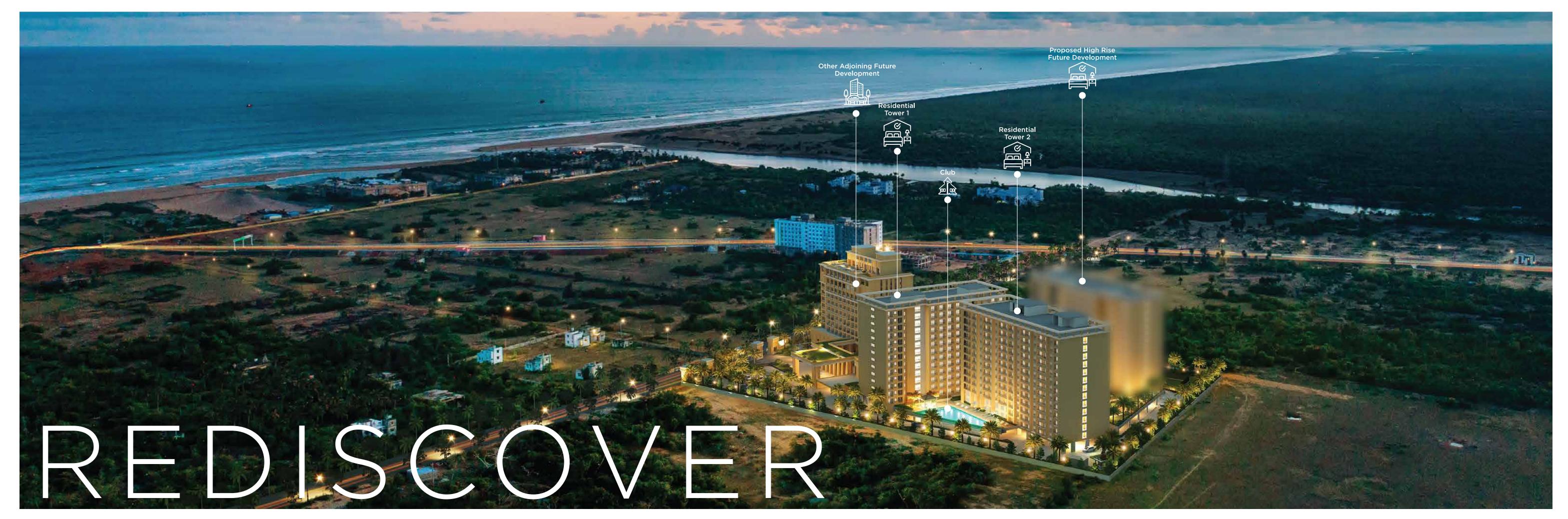
*Distance depicted above is shortest distance by road

USP

- Location
- Luxurious Beach Vicinity Apartments
- State-of-the-Art Club House
- All Modern Amenities & Facilities
- Conceirge Service



Hotel & Convention Block is not a part of this Residential Project. Tower 1 & 2 are registered under ORERA.





AN EXCELLENT DRIVEWAY LETS YOU DRIVE THROUGH ATLANTIS IN STYLE





MAKING A GRAND ENTRANCE

LANDSCAPE AMENITIES

WELCOMING GATEHOUSE

LANDSCAPED GARDEN

SIT-OUT AREAS WITH GAZEBOS

ABUNDANCE OF FLORA & FAUNA

KIDS PLAY ZONE

SCULPTURE ZONE

SHADED WALKWAYS

REFLEXOLOGY PATH

DISCLAIMER:

All facilities & common area's i.e. club, internal roads, gym etc. are part of all current and proposed phases of the project, subject to terms and conditions of agreement for sale to be executed with buyers



