

DEC[]DING
'REGAL'



REINVENT REIMAGINE REJUVENATE

DISCOVER THE WORLD OF REGAL LIVING

ROYAL LIVING AND YOU

Everyone dreams of living like royalty; of a lavish home, exquisitely designed, meticulously engineered, and equipped with the choicest amenities. Now, ARV has brought that dream to life. With its vast living spaces blessed with an abundance of natural light and fresh air, peaceful locales, and lush natural beauty, ARV Regalia was built to fulfil all these aspirations and more.

Set in the upmarket NIBM annexe, bordered by unspoiled greenery yet within walking distance of every 21st century convenience, this is more than just a home. Expansively laid out to maximize live-ability, constructed to the highest levels of quality, and studded with life-enriching amenities, ARV Regalia is a nothing less than a castle of comfort designed to transform everyday living into a rich, royal experience.

REGALIA

A woman with dark hair styled in a bun, wearing a white sleeveless dress with a ruffled bodice and a full skirt, stands in front of a blue wall with a white diamond pattern. She is looking down and touching her chin. To her right, several silver spherical ornaments hang from the top. The background is a soft-focus view of a window with blue curtains.



CONNECTIVITY

National highways, expressway, arterial roads give you access to every point within the city, and out.

• Pune-Mumbai Expressway	20 Mins.	• Pune Airport	25 Mins.
• Pune-Bangalore Highway	35 Mins.	• Ruby Hall Clinic, Wanowrie	10 Mins.
• Pune-Solapur Highway	15 Mins.	• Apollo Clinic, Wanowrie	10 Mins.
• Pune Railway Station	30 Mins.		



WORK

IT hubs, Industrial zones, CBDs... commuting to work will be a royal breeze

• Magarpatta IT Park	20 Mins.	• Lulla Nagar	8 Mins.
• M.G. Road	15 Mins.	• SP Infocity	30 Mins.



ENTERTAINMENT

Mall & multiplex virtually at your doorstep, and a choice of several more within easy driving distance

• Corinthians Club	5 Mins.	• INOX Theater	4 Mins.
• Country Club	7 Mins.	• Restaurants	4 Mins.



SHOPPING

Brand shopping or bargain hunting, you're perfectly located for any retail expedition

• Market Yard	10 Mins.	• Dorabjee Mall	4 Mins.
• D-Mart, Kondhwa	3 Mins.	• Vegetable Market	10 Mins.



EDUCATION

With a location in the heart of the school district, you can have your pick of the best educational institutions the city has to offer

• Delhi Public School	4 Mins.	• The Bishop's School, Undri	3 Mins.
• Vibgyor School	4 Mins.	• Singhgad Collage of Commerce, Yewalewadi	8 Mins.
• Sanskriti School	2 Mins.	• Brick Collage of Architecture	11 Mins.



FULFIL
EVERY DESIRE,
SPEEDILY

NIBM'S CROWNING GLORY

Ensconced in the heart of the growing upmarket South Pune precincts around NIBM, ARV Regalia is perfectly juxtaposed between the metropolitan attractions of the city and the quiet environs of the rolling green hills of the area. With its leafy landscaped grounds, imposing facade and amenity rich lifestyle, it promises to become the lifestyle landmark other addresses will aspire to.





MAKING BUSINESS A PLEASURE

ARV Regalia is attentive not just to your lifestyle demands, but your commercial needs as well. With its eye-catching frontage, modern facade and easy accessibility, the ground floor commercial zone adds to residents' ease and offers all the advantages a business needs to attract a steady stream of customers.

Sited just off the main access road that runs past the popular Punyadham Ashram and connects the suburb to Mumbai-Bangalore expressway, the showrooms and shops on are ideal for diverse businesses that thrive on regular footfall.

Leverage its strategic location, excellent connectivity, and a complete line-up of amenities, to take your business to the next level.

Restaurants



Stock Photo

Educational
Institutes

ATMs



Stock Photo

Fast Food Joints

Shops & Showroom



Stock Photo

Stock Photo



Beauty Spa & Salon

YOUR CASTLE
IN THE AIR NOW HAS
A REAL ADDRESS



WHERE REGAL LIVING COMES NATURALLY

Spread across a lush 3 acres of elegant development, ARV Regalia is home to a blend of spacious 2 and 3 bedroom residences designed to satisfy the spectrum of urban lifestyle aspirations. Aesthetically pleasing construction, featuring thoughtful layouts engineered to maximize every square foot.

Life here is an indulgent expression of regal style and royal comfort.





EXQUISITE BY DESIGN

Exclusive by intent, exquisite by design, ARV Regalia's premium homes are an amalgamation of thoughtful planning, contemporary design, spacious layouts and a value plus location.



YOUR GATEWAY TO THE GOOD LIFE

It's time to stop dreaming and start living. It's time to bring your personal aspirations to life. It's time to experience the best that life offers. Time to come home... to royal style.

DESIRE





YOU DON'T HAVE TO
BE ROYAL TO LIVE REGAL!



