



THE KING'S COURT
B E L A G A V I

5 ULTRA-LUXURY SKY VILLAS

ULTRA-LUXURY SKY VILLAS HAVE A NAME. **THE KING'S COURT.**

Luxurious in every sense of the word, The Kings Court's limited 3 BHK sky villas are meticulously crafted to transport you to a lavish haven.

These exquisitely crafted, spacious, vertical villas are as private as they get. One sky villa per floor. No shared walls. RFID controlled lift access. Fully air-conditioned. And, many more super swanky features make these living spaces truly enviable.

Just five in number, these exclusive, ultra-luxurious spaces will become the private residences of the chosen five individuals. If you are lucky enough, you could be residing in one of these first-of-its-kind sky villas, in Belagavi.

It's your time. Time of the king.



THE HALLMARKS OF THE HIGH LIFE.

First-of-its-kind sky-villa project in Belgaum

No shared walls

RFID controlled lift access

Vaastu compliant

Fully air-conditioned

Courtyard and green space for all villas

Designed on an open floor plate concept

Inverter backup for all rooms



DESIRED BY MANY.
RESERVED FOR FEW.



THE KING'S LIVING ROOM



Artistic impression

**Beyond carpet area,
these abodes are an
extension of yoursuccess.**

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THE KING'S BED ROOM



Artistic impression

**All the luxuries, class,
grace, and space you
rightfully deserve.**

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No shared walls

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Vaastu compliant

Fully air-conditioned

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THE QUEEN'S BED ROOM



**Bestow upon yourself
the grandeur you have
always desired.**

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No shared walls

RFID controlled lift access

Vaastu compliant

Fully air-conditioned

Courtyard and green space for all villas

Designed on an open floor plate concept

Inverter backup for all rooms

THE KING'S FLOOR PLANS



LEGEND

01.	LOBBY	13'9" X 7'5"
02.	LIVING	14'6" X 13'3"
03.	DINING	14'3" X 13'6"
04.	D. BALCONY	5'0" X 13'6"
05.	KITCHEN	14'6" X 9'6"
06.	UTILITY	15'3" X 5'0"
07.	C. TOILET	9'3" X 5'0"
08.	M. BEDROOM	15'9" X 12'0"
09.	M. WALK-IN	5'0" X 5'9"
10.	M. TOILET	5'0" X 7'9"
11.	BEDROOM - 1	15'9" X 11'0"
12.	BEDROOM - 2	13'6" X 10'9"
13.	B2. WALK-IN	7'3" X 3'6"
14.	B2. TOILET	7'3" X 6'9"
15.	LIFT	
16.	STAIRCASE	



LOCATION IS, WAS, AND FOREVER WILL BE THE KING OF KINGS.



Located in 'Maratha Colony', one of the most sought-after residential areas of Belagavi, The King's Court proudly sits on a gem of a locale. It's the enviable location advantages in combination with the enviable project features that put these sky villas in a league of their own – the king's league.

Maratha Light Infantry Shivneri Gate	650 mtrs
Militray mahadev mandir	900 mtrs
1st gate	1.4 kms
Belgaum railway station	1.3 km
Belgavi airport	15 kms

DELIGHTFUL AMENITIES TO ELEVATE YOUR REFINED LIFESTYLE.

Here, you will find yourself enclosed with amenities that will amplify your lifestyle to an all new high. The themed gardens, individual green courtyards are explicitly designed to fill your days with charm and fervor.

