



K I N G S V I L L A



**Emerald**  
Crafting Imagination Into Realty

THE REGAL  
LANDMARK  
IS HERE





## EMERALD KINGSVILLA

Living the life of a king isn't for everyone; but at Emerald Kingsvilla, people will without a doubt find themselves living a life full of affluence and riches of life!

Regally designed spaces, adorned with nothing but the most premium interiors and a stunning collection of leisures, will leave you mesmerised to the very core. And this is just the very beginning of what spaces at Emerald Kingsvilla have to offer!

Bejewelled with absolutely spectacular specifications, all residences and commercial spaces here come gilded with an assured selection of features and conveniences to offer you an experience that sparkles brighter than the rest.



# EMERALD KINGSVILLA

## HIGH STREET COMMERCIAL SPACES

To match the pure grandeur of the residences, Emerald Kingsvilla also brings with it an ensemble of commercial spaces. These spaces are tailored to accommodate your business and retail endeavours. Designed to the utmost detail and planned to perfection, these spaces are a regal welcome to all ventures that strive to be successful!



Shoes Fashion

Princess

family shop

METROCELE

MAGNA

NATURAL

MEN'S BOUTIQUE

GENTLEMAN

brownie

brownie

EMERALD KINGSVILLA

EMERALD DEVELOPERS

COMMERCIAL SPACES

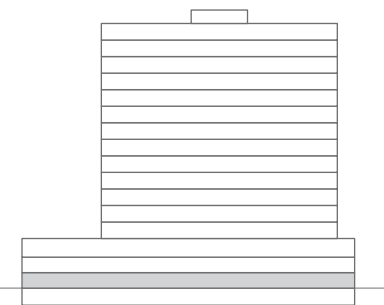
Where retail dreams take centre stage



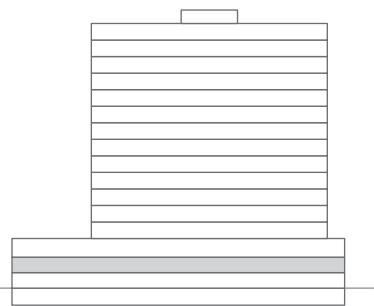
# SITE PLAN

- 1) Residential Entry/Exit.....Ground Floor
- 2) Residential Driveway.....Ground Floor
- 3) Meditation & Yoga Zone.....Podium Level
- 4) Terrace Garden.....Podium Level
- 5) Badminton Court.....Podium Level
- 6) Gazebo.....Terrace Level
- 7) Shower.....Terrace Level
- 8) Pool Deck.....Terrace Level
- 9) Infinity Pool.....Terrace Level
- 10) Jacuzzi.....Terrace Level
- 11) Kids' Pool.....Terrace Level
- 12) Recreation Deck.....Terrace Level
- 13) Children's Play Area.....Podium Level
- 14) Amphitheatre.....Podium Level
- 15) Retail.....Ground Floor
- 16) Retail Parking.....Ground Floor
- 17) Retail Entry.....Ground Floor
- 18) Retail Exit.....Ground Floor

# GROUND FLOOR PLAN



# MEZZANINE FLOOR PLAN



KEY SECTION





# EMERALD KINGSVILLA

3 & 4 BHK  
REGAL RESIDENCES

Royally set in the developing environs of the Industrial Sector near Bicholi Mardana, Kingsvilla brings you 3 & 4 BHK Regal Residences that transport you to a realm of pure majesty and elevate your standard of living like no other!



