



The Royalé Life  
awaits a chosen few

# Royalé Woods

Veerakeralam

A Premium gated community  
comprising Villas and apartments



## Mayflower Enterprises Pvt. Ltd.,

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Bringing space to life for more than 3 decades

Mayflower has behind it a sterling reputation in property development spanning more than 3 decades. A household name amongst homemakers and corporates alike, Mayflower doesn't just built homes and offices, but rather handcrafts spaces where individuals and families are nurtured to blossom and bloom as part of vibrant communities.

1500

Happy Clients

40+

residential & commercial projects in hand-picked locations across Coimbatore

4 million sq.ft

Completed over 4 million sq. ft of commercial / residential space

### Our completed projects



Mayflower Valencia  
Avinashi Road



Mayflower Eden Valley  
Saibaba Colony



Mayflower Silver Ridge  
RS Puram



Mayflower Signature  
Peelamedu



Mayflower Westmont  
Thadagam Road



Mayflower Sakthi Garden  
Ramanathapuram



Mayflower Estates  
Mettupalayam Road







## About Royale Woods

- ★ A premium residential project comprising 31 villas and 19 spacious 3 BHK apartments
- ★ To be the epitome of grandeur, stature and gracious living
- ★ With residences that meet the unique aspirations of its august residents
- ★ Set amidst 4.2 acres of lush greenery
- ★ Strategically located along Vedapatti Road
- ★ A catchment area for burgeoning real estate development
- ★ Promising assured appreciation on ones investments
- ★ Just 2.5 kms from Thadagam road
- ★ Relax under the stars at the Skyview Clubhouse





Master plan



"Mayflower Royalé Woods" - Villa Details

Villa No.	Villa Type	No. of Floors	Facing	Bed Rooms	Land Area (Cents)	Land Area (Sq.ft)					Carpet Area (Sq.ft)	SBA (Sq.ft)
						Standard	Actual	Excess	UDS	Total		
1	B	G+1	East	4	9.4	2400	3051	651	1054	4105	2501	3624
2	B	G+1	East	4	7.9	2400	2400	0	1054	3454	2501	3624
3	B	G+1	East	4	7.2	2400	2067	0	1054	3121	2501	3624
4	C	G+1	East	3	5.9	1955	1782	0	809	2591	1866	2782
5	C	G+1	East	3	6.3	1955	1955	0	809	2764	1866	2782
6	B	G+1	East	4	10.3	2670	3344	674	1157	4501	2877	3978
7	B	G+1	East	4	9.2	2670	2858	188	1157	4015	2877	3978
9	B	G+1	East	4	10.5	2670	3419	749	1157	4576	2877	3978
10	B	G+1	East	4	7.6	2400	2253	0	1054	3307	2501	3624
11	B	G+1	East	4	7.9	2400	2400	0	1054	3454	2501	3624
12	B	G+1	East	4	7.9	2400	2400	0	1054	3454	2501	3624
14	B	G+1	East	4	7.9	2400	2400	0	1054	3454	2501	3624
15	B	G+1	East	4	7.9	2400	2400	0	1054	3454	2501	3624
16	B	G+1	East	4	8.7	2400	2744	344	1054	3798	2501	3624
18	B	G+1	East	4	8.4	2400	2637	237	1006	3643	2501	3462
19	B	G+1	East	4	7.8	2400	2400	0	1006	3406	2501	3462
20	B	G+1	East	4	7.8	2400	2400	0	1006	3406	2501	3462
21	B	G+1	East	4	7.6	2400	2293	0	1006	3299	2501	3462
22	B	G+1	North	4	7.6	2400	2293	0	1026	3319	2512	3530
23	B	G+1	North	4	7.9	2400	2400	0	1026	3426	2512	3530
24	B	G+1	North	4	7.9	2400	2400	0	1026	3426	2512	3530
25	A	G+2	North	5	12.6	3360	3674	314	1804	5478	4381	6204
27	A	G+2	North	5	12.3	3360	3551	191	1804	5355	4381	6204
28	A	G+2	North	5	12.9	3360	3807	447	1804	5611	4381	6204
29	A	G+2	North	5	12.7	3360	3739	379	1804	5543	4381	6204
30	B	G+1	East	4	9.9	2400	3243	843	1054	4297	2501	3624
31	A	G+2	East	6	14.2	3360	4369	1009	1820	6189	4405	6259
32	A	G+2	East	6	13.0	3360	3862	502	1820	5682	4405	6259
33	A	G+2	East	6	12.7	3360	3721	361	1820	5541	4405	6259
34	A	G+2	East	6	12.4	3360	3599	239	1820	5419	4405	6259
36	A	G+2	East	6	10.5	3011	2935	0	1630	4565	3755	5605



## *Villas with verve*

The villas at Mayflower Royalé Woods epitomize the heights of finesse, exclusivity and privacy.

31 villas of 3, 4 and 5 BHK configurations nestle amidst lung-space in abundance.

Poised to be a haven of privacy and peace, each villa unit comes with its own private garden, needless to mention the most luxurious furnishings and fixtures will make every single day a brand new experience to cherish.

There are villas built on 3 levels that come with their own private elevator access. For those missing out on your fitness regimen, fret not, we've even provided space for your personal gym. We've even made provision for your own home theatre, to spend evenings with family and friends binging on your favourite shows and blockbuster movies. The popcorn is on you, of course!