SPECIFICATIONS

STRUCTURE

- Earthquake resistant RCC structure

WALLS

- 6" External walls & 6" internal walls
- Sand faced plaster for external wall
- Gypsum plaster for internal wall & ceiling

PAINT

- Superior quality oil bound distemper for internal walls
- Acrylic paint for external walls

FLOORING

- Vitrified flooring in all rooms
- Anti-skid flooring in terraces, toilets & dry balconies

DOORS

- Attractive main entrance door with both sides laminate
- All bedrooms & toilet doors will be laminated with superior fittings
- Toilet door frames in granite

WINDOWS

- Anodized aluminum sliding windows with mosquito nets
- Granite window sills
- Granite window frame for toilet louvers
- Anodized aluminum louvers in toilet
- Provision for exhaust in kitchen & toilets

ELECTRICAL

- Video door phone
- Concealed electrical copper wiring
- Modular switches of reputed brand
- Adequate number of electrical points
- TV & telephone points in living & in all bedrooms
- AC points in living & in all bedrooms
- Provision for inverter backup
- Provision for one wi-fi point / router point

KITCHEN

- Granite kitchen platform with stainless steel sink
- Attractive kitchen dado with tiles up to 2'-0" height above kitchen platform level
- Provision for water purifier
- Provision for washing machine tap & electrical point in dry balcony

TOILETS & BATHROOMS

- Designer glazed tiles dado up to lintel height
- Jaguar or other equivalent brand cp fittings
- Concealed internal plumbing
- Hot & cold water mixer in all bathroom
- Sanitary wares
- Separate solar water connection tap in attached toilets

LIFTS

- Each building with two lifts of reputed make
- Generator back up for lifts & all common areas



LEISURE

WHERE PEACE REIGNS SUPREME

Refresh your senses, rejuvenate your spirit. Nothing could be easier in your island of calm, deceptively far from the hubbub of the city, ensconced in the soothing serenity of nature all round, pampered by a myriad extravagances devoted solely to your wellbeing.





360 DEGREES OF INDULGENCE

ARV Regalia is a concrete testament to the planning and thought that has gone into creating a veritable stronghold of luxury. From the multi-tier security to the choice of recreation and sport, to the eco-friendly features and green areas, you're literally surrounded by indulgence.



ENTERTAINMENT

- Multipurpose hall
- Children play area



ADD-ON VALUE

- Automatic lifts
- Servants toilet for every building
- Attractive entrance lobby for all building



ECO-FRIENDLY SYSTEMS

- Sewage treatment plant
- Rain water harvesting
- Internal concrete roads
- OWC–Organic waste composite system
- Solar system

HEALTH & FITNESS

- Club house
- Swimming pool
- Baby pool
- Gymnasium
- Indoor games
- Yoga / meditation area



NATURE & LANDSCAPE

- Landscaped garden
- Party lawn with barbeque counter
- Senior citizen sit out
- Pathway
- Gazebo
- Cabana



SECURITY & SAFETY

- 24 X 7 CCTV surveillance at entrance lobby & main gate
- Provision of intercom system in all flats connected to main security gate cabin
- Fire fighting system
- Generator back up for common areas & lifts
- Attractive entrance gate with security cabin
- Provision for common dish antenna on top terrace
- M.S. window grill





REVEL IN YOUR OWN
SLICE OF PARADISE

Artistic Impression



Artistic Impression

GET FIT, IN ROYAL STYLE

Celebrate the sporting life in grand style, without leaving the premises. A lineup of sporting activities, outdoors and indoors, awaits your pleasure. The quiet ambience of the yoga room will delight residents who prefer mindful stimulation, while the more athletically inclined can make themselves at home in the fully-equipped gym



Artistic Impression



DESIGNED FOR KING-SIZED LIFESTYLES

If living big is your personal mantra, you'll feel right at home at ARV Regalia, where every square foot is dedicated to making the good life great. Spacious living areas laid out for an optimal blend of openness and privacy; a rich line-up of leisure, sports and entertainment options; and lush landscaped greenery all around...

Everyone wants to live like a king. Now you can!



2 BHK APARTMENT



3 BHK APARTMENT



BRINGING THE OUTSIDE IN

ARV Regalia's spacious terrace apartments add a sense of space that will literally take your breath away. Designed and laid out to create a seamless union of the lush outdoors, and the expansive living areas, the garden apartments offer idyllic settings for whatever you may have in mind.

Whether you're in the mood for an al fresco dinner or merely communing with nature, there's no better spot to experience the free-flowing feeling of limitless living that only unfettered space can bequeath, and nature bestow.



