




ROYAL CLIFF
— KINGDOM OF CELESTIAL LIVING —



EMBRACE
GODAVARI'S
MAJESTIC
AURA



Regal Homes
That Suits
Your Regal Personality

YOUR REGAL KINGDOM AWAITS YOU!



Nestled in the heart of Nashik, overlooking the majestic Godavari River, Royal Cliff stands tall as the epitome of opulence and grandeur. As you enter the Kingdom of Celestial Living, be prepared to immerse yourself in a realm where every facet reflects sophistication and exclusivity.



THE TALLEST SKYSCRAPER IN
MAHARASHTRA
WITH



ONE VAASTU

PER FLOOR



ROYAL CLIFF
— KINGDOM OF CELESTIAL LIVING —

Gaze upon the Majestic Godavari River as it gracefully flows by, offering a serene backdrop to your Kingdom.

The Godavari Riverfront location transcends the ordinary, providing an exclusive view that is as timeless as it is enchanting.

A
NUMBER
OF
REASONS
THAT
SET YOU
APART

164

MT. TALL

42

STOREY
SKYMARVEL

1

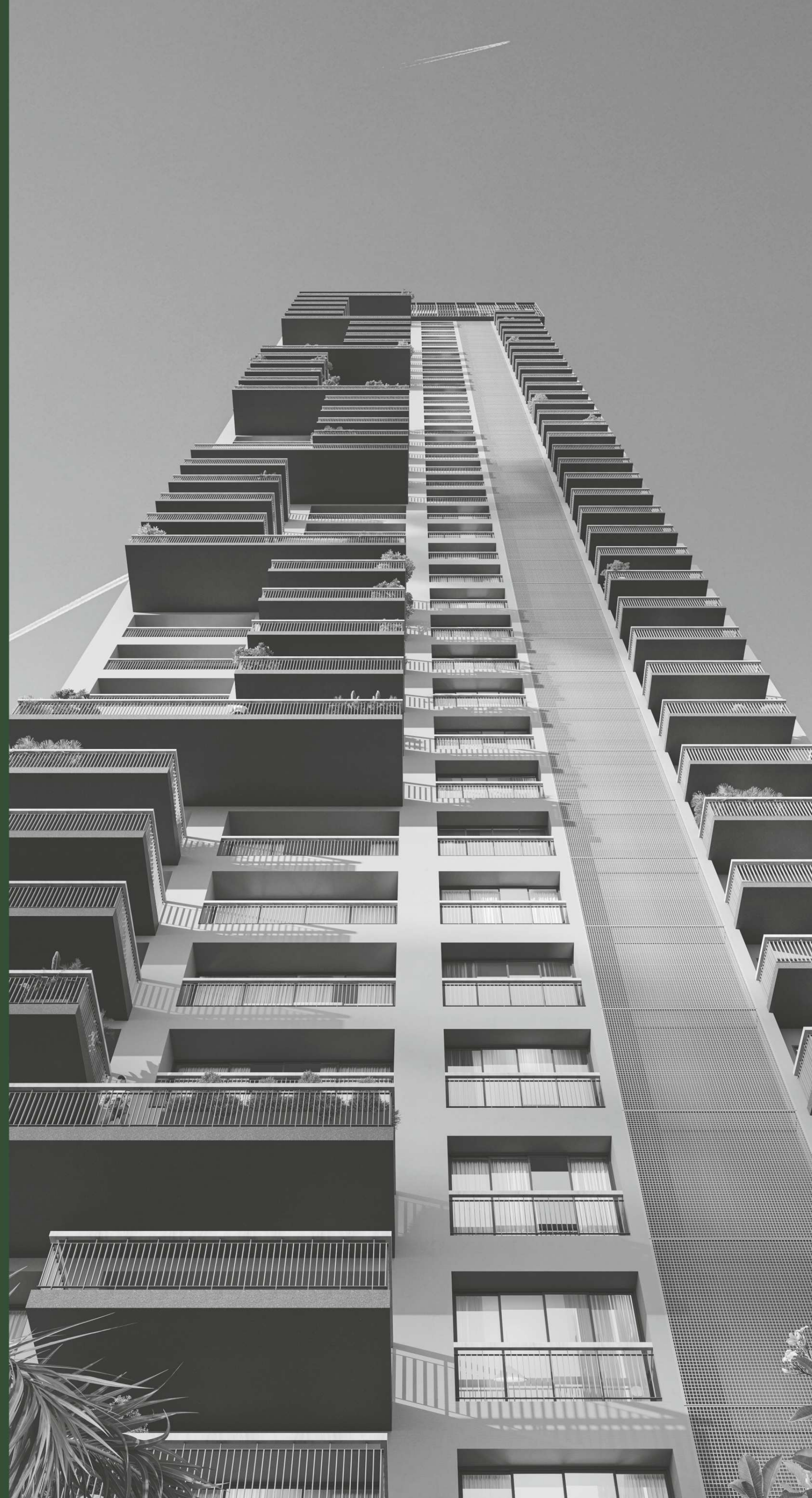
HOME
PER FLOOR
100% PRIVACY

38

EXCLUSIVE
REGAL VILLAMENTS



Royal Cliff rises majestically, a regal presence on the cityscape, soaring to an impressive height of 164 meters. Unveiling a new standard in vertical living, each floor is meticulously designed based on the ancient Vaastu principles, a distinctive **one floor, one vaastu** concept pioneered by Vaastu Group in Nashik.



