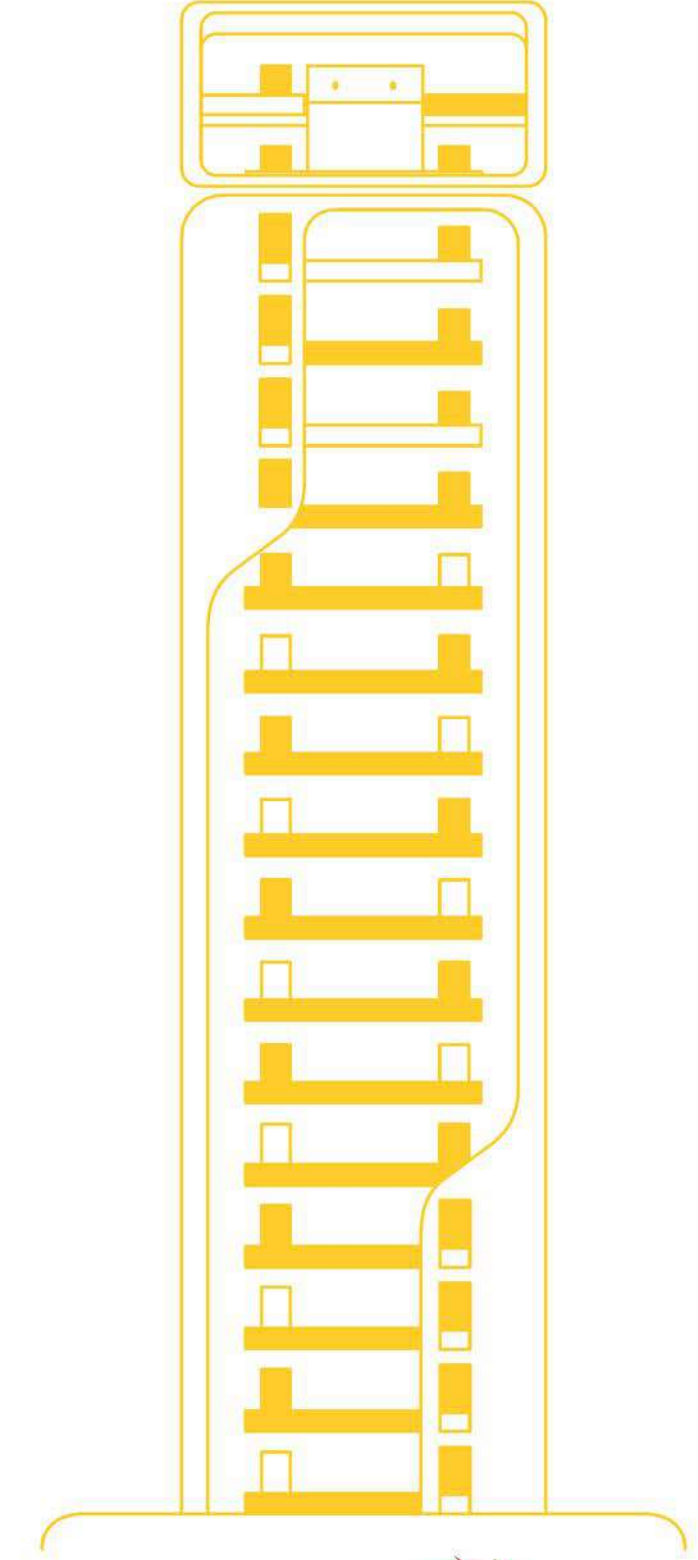
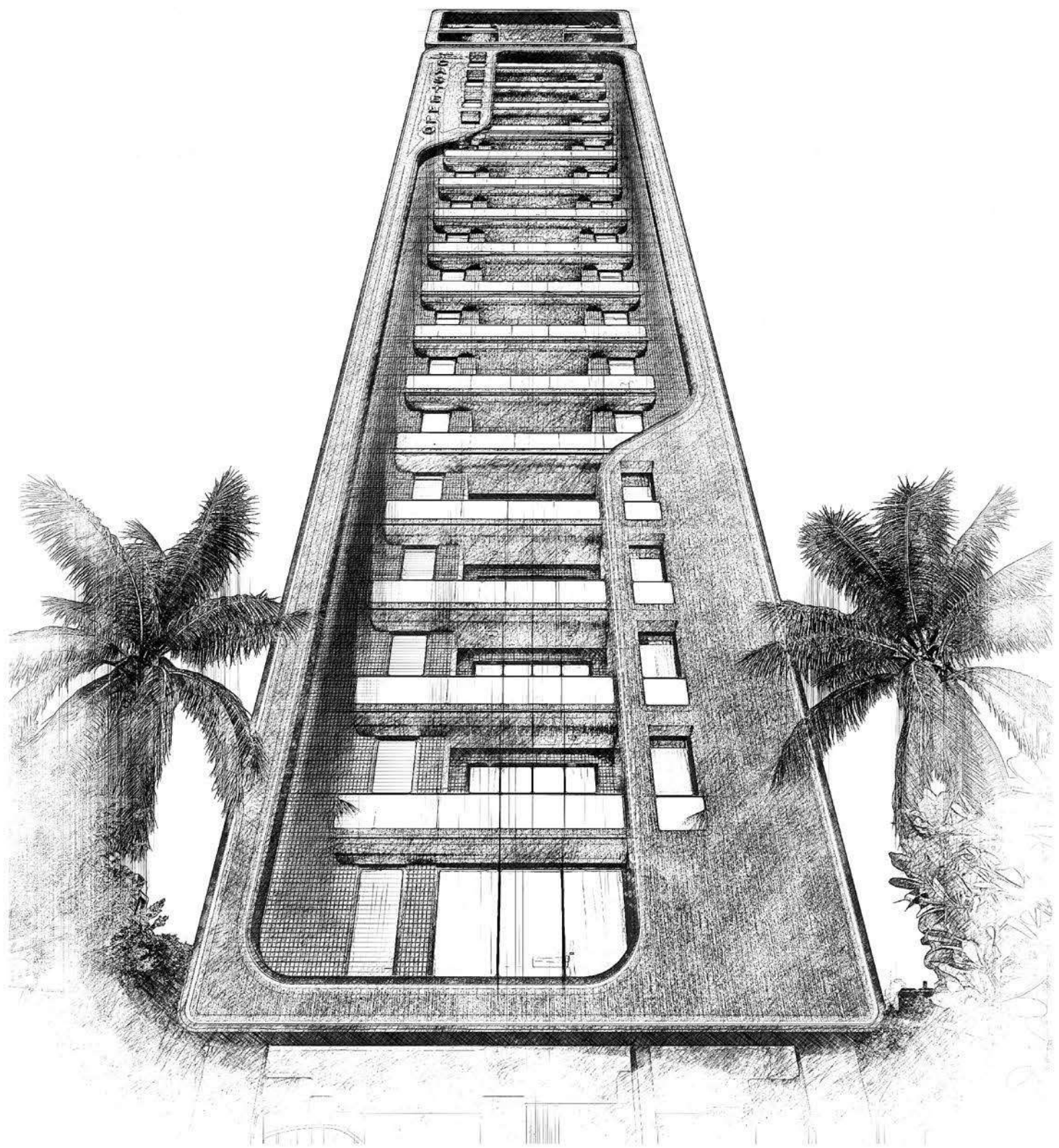
