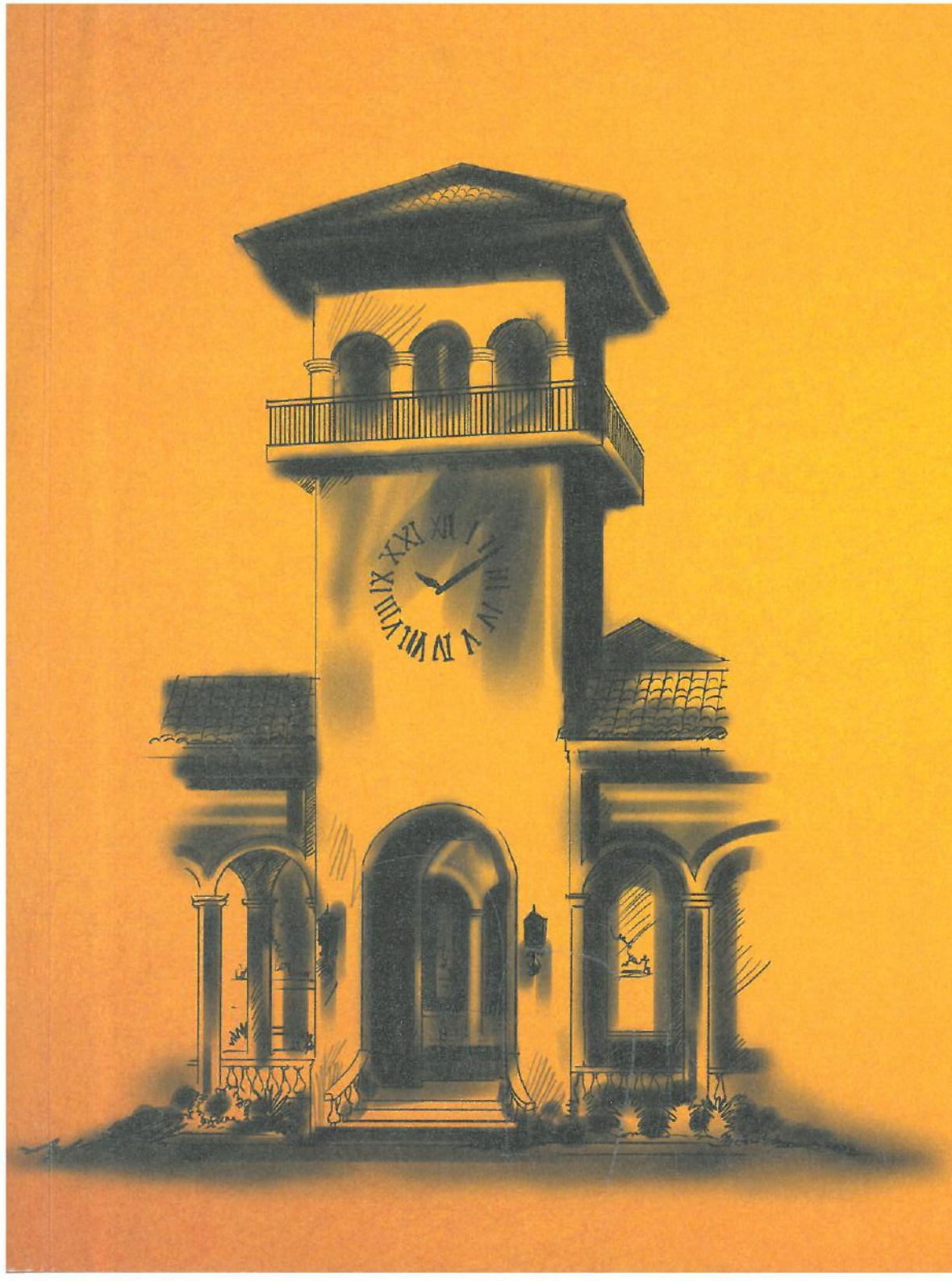


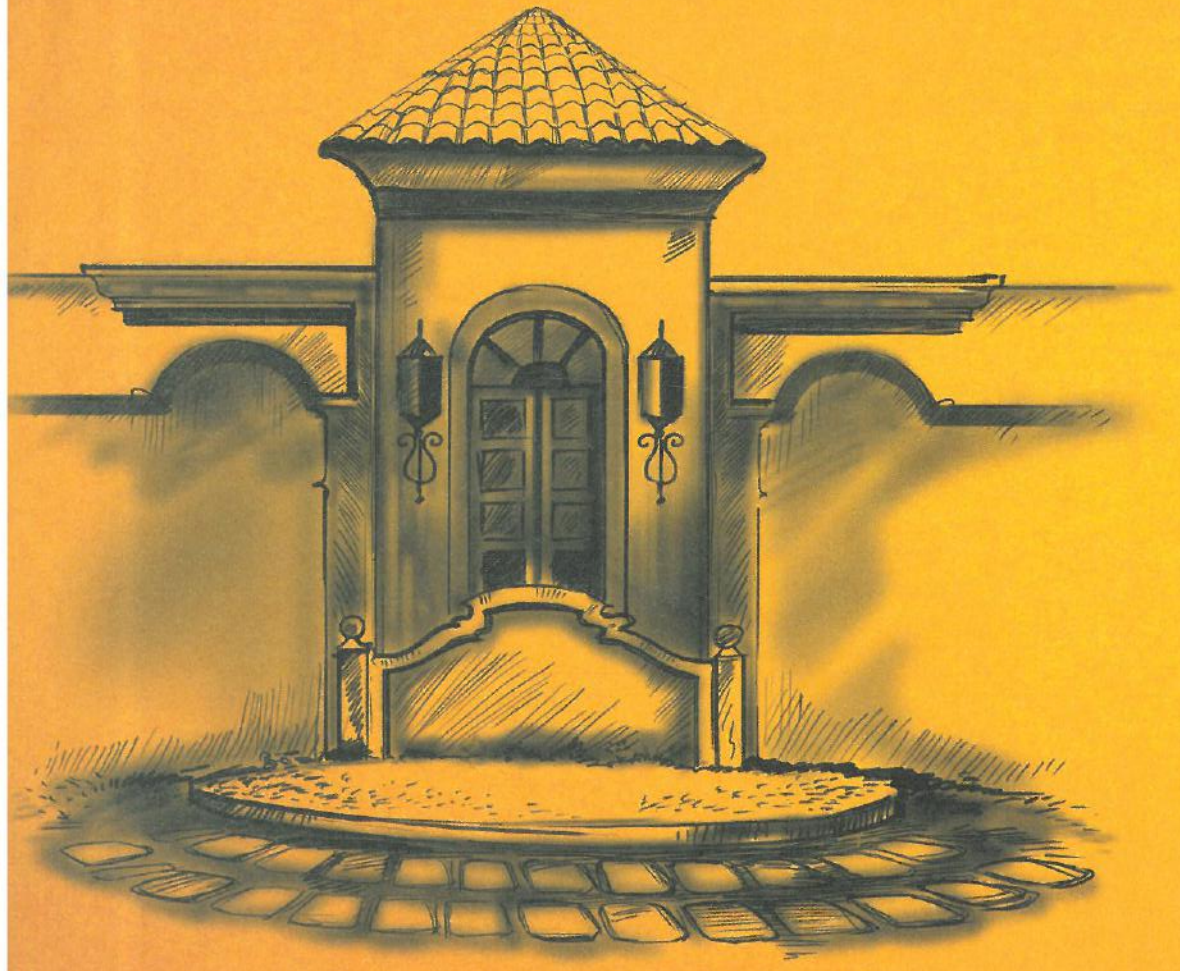
Regency - La Majada

An edifice of Spanish splendour

API

PRIDE IN EXCELLENCE

SINCE 1988



Dear Valued Customer,

For the past few decades API has been the torch bearer for upscale, quality development in Bangalore. Our new premium product offering, ***Regency La Majada*** *has been meticulously crafted to reflect the artistic and aesthetic features that typify classic Spanish design. With amenities galore and a prime location on Hennur Road, this project is one of our finest till date.*

We are committed to not just providing a premium home for our customers, but also best-in-class service. We give you our word that you will be treated as a valued member of the API family from day one. We have the pleasure of inviting you to experience the splendour and luxury that comes with living in an API branded property.