ASCEND TO
THE ETHEREAL
HEIGHTS



FLOOR 42 Infinity Swimming Pool



FLOOR 41 Recreation Floor 1 (Amenities)



FLOOR 40 Recreation Floor 2 (Amenities)

FLOOR 2 TO 39

38 Privileged Families



5 BHK

1 Floor 1 Villaments

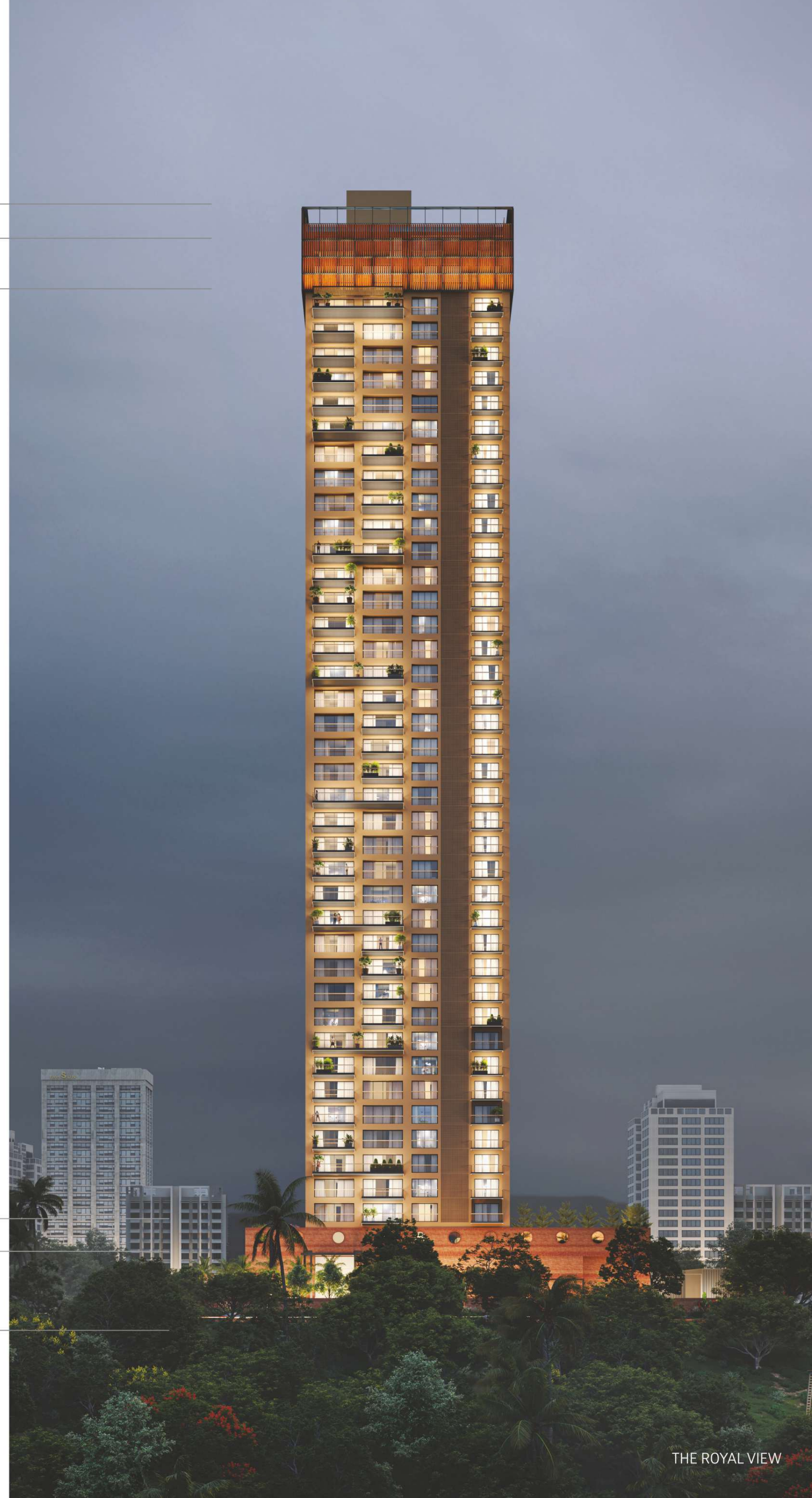
Vaastu Compliant Homes

PODIUM FLOOR



GROUND FLOOR

4 Cars Parkings for Each Home
Double Height Foyer





THE SYMPHONY OF HEIGHT AND HARMONY

As high as
your distinct
status



Ascend to a Pinnacle of Opulence, One Level at a Time, Standing tall at 164 meters, Royal Cliff is the tallest residential building in Maharashtra with a unique concept of one vaastu per floor. Each residence is a testament to elegance, class, and style!



Regal Arrival

ARRIVE!

With Royal Cliff, we continue our legacy of innovation and excellence, offering residences that are not just homes, but a lifestyle statement.

REGAL LIVING AWAITS

An extravagant foyer with jubilant ambiance and eminent settings
to create a lasting impression.

30' ft Double Heighted Foyer



Sophistication at its Best

GROUND FLOOR PLAN



LEGEND

- | | | |
|----------------------------|--------------------------------|--------------------------|
| 01 VEHICULAR ENTRY & EXIT | 07 PORCH | 12 GARBAGE ROOM |
| 02 PEDESTRIAN ENTRY | 08 ENTRANCE LOBBY | 13 EMERGENCY EXIT |
| 03 SECURITY CABIN | 09 ELECTRICAL ROOM | 14 TOILET |
| 04 WATER FEATURE | 10 MAINTENANCE AND SERVER ROOM | 15 SPACE FOR TRANSFORMER |
| 05 PROPOSED LANDSCAPE AREA | 11 SPACE FOR DRIVERS | 16 CAR PARKING |
| 06 PATHWAY | | 17 TWO WHEELER PARKING |