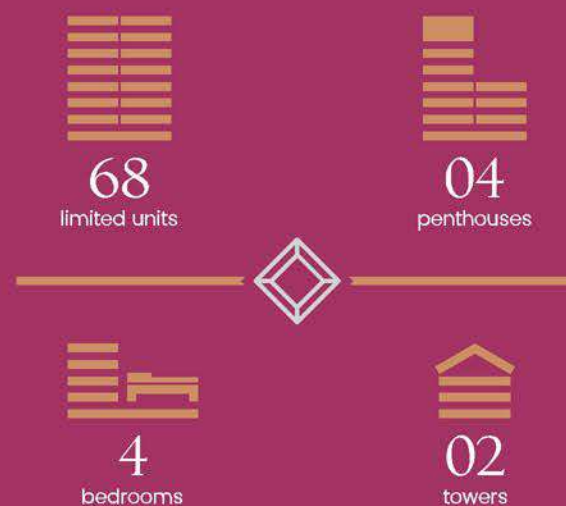
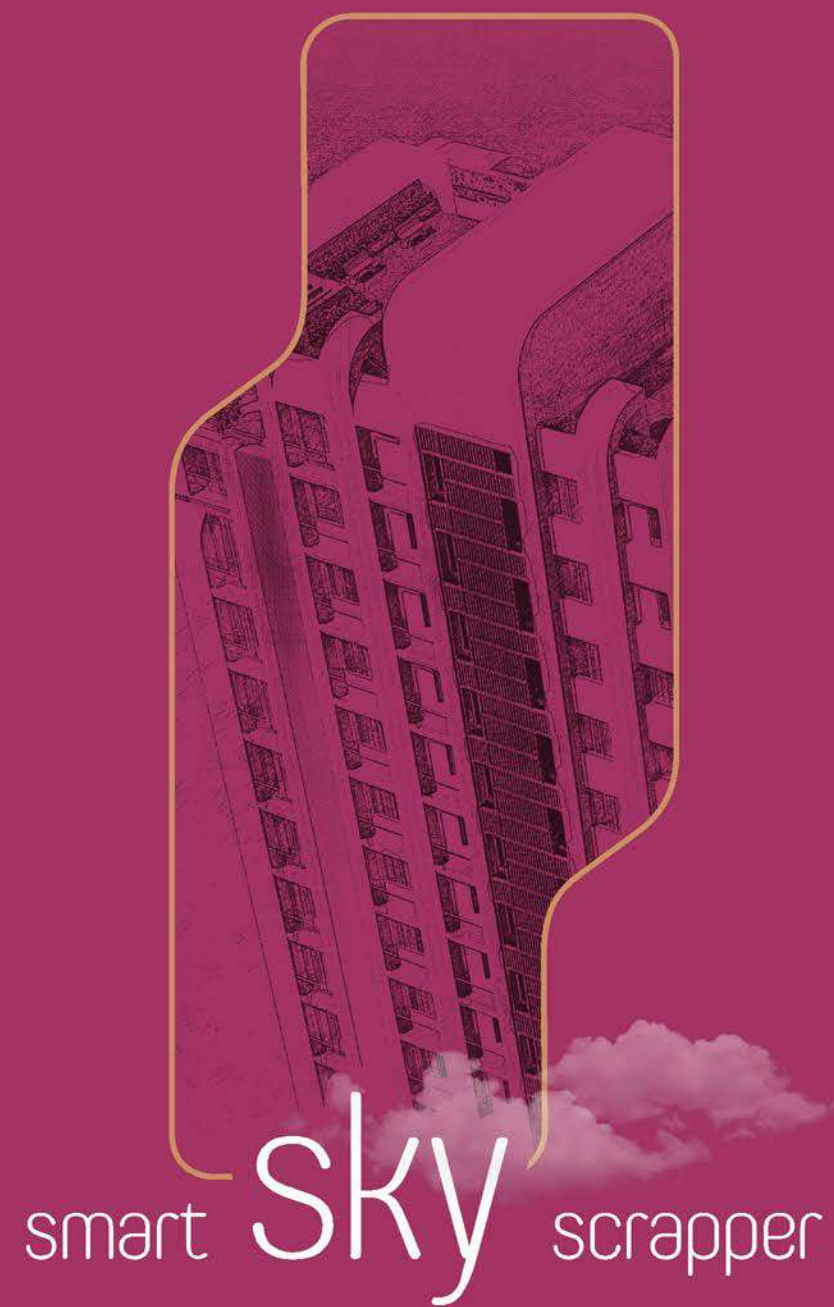