TERRACE  
A ravishing experience  
at the Rooftop



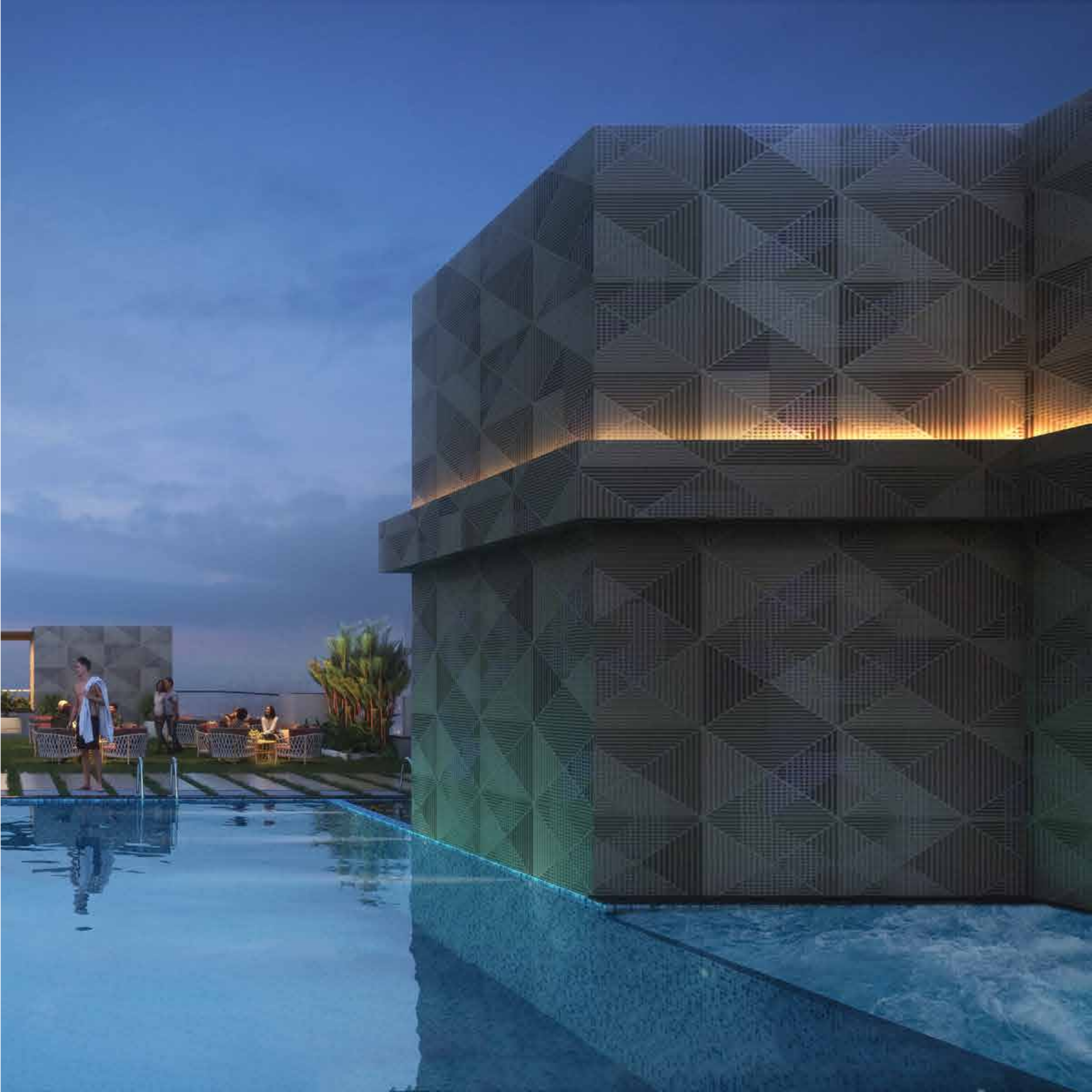
**PODIUM**

Live a life where every moment  
is celebrated to the fullest!



SWIMMING POOL

Dive into glittering blue joys  
and make a glorious splash!





EMERALD  
KINGSVILLA

ENTRANCE LOBBY

Your arrival is meant to be  
a truly alluring one!





ENTRANCE LOBBY  
A grand entry for the  
world to witness





GYMNASIUM  
Sculpt your form and  
discover fitness with finesse!





**BANQUET HALL**

Elevate every celebration  
with a grand space.





**OPEN DOORS  
TO A PALATIAL  
EXPERIENCE**

An elevated way of living is here which makes you witness never-ending horizons. With structured planning, ensured privacy and wide range of splendid commercial spaces and luxurious residences, Kingsvilla is your gateway to everything regal and lavish.



LIVING ROOM

Where time ceases and opens its doors to pure luxury



MASTER BEDROOM WITH WALK-IN CLOSET

Where luxury is a state of mind!