3 BHK TERRACE APARTMENT

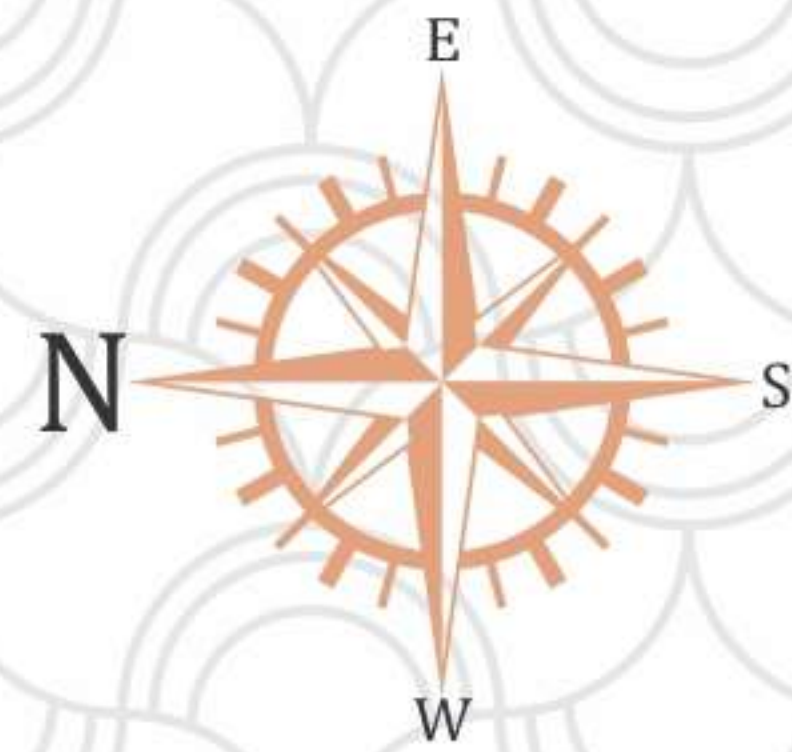


WING - E 1ST FLOOR PLAN



AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA	TERRACE (50%)		
101	3 BHK	77.96	6.00	7.84	5.91	97.71	1052.00
102	2 BHK	57.26	4.85	6.22	8.77	77.10	830.00
103	2 BHK	57.26	4.85	6.22	8.77	77.10	830.00
104	3 BHK	77.96	6.00	7.84	5.91	97.71	1052.00

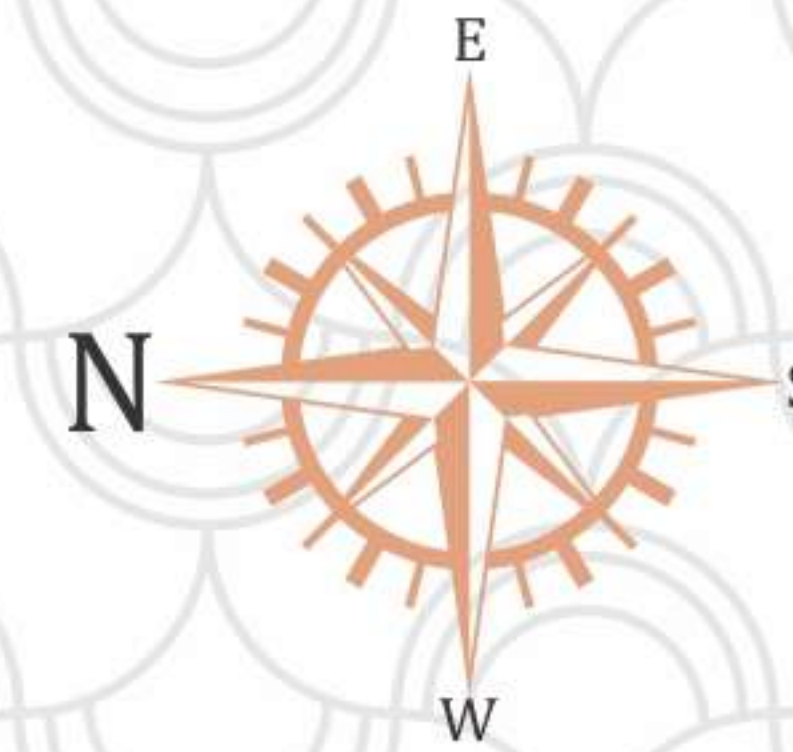


WING - E TYPICAL FLOOR PLAN (3RD, 5TH 7TH & 9TH FLOOR)



