



ROYA ELITE
TOWER

BY THE NO STUDIO



استودیو
معماری
نو

WWW.NO-STUDIO.IR





ROYA ELITE

ICONIC ELEVATION

A timeless architectural presence defined by refined proportions, clean lines, and elegant materiality. Designed to stand out, built to belong.



ICONIC DESIGN

A LANDMARK IN THE CITY



MINIMAL INTERIORS

SPACES OF CLARITY
AND CALM



LUXURY LIFESTYLE

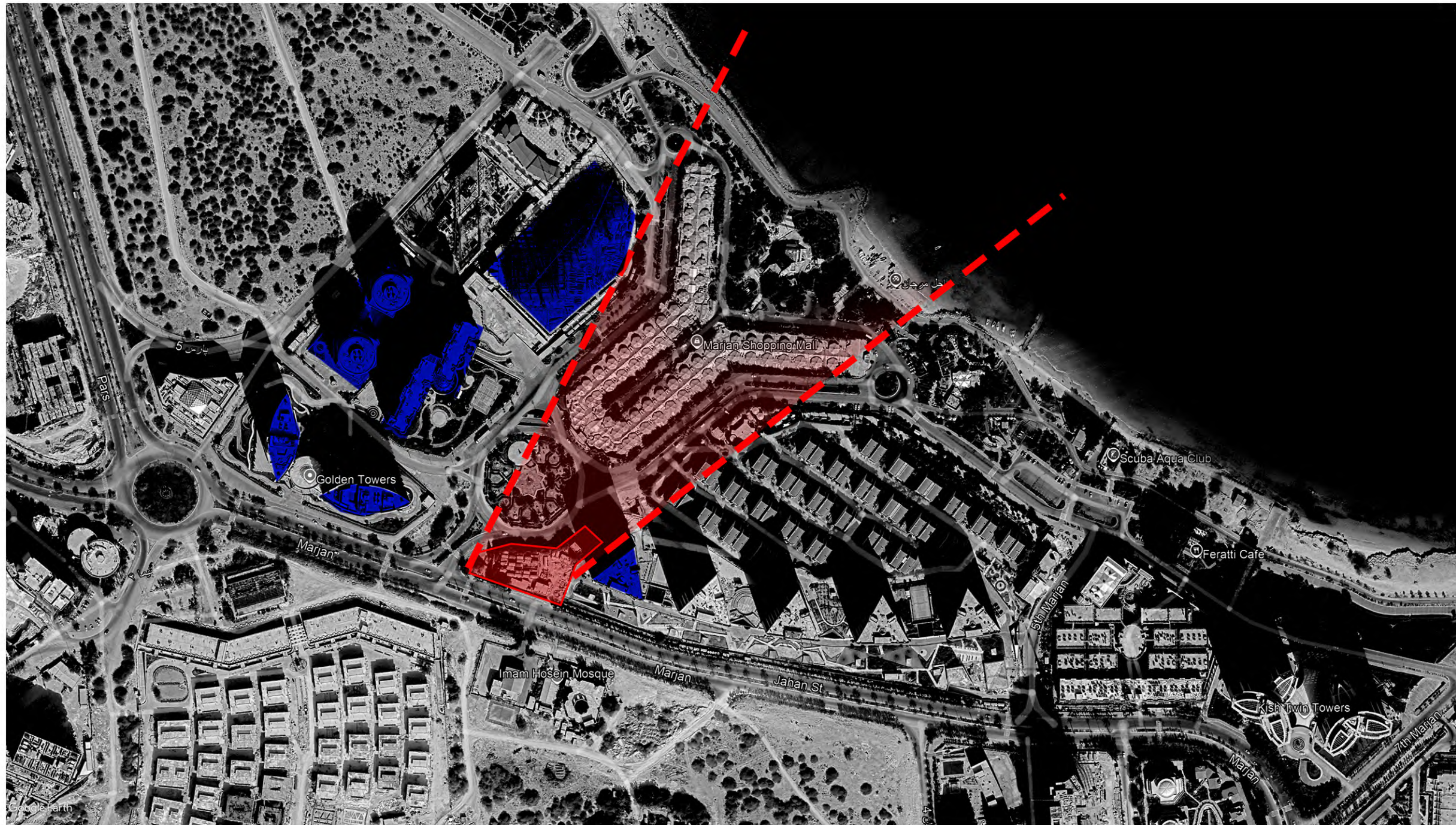
HOTEL LIVING.
EVERYDAY.



THE **CONTEXT** ANALYSIS

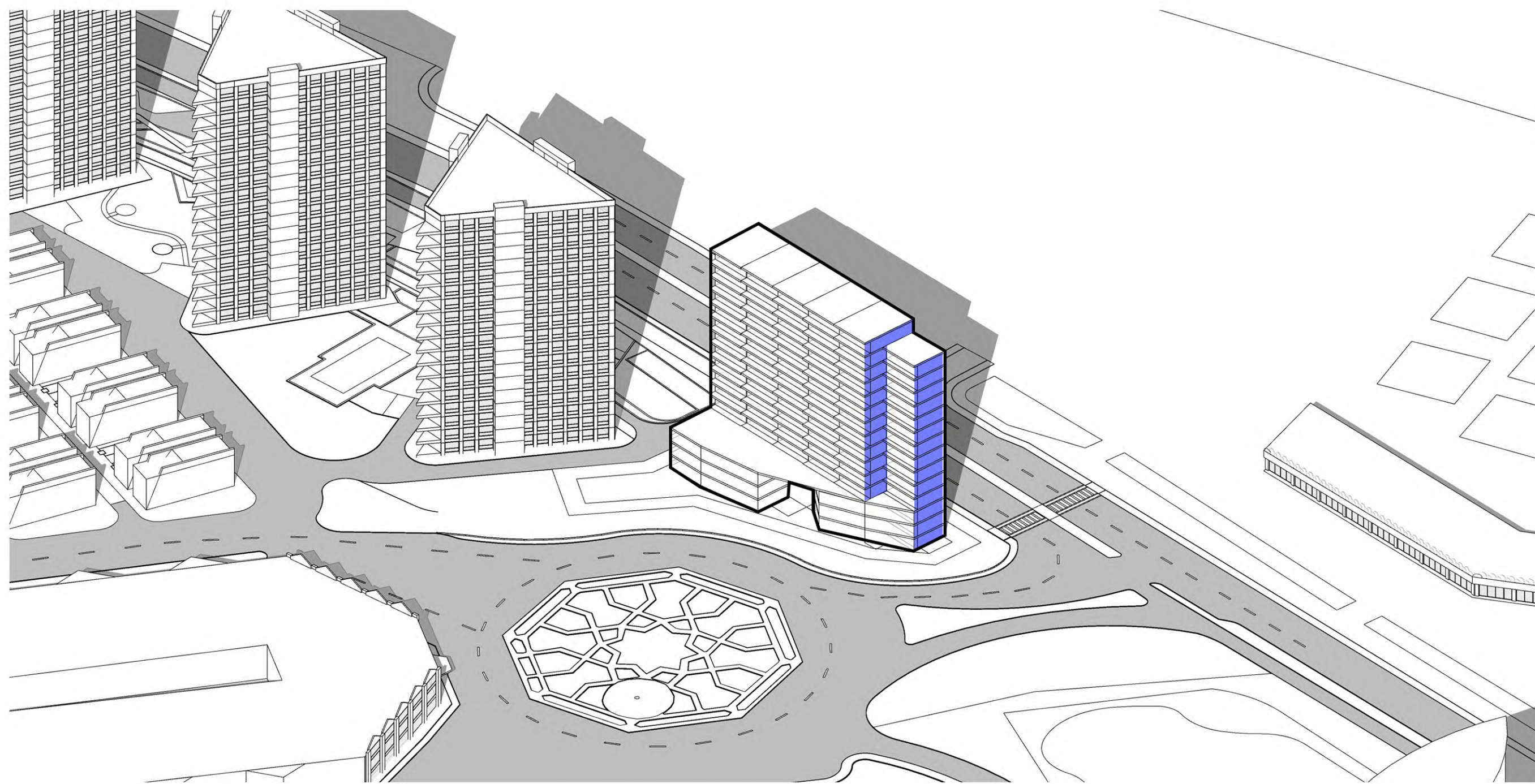


KISH ISLAND WITHOUT THE **SEA** IS AN EMPTINESS



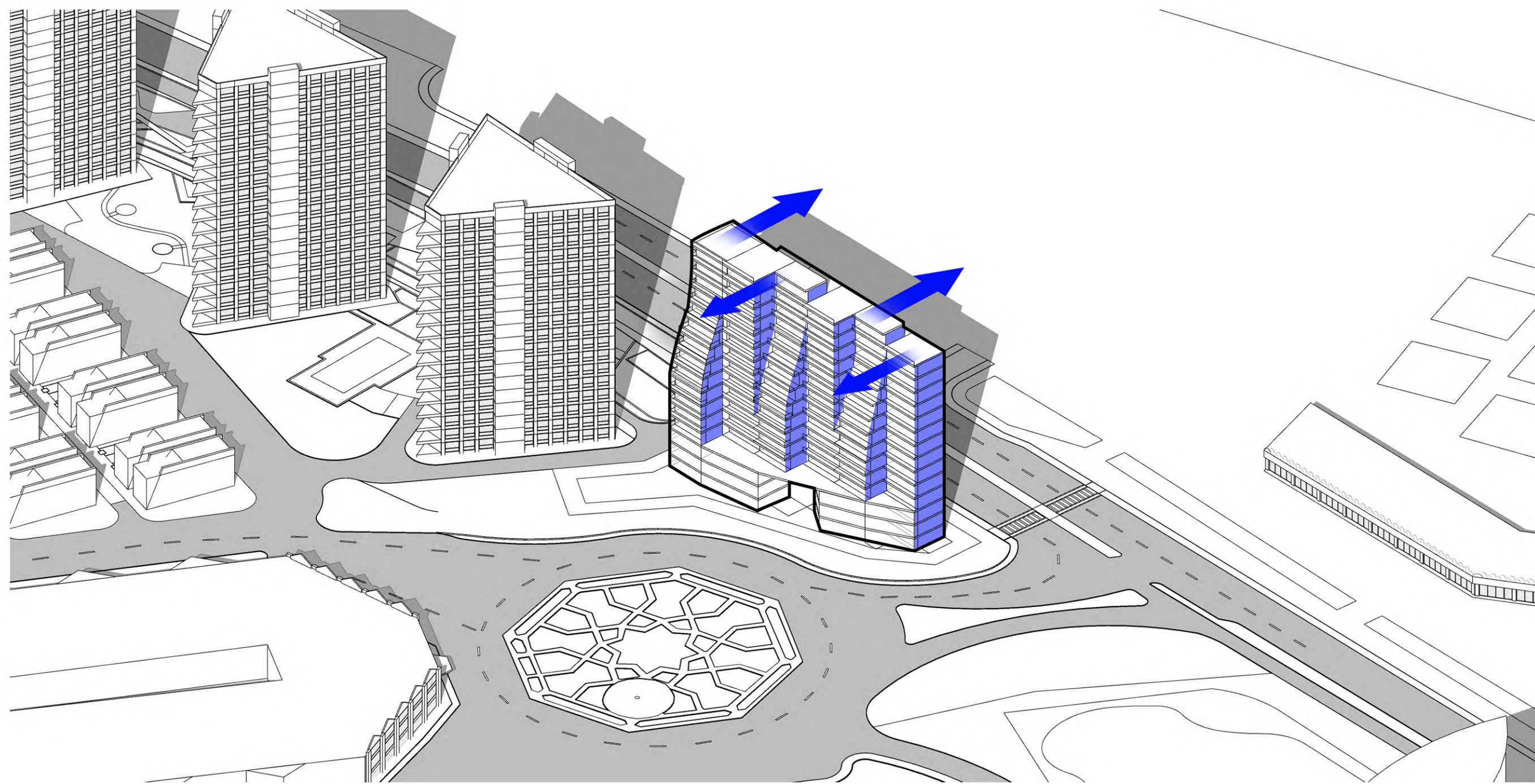
با تحلیل محدوده و موقعیت برج‌های بلندمرتبه پیرامون، کریدور بصری مؤثر به سمت دریا شناسایی و جهت‌گیری پلان بر اساس حداکثر بهره‌مندی از این دید شکل گرفت.

By analyzing the surrounding high-rise context, the most effective visual corridor toward the sea was identified, shaping the plan orientation to maximize sea views.



بهترین جهت گیری فرم با هدف حداکثرسازی وسعت و کیفیت دید واحدها به سمت دریا تعیین شد.

The optimal building orientation was determined to maximize the extent and quality of sea views
for all units



برای دستیابی به یک فرم آیکونیک و تأمین متراژ مورد نیاز، سیالیت به فرم معماری افزوده شد.

Fluidity was introduced into the architectural form to achieve an iconic identity while accommodating the required floor area.



CASE STUDIES

پروژه‌های ساحلی و اقامت موقت، به دلیل شرایط اقلیمی، سبک زندگی و اهمیت دید، از اصول متفاوتی، به اقلیمی، در شکل‌گیری فرم و سازماندهی فضایی پیروی می‌کنند.



DESIGN PRINCIPLES IN COASTAL PROJECTS



هویت آیکونیک

ساختمان به عنوان یک نشانه شهری و بخشی از هویت مقصد.



حجم پکیارچه

تأکید بر پکیارچگی و خوانایی حجم به جای جزئیات‌گرایی نما.



شفافیت حداکثری

استفاده گسترده از سطوح شفاف برای بهره‌گیری از دید و نور.



تراس‌های پکیارچه

ادغام بالکن‌ها و تراس‌ها در حجم اصلی به جای غلبه آن‌ها بر فرم.

3D **SIMULATION** PRESENTATION



THE ICON

Fluidity was introduced into the architectural form to achieve an iconic identity while accommodating the required floor area.



THE ICON

Fluidity was introduced into the architectural form to achieve an iconic identity while accommodating the required floor area.



THE ICON

Fluidity was introduced into the architectural form to achieve an iconic identity while accommodating the required floor area.















ROYA'SICON

The sea view at night, transformed by the city lights and the horizon into a visual experience, plays a key role in the project's nighttime identity and iconic presence.



ROYA'SICON

The sea view at night, transformed by the city lights and the horizon into a visual experience, plays a key role in the project's nighttime identity and iconic presence.

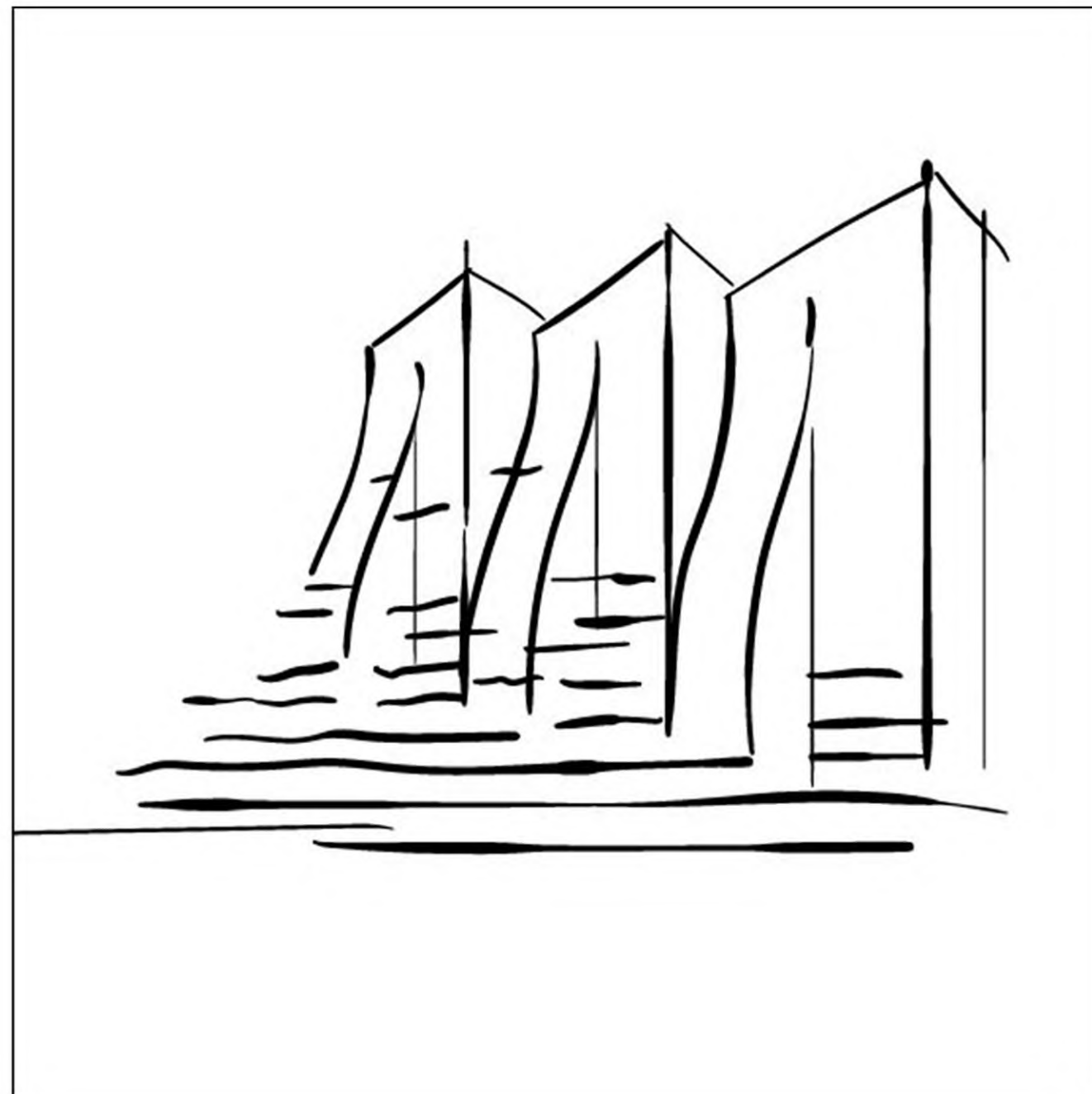
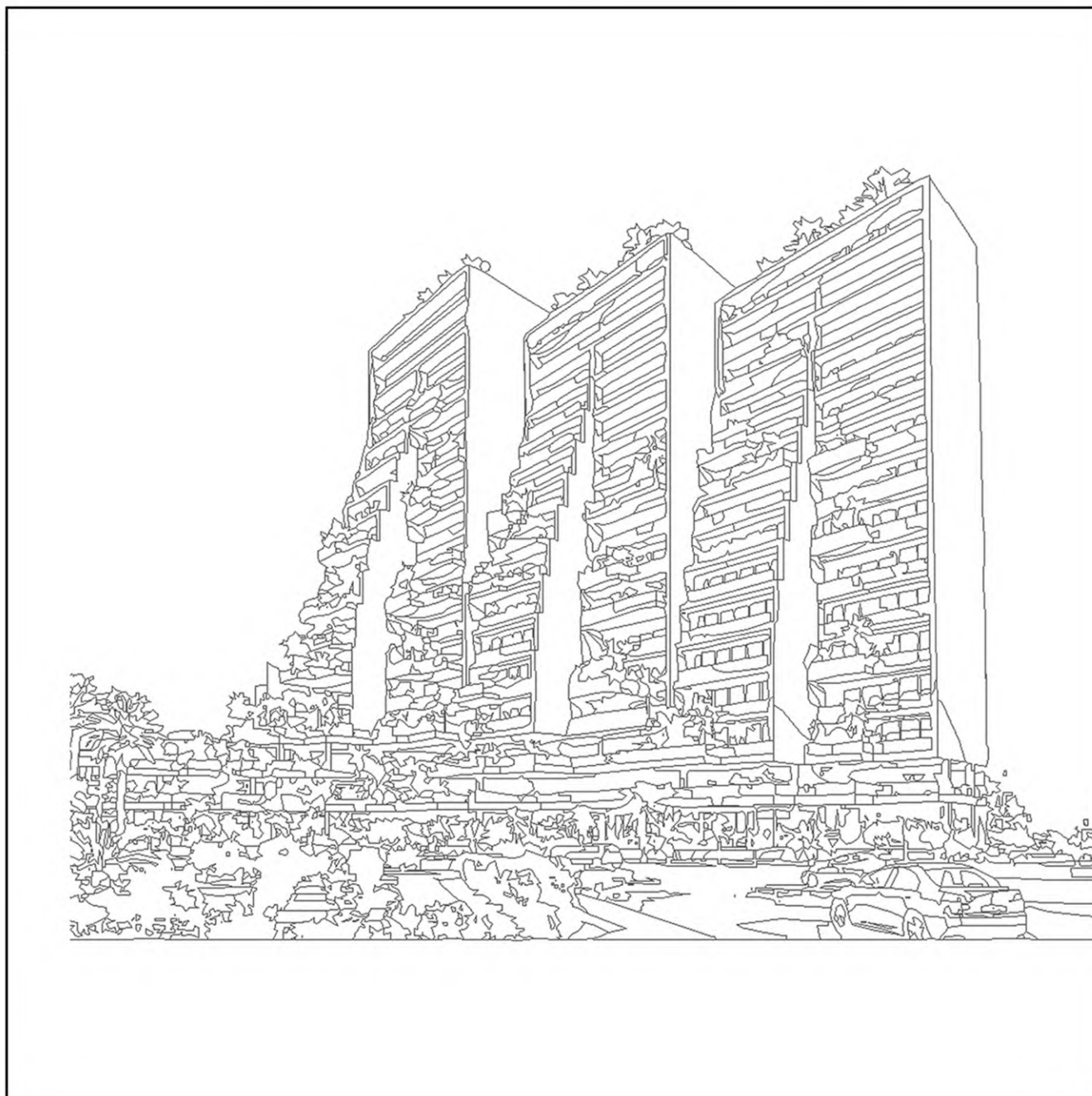




THE PROCESS OF

BECOMING-AN-ICON

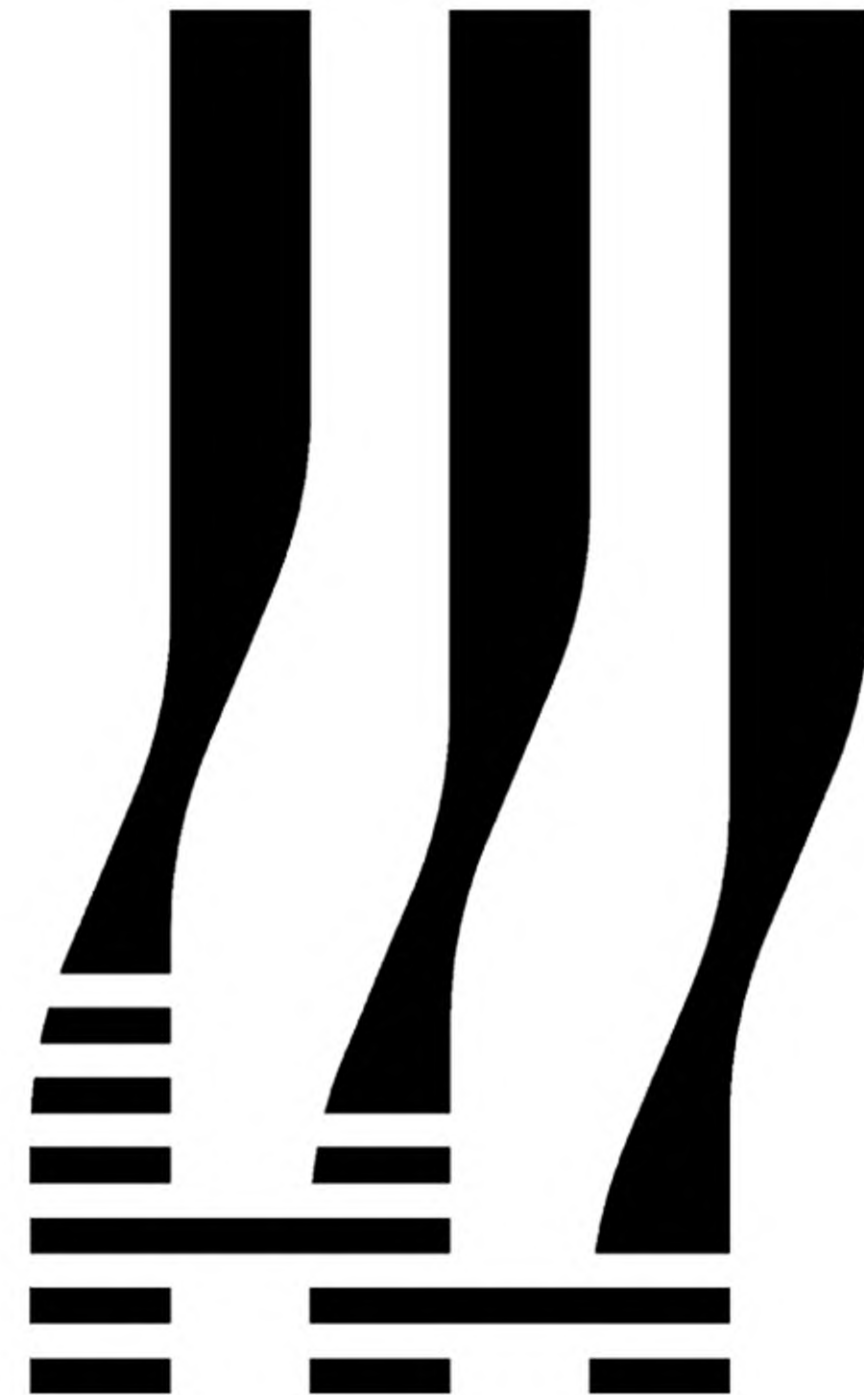
ظہور یک آیکون



THE PROCESS OF A BEAUTIFUL MIND

فرم معماری در ذهن مخاطب از یک تصویر پیچیده به خطوط و ویژگی‌های شاخص آن تقلیل می‌یابد؛ این ساده سازی ذهنی، فرم را به یک نشانه بصری متمایز و در نهایت به آیکون پروژه تبدیل می‌کند.