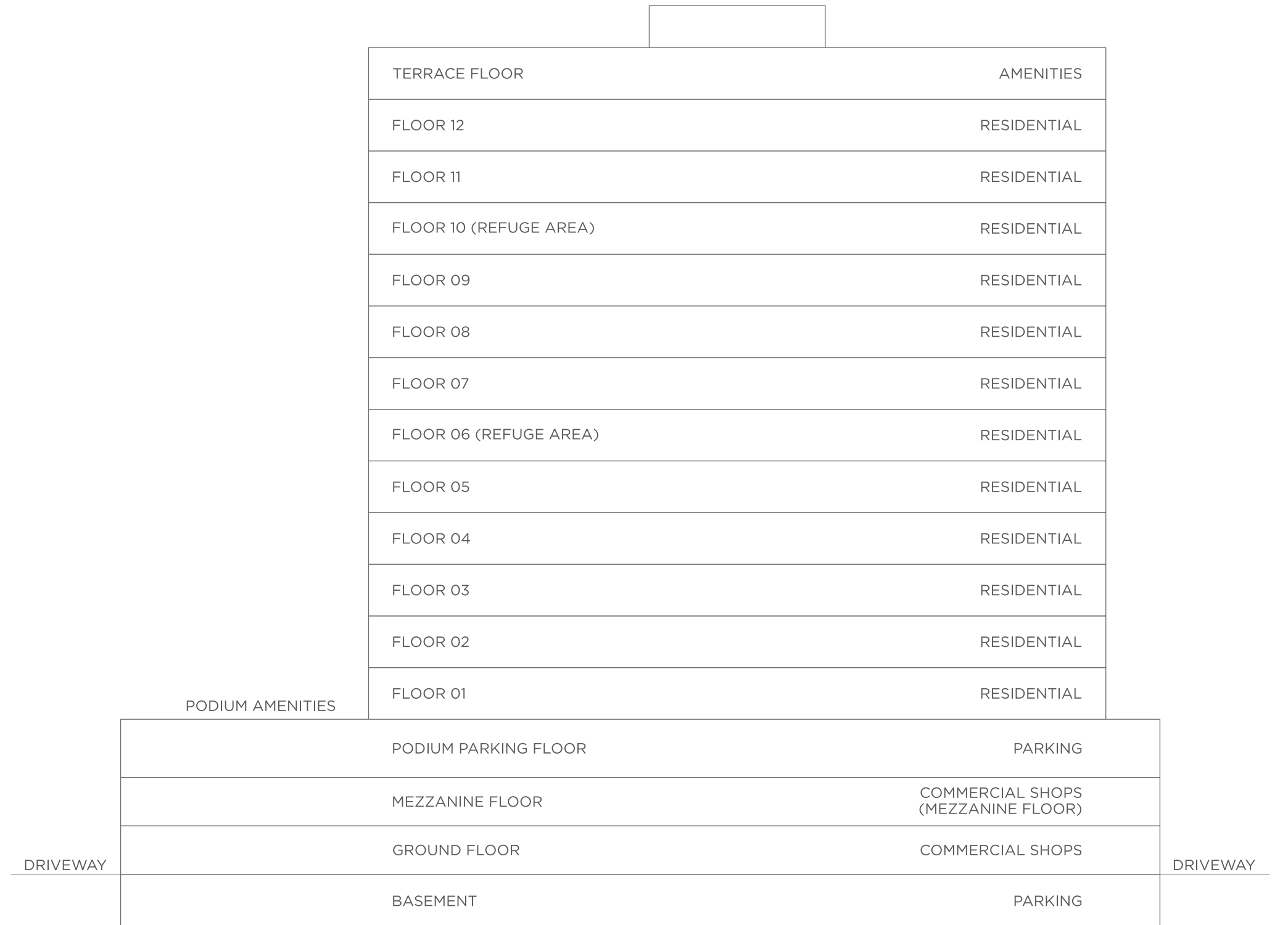
## BED ROOM

Designed for serene views  
and unmatched opulence

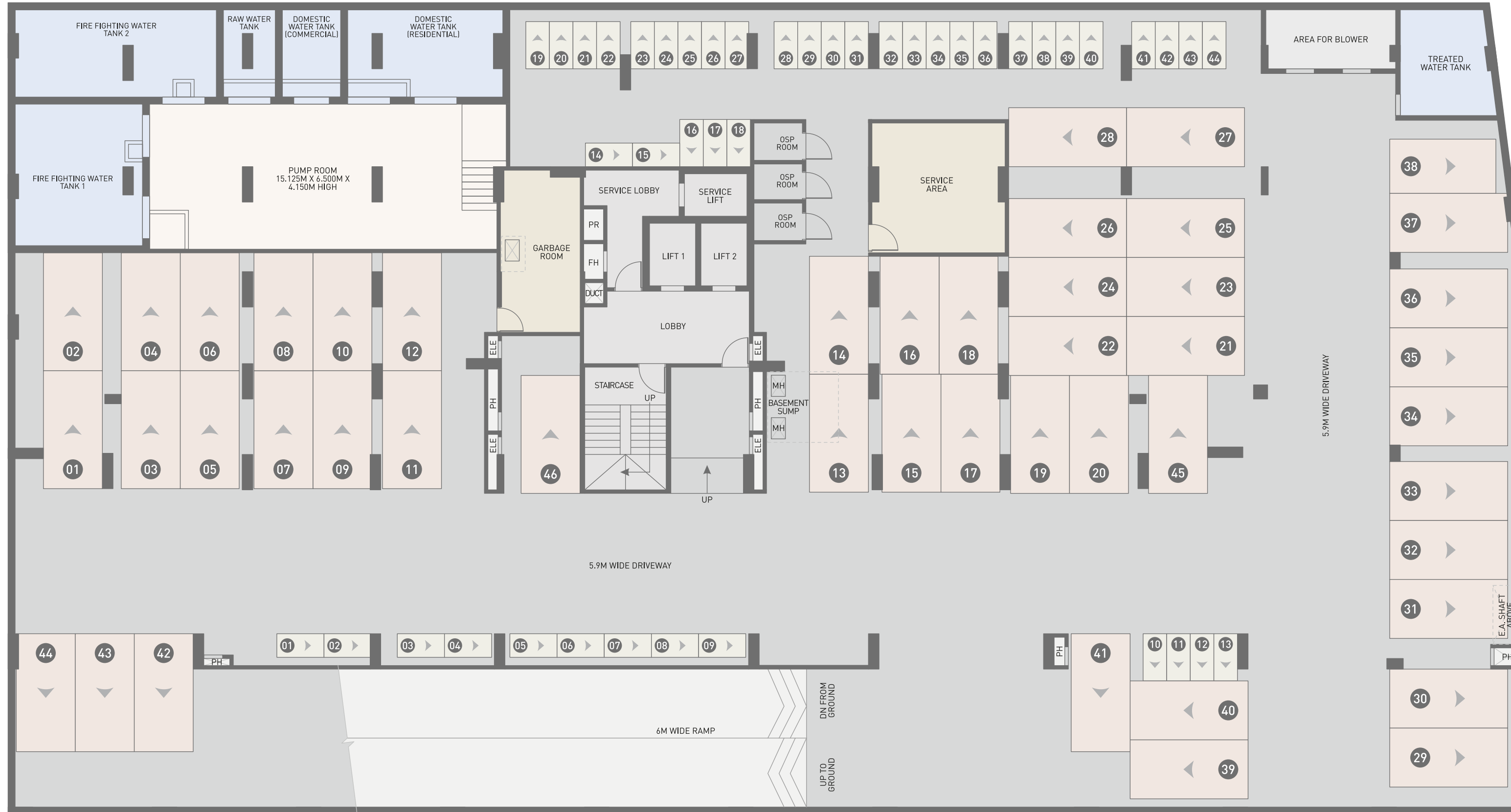


MASTER BATHROOM

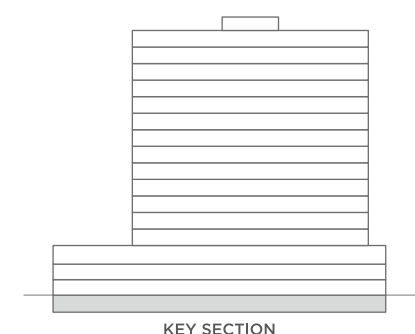
WITNESS  
MASTERFUL  
PLANNING



# BASEMENT FLOOR PLAN



LEGEND	
	TWO WHEELER PARKING
	FOUR WHEELER PARKING

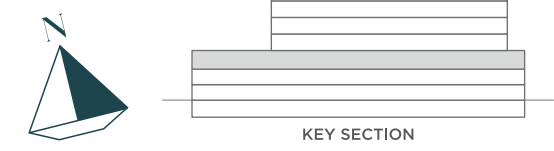


# PODIUM PARKING PLAN



**LEGEND**

	TWO WHEELER PARKING
	FOUR WHEELER PARKING





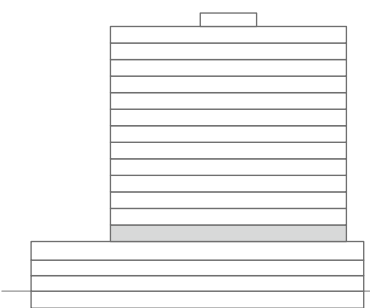
3 BHK (City View)

