KALYAN NEXT

LARGEST RIVER-FRONT
LUXURY COMMUNITY

PRESENTING

REGENCY
AVANA
AT REGENCY ANTILIA

A PROJECT BY

REGENCY GROUP

Linking People, Building Trust

OVER 20 YEARS OF REALTY

13 MILLION PLUS SQ.FT.

MORE THAN 20 PROJECTS

17,000+ FAMILIES



ACTUAL SITE PHOTOGRAPH



LEISURE NEXT

MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.) OF DESIGNER
LANDSCAPED RECREATIONS

ACTUAL SITE PHOTOGRAPH



ACTUAL SITE PHOTOGRAPH



ACTUAL SITE PHOTOGRAPH

KALYAN NEXT

LARGEST RIVER-FRONT
LUXURY COMMUNITY

PRESENTING

REGENCY
AVANA
AT REGENCY ANTILIA



ARTIST'S IMPRESSION

AT REGENCY ANTILIA

MAGNIFICENT
GATED COMMUNITY,
READY WITH EXPERIENCES
EXTRAORDINAIRE



MAJESTIC
ENTRANCE GATE



LUXURIOUS READY
CLUBHOUSE



MORE THAN 10 LAC SQ. FT.
(92,903 SQ. MTR.)
OF OPEN SPACES



50 PLUS SPORTS &
ACTIVE-LIFE FEATURES



MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.)
LANDSCAPED RECREATIONS



350 METRES'
RIVERSIDE PROMENADE



ICONIC PROJECT
WITH 7 STAR AMENITIES
AWARD BY

mid-day



ICONIC RIVERSIDE
COMMUNITY PROJECT
AWARD BY

hindustantimes



A 62 ACRE, LARGER-THAN-LIFE COMMUNITY NEAR KALYAN

MASTER PLAN OF REGENCY ANTILIA

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

LARGEST RIVER-FRONT LUXURY LIFESTYLE WELCOMES YOU

PRESENTING

REGENCY
AVANA
AT REGENCY ANTILIA

NEAR KALYAN

PROJECT HALLMARKS

Magnificent 3 Towers of 27 Storeys, each

Grand Welcome Lobby

Luxurious 1, 2 & 3 Bed Residences

Sundecks with Serene River & Garden Facing Homes

Well-planned, Vastu Compliant Spaces

Ready Luxurious Clubhouse

3 Tier Security Systems

Ample Car Parks

Lifestyle Landscaped Recreations


LIFESTYLE RECREATIONS
THAT INVIGORATE YOUR SENSES
ARTIST'S IMPRESSION
Coversation Pergolas


ARTIST'S IMPRESSION
Green Lawns with Sitting Lounges


ARTIST'S IMPRESSION
Life-sized Chess Area


ARTIST'S IMPRESSION
Paved Walkways & Jogging Track

KALYAN-MURBAD ROAD

REGENCY AVANA IS LOCATED AT AN ADDRESS WITH 360° GROWTH & DEVELOPMENT

EXCELLENT CONNECTIVITY
TO MUMBAI, NAVI MUMBAI & THANE

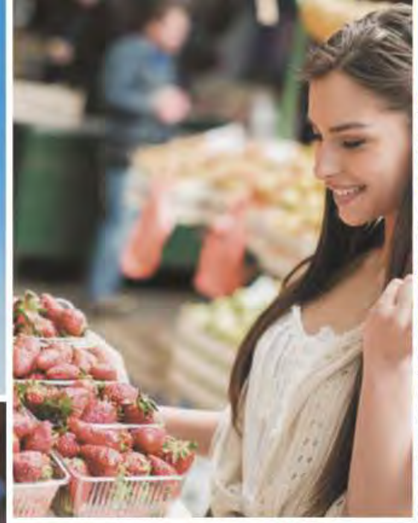
AN ARRAY OF DAY-TO-DAY CONVENIENCES
THAT MAKE LIFE A BREEZE

A HOST OF HOUSING DEVELOPMENTS
AT VALUE-FOR-MONEY PRICING

EMPLOYMENT OPPORTUNITIES
WITH MARKET EXPANSIONS IN KALYAN, THANE & NAVI MUMBAI

GREATER ROI
CLOSE PROXIMITY TO SHAHAD & KALYAN STATIONS, FUTURE CONNECTIVITY TO THANE, BHIVANDI, PALAVA & NAVI MUMBAI AND, SOCIAL INFRASTRUCTURE