In the viewer's mind, the architectural form is gradually reduced from a complex image to its most distinctive lines and characteristics, transforming it into a recognizable visual symbol and ultimately into the project's icon



ROYA ELIT
TOWER

PLANNING FOR A **DREAM**

01- PARKING PROVISION
02- RESIDENTIAL PLAN QUALITY

THE **PARKING**



350

PARKING SPACES
PROVIDED



5

FLOORS



8748

TOTAL PARKING AREA
(m²)



+1 FLOOR **49** PARKING
MEZZANINE **26** PARKING
GROUND FLOOR **37** PARKING

BASEMENT-01 **119** PARKING
BASEMENT-02 **119** PARKING

TOTAL 350 PARKING

-2

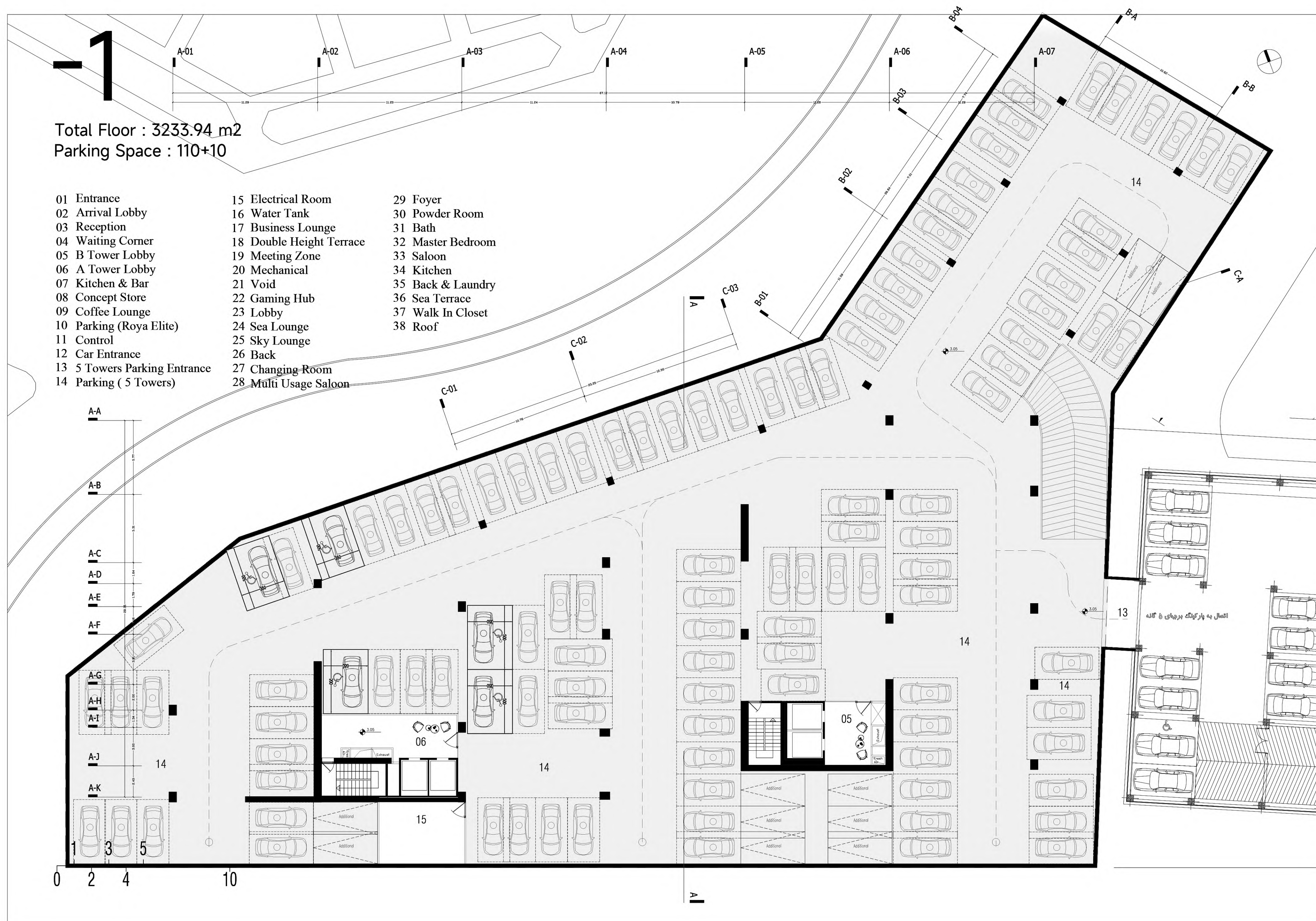
Total Floor : 3233.94 m2
Parking Space : 113+8

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



Total Floor : 3233.94 m2
Parking Space : 110+10

- | | | |
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GF

Total Floor : 1569.59 m2

Parking : 33

- | | | |
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| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
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GF Alternative

TOTAL FLOOR: 1569.59
PARKING : 37

- | | | |
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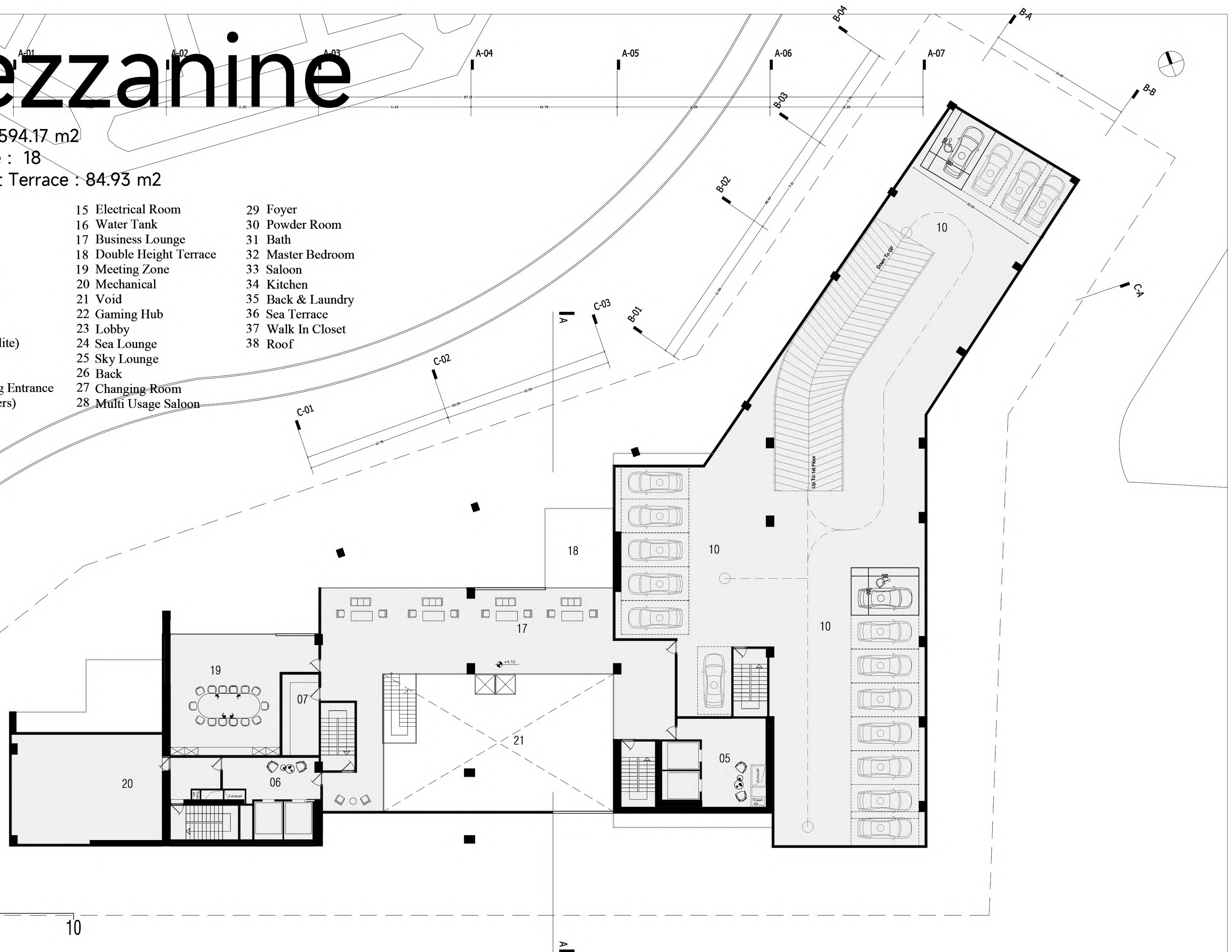
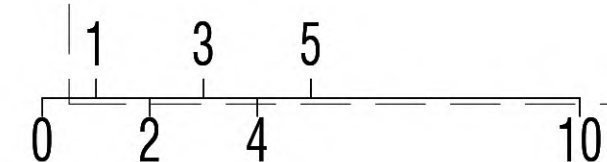
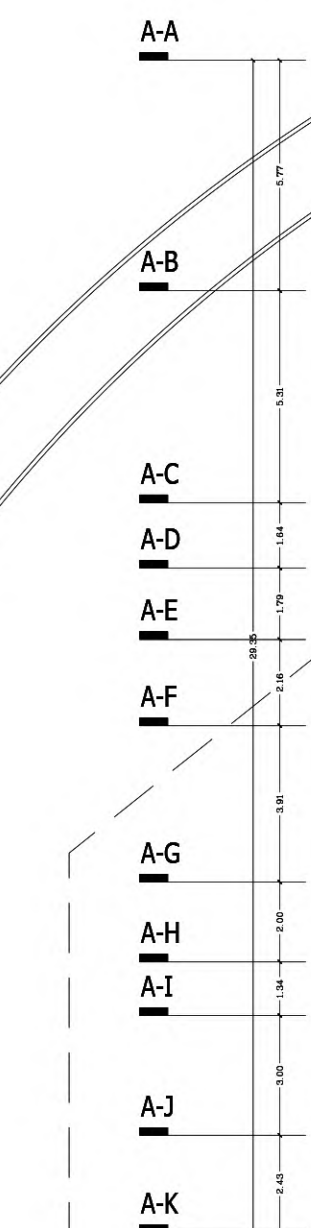
Mezzanine

Total Floor : 1594.17 m²

Parking Space : 18

Double Height Terrace : 84.93 m²

- | | | |
|------------------------------|--------------------------|-------------------|
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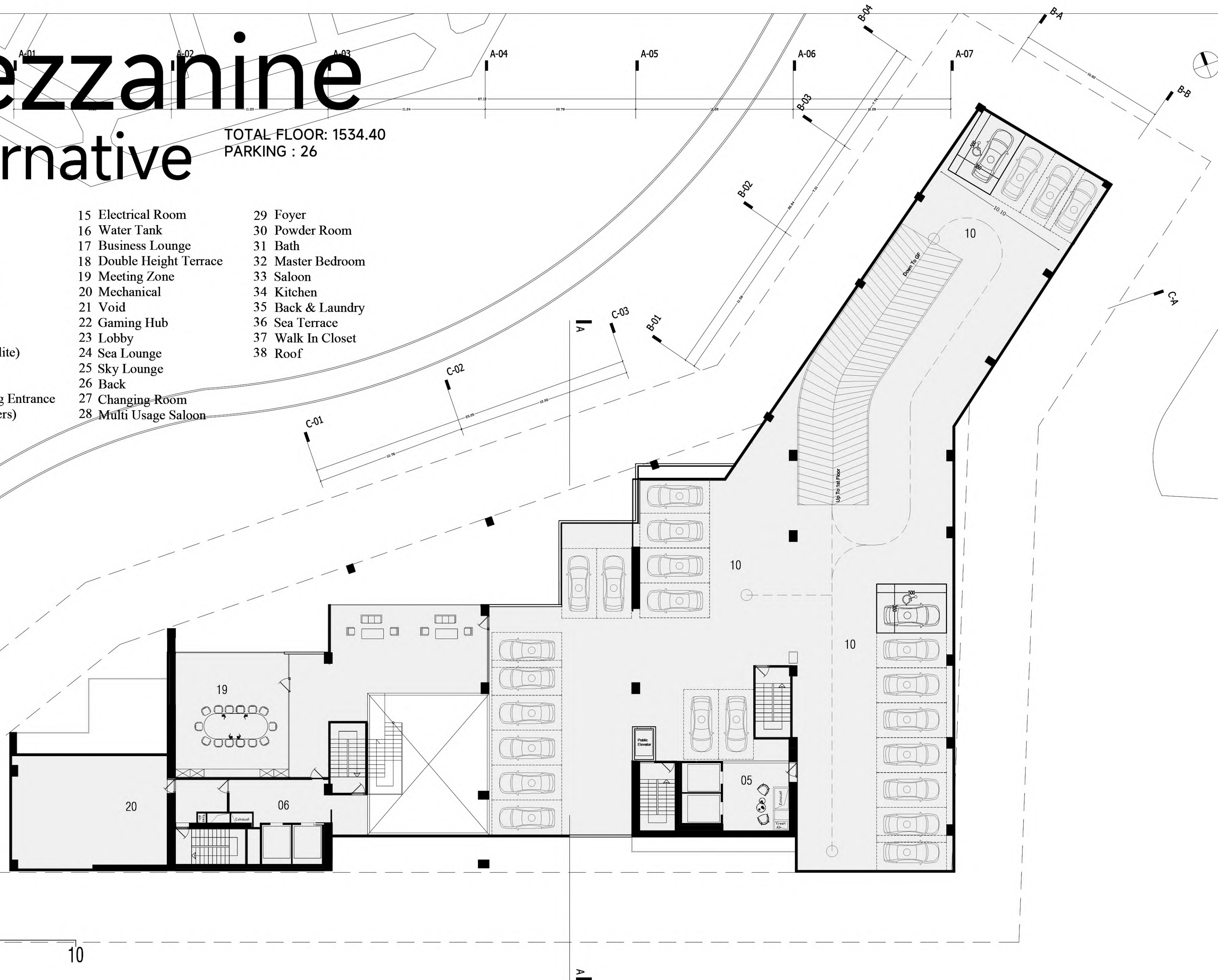
Mezzanine Alternative

TOTAL FLOOR: 1534.40
PARKING : 26

- | | | |
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A-B
A-C
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A-H
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A-J
A-K

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0 2 4 10



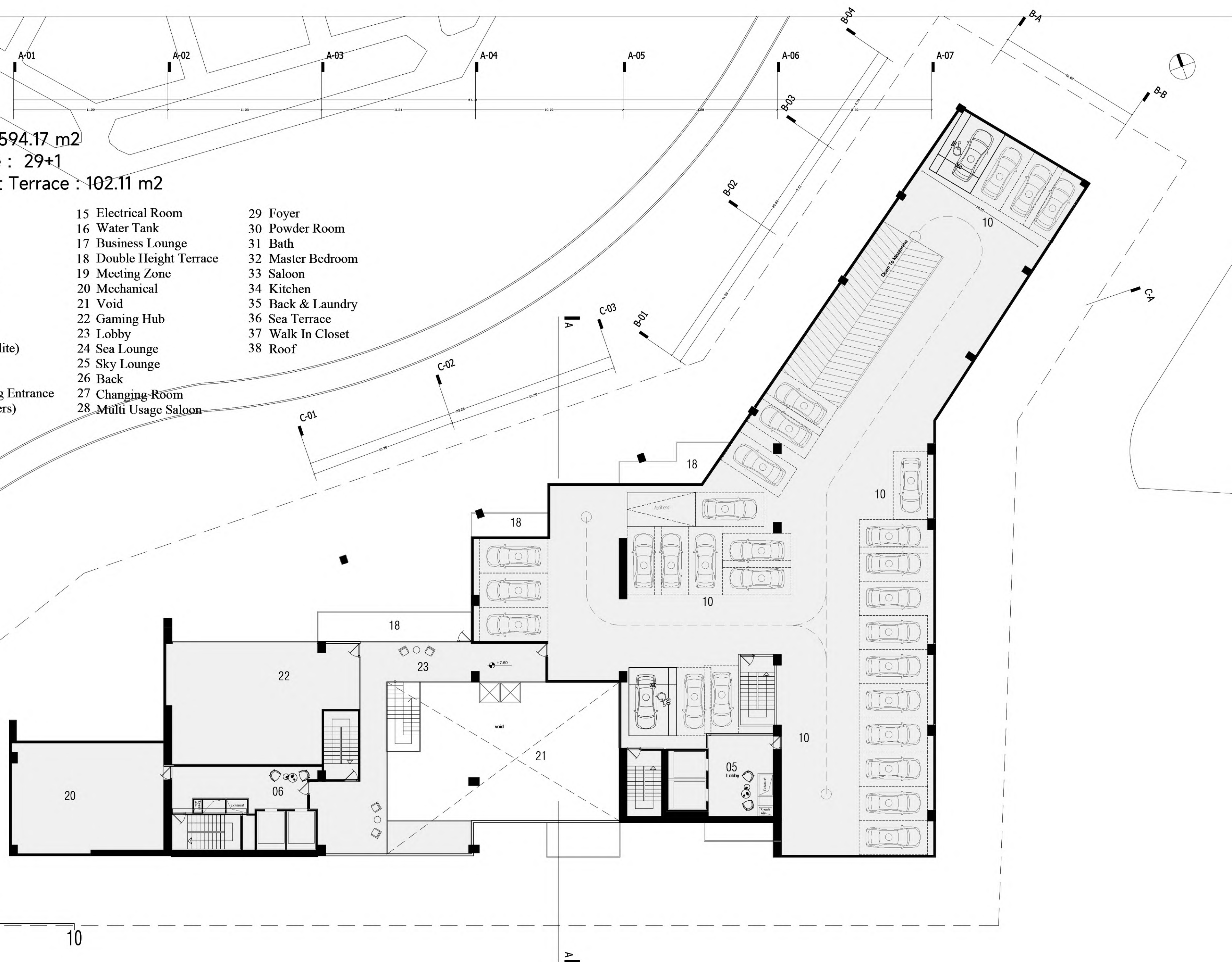
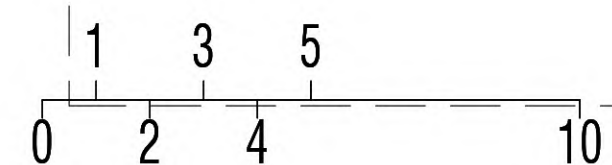
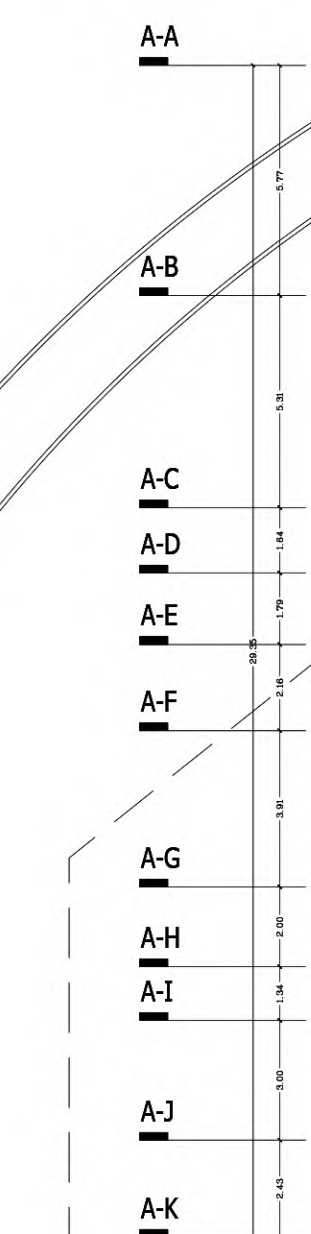
+1

Total Floor : 1594.17 m2

Parking Space : 29+1

Double Height Terrace : 102.11 m2

- | | | |
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+1

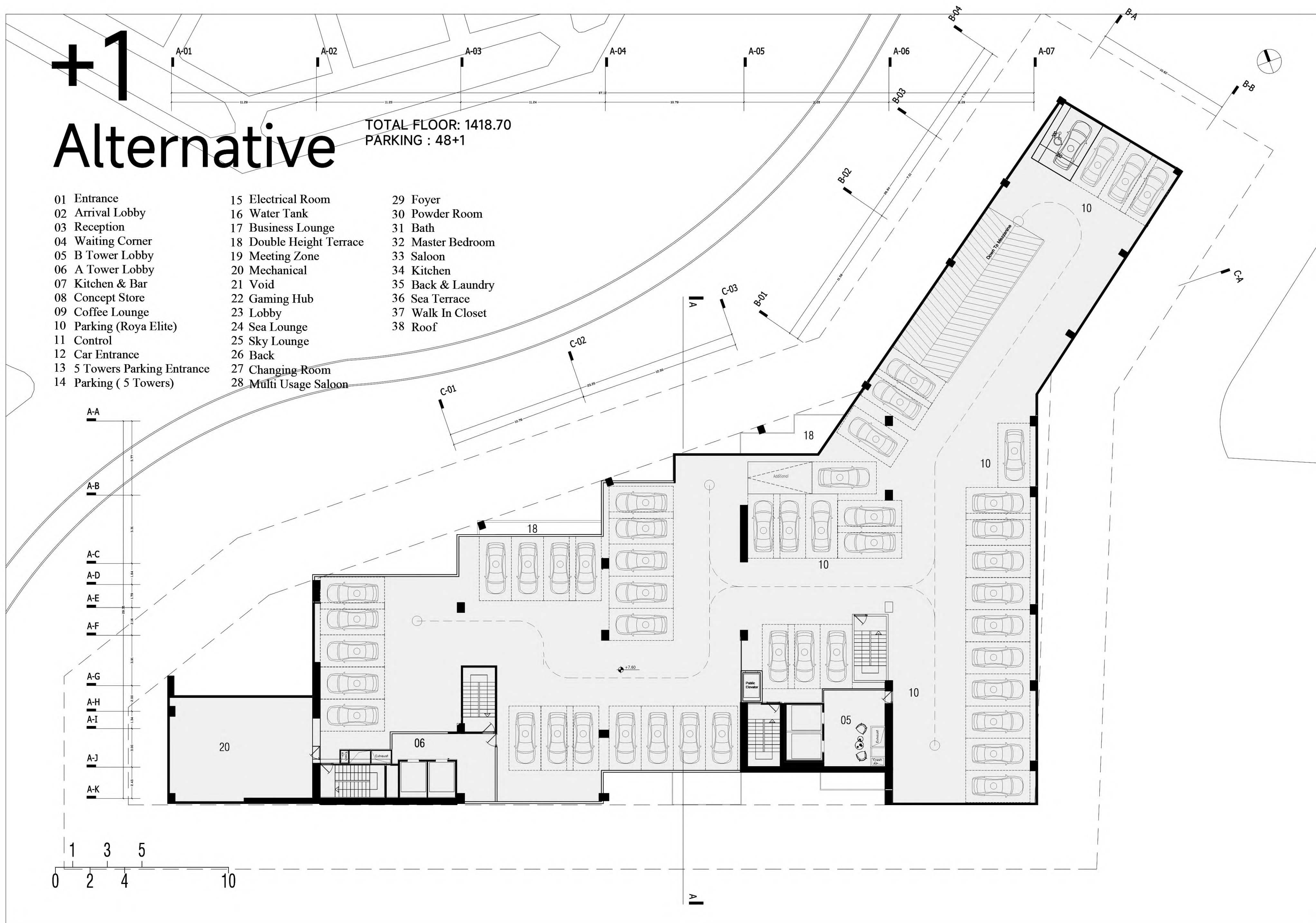
Alternative

TOTAL FLOOR: 1418.70
PARKING : 48+1

- | | | |
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- A-A
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0 1 2 3 4 5 10