*Live amidst bounteous nature*



*Villa – A* (Type 01) North facing-5 BHK  
 Villa Nos. 25, 27, 28, 29



6M DRIVEWAY

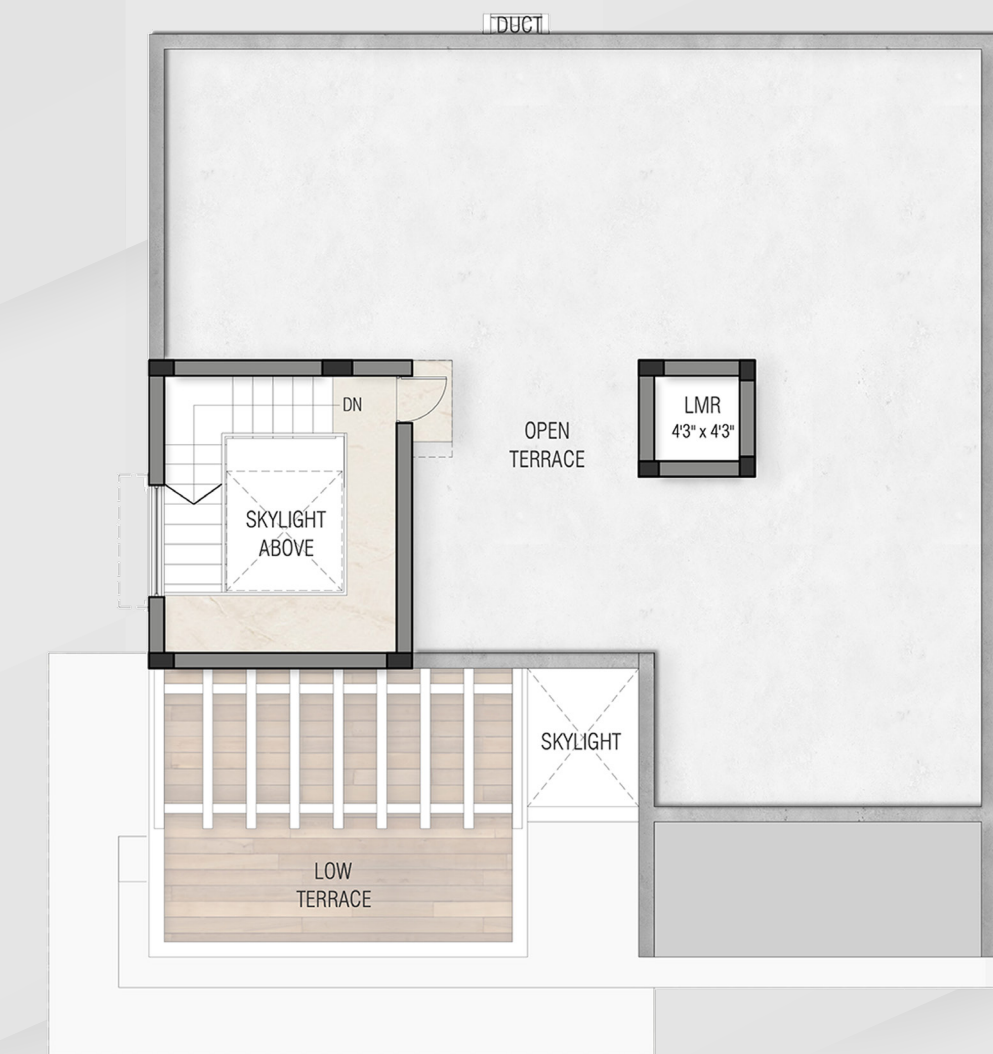
Ground Floor Plan



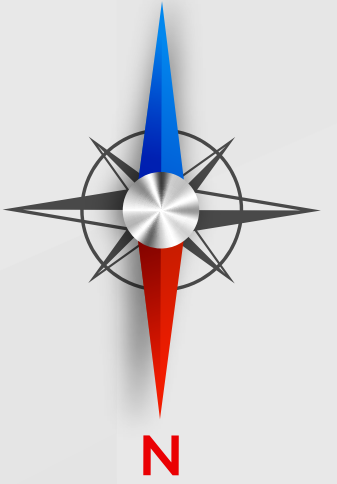
First Floor Plan



Second Floor Plan



Terrace Floor Plan



**Area Details:-**

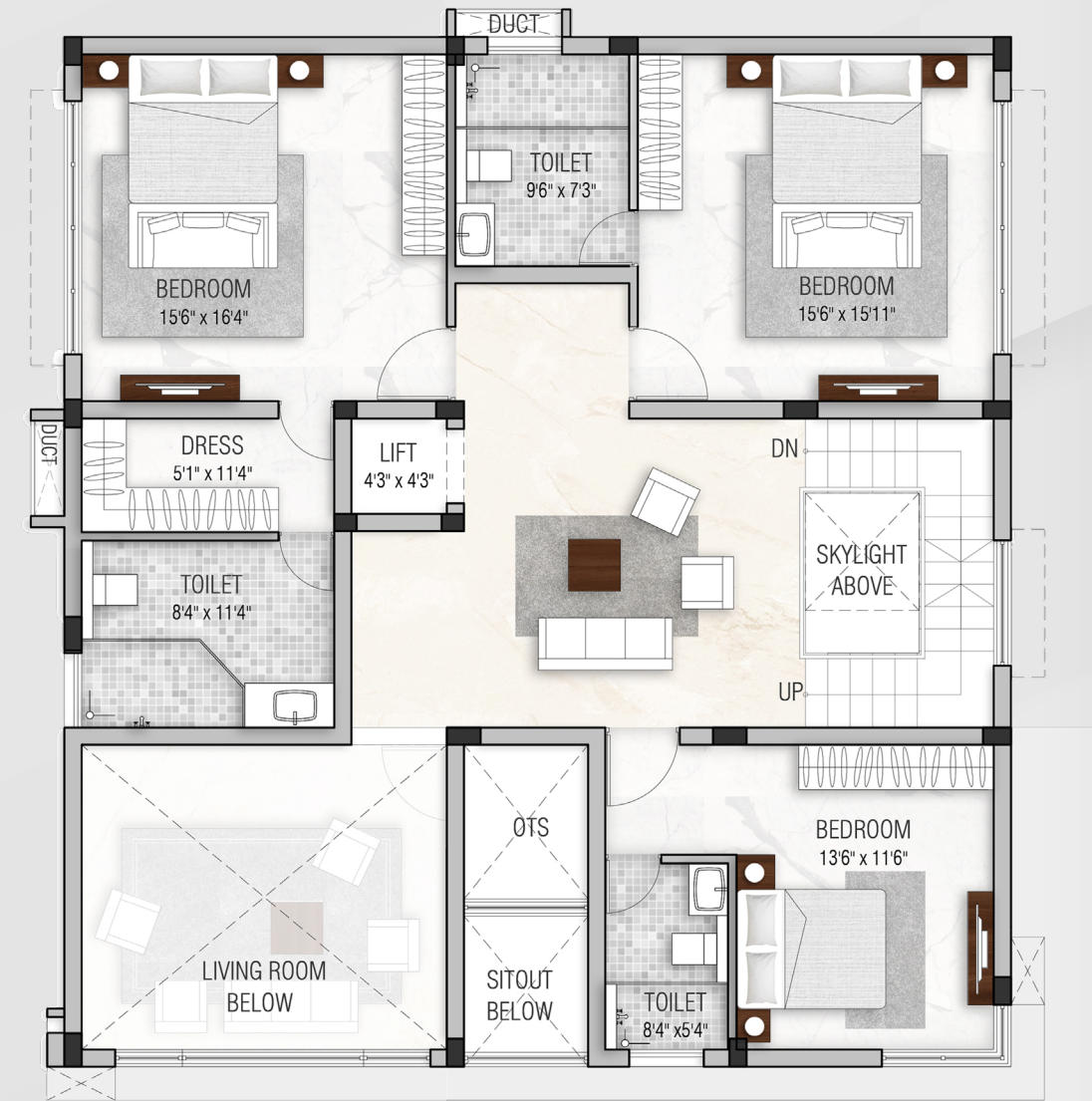
Plinth Area	: 5563 Sq.ft
Carpet Area	: 4381 Sq.ft
Saleable Area	: 6204 Sq.ft
Land Area	: 12.3 Cents to 12.9 Cents



*Villa – A* (Type 02) East facing – 6 BHK  
 Villa No. 31, 32, 33, 34



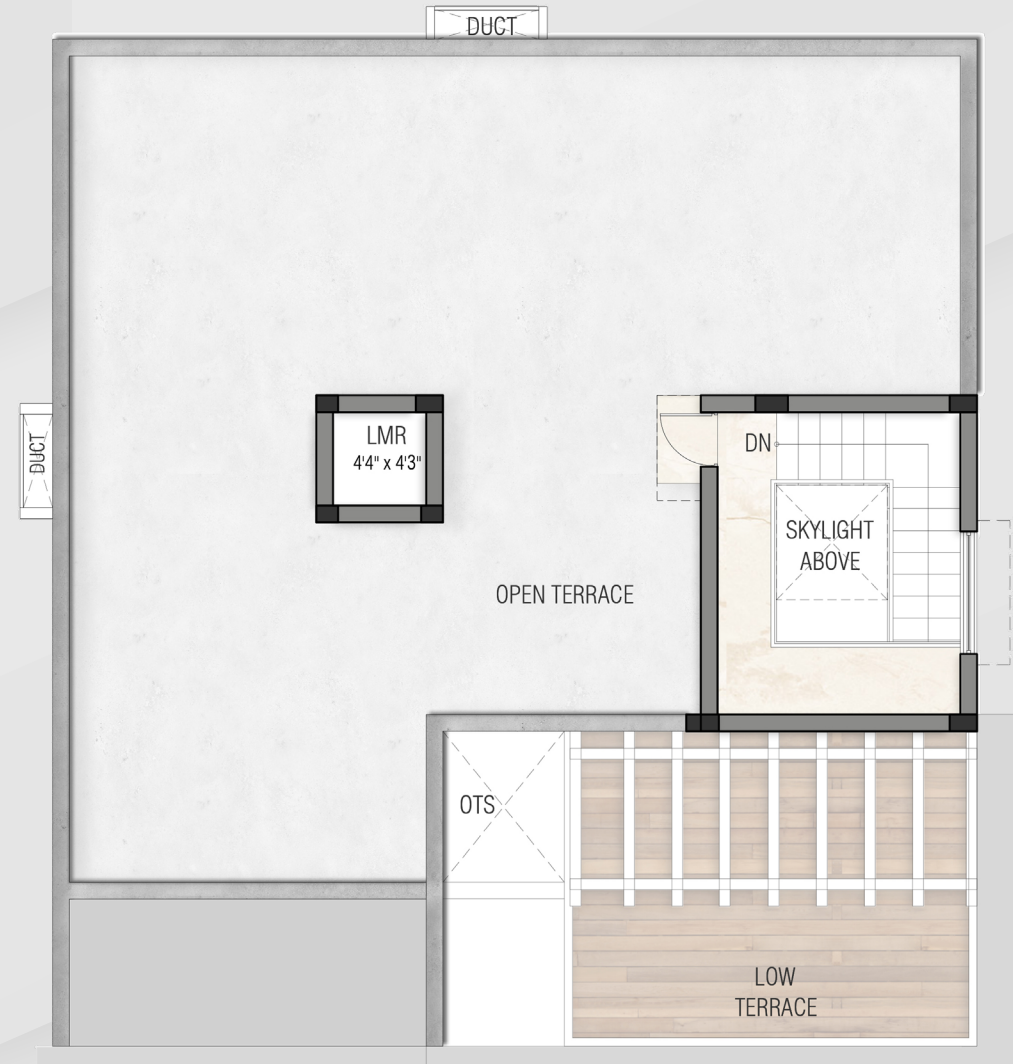
6M DRIVEWAY  
 Ground Floor Plan



First Floor Plan



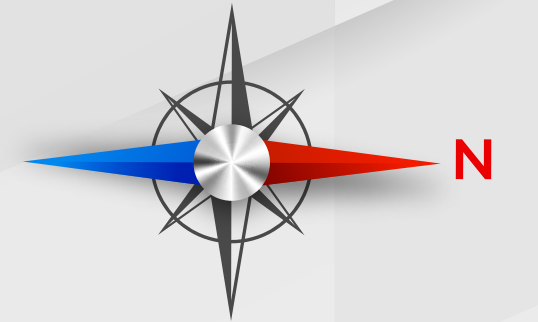
Second Floor Plan



Terrace Floor Plan

**Area Details:-**

Plinth Area	: 5612 Sq.ft
Carpet Area	: 4405 Sq.ft
Saleable Area	: 6259 Sq.ft
Land Area	: 12.4 Cents to 14.2 Cents