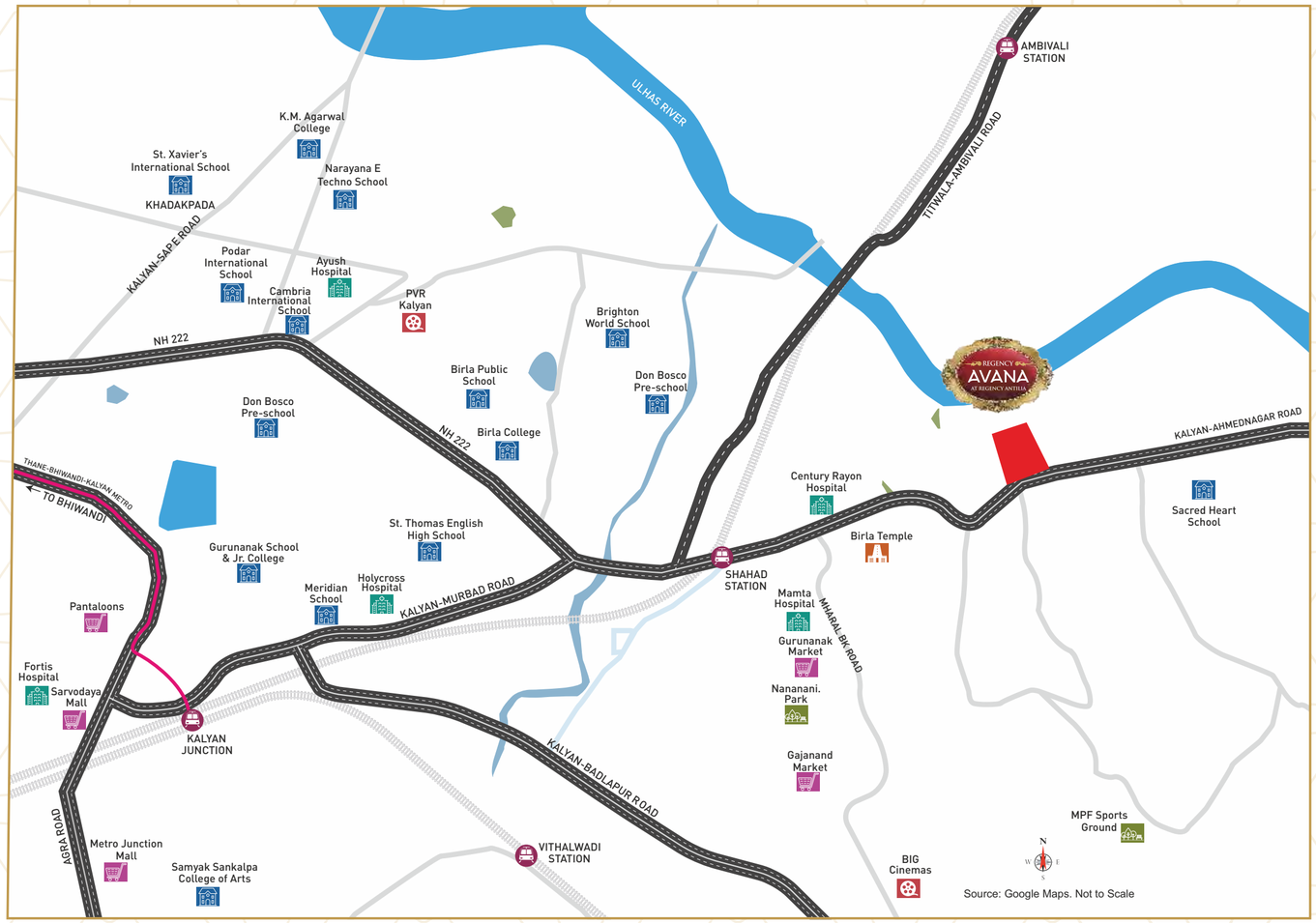






Representational Images

LOCATION MAP



Source: Google Maps. Not to Scale

FAST ACCESS TO MUMBAI, NAVI MUMBAI & THANE

EXCELLENT CONNECTIVITY

- Shahad - 1.7 Kms
- Vitthalwadi - 3.7 Kms
- Kalyan - 4.6 Kms
- Ulhasnagar - 4.1 Kms