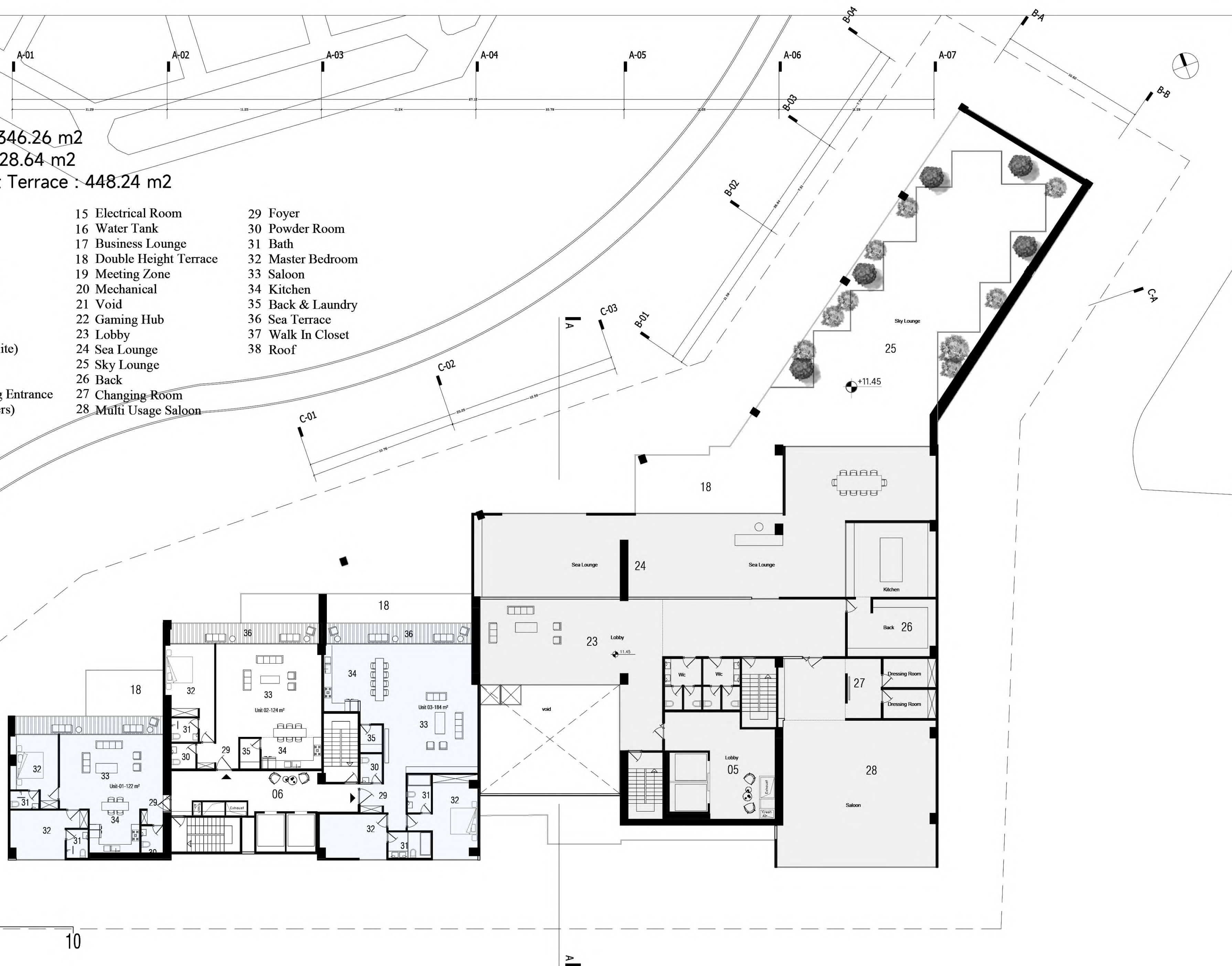
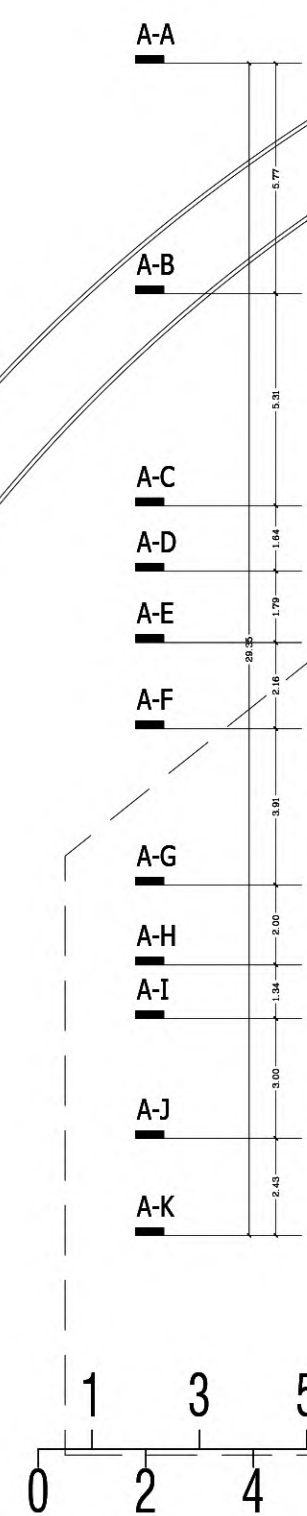
+2

Total Floor : 1346.26 m2

Residential : 428.64 m2

Double Height Terrace : 448.24 m2

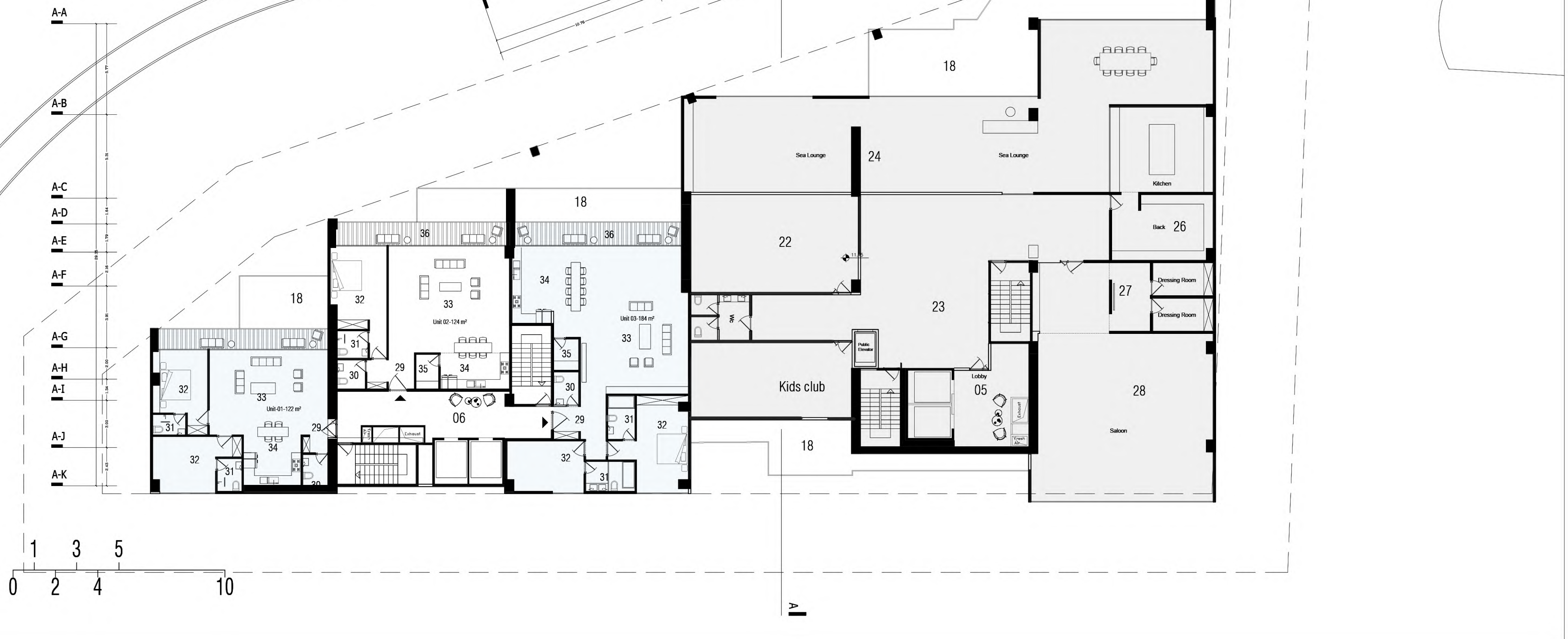
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+2 Alternative

TOTAL FLOOR: 1346.20

- | | | |
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THE RESIDENTIAL



74

RESIDENTIAL UNITS



13

FLOORS



2

RESIDENTIAL BLOCKS



4

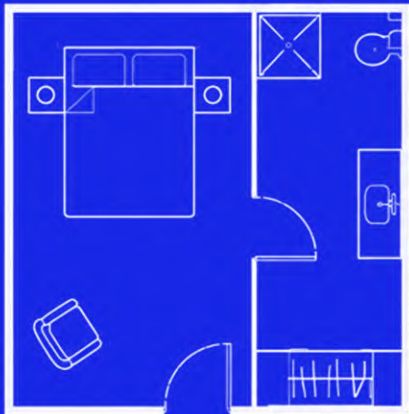
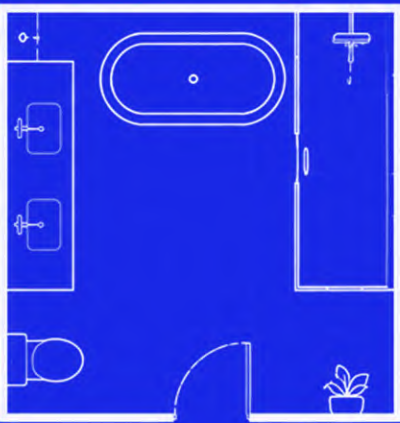
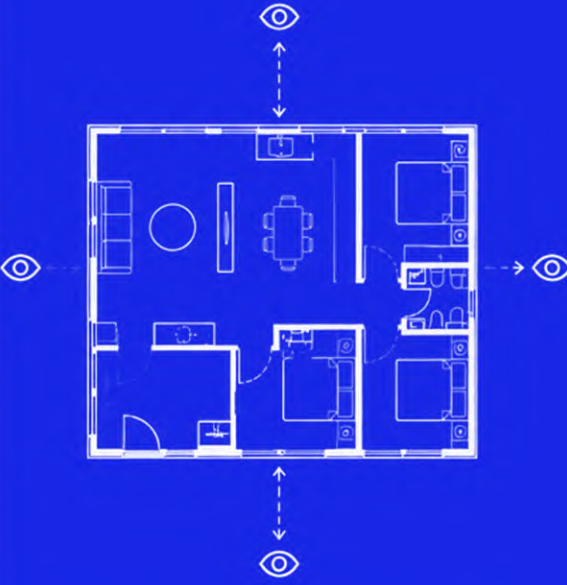
SEPARATE ELEVATORS



11300

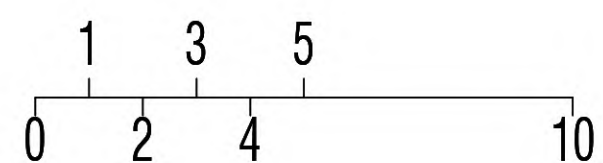
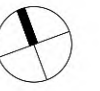
NET AREA (m²)

RESIDENTIAL **UNITS**

			
			
ALL ROOMS ARE MASTER	ALL UNITS HAVE TERRACE TOWARD THE SEA	BATHROOMS ARE SPACIOUS AND COMFORTABLE	SEA VIEW FROM ALL POINTS OF THE UNIT

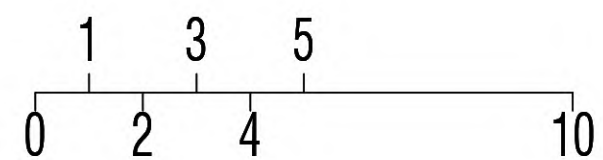
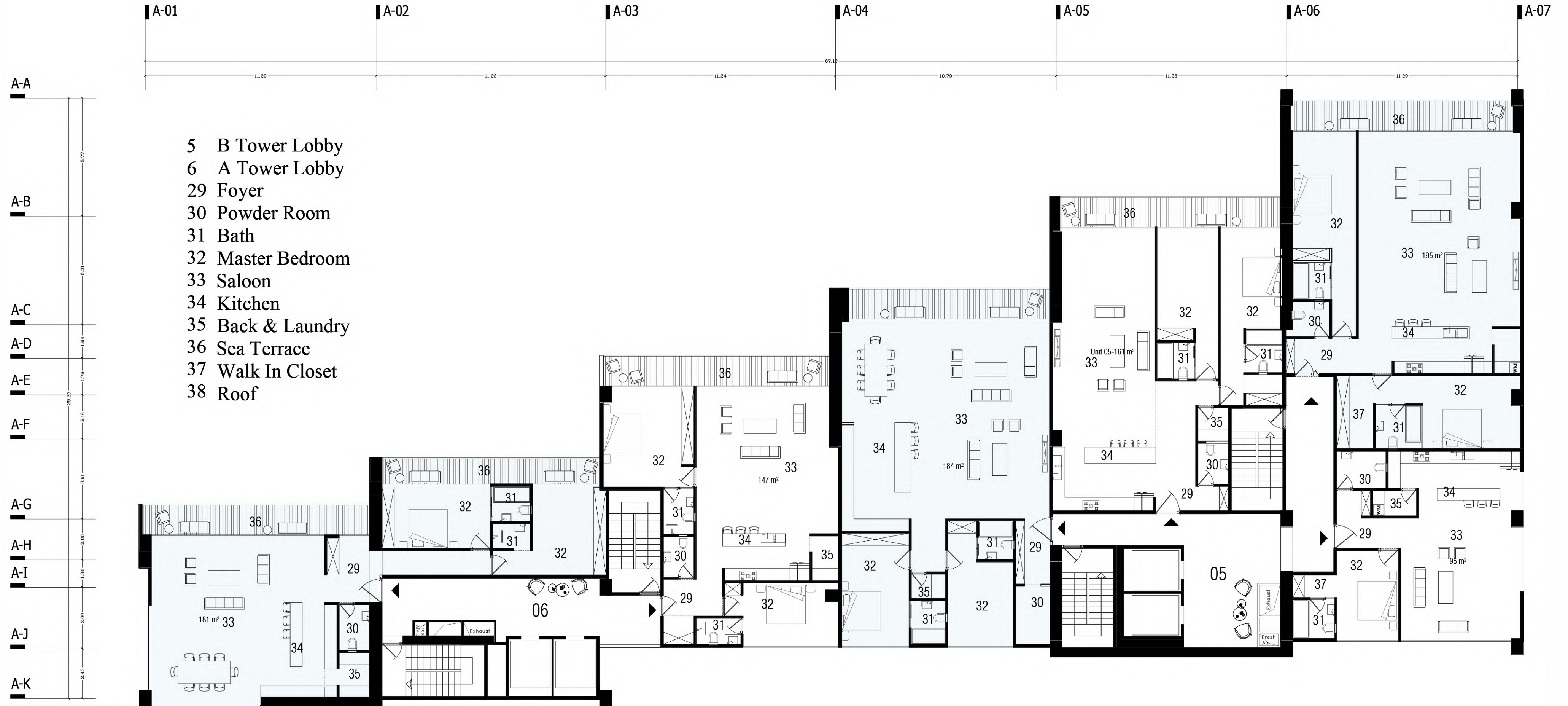
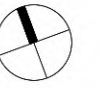
+3

Total Floor : 1399.75 m2
Residential : 1005.91 m2
Double Height Terrace : 97.08 m2



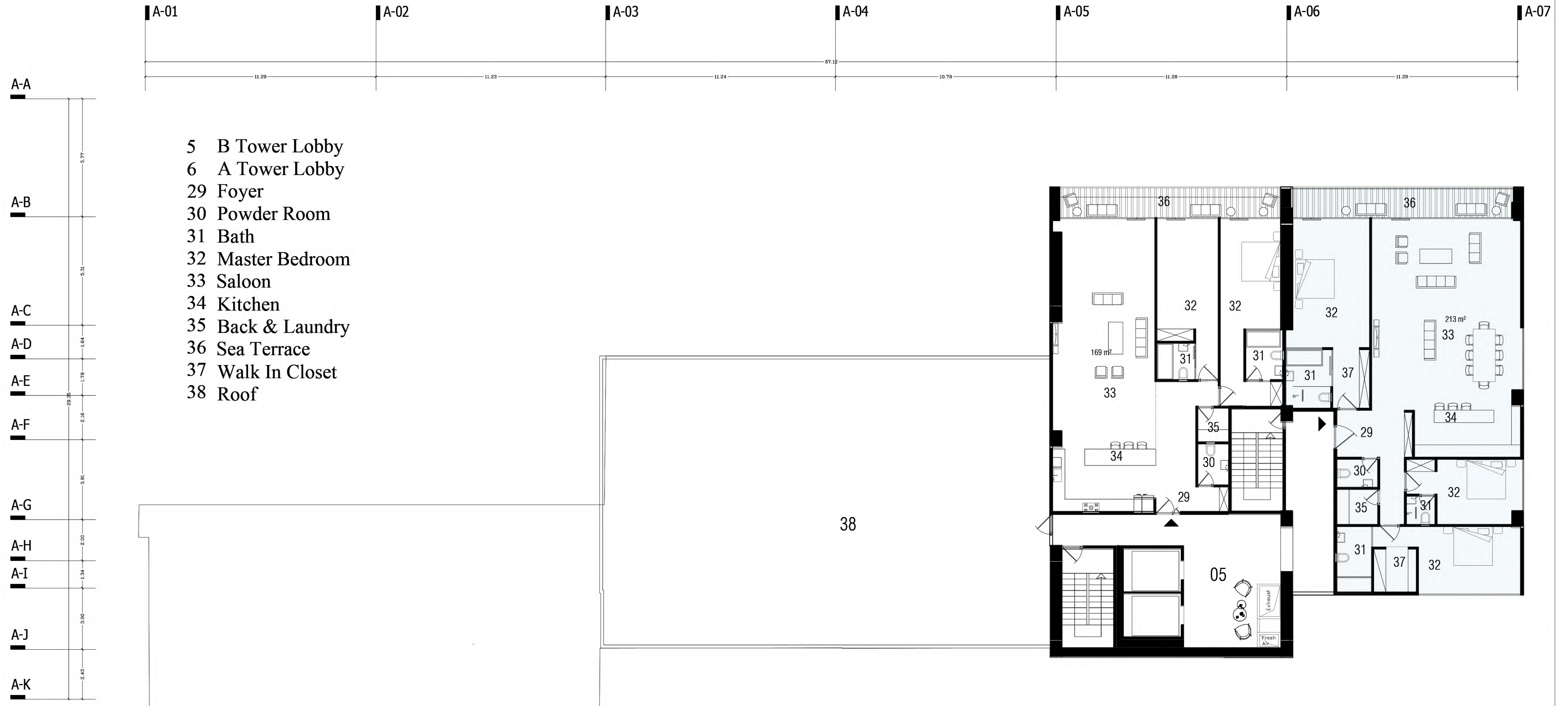
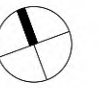
+9

Total Floor : 1165.83 m²
Residential : 965.06 m²

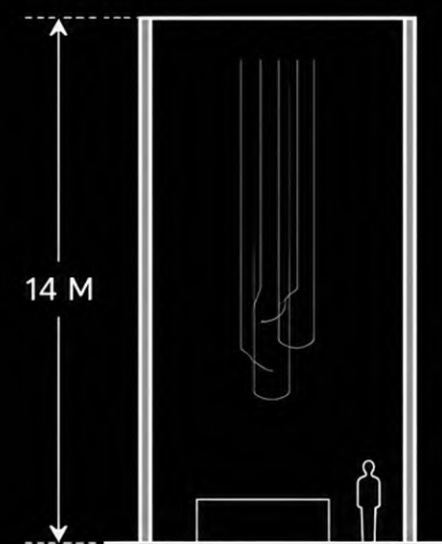


+14

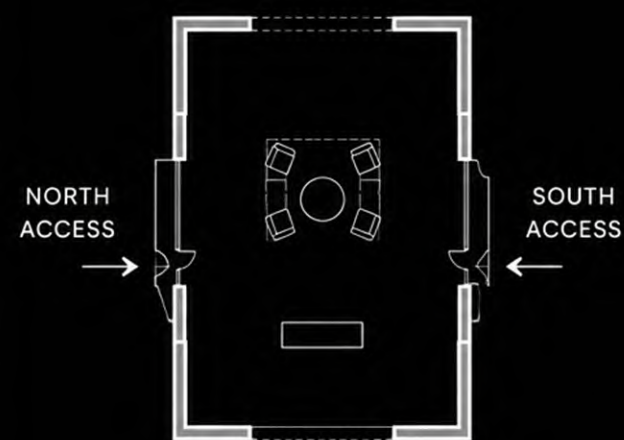
Total Floor : 499.28 m2
Residential : 384.54 m2



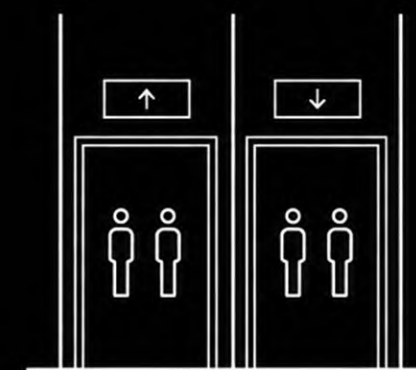
THE **ARRIVAL LOBBY** INTERIOR



14_M
HEIGHT



ACCESS FROM
NORTH & SOUTH



2
SEPARATE
PUBLIC ELEVATORS



THE GESTURE

The reception and sculptural two-story staircase create a dramatic focal point, defining the lobby's arrival experience with a strong sense of verticality and identity.



THE IDENTITY

The fourteen-meter-high logo wall serves as a monumental focal point in the lobby, featuring the project's iconic symbol as a distinctive expression of ROYA ELITE's identity.



TO THE SKY

The four-story public elevator is independently positioned to serve the public spaces without interfering with residential circulation, while its transparent glass enclosure within the void creates a distinctive vertical element in the lobby.



OPEN · DUAL · CONNECTED

The open-plan lobby allows flexible spatial organization and direct access from both the north and south streets, creating a seamless connection between the two sides of the site.



WHITE MONUMENT

The view from the second floor overlooks the grand lobby, emphasizing its dramatic height and monumental scale, with an all-white interior contrasting sharply against the dark exterior.



SECLUDED LOUNGE

Quiet corners overlooking the northern landscape, offering an intimate and relaxed café-lounge experience.



SECLUDED LOUNGE

Quiet corners overlooking the northern landscape, offering an intimate and relaxed café-lounge experience.



THE GESTURE

The reception and sculptural two-story stair-case create a dramatic focal point, defining the lobby's arrival experience with a strong sense of verticality and identity.





WELCOMING PLATFORM

A gently raised platform before the lobby entrance creates an inviting and welcoming approach to the building.

MATERIAL PALETTE

ELEVATION & MATERIAL PALETTE



	1 MICRO-CEMENT White Micro-Cement Finish Smooth Matte Surface
	2 GLASS Clear Insulated Glass Reflective Clear Glass
	3 WHITE STONE White Limestone Used at First 3 Floors Bush-Hammered Finish
	4 GLASS RAILING Clear Tempered Glass With Minimal Aluminum Profile
	5 VERTICAL FINS Aluminum Vertical Fins White Powder Coated Matte Finish
	6 ALUMINUM SOFFIT White Aluminum Soffit Smooth Matte Finish



LUXURY



MINIMAL



NATURAL



TIMELESS



REFINED

NOTE:
White stone (Limestone) is applied only on the first 3 floors.
All white surfaces on the upper floors are White Micro-Cement.

ROYA ELITE LOBBY

MATERIAL PALETTE



1
FLOORING
Dark Grey Marble
High Gloss Finish



6
GLASS RAILING
Clear Tempered Glass
10mm



2
WALLS & COLUMNS
White Veined Marble
Polished Finish



7
METAL DETAILS
Matte Black Metal
Powder Coated



3
FEATURE WALL
Wood Vertical Slats
Dark Walnut Finish



8
RECEPTION DESK
White Solid Surface
With Wood Accent



4
CEILING
Matte Dark Grey Paint
Smooth Finish



9
CHANDELIER
Clear Glass & Metal
Custom Design



5
STAIRCASE
White Solid Surface /
Painted Finish
Matte



10
LIGHTING
Warm LED Strip
Concealed Lighting



LUXURY



MINIMAL



NATURAL



TIMELESS



REFINED

ENTRANCE ELEVATION & MATERIAL PALETTE



- 

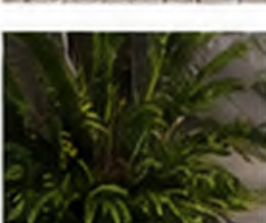
1 **FACADE CLADDING**
White Limestone
Bush-Hammered Finish
- 

2 **ENTRANCE PLATFORM**
White Limestone
Polished Finish
- 

3 **CURTAIN WALL**
Clear Insulated Glass
Reflective Clear Glass
- 

4 **METAL FRAME**
Matte Black
Powder-Coated Aluminum
- 

5 **ENTRANCE DOORS**
Clear Glass
Black Aluminum Frame
- 

6 **PAVING**
Natural Stone / Granite
Irregular Pattern
- 

7 **LANDSCAPE**
Green Vessel
Tropical Plants
- 

8 **LIGHTING**
Warm LED Strip
Concealed Lighting
- 

9 **SIGNAGE**
Matte Black Metal
Logo & Letters

A2 594 x 420 mm
LANDSCAPE



NOTES:
All stone surfaces are natural limestone.
Warm lighting enhances the inviting and elegant entrance experience.



ROYA ELITE

ICONIC ELEVATION

A timeless architectural presence defined by refined proportions, clean lines, and elegant materiality. Designed to stand out, built to belong.



ICONIC DESIGN

A LANDMARK IN THE CITY



MINIMAL INTERIORS

SPACES OF CLARITY
AND CALM



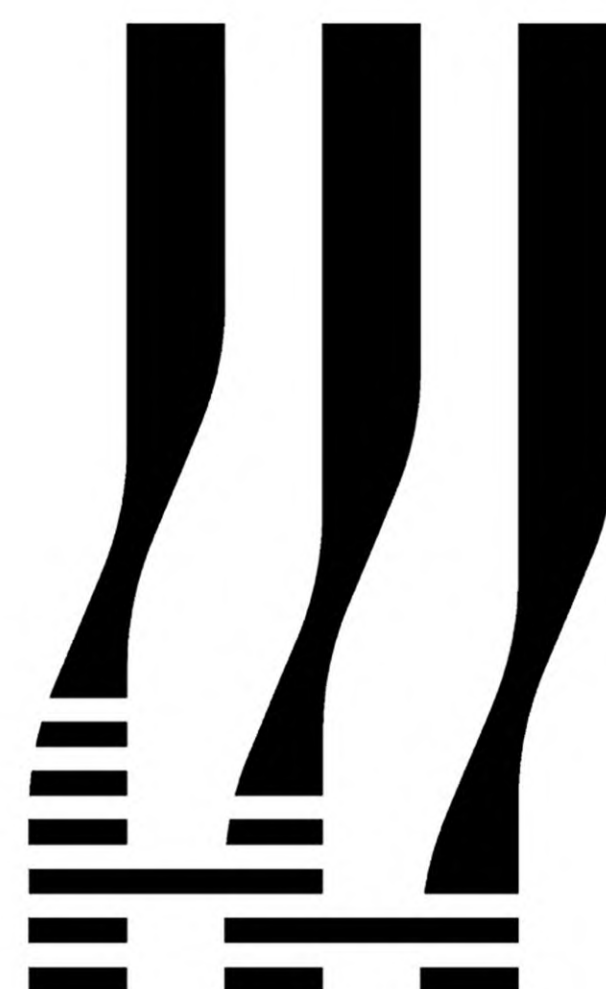
LUXURY LIFESTYLE

HOTEL LIVING.
EVERYDAY.