*Villa – A* (Type 03) East facing – 6 BHK  
Villa No. 36



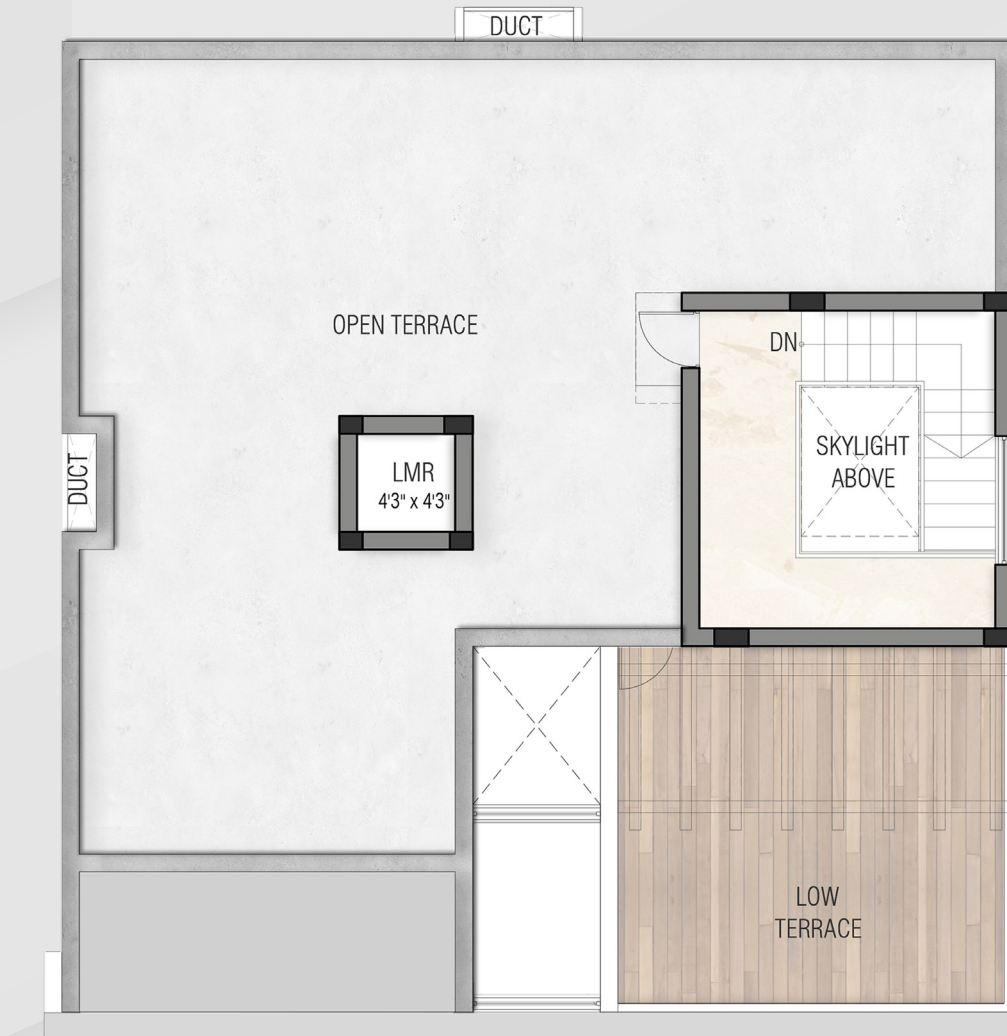
6M DRIVEWAY  
Ground Floor Plan



First Floor Plan



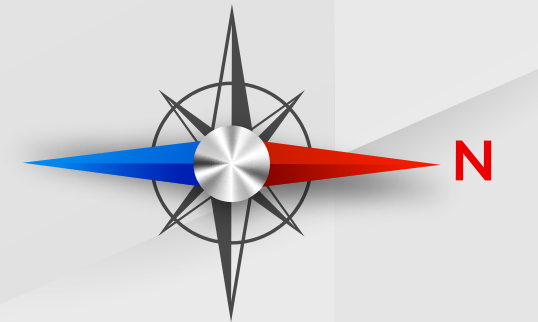
Second Floor Plan



Terrace Floor Plan

**Area Details:-**

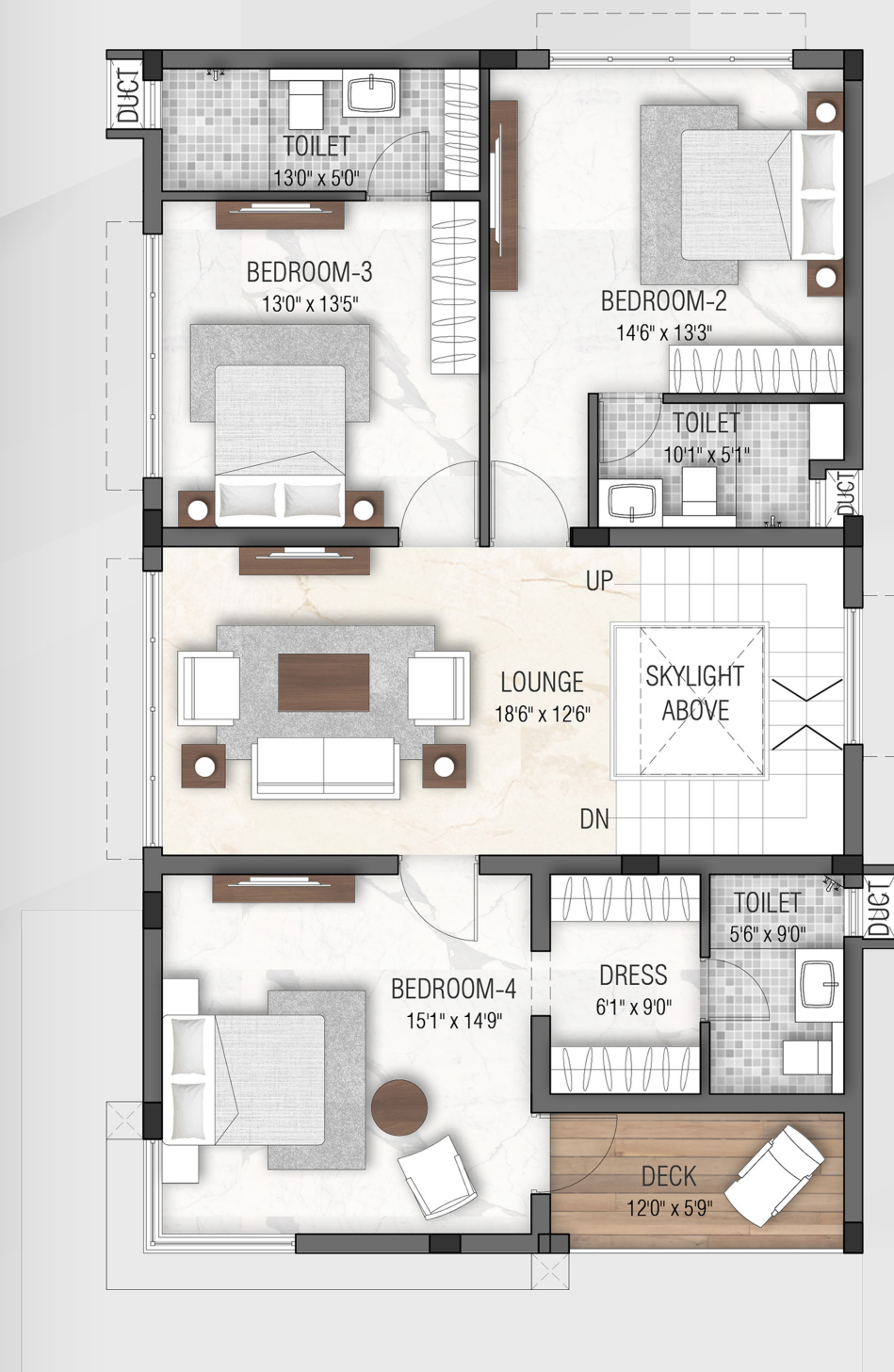
Plinth Area	: 5026 Sq.ft
RERA Carpet Area	: 3755 Sq.ft
Leable Area	: 5605 Sq.ft
nd Area	: 10.5 Cents