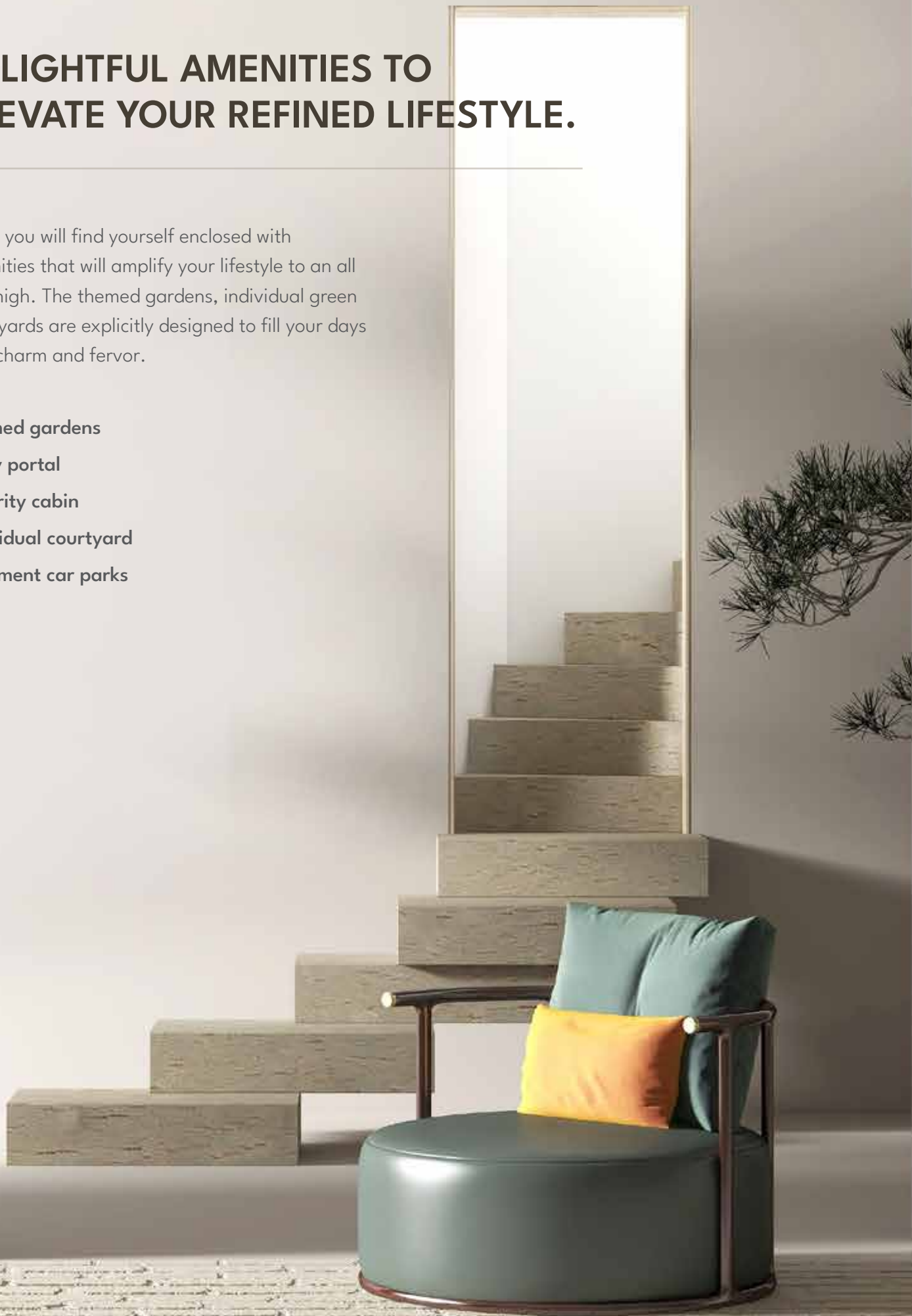
Themed gardens

Entry portal

Security cabin

Individual courtyard

Basement car parks



QUALITY IS THE BEDROCK ON WHICH WE BUILD YOUR REALITY.

Right from a basic brick to the entire building, we make sure that everything, we select to create, is in line with our superior quality benchmark. For, we want our spaces to last the test of time. We want our meticulously crafted benchmarks to mesmerize every individual who witnesses them, in their full glory.



SPECIFICATIONS

1. STRUCTURE:

- Seismic zone II compliant - RCC external core and beamless structure
- Masonry - walls with 8" /6"/4" concrete blocks

2. PLASTERING:

- All internal walls smoothly plastered with gypsum putty
- External painting: Weatherproof paint with textured finish

3. FLOORING:

- Good quality engineered wood-like floor tiles in master bedroom only
- Good quality flooring, and 3" skirting vitrified tiles in living, dining, kitchen, other bedrooms, balcony, terrace and utility
- Granite flooring in ground floor lift lobby, and vitrified tiles in all other floor lift lobbies
- Staircase tread & riser - Anti-skid/natural tiles
- Staircase railing - SS railing with glass panels with wooden handrail

4. TOILETS:

- Vitrified floor tiles in all toilets
- Vitrified wall tiles dado for the height of 8 feet (2.4m) in all toilets
- White color EWC and health faucet in all toilets
- Wash basins with granite counter top and mirror for all toilets
- Toughened glass shower partition for all toilets
- 'Kohler' and 'Jaguar' make - Single lever mixer with shower rail & hand shower, single lever hot/cold water mixer for all washbasins

5. DOORS:

- All doors made of engineered wooden door frames with veneered shutters
- All toilet doors made of engineered wooden door frames with shutters finished with one side veneer and laminate on other
- UPVC sliding door with mosquito mesh for living room to balcony

6. WINDOWS:

- UPVC sliding windows with mosquito mesh
- UPVC ventilators with translucent glass in toilets

SPECIFICATIONS

7. KITCHEN:

- Fully equipped kitchen from IFB along with chimney, hob, microwave, waste-crusher, OTG, exhaust, sink with tap, RO filter - 'Aqua-guard'.
- Kitchen counter and designer trolleys for under counter storage and overhead units
- Washing machine and drier for laundry room (Optional)

8. PAINTING / POLISHING:

- Interior: Plastic emulsion paint
- Exterior: Acrylic emulsion paint
- Enamel painting for MS grills / railings

9. PLUMBING:

- Good quality PVC drainage and storm water pipes
- Water metering for water supply of all flats
- Dual piping system - Fresh water in shower/washbasin/toilet faucet and kitchen

10. ELECTRICAL:

- TV, telephone, networking and electrical AC points in all bedrooms and living area
- Exhaust fans and geysers provided in all toilets
- Individual metering for each flat
- Fire retardant electrical wires and switches
- Ceiling fans provided
- 100% power back-up of allocated inverter provision only

11. LIFTS:

- Branded lifts with ARD in each apartment blocks

12. TELEPHONE AND NETWORK:

- Fiber To The Home (FTTH) - data and voice connection
- Internal telephone cabling/wiring in all apartments

13. SAFETY & SECURITY:

- CCTV surveillance at sensitive points
- Single point entry and exit along with covered CCTV surveillance

14. OTHERS:

- Piped gas up to utility for all flats

AMBICA REALTY

Ambica Realty, as an inspiring idea, took birth in the mind and heart of Shri. Dattatraya Shivaji Thorwat, as early as, in 1962, while he was working with the Public Works Department (PWD) under the aegis of the Government of Goa. Many iconic structures of Goa, which stand tall today against serene backdrops, are testimonies of Mr. Thorwat's unparalleled expertise.

Mr. Thorwat's legacy of close to 60 years has been impressively inherited by his son, Shrinivas. Armed with the passion to take new strides, Shrinivas has nurtured his early inclination towards real estate and construction, to craft an identity for Ambica Realty that continues to prevail in its most magnificent form today.

KEY STATISTICS

40 YEARS OF BRILLANCE | 242+ HOMES DELIVERED | 2.04 LAC SQ.FT. TRANSFORMED



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