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Hafeez
Contractor
Mumbai



Solicitors



Saha & Roy

Any part of this brochure, whether in writing or otherwise, is only indicative and no part of the brochure should be treated as a commitment and / or undertaking either from the owner or from the developer.





Where you should Ideally be...

- ∞ Properties enhance pride.
- ∞ Properties change perceptions.
- ∞ Properties transform pin codes.

Ideal Regency will do the same with Behala.

Where you read God's gospel in leaves, on trees, in openness...

Because **Ideal Regency** will bring green spaciousness to a congested neighbourhood.

Today, two of the biggest frustrations of urban living comprise cramped existences and extensive concrete greyness.

For all those who buy into Ideal Regency, these worries will be non-existent.

Because Ideal Regency has been designed as large, spacious and green.

Where children won't need to devise their version of indoor cricket. Where adults will probably spend more time outdoors than indoors. Where grandparents will be able to take a leisurely stroll with no intruding traffic.

∞ Ideal Regency's land area of 1,70,900 sq. ft. will make it the one of the largest residential facility in Behala

∞ The facility will possess an open area of 1,10,400 sq. ft. (65 per cent of the facility)

∞ The open area will comprise an extensive banquet lawn and children's play area





Where going out will actually mean going in...

Because **Ideal Regency** will be the pride of the neighbourhood.

Today, home in Behala means a home built decades ago.

However, much has changed since. Incomes and aspirations have increased. There is a desire to move out of the building but not necessarily the locality.

The Ideal Group promises a welcome change - a modern residential facility in the same locality.

Ideal Regency in Behala.

Change amidst continuity. The best of both worlds.

∞ On 46 Diamond Harbour Road, Kolkata 700063

∞ Ten minute drive to the Tollygunge Metro Station and 1.5 kms from IIM (Joka)

∞ Close to the proposed mass rapid transport service



Where living in beauty will also mean sleeping in peace...

Because **Ideal Regency** will bring the best design and building standards to the neighbourhood.

Today's prospective home owner has a carefully prepared wish list:

She wants the property to be affordable.

She wants it delivered on time.

She wants it attractively designed with best construction material.

She wants it to attract low maintenance costs.

She wants it to attract the respect of visitors and pride of owners.

Ideal Regency will showcase the best standards of trust and transparency.

The Ideal Group is one of the most respected realty builders in Eastern India today.

It is the only Kolkata realty organisation to work consistently with the famed architect **Hafeez Contractor** (also engaged for Ideal Regency), winner of prestigious awards like CW Top Architect Award 2007 and India's Top Ten Architects' Award 2007.

The **Ideal Group** has built more than 20,00,000 sq ft of residential space in 15 years and marketed more than 1200 apartments to satisfied buyers.

The **Ideal Group**
has created
showpiece
properties like



Ideal Towers



Ideal Gardens



Ideal Apartments



Ideal Residency



Ideal Villas



Ideal Heights



Ideal Lake View

The **Ideal Group** properties have extended beyond being mere showpiece projects; they have delivered attractive value appreciation for their owners and also enhanced the value of real estate properties in those respective pin codes.

Where there is a society where none intrudes...

Because **Ideal Regency** will help
create an entirely new community
of like-minded residents

Ideal Regency will be home to more than 1,400 people.

We are commissioning more than just a residential facility. Creating a community.

A community of new friends and acquaintances.

People you can spend your leisure hours with. People you can celebrate festivities with. People you can bond with.

∞ Ideal Regency will comprise 361 apartments across seven blocks

∞ These will offer a mix of duplex (4BHK) and normal apartments (2, 3 and 4 BHK)

Where you sense the miracle of life in the tinkle of a child's laughter...

Because **Ideal Regency** residents will no longer need to go to a club or hotel for recreation.



Today, there is just no recreational support in a large residential district like Behala.

Residents who need to unwind or relax must commute a long distance and seek membership to a club or equivalent facility. And go there only occasionally.

Ideal Regency will come as a welcome relief for all those who buy into it in two ways. One, it will provide varied recreational supports within its facility. Two, access to these facilities will be provided automatically to all those who buy into the property.

Soon your longest commute for recreational purposes could only be a couple of minutes from your doorstep.

Our recreational facilities comprises



Gymnasium



Games room



Children's play area



Community hall

Where everything is in place to play in and pray in...

Because **Ideal Regency** will provide supports and amenities that will make residents proud.

Today, there is an unspoken global standard of contemporary residential living. Modern elevators. Electronic security surveillance. 24-hour water supply. Parking facility. Ideal Regency will bring that standard to its home owners. For the first time in the large residential space of Behala.