FUTURE INFRASTRUCTURE

- Longest 21 Kms flyover from Airoli to Kalyan via Palava
- Proposed growth centre by MMRDA in Kalyan
- Multimodal corridor from Alibaug to Virar passing through MMR region
- Metro Line 5 (Thane-Bhiwandi-Kalyan)
- Metro Line 12 (Kalyan to Taloja) passing through Pisavali station

CONVENIENCES & COMFORTS THAT SURROUND YOU WITH THE BEST

BANKS

- SBI - 0.9 Kms
- Central Bank of India - 1.0 Km
- Union Bank - 1.3 Kms
- Bank of Baroda - 0.6 Kms

SCHOOLS & COLLEGES

- Sacred Hearts School - 2.2 Kms
- Narayan E-Techno - 5.5 Kms
- Brighton School - 3.5 Kms
- Century Rayon School - 0.4 Kms
- Birla School - 3.4 Kms
- CHM College - 4.4 Kms
- D.T.Kalani College - 1.3 Kms
- Lourdes Junior College - 4.0 Kms
- Birla College - 3.4 Kms

COMMERCIAL & SHOPPING

- D-Mart - 0.3 Kms
- Patel Mart - 2.0 Kms
- Metro Mall - 6.9 Kms

HOSPITALS

- Platinum Hospital - 3.0 Kms
- Dr. Ruprell's Hospital - 1.9 Kms
- Central Hospital - 2.7 Kms
- Lifecare - 2.2 Kms
- Century Rayon Hospital - 0.9 Kms
- Venkatesh Hospital - 1.0 Kms

Distances as per Google Map


ARRIVE NEXT
WORLD-CLASS
ARRIVAL EXPERIENCE
SPECTACULAR ENTRANCE GATE
ACTUAL SITE PHOTOGRAPH



LEISURE NEXT

MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.) OF DESIGNER
LANDSCAPED RECREATIONS