24 M WIDE ROAD

6 M WIDE DRIVE WAY

6 M WIDE DRIVE WAY

6 M WIDE DRIVE WAY

12 M WIDE ROAD

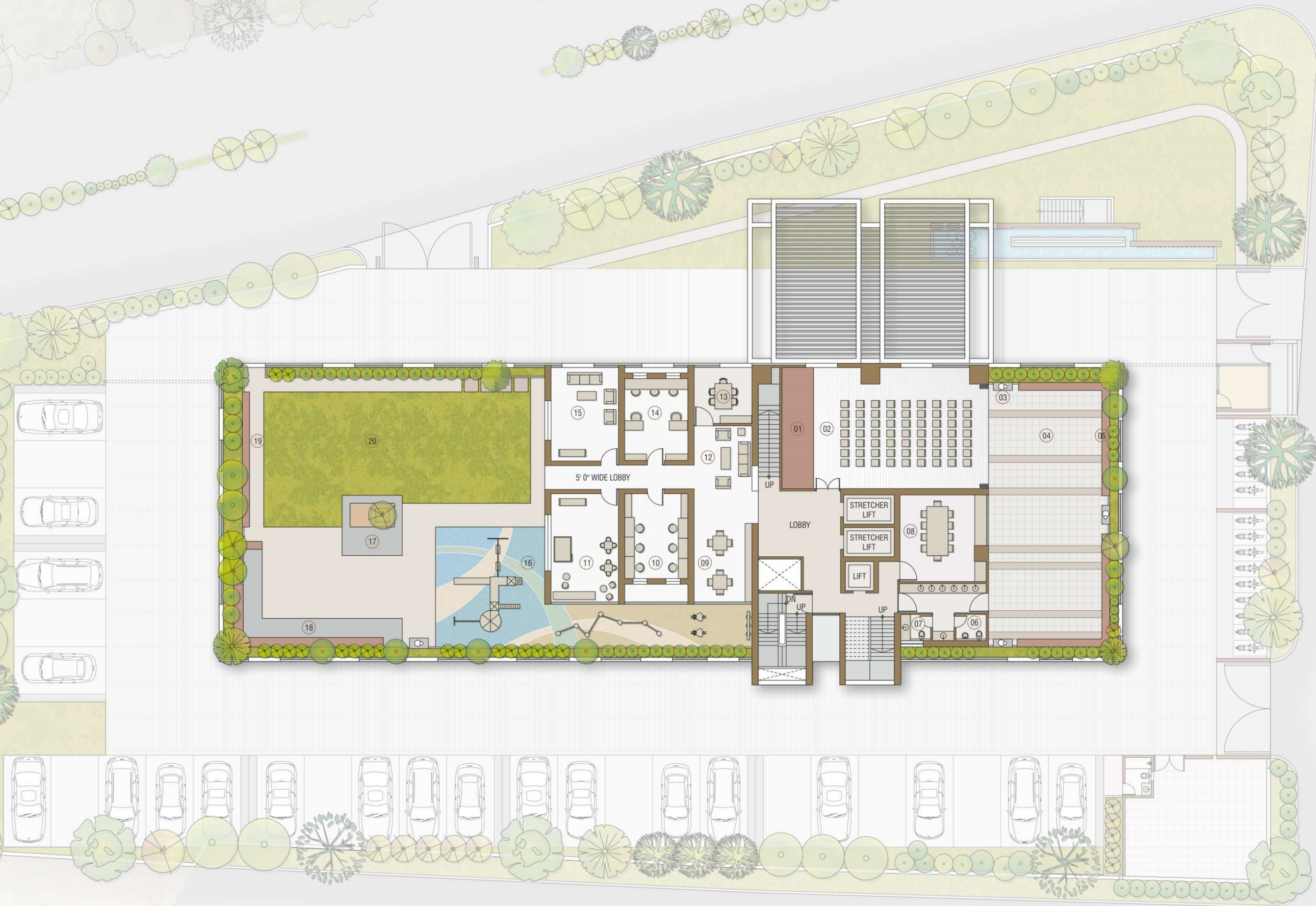
6 M WIDE ROAD

PODIUM FLOOR PLAN



LEGEND

- | | | |
|---------------------------------|-------------------------|--|
| 01 STAGE | 08 CONFERENCE ROOM | 15 SENIOR SEATING |
| 02 MULTIPURPOSE COMMUNITY SPACE | 09 LIBRARY | 16 TODDLER'S PLAY AREA WITH EPDM FLOORING |
| 03 SCULPTURE | 10 STUDY / TUITION AREA | 17 CHESS |
| 04 OUT DOOR DINING AREA | 11 CRECHE | 18 AMPHITHEATER |
| 05 SEATING | 12 WAITING AREA | 19 WIDE PATHWAY |
| 06 GENTS TOILET | 13 SOCIETY OFFICE | 20 LAWN AREA |
| 07 LADIES TOILET | 14 WORKSPACE | |





ROYAL PODIUM RETREAT

The royal podium garden at Royal Cliff is its crowning glory, offering a tranquil oasis amidst the urban landscape.

Podium Garden



CLIFF
LIFE Experience True
Castle Living
STYLE
REGAL
STATUS



Vaastu Group introduces a paradigm shift in residential architecture with Royal Cliff. Pioneering the concept of one floor, one vaastu, we present an abode where cosmic energies align harmoniously, elevating your living experience to celestial proportions.

THE CITYSCAPE AWAITS YOU!

Awesome City View

At Royal Cliff, the shimmering azure waters of the meticulously crafted infinity pool serve not merely as a feast for your eyes, but as a sanctuary for the rejuvenation of your mind, body, and spirit.





LARGE GYM

Fitness Suite

Conquer your fitness goals in your own Gym. Here, every workout is a royal decree, every exercise a noble pursuit.



YOGA ROOM



SPA



CONFERENCE



MINI THEATER

Leisure

Abundant merriment, leisure facilities await your indulgence, inviting you to partake in the finest experiences life can bestow.



INDOOR GAMES (TABLE TENNIS, POOL TABLE, CHESS, CARROM, CARDS)

Gala

Transform each extraordinary event into a magnificent remembrance with a locale that is impeccable for all your assemblies and festivities.