SCULPTURE ZONE





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MAHAPRASAD SEVANA ROOM

AIR-CONDITIONED CLUB HOUSE

CAFÉ LOUNGE

OUTDOOR SWIMMING POOL AND KIDS SPLASH POOL WITH GRAND DECK AREA

GRAND ENTRANCE LOBBY WITH RECEPTION

READING/CARD ROOM

FULLY EQUIPPED GYMNASIUM

INDOOR GAMES ROOM

CRÈCHE

OUTDOOR KIDS PLAY AREA WITH SWINGS AND SLIDES

BANQUET HALL

CRICKET NET PRACTICE PITCH

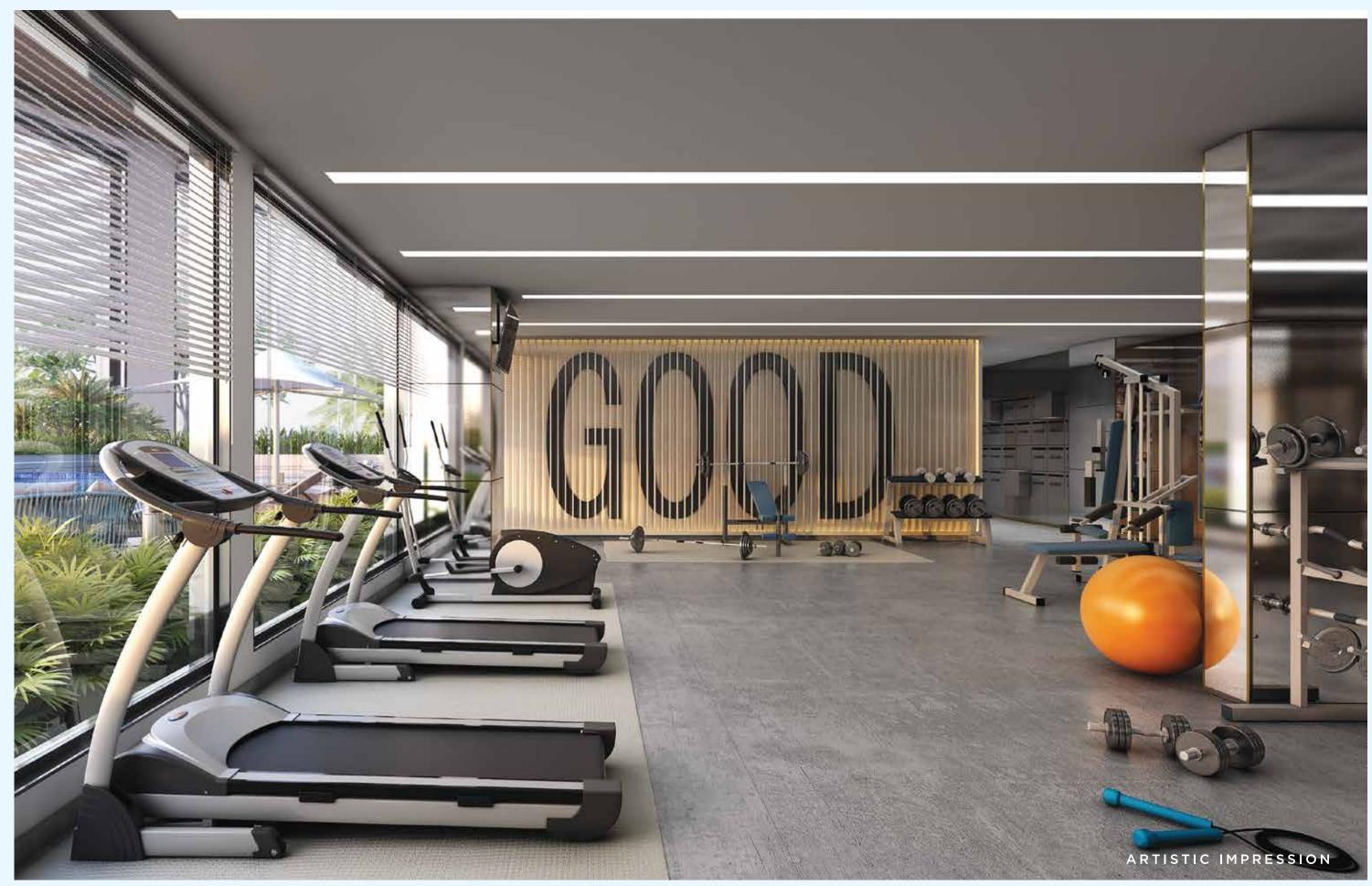
AV ROOM

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BANQUAET HALL





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CAFÉ LOUNGE with buyers



THE EASE OF RESORT LIFE MEETS YOU!