3 BHK (City View)



4 BHK (Garden View)

4 BHK (Garden View)



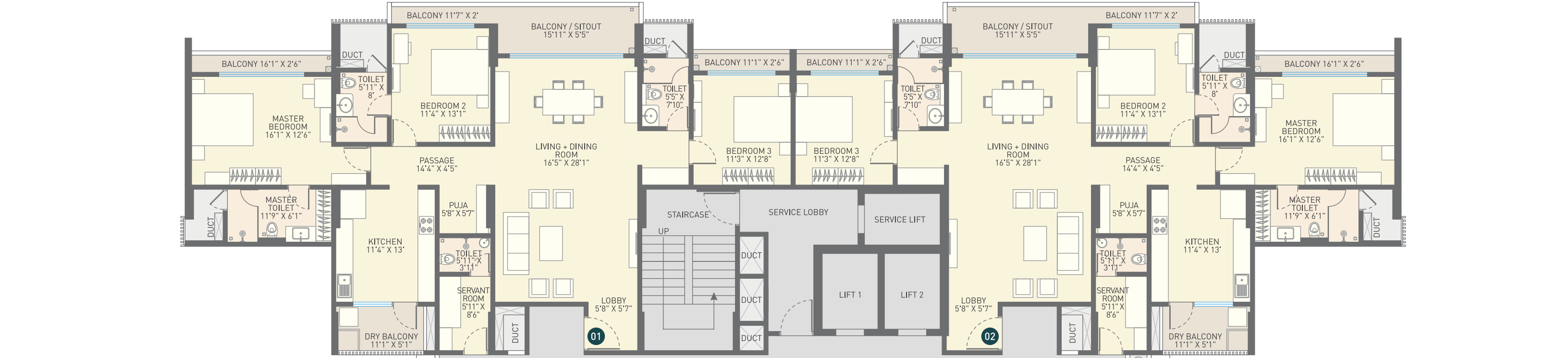
KEY SECTION

# TYPICAL EVEN FLOOR PLAN

2<sup>ND</sup>, 4<sup>TH</sup>, 8<sup>TH</sup>, 12<sup>TH</sup> FLOORS

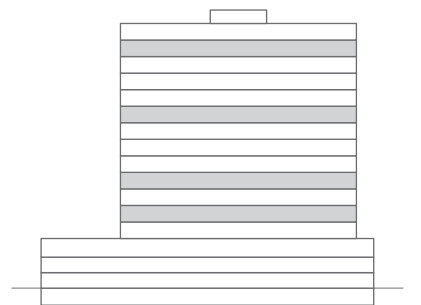
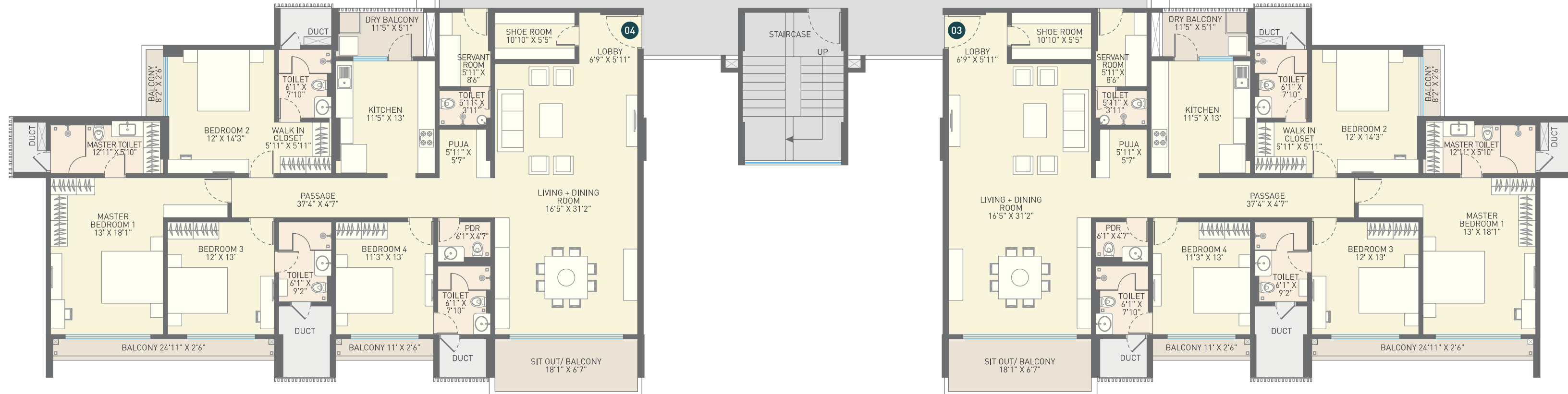
### 3 BHK (City View)