A gracious thank you for considering to make your next home at ***Regency La Majada***

With Best Wishes,

Sameer Ahmed Khan

Managing Director & CEO

API [Ashed Properties & Investments Pvt. Ltd.]





Inviting, timelessly elegant gates greet you as you enter into your new abode.



Generously wide driveways redefine the meaning of luxurious living.





An Ode to Spanish Design

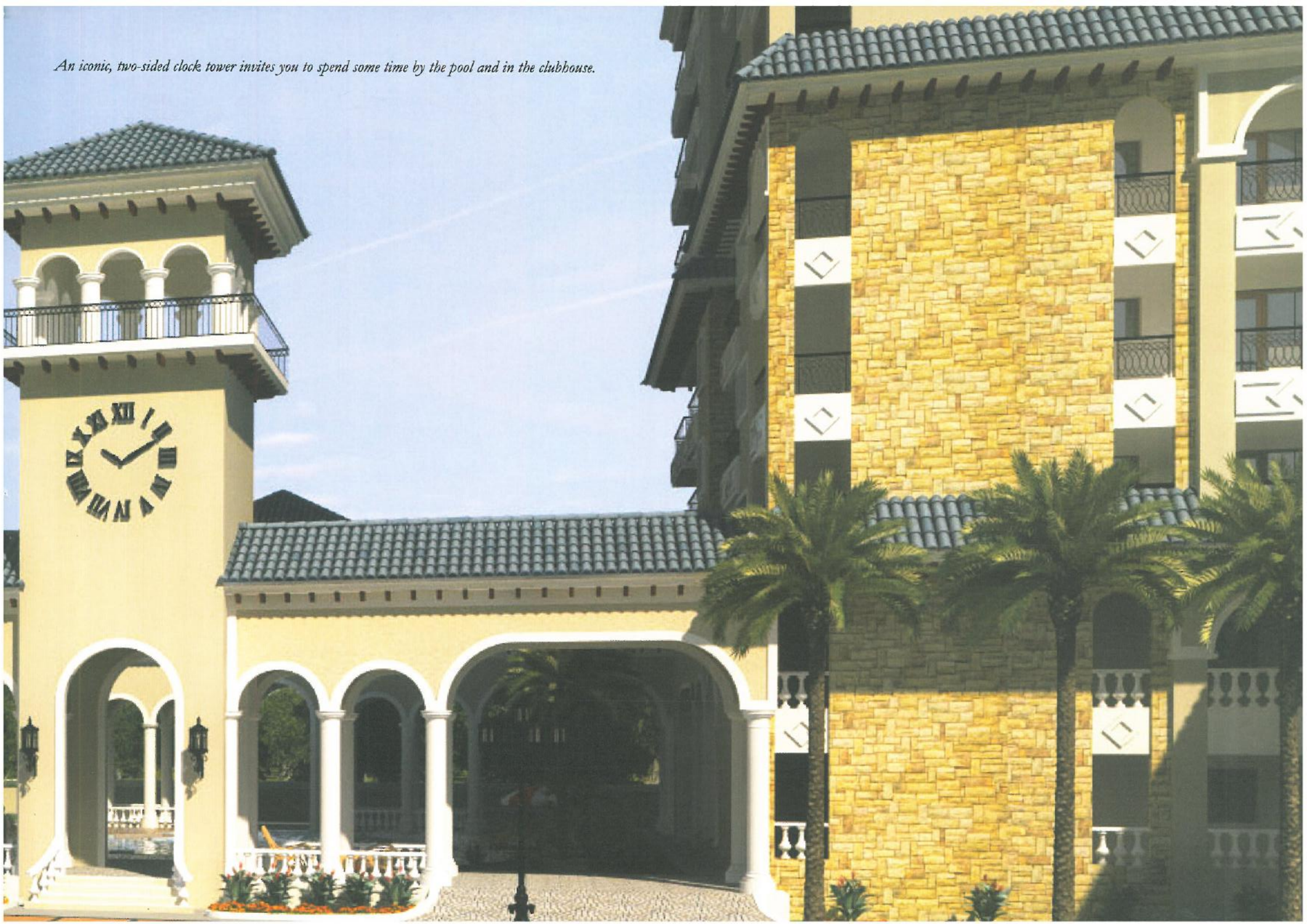
*Witness the epitome of opulence - **Regency La Majada**, a unique project gleaming with magnificence that API projects have come to be synonymous with. Located off Hennur Main Road, the 216 residences offer spacious 2 & 3 BHK homes ranging from 1359 to 2574 sq. ft. Living here promises you the lifestyle upgrade you've always dreamed of.*

Think about stepping into the threshold of your home each day, only to be enveloped by radiant bliss. You walk in through the secure, welcoming gates and find yourself enthralled by the timeless stone work and manicured gardens that typify classic Spanish design. A cobble-stone driveway adorned with wrought-iron lamps and majestic fountains greet you warmly, leaving you awe-struck with its scenic beauty. As you take a few steps deeper into the realms of this masterpiece, you find yourself mesmerized by the poolside clock tower that helps you keep track of time in the real world while you basque in your new found paradise. The welcoming blues of a swimming pool will keep your mind relaxed in this tranquil oasis as you transcend into a blissful state. As and when it is time for a little rest, you can trust that your personal sanctuary, your new home will give you all the peace and slumber you desire.



Impeccably designed arched porticos give you a sense of arrival - both literally and figuratively.





An iconic, two-sided clock tower invites you to spend some time by the pool and in the clubhouse.



Interiors

If heaven ever had a place on earth, it would be within these walls of your beautiful home. A space that could charm you instantaneously with its emptiness alone, let aside the extravagance of the decor that embellish it. With hallways and rooms that offer you a grand reception each time you decide to shuffle between rooms, presenting your home, blended with luxury and contemporary design that match up to your exuberant lifestyle.



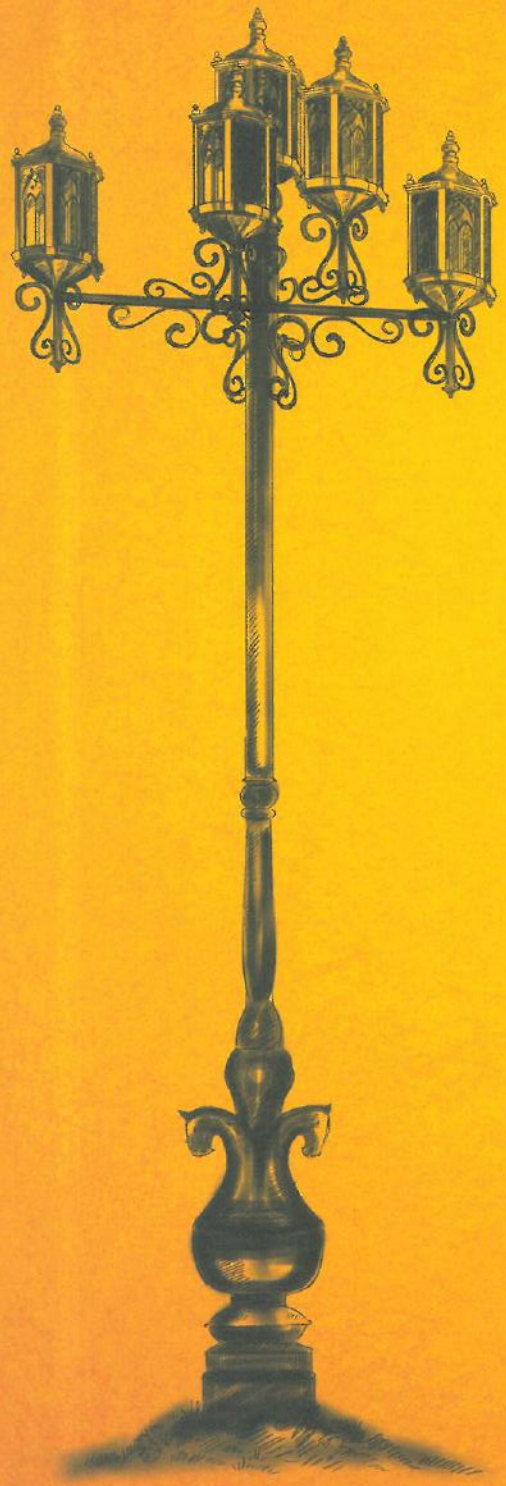
An undeniably opulent and aesthetically crafted lobby eagerly awaits your arrival.