24X7 MULTILEVEL SECURITY

PROVISION FOR INFIRMARY

CO-WORKING SPACE

FACILITY MANAGEMENT SERVICES

HIGH SPEED MULTIPLE ELEVATORS

CONNOISSEUR RELATIONS SERVICE

PROVISION FOR DEPARTMENTAL STORES

IN HOUSE GOLF CART

IN HOUSE AMBULANCE

PROVISION FOR LAUNDROMAT

DISCLAIMER:

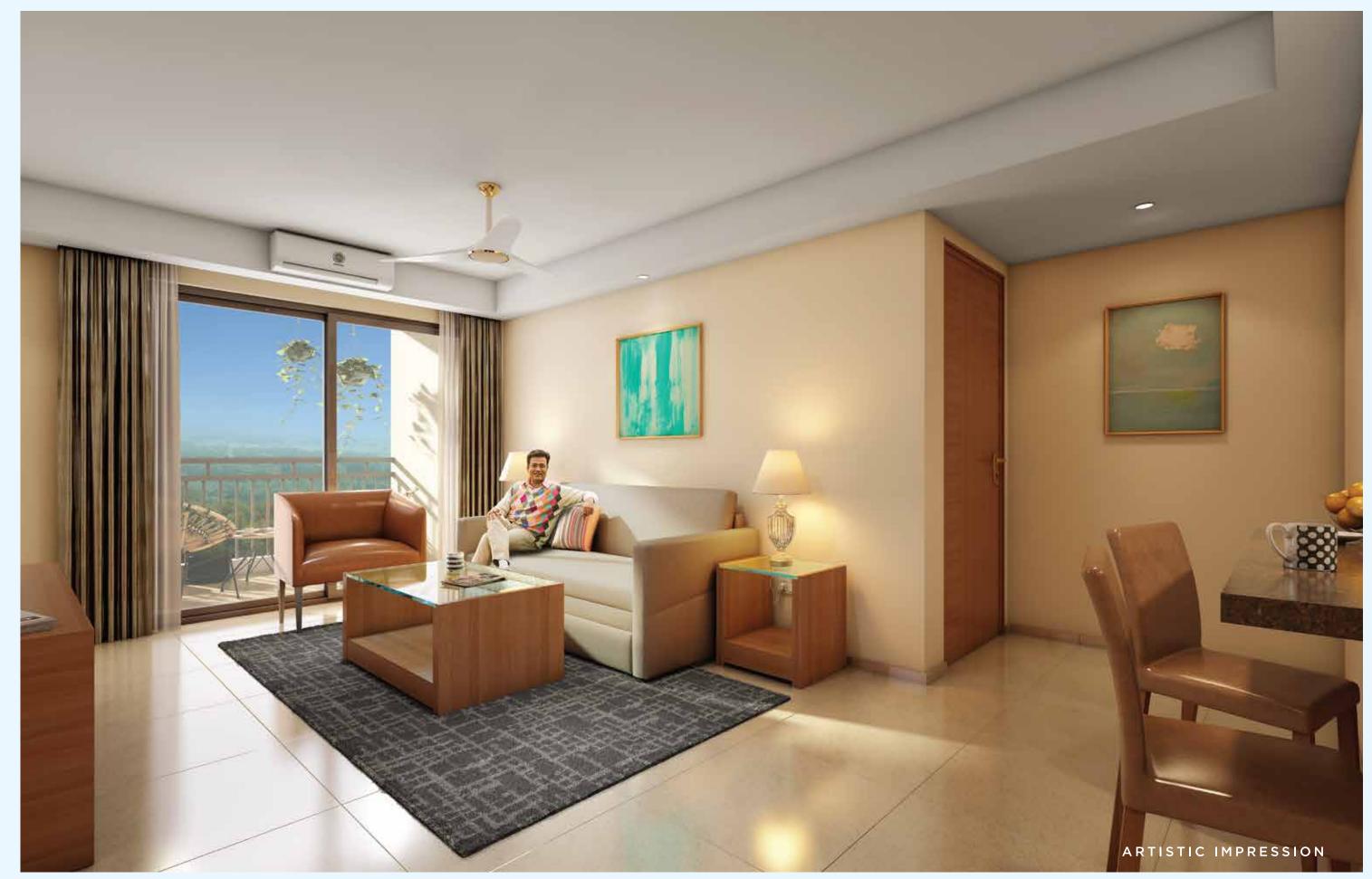
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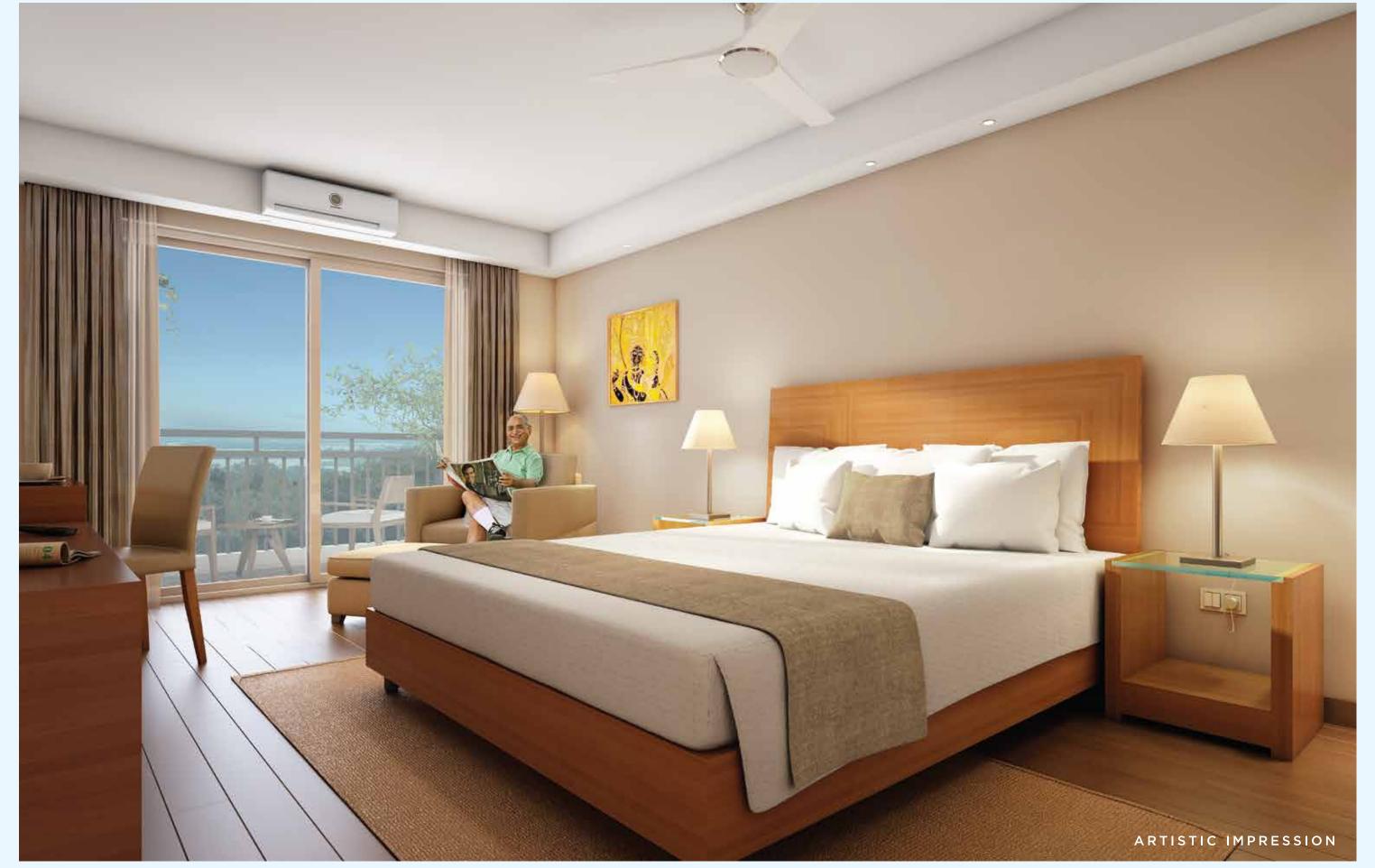