॥ वक्रतुंड महाकाय, सुर्यकोटि समप्रभ
निर्विघ्नं कुरु मे देव, सर्वकार्येषु सर्वदा ॥





finest prime existence of *Lifestyle...*



— about group —



Roycce Realty has been bench-marking the construction of residential & commercial projects. Being the believers of quality and superiority, Roycce Realty is equipped with unparalleled methodical superiority. We aspire to create comfortable and contemporary buildings with graceful designs. We ensure that the clientele enjoy the best of amenities like: luxury of space, access to natural light, hassle-free parking facilities, access to proximity, lush green landscapes with mesmerizing view, value for money & many more. We let our designs speak volumes of our uniqueness.

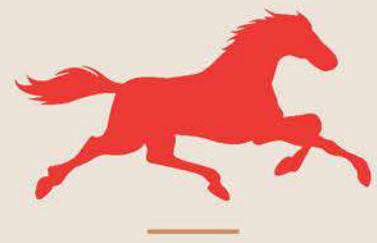


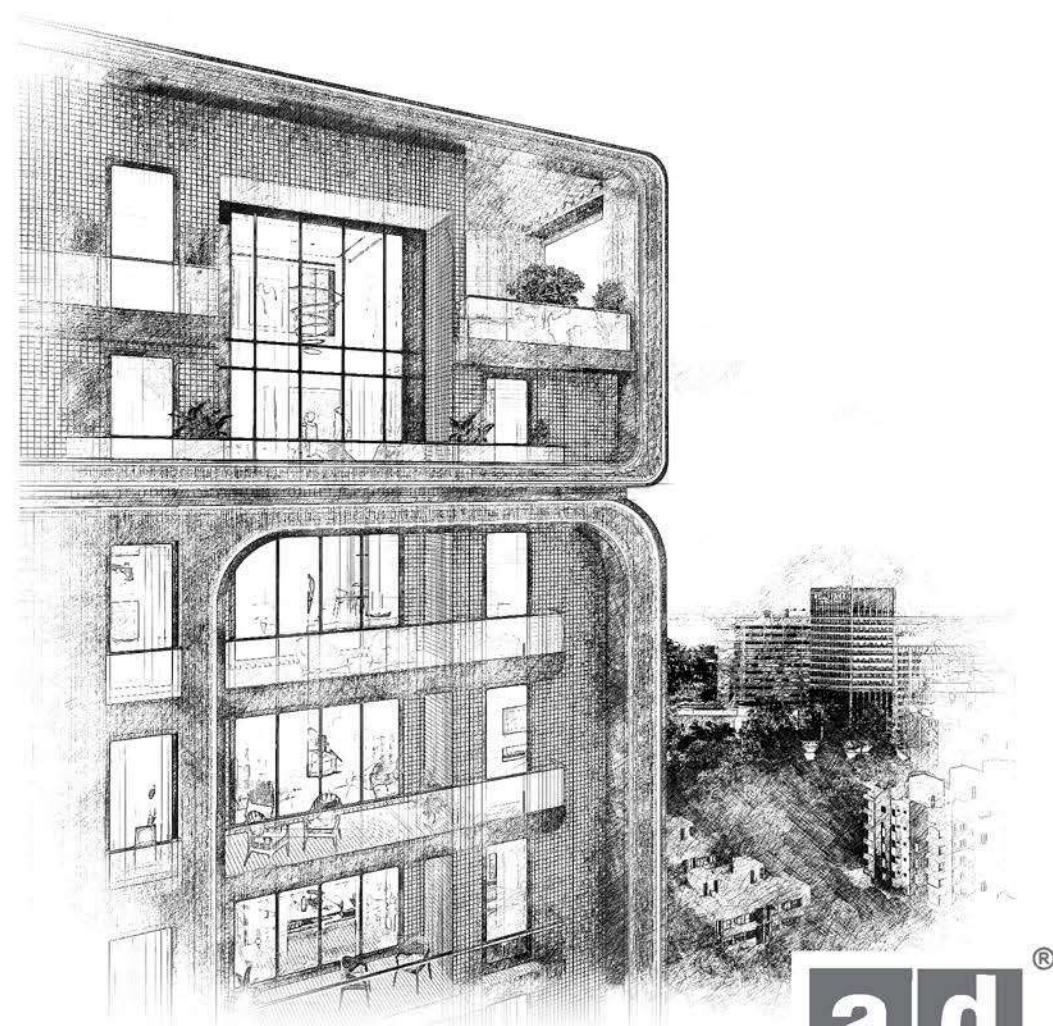
4 BHK
ULTRA MODERN SMART LIVING



Pinnacle of smart home living...

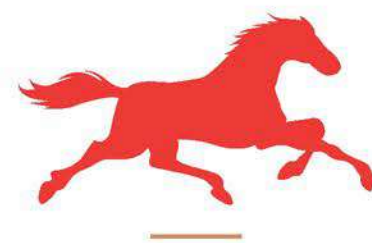
Amenities at Castello are designed to make you live an active lifestyle.





ABOUT THE ARCHITECT :

ADDA (Architects & Urban designers) are a renowned and respected architectural firm in Surat, who have envisioned and realized countless residential and commercial structures. They believe in upholding innovative architectural patterns with A unique approach to delivering comfort and elegance in the design.



GALLOPING CORRIDOR (**NR. G D GOENKA**)

MARCELLO BUSINESS HUB (**VIP ROAD**)

THE LAURELS (**VESU**)

PARTH-PALLAV-PARITOSH (**CITY LIGHT**)

SHRI MARUTI TRI MURTI (**CITY LIGHT**)

PADMA KRUTI (**CITY LIGHT**)

RATNA ANUSHREE (**PARLE POINT**)

RATNA AASTHA (**PIPLOD**)

AASTHA TEXTILE TOWER (**RING ROAD**)

SHREE KRISHNA HERITAGE (**DINDOLI**)

SHREE KRISHNA ENCLAVE (**VADOD**)

SHREE KRISHNA RESIDENCY (**TUNDI**)

SHREE KRISHNA VALLEY (**KARELI**)

SHREE KRISHNA DREAMS (**GODADARA**)

SHREE KRISHNA ELITE (**DINDOLI**)

SHREE KRISHNA STELLAR (**GODADARA**)

SHREE KRISHNA AC-MALL (**DINDOLI**)

U.M.CORRIDOR BY SHREE KRISHNA (**SOSYO CIRCLE U.M ROAD**)

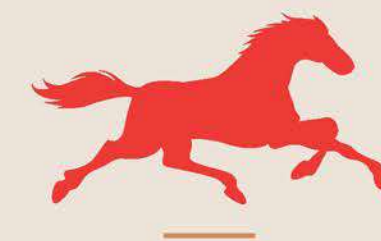
thanks note...

The result of hard work is not just what one gets, but also what one becomes.
We are grateful to our customers for shaping who we are!





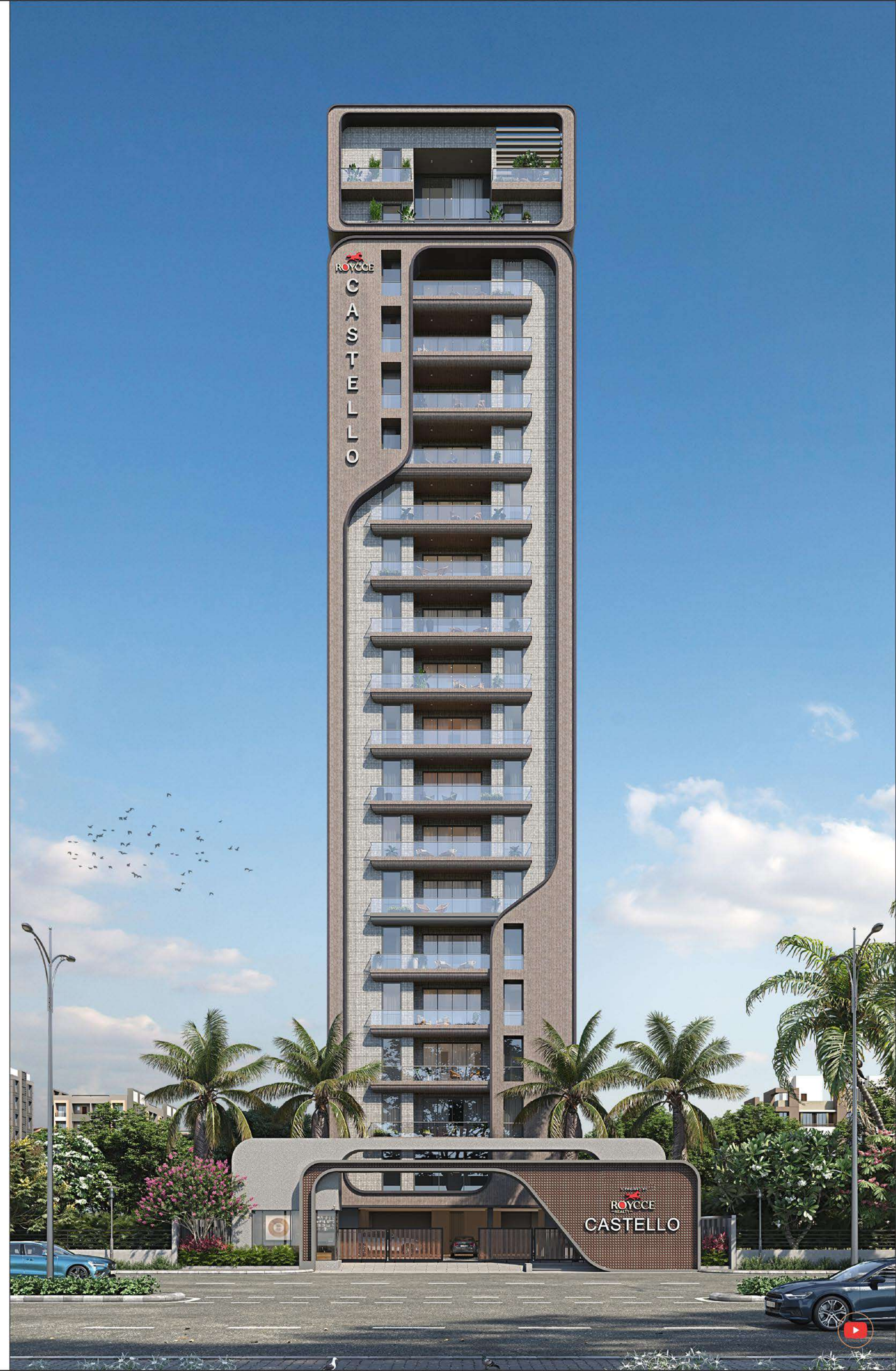
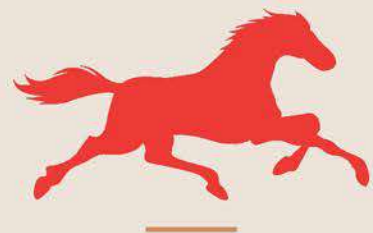
Spaces that **are skillfully**
planned and built with dedication