Actual picture taken at model apartment on site.



Actual picture taken at model apartment on site.



Specifications

Structure	*RCC framed structure with RCC columns and beams.*
Flooring	*Drawing/ Dining/ Bedrooms- Good quality vitrified-tiles Kitchen/ Balconies-Anti-skid-Ceramic Tiles.*
Doors	*Imported door frames/ shutters manufactured from seasoned hardwood along with high quality hardware or it's equivalent.*
Windows	*Fenesta or equivalent brand UPVC 3 track windows with mosquito mesh.*
Bathrooms	*a) Walls dadoed with pastel coloured, glazed tiles to the height of 7' with matching colour WC and wash basin* *b) Imported shower cubicles - Provided* *c) False ceiling to conceal the geyser - Provided* *d) Imported fixtures and sanitary ware or it's equivalent*
Kitchen	*Raised cooking platform with granite top, and two feet height dadoeing of ceramic glazed tiles, and stainless steel sink. Ceramic antiskid tile flooring.*
Painting	*Internal walls painted with oil bound distemper or vinyl paint.*
Electrification/ Intercom connection	*All copper wiring concealed with M.K. good quality or it's equivalent switches. Master bedrooms will have two way switches with full control for fans & lights at the bed side. Intercom system will be provided to connect each flat to the security room and the services at ground and basement levels and interconnecting all apartments.*
T.V. & Telephone point	*T.V. & telephone point will be provided in necessary areas.*

Common Facilities

Lift	*Elevators from Kone or its equivalent brand. Apart from the main elevators, there will be separate service/ stretcher elevators for services. Totally 3 elevators per block.*
Generator	*Standby generator back-up power for lighting in all common areas and all points inside the apartments other than power points for A/C & heaters.*
Entrance Lobby	*Grand entrance lobby with granite/ marble flooring or it's equivalent and concierge desk.*
Water Supply	*Over head tanks supported by under ground water tanks with standby electric pumps and automatic water level controllers to ensure that the tanks are always full. Efforts will be made to discover bore well water at the site.*
Landscaping	*All available area will be aesthetically landscaped by specialists in the field.*
Car Park	*Basement car park*



Amenities

With intricate detailing shown towards creating an extravagant lifestyle, the project leaves no stone unturned as far as amenities are concerned. Available to all the esteemed owners of the residences at Regency La Majada, the club house, La Playa includes a Health Spa stocked with top of the line gymnasium equipment, a pool parlour, a card room, an indoor badminton court, a table tennis room, a party hall, and a play area for children.

- *Indoor Badminton Court*
- *Health Spa / Steam & Sauna*
- *Gymnasium*
- *Billiards*
- *Pool Parlor*
- *Card Room*
- *Table Tennis*
- *Party Hall*
- *Children's Play Area*
- *Swimming Pool*







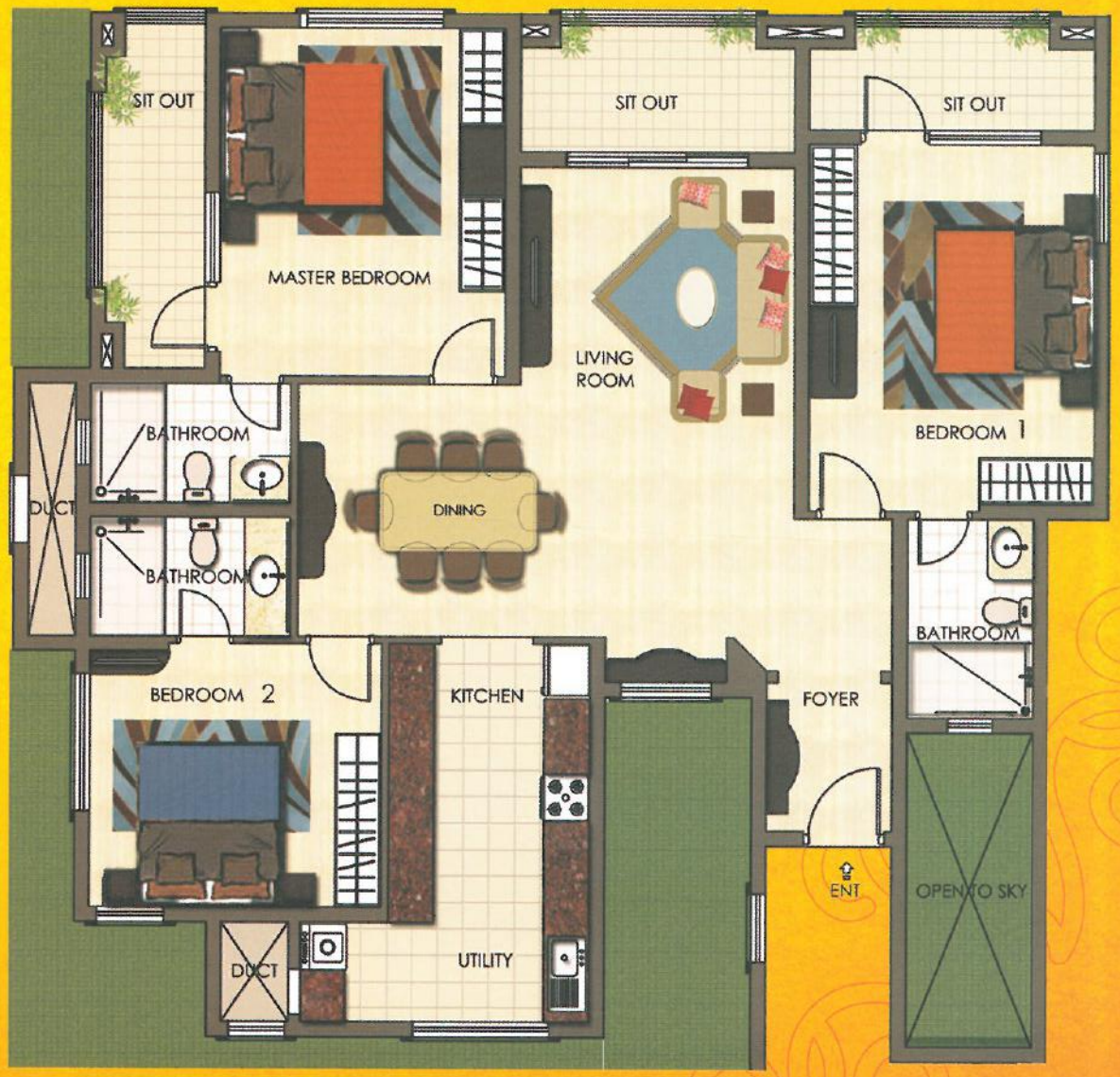
Floor Plan - I

Calendula - Flat A

Area = 2088 sq. ft.

Foyer	*5'-6" x 13'-9"*
Living Room	*12'-0" x 22'-7"*
Sit out	*12'-0" x 6'-0"*
Dining	*12'-2" x 11'-2"*
Kitchen	*8'-10" x 12'-2"*
Utility	*12'-2" x 4'-4"*
Master Bedroom	*12'-6" x 15'-3"*
Bathroom	*8'-9" x 5'-3"*
Sit Out	*5'-0" x 15'-7"*
Bedroom 1	*12'-6" x 15'-9"*
Bathroom	*5'-6" x 8'-9"*
Sit Out	*12'-6" x 5'-0"*
Bedroom 2	*12'-9" x 11'-6"*
Bathroom	*8'-9" x 5'-3"*





Floor Plan - II

Violeta / Margarita - Flat A

Area = 2061 sq. ft.