LET'S
DREAM
A
DREAM





ROYA ELIT
TOWER



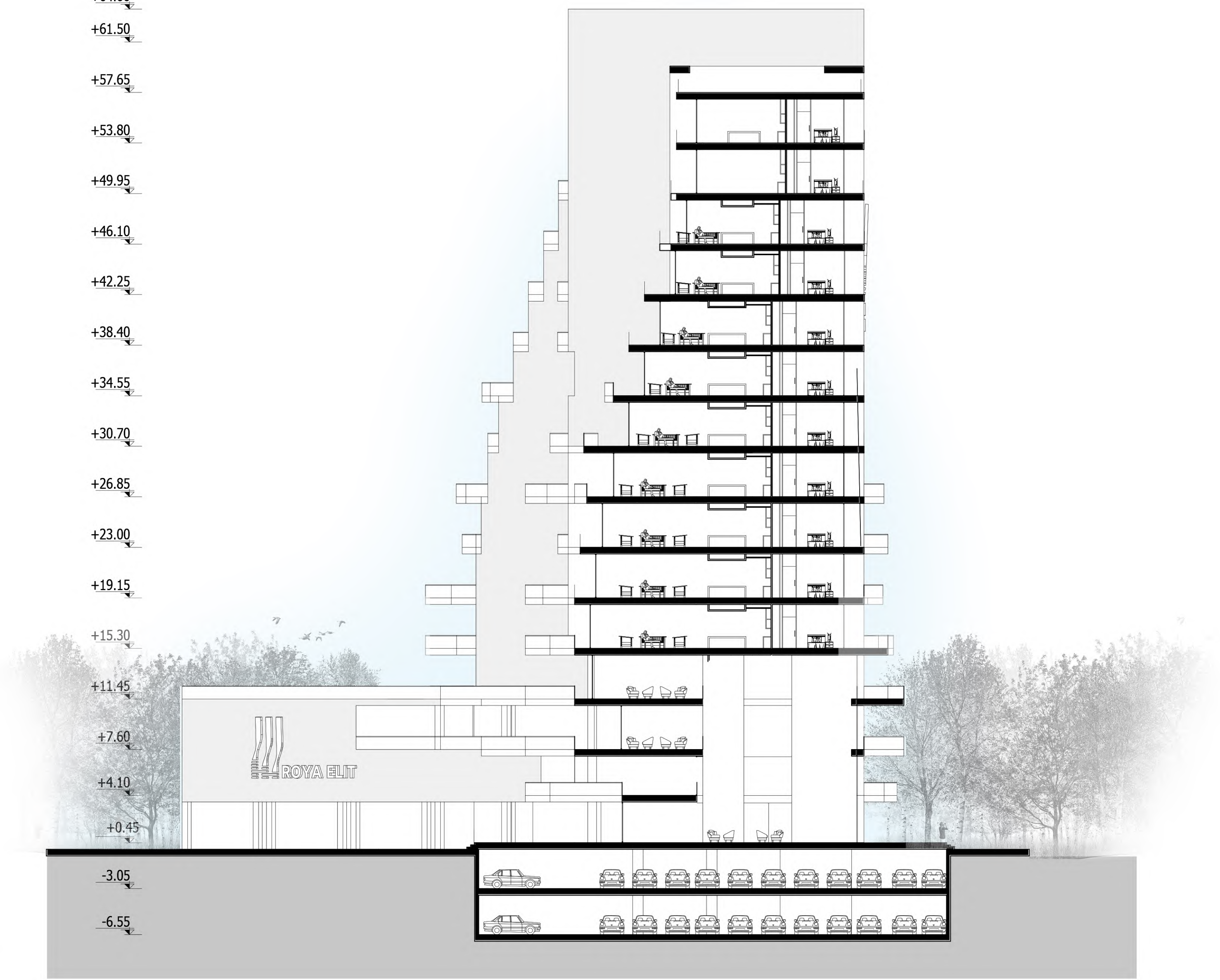
استودیو
معماری
نو

WWW.NO-STUDIO.IR



DOCUMENT ALBUM

+64.00
+61.50
+57.65
+53.80
+49.95
+46.10
+42.25
+38.40
+34.55
+30.70
+26.85
+23.00
+19.15
+15.30
+11.45
+7.60
+4.10
+0.45
-3.05
-6.55



CROSS SECTION



ROYA Elite Kish
Residential Tower
استودیو معماری نو
www.no-studio.ir

تیسا کیش
TISA KISH



جدول مساحت کلی مسایقه رویا الیت کیش

کاربری	مسکونی			راه پله + آسانسورهای	پارکینگ		مساحت کل منطقه
	واحد	مساحت	مساحت واحد ها	مساحت	کد اد	مساحت	
زمین زیر ۲-	-	-	-	-	112 + 8	3029.50	3233.94
زمین زیر ۱-	-	-	-	-	109 + 10	3119.14	3233.94
همکف	-	-	-	-	33	815.50	1594.17
فیم طبقه (همکف)	-	-	-	-	18	831.90	1418.50
اول	0	-	-	000.00	29 + 1	952.20	1418.70
دوم	3	429.65	واحد ۱ : 122.40 واحد ۲ : 124.55 واحد ۳ : 182.70	000.00	-	-	1264.00
سوم	7	1103.02	واحد ۱ : 121.67 واحد ۲ : 124.56 واحد ۳ : 182.26 واحد ۴ : 207.18 واحد ۵ : 162.96 واحد ۶ : 182.02 واحد ۷ : 122.33	187.53	-	-	1302.67
چهارم	7	1076.38	واحد ۱ : 115.74 واحد ۲ : 114.40 واحد ۳ : 182.31 واحد ۴ : 203.13 واحد ۵ : 156.32 واحد ۶ : 199.57 واحد ۷ : 104.89	187.53	-	-	1278.45
پنجم	7	1090.21	واحد ۱ : 115.40 واحد ۲ : 105.28 واحد ۳ : 182.31 واحد ۴ : 225.14 واحد ۵ : 161.01 واحد ۶ : 196.56 واحد ۷ : 104.89	185.62	-	-	1292.24
ششم	7	1062.24	واحد ۱ : 114.77 واحد ۲ : 92.71 واحد ۳ : 182.31 واحد ۴ : 210.32 واحد ۵ : 161.01 واحد ۶ : 196.19 واحد ۷ : 104.91	185.62	-	-	1263.12
هفتم	6	1014.01	واحد ۱ : 194.04 واحد ۲ : 165.24 واحد ۳ : 192.59 واحد ۴ : 161.01 واحد ۵ : 196.19 واحد ۶ : 104.91 واحد ۷ : -	185.62	-	-	1214.94
هشتم	6	972.69	واحد ۱ : 180.56 واحد ۲ : 150.74 واحد ۳ : 184.41 واحد ۴ : 161.01 واحد ۵ : 193.78 واحد ۶ : 102.18 واحد ۷ : -	188.86	-	-	1175.77
نهم	6	965.06	واحد ۱ : 181.56 واحد ۲ : 147.03 واحد ۳ : 184.41 واحد ۴ : 161.01 واحد ۵ : 195.80 واحد ۶ : 95.24 واحد ۷ : -	186.66	-	-	1165.83
دهم	6	880.77	واحد ۱ : 157.57 واحد ۲ : 144.95 واحد ۳ : 162.92 واحد ۴ : 161.01 واحد ۵ : 176.05 واحد ۶ : 78.27 واحد ۷ : -	186.66	-	-	1083.53
یازدهم	6	839.38	واحد ۱ : 153.02 واحد ۲ : 144.35 واحد ۳ : 153.93 واحد ۴ : 161.01 واحد ۵ : 148.73 واحد ۶ : 78.31 واحد ۷ : -	189.49	-	-	1045.70
دوازدهم	6	820.06	واحد ۱ : 153.02 واحد ۲ : 144.19 واحد ۳ : 149.78 واحد ۴ : 161.01 واحد ۵ : 138.80 واحد ۶ : 73.24 واحد ۷ : -	188.08	-	-	1023.90
سیزدهم	5	666.69	واحد ۱ : 202.26 واحد ۲ : 84.68 واحد ۳ : 166.58 واحد ۴ : 139.91 واحد ۵ : 73.24 واحد ۶ : - واحد ۷ : -	128.25	-	-	811.37
چهاردهم	2	382.14	واحد ۱ : 168.98 واحد ۲ : 213.15 واحد ۳ : - واحد ۴ : - واحد ۵ : - واحد ۶ : - واحد ۷ : -	114.89	-	-	497.03
جمع	74	11297.64			320 301+19	8748.24	25317.85

دیوارهای مشترک بین فضای مسکونی و مشاعات(راه پله،آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود



جدول مساحت کلی مسابقه رویا الیت کیش							
مساحت کل طبقه	مساحت	پارکینگ		راه پله + آسانسور/لای	مسکونی		کاربری
		مساحت	کداز		مساحت واحد	مساحت	
3233.94	203.50	3029.50	111 + 8	—	—	—	زیر زمین ۲-
3233.94	114.80	3119.14	109 + 10	—	—	—	زیر زمین ۱-
1713.00	722	991	37	—	—	—	همکف
1534.40	464.40	1070	26	—	—	—	نهم طبقه (همکف)
1418.70	466.50	1467.90	48 + 1	000.00	—	—	اول
1346.20	000.00	—	—	000.00	واحد ۱ : 122.40 واحد ۲ : 124.55 واحد ۳ : 182.70	429.65	3
1302.67	000.00	—	—	187.53	واحد ۱ : 121.67 واحد ۲ : 124.56 واحد ۳ : 182.26 واحد ۴ : 207.18 واحد ۵ : 162.96 واحد ۶ : 182.02 واحد ۷ : 122.33	1103.02	7
1278.45	000.00	—	—	187.53	واحد ۱ : 115.74 واحد ۲ : 114.40 واحد ۳ : 182.31 واحد ۴ : 203.13 واحد ۵ : 156.32 واحد ۶ : 199.57 واحد ۷ : 104.89	1076.38	7
1292.24	000.00	—	—	185.62	واحد ۱ : 115.40 واحد ۲ : 105.28 واحد ۳ : 182.31 واحد ۴ : 225.14 واحد ۵ : 161.01 واحد ۶ : 196.56 واحد ۷ : 104.89	1090.21	7
1263.12	000.00	—	—	185.62	واحد ۱ : 114.77 واحد ۲ : 92.71 واحد ۳ : 182.31 واحد ۴ : 210.32 واحد ۵ : 161.01 واحد ۶ : 196.19 واحد ۷ : 104.91	1062.24	7
1214.94	000.00	—	—	185.62	واحد ۱ : 194.04 واحد ۲ : 165.24 واحد ۳ : 192.59 واحد ۴ : 161.01 واحد ۵ : 196.19 واحد ۶ : 104.91 واحد ۷ : —	1014.01	6
1175.77	000.00	—	—	188.86	واحد ۱ : 180.56 واحد ۲ : 150.74 واحد ۳ : 184.41 واحد ۴ : 161.01 واحد ۵ : 193.78 واحد ۶ : 102.18 واحد ۷ : —	972.69	6
1165.83	000.00	—	—	186.66	واحد ۱ : 181.56 واحد ۲ : 147.03 واحد ۳ : 184.41 واحد ۴ : 161.01 واحد ۵ : 195.80 واحد ۶ : 95.24 واحد ۷ : —	965.06	6
1083.53	000.00	—	—	186.66	واحد ۱ : 157.57 واحد ۲ : 144.95 واحد ۳ : 162.92 واحد ۴ : 161.01 واحد ۵ : 176.05 واحد ۶ : 78.27 واحد ۷ : —	880.77	6
1045.70	000.00	—	—	189.49	واحد ۱ : 153.02 واحد ۲ : 144.35 واحد ۳ : 153.93 واحد ۴ : 161.01 واحد ۵ : 148.73 واحد ۶ : 78.31 واحد ۷ : —	839.38	6
1023.90	000.00	—	—	188.08	واحد ۱ : 153.02 واحد ۲ : 144.19 واحد ۳ : 149.78 واحد ۴ : 161.01 واحد ۵ : 138.80 واحد ۶ : 73.24 واحد ۷ : —	820.06	6
811.37	000.00	—	—	128.25	واحد ۱ : 202.26 واحد ۲ : 84.68 واحد ۳ : 166.58 واحد ۴ : 139.91 واحد ۵ : 73.24 واحد ۶ : — واحد ۷ : —	666.69	5
497.03	000.00	—	—	114.89	واحد ۱ : 168.98 واحد ۲ : 213.15 واحد ۳ : — واحد ۴ : — واحد ۵ : — واحد ۶ : — واحد ۷ : —	382.14	2
25634.73	00.00	8748.24	350 331 + 19			11297.64	74
جمع							

دیوارهای مشترک بین فضای مسکونی و مشاعات (راه پله، آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود

-2

Total Floor : 3233.94 m2
Parking Space : 113+8

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



-2

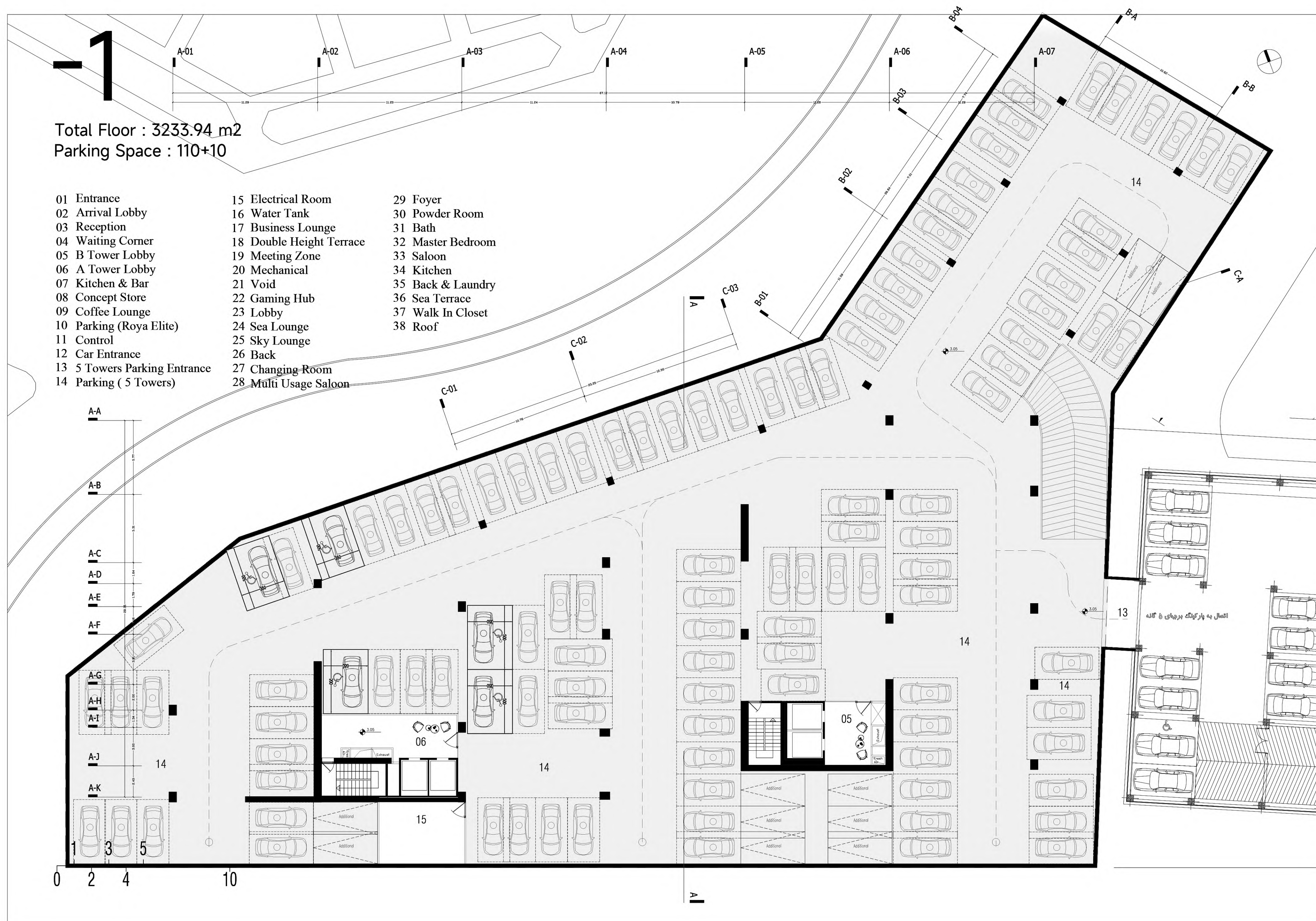
Total Floor : 3233.94 m2
Parking Space : 113+8

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
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| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
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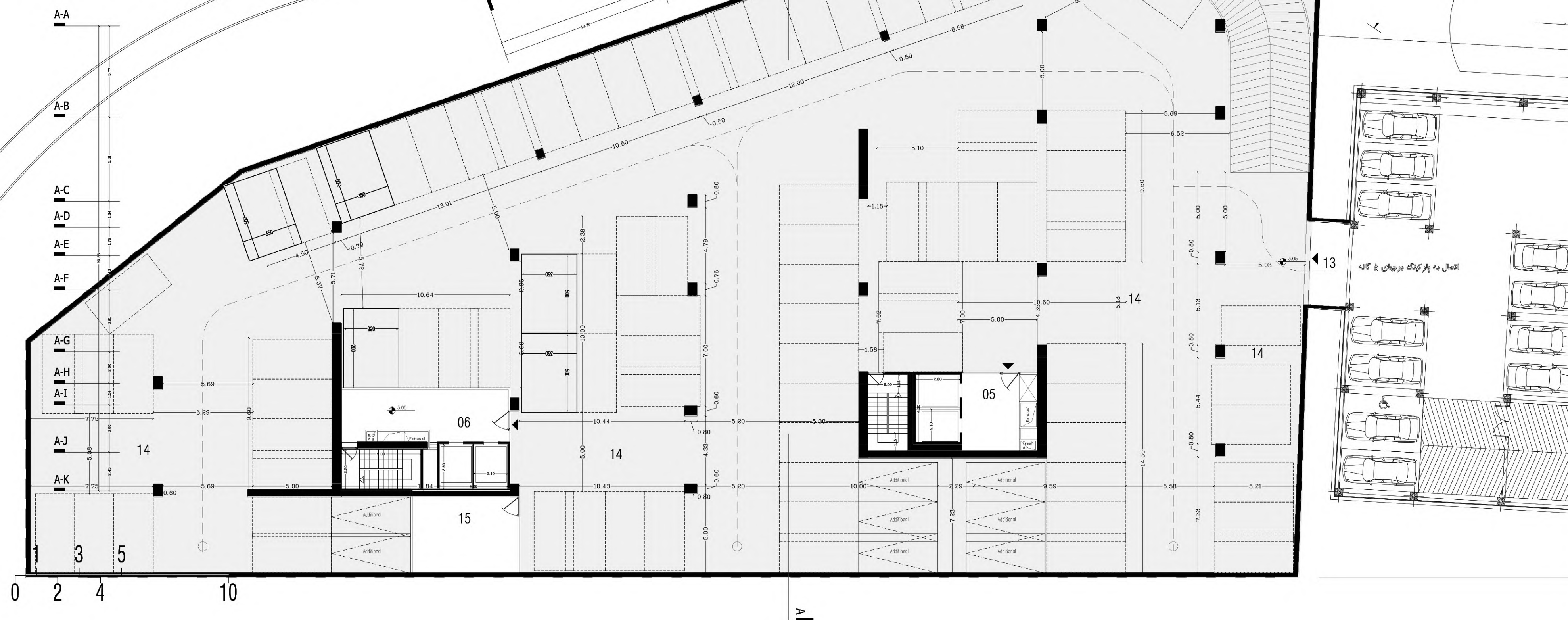
Total Floor : 3233.94 m2
Parking Space : 110+10

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
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| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
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| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



Total Floor : 3233.94 m2
Parking Space : 110+10

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
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| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



GF

Total Floor : 1569.59 m2

Parking : 33

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
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| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |

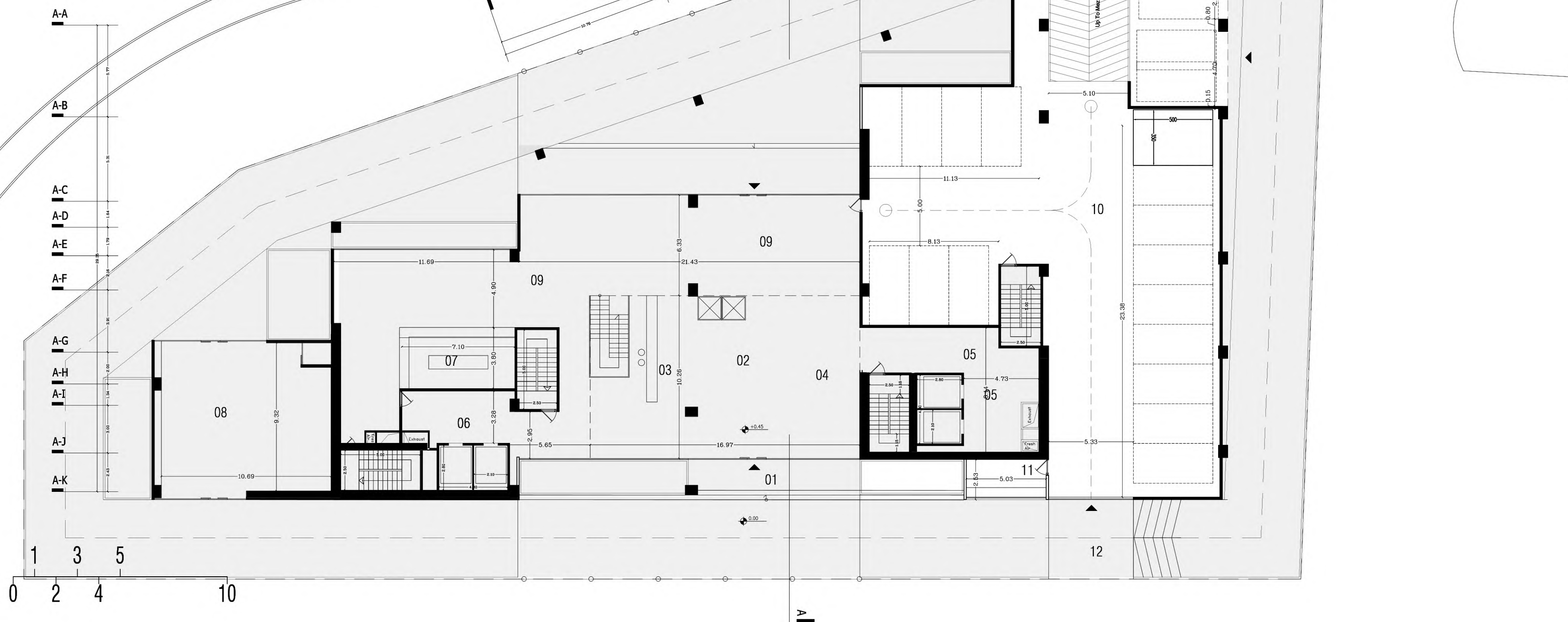


GF

Total Floor : 1569.59 m2

Parking : 33

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
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| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



GF Alternative

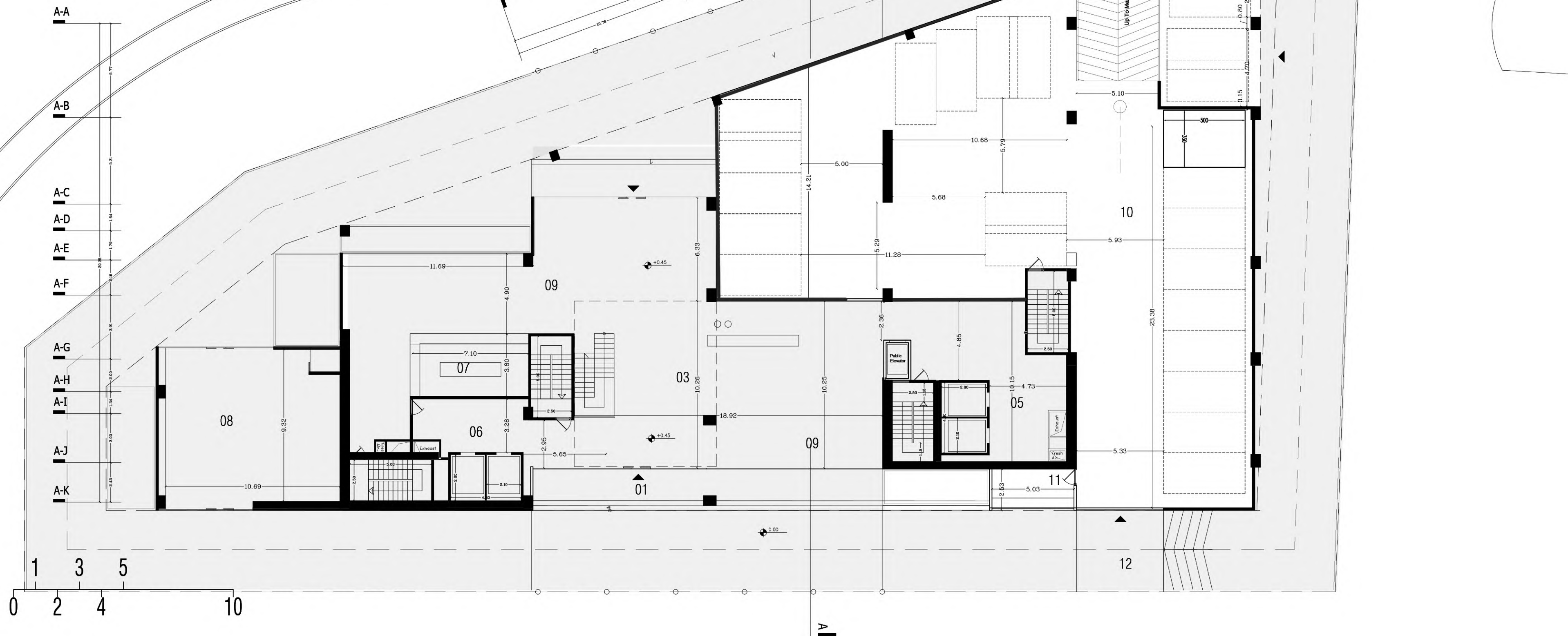
TOTAL FLOOR: 1569.59
PARKING : 37

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
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| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
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| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