### 3 BHK (City View)



### 4 BHK (Garden View)

### 4 BHK (Garden View)



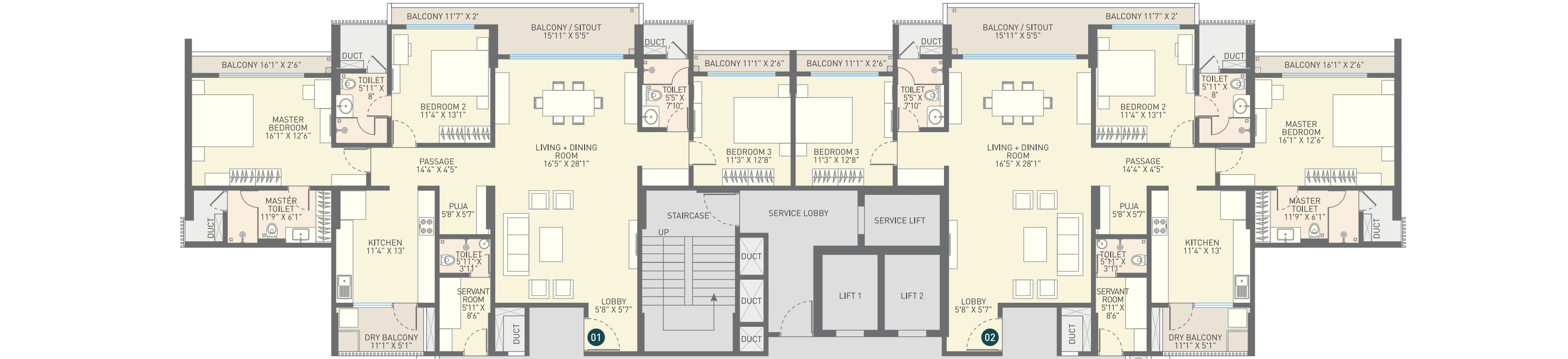
KEY SECTION

# TYPICAL ODD FLOOR PLAN

3<sup>RD</sup>, 5<sup>TH</sup>, 7<sup>TH</sup>, 9<sup>TH</sup>, 11<sup>TH</sup> FLOORS

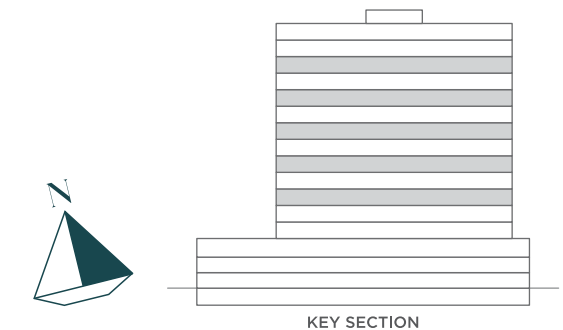
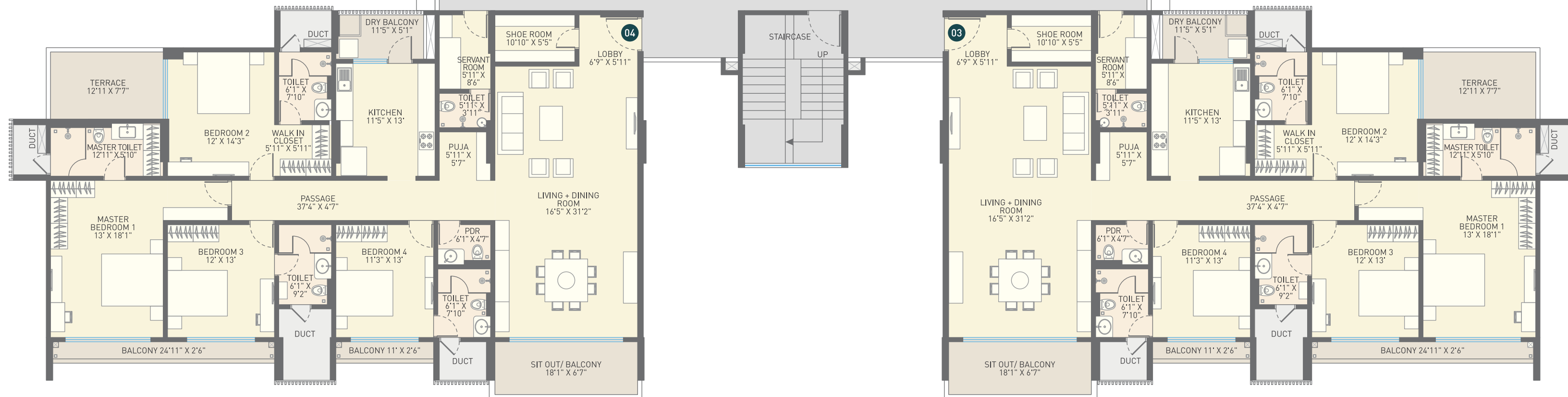
3 BHK (City View)

3 BHK (City View)



4 BHK (Garden View)

4 BHK (Garden View)



KEY SECTION

# REFUGE FLOOR PLAN

6<sup>TH</sup>, 10<sup>TH</sup> FLOORS

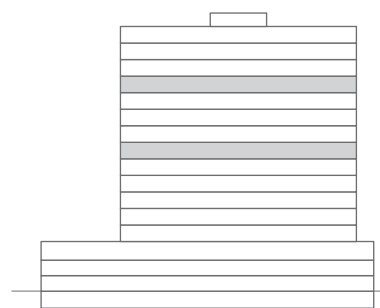
### 3 BHK (City View)

### 3 BHK (City View)

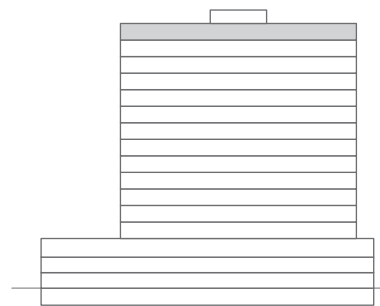


### 4 BHK (Garden View)

### 4 BHK (Garden View)



KEY SECTION



KEY SECTION



## KEY DISTANCE

### RETAIL

Treasure Island Mall	5.0 km	15 Mins
Phoenix C-21	6.4 km	16 Mins
	07 km	20 Mins

### SCHOOLS

Agarwal Public School	01 km	05 Mins
Daly College	3.2 km	10 Mins
Shishukunj School (Jhalariya)	08 km	15 Mins