Enhancing pride for all those who live within.



Elevators of leading brand



Intercom facility



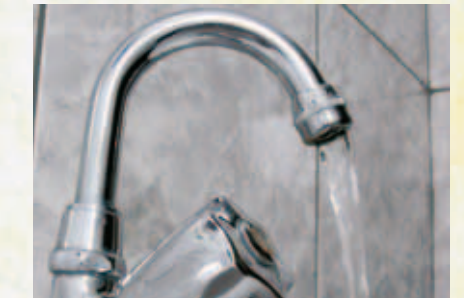
Parking facility



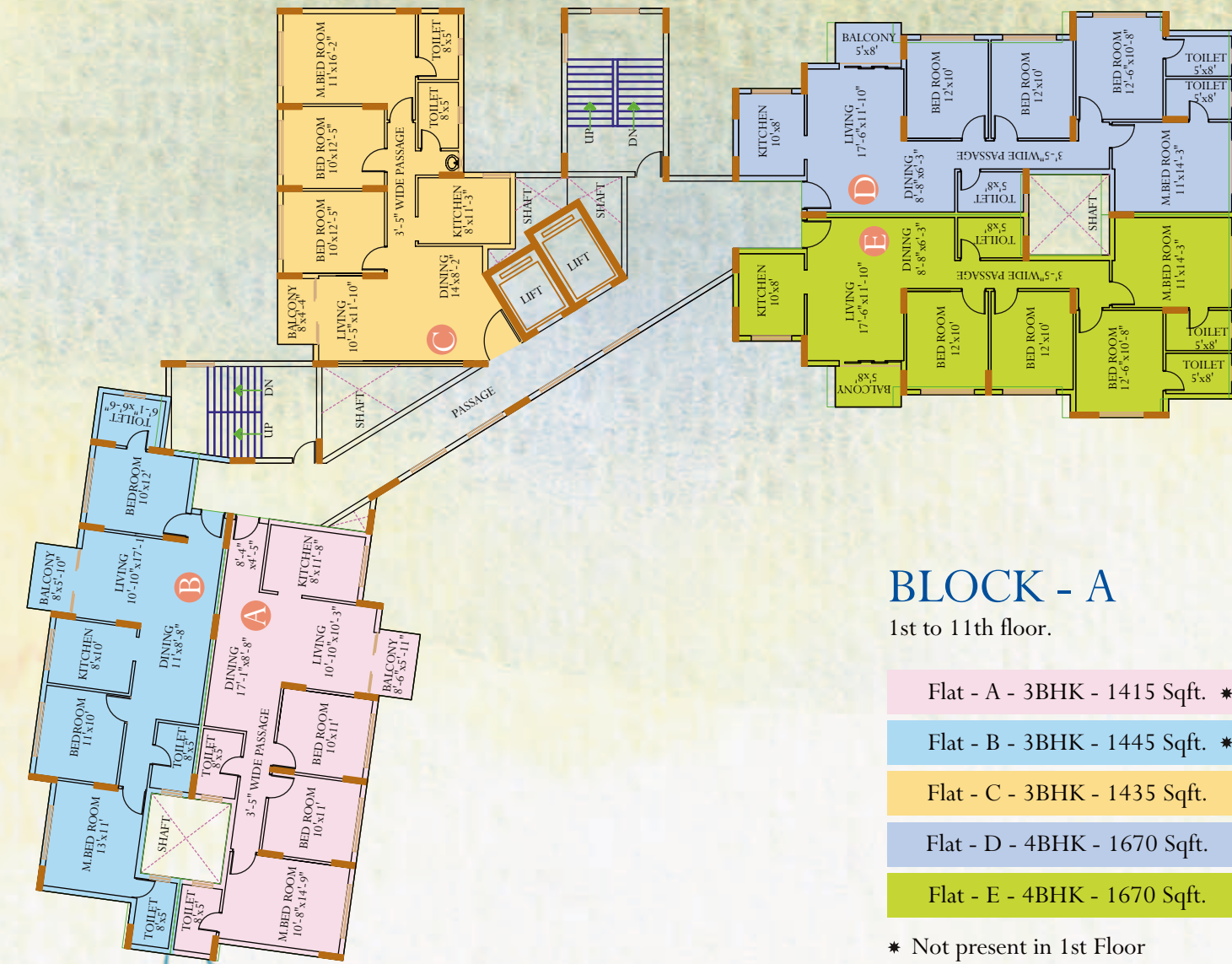
24X7 generator service

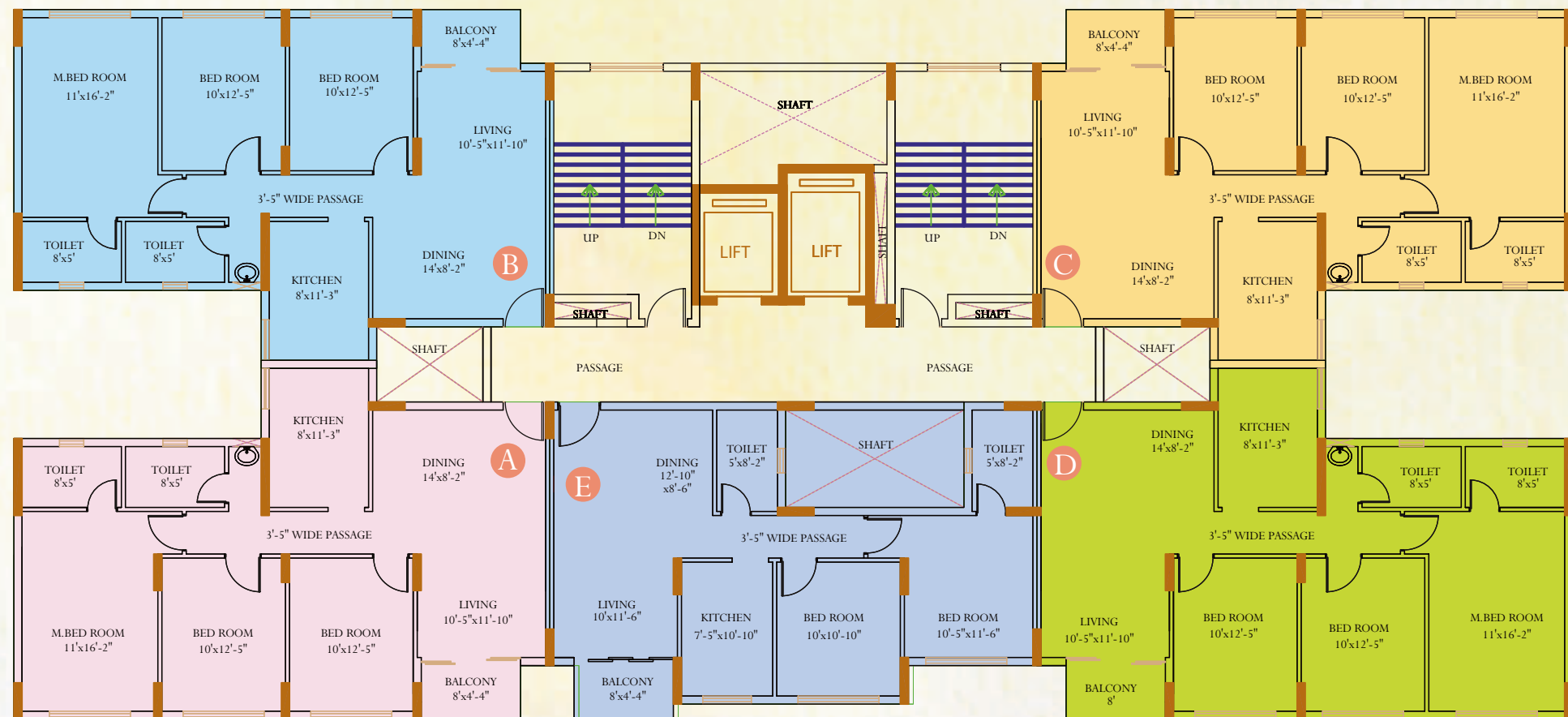


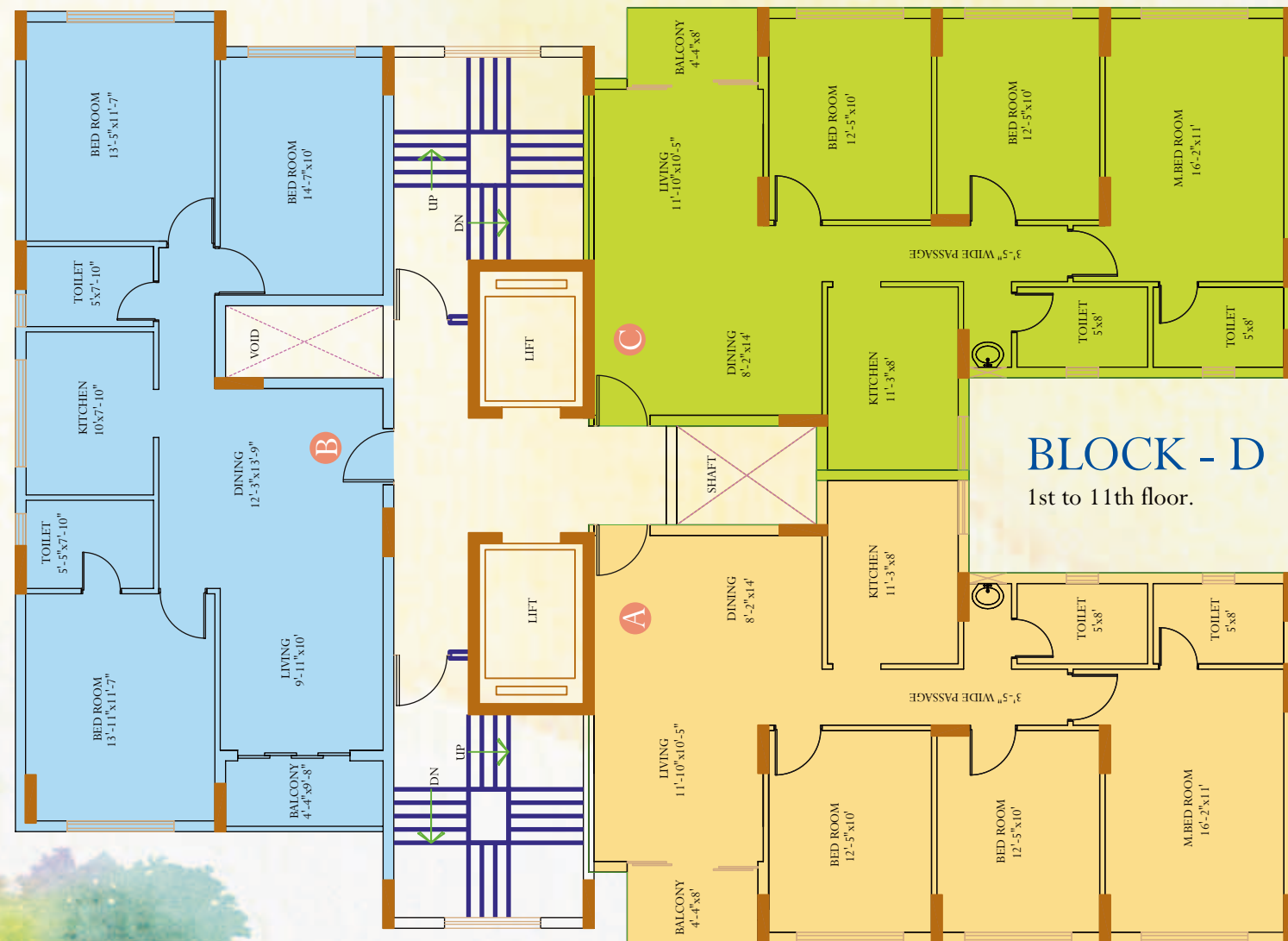
Adequate fire safety provisions



24 hour water supply







BLOCK - D

1st to 11th floor.