ACTUAL SITE PHOTOGRAPH



A LANDMARK IN ITSELF

THE WHITE CIRCLE
A Grand Community Landmark & An Evening Meeting Point

ACTUAL SITE PHOTOGRAPH

A PLACE FOR HEART-TO-HEART CONVERSATIONS

GAZEBOS & SENIOR CITIZENS ZONE



ACTUAL SITE PHOTOGRAPH



PLAY NEXT

MORE THAN 50 SPORTS
& ACTIVE-LIFE FEATURES

ACTUAL SITE PHOTOGRAPH

MAKE THE BEST YEARS OF THEIR LIVES, BETTER

KIDS PLAY AREA WITH SAND-PIT



ACTUAL SITE PHOTOGRAPH



LOVE ALL
AT THE GRAND SLAM ZONE

MULTI-PURPOSE TENNIS & BASKETBALL COURTS

IMAGE USED FOR REPRESENTATION PURPOSE

WHERE THE GREENS MEET THE BLUES

GOLF COURSE WITH RIVERSIDE VIEWS



ACTUAL SITE PHOTOGRAPH



CLUB NEXT

LUXURIOUS READY CLUBHOUSE
ACROSS 6 LEVELS

CLUB 30X6

ACTUAL SITE PHOTOGRAPH

WHERE THE JOURNEY IN TO LIFESTYLE INDULGENCES BEGINS

STILT LEVEL

Ample car parks

Club service area

Lush green spaces in stilt area

24 x 7 Security

Water body at the compound wall



Water body at the compound wall



Ample car parks



24 x 7 Security

Representational Images

STEP UP TO WORLD-CLASS LEISURE AVENUES

LEVEL ONE

