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Site & Marketing Office: Shop No. 1-6, Vasant Aalap CHS, Plot No. 494, Market yard Road, Old Panvel,  
Navi Mumbai, Maharashtra - 410 206

 MahaRERA Registration No.: P52000034668

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## Making a lifetime decision can be hard, but choosing a home in Panvel is easy!

You will soon know why.



If you have already fixed your mind on Panvel as your preferred location to live, we have something to offer. There are many options available – Some offer ready possession, some are under construction and there are a few redevelopment projects as well. Before you choose, may we suggest you visit La Mer Regency. We think it might help your decision to book here. It's logical! We have specifically created this project to fulfil your needs as well as your aspirations, keeping in mind, you will experience daily life here with your family and the community.





# Move ahead to know the reasons to book here.

Do check them to understand how we view our service to you.



Living involves many little interactions on a regular basis. We have ensured our plans include this thought process before adding them to the project. Our idea is to make life smooth, enjoyable, practical – in short, 'happily livable'.



Here, life is surrounded by NATURE.



...and the project is created around you.  
So you don't just stay here but enjoy the value of your living.





Everything you always wanted to have in a home is in place.  
**Here is La Mer Regency,**  
a residential project created around you.



Every single human being has their own perception about life. As real estate developers or rather facilitators, we are clear of our role when bringing you La Mer Regency. 'To plan and deliver a Residential Project where each of the residents can enjoy life, have a sense of pride, experience day-to-day conveniences and develop consistently since it is not just a home they buy, but a lifestyle and experience they choose.'



The perfect blend  
of Nature  
and city life





Indulge in Nature's abundance  
and allow the cool breeze to whisper to you.

All decks have an uninterrupted view.



When we looked at Panvel and its upcoming status as the location of choice, we knew we had to provide the best of both worlds. Urban connectivity and natural beauty nestle comfortably in La Mer Regency.





# Location

It always matters what you are surrounded with.  
It not only affects your time and money but your state of mind as well.



The location of the La Mer Regency is deliberately chosen considering how conveniently you will be commuting to your office, market, school, or for everyday shopping and entertainment purposes. This location is close to Nature which brings a sense of peace and of course, joy about belonging here!

Panvel Railway Station	- 2 km
Mumbai-Pune Expressway	- 5 km
Old Pune National Highway	- 0.5 km
Upcoming International Airport	- 6.4 km
Panvel Bus Depot	- 1.6 km
Kalamboli Circle	- 5 km
McDonalds	- 5.6 km
Karnala Sports Academy	- 3.4 km
Delhi Public School	- 9 km
Pillai Institute	- 3.9 km
La Mer Residency	- 4.1 km
La Mer Solitaire	- 4.2 km
Shree Sheetalnath Jain Temple	- 1.4 km
Virupaksha Mandir	- 1.8 km
Shree Ganesh Mandir	- 2.2 km



## We spend an average of 50% of our lifetime at home.

Our space planners and designers kept this foremost in their mind when planning this project.



Every corner of 1 and 2 bhk apartments is optimised for its functionality to achieve minimum wastage of space in all our offerings: Be it the size of the kitchen, waiting for the lift in passage, enjoying a view from your own balcony or the required storage space considering the size of apartments and the lifestyle. So you don't just stay here, but live.





Layout

## Here's the reason coming home feels good.

We have planned a driveway with over 20 ft. width which means excellent functionality of traffic and a beautiful environment to enjoy it in.



Zero wastage. 3977 sq. mtrs. size of plots - Every square foot of internal and external space at La Mer Regency is optimized for you, for your family and the entire community of 198 apartments. The residents can experience a beautiful and soothing environment, the caring protocols of security and safety, easy movement of traffic, along with a designated space for vendor's delivery, ease while parking their car or just taking an evening stroll. Yes, this is the kind of detailed thinking we have gone into when designing the external spaces.



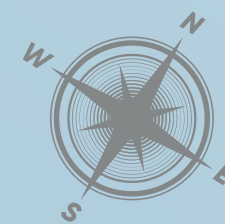


Did you know, to build a residential project expertly, we require over 400 different types of materials, besides apt knowledge and practice of the processes.



To top that, good intent and intuitive touches help us build it well – you will be staying here for years, and we cannot forget that.





2 BHK

## What is the difference between 1 and 2 BHK flats, besides the size?

The answer came like a breath of fresh air. A flat with two Nature Decks!!!



After a hectic day you might need to relax and soak in the atmosphere or maybe start your day with a sun bath in the morning. Other days, you might want to simply enjoy a cup of tea looking at some of the most enjoyable parts of Panvel or create a separate designated green space for your favourite plants and flowers. We found two balconies in a single flat was the perfect answer!