GF Alternative

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
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| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



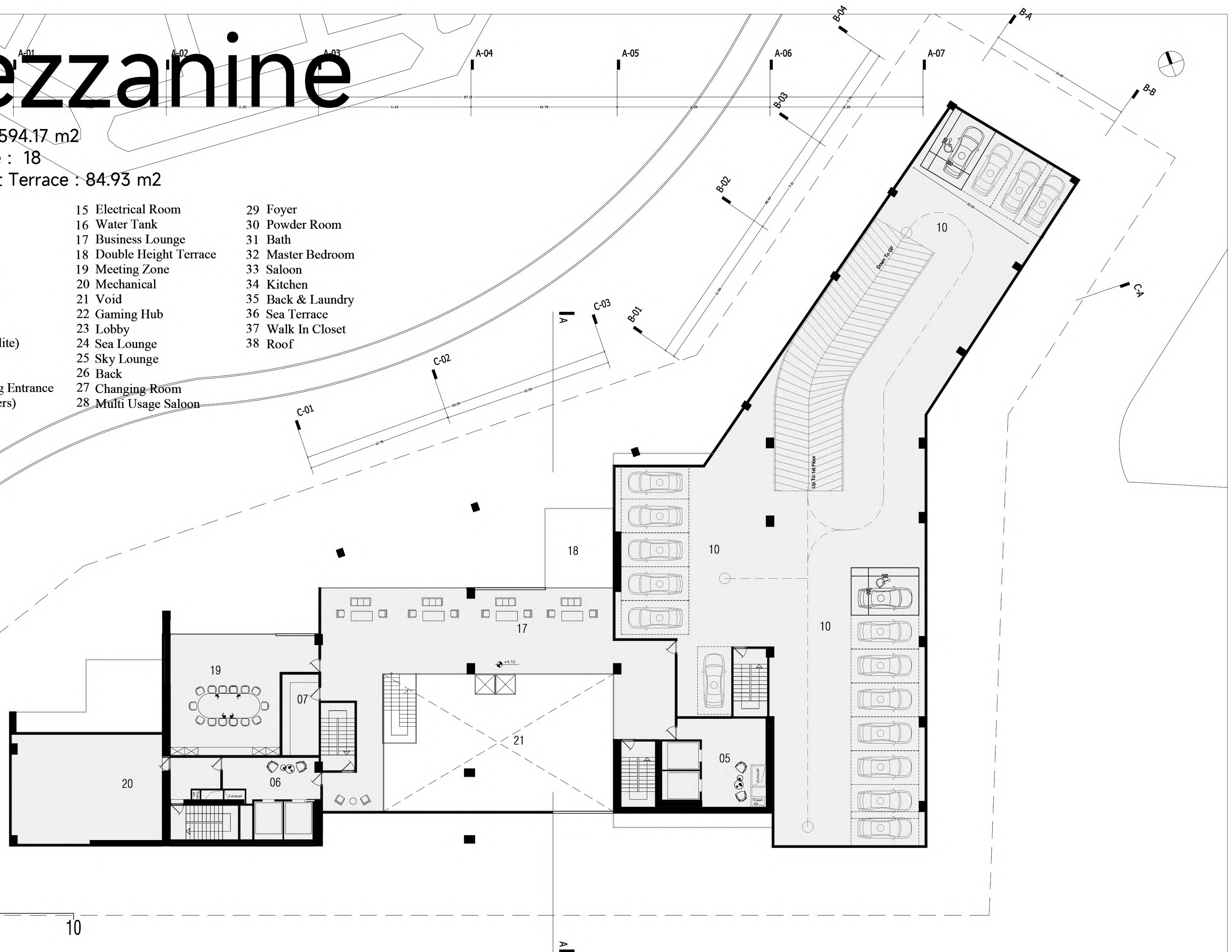
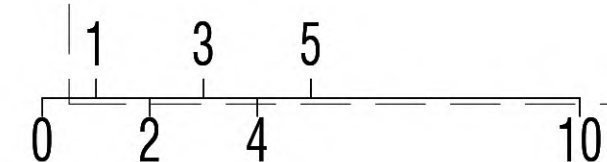
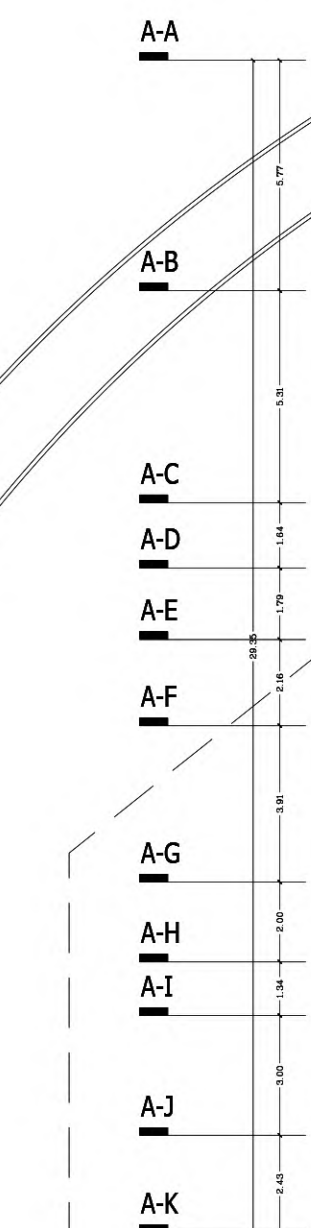
Mezzanine

Total Floor : 1594.17 m2

Parking Space : 18

Double Height Terrace : 84.93 m2

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
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| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



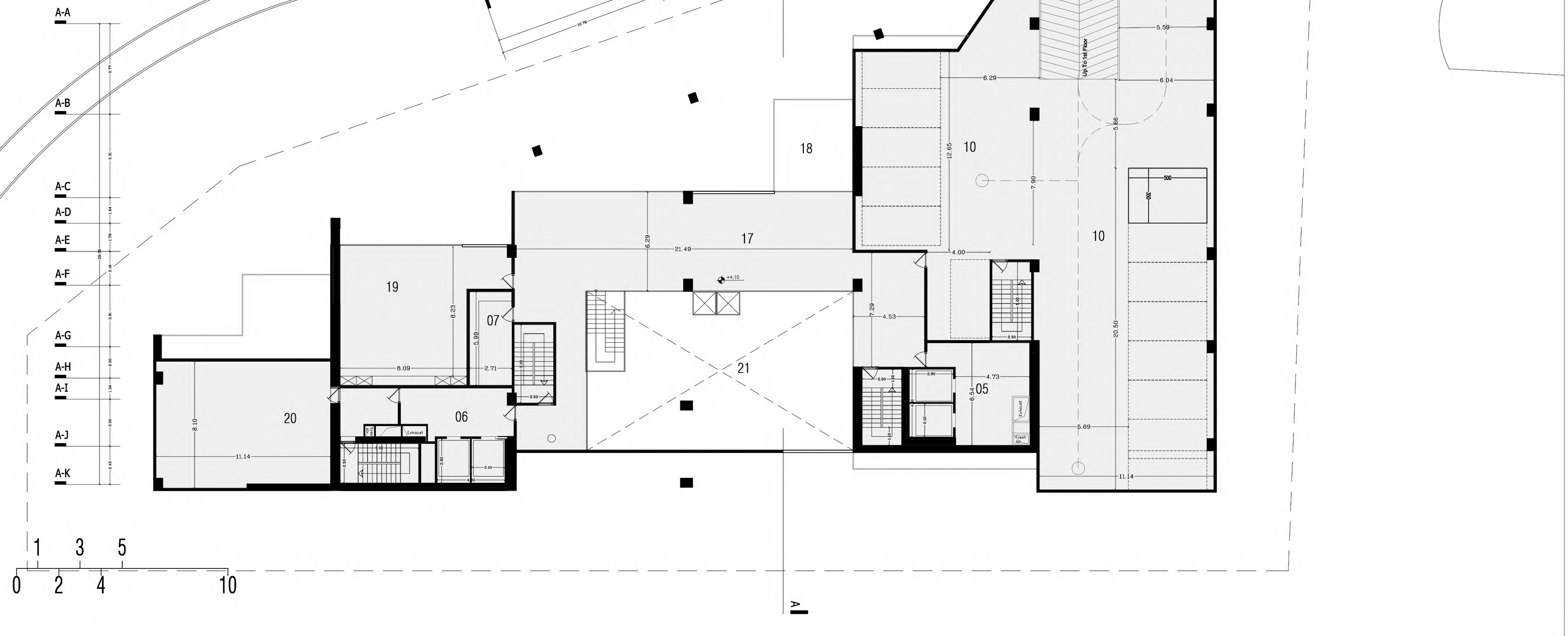
Mezzanine

Total Floor : 1594.17 m2

Parking Space : 18

Double Height Terrace : 84.93 m2

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
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| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
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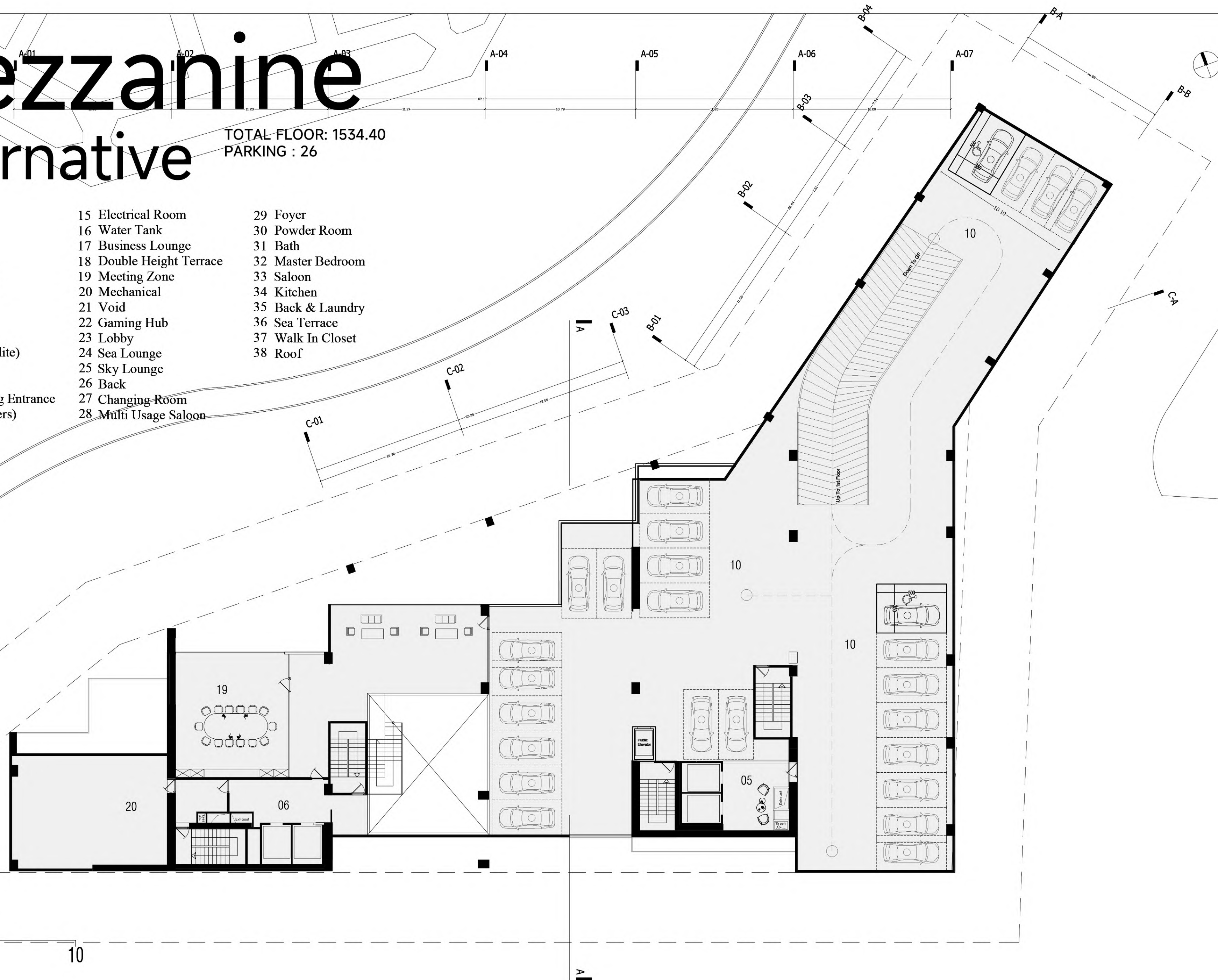
Mezzanine Alternative

TOTAL FLOOR: 1534.40
PARKING : 26

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
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| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |

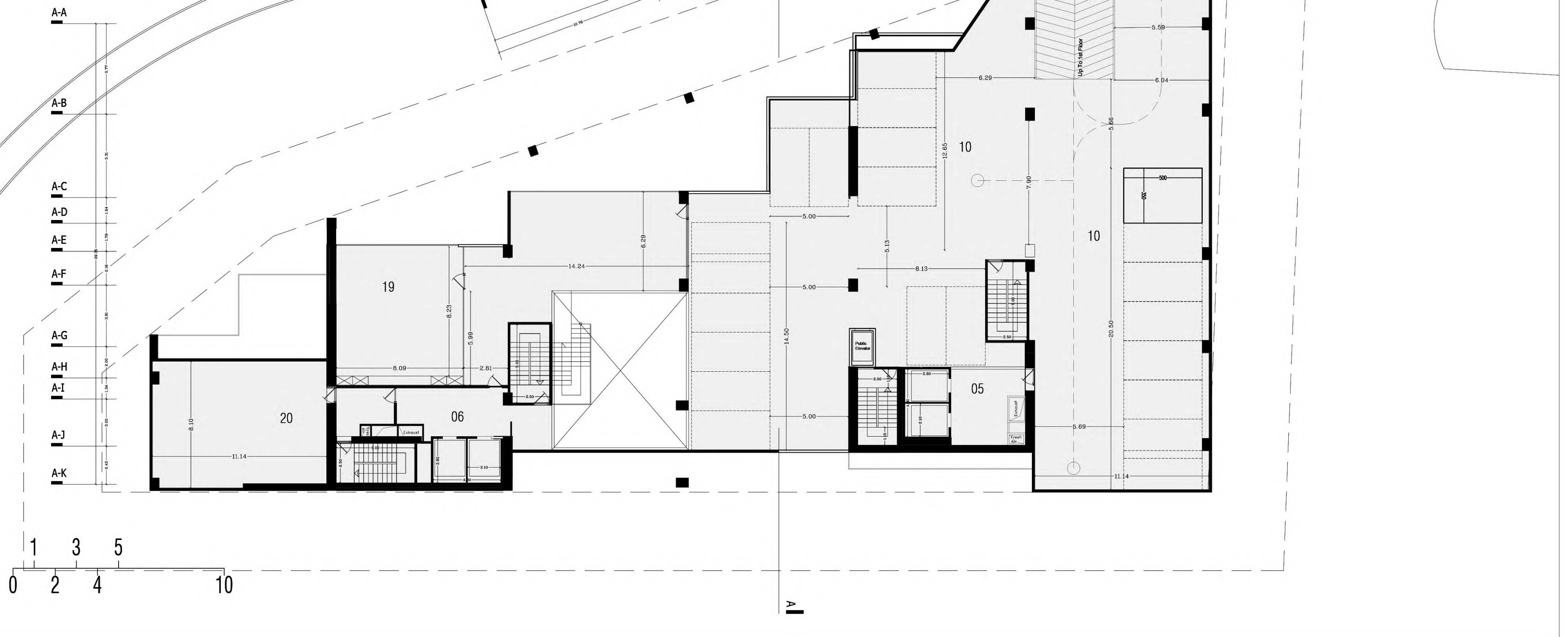
- A-A
A-B
A-C
A-D
A-E
A-F
A-G
A-H
A-I
A-J
A-K

1 3 5
0 2 4 10



Mezzanine Alternative

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
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| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



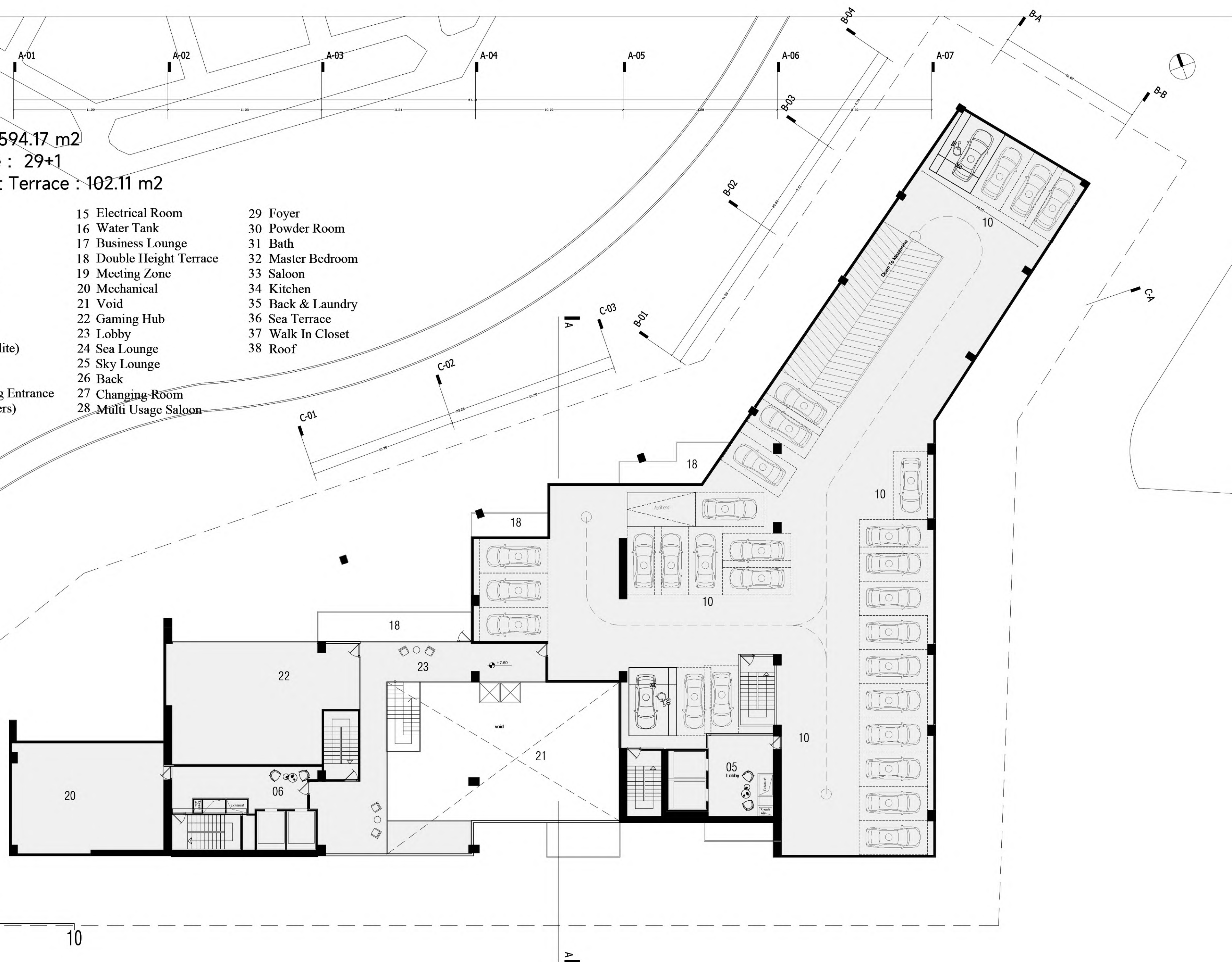
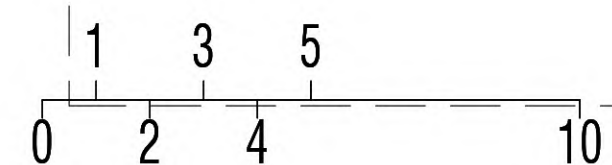
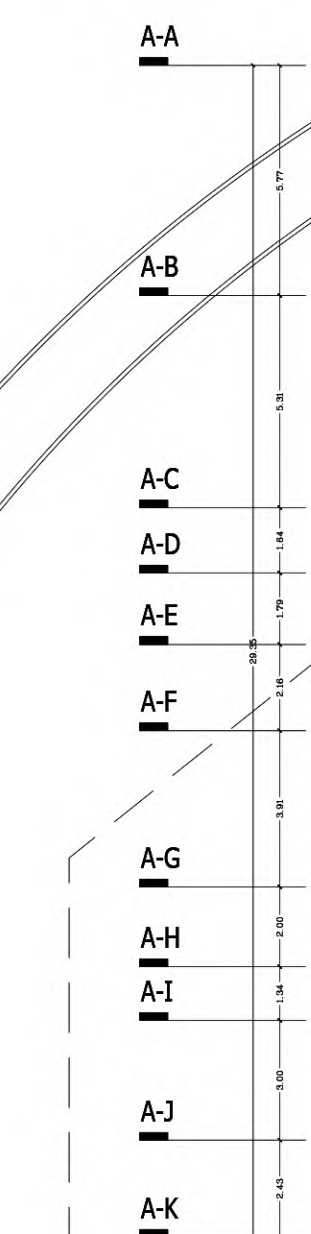
+1