### EDUCATIONAL INSTITUTE

GSITS	6.4 km	20 Mins
IIM	22 km	35 Mins
IIT	25 km	45 Mins
Mahatma Gandhi College	3.6 km	15 Mins

### HEALTHCARE

Bombay Hospital	06 km	15 Mins
Akash Hospital	01 km	05 Mins
Vishesh Jupiter	05 km	10 Mins

### HOTELS

Essentia	1.5 km	05 Mins
Sayaji	7.3 km	19 Mins
Radisson	6.7 km	18 Mins

### RESIDENTIAL BUILDING

Anand 1	900 m	03 Mins
Dilpasand Greens		01 Mins

### ELECTRONICS APPLIANCES SHOWROOM

Lotus	900 m	03 Mins
Croma	1.4 km	05 Mins

Airport Distance	12 km	40 Mins
Railway Station Distance	05 km	15 Mins

**UPCOMING DISTRICT COURT  
UPCOMING METRO**



SCAN FOR LOCATION

## AMENITIES



LUXURIOUS LOBBY



BANQUET HALL



GYMNASIUM



RECREATION DECK



CHILDREN'S PLAY AREA



QUIET ZONE/  
MEDITATION AREA



LANDSCAPE AREA



AMPHITHEATER



BADMINTON COURT



JACUZZI



POOL DECK



OUTDOOR SHOWER AREA



SWIMMING POOL



KIDS POOL



GAZEBO

## BUILDING FACTS



### SECURITY

Power Backup for Common Areas  
CCTV in all Common Areas  
Boom Barriers at all Entry/Exit Gates  
Master/Living Room Door with Digital Lock  
Mygate App or Equivalent Security System



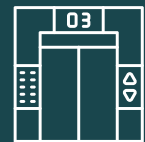
### ELECTRICAL

Adequate Light Points and AC Points in all Rooms  
Geyser Points in all Bathrooms  
Modular Switchboard +Switches (Havells, Schnieder, Legrand or Equivalent Make)  
Wire-Polycab/RR Cable or Equivalent



### FIRE

Sprinkler System as per NBC Guidelines



### 2 PASSENGER LIFT + 1 SERVICE LIFT



### IGBC CERTIFICATION



### CAR PARKING



### SOLAR PV PANELS

## SPECIFICATIONS

IGBC CERTIFIED PROJECT ( APPLIED FOR )

### FLOORING



- **LIVING ROOM** - Imported Marble Flooring
- **BALCONY** - Vitrified Tiles
- **MASTER BEDROOM** - Imported Marble Flooring
- **OTHER BEDROOMS** - Imported Marble Flooring
- **MASTER BATHROOM** - Imported Marble Flooring
- **OTHER BATHROOM** - Imported Marble Flooring
- **KITCHEN** - Vitrified Tiles
- **DRY BALCONY** - Vitrified Tiles
- **STAFF ROOM** - Vitrified Tiles
- **STAFF TOILETS** - Vitrified Tiles

### CEILING



- **LIVING ROOM** - Gypsum Punning/POP
- **BALCONY** - PVC False Ceiling
- **MASTER BEDROOM** - Gypsum Punning
- **OTHER BEDROOMS** - Gypsum Punning/POP
- **MASTER BATHROOM** - Grid Ceiling with Gypsum Tiles
- **OTHER BATHROOM** - Grid Ceiling with Gypsum Tiles
- **STAFF ROOM** - Grid Ceiling with Gypsum Tiles
- **STAFF TOILETS** - Grid Ceiling with Gypsum Tiles
- **KITCHEN** - Gypsum Punning/POP
- **DRY BALCONY** - Gypsum Punning

### WALL FINISHES



- **LIVING ROOM** - Internal Plaster with Luster Paint
- **BALCONY** - Apex Ultima Paint or Equivalent
- **MASTER BEDROOM** - Internal Plaster with Luster Paint
- **KITCHEN** - Internal Plaster with Luster Paint
- **DRY BALCONY** - Vitrified Tiles Dado
- **OTHER BEDROOMS** - Internal Plaster with Luster Paint
- **MASTER BATHROOM** - Imported Marble Dado
- **OTHER BATHROOM** - Imported Marble Dado
- **STAFF ROOM** - Internal Plaster with Luster Paint
- **STAFF TOILETS** - Vitrified Tiles Dado

