



3 & 4 BHK LUXURY APARTMENTS

Royal Retreat Brings
Every Letter to

Life

NOT JUST A NAME, BUT A
PROMISE FOR EVERY
GENERATION...

For Every Dream..
For Every Kind Of Day.





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ROYAL

Isn't A Word Here.
It's A Way Of Being -
Rooted.
Open.
Yours.
Architectural.
Living.



Artistic Impression of the project.

R

Rise with Grace

*Royal in Presence.
Timeless in Form.*

*A statement of
elegance that rises
above. Where
thoughtful design,
grand scale, and
intelligent planning
come together in
perfect symmetry.*



Artistic Impression of the project.

Where Memories
Wake with
sunlight

From above, you see it all, open skies, green pockets, flowing spaces, and rooms full of life. A home where each sunrise brings with it another chance to begin anew. Welcome to a view worth living.

Master Plan

Legends

1. Main Entrance
2. Visitor Parking
3. Boundary Wall With Planter & Canopies
4. In Ramp (to Basement)
5. Out Ramp (from Basement)
6. Cabana In Shrub Bed
7. Swimming Pool
8. Kids' Pool
9. Floating Deck
10. Water Fountain
11. Extended Pool Deck
12. Sunken Seating Between Waterbody
13. Raised Deck
14. Swings
15. Party Lawn
16. Stepping Stone
17. Pergola With Seating
18. Secondary Entrance
19. Temple
20. Tulsi Court
21. Amphitheatre
22. Youngster's Zone
23. Kids Play Zone
24. Acupressure Zone
25. Senior Citizen Seating Zone
26. Multi-sports Court
27. Avenue Experience With Stepping Stone
28. Commercial Space
29. Entrance Lobby
30. Waiting Lounge
31. Yoga / Pilates / Zumba
32. Gym
33. Multi-purpose Hall
34. Mini Theatre
35. Indoor Kids' Play Area
36. Indoor Games Room



Where Design Meets
Natural *Airflow*

This isn't just ventilation—it's rhythm, movement, and mood. Designed to let homes breathe as you do, Royal Retreat fills each space with a quiet freshness, making stillness feel alive and light.





Artistic Impression of the project.



One with the City

One Address. Endless Access.

Set in Vaishali Extension, connected to everything that matters. Here, convenience lives next door and the city's pulse is just moments away.

Where
The World
Whispers
nearby

Tucked into Vaishali Extension, yet deeply connected to Jaipur's pulse—Royal Retreat offers the rare luxury of calm within reach. Schools, markets, malls, and hospitals surround it, while prime Vaishali Nagar waits just a moment away. Here, the world stays close without pressing in.

Schools

Teoler High School	0.5 km (02 min)
Jayshree Periwal School	3.6 km (08 min)