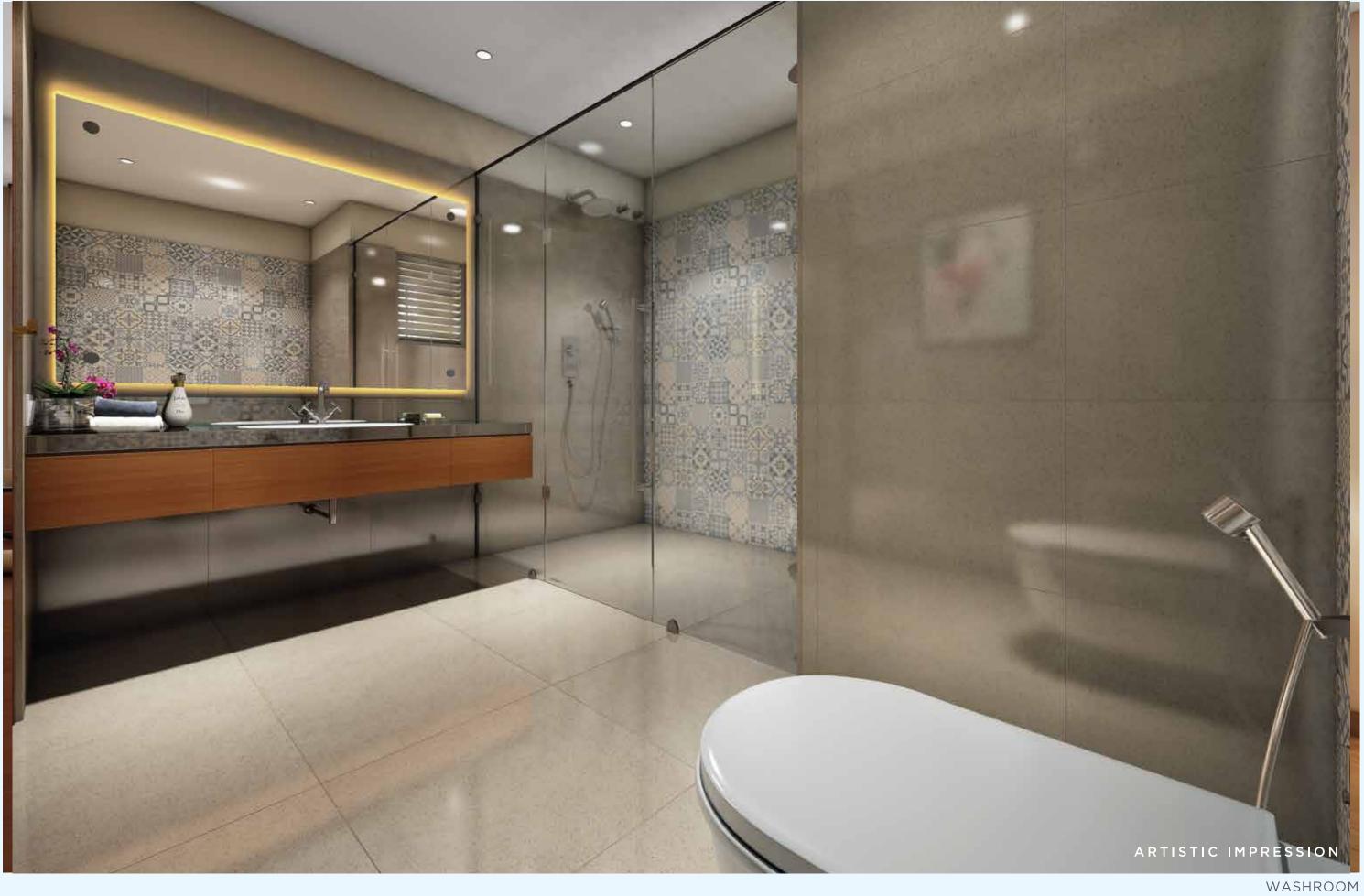




WIDE BALCONIES ATTACHED TO HALL

WIDE BALCONIES ATTACHED TO BEDROOMS





SPACIOUS KITCHEN

Floor Plans

DISCLAIMER:

The project "Royal Atlantis" is being developed in phases and promoter has registered only Tower 1 & 2 with ODISHA RERA as first phase. The future development has been shown as "Proposed high rise future development" in this brochure which shall be developed/registered as separate phase(s). Rights of allottees of all the phases, combined together, shall be as per the applicable laws and assertions made in the agreements entered with the allottees. The other development shown as "other adjoining future development" in the brochure may include development of a Hotel/Convention Centre/Commercial Spaces/Residential etc., which shall be developed and registered with RERA, if required as a separate project and shall have no connection with this project. The land earmarked for the said development shall not form part of this project and allottees shall have no rights thereupon.

MASTER PLAN

- 1. Entry & Exit Paving
- 2. Internal Driveway
- 3. Fire Driveway (Granite/Tile Paving)
- 4. Boundary Planting
- 5. Services
- 6. Net Cricket Pitch
- 7. Kid's Play Area
- 8. Grid Planting Wooden Deck with Seating
- 9. Amphitheatre
- 10. Sculpture Island
- 11. Kid's EPDM Play Area
- 12. Lawn
- 13. Shallow Water Feature
- 14. Pergola with Sitting Area
- 15. Wooden Deck
- 16. Kid's Pool
- 17. Cabana with Floating Deck & Water Jets
- 18. Swimming Pool with Infinity Edge
- 19. Temple





TOWER 1 Typical



Studio: 9

1BHK: 4

2BHK: 1

3BHK: 1

No. of Units/Floor: 15

The areas stated above are as per the sanctioned layouts. The same may get altered at the time of final possession, based on actual construction. The promoter shall not be liable to any intending purchaser for changes/ alterations/ improvements so made in adherence with applicable laws/regulations/guidelines.