BANQUET HALL & OUT DOOR DINING



1ST RECREATIONAL FLOOR PLAN

@ 40TH FLOOR

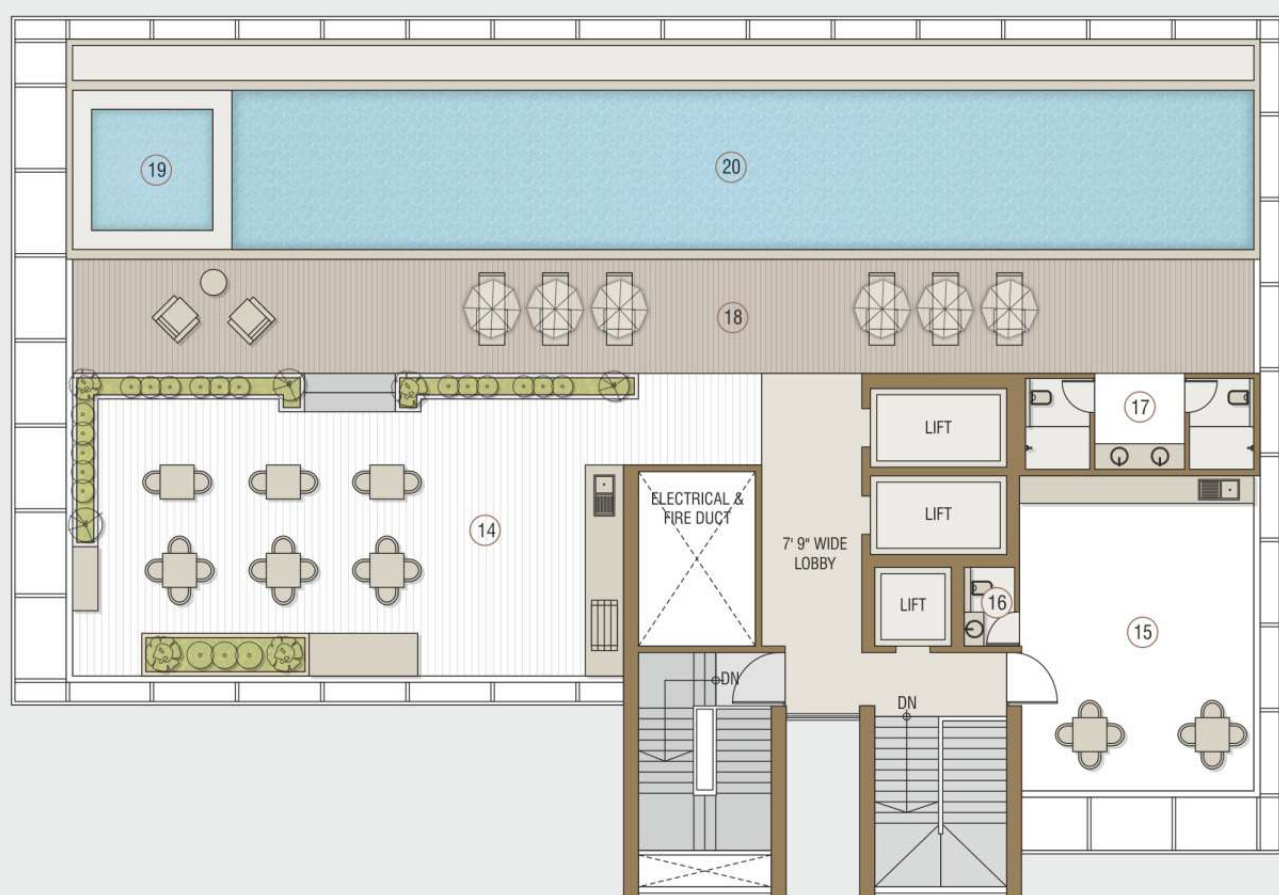
LEGEND



2ND RECREATIONAL FLOOR PLAN

@ 41ST FLOOR

LEGEND



TERRACE RECREATIONAL FLOOR PLAN

@ 42ND FLOOR

LEGEND





PION — Vaastu-Compliant
EERING Harmony on Each Floor
VAASTU
COSMIC
HARMONY





Vaastu Group pioneered the concept of one Vaastu per floor in Nashik. With Royal Cliff, we continue our legacy of innovation and excellence, offering residences that are not just homes, but a lifestyle statement.



LIVING & DINING ROOM

YOUR CELESTIAL KINGDOM IN THE SKY

Turn each occasion into a grandiose keepsake with an exquisite venue that is the quintessence of elegance for all your convivial gatherings and jubilations.