Magnificent air-con welcome lobby with reception area

Atrium, the centre of attraction

Restaurant & cafeteria with sitting lounge

Separate Swimming pool for Women & Men with kids pool & Counter current pool

Body & foot spa with massage parlour

Separate Salon for Women & Men

Jacuzzi, steam and sauna room

Capsule lifts

Crèche

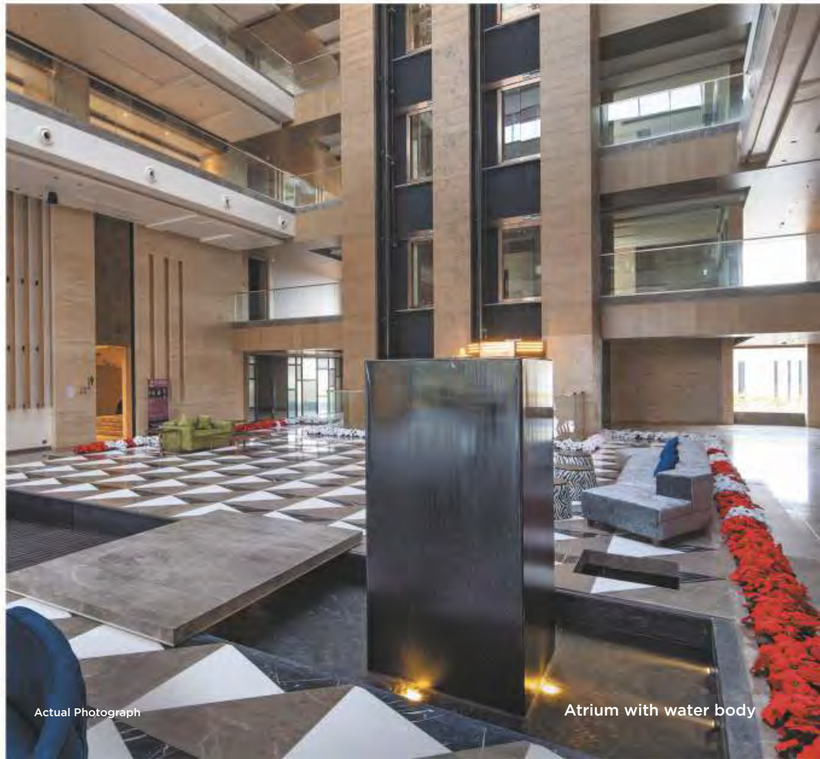












THE CENTER OF ATTRACTION

MAGNIFICENT AIR-CON WELCOME LOBBY WITH RECEPTION AREA
AND ATRIUM WITH WATER BODY & SEATING ARENA



ACTUAL SITE PHOTOGRAPH

WHERE AQUA CREATES A LIFETIME OF MEMORIES

AZURE BLUE SWIMMING POOL



ACTUAL SITE PHOTOGRAPH

BE ACTIVE, LIVE ACTIVE

LEVEL TWO

Separate gymnasium for women and men

Aerobics room

Yoga room

Kick boxing

Zumba dance fitness centre

Skin centre



Actual Photograph

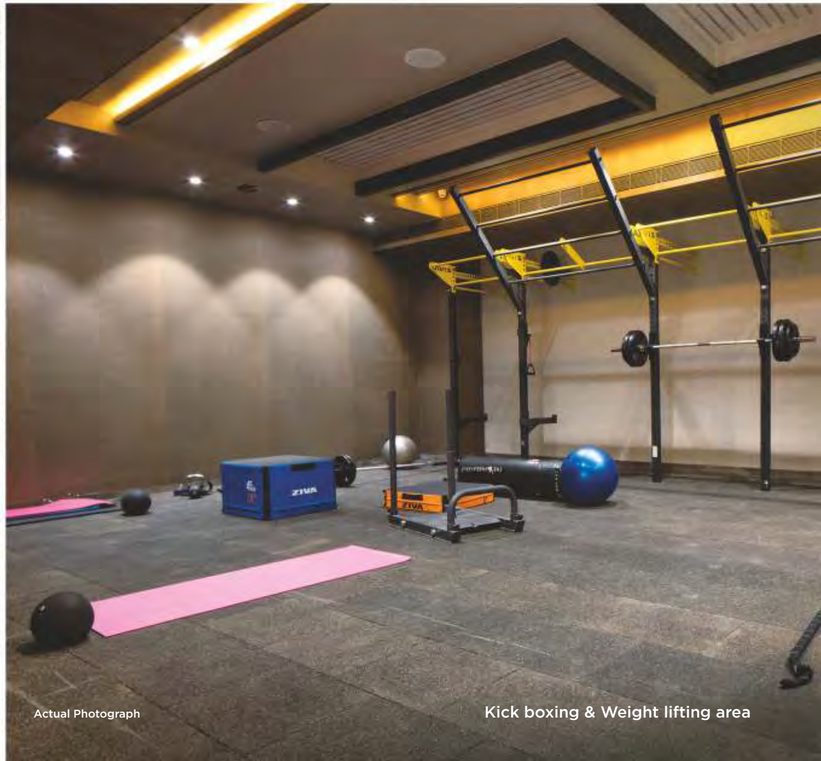
Separate gymnasium for women & men


Skin centre


Aerobics room


Zumba dance fitness centre


Kick boxing


Actual Photograph

Kick boxing & Weight lifting area

Representational Images



TRAIN, TONE, REPEAT.