TOWER 2

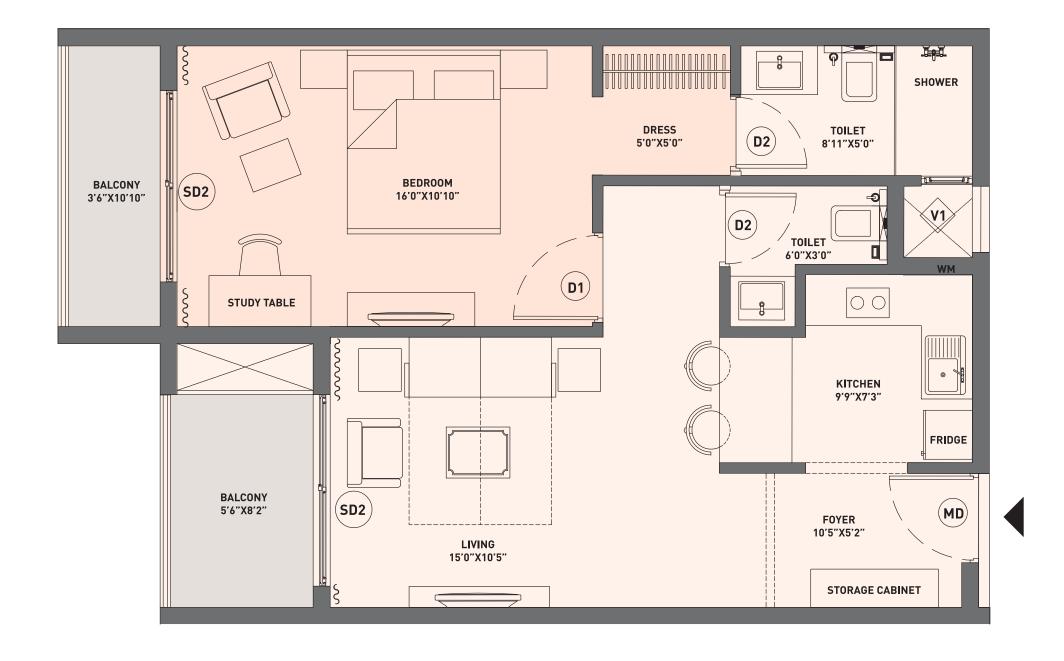
Typical



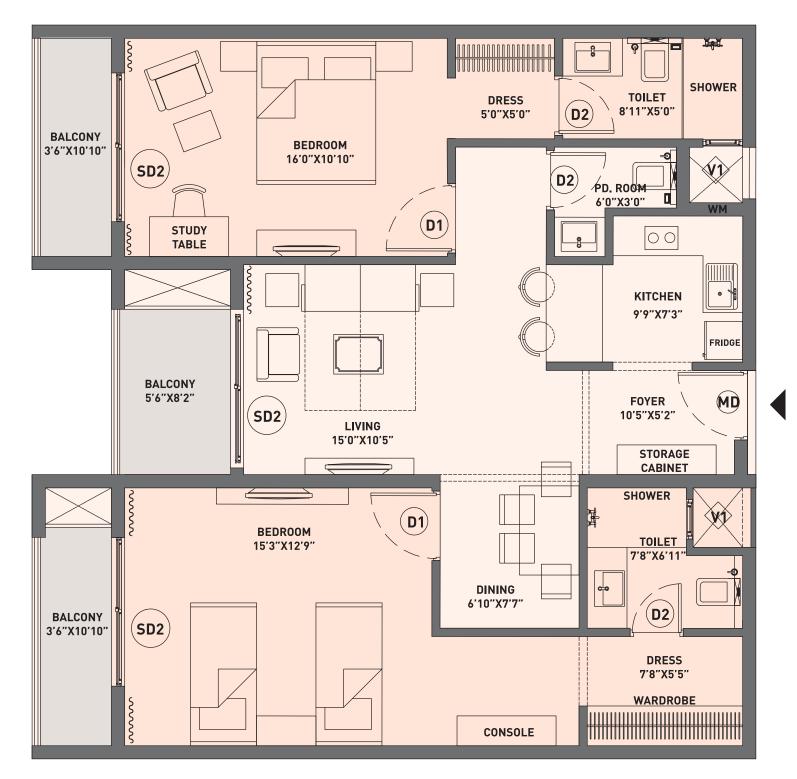


TOWER 1 & 2 1 BHK(Residential)