### WINDOWS



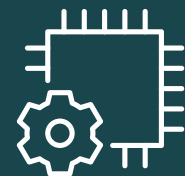
- **BALCONY/SIT-OUT** - UPVC Sliding Glass Door
- **BATHROOM** - UPVC Openable Window with Frosted Glass
- **MASTER BEDROOM** - UPVC Sliding Glass Door
- **OTHER BEDROOMS** - UPVC Sliding Glass Door

### DOORS



- **LIVING ROOM** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **MASTER BEDROOM** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **OTHER BEDROOMS** - Veneer Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **KITCHEN** - External Door: UPVC Door with Frosted Glass
- **STAFF ROOM** - Laminate Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware
- **MASTER BATHROOM** - Flushed Door with Veneer Finish from Outside and Laminate Finish from Inside with Hafele/Yale or Equivalent Brand Handles and Hardware
- **OTHER BATHROOMS** - Flushed Door with Veneer Finish from Outside and Laminate Finish from Inside with Hafele/Yale or Equivalent Brand Handles and Hardware
- **STAFF TOILETS** - Laminate Finished Flushed Door with Hafele/Yale or Equivalent Brand Handles and Hardware

### OTHERS



- **KITCHEN** - Quartz Stone Counter Top and Quartz Stone Dado Upto 600mm with Stainless Steel Sink
- **BALCONY** - Glass Railing
- **MASTER BATHROOM** - Toto/Kohler/Grohe or Equivalent Sanitary Fittings
- **OTHER BATHROOM** - Toto/Kohler/Grohe or Equivalent Sanitary Fittings
- **DRY BALCONY MORI** - Mori with Granite Finish

## CORE TEAM

### PRITIKA MANJREKAR

Architectural Consultant  
MOCO Design Studio

Founded in 2006 by Pritika Manjrekar and headquartered in Pune, Moco Design Studio has designed over 15 million sq.ft. of spaces. The firm specializes in core architectural design for residential, commercial and institutional architecture.

They are known for designing complicated and challenging structures with large spans, large cantilevers, flat slabs, and other structural challenges of complex architectural Forms. Their work with international consultants and practices enables them to handle all types of design challenges.

### AMZED KHAN

RCC Pyramid  
Consultants

### AR. POORVA KESKAR

ENVIRONMENTAL  
VK:e environmental  
LLP

VK:e environmental LLP have been Sustainability & Green Building consultants since 2009 with various green building projects across India. VK:e was awarded IGBC Green Champion Award 2019 for largest green building footprint in consultants category.

It's a partnership firm started in September 2007 having office in Bengaluru, completed more than 90 projects across pan India, having more than 30 years of experience in Façade Engineering.

### CHANDRA MOHAN

FAÇADE CONSULTANTS  
Façade Technik

### NILESH GANDHI

PLUMBING & FIRE  
Ace Consultant

Ace Consultants has been in the field of Engineering Consultancy for PHE & FP since 2002 with both, domestic and multinational clients. The company adheres to all the national and international codes to provide customised services.

Abhiyanta is an electrical consulting organization with core expertise being design and engineering of the Electrical, Life Safety and Security System Design Consultancy along with the ICT (Information & Communication) systems.

### VINAYAK SANE

ELECTRICAL  
Abhiyanta Consulting

### SWAPNIL SHENDE

HVACR Consulting  
PRISMATIC  
HVACR Consulting Engineers

M/s. Prismatic HVACR Consulting Engineers is founded and managed by Mr. Swapnil A. Shende, who has a total work experience of 15 years in HVACR design consultancy and advisory services. He is a Member of IEI, Chartered Engineer



## ABOUT THE DEVELOPER

Emerald is a blooming Real Estate Developer in Central India, which aims at transforming the real estate landscape of Indore and other prominent cities by curating, executing, and delivering state-of-the-art, beautifully designed, and thoroughly engineered real estate projects across the spectrum of residential apartments, residential plotting, retail & office spaces.

At Emerald, we have a committed team of highly qualified and experienced engineers, architects, land acquisition experts, legal & compliance experts, among other support team members who share a common vision of creating marquee projects designed at par with international standards, with quality construction which is legally compliant because they collectively seek the customers' joy and a lifetime of peace while residing or working at Emerald's projects.

## FOUNDER AND CEO TAPAN AGARWAL

Mr. Tapan Agarwal is a postgraduate in Business Administration from Indian School of Business, Hyderabad and has a Bachelors of Technology in Industrial Engineering & Management from Ramaiah Institute of Technology, Bangalore with formal education in Experimental Psychology and Politics & International Relations from the University of Oxford, England. He is the brainchild behind Emerald Developers and is passionate towards architecture. Tapan aims to build a national real estate brand based out of Indore, which is synonymous with trust and the long term peace of its users.

-PROJECT BY-



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SCH.NO.140, Ward 50, Zone 19, Indore (M.P.)

CORPORATE ADDRESS - AGARWAL HOUSE, 5, YESHWANT COLONY,  
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