UBER MODERN GYMNASIUM, AEROBICS/ZUMBA/YOGA ZONES &
SKIN CARE CENTRE - SEPARATE FOR MEN & WOMEN

ACTUAL SITE PHOTOGRAPH

FOR IMPRESSIONS THAT LAST A LIFETIME

LEVEL THREE

Auditorium with green room

Community hall

Indoor games room

Library/Net café

Squash & Badminton Courts with viewer's gallery

Video Game Parlour

Golf & Cricket Simulator

9D Theatre



Actual Photograph

Golf Simulator



Actual Photograph

Cricket Simulator



Badminton Courts with viewer's gallery



Artist's Impression

Library/Net café

Representational Image



Actual Photograph

Indoor games room



BECAUSE LIFE IS A STAGE

AUDITORIUM WITH GREEN ROOM

ARTIST'S IMPRESSION



PERFECT VENUE FOR YOUR CRYSTAL JEWELLERY

ROYAL BANQUET HALL

ACTUAL SITE PHOTOGRAPH

INDULGE IN GEN-NEXT RECREATIONS

VIDEO GAME PARLOUR & GOLF/CRICKET SIMULATOR
INDOOR GAMES ARCADE

ACTUAL SITE PHOTOGRAPHS







THE CHAMPION'S LEAGUE

SQUASH & BADMINTON COURTS
WITH VIEWER'S GALLERY

ACTUAL SITE PHOTOGRAPH

TOP-OF-THE-WORLD EXPERIENCES

LEVEL FOUR

Guest rooms & sitting lounge

Reception area with housekeeping

Bowling alley

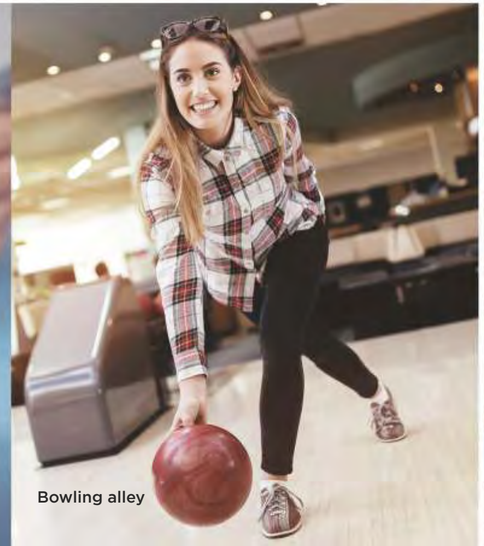
Card room

Exhibition space











Representational Images



THE NEW HEIGHTS OF INDULGENCES

BOWLING ALLEY
CARD ROOM

ACTUAL SITE PHOTOGRAPH

TOP-OF-THE-WORLD EXPERIENCES

LEVEL FIVE

Sky lounge

Sunken sitting

Discotheque with bar corner

Banquet hall with open-air party lawn

Business centre

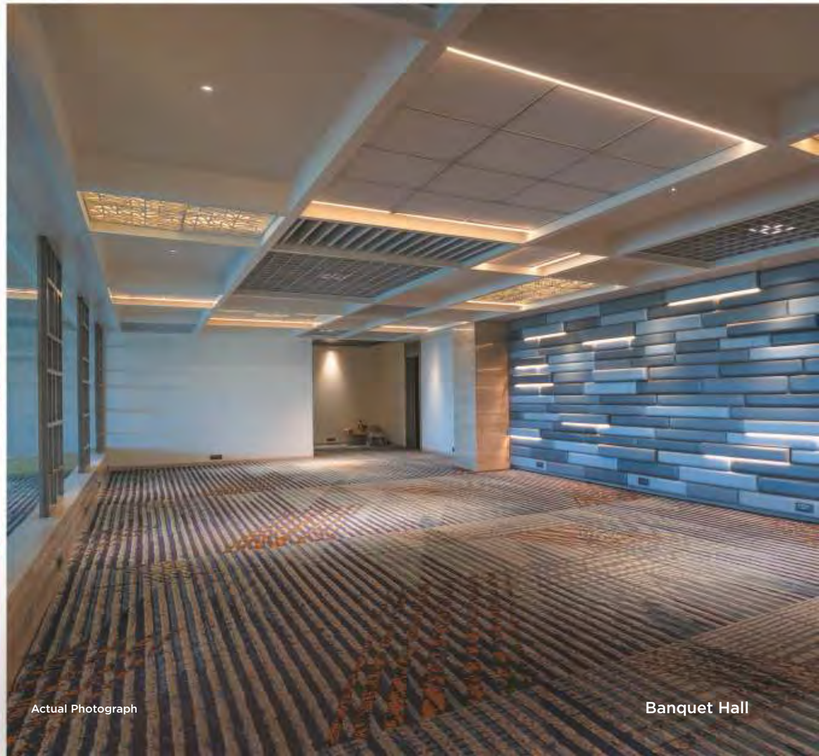












Representational Images



ACTUAL SITE PHOTOGRAPH

TOUCH THE SKY, MEET THE STARS

CLUB ROOF-TOP WITH BANQUET HALL
& OPEN-AIR PARTY LAWN

SAVOUR THE GOOD LIFE

SKY LOUNGE WITH SITTING AREA



ACTUAL SITE PHOTOGRAPH



PLANNING NEXT

FLOOR PLANS

ACTUAL SITE PHOTOGRAPH

ANGELICA (WING A)

BLOSSOM (WING B)

CALAMUS (WING C)



ANGELICA (WING A)

TYPICAL FLOOR PLAN - 2 & 3 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B
1 - 2 BHK	59.64	06.92	4.25
2 - 3 BHK	82.32	10.79	4.5
3 - 3 BHK	82.21	10.32	4.5
4 - 2 BHK	59.64	06.74	4.25



BLOSSOM (WING B)

TYPICAL FLOOR PLAN - 1 & 2 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B
1 - 1 BHK	40.06	6.14	2.07
2 - 2 BHK	58.5	6.32	4.35
3 - 2 BHK	58.5	6.32	4.35
4 - 1 BHK	40.06	6.14	1.96
5 - 1 BHK	40.06	6.14	1.96
6 - 2 BHK	58.5	6.32	4.35
7 - 2 BHK	58.5	6.32	4.35
8 - 1 BHK	40.06	6.14	2.07



CALAMUS (WING C)

TYPICAL FLOOR PLAN - 2 & 3 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B
1 - 2 BHK	59.64	6.74	4.25
2 - 3 BHK	82.21	10.32	4.5
3 - 3 BHK	82.32	10.79	4.5
4 - 2 BHK	59.64	6.92	4.25