AREA STATEMENT

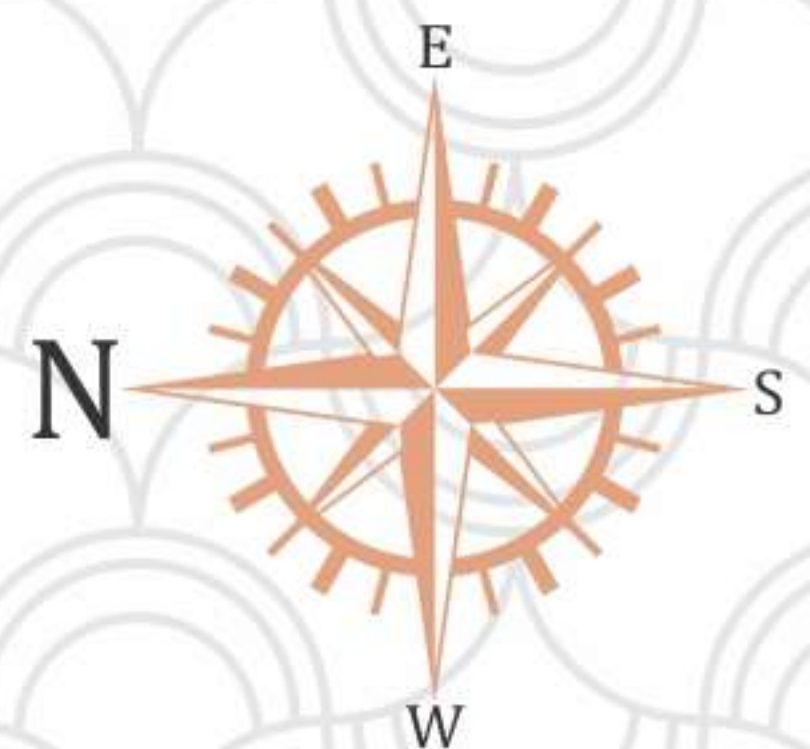
FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA		
301, 501, 701, 901	3 BHK	77.77	6.00	7.84	91.61	986.00
302, 502, 702, 902	2 BHK	57.26	4.85	6.22	68.33	736.00
303, 503, 703, 903	2 BHK	57.26	4.85	6.22	68.33	736.00
304, 504, 704, 904	3 BHK	77.77	6.00	7.84	91.61	986.00



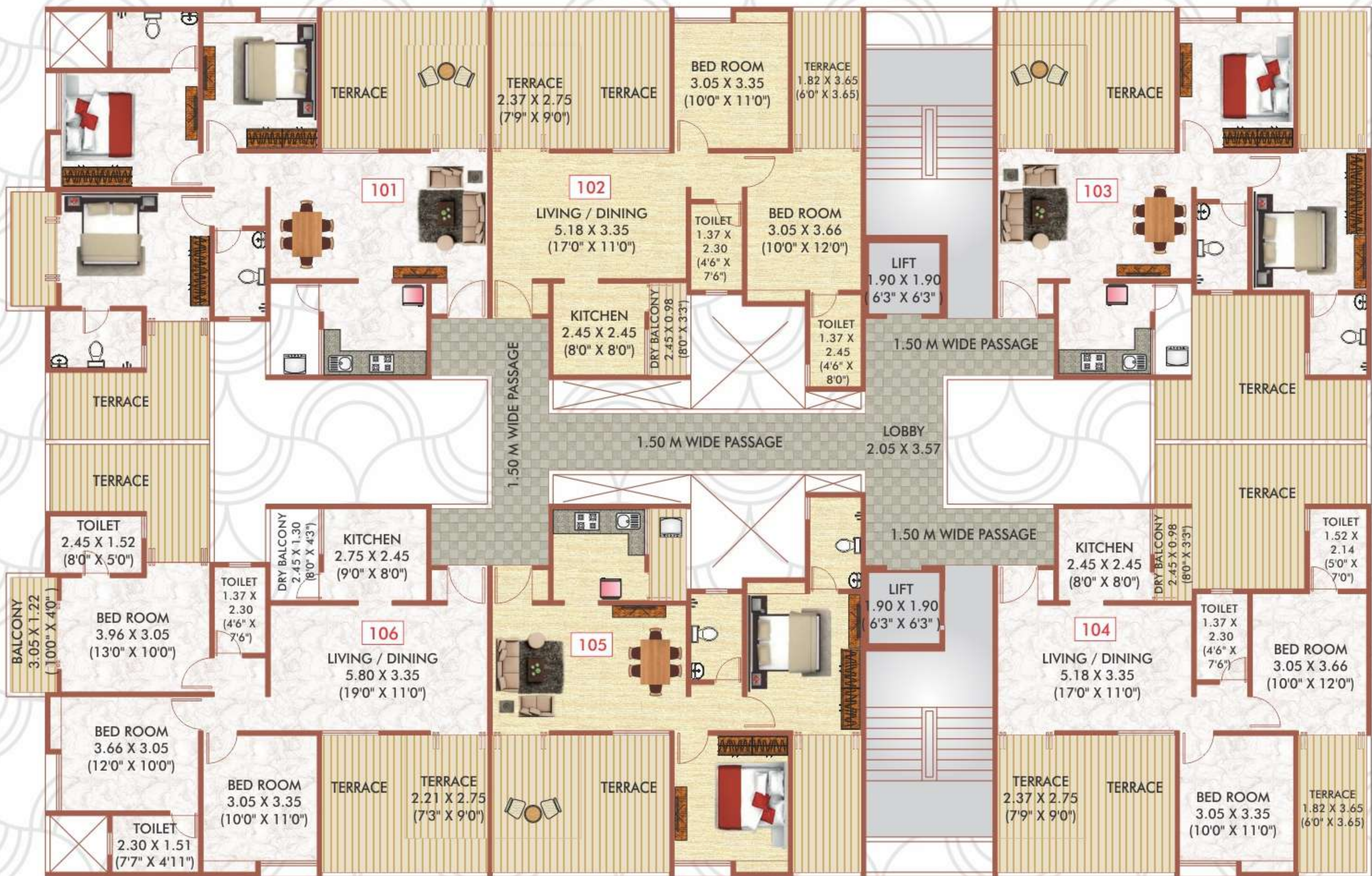
WING - E TYPICAL FLOOR PLAN (2ND, 4TH, 6TH & 10TH FLOOR)