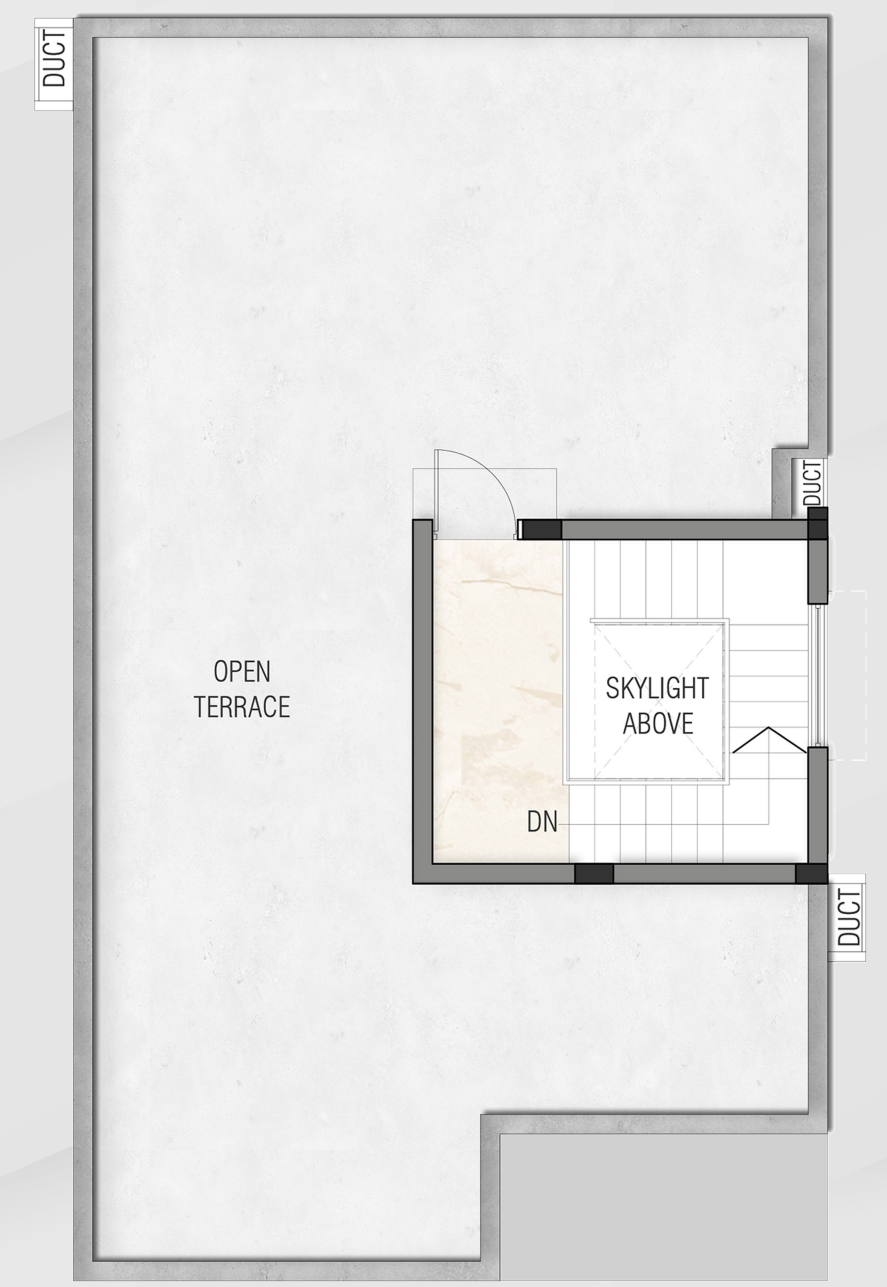


*Villa – B* (Type 01) East facing – 4 BHK  
 Villa Nos. 1, 2, 3, 10, 11, 12, 14, 15, 16, 30

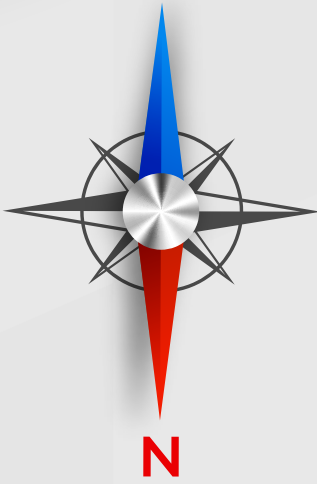
Ground Floor Plan



First Floor Plan



Terrace Floor Plan



**Area Details:-**

Plinth Area	: 3249 Sq.ft
RERA Carpet Area	: 2501 Sq.ft
Saleable Area	: 3624 Sq.ft
Land Area	: 7.2 Cents to 9.9 Cents



*Villa – B* (Type 02) East facing – 4 BHK  
 Villa Nos. 18, 19, 20, 21

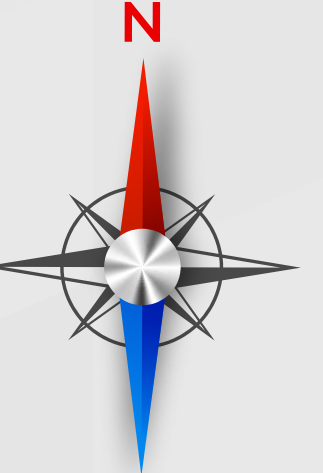
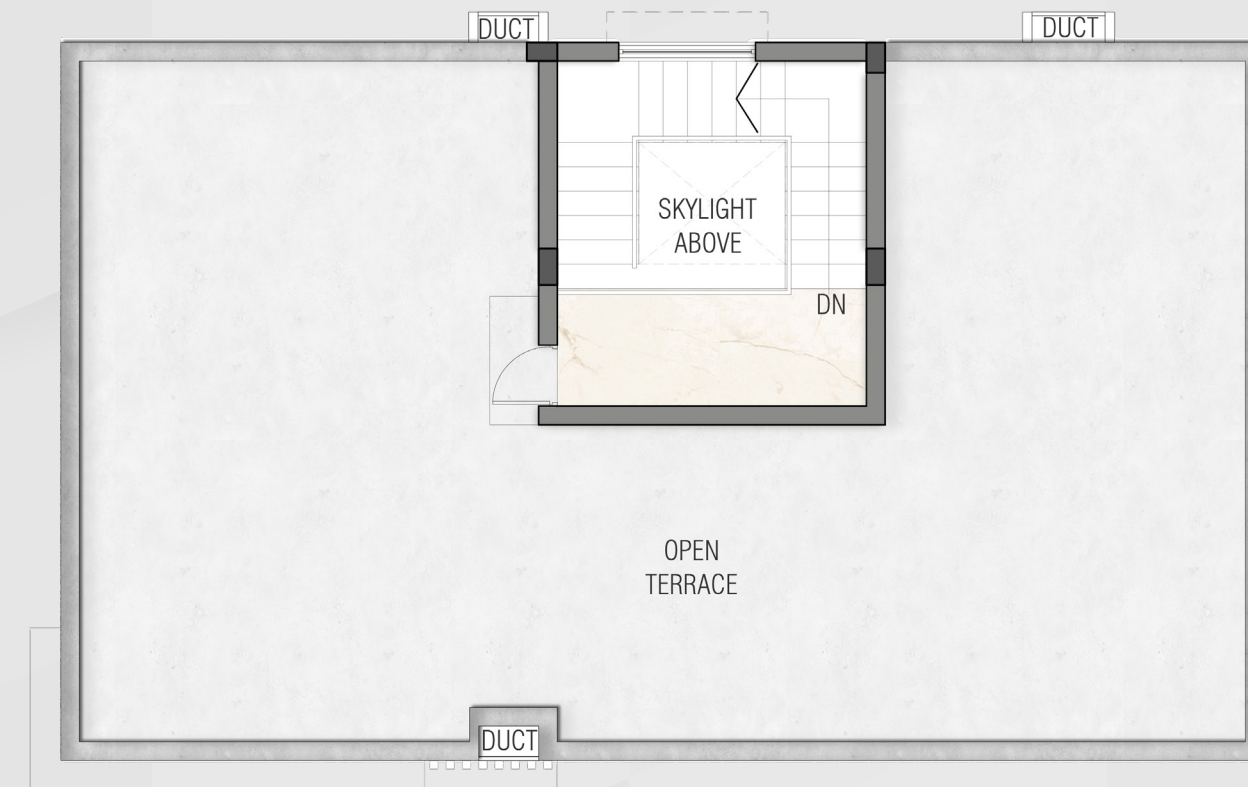


Ground Floor Plan

First Floor Plan



Terrace Floor Plan



**Area Details:-**

Plinth Area	: 3104 Sq.ft
RERA Carpet Area	: 2501 Sq.ft
Saleable Area	: 3462 Sq.ft
Land Area	: 7.6 Cents to 8.4 Cents