Total Floor : 1594.17 m2

Parking Space : 29+1

Double Height Terrace : 102.11 m2

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



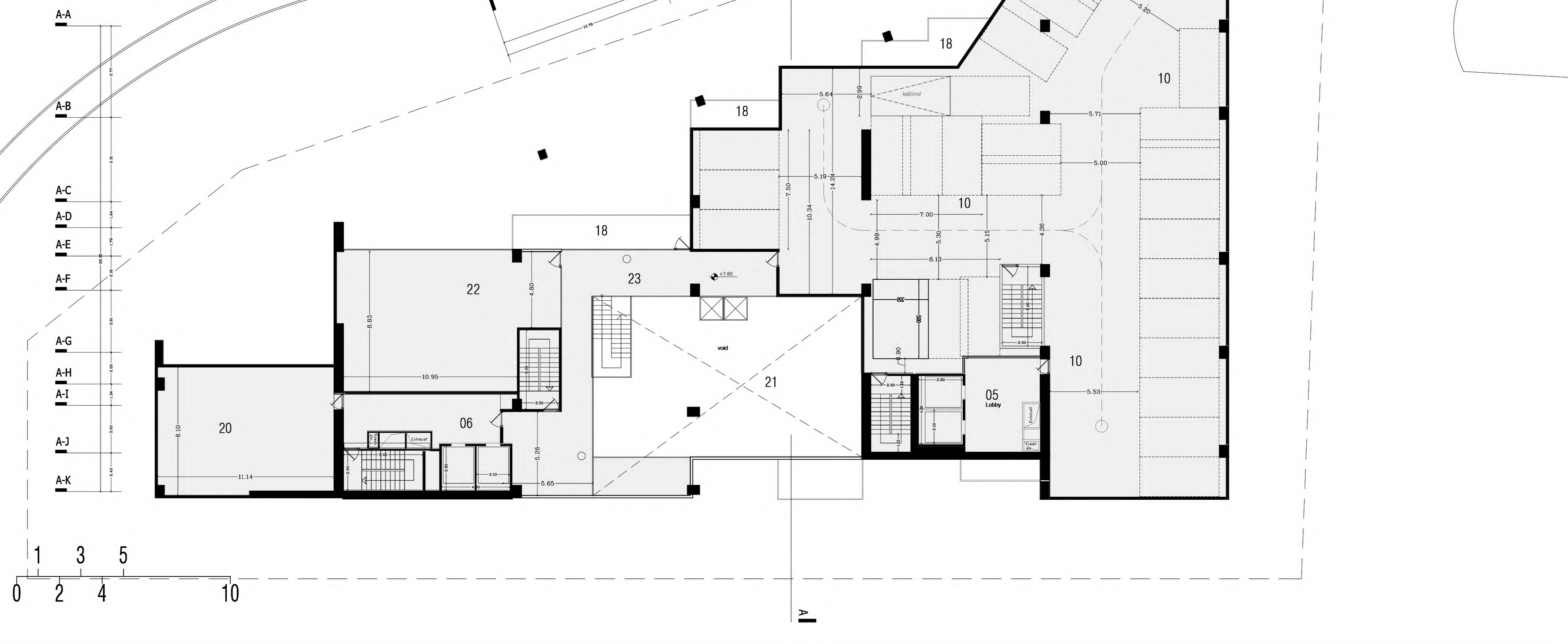
+1

Total Floor : 1594.17 m2

Parking Space : 29+1

Double Height Terrace : 102.11 m2

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



+1

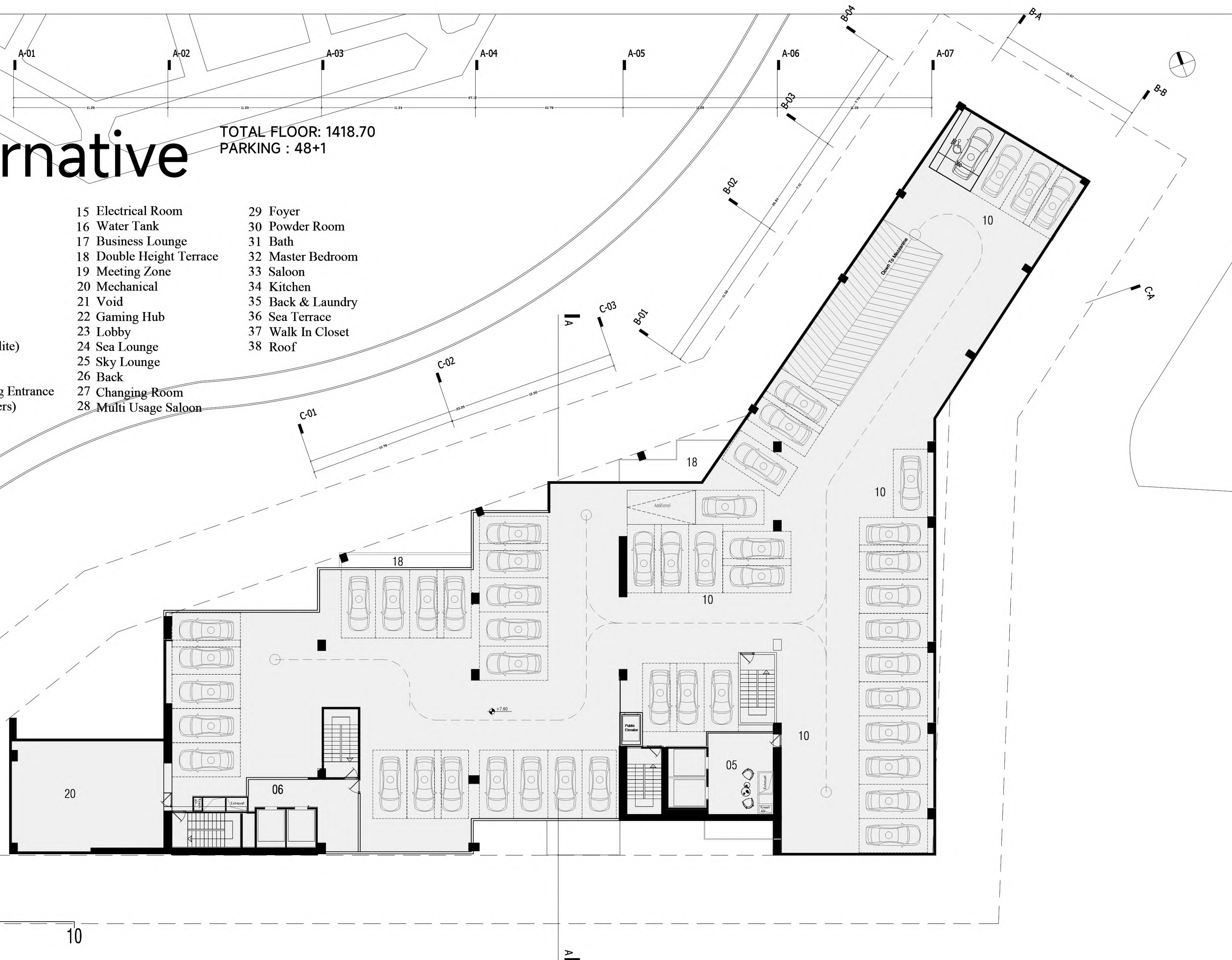
Alternative

TOTAL FLOOR: 1418.70
PARKING : 48+1

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |

- A-A
A-B
A-C
A-D
A-E
A-F
A-G
A-H
A-I
A-J
A-K

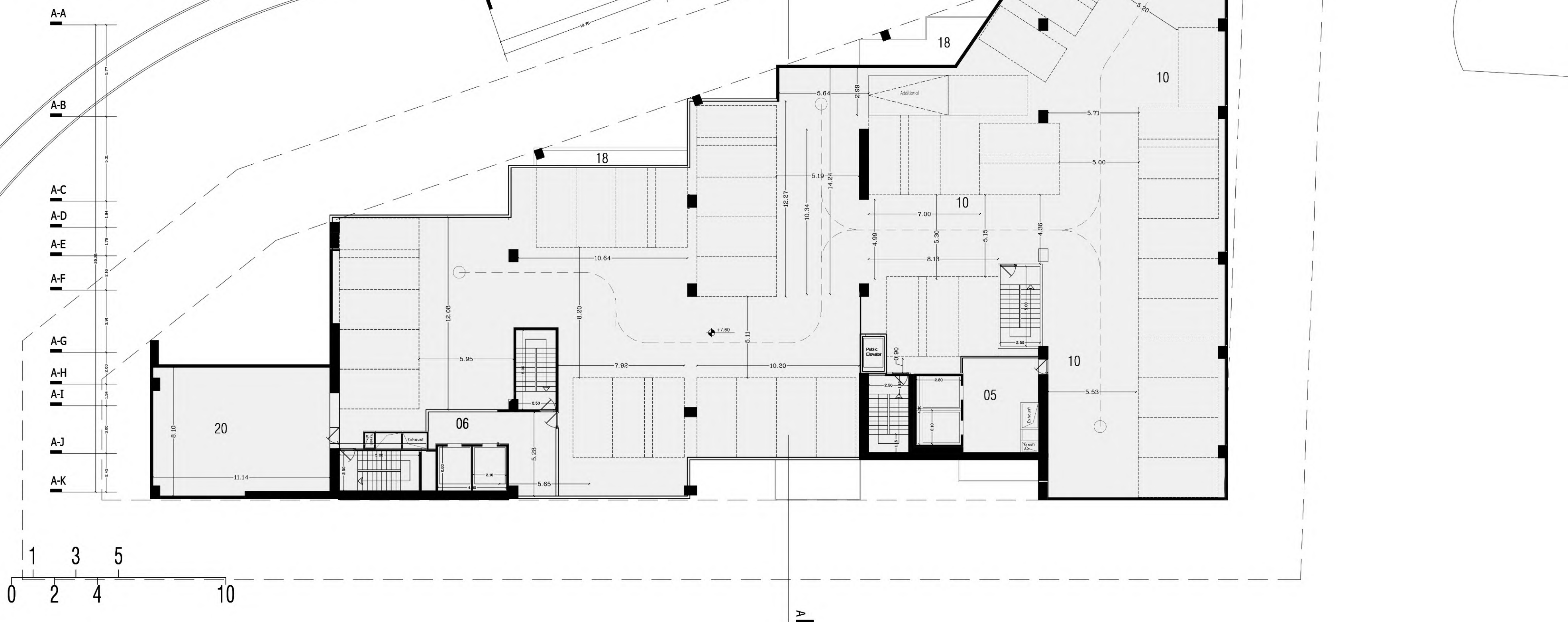
0 1 2 3 4 5 10



+1

Alternative

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



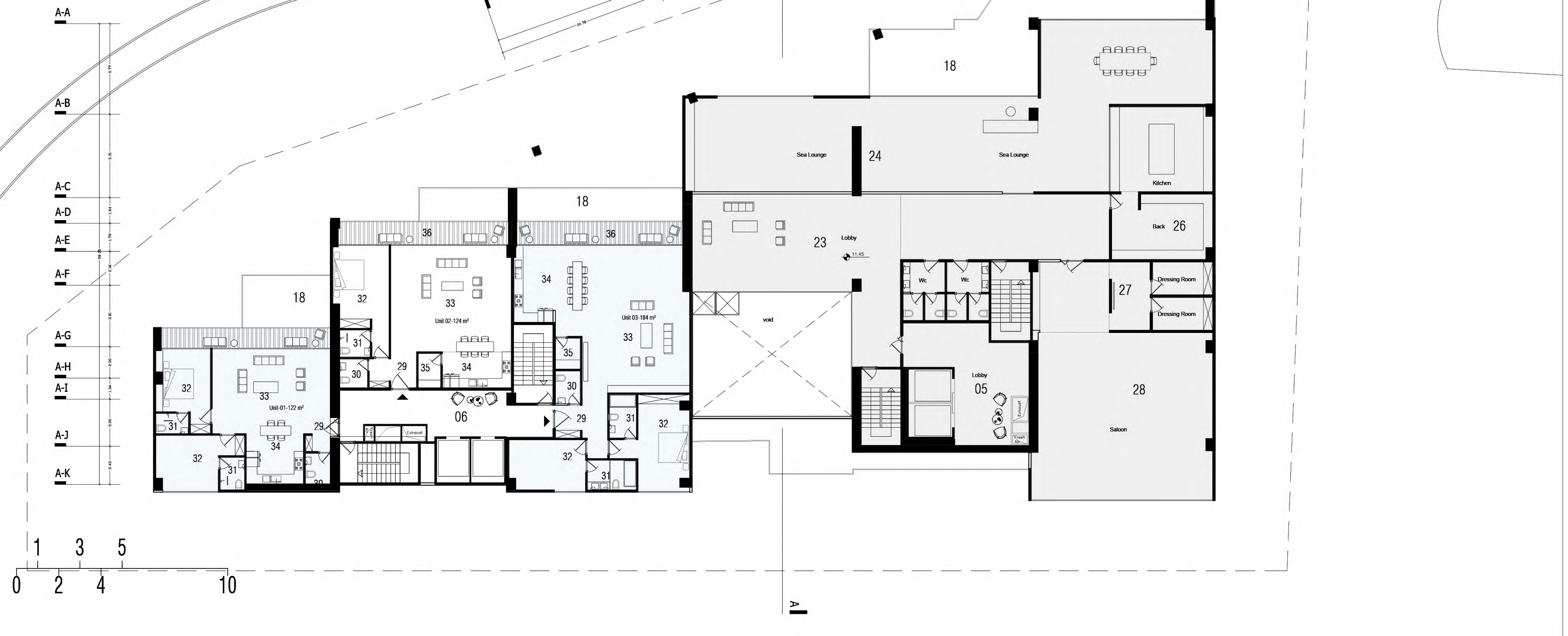
+2

Total Floor : 1346.26 m2

Residential : 428.64 m2

Double Height Terrace : 448.24 m2

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



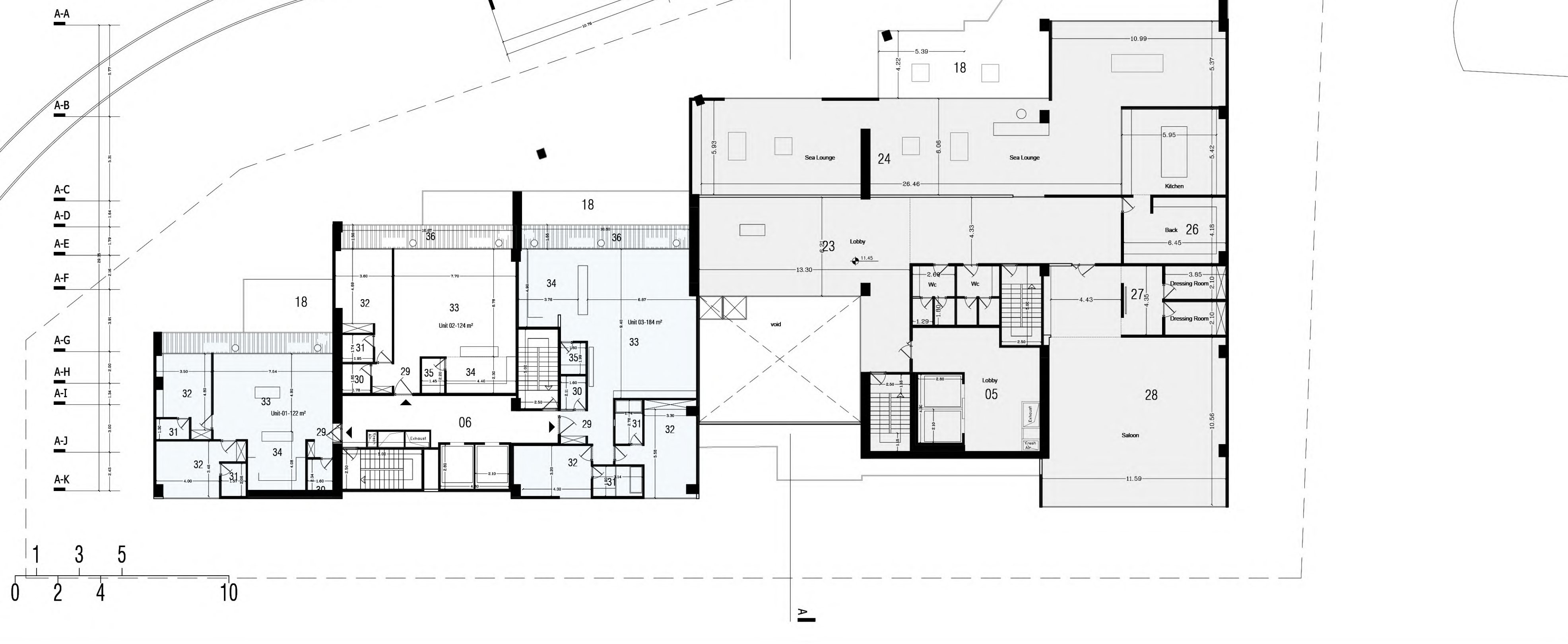
+2

Total Floor : 1346.26 m²

Residential : 428.64 m²

Double Height Terrace : 448.24 m²

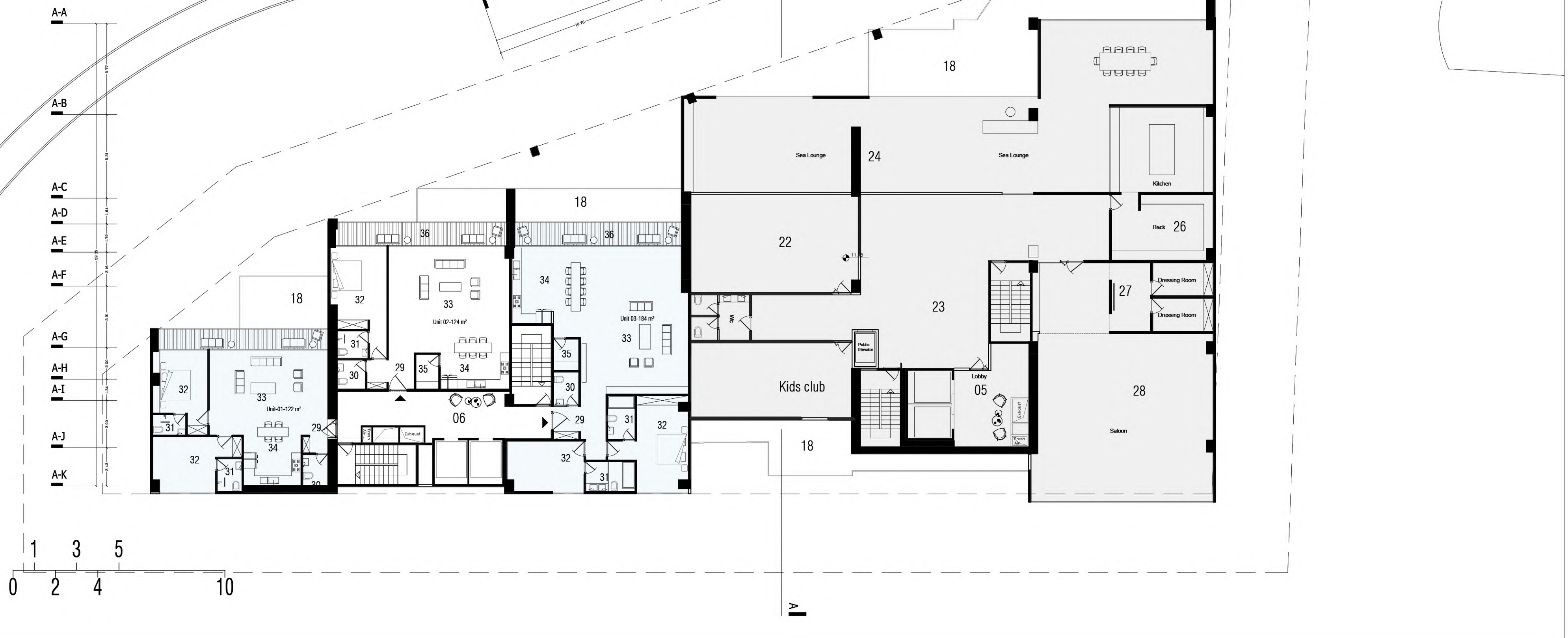
- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



+2 Alternative

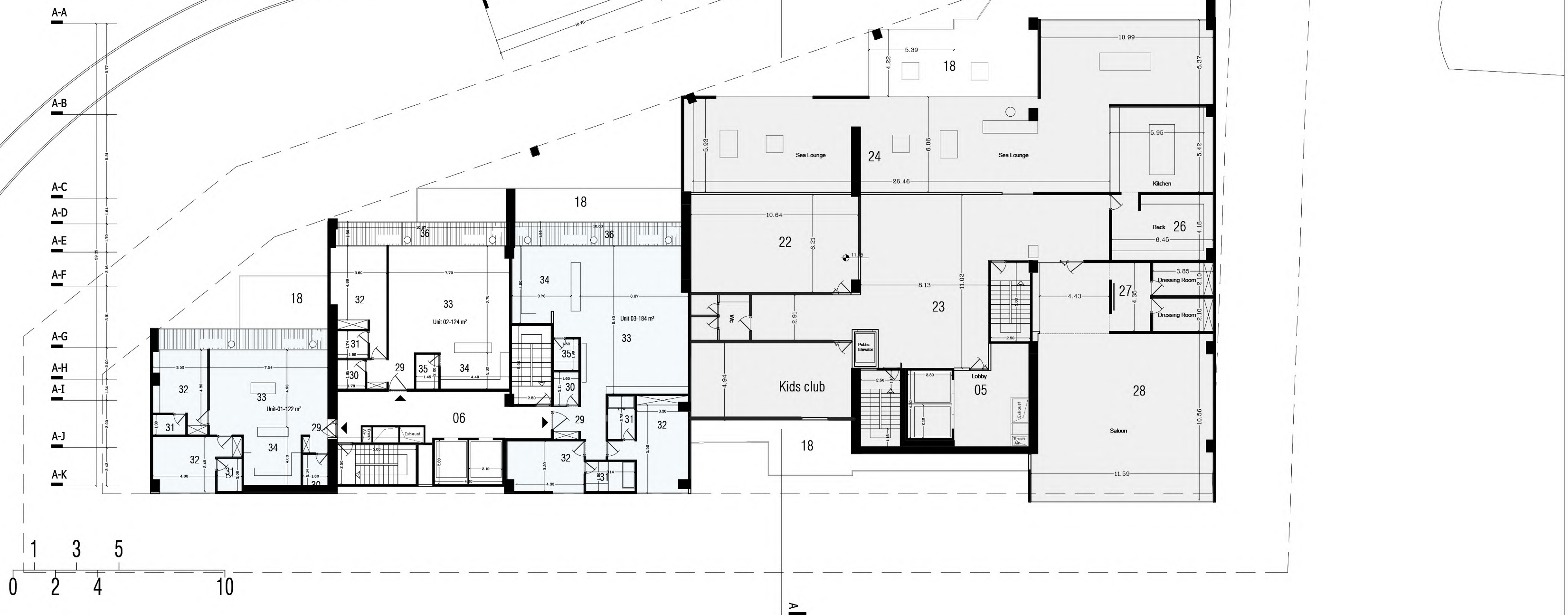
TOTAL FLOOR: 1346.20

- | | | |
|------------------------------|--------------------------|-------------------|
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| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



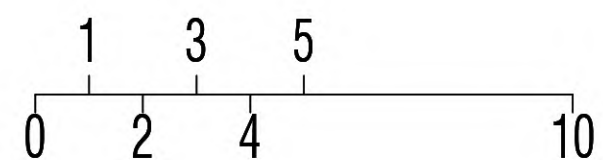
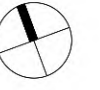
+2 Alternative

- | | | |
|------------------------------|--------------------------|-------------------|
| 01 Entrance | 15 Electrical Room | 29 Foyer |
| 02 Arrival Lobby | 16 Water Tank | 30 Powder Room |
| 03 Reception | 17 Business Lounge | 31 Bath |
| 04 Waiting Corner | 18 Double Height Terrace | 32 Master Bedroom |
| 05 B Tower Lobby | 19 Meeting Zone | 33 Saloon |
| 06 A Tower Lobby | 20 Mechanical | 34 Kitchen |
| 07 Kitchen & Bar | 21 Void | 35 Back & Laundry |
| 08 Concept Store | 22 Gaming Hub | 36 Sea Terrace |
| 09 Coffee Lounge | 23 Lobby | 37 Walk In Closet |
| 10 Parking (Roya Elite) | 24 Sea Lounge | 38 Roof |
| 11 Control | 25 Sky Lounge | |
| 12 Car Entrance | 26 Back | |
| 13 5 Towers Parking Entrance | 27 Changing Room | |
| 14 Parking (5 Towers) | 28 Multi Usage Saloon | |



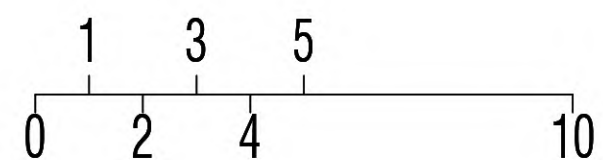
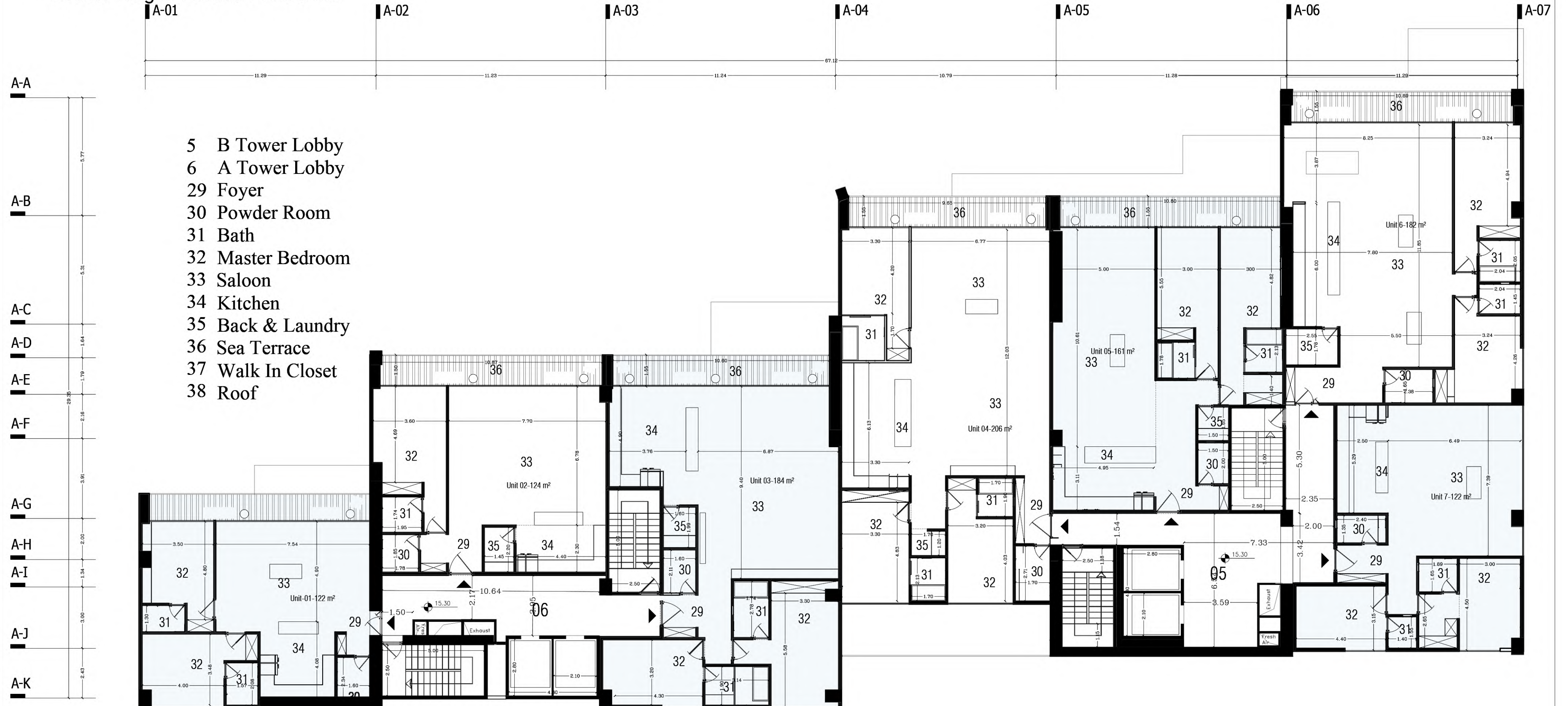
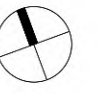
+3

Total Floor : 1399.75 m2
Residential : 1005.91 m2
Double Height Terrace : 97.08 m2



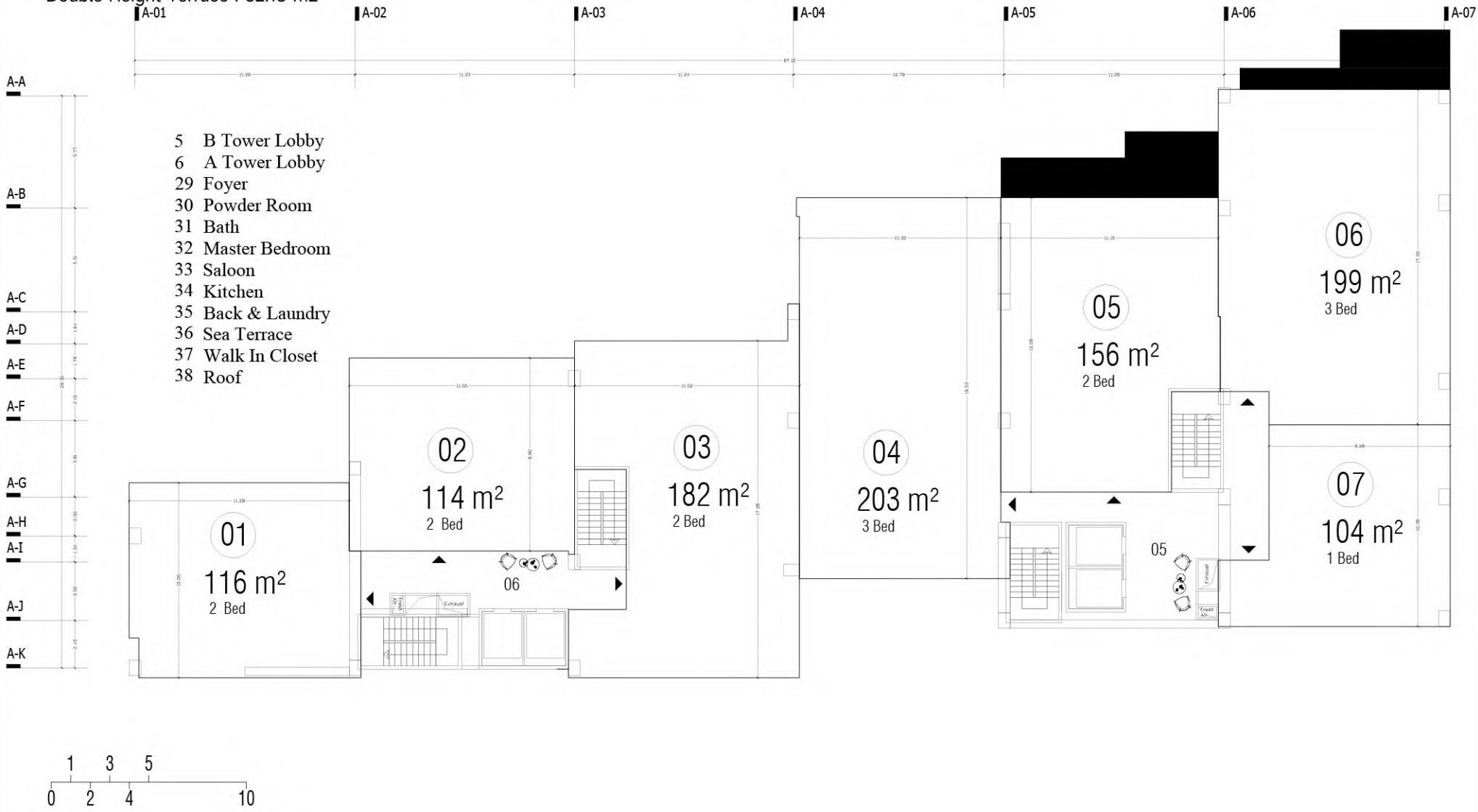
+3

Total Floor : 1399.75 m²
Residential : 1005.91 m²
Double Height Terrace : 97.08 m²