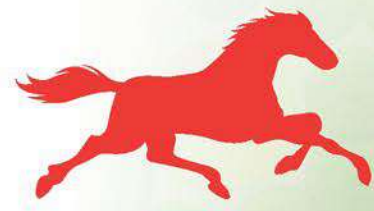


A destination for the new millennium

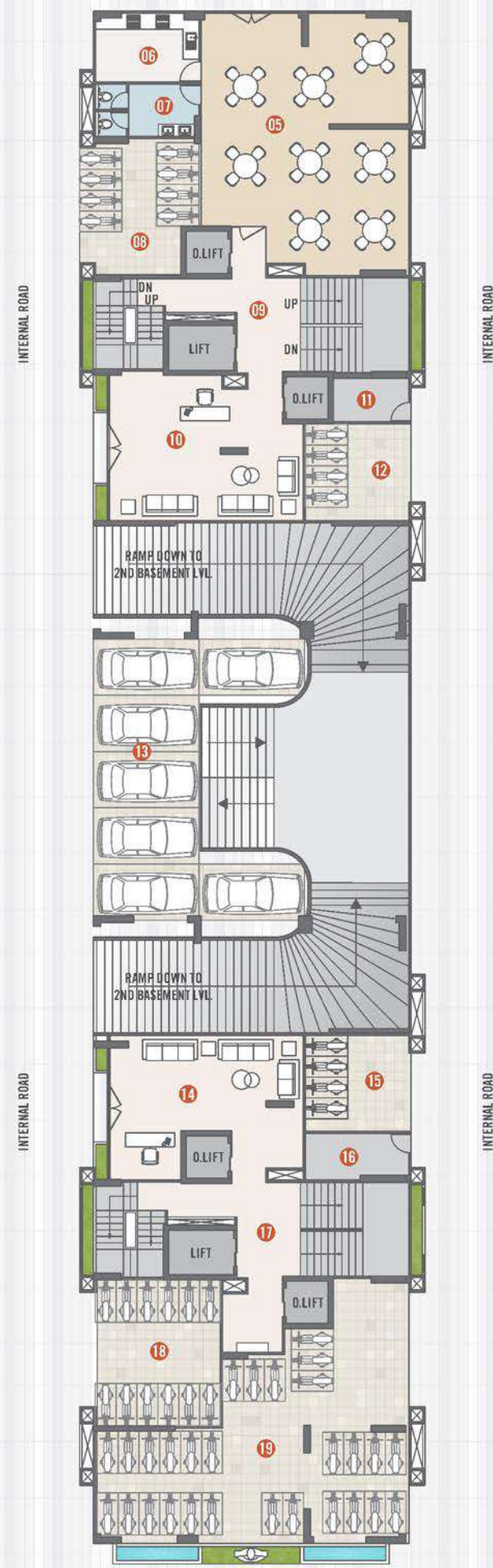
The light, energy, and the freshness, at Castello combines amazing natural resources for an alluring life.







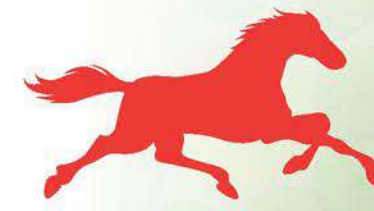
LAYOUT PLAN



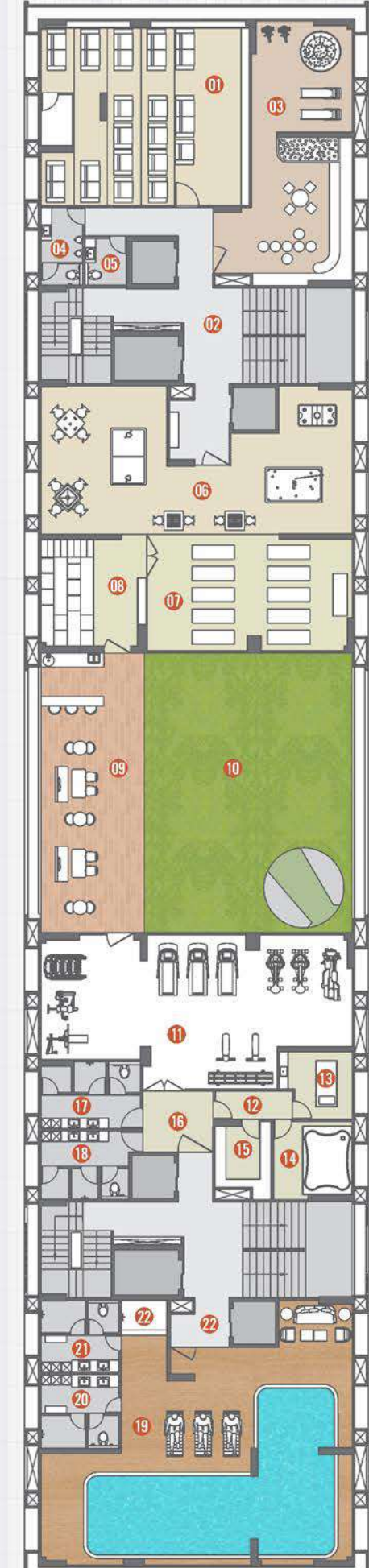
- 01) Lawn
- 02) Gazebo Seating
- 03) Kids Play Area
- 04) Multi-purpose Court
- 05) Banquet Hall
- 06) Kitchen
- 07) Washroom
- 08) 2 Wheelers Parking
- 09) Passage
- 10) Reception And Foyer Area
- 11) Meter Room
- 12) 2 Wheelers Parking
- 13) 4 Wheelers Parking
- 14) Reception And Foyer Area
- 15) 2 Wheelers Parking
- 16) Meter Room
- 17) Passage
- 18) 2 Wheelers Parking
- 19) 2 Wheelers Parking
- 20) Security Cabin
- 21) Drop Off Zone