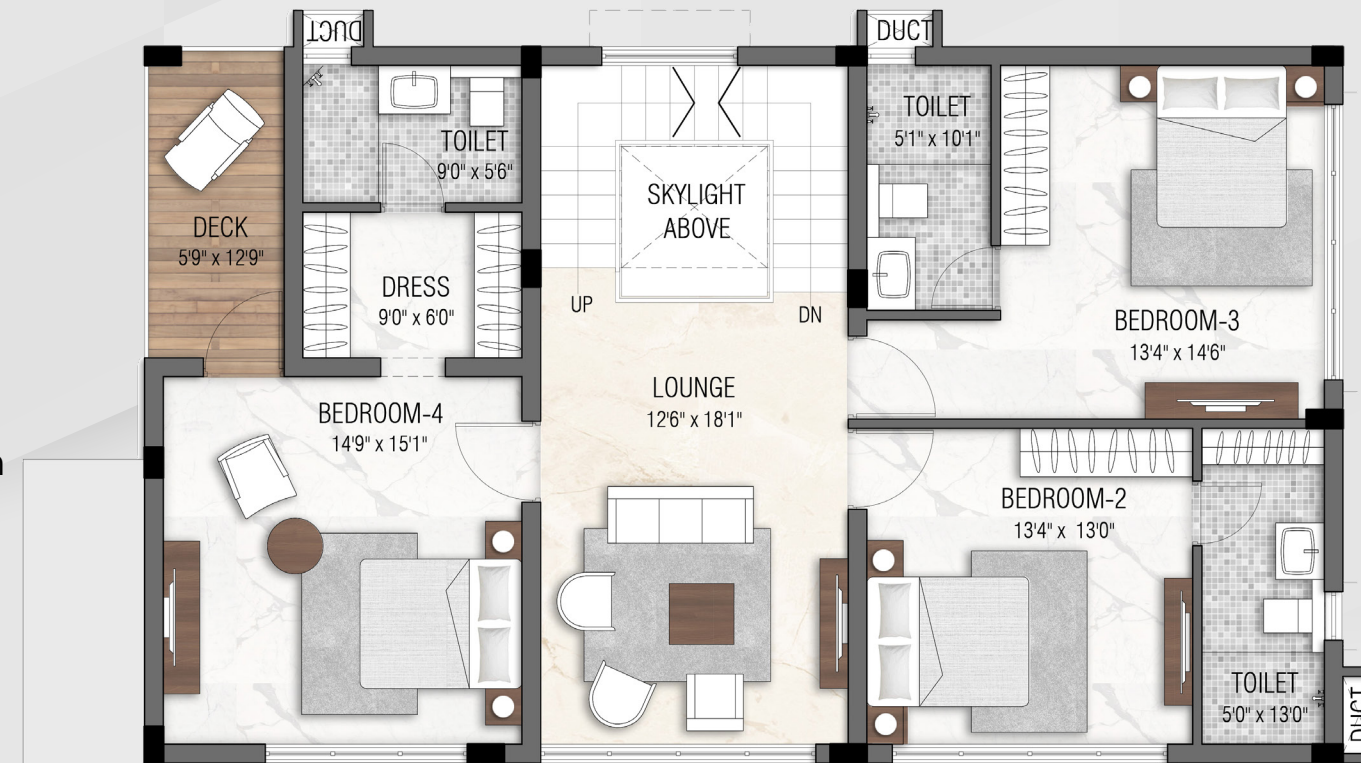


*Villa – B* (Type 03) North facing- 4 BHK  
 Villa Nos. 22, 23, 24

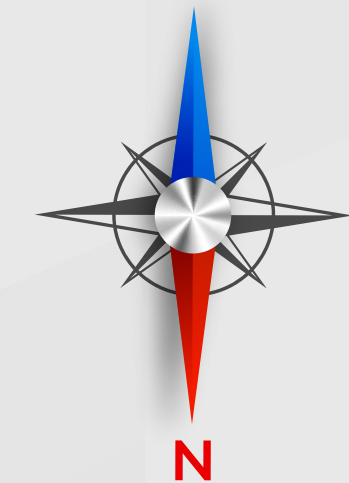
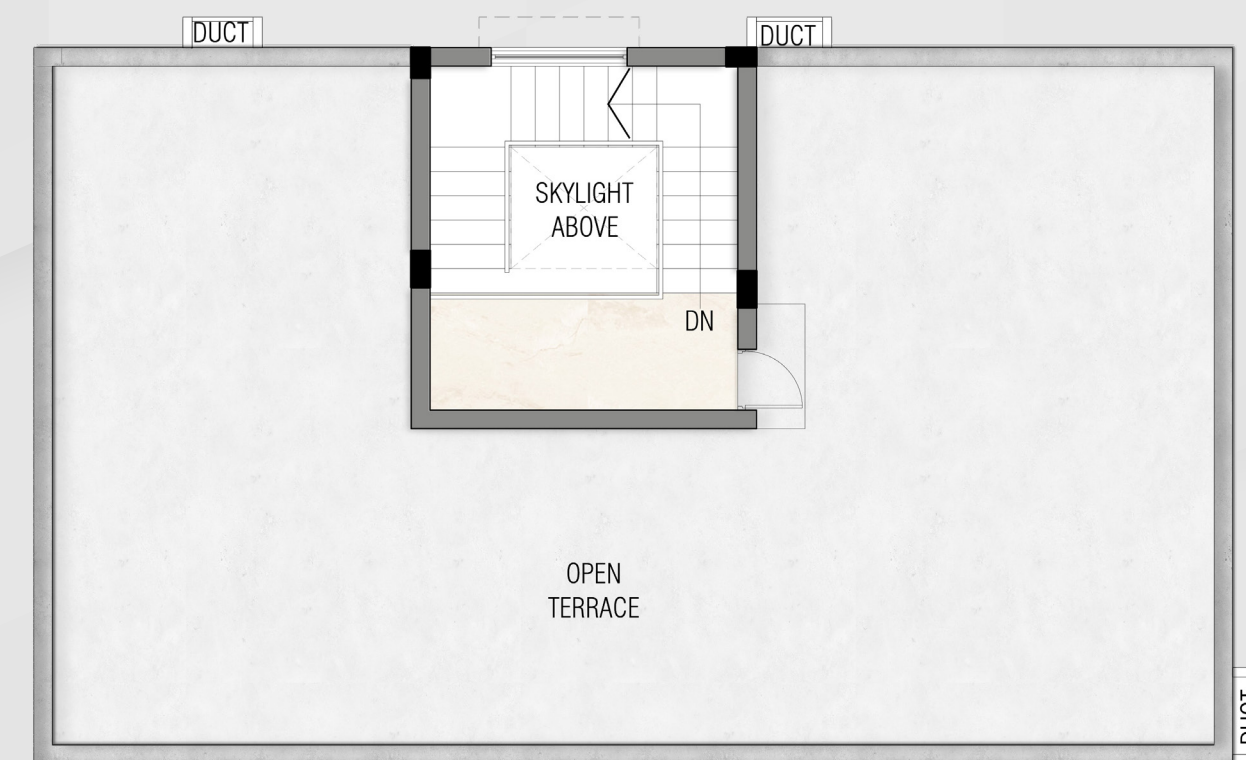


Ground Floor Plan

First Floor Plan



Terrace Floor Plan



**Area Details:-**

Plinth Area	: 3165 Sq.ft
RERA Carpet Area	: 2512 Sq.ft
Saleable Area	: 3530 Sq.ft
Land Area	: 7.6 Cents to 7.9 Cents



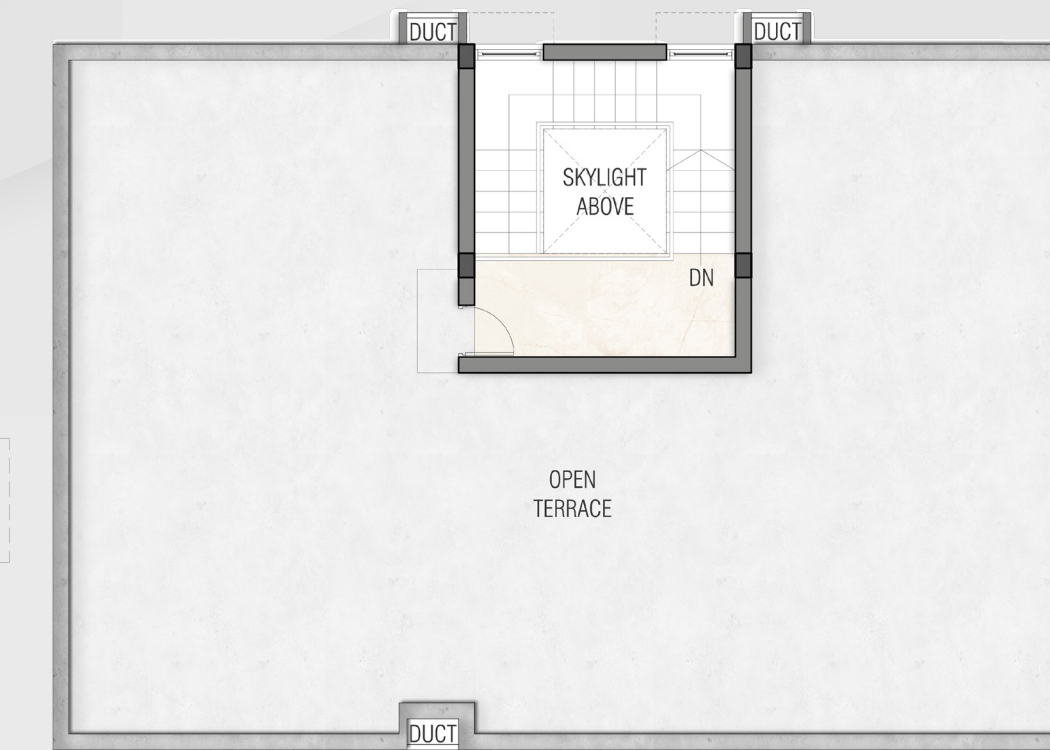
*Villa – B* (Type 04) East facing- 4 BHK  
 Villa Nos. 6, 7, 9