MASTER BEDROOM



KITCHEN

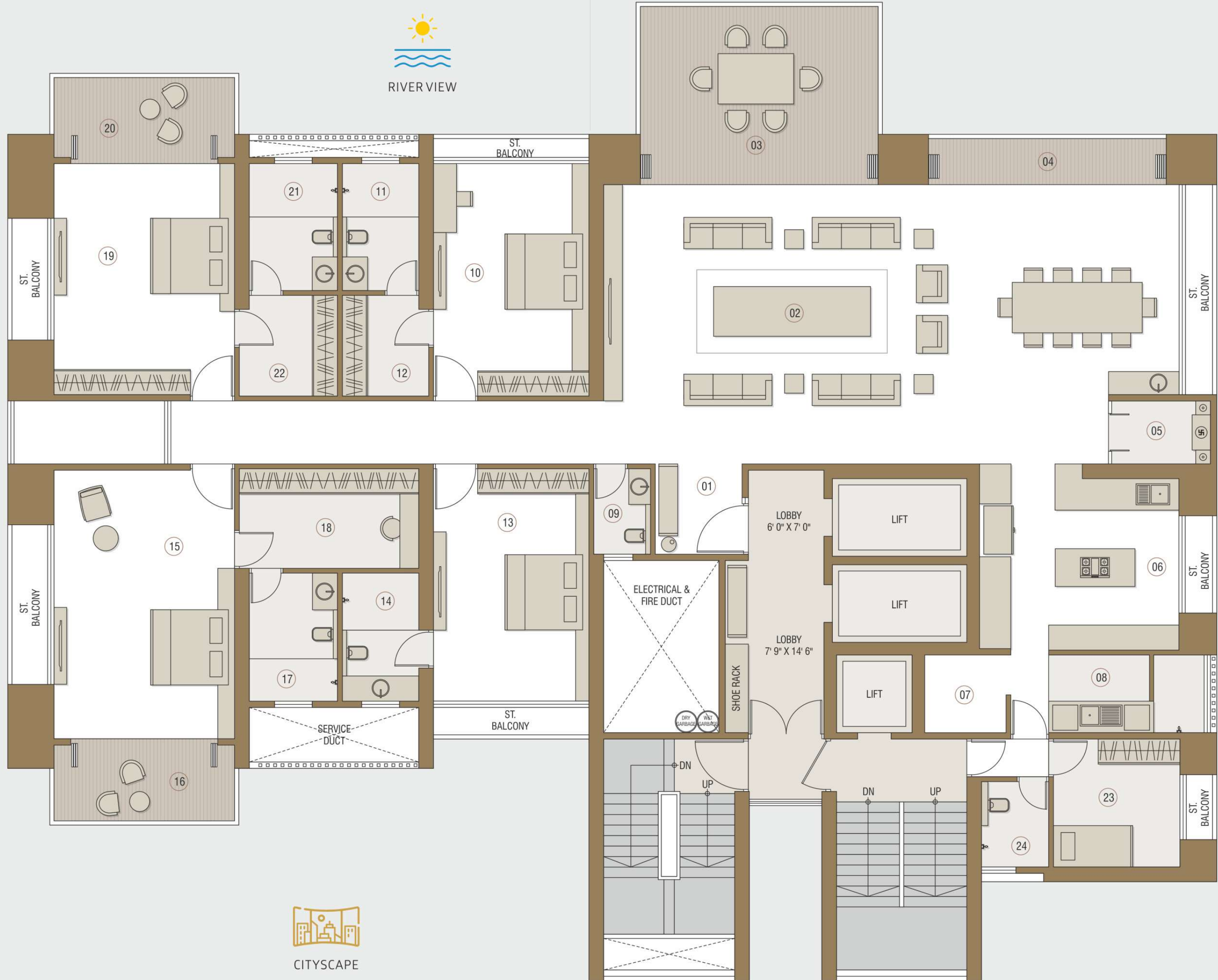
4 BHK UNIT PLAN

1st, 2nd, 9th to 12th, 20th to 23rd & 30th to 33rd



TYPE-1

| | | | | | |
|-------------------|-----------------|--------------|-----------------|-------------------|-----------------|
| 01 ENTRANCE LOBBY | 6' 9" X 7' 0" | 09 P.ROOM | 4' 6" X 6' 9" | 17 TOILET | 7' 0" X 10' 0" |
| 02 LIVING ROOM | 45' 0" X 21' 9" | 10 BEDROOM-1 | 12' 3" X 18' 3" | 18 DRESSER | 14' 0" X 7' 9" |
| 03 DECK | 18' 6" X 13' 6" | 11 TOILET | 6' 0" X 10' 0" | 19 BEDROOM-4 | 14' 0" X 18' 0" |
| 04 BALCONY | 18' 6" X 3' 0" | 12 DRESSER | 6' 0" X 7' 9" | 20 BALCONY | 14' 0" X 6' 3" |
| 05 PUJA | 8' 0" X 5' 0" | 13 BEDROOM-2 | 12' 3" X 18' 3" | 21 TOILET | 7' 0" X 10' 0" |
| 06 KITCHEN | 15' 6" X 13' 6" | 14 TOILET | 6' 0" X 10' 0" | 22 DRESSER | 7' 0" X 7' 9" |
| 07 STORE | 6' 3" X 6' 0" | 15 BEDROOM-3 | 14' 0" X 21' 0" | 23 HOME ASSISTANT | 10' 0" X 10' 0" |
| 08 UTILITY | 15' 0" X 6' 0" | 16 BALCONY | 14' 0" X 6' 0" | 24 TOILET | 5' 3" X 6' 9" |