AREA STATEMENT						
FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA		
201, 401, 601, 1001	3 BHK	77.73	3.19	11.37	92.29	993.00
202, 402, 602, 1002	2 BHK	57.26	4.85	6.22	68.33	736.00
203, 403, 603, 1003	2 BHK	57.26	4.85	6.22	68.33	736.00
204, 404, 604, 1004	3 BHK	77.73	3.19	11.37	92.29	993.00



WING - F 1ST FLOOR PLAN



FLAT NO.	FLAT TYPE	CARPET AREA				TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA	TERRACE (50%)		
101	3 BHK	80.05	6.91	6.07	9.99	103.02	1109.00
102	2 BHK	57.96	2.40	6.52	8.69	75.57	813.00
103	2 BHK	57.37	2.40	6.52	16.63	82.92	893.00
104	2 BHK	57.37	2.40	6.52	16.63	82.92	893.00
105	2 BHK	57.96	2.40	6.52	8.69	75.57	813.00
106	3 BHK	80.05	6.91	6.07	9.99	103.02	1109.00

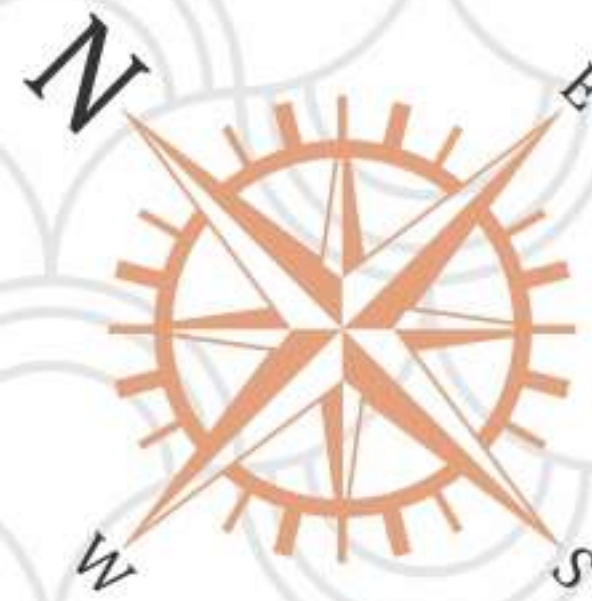


WING - F TYPICAL FLOOR PLAN (2ND ,4TH, 6TH & 10TH FLOOR)