36.00 MT. WIDE T.P. ROAD

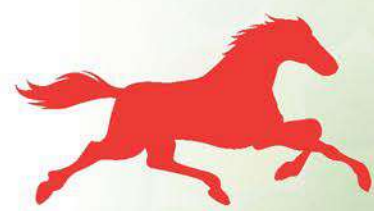


1ST FLOOR PLAN

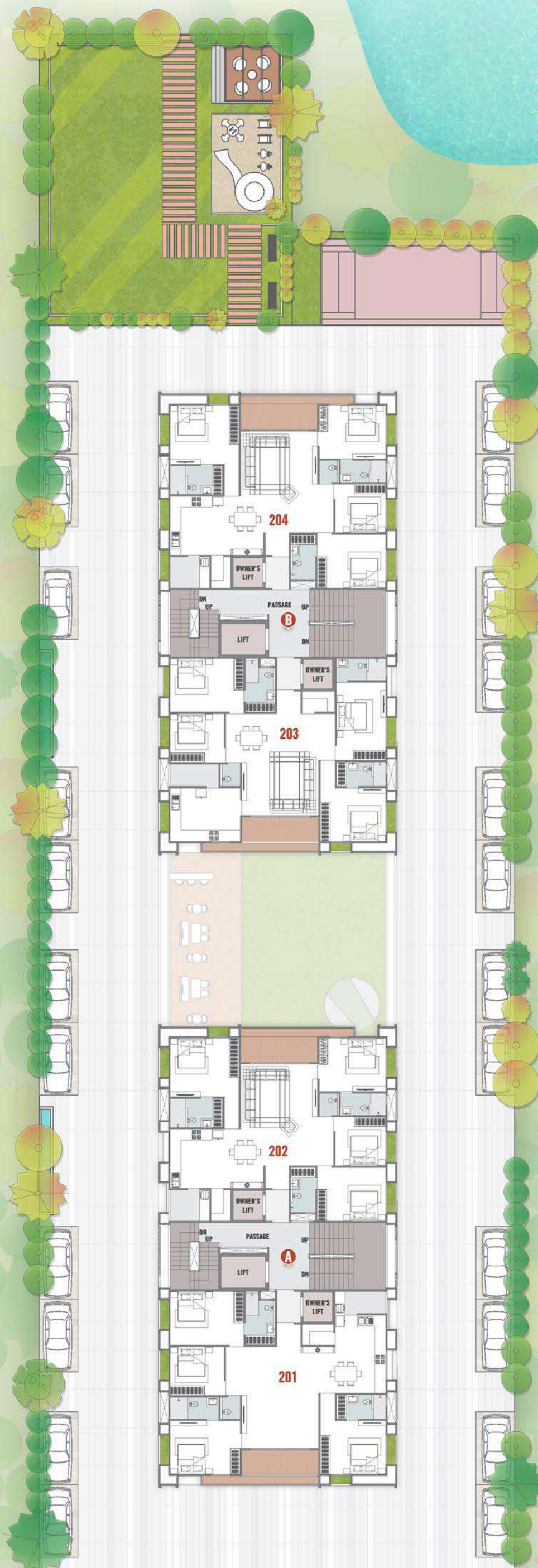


- 01) Theatre
- 02) Passage
- 03) Kids Play Area
- 04) Female WC (Theatre)
- 05) Male WC (Theatre)
- 06) Indoor Games
- 07) Yoga Zone
- 08) Library
- 09) Deck
- 10) Garden Area
- 11) Gym
- 12) Passage
- 13) Massage Room
- 14) Jacuzzi Bath
- 15) Steam Bath
- 16) Passage
- 17) Male WC (Gym Area)
- 18) Female WC (Gym Area)
- 19) Indoor Swimming Pool
- 20) Female WC (Indoor Pool)
- 21) Male WC (Indoor Pool)
- 22) Open Shower





TYPICAL
FLOOR PLAN




Castello



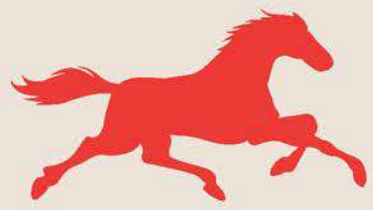
the unmatched
pride of owning a home is here!
The project enriches your lifestyle by offering you the bliss of nature
in one of the most beautiful environs in the city.



Add sheer delight
in every moment you spend.