CITYSCAPE

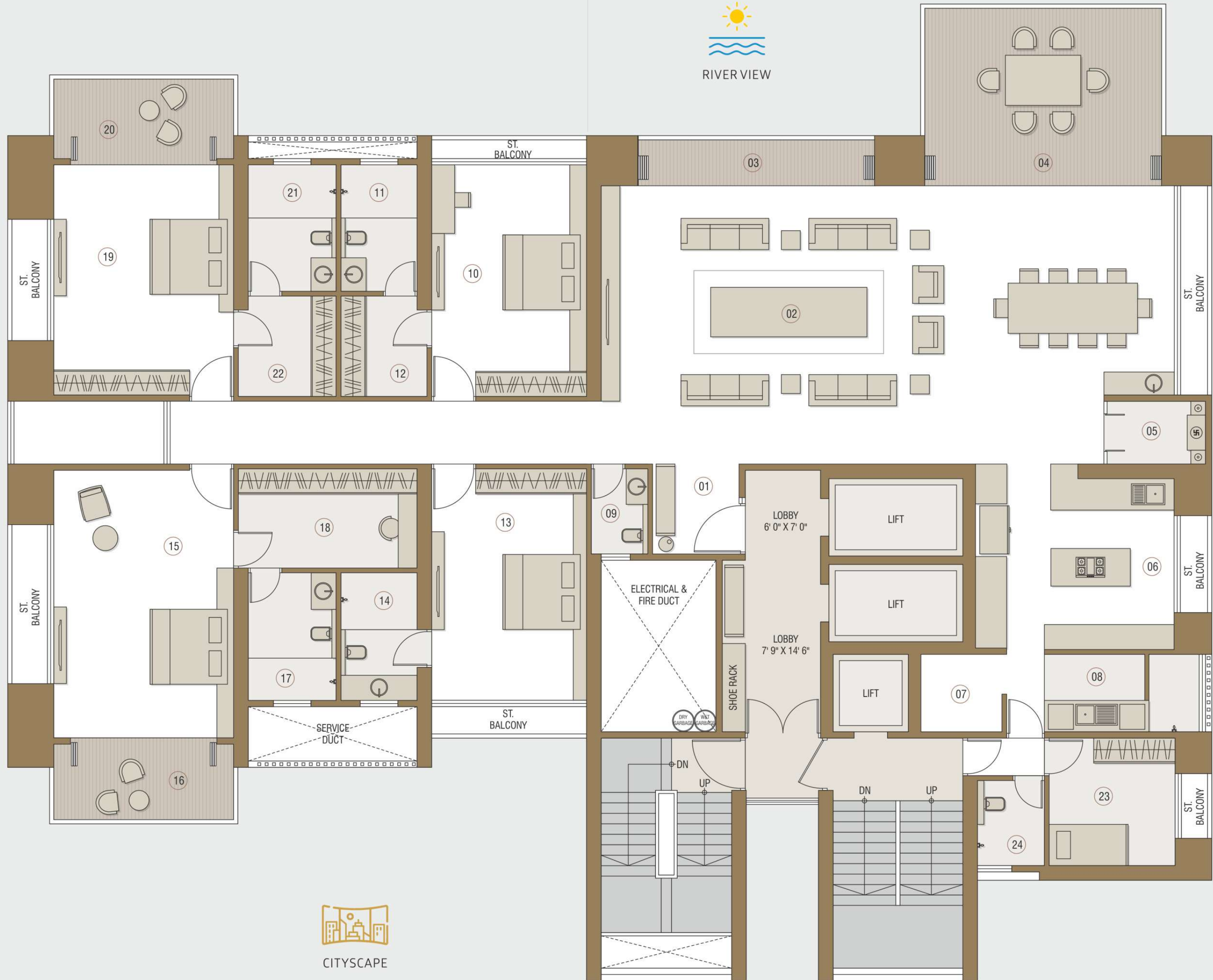
4 BHK UNIT PLAN

4th to 7th, 15th to 18th, 25th to 28th & 35th to 38th



TYPE-2

| | | | | | |
|-------------------|-----------------|--------------|-----------------|-------------------|-----------------|
| 01 ENTRANCE LOBBY | 6' 9" X 7' 0" | 09 P.ROOM | 4' 6" X 6' 9" | 17 TOILET | 7' 0" X 10' 0" |
| 02 LIVING ROOM | 45' 0" X 21' 9" | 10 BEDROOM-1 | 12' 3" X 18' 3" | 18 DRESSER | 14' 0" X 7' 9" |
| 03 BALCONY | 18' 6" X 3' 0" | 11 TOILET | 6' 0" X 10' 0" | 19 BEDROOM-4 | 14' 0" X 18' 0" |
| 04 DECK | 18' 6" X 13' 6" | 12 DRESSER | 6' 0" X 7' 9" | 20 BALCONY | 14' 0" X 6' 3" |
| 05 PUJA | 8' 0" X 5' 0" | 13 BEDROOM-2 | 12' 3" X 18' 3" | 21 TOILET | 7' 0" X 10' 0" |
| 06 KITCHEN | 15' 6" X 13' 6" | 14 TOILET | 6' 0" X 10' 0" | 22 DRESSER | 7' 0" X 7' 9" |
| 07 STORE | 6' 3" X 6' 0" | 15 BEDROOM-3 | 14' 0" X 21' 0" | 23 HOME ASSISTANT | 10' 0" X 10' 0" |
| 08 UTILITY | 15' 0" X 6' 0" | 16 BALCONY | 14' 0" X 6' 0" | 24 TOILET | 5' 3" X 6' 9" |