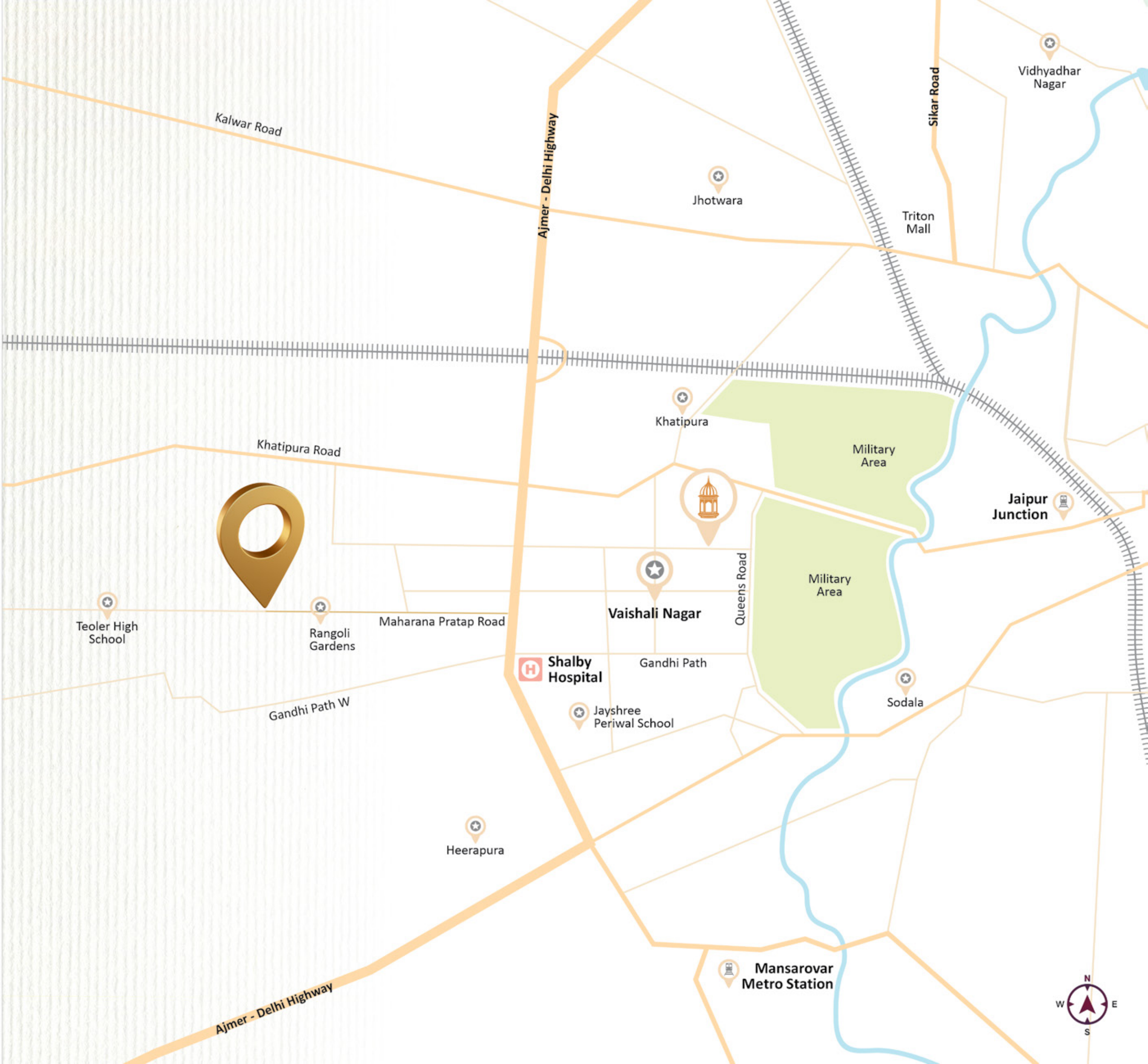
Hospitals

Shalby Hospital	2.5 km (05 min)
Cradle Children Hospital	2.8 km (05 min)
Global Heart Hospital	3.2 km (07 min)

Transports

Airport	17 km (30 min)
Railway Station	10 km (20 min)

*Subject to standard driving conditions.





Artistic Impression of the project.

Yours to Enjoy

Your Moments. Your Kind of Joy.

From fitness to fun, quiet to celebration—indoor spaces that adapt to every mood, every generation, every day.



Where Even Silence Tells *stories*

The clubhouse isn't just a place—it's a rhythm. A space where conversations flow, games light up evenings, and even the quiet carries stories. Whether you're gathering with friends or seeking a moment alone, there's a corner here made just for you.



Squash Court



Badminton Court



Mini Theatre



Grand Entrance Lobby



Kids Play Area



Multipurpose Hall



Gymnasium



Yoga/Pilates/Zumba Area



Chess



Table Tennis



Pool Table



Foosball



Air Hockey



Carrom



Reading Zone



Where
Childhood
Blooms
freely

Every child deserves a world of wonder. The play area at Royal Retreat offer just that—a place where imagination is safe to run wild, and little joys unfold without bounds. Watch childhood come alive, right outside your door.

Where
Rhythm
Finds Its
pulse

As the city hums below,
two hearts find stillness
above. The balcony at
Royal Retreat becomes
your shared
rhythm—where the
breeze carries calm, and
every moment feels
beautifully in sync.





Artistic Impression of the project.

Where Strength Meets
serenity

Shape your best self. The fitness center at Royal Retreat blends modern gym equipment with a peaceful yoga zone—creating a space where energy flows, goals are met, and wellness becomes a way of life.

Where Play
Finds
purpose

Fun has a new address. The exclusive gaming zone brings joy to every generation, offering a vibrant mix of recreation, connection, and lighthearted moments in a beautifully designed setting.



Artistic Impression of the project.

Where Movie Nights Feel
majestic

Immerse yourself in a cinematic sanctuary tailored to your tastes. From the plush seating to the crystal-clear visuals and surround sound, every element is crafted to deliver the ultimate movie experience.





Where
Passion
Hits
hard

Experience the intensity of the game where speed meets skill. Every rally pushes your limits, every smash fuels your fire. On this court, passion takes flight.



Artistic impression of the project.



Among Green Moments

Among Nature. Among Your Own.

Open skies, garden trails, and playful corners. Where laughter echoes under trees, and every step feels like a breath of fresh life.



Artistic Impression of the project.

Where Green Touches the *soul*



Youngsters' Zone



Cabana Seating



Landscaped Gardens



Swimming Pool



Kids' Pool



Sunbathing Deck



Acupressure Walkway



Amphitheatre



Senior Citizen Area



Pickleball Court



Half Basketball



Kids' Play Area



Temple & Tulsi Court



Green Lawn with
Gazebo



Community Spaces

Where Time Slows for *wisdom*

Royal Retreat honors the ones who've walked before us. With quiet zones, shaded sit-outs, and peaceful pathways, the senior citizen area is a place of reflection and gentle pace. A space where time slows down to listen, not just pass.