Flat - A - 3BHK - 1435 Sqft.

Flat - B - 3BHK - 1475 Sqft.

Flat - C - 3BHK - 1435 Sqft.



BLOCK - E

1st to 11th floor.

Flat - A - 3BHK - 1440 Sqft.

Flat - B - 3BHK - 1440 Sqft.

Flat - C - 3BHK - 1440 Sqft.

Flat - D - 3BHK - 1440 Sqft.

Flat - E - 2BHK - 1105 Sqft.

Flat - F - 3BHK - 1465 Sqft.





*Flat - A - 3BHK - 1440 Sqft.

Flat - B - 3BHK - 1440 Sqft.

Flat - C - 2BHK - 1060 Sqft.

Flat - D - 3BHK - 1440 Sqft.

*Flat - E - 3BHK - 1440 Sqft.

*Flat - F - 2.5 BHK - 1395 Sqft.

*Duplex on 3rd & 4th Floor.

BLOCK - F

3rd to 11th Floor.



BLOCK - G

3rd to 11th Floor.

*Flat - A - 4BHK - 1845 Sqft.

Flat - B - 4BHK - 1845 Sqft.

Flat - C - 2BHK - 1060 Sqft.

Flat - D - 3BHK - 1440 Sqft.

*Flat - E - 3BHK - 1440 Sqft.

*Flat - F - 3BHK - 1395 Sqft.

*Duplex on 3rd & 4th Floor.