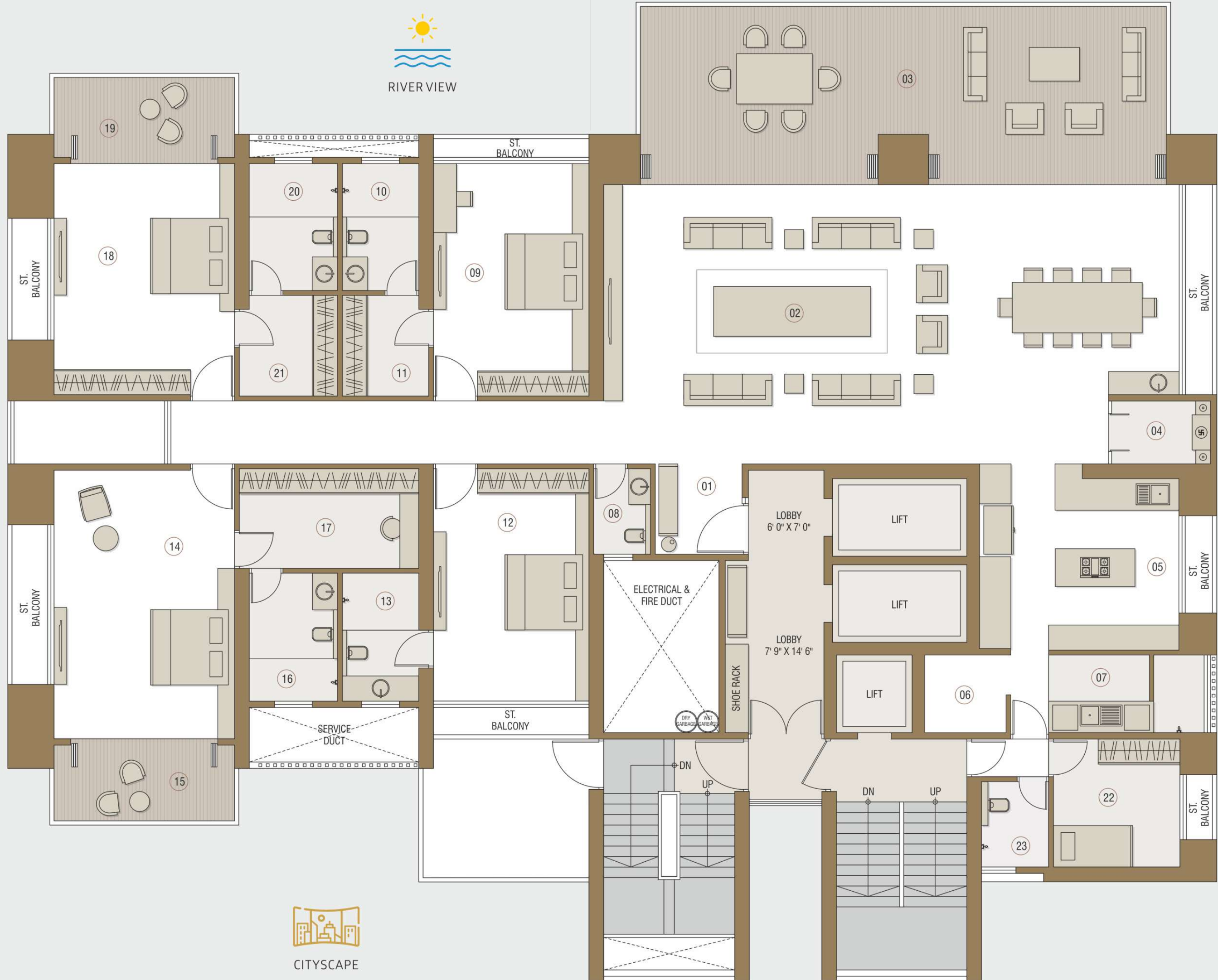
4 BHK UNIT PLAN

3rd, 8th, 14th, 19th, 24th, 29th, 34th, 39th,



TYPE-3

| | | | | | |
|-------------------|-----------------|--------------|-----------------|-------------------|-----------------|
| 01 ENTRANCE LOBBY | 6' 9" X 7' 0" | 09 BEDROOM-1 | 12' 3" X 18' 3" | 17 DRESSER | 14' 0" X 7' 9" |
| 02 LIVING ROOM | 45' 0" X 21' 9" | 10 TOILET | 6' 0" X 10' 0" | 18 BEDROOM-4 | 14' 0" X 18' 0" |
| 03 DECK | 41' 0" X 13' 6" | 11 DRESSER | 6' 0" X 7' 9" | 19 BALCONY | 14' 0" X 6' 3" |
| 04 PUJA | 8' 0" X 5' 0" | 12 BEDROOM-2 | 12' 3" X 18' 3" | 20 TOILET | 7' 0" X 10' 0" |
| 05 KITCHEN | 15' 6" X 13' 6" | 13 TOILET | 6' 0" X 10' 0" | 21 DRESSER | 7' 0" X 7' 9" |
| 06 STORE | 6' 3" X 6' 0" | 14 BEDROOM-3 | 14' 0" X 21' 0" | 22 HOME ASSISTANT | 10' 0" X 10' 0" |
| 07 UTILITY | 15' 0" X 6' 0" | 15 BALCONY | 14' 0" X 6' 0" | 23 TOILET | 5' 3" X 6' 9" |
| 08 P.ROOM | 4' 6" X 6' 9" | 16 TOILET | 7' 0" X 10' 0" | | |



CITYSCAPE

EVERY DAWN UNFURLS A CELESTIAL CANVAS OF LUXURIOUS LIVING


Royal Cliff is strategically positioned to embrace the cardinal points, with the Northern orientation bestowing abundant natural light and a panoramic view.





Royal Cliff is proud to be an
IGBC Platinum 7 Star rated project,
a testament to sustainable living.

PLATINUM 7 STAR GREENERY COMMIT- MENT



In our commitment to unrivaled excellence, Royal Cliff proudly boasts the prestigious IGBC Platinum Seven Star certification. Your sanctuary is not just luxurious but also environmentally conscious, ensuring a residence that aligns with the highest global standards.

Specifications

Construction:

- Enhanced structural safety against earthquakes. The design is earthquake-resistant and ensures increased structural safety.
- RCC framed structure as per IS Norms, using aluminium-form shuttering.
- Double coat sand face plaster on outer walls or texture paint.
- Internal walls finished with a backing coat and gypsum.

Entrance Lounge & Foyer:

- Double-height entrance foyer with a biometric security system.
- Beautifully decored and designed interior with Italian marble flooring.
- Air-conditioned spaces for enhanced comfort.

Security:

- Automated boom-barriers and a dedicated security cabin.
- Highly secure campus, protected by a compound wall with access-controlled biometric security at the entry for enhanced safety.
- CCTV surveillance in public areas.
- Video door phone for each apartment.

Elevators:

- Premium quality Otis or equivalent high-speed elevators with auto door, auto rescue device, and access control (Two bed lifts and one 8-passenger lift for staff).

Fire Fighting System:

- As per NMC norms.
- Dedicated refugee areas for fire safety.

Communication & Connectivity:

- Intercom connectivity between apartments, building foyer, and within the campus.
- Wireless connectivity for broadband internet access in common areas.
- Common dish antenna.

Parking:

- Dedicated parking for 4 cars for every apartment at the ground floor.
- Premium quality stack/puzzle automated parking equipment at the ground floor.

Staircase & Terrace:

- Finished with a combination of matte and glossy natural granite stone for treads and risers.
- Common terrace with two-coat waterproof treatment, landscaped garden alongside an infinity pool, and a dedicated private party area.

Electrification:

- MSEB three-phase supply to each apartment.
- Generator backup of sufficient power for all apartments, lifts, and common areas of the building.
- EV charging station.
- Polycab/RR/Finolex or equivalent wires and Norisys equivalent switches.

Water Supply:

- Adequate underground water tank and overhead water tank.
- Supply of Municipal water and auxiliary source of water from boring.
- Rainwater harvesting for water conservation.

Flooring:

- Italian marble flooring for all rooms.
- Wooden flooring for bedrooms.
- Rustic/anti-skid tiles in the balcony.
- Italian marble sill for windows.

Kitchen:

- Kitchen sink with Carysil / Frankee filter system and drain board.
- Kitchen platform will be made of good, elegant, sturdy Kalinga or equivalent material.
- Full height kitchen dado fitted with utility in kitchen and store room 1200 x 600 vitrified designer tiles.
- Marble rack in store room.
- Provision of gas pipe line for MNGL.

Doors & Windows:

- All door frames with waterproof plywood and finished with veneer.
- Door shutters are of plywood door shutters with veneer on both sides.
- All windows of high-grade aluminium system windows with sound insulation.

Sanitary wares & C.P.Fittings:

- All toilets are equipped with ceramic fittings of TOTO / Duravit or equivalent brand.
- All toilets and the kitchen are equipped with a flush valve, a combination of mixer & diverter with overhead shower, sink taps, and movable kitchen taps of GROHE or equivalent brand.

Toilet:

- Full height toilet dado fitted with 1200 x 600 mm vitrified land flooring designer tiles. (Italian marble)
- Toilet and bath area are designed to separate dry and wet areas.

Wash Area:

- Electrical & plumbing points for washing machine & geysers.
- Separate space for washing and drying is available, fitted with full-height dado tiles.

Colour:

- Building is finished with a double coat of water repellent Asian make premium quality paint.
- Internal walls are finished with Royal touch paint.

Centralized Hot Water System.

Provision of Garbage chute.

Solar Power:

- Utilization of Solar energy for lighting of common spaces.