ISOMETRIC 1 BHK



ISOMETRIC 2 BHK



ISOMETRIC 3 BHK



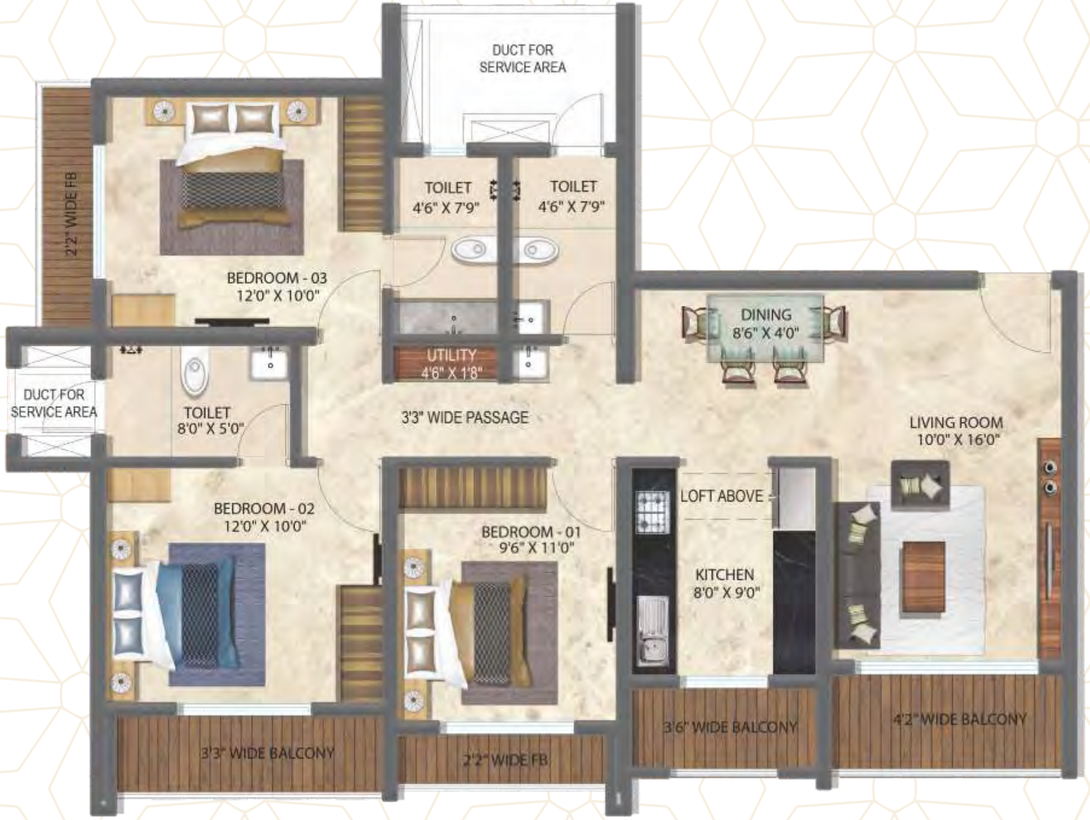
3 BHK UNIT PLAN
ANGELICA & CALAMUS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
02 - CALAMUS	82.21	10.32	4.50
03 - ANGELICA			



3 BHK UNIT PLAN
ANGELICA & CALAMUS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
02 - ANGELICA	82.32	10.79	4.50
03 - CALAMUS			



2 BHK UNIT PLAN
ANGELICA & CALAMUS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
01 - ANGELICA	59.64	06.92	4.25
04 - CALAMUS			



2 BHK UNIT PLAN
ANGELICA & CALAMUS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
04 - ANGELICA	59.64	06.74	4.25
01 - CALAMUS			



2 BHK UNIT PLAN
BLOSSOM

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
2,3,6 & 7	58.50	06.32	4.35



1 BHK UNIT PLAN
BLOSSOM

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
4 & 5	40.06	06.14	1.96



1 BHK UNIT PLAN
BLOSSOM

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
1 & 8	40.06	06.14	2.07



PROJECT AT A GLANCE

INTERNAL AMENTIES

FLOORING
- Branded vitrified tiles in entire flat. (800MM X 800MM)
- Branded tiles for flooring in balcony.