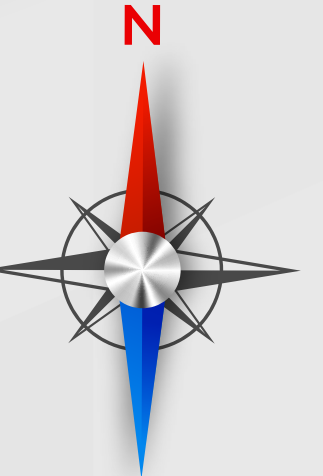
Ground Floor Plan



Terrace Floor Plan



First Floor Plan

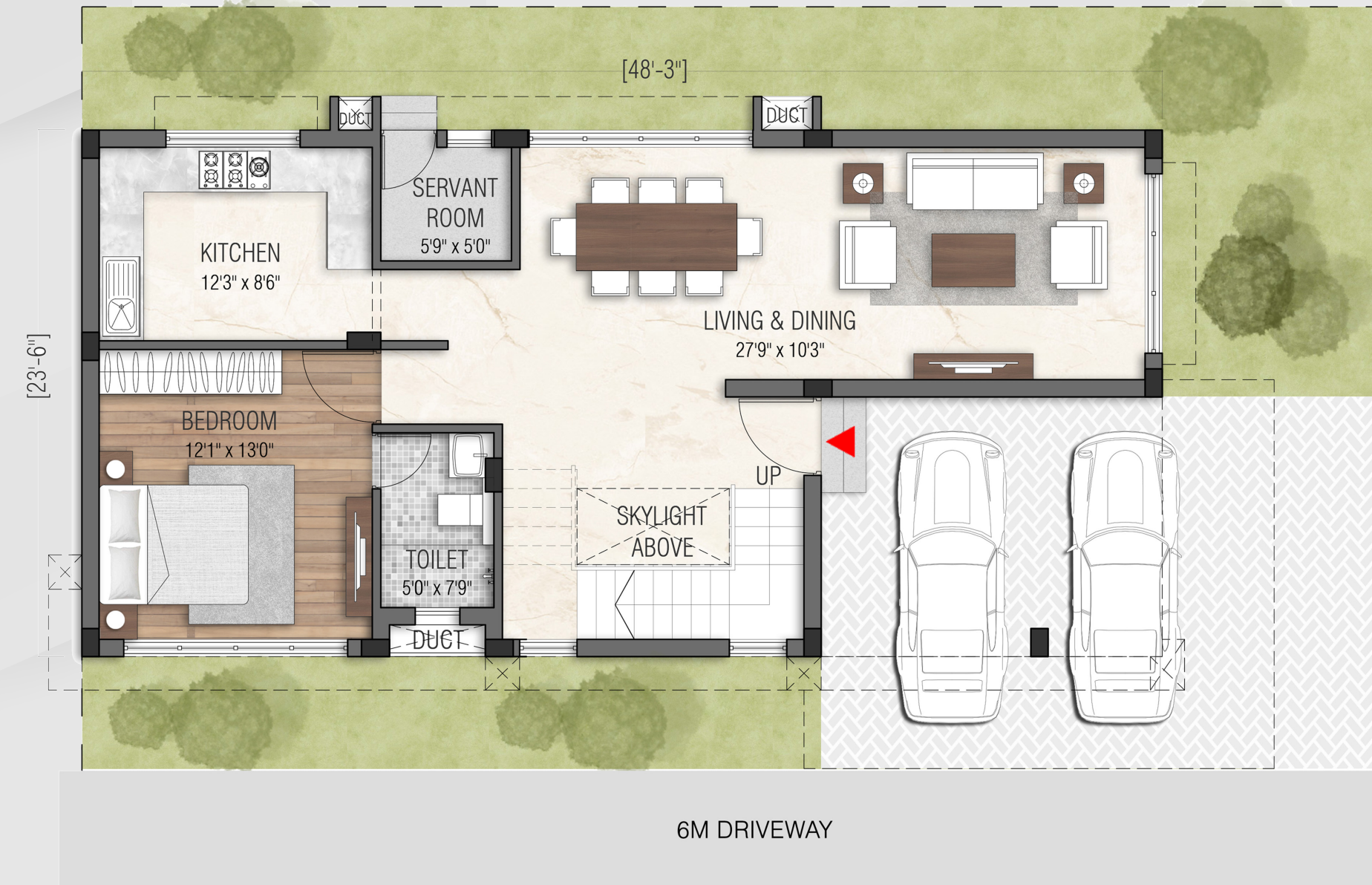


**Area Details:-**

Plinth Area	: 3566 Sq.ft
RERA Carpet Area	: 2877 Sq.ft
Saleable Area	: 3978 Sq.ft
Land Area	: 9.2 Cents to 10.5 Cents