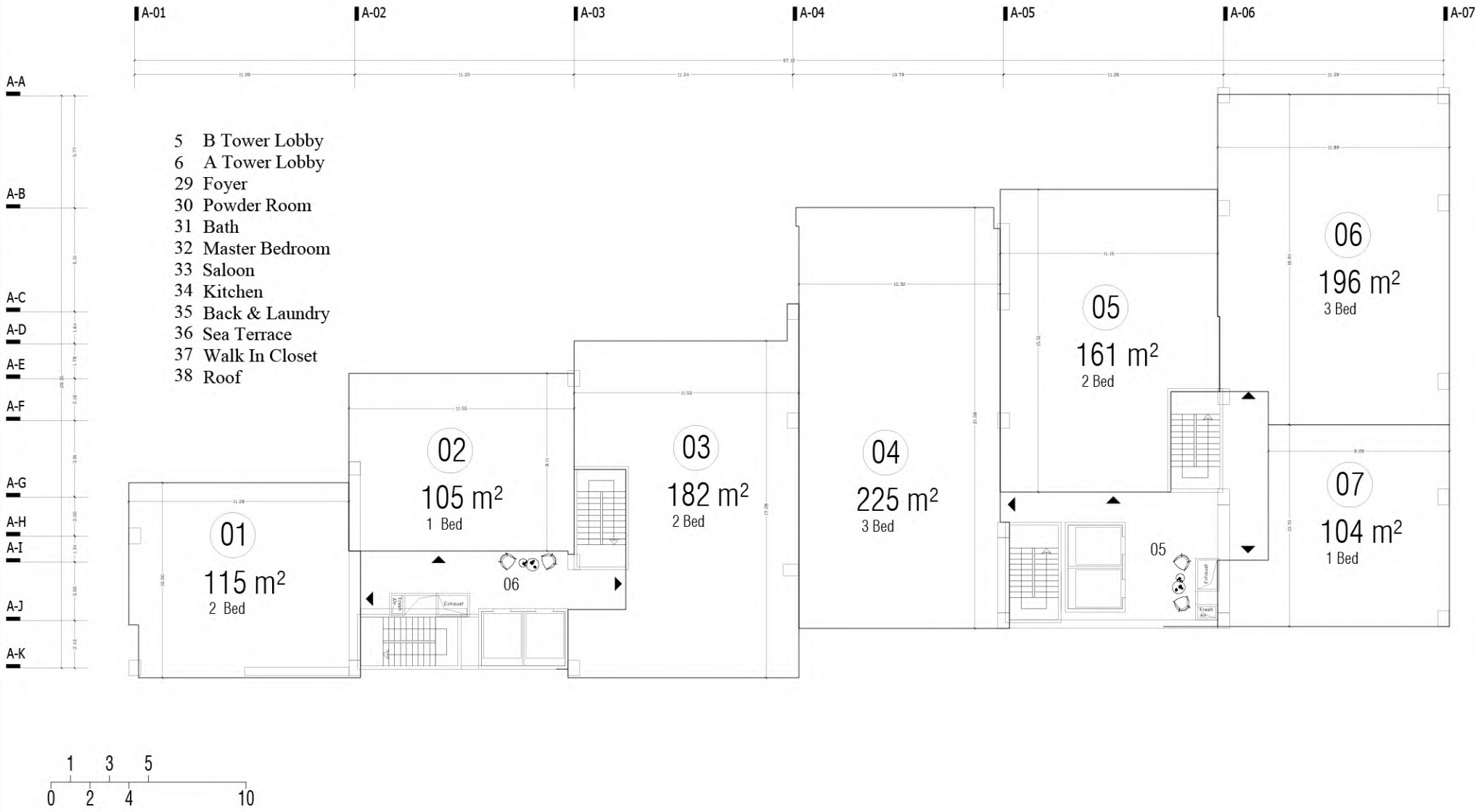
+4

Total Floor : 1330.63 m2
Residential : 1024.20 m2
Double Height Terrace : 52.18 m2



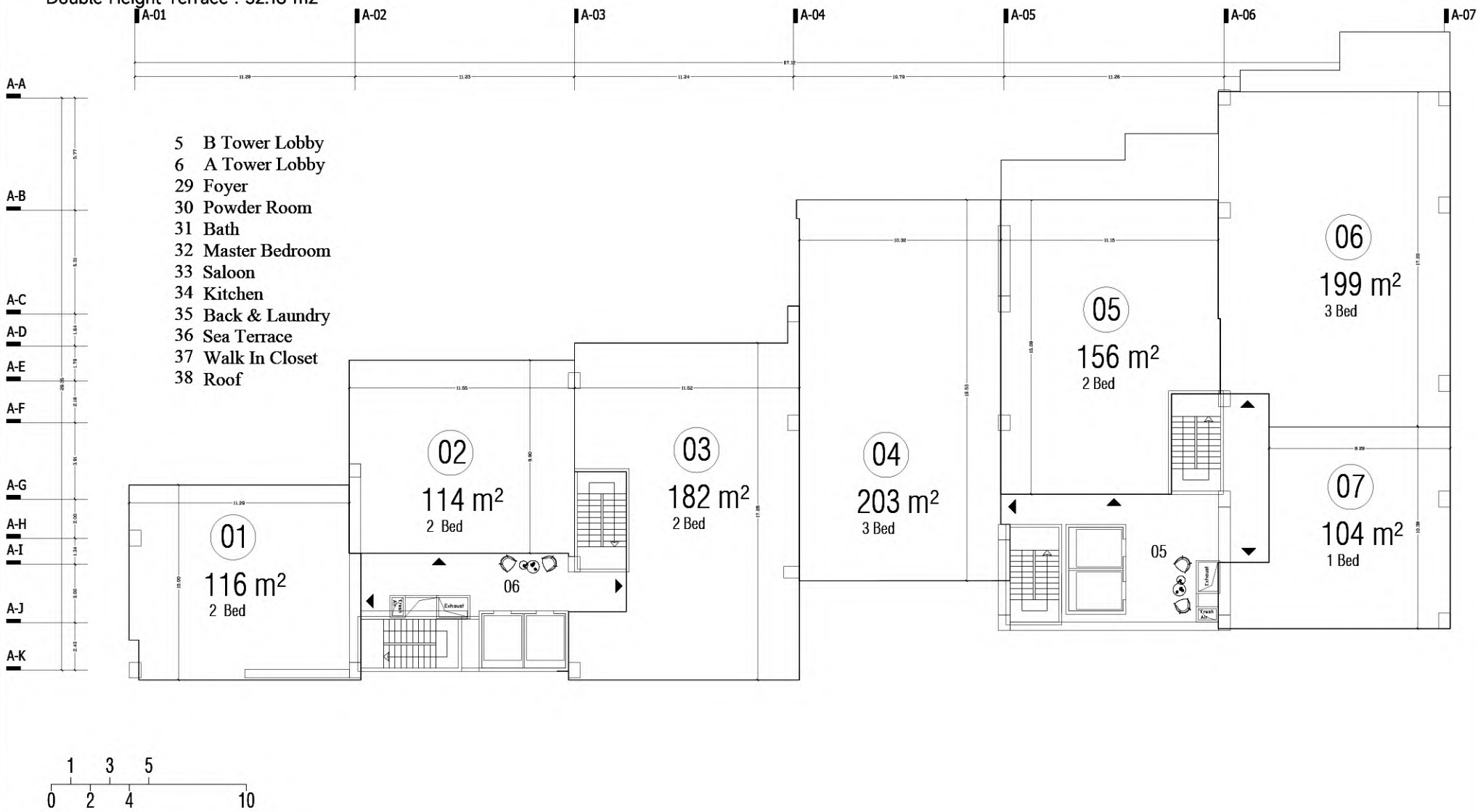
+5

Total Floor : 1292.24 m2
Residential : 1090.62 m2



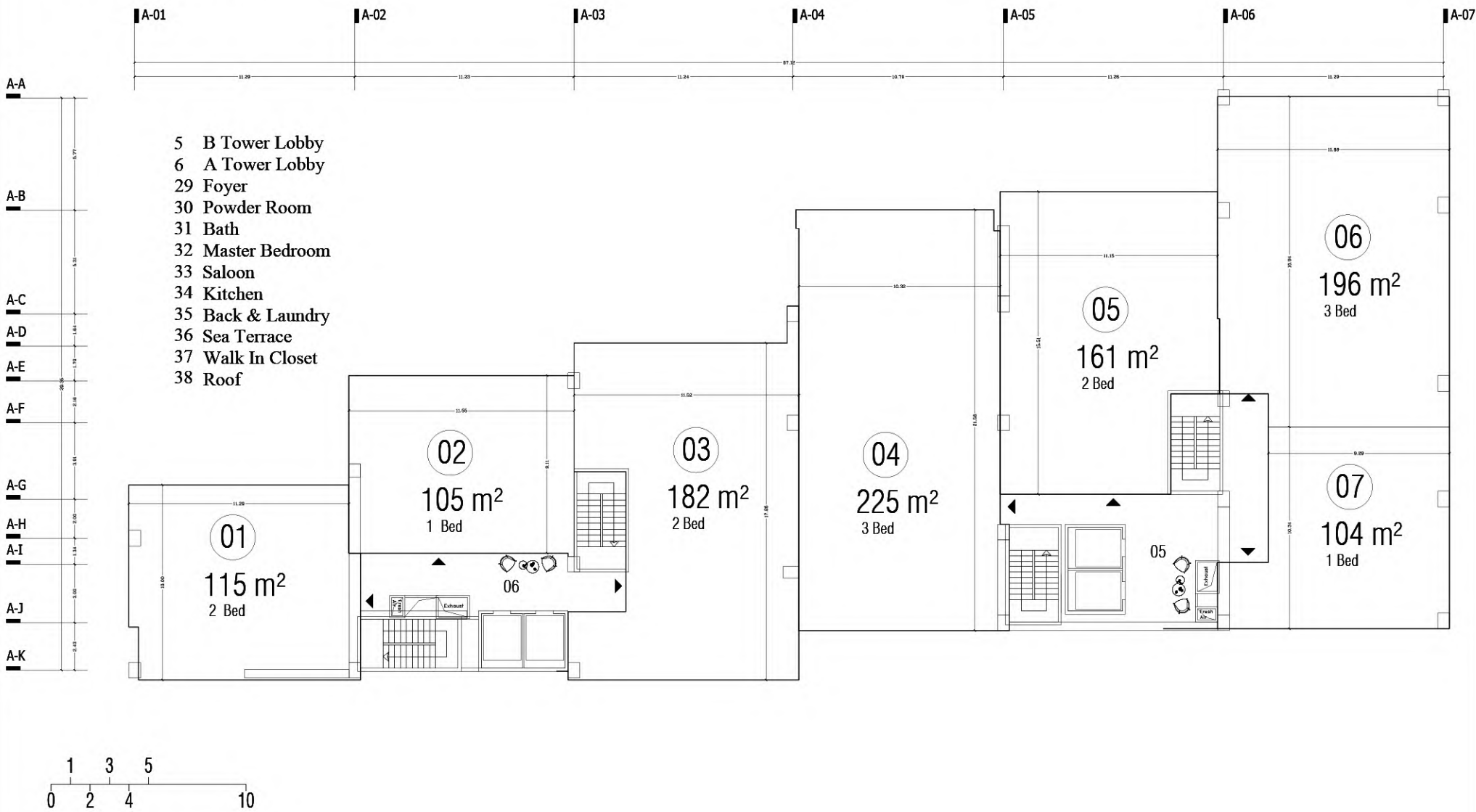
+4

Total Floor : 1330.63 m2
Residential : 1024.20 m2
Double Height Terrace : 52.18 m2



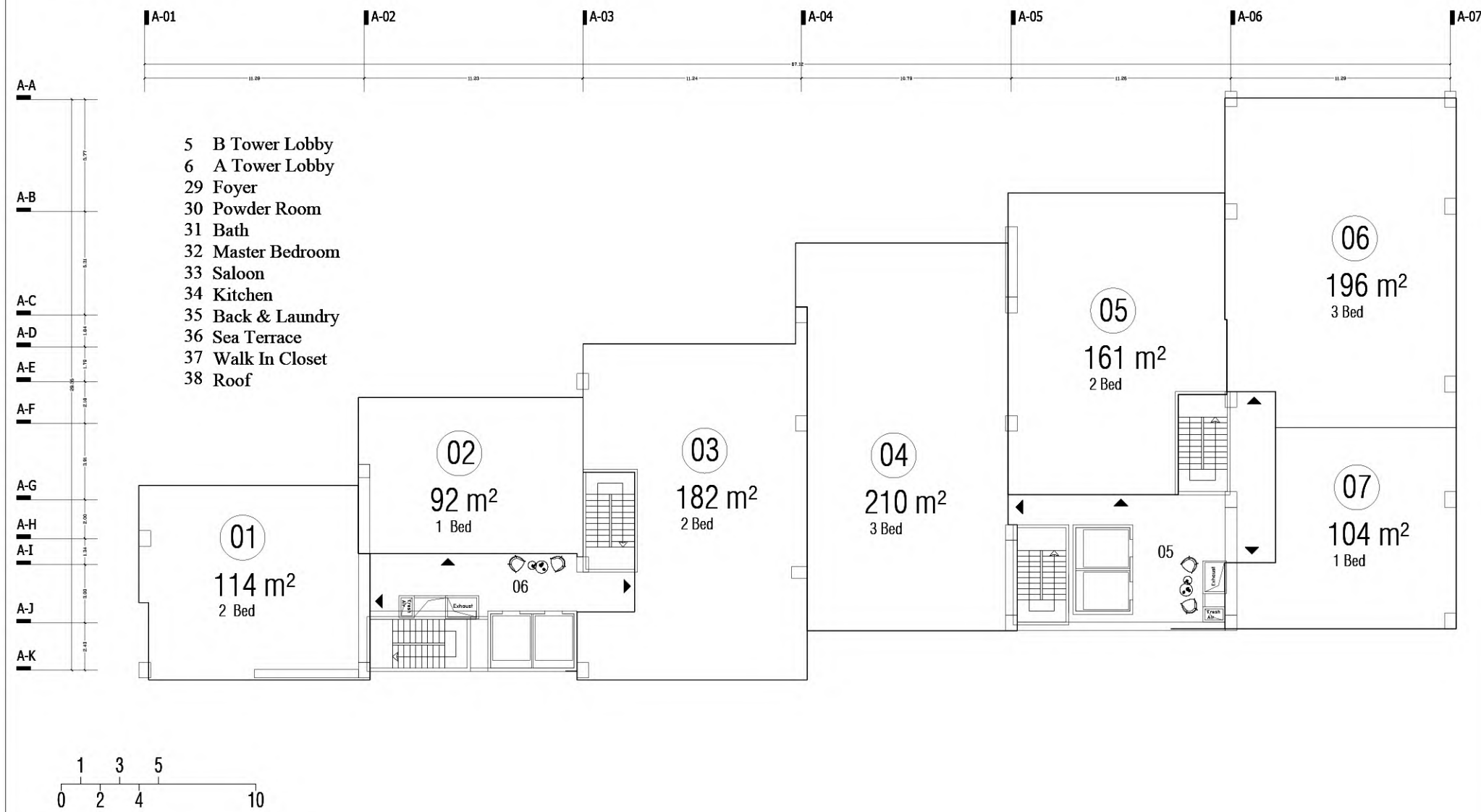
+5

Total Floor : 1292.24 m2
Residential : 1090.62 m2



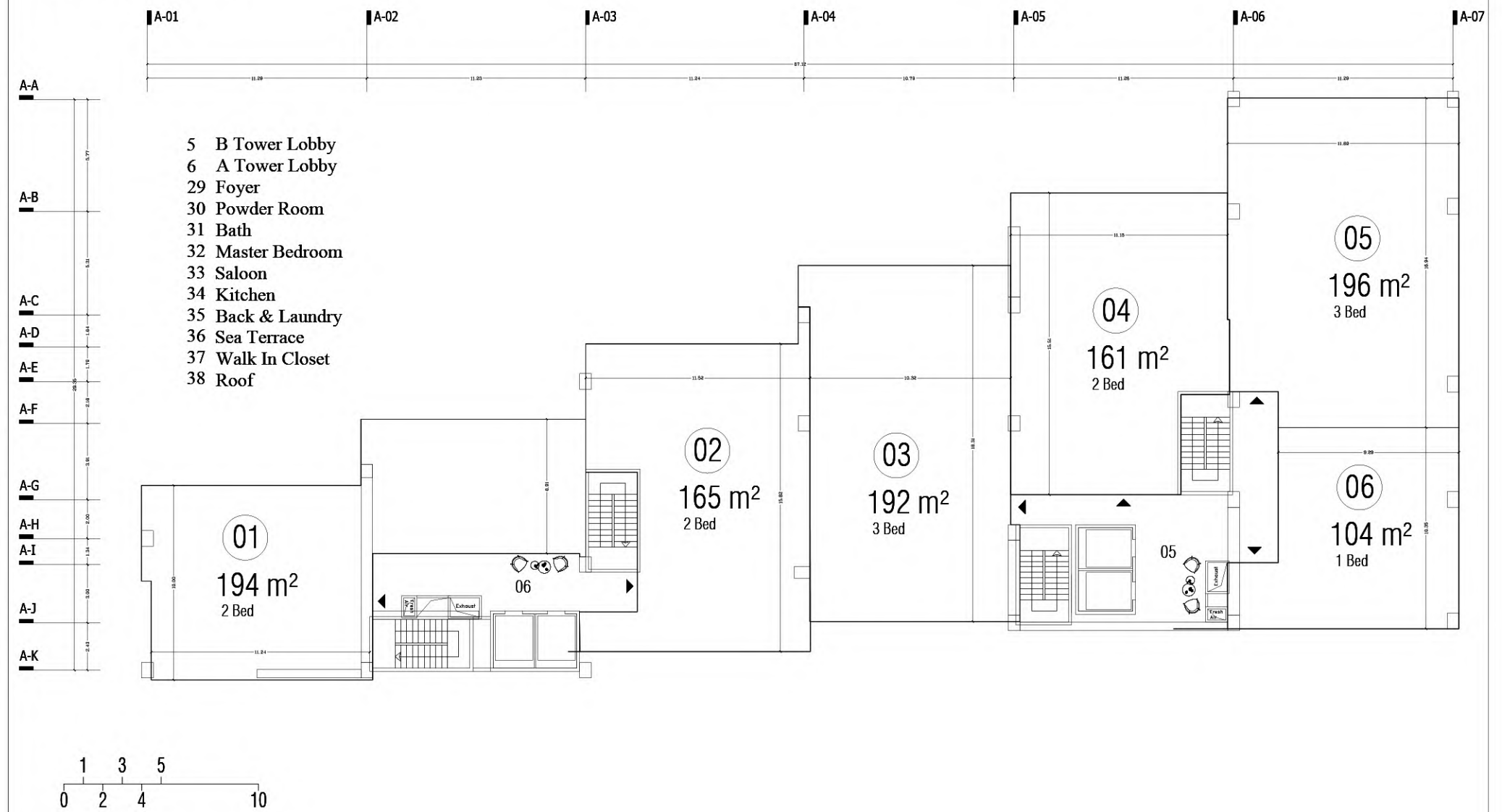
+6

Total Floor : 1263.12 m2
Residential : 1062.64 m2



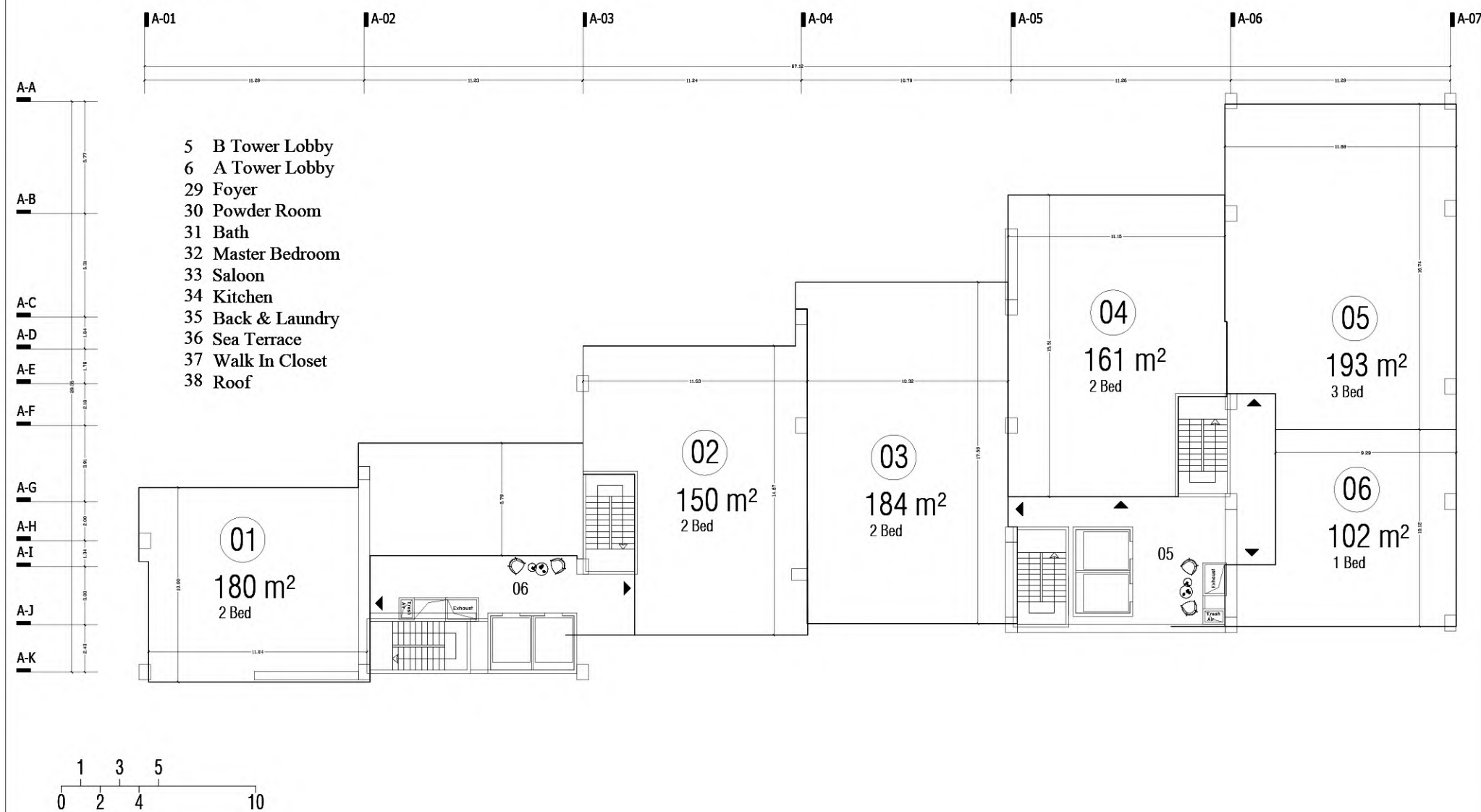
+7

Total Floor : 1214.94 m2
Residential : 1014.01 m2



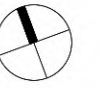
+8

Total Floor : 1175.77 m2
Residential : 972.69 m2



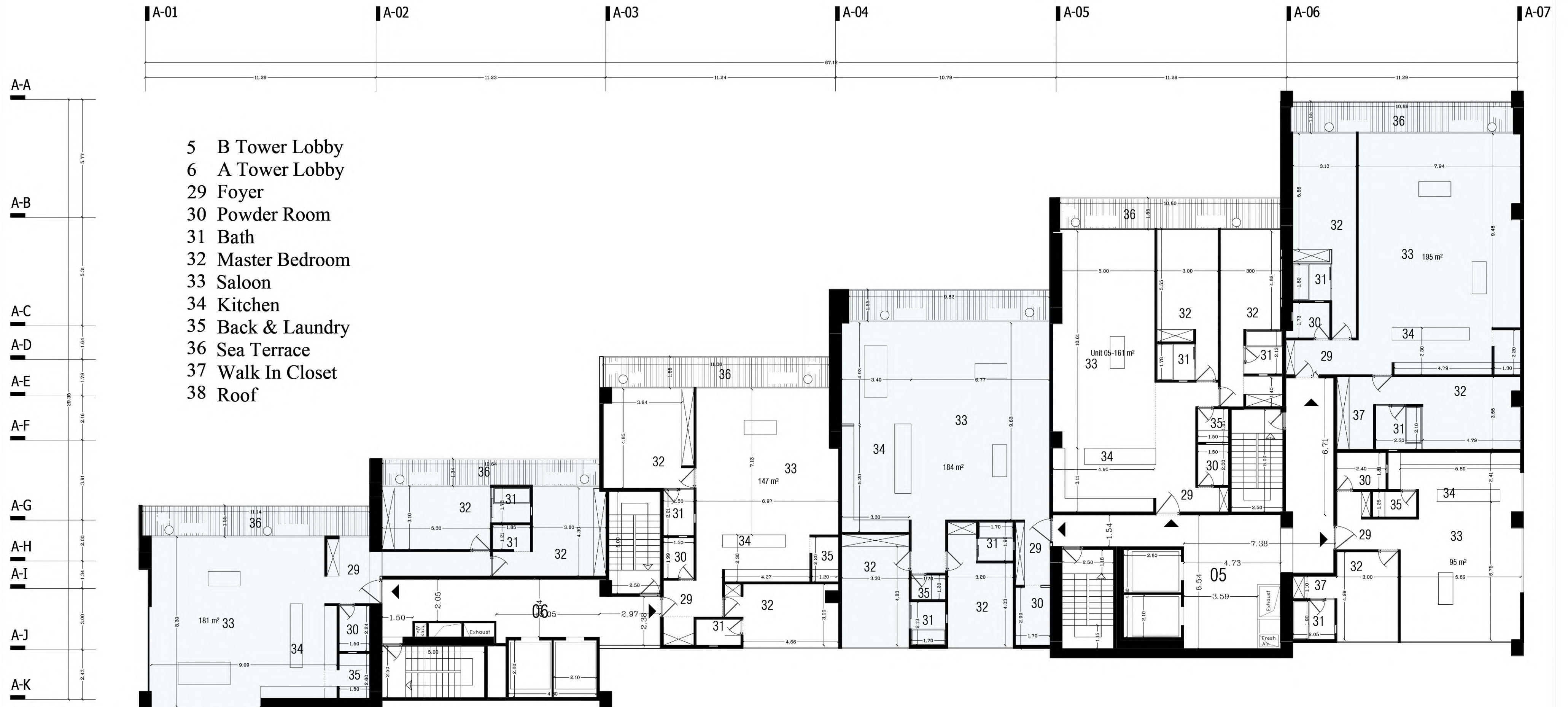
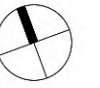
+9