TOWER 1 & 2 2 BHK(Residential)



Carpet Area	Balcony	Built up Area	Super Built up Area
Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
570.67	83.24	741.26	



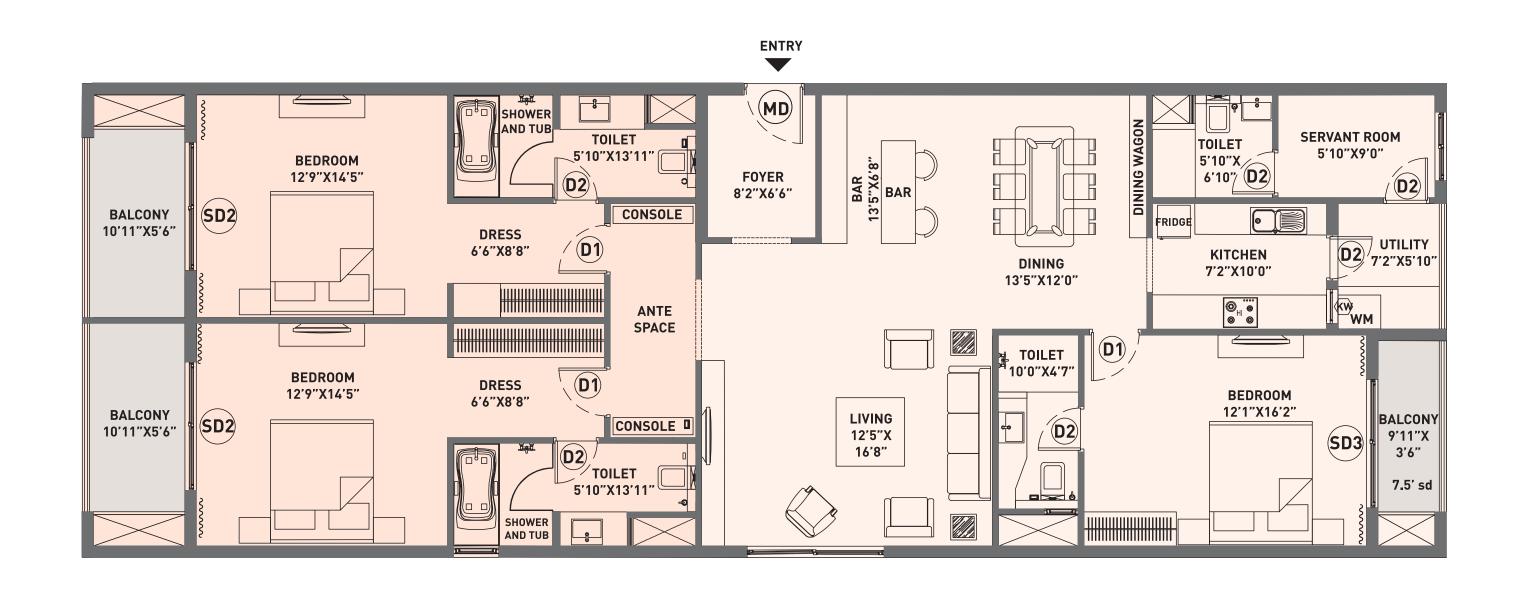
Carpet Area	Balcony	Built up Area	Super Built up Area
Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
947.17	121.30	1224.41	