Exclusive/ Unique Features

- Single Unit on Single Floor offers a 360 degree panoramic view from each Apartment.
- Nestled beside the abode of Shri Navashya Ganapati Temple.
- Situated on the Godavari River's South Bank that offers an unobstructed view.
- Serenity of the majestic Godavari River.
- A 3.45mtr (11'4") of floor to floor height for each unit.
- 3-side road facing project. (24mtr, 12mtr, 9mtr)
- IGBC (Indian Green Building Certificate) 7 Star Platinum Rated Building

Lifestyle Features

Ground Floor Level

- Security cabin
- Lush green entrance foyer area
- Dedicated drop-off zone at the entrance foyer area
- Double ceiling height inside entrance lobby & waiting area
- Double height stilt parking
- Driver's waiting area with toilet
- Differently abled / challenged friendly design on each floor
- Separate high-speed bed lifts for residents and Staff
- Well-designed interiors
- Double height lobby
- 3-storeyed puzzle & stack parking

Podium Floor Level

- Air-conditioned community hall with dedicated lawn and pantry
- Mini-theatre at podium level
- Children's play area
- Toddler's play area
- Creche for working women
- Amphitheatre
- Reading space
- Music space
- Lounge
- Senior citizen seating
- Board room
- Space for tuitions and study
- Common toilets

Recreation Floor Level - I @ 145-meter height from ground

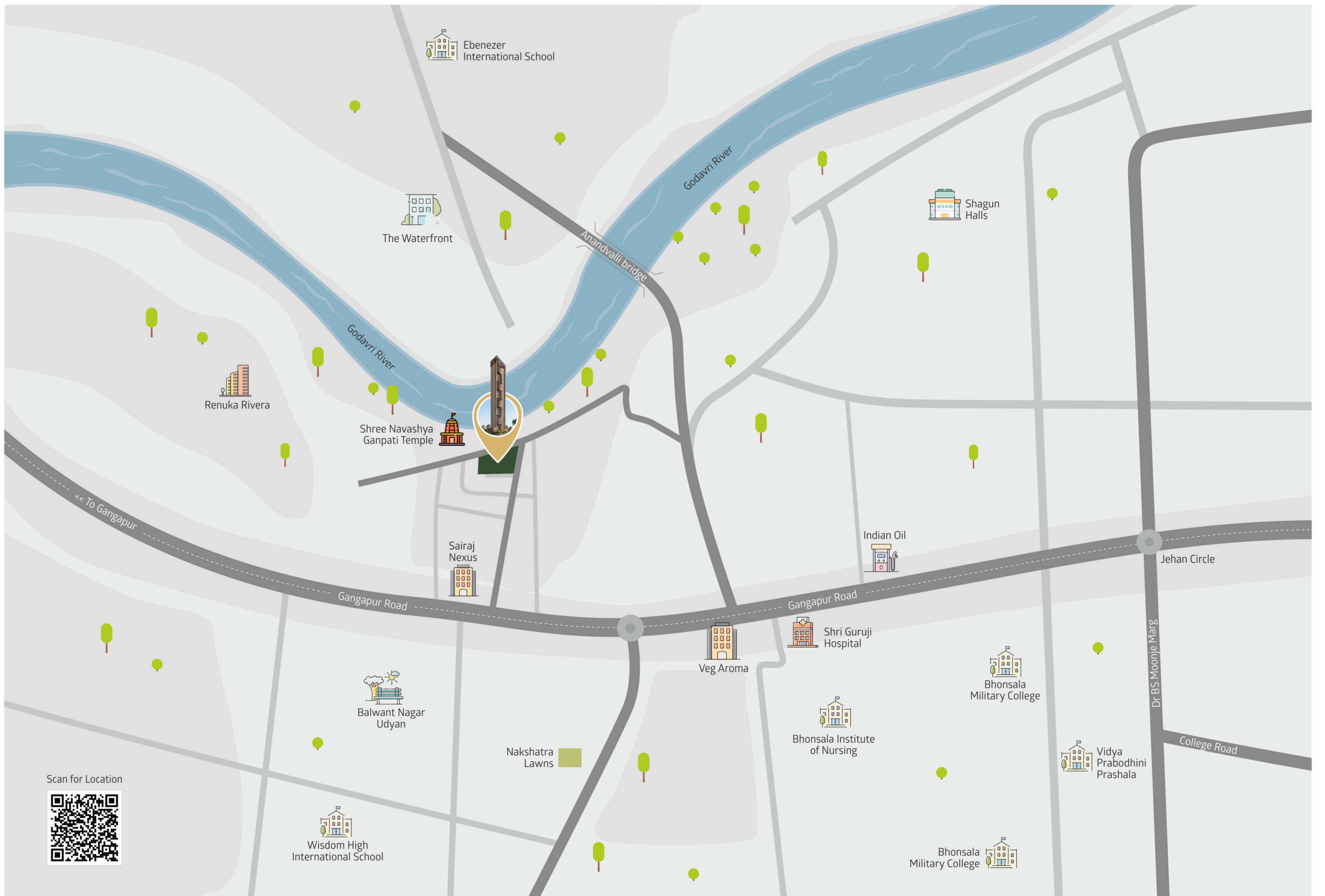
- Relaxing spa
- State-of-the-art home theatre
- Wellness area featuring a steam room, sauna, and Jacuzzi
- Indoor games (carrom, chess, billiards, pool, foosball, table tennis, board games / card table)

Recreation Floor Level - II @ 150-meter height from ground

- Fully-equipped gymnasium offering panoramic views
- Dedicated deck for yoga and aerobics
- Professional salon for grooming and wellness needs.

Terrace Floor level @ 155-meter height from ground

- Infinity pool for a luxurious swimming experience
- Poolside cafe for refreshments
- Private party area complete with a dedicated pantry and toilet
- BBQ area for outdoor cooking and dining experiences.



Scan for Location



ROYAL CLIFF
— KINGDOM OF CELESTIAL LIVING —

Site Address : Opp. Navashya Ganpati, Gangapur Road, Nashik



Office Address :
KK Ghuge Estate, Makhmalabad Link Road,
Gangapur Road, Nashik-422 003

www.vaastugroupindia.com
9921953456 | 7774047007

Architect :
Origin Architects
Ar. Nitin Kute | Ar. Apeksha Kute | Ar. Maitreya Kute

Structure:
J W Consultants
Pune

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G R O U P

आपलसं वाटणारं वेगळंपण ...