Witness the exceptional view from balcony

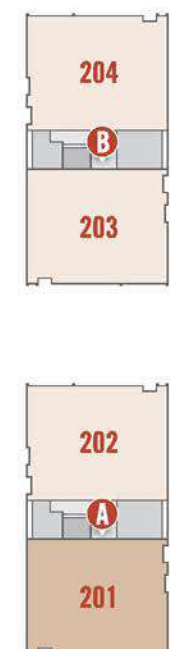


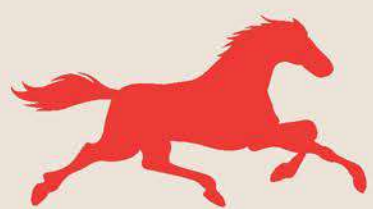


4 BHK
UNIT PLAN

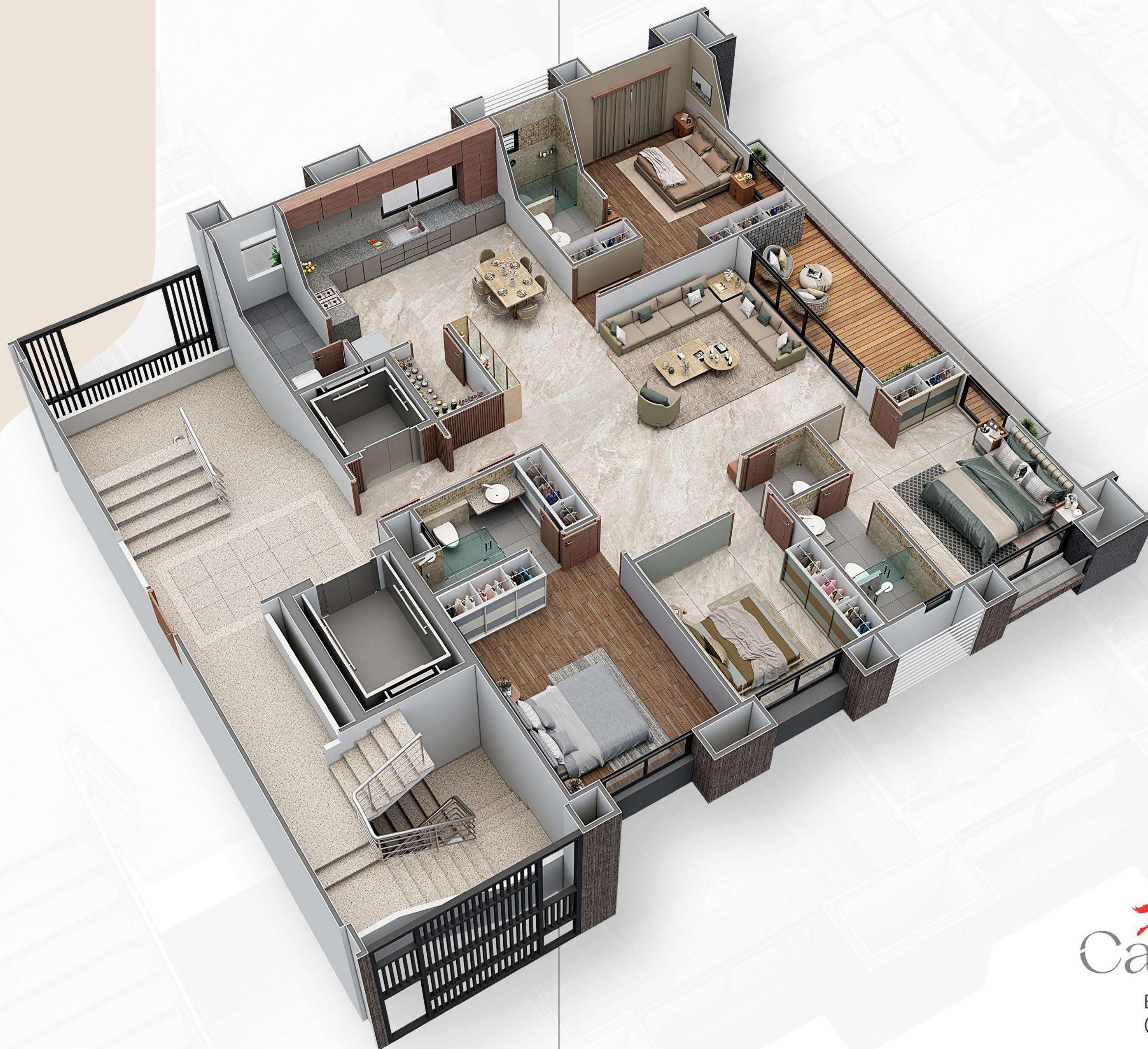


BLOCK - A
(TYPE - 1)





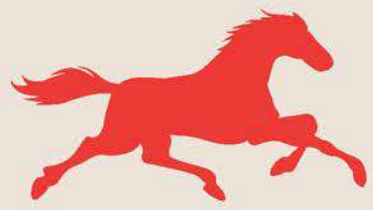
4 BHK
SECTION




Castello

BLOCK - A
(TYPE - 1)

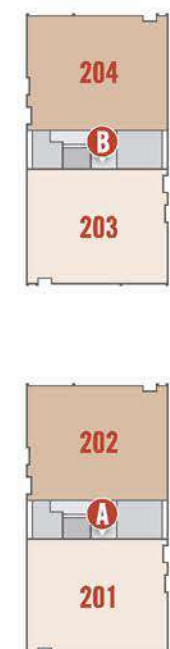


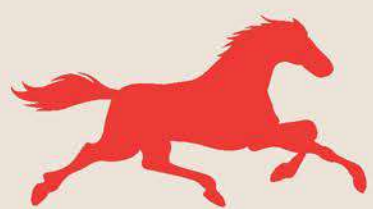


4 BHK UNIT PLAN

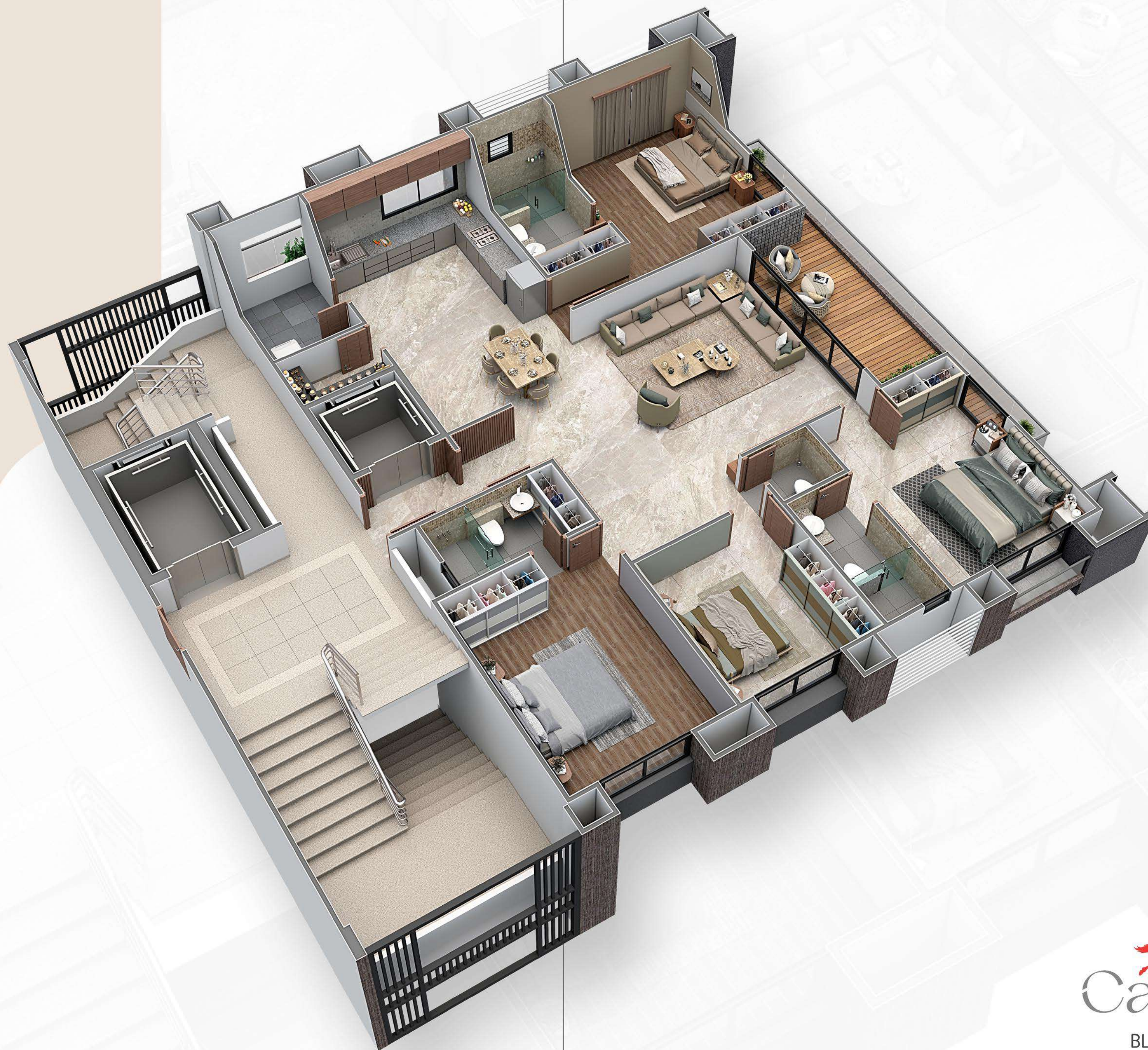


BLOCK - A & B (TYPE - 2)