WALL FINISHING
- Internal walls with gypsum finish
- Plastic emulsion paint in the entire flat
- Oil paint in bathrooms above the lintel level

DOORS
- Good quality wooden frame with oil paint finish
- Designer flush doors with both side laminate & decorative fitting

WINDOW
- Color anodized aluminum sliding windows
- Mosquito net shutter in windows
- Photo frame, granite window sill

KITCHEN
- Parallel kitchen granite platform with SS sink and drain board
- Water purifier of reputed brand
- Grills provided in kitchen
- Designer tile dado above platform up to lintel level
- Designer tile in the deck up to lintel level.
- R.C.C loft in kitchen
- Washing machine provision in kitchen balcony.
- Granite stone Fixed for water dispense.

BATHROOM
- Solar water connection in each flat
- Geyser in each flat of reputed brand in 1bhk & 2bhk / Two reputed brand Geysers in 3 Bhk.
- C-PVC concealed piping
- Designer tile flooring and dado up to lintel level
- Branded CP Fittings
- Best quality sanitary ware with flush valve
- Tube light and mirror in all bathrooms
- Exhaust fan in all bathrooms
- Washbasin with granite counter in all bathrooms

ELECTRIFICATION
- Concealed copper wiring with circuit breakers
- Fans and tube lights in entire flat
- Split AC in living Room and Provision of AC points in Bed Rooms.
- Telephone and cable TV points in living room and bedrooms

ANNEXURE – "E-1"
- Inverter provision in flat

SECURITY SYSTEM
- Video door provision in flat
- Flat to Flat/ Flat to Security intercom System
- CCTV Surveillance in common areas & Bldgs. entrance Lobby

GENERAL FEATURES
- External wall -texture and 100% acrylic paint
- Decorative entrance lobby in all buildings
- Earthquake resistance RCC structure
- Garbage Chute on Each Floor
- Each building consist of 3 high speed lifts
- Generator for lifts, staircase lights, Compound lights & water supply pumps
- Sewage Treatment plant

TOWER FEATURE
- Each building has high speed lifts
- Beautiful landscape garden and jogging track.
- Children's play area with playground equipment's
- Badminton Court
- Multipurpose court
- Lawn tennis court
- Football and cricket turf
- Elegant entrance lobby
- Fire fighting systems
- All internal cement concrete road with paver blocks
- Staircase lights, compound lights & water supply pumps
- Earthquake-resistant RCC structure
- Organic Waste Converter



ARTIST'S IMPRESSION

REGENCY GROUP

Linking People, Building Trust

BUILDING FUTURE

Established in 2001, the Regency Group has focussed on developing high quality spaces with attention to details and creating lifestyles that adhere to international living benchmarks. A way of life at Regency, that has made it a brand to reckon with in the realty business. The Group thrives on its vision of 'Developing quality constructions, building trust of its customers and setting standards in newer areas, aimed at the future'.

Today, the Group has carved a niche for itself under the astute leadership of Shri Mahesh Agarwal. Also, families from various walks of life stand as eloquent testimonials to Regency's lifemarks and are very happy to be associated with the Group.

The result of Group's mission towards:

QUALITY

The Group has always strived to deliver Quality in everything from spaces to service.

TIME-BOUND

It leaves no stone unturned in making its projects achieve customer's dreams.

On-time, every time.

WORLD-CLASS

Every project has to be world-class. Right from planning to quality standards, and from design trends to technologies, the Group adheres to international standards.

TRANSPARENCY

The Group assures 100% transparency in all its transactions & dealings.

A PROJECT BY

REGENCY GROUP

Linking People, Building Trust

Site Address: Regency Antilia, Near Century Rayon Club, Kalyan-Murbad Road, Maharashtra - 421 103.

Corporate Address: Regency Nirman Limited, Regency House, Near Aman Talkies, Ulhasnagar - 421 002.

Call: 0251 2808081 I www.regencyavana.com I info@regencygroup.co.in

The project Regency Avana has been registered via MahaRERA registration number: P51700026760 and is available on website - https://maharerait.mahaonline.gov.in under registered projects.

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