



Regal Elegant

— PREMIUM APARTMENTS AT —

SWAMY NAGAR, MADHAVARAM



Only
8 Premium
Apartments

Range Starts from
816 to 1411
Sq. Ft.

40 Feet
Frontal Road

5 Mins
from Madhavaram
Bus Depot

1 Km from
Upcoming
Metro Station



REGAL CONSTRUCTIONS
BUILDING DREAMS, CREATING LEGACIES

A Calm Corner in the Heart of the City



In a city that's always on the move,
finding a home that offers both
connectivity and calm is rare.

Regal Elegant is thoughtfully
designed for those who value peaceful
living without compromising on
urban convenience.

Nestled in the well-connected
neighbourhood of **Swamy Nagar,**
Madhavaram, this exclusive
development by Regal Constructions
features only **8 premium residences,**
creating a close-knit community with
enhanced privacy, comfort, and a true
sense of belonging. With the upcoming
Thapalpetti Metro Station, reputed
schools, hospitals, shopping destinations,
and everyday conveniences all within
easy reach, Regal Elegant offers the
perfect balance of tranquillity and
connectivity.

First Floor

3 BHK | F1 - 1371 Sq. Ft. | F2 - 1411 Sq. Ft.



Second and Third Floor

2 BHK | S1 & T1 - 974 Sq. Ft

S2 & T2 - 816 Sq. Ft. | S3 & T3 - 992 Sq. Ft.