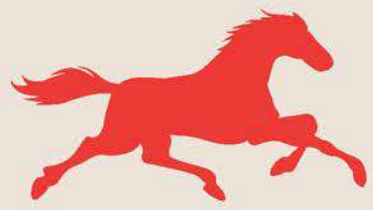
4 BHK
SECTION




Castello

BLOCK - A & B
(TYPE - 2)

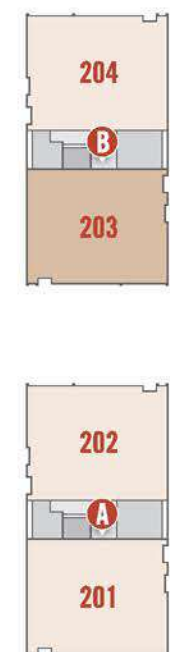


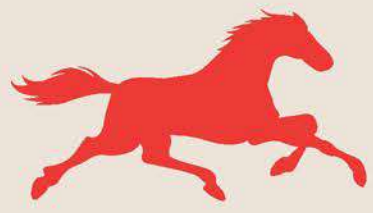


4 BHK
UNIT PLAN



BLOCK - B
(TYPE - 03)

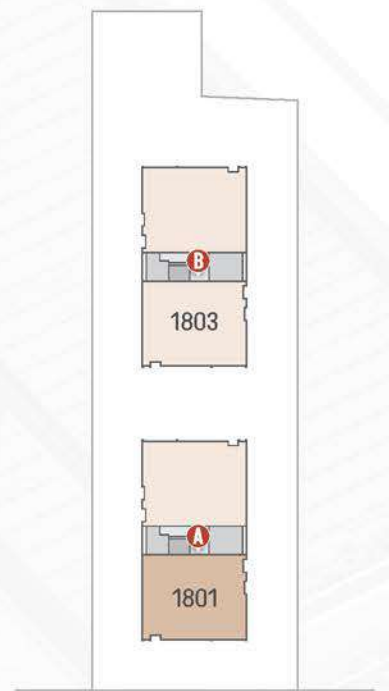




4 BHK
UNIT PLAN



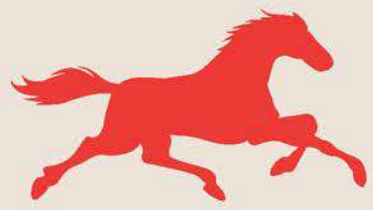
PENTHOUSE LOWER PLAN



BLOCK - A
(TYPE - 1)

PENTHOUSE UPPER PLAN





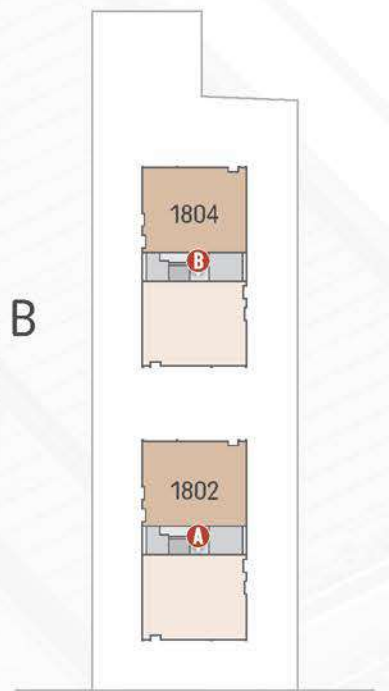
4 BHK
UNIT PLAN



PENTHOUSE LOWER PLAN



BLOCK - A & B
(TYPE - 2)



PENTHOUSE UPPER PLAN





planning aspect



OPTIMUM USE OF AIR VENTILATION & LIGHT

MAXIMUM USABLE SPACE

EXTRA WIDE DECK BALCONY

PERSONAL LIFT WITH SMART ACCESS TO EACH FLAT

LARGE COMMON LIFT

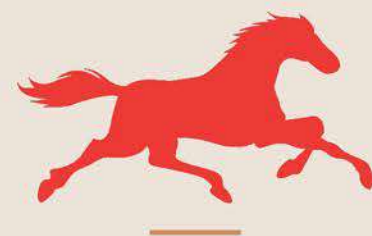
NO. OF LIFT - 3





Come home to **nature's blessed abode**

Amenities at Castello are designed to make you live an active lifestyle.



30+

amenities

Comfort and **convenient** Amenities.