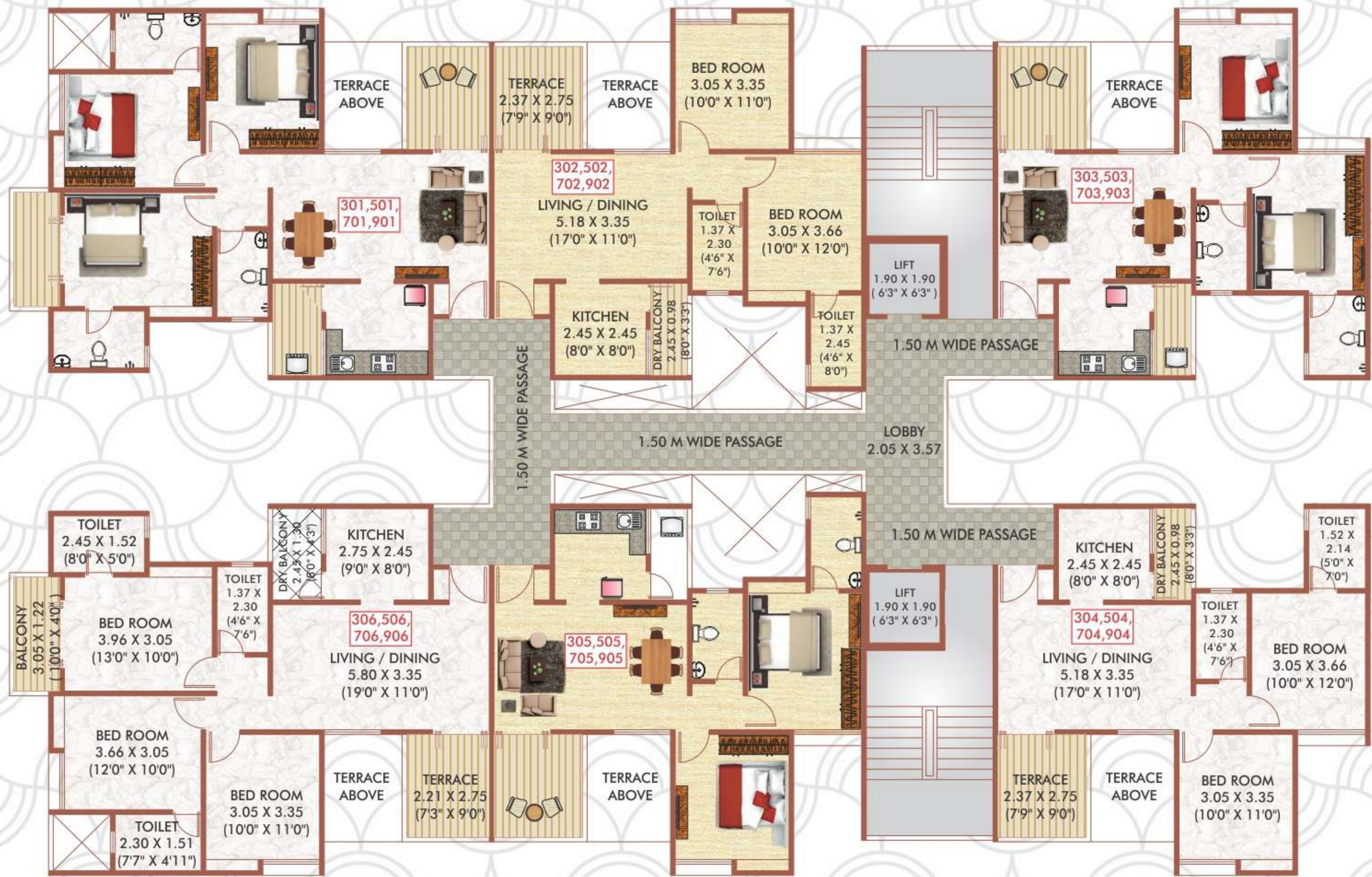


AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA		
201, 401, 601, 1001	3 BHK	79.85	6.91	6.07	92.83	999.00
202, 402, 602, 1002	2 BHK	57.73	2.40	6.52	66.65	717.00
203, 403, 603, 1003	2 BHK	57.14	2.40	6.52	66.06	711.00
204, 404, 604, 1004	2 BHK	57.14	2.40	6.52	66.06	711.00
205, 405, 605, 1005	2 BHK	57.73	2.40	6.52	66.65	717.00
206, 406, 606, 1006	3 BHK	79.85	6.91	6.07	92.83	999.00

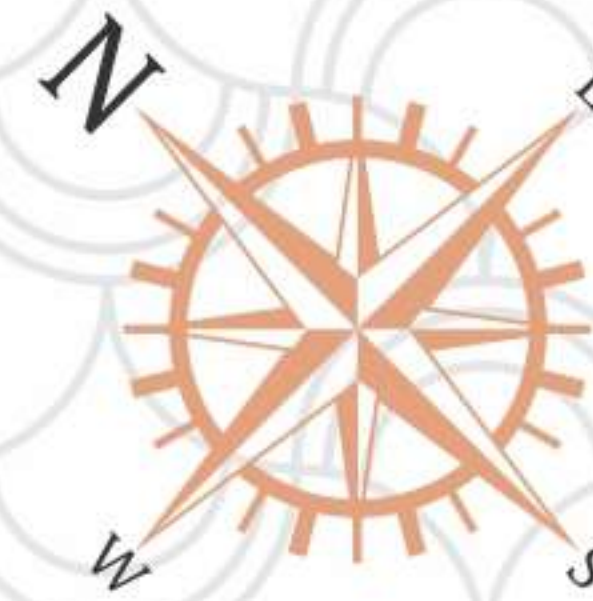


WING - F TYPICAL FLOOR PLAN (3RD, 5TH, 7TH, 9TH FLOOR)