Generating a sense of well being at La Mer Regency isn't by chance. We included it in the service we planned for you.

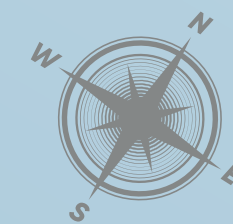
2 BHK WITH  
NATURE DECKS



We worked on the luxury of design, of planning, of feel, when designing your 'two good' 2BHK spaces.



- 01 Around 10 feet floor to ceiling height
- 02 Kitchen space planned with utility area
- 03 Two bathrooms - attached & common
- 04 French windows for optimum light and ventilation
- 05 Advantage of 2 nature deck
- 06 Spacious living room with dining area
- 07 0% wastage and maximum utilisation of space



1 BHK

## We asked ourselves if we want to live in a 1 BHK, 450 sq.ft. carpet area.

What kind of space optimisations would we expect?



We have done the relevant user journey mapping and planned our 1BHK apartment accordingly. Right from when you enter from the passage, the kind of light and ventilation you will need at that point to how you can plan your interior to optimise your space. Little touches like: What kind of space will you need for your shoe rack? How much minimum storage space is required for 1 BHK residents? What if you have pets? What if you need to put plants and the ideal placement for them? If guests are sleeping in the living room, do they need a separate bathroom?




# You won't find any inch of space wasted!

Our experience and insights go hand in hand.



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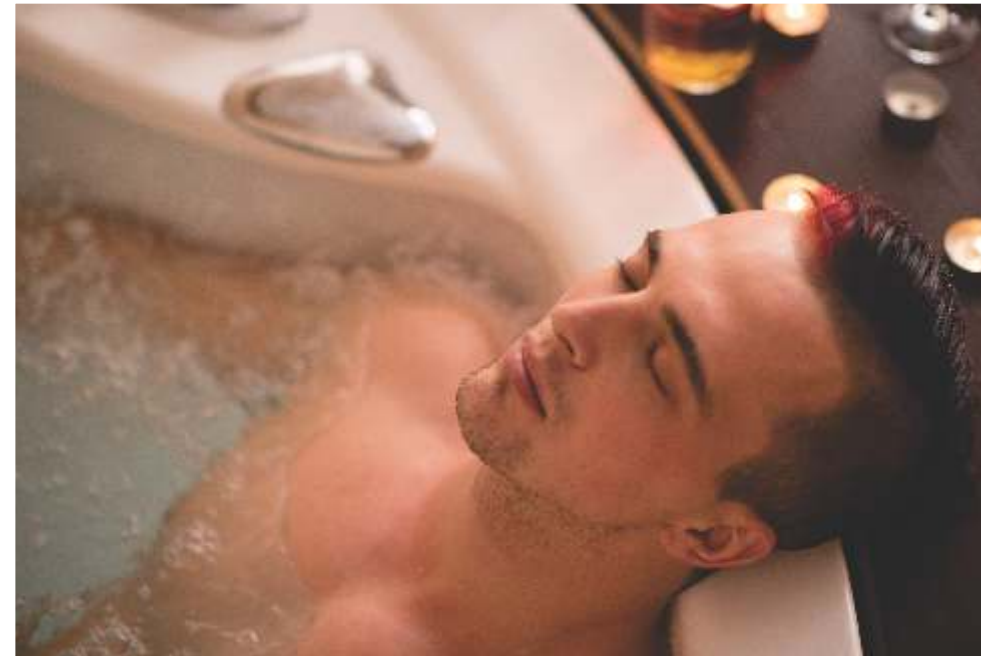
We have not just  
planned comfort but  
also considered the  
cost of maintenance  
as well.

We thought of both when we planned amenities.



Luxuries are not for their own sake. They need to be enjoyed in every way –  
the pleasure as well as the cost we incur for them regularly.