Foyer	*5'-6 x 14'-11"*
Living Room	*12'-0" x 23'-5"*
Sit out	*12'-0" x 6'-0"*
Dining	*13'-5" x 11'–3"*
Kitchen	*8'-6" x 12'-6"*
Utility	*12'-5" x 4'-4"*
Master Bedroom	*13'-2" x 15'-6"*
Bathroom	*5'-3" x 9'-6"*
Bedroom 1	*12'-9" x 15'-9"*
Bathroom	*8'-9" x 5'-6"*
Sit Out	*12'-9" x 5'-0"*
Bedroom 2	*13'-0" x 11'-10"*
Bathroom	*8'-9" x 5'-6"*





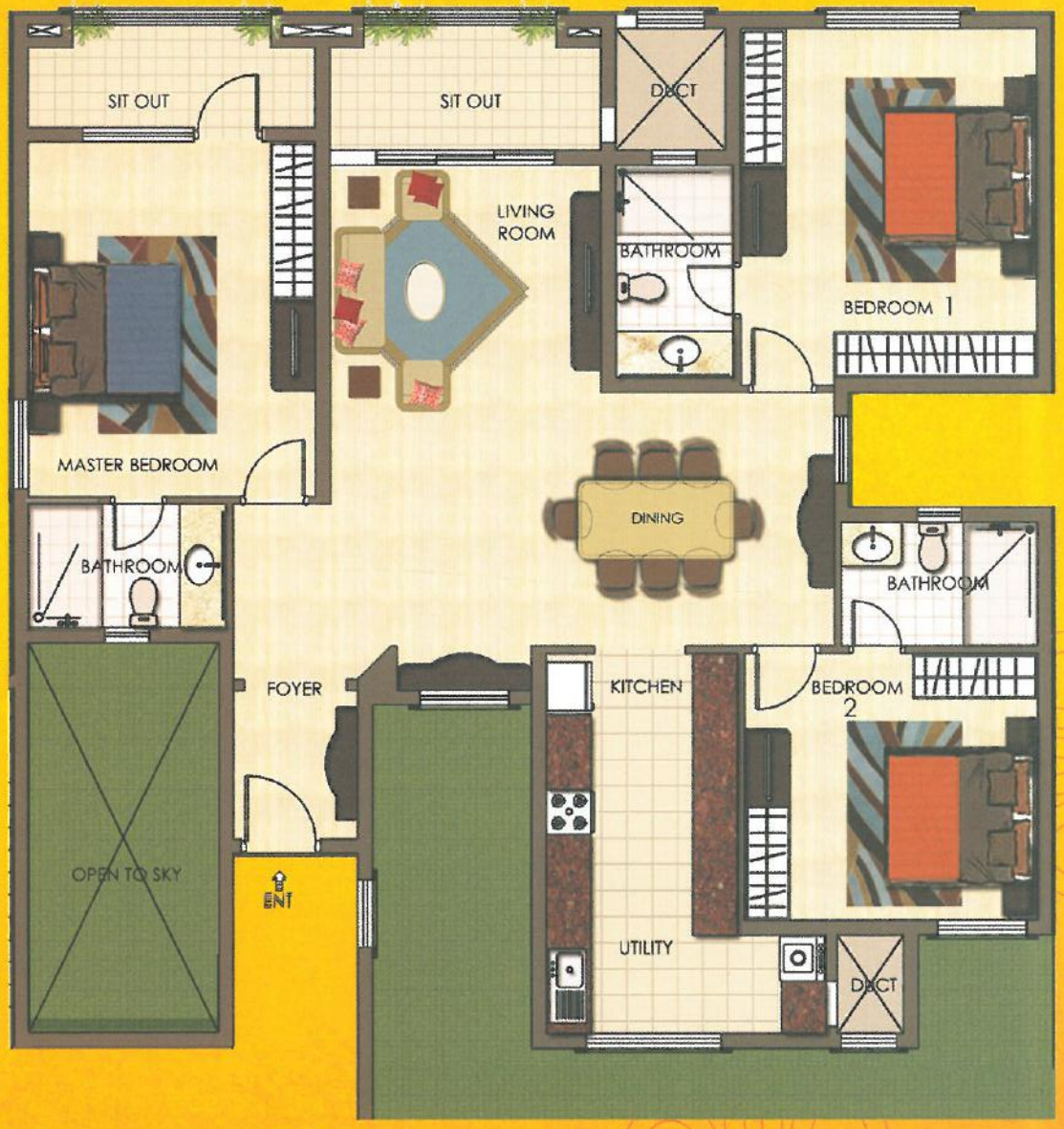
Floor Plan - III

Rosa / Calendula Flat B

Area = 2061 sq. ft.

Foyer	*5'-6" x 14'-11"*
Living Room	*12'-0" x 23'-5"*
Sit out	*12'-0" x 6'-0"*
Dining	*13'-5" x 11'-3"*
Kitchen	*8'-6" x 12'-6"*
Utility	*12'-5" x 4'-4"*
Master Bedroom	*13'-2" x 15'-6"*
Bathroom	*5'-3" x 9'-6"*
Bedroom 1	*12'-9" x 15'-9"*
Bathroom	*8'-9" x 5'-6"*
Sit Out	*12'-9" x 5'-0"*
Bedroom 2	*13'-0" x 11'-10"*
Bathroom	*8'-9" x 5'-6"*





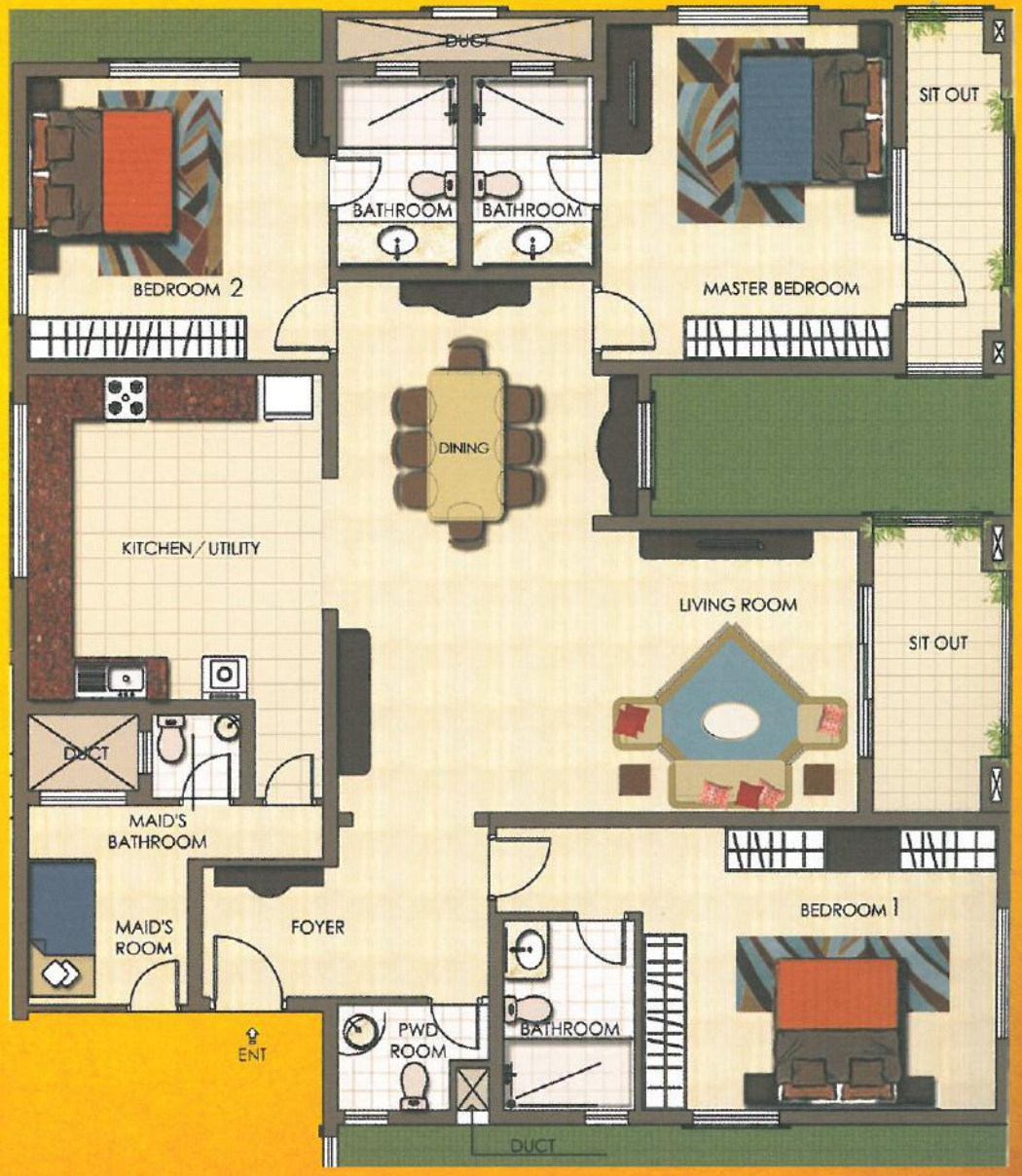
Floor Plan - IV

Rosa - Flat A / Margarita - Flat B

Area = 2574 sq. ft.