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Artistic impression of the project.

Where Water Sings of *joy*

Whether it's a tranquil float or a splash-filled afternoon, the pool is a haven of joy. With spaces for kids and adults alike, this water retreat becomes a part of your daily rhythm—refreshing, rejuvenating, and always ready.



Where
Curiosity
Learns
to *fly*

Here, learning isn't limited to books. At Royal Retreat, young minds find spaces that nurture imagination—where exploration is encouraged and playtime becomes preparation for the future. A place where curiosity becomes character.



Live the Space

Live Large. Live Light.

Thoughtfully crafted 3 & 4 BHK homes that flow with light, air, and warmth. Where space isn't measured in square feet—but in peace, comfort, and legacy.



Artistic Impression of the project.

Where Mornings Glide Like
music

A room where sunshine dances across the floor. Where family gatherings unfold effortlessly and quiet mornings hold golden silence. The living room here isn't just functional—it flows like a favorite song, familiar and full of warmth.

Where Sleep Finds Sacred *space*

Here, rest isn't routine, it's revered. Bedrooms at Royal Retreat are sanctuaries of softness, crafted to cradle your thoughts, your dreams, and your peace. Wrapped in textures that soothe and layouts that listen, this is sleep as it should be.





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A Lifetime of Support

Because You Deserve More Than Just a Property

At Royal Retreat, our relationship doesn't end at handing over the keys. It begins a new chapter — one filled with care, convenience, and peace of mind. From managing your property to ensuring your daily comfort, we've got you covered.



Maintenance & Property Care

We ensure your stay remains safe, comfortable, and healthy with regular upkeep and services.



24x7 Help Desk

A round-the-clock help desk to assist you with any query, concern, or emergency.



Security Services

- 24x7 security staff on-site
- Complete CCTV surveillance
- Controlled access systems
- Emergency response readiness



Technical Support

- Timely defect rectification
- Preventive equipment maintenance
- Reliable performance checks



Housekeeping Services

- Hygiene-focused maintenance
- Clean and tidy common areas
- Efficient waste collection & disposal



Horticulture Care

- Lawn and garden upkeep
- Regular watering and care
- Pruning and trimming to perfection



Resale & Rental Assistance

- Expert guidance backed by market research
- Get the best price for your property
- Transparent, fair, and timely services
- Regular rent agreement renewals

Pearl

Flat No.	Type	S.B.U.A.
101 - 102	4BHK T1	3690 Sq.ft.
103 - 104	4BHK T2	3578 Sq.ft.

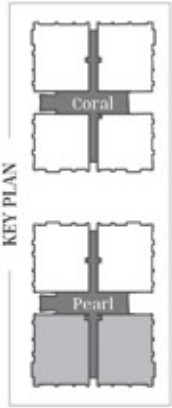
Coral

Flat No.	Type	S.B.U.A.
101	3BHK T2	2952 Sq.ft.
102	3BHK T1	2984 Sq.ft.
103 - 104	4BHK T3	3582 Sq.ft.



Typical Floor Plan (Pearl Tower)

1st to 12th Floor



Pearl

4BHK Type I

Carpet Area (SQ.FT.)	Balcony Area (SQ.FT.)	BUA (SQ.FT.)	SBUA (SQ.FT.)
2100.70	366.62	2733.41	3690.10

Typical Floor Plan (Pearl Tower)

1st to 12th Floor



Pearl

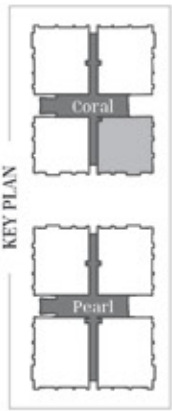
4BHK Type 2

Carpet Area (SQ.FT.)	Balcony Area (SQ.FT.)	BUA (SQ.FT.)	SBUA (SQ.FT.)
1976.37	396.65	2650.41	3578.06



Typical Floor Plan (Coral Tower)

1st to 13th Floor



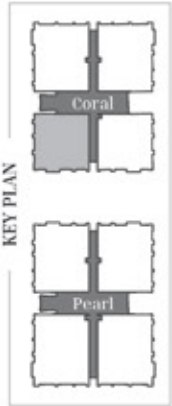
Coral

3BHK Type 2

Carpet Area (SQ.FT.)	Balcony Area (SQ.FT.)	BUA (SQ.FT.)	SBUA (SQ.FT.)
1581.66	363.06	2186.49	2951.76

Typical Floor Plan (Coral Tower)