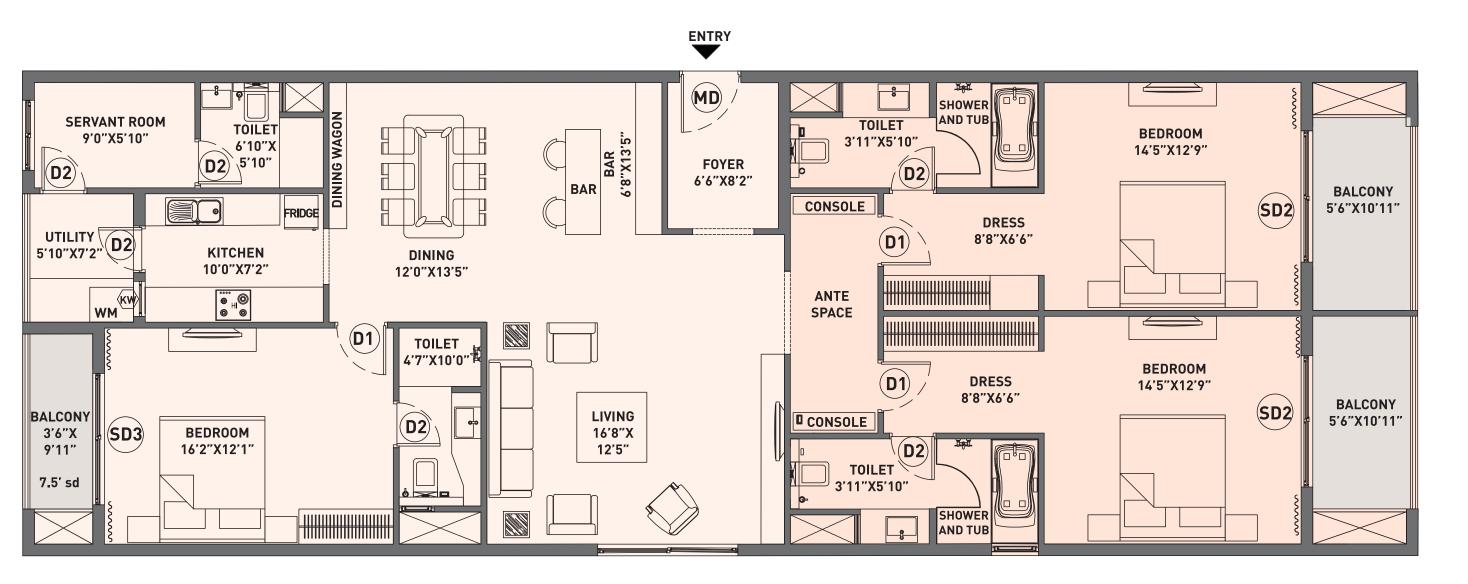
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TOWER 1

3 BHK(Residential)

TOWER 23 BHK(Residential)





Carpet Area	Balcony	Built up Area	Super Built up Area
Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
1670	191.58	2065.78	2686

Carpet Area	Balcony	Built up Area	Super Built up Area
Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
1674	191.58	2065.78	2686

The areas stated above are as per the sanctioned layouts. The same may get altered at the time of final possession, based on actual construction. The promoter shall not be liable to any intending purchaser for changes/ alterations/ improvements so made in adherence with applicable laws/regulations/guidelines.

TOWER 1 & 2

Studio



Carpet Area	Balcony	Built up Area	Super Built up Area
Sq. ft.	Sq. ft.	Sq. ft.	Sq. ft.
373.41	38.06	467.32	608

The areas stated above are as per the sanctioned layouts. The same may get altered at the time of final possession, based on actual construction. The promoter shall not be liable to any intending purchaser for changes/ alterations/ improvements so made in adherence with applicable laws/regulations/guidelines.

An address for The Royals awaits you

Concept & Design by: Be*the*Bee.in

DEVELOPER

SJ JRG VENTURES LLP

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ODISHA RERA registered & PKDA approved project

www.rera.odisha.gov.in

ORERA Regd. No. RP/26/2022/00650

DISCLAIMER:

This brochure is not a legal offering and only representational and conceptual in nature. Images/Facilities/Views shown of the proposed development are indicative, representational & informative, the Maps/Layouts/Specifications are as per approvals obtained from competitive authorities and duly registered with ODISHA RERA, the same are subject to change as per the approvals obtained from competent authorities from time to time under the provisions of law. All intending purchaser's are requested to visit the marketing/head office of the promoter to inspect all sanctioned plans, layouts, specifications, approvals and visit project site and apprise themselves of all offerings and other relevant information. The promoter shall endeavor to develop the project as per the sanctioned layouts and maps but shall not be liable to any intending purchaser or any one for the changes/alterations/improvements so made within the applicable laws/regulations/guidelines. The Internal dimensions shown are from wall to wall excluding plaster thickness as per Architectural & Structural construction drawings. All Furniture, Wardrobes, Soft Furnishing, TV, Refrigerator, Hob, Sink etc in kitchen, Washing Machine, CP & Ceramic fitting in Toilet are for indicative purpose only. The carpet area (sq.ft.) calculation is as per ORERA definition and after deduction of area under plaster & skirting of External walls. The project "Royal Atlantis" is being developed in phases and promoter has registered only Tower 1 & 2 with ODISHA RERA as first phase. The future development has been shown as "Proposed high rise future Development" in this brochure which shall be developed/registered as separate phase(s). Rights of allottees of all the phases, combined together, shall be as per the applicable laws and assertions made in the agreements entered with the allottees. The other development shown as "other adjoining future development" in the brochure may include development of a Hotel/Convention Centre/Commercial spaces/Residential etc., which shall be