Foyer	*13'-1" x 6'-0"*
Living Room	*23'-10" x 13'-0"*
Sit out	*6'-6" x 13'-8"*
Dining	*11'-9" x 13'-8"*
Powder Room	*5'-2" x 4'-10"*
Kitchen/ Utility	*13'-6" x 15'-0"*
Master Bedroom	*16'-5" x 12'-11"*
Bathroom	*5'-6" x 8'-8"*
Sit out	*5'-0" x 16'-8"*
Bedroom 1	*16'-5" x 12'-11"*
Bathroom	*6'-0" x 8'-8"*
Bedroom 2	*13'-10" x 13'-0"*
Bathroom	*5'-6" x 8'-9"*
Servants Room	*7'-4" x 8'-11"*
Toilet	*4'-0" x 3'-10"*





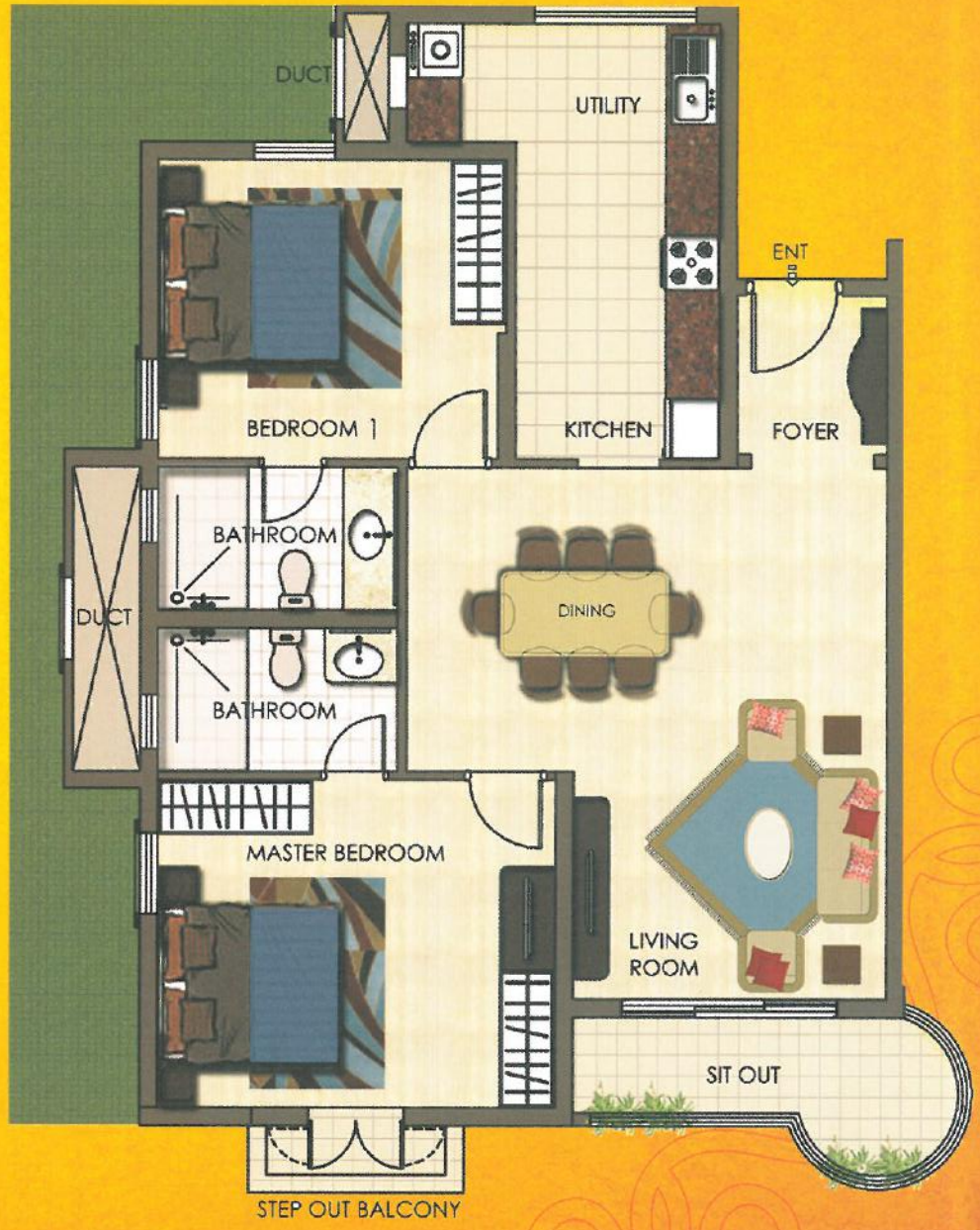
Floor Plan - V

Violeta / Margarita / Calendula - Flat D

Area = 1359 sq. ft.

Foyer	*5'-6" x 5'-10"*
Living Room	*11'-6" x 19'-7"*
Sit out	*4'-0" x 12'-2"*
Dining	*12'-2' x 11'-2"*
Kitchen	*7'-6" x 11'-8"*
Utility	*11'-6" x 4-4"*
Master Bedroom	*14'-7" x 12'-0"*
Bathroom	*8'-9" x 5'-3"*
Step out Balcony	*7'-11" x 2'-5"*
Bedroom 1	*12'-9" x 11'-0"*
Bathroom	*8'-9" x 5'-3"*