WAITING LOUNGE



SWIMMING POOL



AIR CONDITIONED
GYMNASIUM



SAUNA BATH



MODERN LAND
SCAPE GARDEN



JACUZZI BATH



OPEN AIR THEATRE



GAZEBO SEATING



TERRACE GARDEN



JOGGING TRACK



LIBRARY



CHILDREN PLAY
AREA



24 X 7 SECURITY



MULTIPURPOSE
COURT



SENIOR CITIZEN
SEAT OUT



EV CHARGING
POINT



MULTI-FUNCTION
HALL



INDOOR GAMES



YOGA / MEDITATION



CCTV CAMERA



PRIVATE LIFT



STEAM BATH



DROP OFF ZONE



CAMP FIRE SPACE



CRICKET NET



SMART HOMES



MINI THEATRE



RAISE GARDEN



SPA CENTER

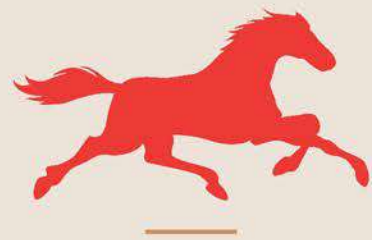


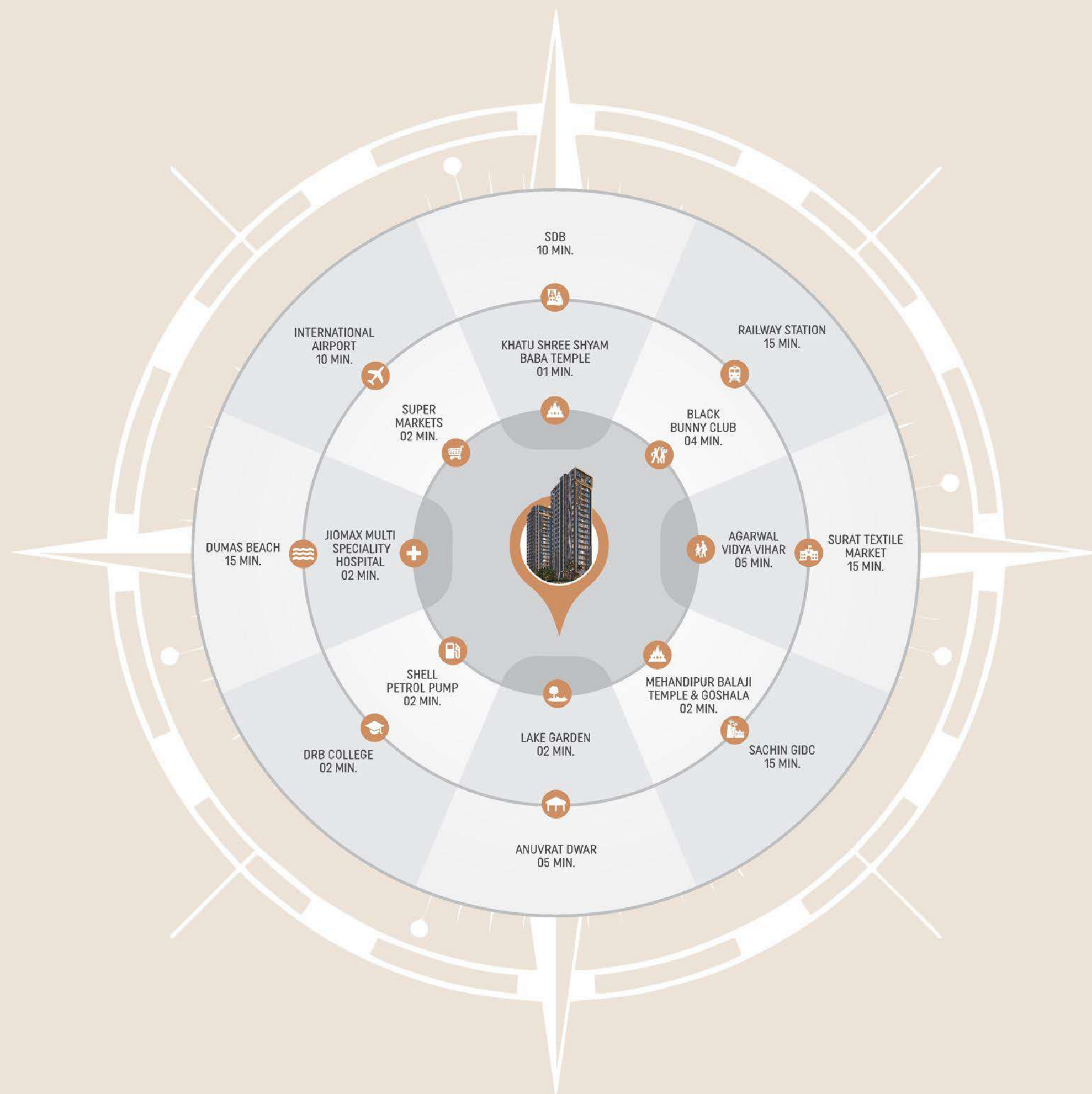
TODDLERS
PLAY AREA

Abodes with exclusive styling, where you find the sense of extended comfort and limitless joy this defines Castello

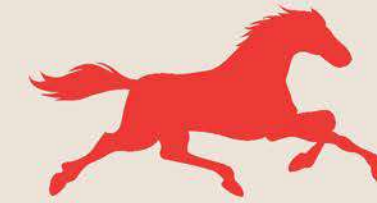


Spaces that **are skillfully**
planned and built with dedication





don't look any far when
everything is so near



specifications



FACADE TREATMENT

- Double Coated Roller Finished Plaster With Rustic Texture.
- Weather Shield Paint Of ICI / Standard Make.
- Dry Cladding In Facade.



ENTRANCE FOYER & LOBBY

- Well Designed Entrance With Air-conditioned Waiting Area Foyer And Elegantly Designed Lobby.



PARKING

- R.C.C Trimix Road and paver blocks.
- 4 BHK - Allotted Parking for cars.
- 3 Level Basement Parking.



FIRE FIGHTING

- Automated fire sprinkler in basement, fire hydrant with Fire Extinguisher provided at all Floor levels near staircase And Flood Emergency Equipment As per standard NBC norms.



ELEVATOR

- Two Fully Automatic Onwer's Elevators Of Kone / Schindler / Equivalent Make Provided To Each Building.
- One Fully Automatic large guests Elevator.



ELECTRIC / POWER BACKUP

- Silent Generator Of Adequate Capacity For Lift, Water Pump & Common Passage.
- Designer Light Fitting For Common Passage And Campus.



SECURITY SYSTEM

- 24 x 7 Allocated Security Space.
- CCTV Camera Coverage In Reception, Campus And Basement Area.



COMMON TERRACE DEVELOPMENT

- Double Coat Water Proofing.
- China Mosaic Flooring.



TECHNICAL SPECIFICATION

- Earthquake Resistant Structure Design As Per IS Code.
- Project & Flat Planning As Per Vastu.



STAIRCASE

- Main Staircase.
- Fire Exit Staircase.



WATER SUPPLY

- Municipal water supply + Bore in each Building + Centralized Pressure Pump.
- 3,00,000 lts. (As per NBC Norms).
- 25,000 lts (As per NBC Norms).

campus infrastructure



VIDEO CALL FACILITY TO ALL FLATS AND RECEPTION



GRAND GATE & CLUB HOUSE



SECURITY CABIN



CCTV CAMERAS



DRIVER & SERVANTS REST AREA



SOLAR STREET LIGHT



SMART LOCK SYSTEM



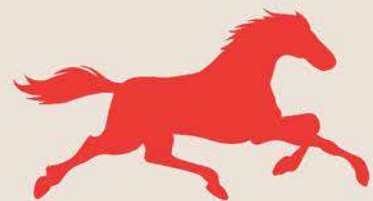
SMART HOME SYSTEM WITH ALEXA & GOOGLE





Come to **nature's glorious** abode

Enter in a home that makes you joyus with more natural space and design,
bringing a perfect amount of light and ventilation.





SITE ADDRESS :
CASTELLO, T.p. No. 13 (Bharthana - Vesu),
Nr. Shyam Baba Mandir, Bharthana, Surat, - 395007.

CONTACT : +91 90545 66466

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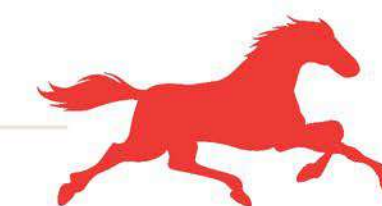
PROJECT BY
ROYCCE
REALTY

ARCHITECTS
ada
Architects &
Urban Designers
SURAT | MUMBAI

STRUCTURAL CON.
Er. JALIL A. SHEIKH

VASTU CON.
**R. GURUDUTT SHENOY
(SURAT)**

MEP
MALVDRO



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