Total Floor : 1165.83 m²
Residential : 965.06 m²

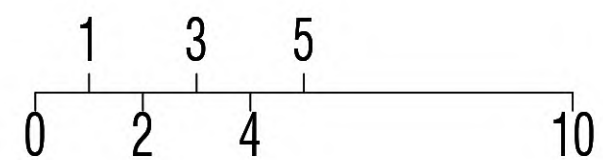


+9

Total Floor : 1165.83 m²
Residential : 965.06 m²

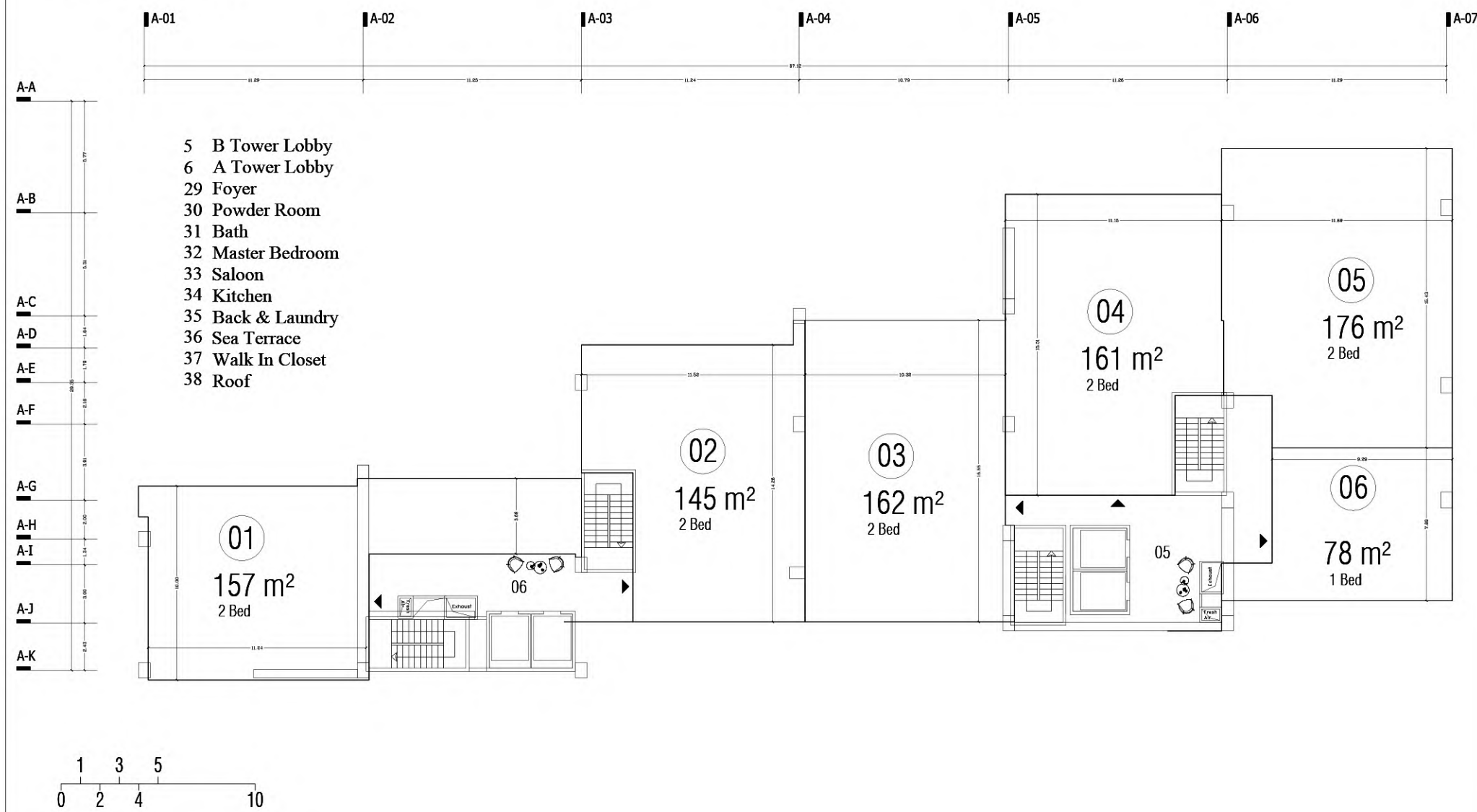


- 5 B Tower Lobby
- 6 A Tower Lobby
- 29 Foyer
- 30 Powder Room
- 31 Bath
- 32 Master Bedroom
- 33 Saloon
- 34 Kitchen
- 35 Back & Laundry
- 36 Sea Terrace
- 37 Walk In Closet
- 38 Roof



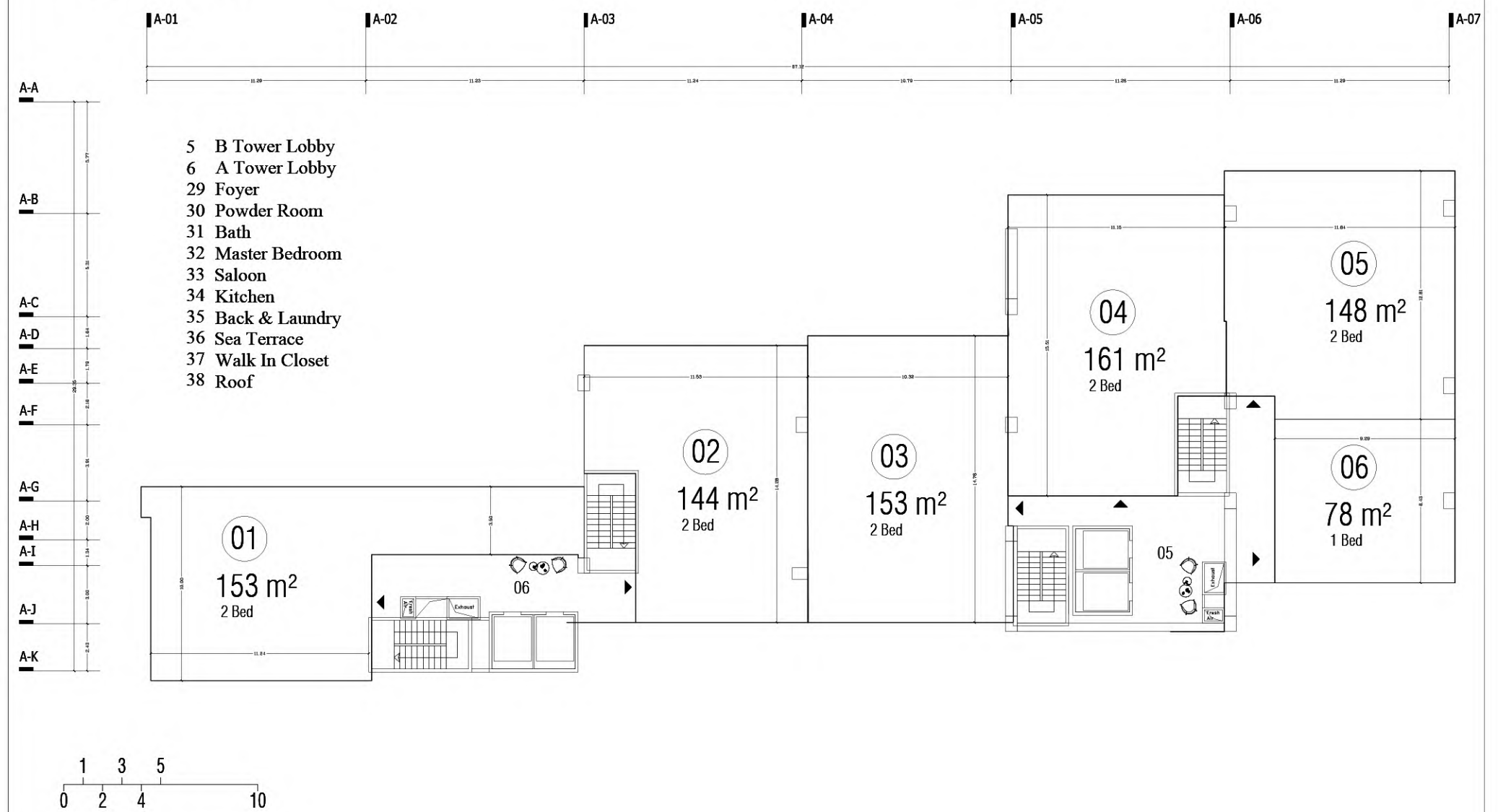
+10

Total Floor : 1083.53 m2
Residential : 880.77 m2



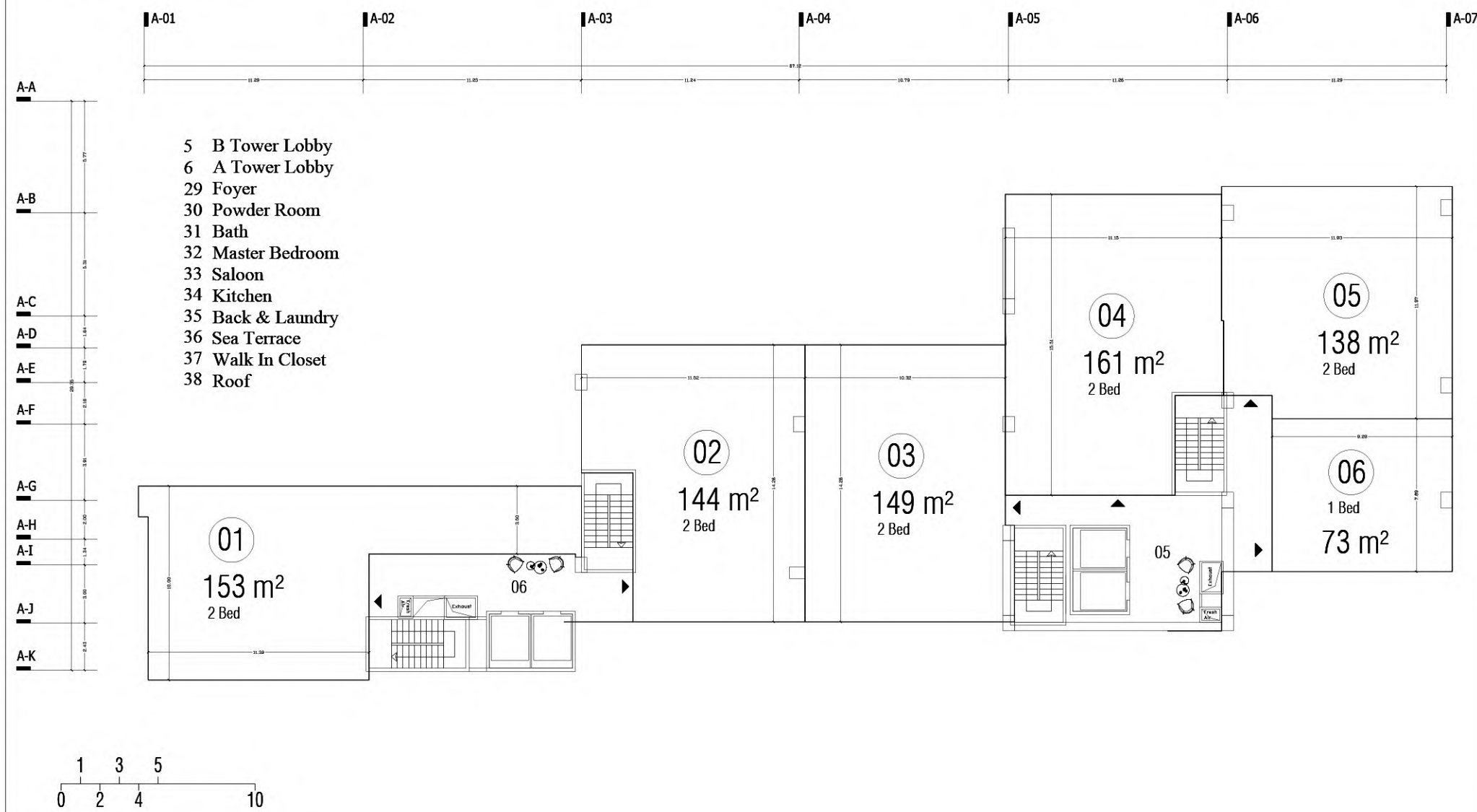
+11

Total Floor : 1045.70 m2
Residential : 839.38 m2



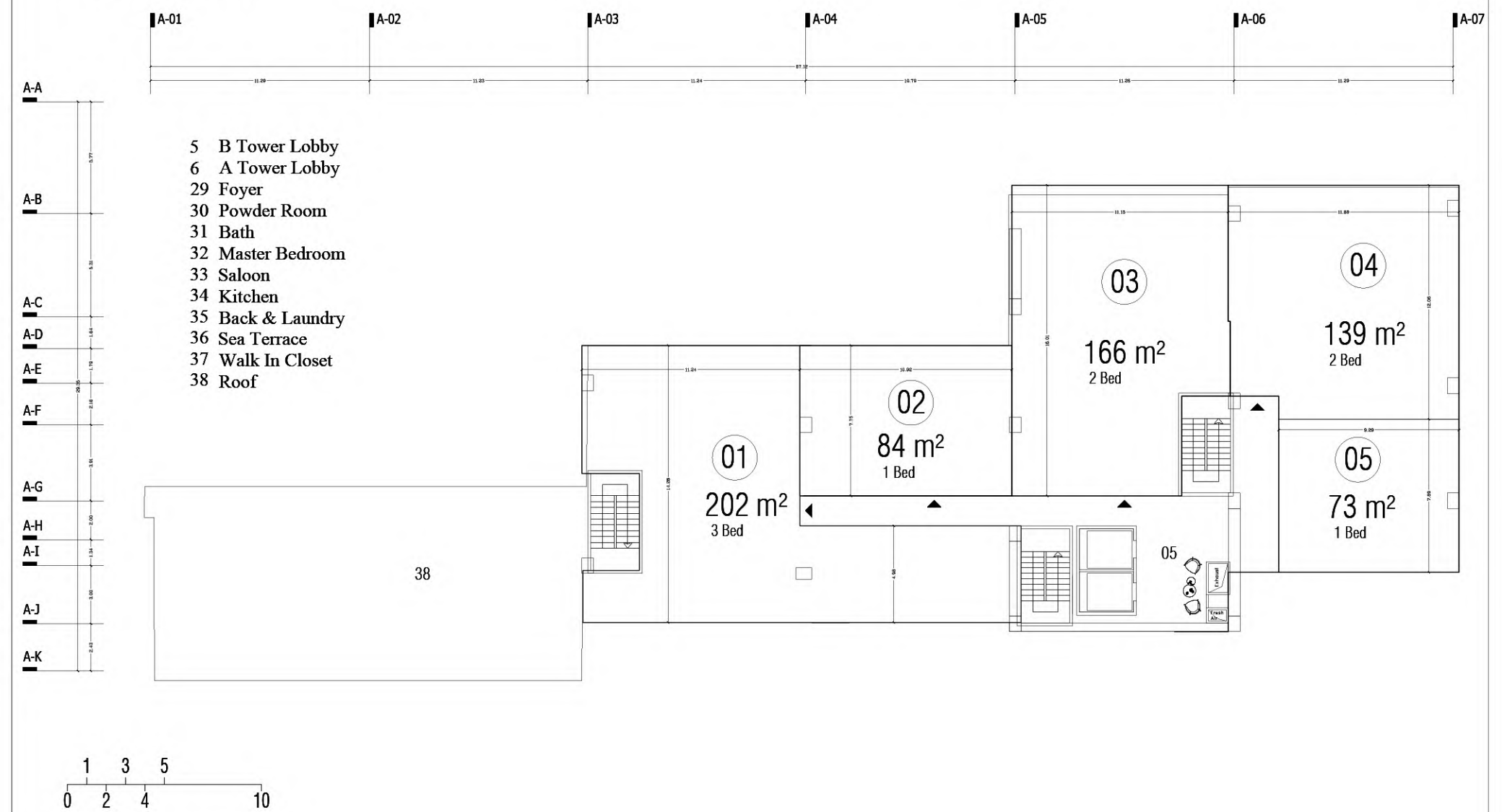
+12

Total Floor : 1023.90m2
Residential : 820.06 m2



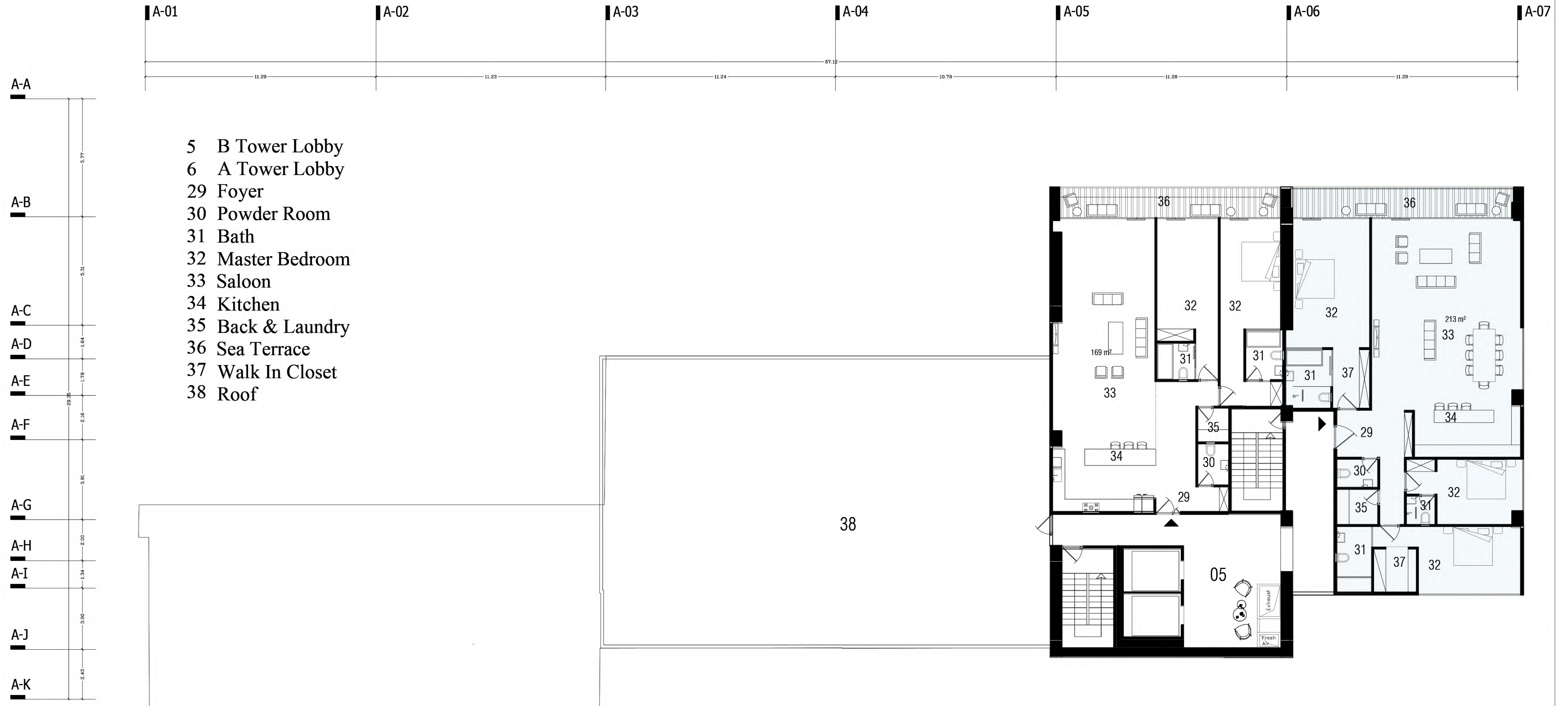
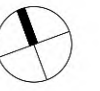
+13

Total Floor : 811.37 m2
Residential : 666.69 m2



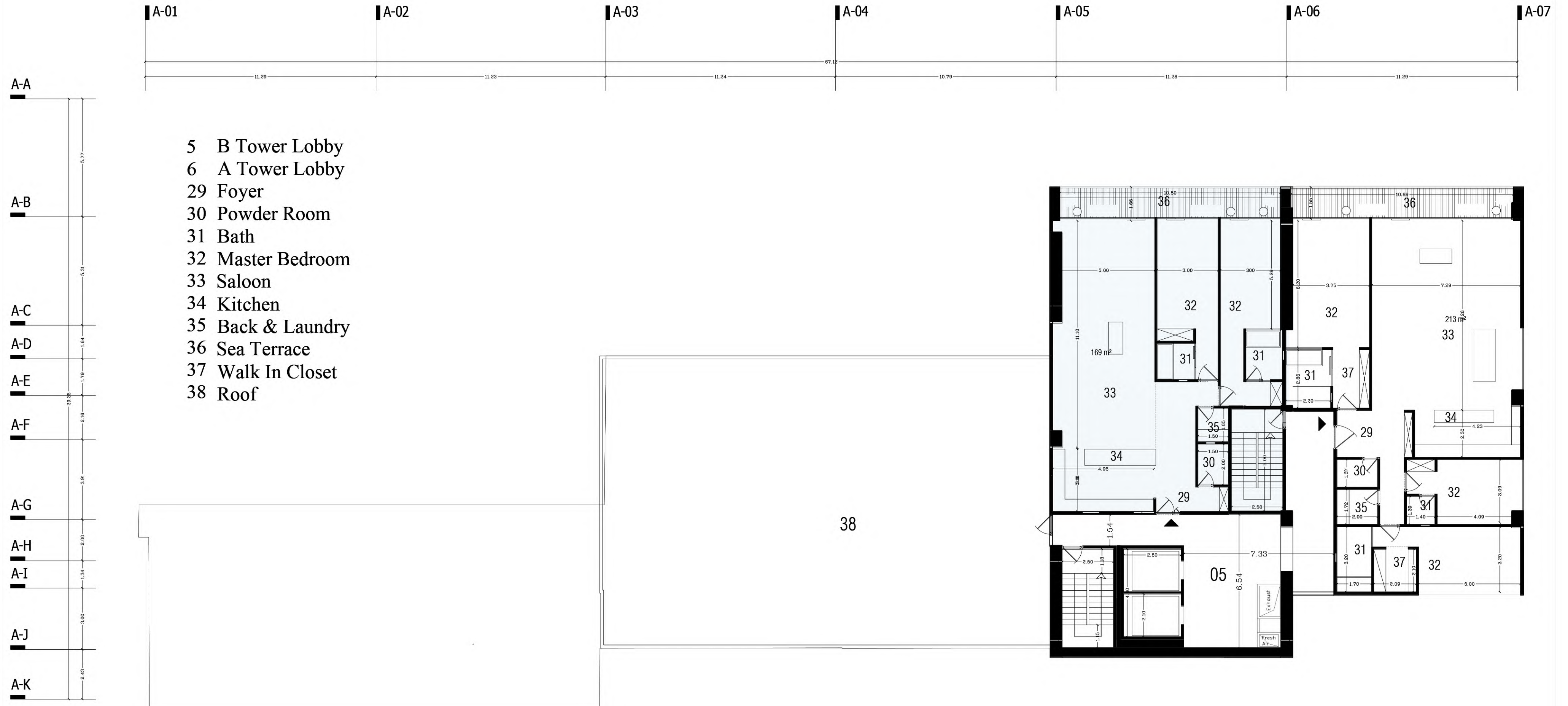
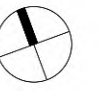
+14

Total Floor : 499.28 m2
Residential : 384.54 m2



+14

Total Floor : 499.28 m2
Residential : 384.54 m2





















THE END



ROYA ELIT