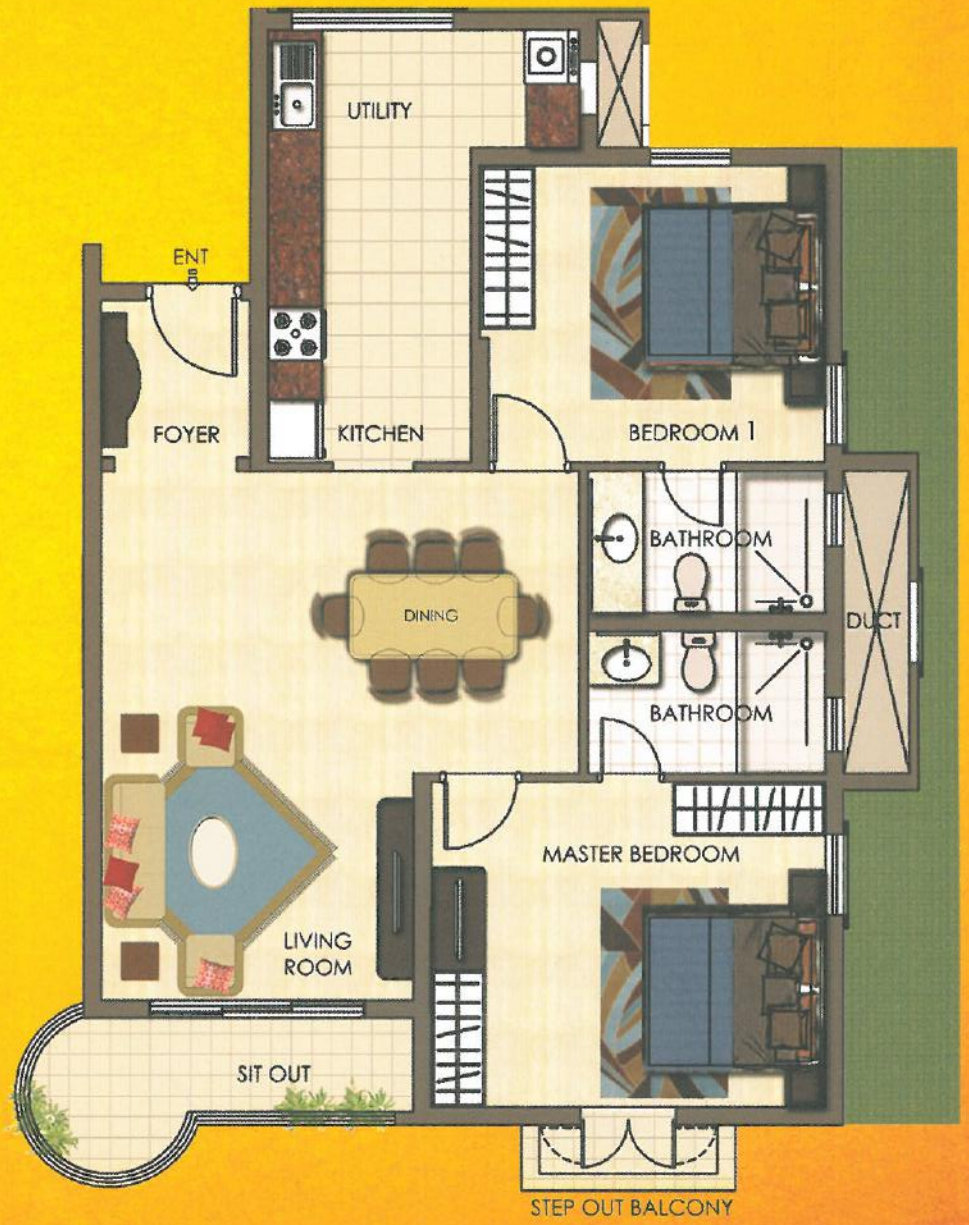
Floor Plan - VI

Rosa / Calendula - Flat C

Area = 1359 sq. ft.

Foyer	*5'-6" x 5'-10"*
Living Room	*11'-6" x 19'-7"*
Sit out	*4'-0" x 12'-2"*
Dining	*12'-2' x 11'-2"*
Kitchen	*7'-6" x 11'-8"*
Utility	*11'-6" x 4'-4"*
Master Bedroom	*14'-7" x 12'-0"*
Bathroom	*8'-9" x 5'-3"*
Step out Balcony	*7'-11" x 2'-5"*
Bedroom 1	*12'-9" x 11'-0"*
Bathroom	*8'-9" x 5'-3"*





Floor Plan - VII

Violeta - Flat B

Area = 2088 sq. ft.

Foyer	*5'-6" x 13'-9"*
Living Room	*12'-0" x 22'-7"*
Sit out	*12'-0" x 6'-0"*
Dining	*13'-6" x 11'-2"*
Kitchen	*8'-10" X 12'-2"*
Utility	*12'-2" x 4'-4"*
Master Bedroom	*12'-6" x 15'-3"*
Bathroom	*8'-9" x 5'-3"*
Sit out	*5'-0" x 15'-7"*
Bedroom 1	*12'-6" x 15'-9"*
Bathroom	*5'-6" x 8'-9"*
Sit Out	*12'-9" x 5'-0"*
Bedroom 2	*12'-9" x 11'-6"*
Bathroom	*8'-9" x 5'-3"*





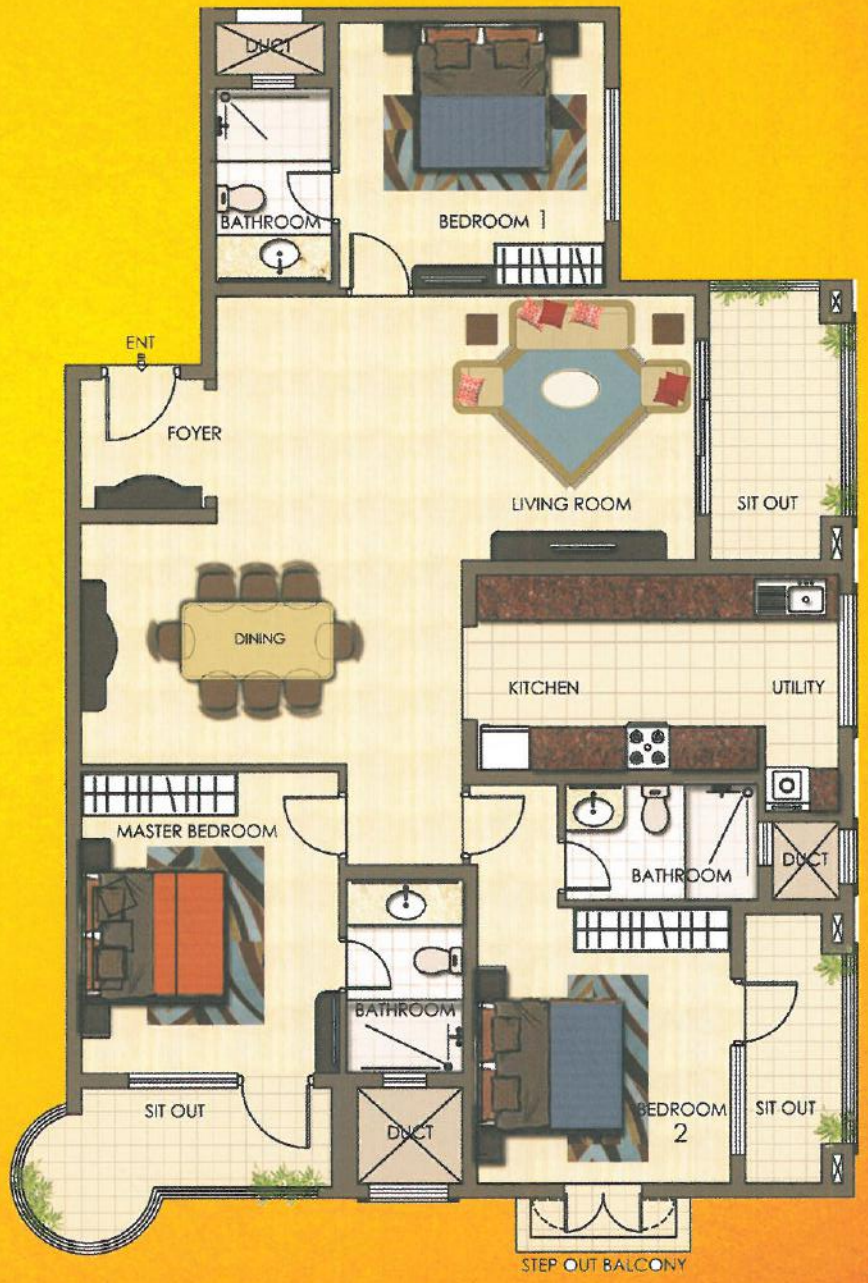
Floor Plan - VIII

Violeta - Flat C

Area = 2088 sq. ft.