1st to 13th Floor



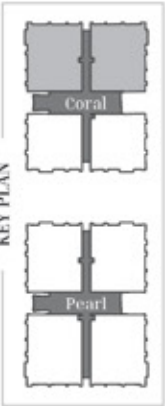
Coral

3BHK Type I

Carpet Area (SQ.FT.)	Balcony Area (SQ.FT.)	BUA (SQ.FT.)	SBUA (SQ.FT.)
1596.30	369.42	2210.49	2984.16

Typical Floor Plan (Coral Tower)

1st to 12th Floor



Coral

4BHK Type 3

Carpet Area (SQ.FT.)	Balcony Area (SQ.FT.)	BUA (SQ.FT.)	SBUA (SQ.FT.)
1976.91	397.40	2653.54	3582.27



Salient Features

SECURITY:	24x7 Security Across The Project.
ENTRY/EXIT CONTROL:	Boom Barriers at Entry & Exit Points.
SURVEILLANCE:	CCTV Cameras in Common Areas & Lift Lobbies.
TV/TELEPHONE:	TV Points in Drawing/Dining & All The Bedrooms.
GENERATOR / POWER BACKUP:	Complete Power Backup in Lifts and Common Areas. 1KW Power Backup in Each Unit.
AIR-CONDITIONING:	Air Conditioning in All The Facilities in Club House, Provision of VRV (Copper-piping only) Air Conditioning in All The Bedrooms & Drawing / Dining / Living with Dedicated Space for Placing The Outdoor Unit of VRV System.
WASHING MACHINE & DISHWASHER:	Dedicated Space for Placing The Washing Machine & Dish Washer with Suitable Provisions of Water Inlet/Outlet and Electrical Point.
BROADBAND:	Fiber Optic Cable Provision in Drawing/Dining.
GAS SUPPLY:	Gas Pipeline (PNG facility).
STRUCTURE:	Earthquake Resistant RCC Framed Structure Designed in Accordance with The Latest IS Codes.
WASTE DISPOSAL:	Garbage Chute & Collection Point.
FIRE SAFETY:	Fire-fighting & Fire Alarm System with Sprinklers as per IBC.
RAINWATER HARVESTING:	Rain Water Harvesting System for Water Recharge.
SEWAGE TREATMENT (STP):	STP with Advance Technology for Treatment of Sewerage & Recycling of Waste Water.
PLUMBING:	Dedicated Shafts for Vertical Plumbing for Ease of Repair & Maintenance.
DTH (CABLE):	Central Antenna Location Marked on Terrace with Cables to Individual Flats. Personal Antenna not Allowed in The Balcony or External Façade.

Material Specifications

	FLOORING MATERIAL:	Vitrified Tiles – Somany / Kajaria or Equivalent.
	DOORS:	Designer Flush Doors with Laminate – Greenply / Dormak / National or Equivalent.
	HARDWARE:	Yale / Door Set / Quba or Equivalent.
	WINDOWS:	Full Height Aluminum Windows.
	WIRES & CABLES:	ISI Marked Copper Wires and Aluminum Cables – Polycab / Finolex / KEI / Havells or Equivalent.
	SWITCHES & SOCKETS:	High End Modular – Legrand / Norisys or Equivalent.
	MCB:	L&T / Havells / Schneider / Orient or Equivalent.
	CP FITTINGS:	Roca / Toto / Kohler / Grohe / Jaquar or Equivalent.
	CERAMIC FITTINGS:	Roca / Toto / Kohler / Grohe / Jaquar or Equivalent.
	WALL FINISH:	Premium Acrylic Emulsion of Reputed Brands.



Where Futures Are *handcrafted*

Rooted in Jaipur, Kuldhara stands as a name synonymous with trust, quality, and excellence in the realm of real estate. With a deep understanding of evolving urban lifestyles, we are committed to creating thoughtfully designed residential spaces that blend luxury, comfort, & functionality. Every project under the Kuldhara banner reflects our dedication to architectural finesse, timely delivery, and customer satisfaction. As we continue to build iconic landmarks across Rajasthan, our mission remains clear — to craft homes that elevate everyday living and stand the test of time.



Built to Inspire



**NIMS University
Jaipur**
(2006 - 2012)



**Tamanna Tower
Jaipur**
(April 2008 - December 2008)



**Nagarro Software Pvt. Ltd
Jaipur**
(January 2012 - December 2013)



**Central University
Kishangarh, Ajmer**
(September 2013 - December 2014)



**Jaipur National University
Jaipur**
(June 2015 - October 2018)



**AMOR,
Jaipur**
(August 2019 - April 2023)
Residential Project



**Suraj Height
Jaipur**
(September 2022 - March 2024)
Residential Project



Corporate Office

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Ar. Puneet Dua

Structural Consultant
Horizon Infradesigns
Er. Kapil Sarawgi

MEP Consultant
Shreshtha
Er. Sudhir Mathur

Landscape Consultant
COOD
Ar. Kapil Sachdeva

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