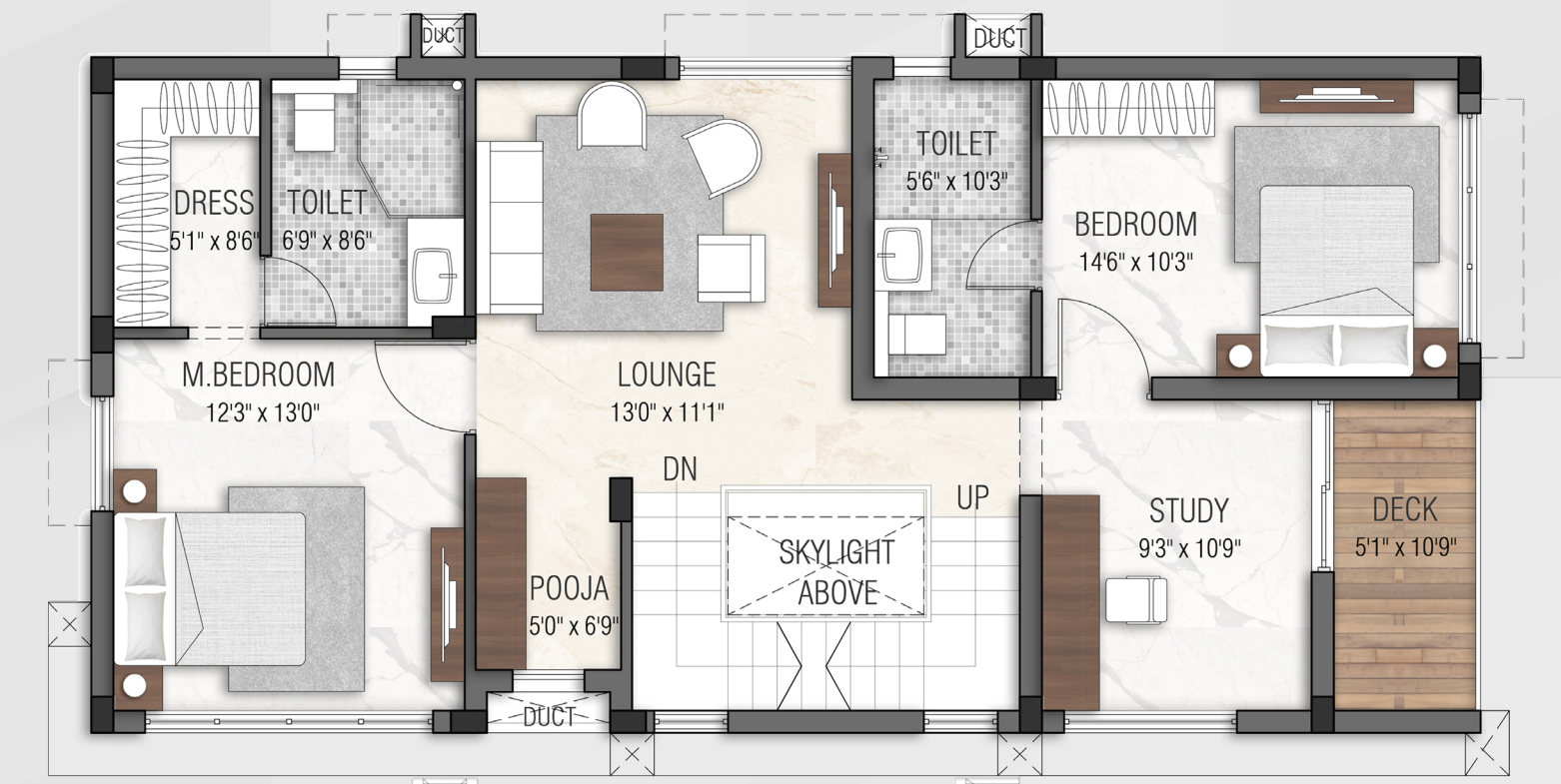


*Villa – C* (Type 01) East facing- 3 BHK  
 Villa Nos. 4, 5

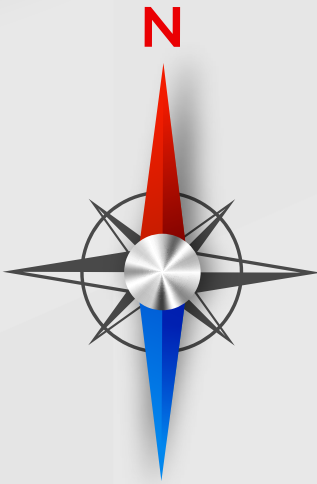
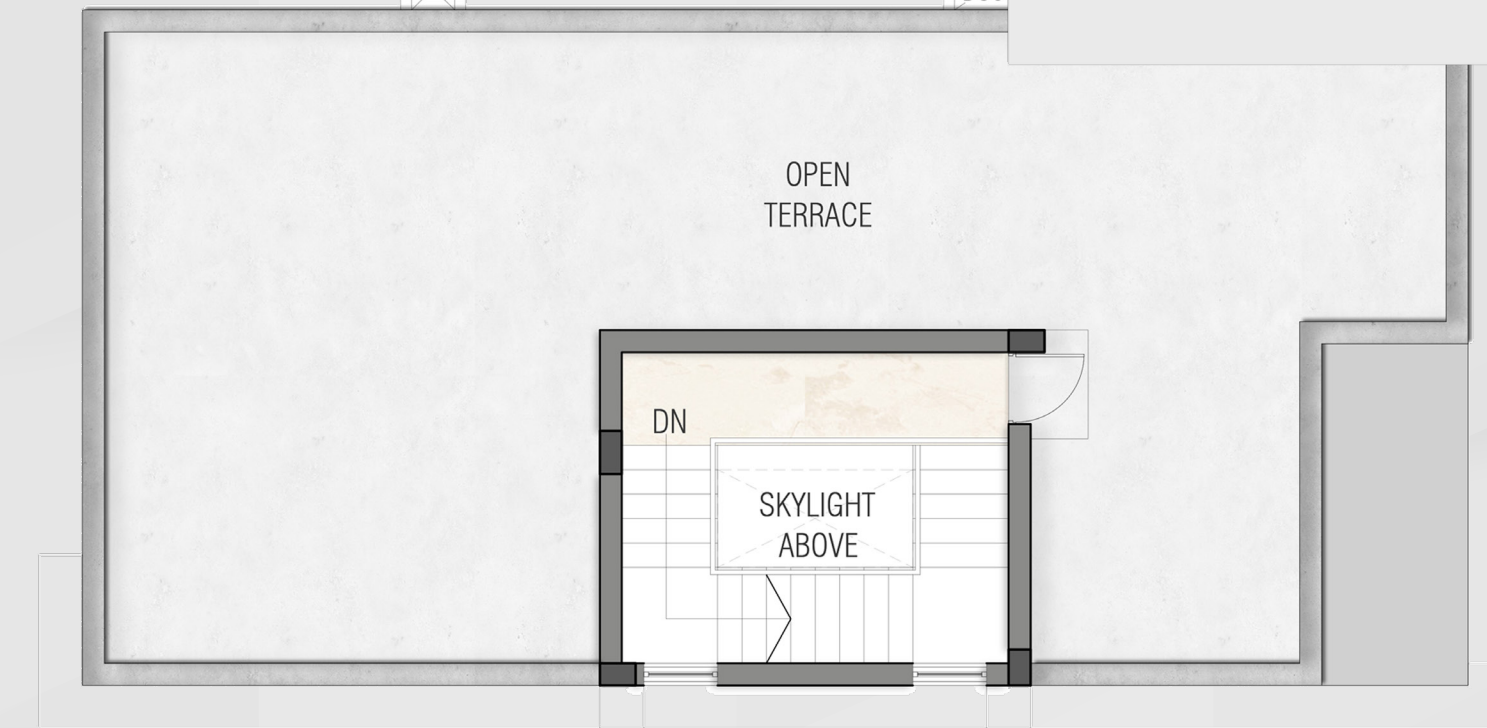


Ground Floor Plan

First Floor Plan



Terrace Floor Plan



**Area Details:-**

Plinth Area	: 2494 Sq.ft
RERA Carpet Area	: 1866 Sq.ft
Saleable Area	: 2782 Sq.ft
Land Area	: 5.9 Cents to 6.3 Cents



## *Apartments with an independent home vibe*

The apartments at Mayflower Royalé Woods elevate luxury living, to a whole new level, literally!

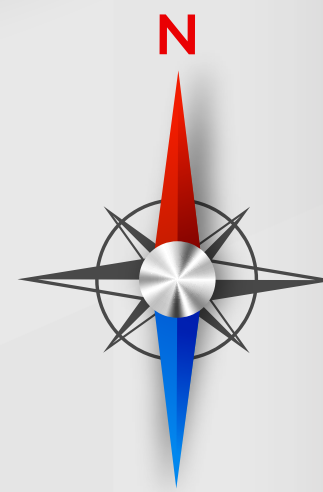
Cocooned within a single tower with its imposing façade, nineteen sprawling 3 BHK apartments are planned across 4 floors and boast of space, ventilation and natural light in abundance. With no common connectivity between the units, your home can be considered an independent home residing within an apartment. Step out on to the balcony to breathe in the panoramic views of the vibrant city beyond. Every apartment unit comes with the most premium touches, where you can revel in luxurious warmth that is ordained for a chosen few like you. Should you wish to unwind after an eventful day, head to the well-appointed club house spread across the 4th and 5th floors. Sweat it out at the gym, indulge in your favourite sports, catch up on your favourite movies at the mini theatre or socialize with other like-minded residents of this exclusive address.





# Mayflower Royale Woods, Apartments

## 1st and 3rd Floor plan



### Flats Area Details

#### 1st Floor

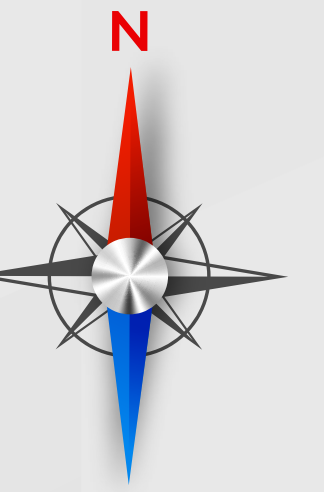
FLAT	TYPE	FACING	PLINTH AREA (Sq.ft)	CARPET AREA (Sq.ft)	UDS (Sq.ft)	SBA (Sq.ft)
A	3BHK	NORTH	1645	1374	1639	2032
B	3BHK	EAST	1432	1213	1426	1769
C	3BHK	EAST	1897	1562	1890	2343
D	3BHK	SOUTH	1824	1361	1817	2253
E	3BHK	NORTH	1775	1342	1769	2193

#### 3rd Floor

FLAT	TYPE	FACING	PLINTH AREA (Sq.ft)	CARPET AREA (Sq.ft)	UDS (Sq.ft)	SBA (Sq.ft)
A	3BHK	NORTH	1645	1374	1639	2032
B	3BHK	EAST	1432	1213	1426	1769
C	3BHK	EAST	1897	1562	1890	2343
D	3BHK	SOUTH	1739	1361	1733	2149
E	3BHK	NORTH	1592	1329	1586	1967