ROAD

The *Hallmarks of* Fine Living



Generous 8'
Lintel Height



Enhanced 10'6"
Floor Height



Automatic
Lift



CCTV
Surveillance



Covered
Car Parking



Red Brick
Construction



100% Vaastu
Compliant



Premium
Fittings

Stilt Floor

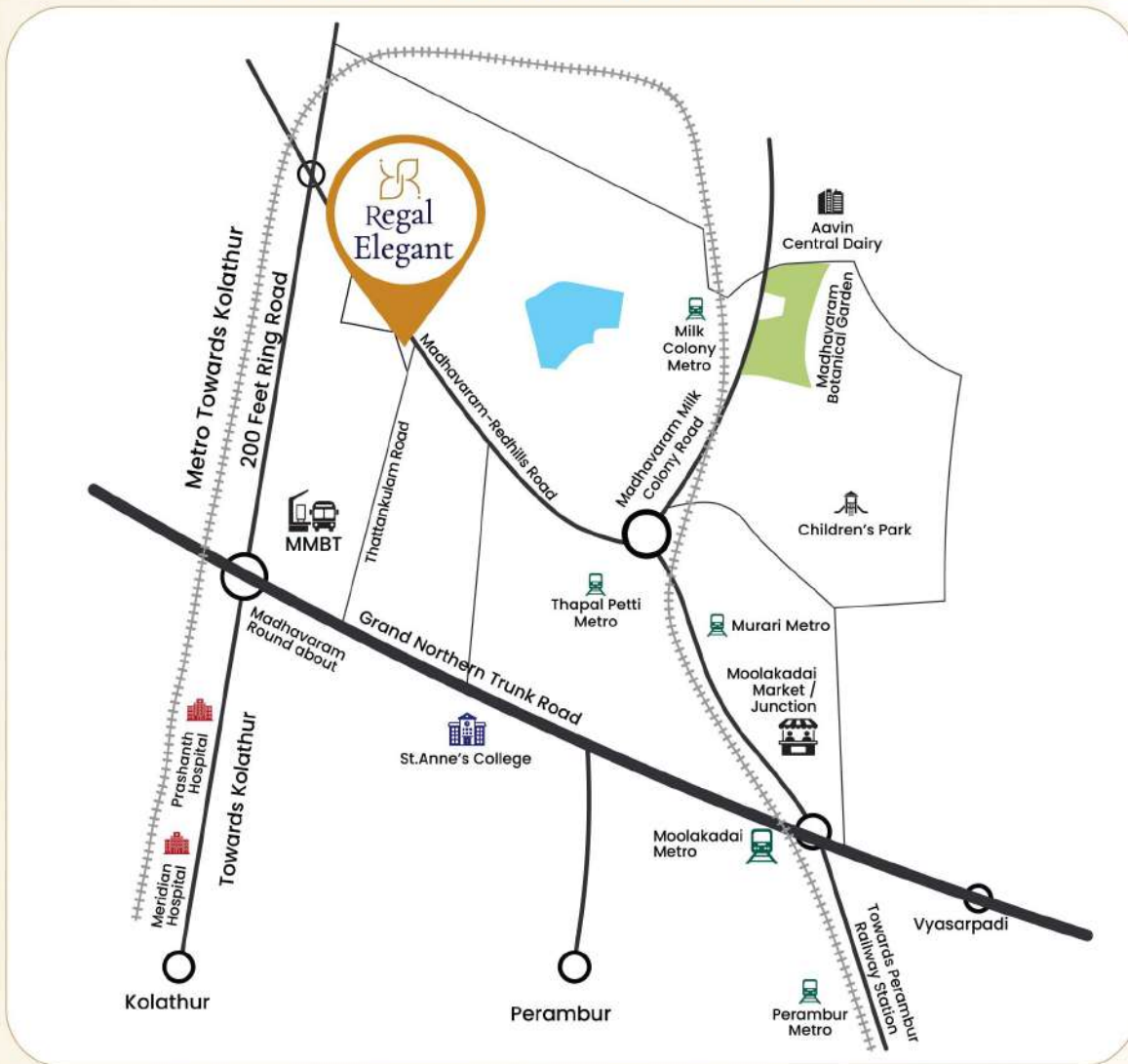


ROAD

Specifications

- ✓ RCC framed structure designed as per structural engineering standards.
- ✓ Premium red brick masonry construction for enhanced strength and thermal comfort.
- ✓ Anti-termite treatment applied during the construction stage wherever required.
- ✓ 8-Foot Lintel Height for enhanced natural light and ventilation.
- ✓ 100% Vastu-compliant home planning.
- ✓ Generous floor-to-floor height of 10'6", ensuring brighter, cooler and more spacious interiors.
- ✓ CCTV surveillance in all common areas.
- ✓ Automatic passenger lift with modern door system.
- ✓ Safety grill gate provided for the main entrance.
- ✓ Premium 4' x 2' vitrified tiles in all rooms.
- ✓ Designer 2' x 1' wall tiles up to 7 feet height in toilets.
- ✓ Kitchen wall dado with 2' x 1' tiles up to 4 feet height.
- ✓ Granite staircase with stainless steel handrails.
- ✓ Interlocking paver blocks for the parking area.
- ✓ Premium teak panel main door with teak wood frame.
- ✓ Bedroom doors with teak wood frames and laminated shutters.
- ✓ WPC doors with frames for all bathrooms.
- ✓ UPVC windows with mosquito mesh and MS safety grills.
- ✓ Granite wardrobe shelf slab provided for added convenience.
- ✓ Concealed electrical wiring using Orbit or equivalent.
- ✓ Anchor Roma modular switches or equivalent.
- ✓ Air conditioner provisions in all bedrooms.
- ✓ Premium CP fittings from Jaquar, Parryware or equivalent brand.
- ✓ High-quality sanitary ware from Hindware, Parryware, Ceramics or equivalent brands.
- ✓ Premium interior emulsion paint with full putty finish for smooth, elegant and long-lasting walls.

A Location that Works for You



Schools:

Velammal New Gen School - 1.2 Km
St. Joseph Academy Matric School - 1.4 Km
Bosco Academy Matric School - 2.1 Km

Hospitals:

Murari Hospital - 1.7 Km
Prashanth Hospital - 2.8 Kms
Meridian Hospital - 3.2 Kms

Local Connectivity:

Upcoming Thapal Petti Metro - 1 Km
200 Feet Road Junction - 1.7 Km
MMBT - 2 Kms
Moolakadai Junction - 2.9 Kms

Entertainment:

Madhavaram Bio Park - 2.5 Kms
Revathi Stores - 4.6 Kms
S2 Cinemas - 6 Kms

Site Address:

55, Swamy Nagar, Madhavaram,
Chennai - 600 060



Project by:

REGAL CONSTRUCTIONS

Venus Regalia, Ground Floor, No: 3, Thandavarayan
Street, Purasawalkam, Chennai - 600 007.

Architecture by:

Prabanjas Architecture
Ar. M. Ganapathy, M.Arch., A.I.I.A.,
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Structural Engineer:

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