Foyer	*5'-8" x 5'-11"*
Living Room	*21'-8" x 12'-0"*
Sit out	*6'-7" x 12'-8"*
Dining	*12'-0" x 11'-0"*
Kitchen	*8'-10" X 12'-10"*
Utility	*4'-11" x 11'-1"*
Master Bedroom	*11'-8" x 15'-8"*
Bathroom	*5'-3" x 8'-9"*
Sit out	*12'-0" x 5'-0"*
Bedroom 1	*12'-0" x 12'-0"*
Bathroom	*5'-3" x 8'-9"*
Bedroom 2	*11'-6" x 12'-6"*
Bathroom	*8'-9" x 5'-3"*
Sit Out	*4'-11" x 12'–2"*
Step out Balcony	*7'-11" x 2'-5"*





Floor Plan - IX

Margarita - Flat C / Rosa - Flat D

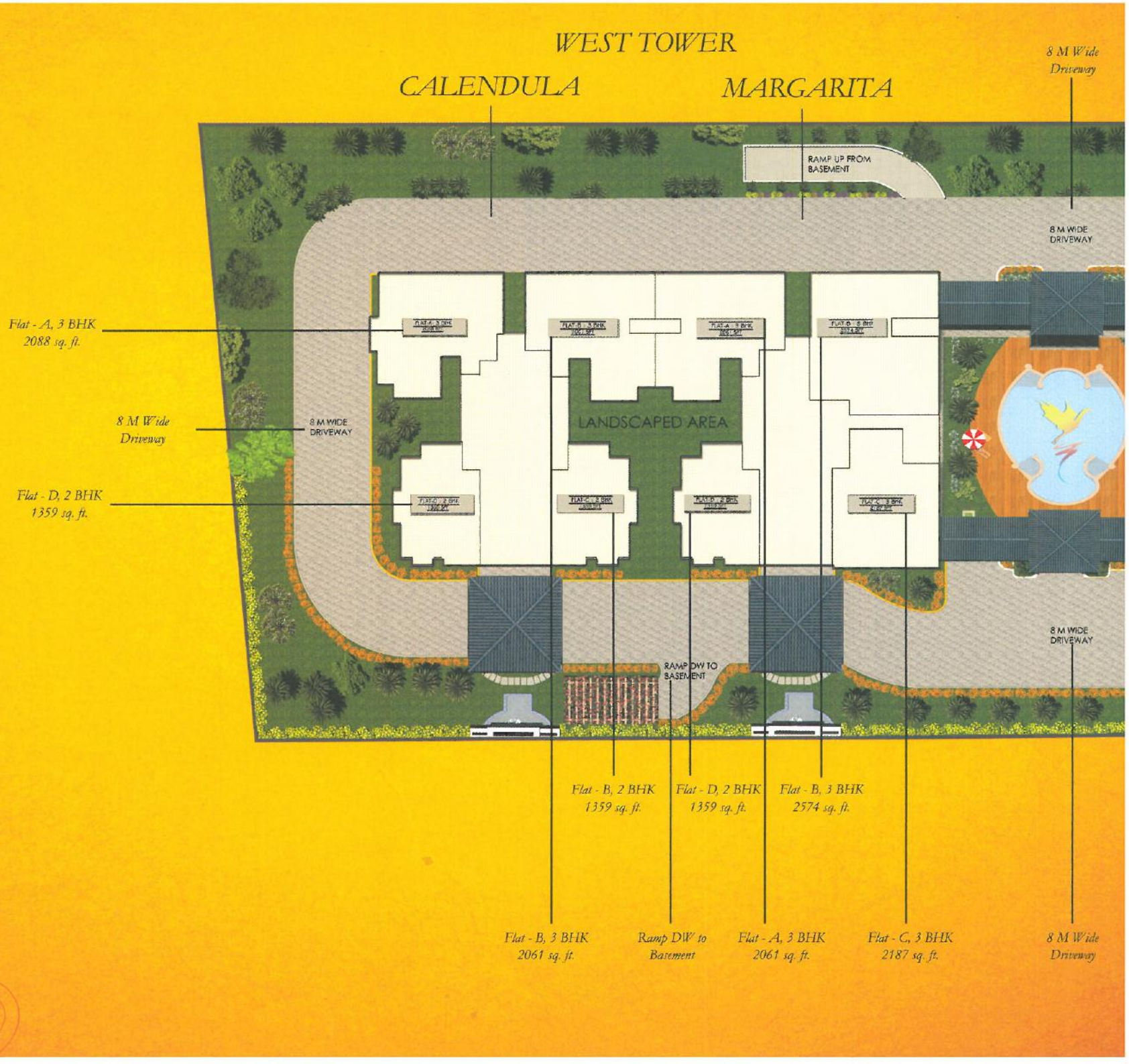
Area = 2187 sq. ft.

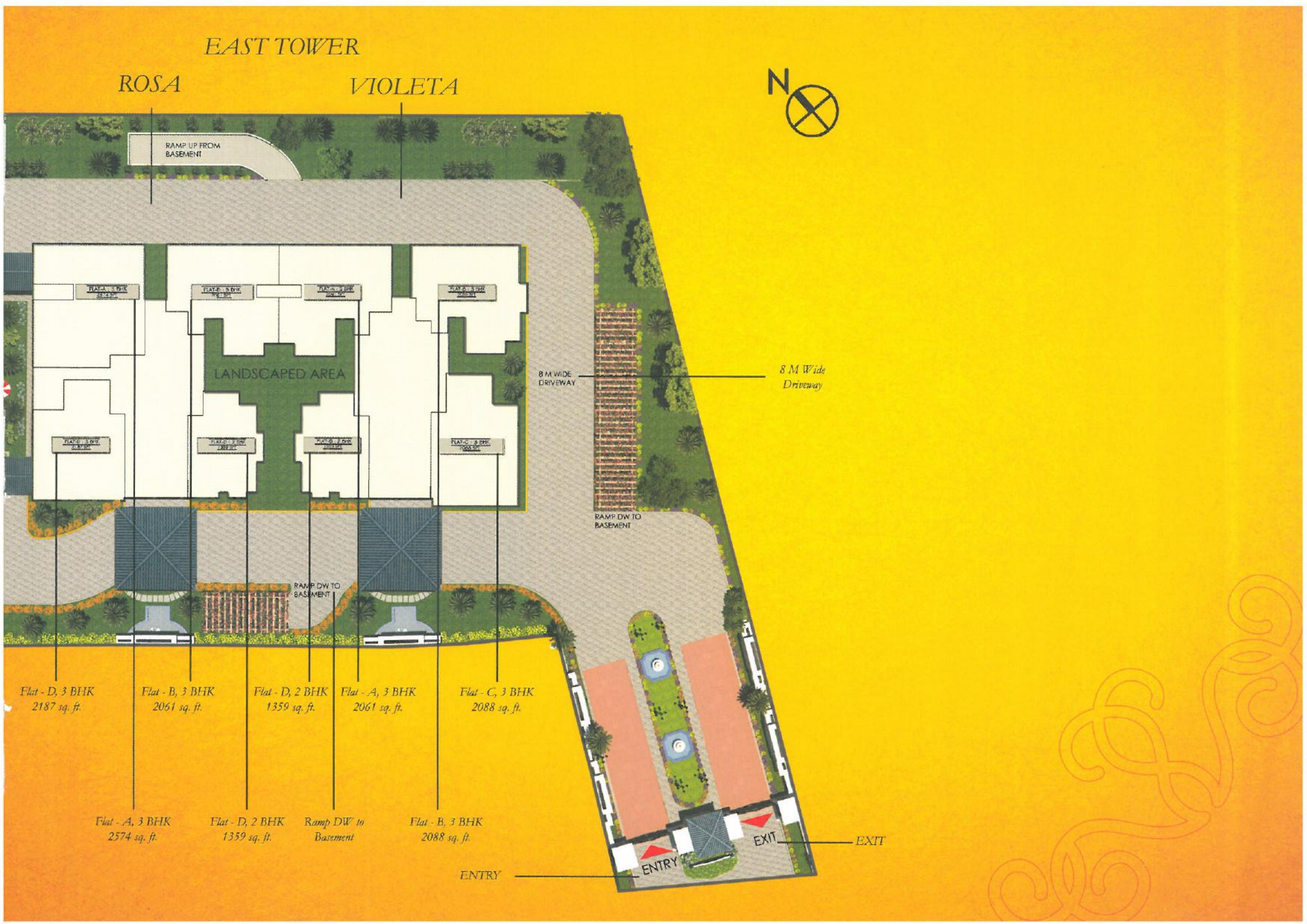
Foyer	*5'-8" x 6'-0"*
Living Room	*23'-10" x 12'-0"*
Sit out	*6'-7" x 12'-8"*
Dining	*12'-3" x 11'-1"*
Kitchen	*12'-10" X 8'-10"*
Utility	*4'-11" x 11'-1"*
Master Bedroom	*11'-11" x 15'-7"*
Bathroom	*5'-3" x 8'-9"*
Sit out	*12'-7" x 5'-0"*
Bedroom 1	*12'-10" x 12'-6"*
Bathroom	*8'-9" x 5'-3"*
Sit Out	*5'-6" x 13'-2"*
Bedroom 2	*12'-0" x 12'-0"*
Bathroom	*5'-3" x 8'-9"*