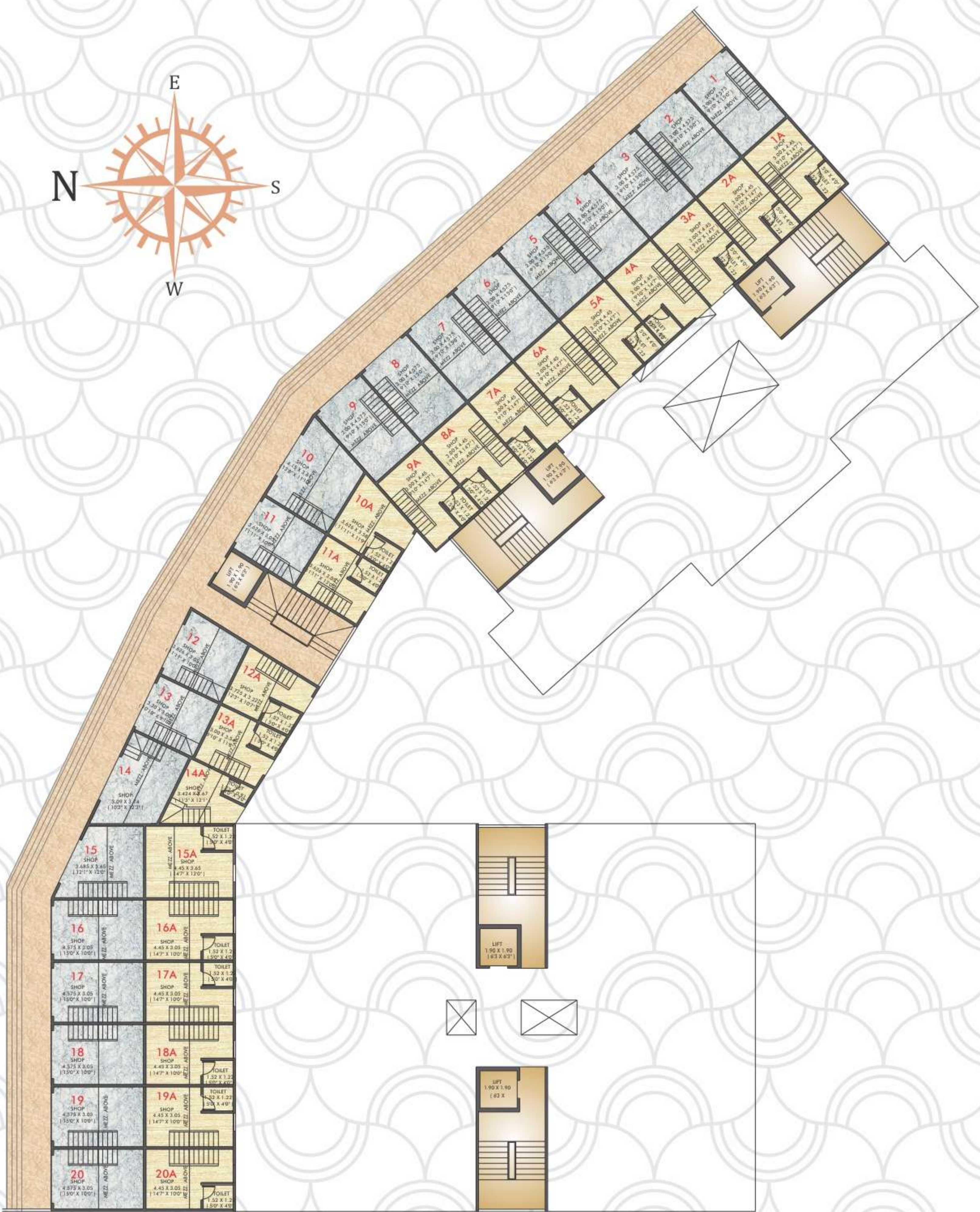


AREA STATEMENT

FLAT NO.	FLAT TYPE	CARPET AREA			TOTAL CARPET AREA (SQ.M.)	TOTAL CARPET AREA (SQ.FT.)
		FLAT CARPET	OPEN BALC.	TERRACE AREA		
301, 501, 701, 901	3 BHK	79.85	6.91	6.07	92.83	999.00
302, 502, 702, 902	2 BHK	57.73	2.40	6.52	66.65	717.00
303, 503, 703, 903	2 BHK	57.14	2.40	6.52	66.06	711.00
304, 504, 704, 904	2 BHK	57.14	2.40	6.52	66.06	711.00
305, 505, 705, 905	2 BHK	57.73	2.40	6.52	66.65	717.00
306, 506, 706, 906	3 BHK	79.85	6.91	6.07	92.83	999.00