## Smart Amenities - External



Temperature Controlled Swimming Pool | Cross fit Gym | Steam Room | Jacuzzi | Safe Children's Play Area | Indoor Game Zone (Pool Table, Carrom etc.) | Delightful Gazebo | Acupressure Walkways Track | Yoga and Meditation Spaces in Sky Garden | Relaxing Turf on the Terrace | Dedicated Society Office | Ample Hi-tech Parking | Classy Art Galleria in Lobby with Digital Display | Car Wash & Air Pipe Facility Handy | Wi-Fi enabled Project | Rainwater Harvesting System | Solar Power Lights in Common Area for Power Saving





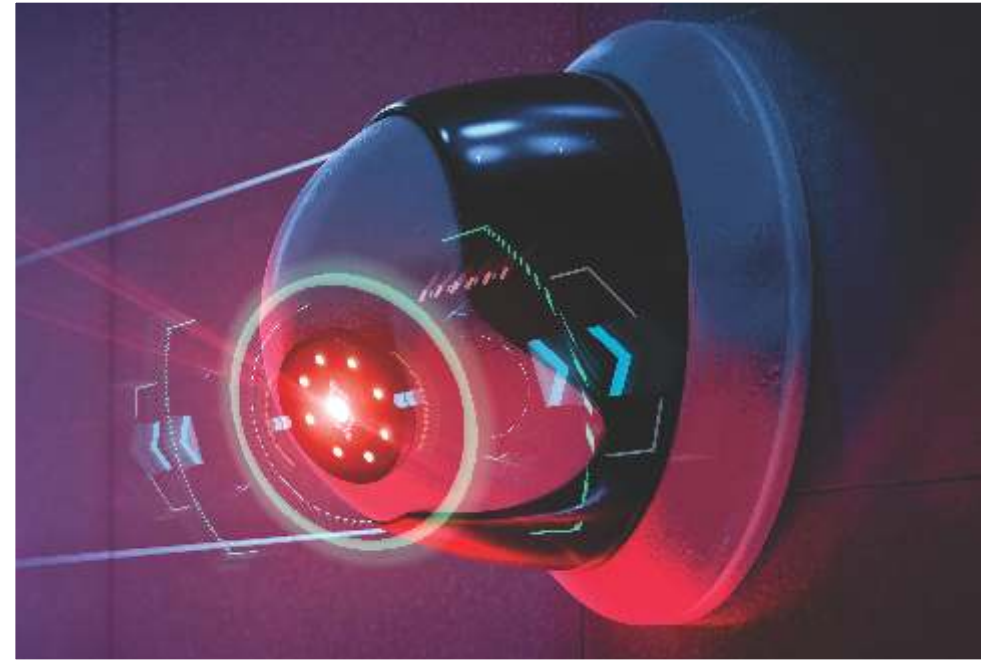


## Smart Amenities - Internal



High-class Branded Electrical Fittings & Copper Wirings & ELCB | Fiber Optic Connection | Trolley Facility for Luggage and Shoppers  
 French Aluminum Section Windows with Mosquito Nets | Glass railing with Aluminum Electrophoresis | Lacquer Finish Coating  
 with Sparkling Effect | Vitrified Tiles | Sanitary Fittings of Luxury Brands | Full Height Designer Tiles in Toilets | Concealed Plumbing  
 Superior Quality C.P. Fittings. | Sensor Based Lights in Common Area | Separate Water Lines for Drinking and Other Uses  
 Branded (OG or Daikin) AC in All Bedrooms | Stretcher Lift (Equipped with Basic Checkup Appliances) | Fully Equipped Stretcher Trolley  
 Wheelchair Facility | Intercom Service in All Flats





## Security & Safety



- 5 point Security
- Proper Society office
- Dedicated Space for Business vendors
- Fire Fighting System
- Smoke Detectors in Lobby
- CCTV for Common Areas and Lifts





Adinath Patkar  
Principal Architect, 07 Architects



Anil Kaul  
Principal Architect, 07 Architects



Vasant Kumar Bang  
Legal Advisor



Udklajfa Idflak  
Civil Contractor



Yateesh Tare  
Structural Engineer, Vastukalp

When all come together moved by a common purpose,  
things transform almost magically.

When guided by a holistic approach, different people with varied skills can make a world of difference.



The entire team shares the common understanding that the residents will live here for years to come, including their next generation. This understanding has been fed into our passion and resulted in a goal to deliver nothing but the best – in time.

# Past Projects

## La Mer Residency

11-storied Building  
with more than 145 families



## La Mer Solitaire

4-storied Residential Project  
comprising of 12 apartments



## We learn from experience and it shows.

La Mer Residency didn't happen by chance. All our cumulative learning has been put to good use.



When you are committed to the lessons from your experience, each aspect of learning becomes a stepping stone.

We recently delivered over 145 apartments under the name of La Mer Residency. Building a happy community and a better lifestyle for over 600-odd people. Their feedback inspired us to move ahead and offer La Mer Residency.



Because your happiness is our business.

You First.



At La Mer Developers, we believe it's not about how many square feet we build, but what the residents experience while living there. The Group shares the legacy of quality living with 950 families who have now become the La Mer community.