Master Plan


WEST TOWER
CALENDULA
MARGARITA
8 M Wide Driveway
RAMP UP FROM BASEMENT
8 M WIDE DRIVEWAY
Flat - A, 3 BHK 2088 sq. ft.
8 M Wide Driveway
8 M WIDE DRIVEWAY
LANDSCAPED AREA
Flat - D, 2 BHK 1359 sq. ft.
8 M WIDE DRIVEWAY
RAMP DW TO BASEMENT
Flat - B, 2 BHK 1359 sq. ft.
Flat - D, 2 BHK 1359 sq. ft.
Flat - B, 3 BHK 2574 sq. ft.
Flat - B, 3 BHK 2061 sq. ft.
Ramp DW to Basement
Flat - A, 3 BHK 2061 sq. ft.
Flat - C, 3 BHK 2187 sq. ft.
8 M Wide Driveway


EAST TOWER
ROSA
VIOLETA
N
RAMP UP FROM BASEMENT
LANDSCAPED AREA
8 M WIDE DRIVEWAY
8 M Wide Driveway
RAMP DW TO BASEMENT
RAMP DW TO BASEMENT
Flat - D, 3 BHK 2187 sq. ft.
Flat - B, 3 BHK 2061 sq. ft.
Flat - D, 2 BHK 1359 sq. ft.
Flat - A, 3 BHK 2061 sq. ft.
Flat - C, 3 BHK 2088 sq. ft.
Flat - A, 3 BHK 2574 sq. ft.
Flat - D, 2 BHK 1359 sq. ft.
Ramp DW to Basement
Flat - B, 3 BHK 2088 sq. ft.
ENTRY
ENTRY
EXIT
EXIT

Location Map



Map not to scale

Know Your Neighbourhood

Proximity

Bangalore International Airport	*26 kms*
Yelahanka Railway Station	*7 kms*
Cantonment Railway Station	*7 kms*
Hebbal Flyover	*4 kms*
Peripheral Ring Road	*2 kms*

Nearby Hospitals

Columbia Asia Hospital | Cauvery Medical Centre | Baptist Hospital

Nearby Schools

Mallya Aditi International School | Ryan International School | Vidyashilp Academy | Delhi Public School | Canadian International School | TRIO World School | NITTE International School | Vidya Niketan | Bangalore International School | Delhi Public School | Stonehill International School

Nearby Colleges

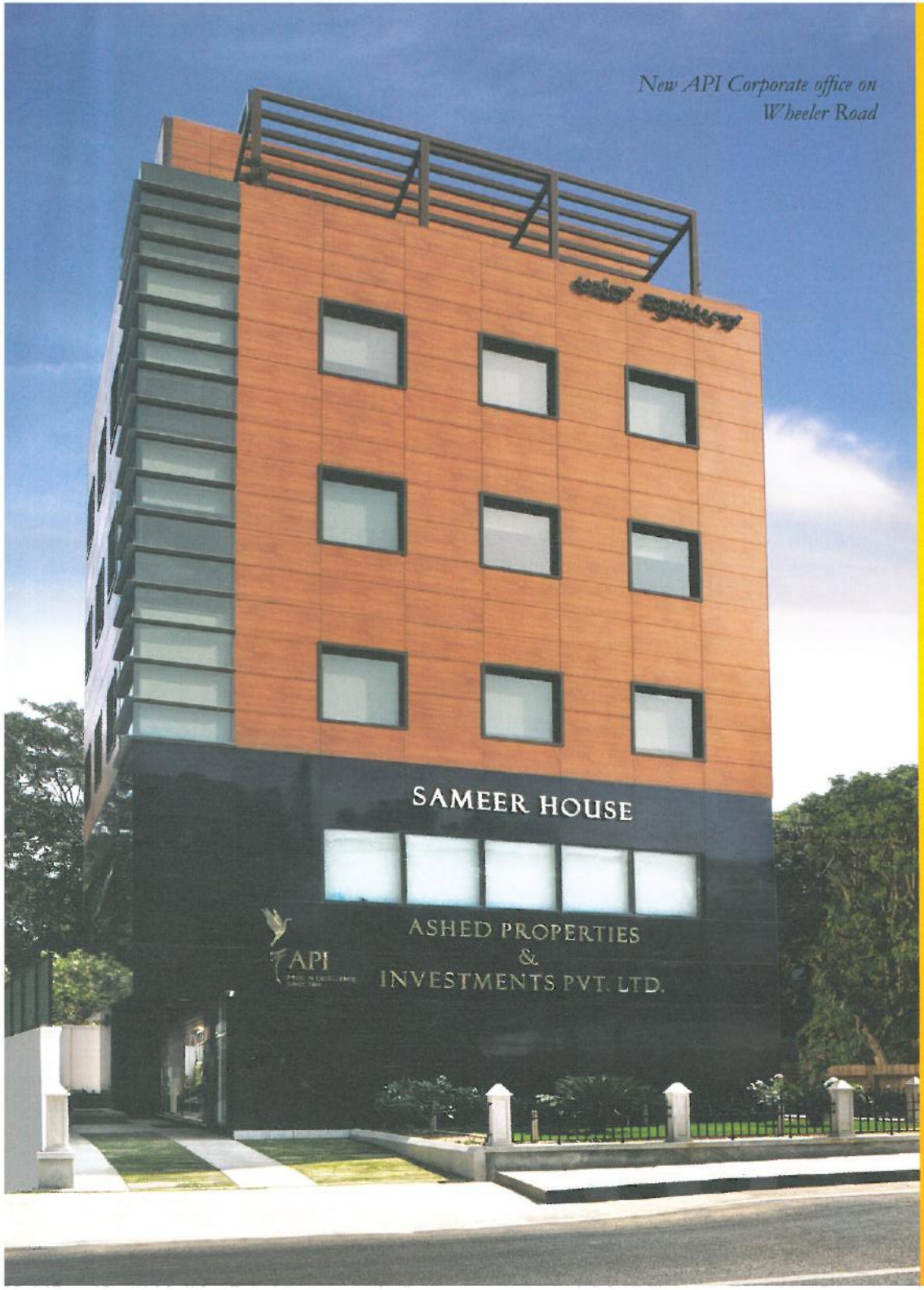
NITTE Meenakshi Institute of Technology | BMS Institute of Technology | Seshadripuram College | Reva Institute of Technology and Management | Kristu Jayanti College | Indian Academy | C.M.R College | Alfa Engg. College

Nearby Shopping Malls & Restaurants

Esteem Mall | Nike | Big Bazaar | Food World | Reliance Fresh | More | Spencer's | Domino's | Pizza Corner | Shanthi Sagar | KFC | Mcdonalds

Nearby Clubs/Resorts

Country Club | Ramanashree California Resort | Angsana Oasis Spa & Resorts | Silver Oak Resort | Cosmopolitan Club



New API Corporate office on Wheeler Road

Our Architects

SIRAJ &RENU
ARCHITECTS
& INTERIOR DESIGNERS
3-B RAINTREE HALL

3B, 3rd Floor, Raintree Hall Apartments
No. 16, Rhenius Street,
Richmond Town,
Bangalore – 560 025.
Tel :080 – 080- 22220303 / 080 - 22220309

Our Landscape Architects

Messers; Master Plan.
5th Floor, Kasi Archade,
Thyagarya Road,
Chennai – 600 017.
Tel : 044 - 28154040 / 044 - 28155498











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ASHED PROPERTIES & INVESTMENTS (PVT) LTD.,

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Email: info@regencyapi.com; sales@regencyapi.com

Website: www.regencyapi.com

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CREDAI BENGALURU