# Mayflower Royale Woods, Apartments

## 2nd & 4th Floor plan



### Flats Area Details

#### 2nd Floor

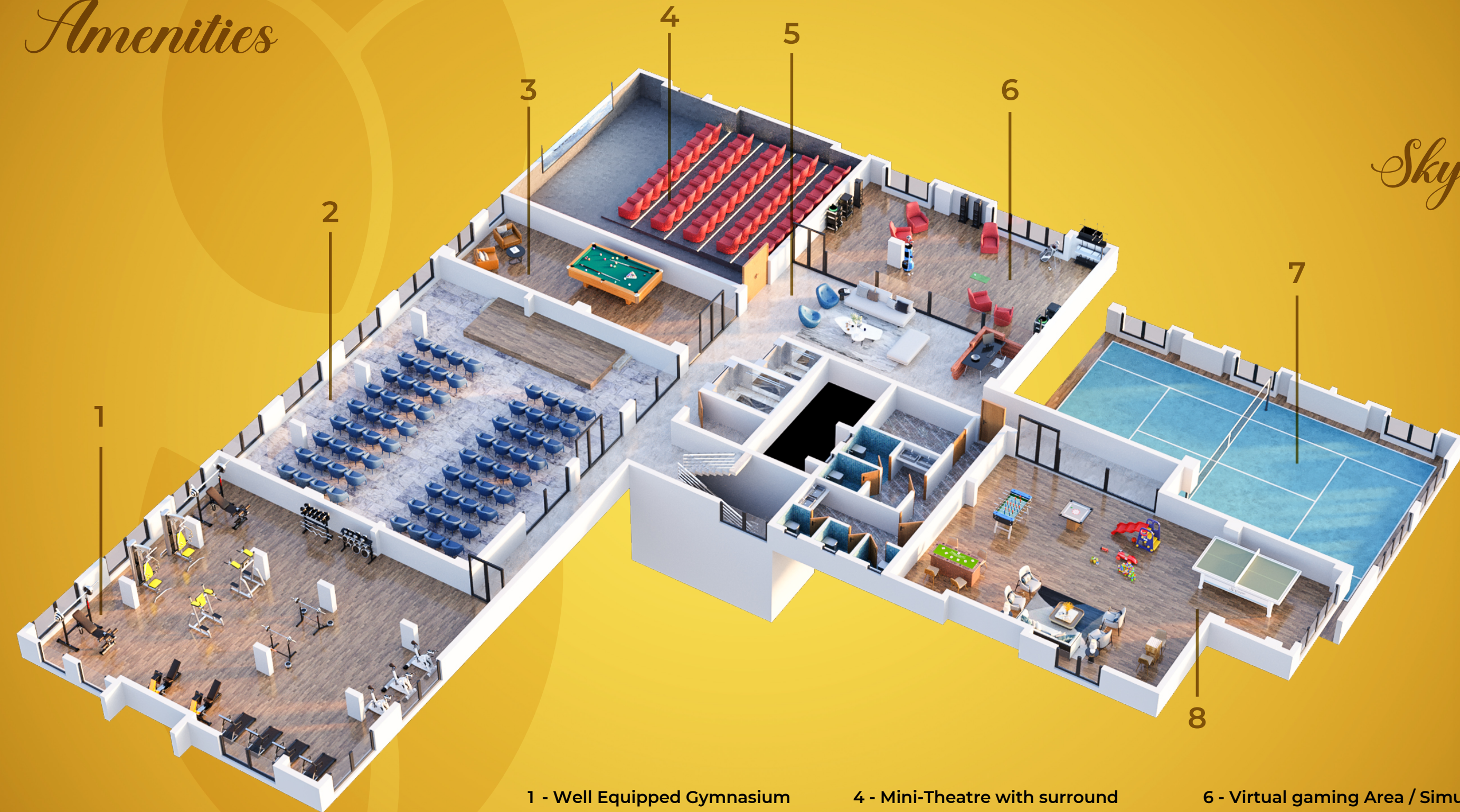
FLAT	TYPE	FACING	PLINTH AREA (Sq.ft)	CARPET AREA (Sq.ft)	UDS (Sq.ft)	SBA (Sq.ft)
A	3BHK	NORTH	1645	1374	1639	2032
B	3BHK	EAST	1432	1213	1426	1769
C	3BHK	EAST	1897	1562	1890	2343
D	3BHK	SOUTH	1584	1361	1578	1957
E	3BHK	NORTH	1717	1329	1711	2121

#### 4th Floor

FLAT	TYPE	FACING	PLINTH AREA (Sq.ft)	CARPET AREA (Sq.ft)	UDS (Sq.ft)	SBA (Sq.ft)
A	3BHK	NORTH	1645	1374	1639	2032
B	3BHK	EAST	1432	1213	1426	1769
C	3BHK	EAST	1897	1562	1890	2343
D	3BHK	SOUTH	1739	1361	1733	2149
E	3BHK	NORTH	1592	1329	1586	1967



# Amenities



1 - Well Equipped Gymnasium  
2 - Multi-Purpose Hall  
3 - Snooker Room

4 - Mini-Theatre with surround music system  
5 - Visitor's Lounge

6 - Virtual gaming Area / Simulator  
7 - Indoor Shuttle Court  
8 - Indoor / Children's Play Area

# Sky View Club House



1 - Bar Counter   2 - Sauna Room   3 - Terrace Swimming Pool

# Amenities



# Specifications – Royale Woods Villas

## Structure:

- ▶ R.C.C framed Structure
- ▶ Super structure with quality Cement Bricks / Fly Ash Bricks
- ▶ All the ground floors will have reinforced slabs to avoid settlement

## Joineries:

- ▶ Main Door – 8'0" height polished designer door
- ▶ Internal & Toilet Doors – 8'0" height laminated flush door / skin door
- ▶ French Window made with high quality UPVC with glass & grill protection and inbuilt mosquito net

## Flooring:

- ▶ Living, dining, family living with 6' x 4' vitrified slabs
- ▶ Bedrooms and headroom with 4' x 2' vitrified tiles
- ▶ Master Bedroom with 4' x 2' vitrified tiles / laminated wooden flooring
- ▶ Folded Plate Staircase with granite steps and glass section SS handrail
- ▶ Balconies with anti-skid designer tiles
- ▶ Portico with Vitrified tiles & other areas with pavers

## Kitchen:

- ▶ Polished 4' x 2' vitrified tile flooring
- ▶ High quality Granite platform / Quartz slabs with high quality SS sink
- ▶ Drinking water connection
- ▶ Dado upto 3'0" height above the kitchen counter and 4'0" height for utility Area

- ▶ Outside chamber provision for Gas connection
- ▶ Provision for washing machine in the utility area

## Compound wall:

- ▶ Designer Fencing with individual gate in the front side

## Toilet:

- ▶ Designer tile upto 8'0" feet height with anti-skid flooring separating wet and dry area
- ▶ Wash basin with polished granite counter
- ▶ Branded closets, wash basins & CP (hot & cold) fittings
- ▶ Soap dish, towel rod & towel ring
- ▶ Rustic finish toilet in the first floor using stone & bricks having a transparent roof using toughened glass

## Electrical:

- ▶ Modular electrical switches
- ▶ Three phase electrical supply through individual DB & ELCB
- ▶ AC Provision for all bedrooms
- ▶ Provision for UPS

## Painting:

- ▶ Roller finish acrylic emulsion paint with POP

## Lift:

- ▶ Automatic V3F Elevator for A-type Villas

# Specifications – Royale Woods Apartments

## Structure:

- ▶ Super structure with Solid blocks / Fly Ash Bricks

## Joineries:

- ▶ Main Door – 8'0" height designer door
- ▶ Internal & Toilet Door – 8'0" height laminated flush door
- ▶ Window made with high quality UPVC with glass and grill protection

## Flooring:

- ▶ Living, Dining & Bedrooms with 6' x 4' vitrified tiles
- ▶ Master Bedroom with 4' x 2' vitrified tiles
- ▶ Balconies with anti-skid tiles

## Kitchen:

- ▶ 2' x 2' Anti-skid vitrified flooring
- ▶ Granite platform with high quality SS sink with treated water connection
- ▶ Dado up to 3'0" height above the kitchen counter and 4'0" height for utility area.
- ▶ Provision for washing machine in the utility area
- ▶ Drinking water connection
- ▶ Piped Gas Connection

## Toilet:

- ▶ Designer Anti-skid tile patterns that are up to false ceiling level
- ▶ Wash basin with polished granite counter / wide basins for all Bedrooms
- ▶ Treated with water softening system
- ▶ Branded closets, wash basins & CP (hot & cold) fittings
- ▶ Soap dish, towel rod & towel ring

## Painting:

- ▶ Roller finish acrylic emulsion paint with Putty finish

## Electrical:

- ▶ Modular electrical switches
- ▶ Three phase electrical supply through individual DB & ELCB
- ▶ Power backup for common areas & 1000 watts for each flat
- ▶ AC Provision for all bedrooms

## Elevators:

- ▶ 1 No. V3F Elevator (Stretcher Lift-13 Passengers)
- ▶ Separate lift for club-house



# Route to Royale Woods