COMMERCIAL
SPACES
FLOOR PLANS

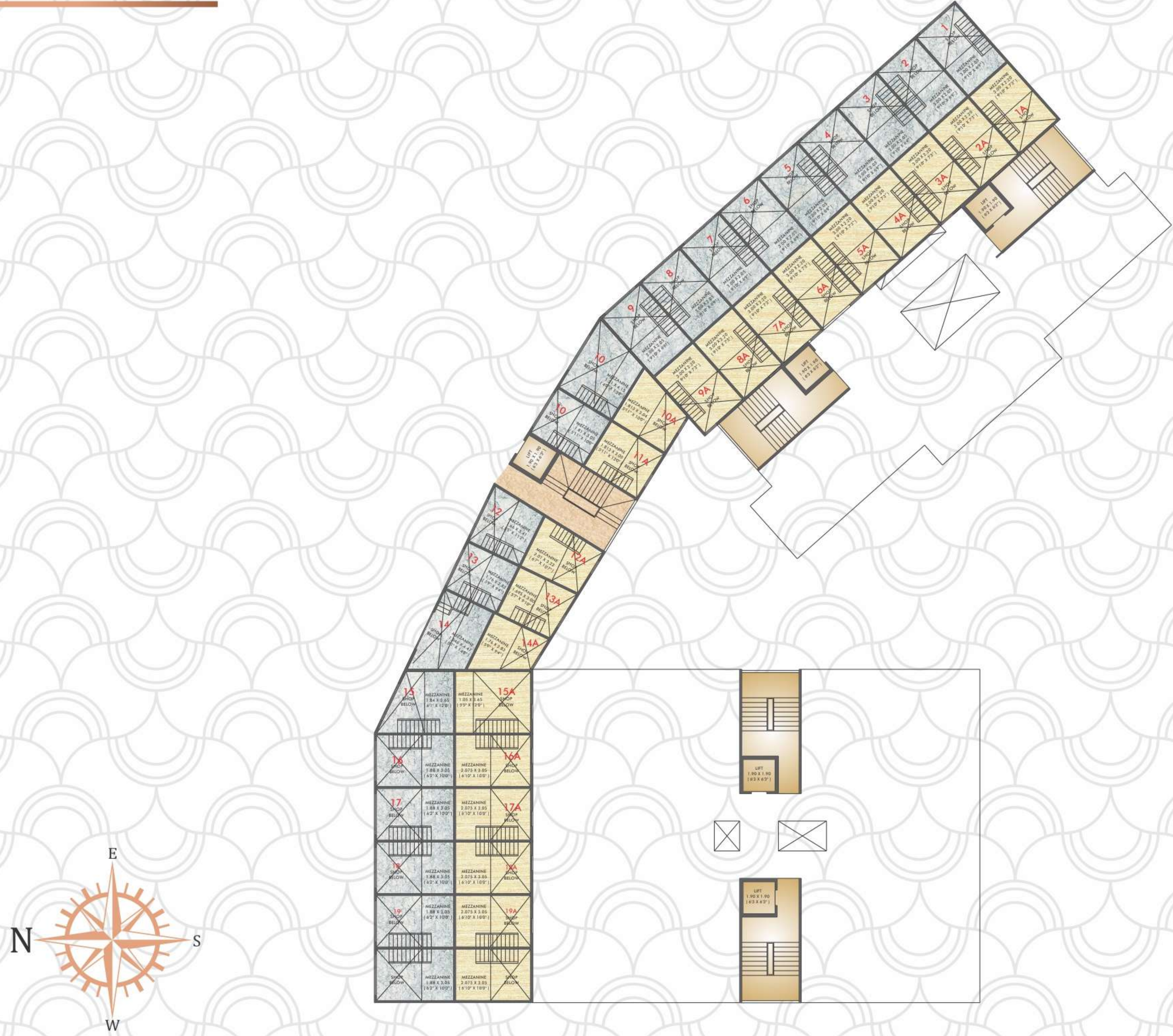


COMMERCIAL GROUND FLOOR PLAN

AREA STATEMENT

SHOP NO.	SHOP CARPET (SQ.M.)	MEZZ. AREA (SQ.FT.)
1	14.03	6.15
2	14.03	6.15
3	14.03	6.15
4	14.03	6.15
5	14.03	6.15
6	14.03	6.15
7	14.03	6.15
8	14.03	6.15
9	14.03	6.15
10	15.37	4.60
11	11.36	5.53
12	11.65	5.52
13	10.17	4.93
14	14.17	5.87
15	13.76	6.25
16	14.26	5.75
17	14.26	5.75
18	14.26	5.75
19	14.26	5.75
20	14.26	5.75
1 A	13.46	6.60
2 A	13.46	6.60
3 A	13.46	6.60
4 A	13.46	6.60
5 A	13.46	6.60
6 A	13.46	6.60
7 A	13.46	6.60
8 A	13.46	6.60
9 A	13.46	6.60
10 A	11.15	6.01
11 A	11.17	5.53
12 A	11.74	6.26
13 A	10.82	5.08
14 A	9.97	5.73
15 A	16.36	3.83
16 A	13.68	6.32
17 A	13.68	6.32
18 A	13.68	6.32
19 A	13.68	6.32
20 A	13.68	6.32

COMMERCIAL MEZZANINE FLOOR PLAN



COMMERCIAL FIRST FLOOR PLAN



AREA STATEMENT		
SHOP NO.	SHOP CARPET (SQ.M.)	TOTAL CARPET (SQ.FT.)
101	20.03	216
102	16.02	172
103	16.02	172
104	20.03	216
105	20.03	216
106	16.02	172
107	16.02	172
108	16.02	172
109	20.03	216
110	15.36	165
111	11.36	122
112	11.65	125
113	10.17	109
114	20.51	221
115	13.76	148
116	14.26	153
117	14.26	153
118	14.26	153
119	14.26	153
120	14.26	153
101 A	7.46	80
102 A	6.59	71
103 A	6.59	71
104 A	7.46	80
105 A	7.46	80
106 A	6.59	71
107 A	6.59	71
108 A	6.59	71
109 A	7.46	80
110 A	11.15	120
111 A	11.17	120
112 A	11.74	126
113 A	10.8	116
114 A	20.00	0
115 A	10.43	112
116 A	8.73	94
117 A	8.73	94
118 A	8.73	94
119 A	8.73	94
120 A	13.68	147



NEW INNOVATIONS OF TOMORROW DRIVEN BY THE MAESTROS

Presenting ARV Regalia, a place that symbolizes your dream of sophistication, class and modernity. ARV Regalia will not only enable you to accomplish what you've envisioned but will also help you to live a highly productive, healthy and successful life.

So what are you waiting for? Get ready to migrate today.



Undri - Pisoli Road



Hadapsar - Handewadi Road



NIBM Road



Kondhwa - Pisoli Road



CREDITS

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