



Corporate Address

REGENCY NIRMAN LIMITED

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Site Address

Regency Icon, Plot No. 81 B, Sector 19,
Kharghar, Navi Mumbai



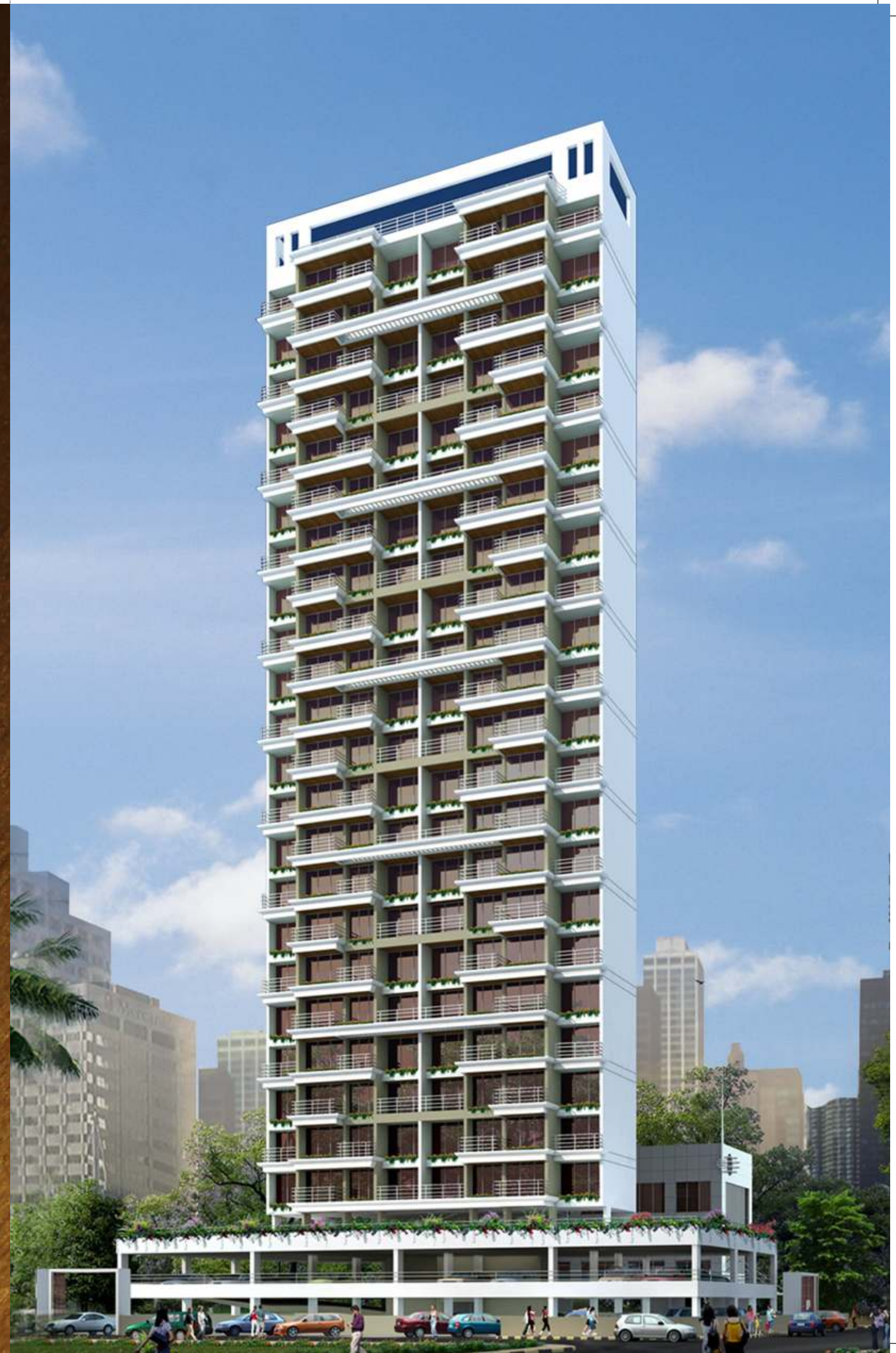
Note: All the plans, drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed if necessary. The discretion remains with the Regency Group. All renderings and maps are artist's conception and not actual depiction of the buildings, walls, driveways or landscaping and Regency Group reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure. All the figures are approximate.



Regency Icon, A gift of life

Regency Group, the most experienced and trusted real estate conglomerate in India is renowned for its royal creations amidst scenic surroundings.

Icon complements the beauty of Kharghar. True to its name, the Podium + 22 storied tower with dedicated parking space on ground and first floor, is a shining icon of sublime living. The decks open out to a breathtaking view of the surrounding hills. The fragrance of flowers wafts from across Asia's largest park, the Central Park. And you are at peace with yourself. With just two, 2 BHK spacious apartments on each floor, you get the luxury of privacy too.



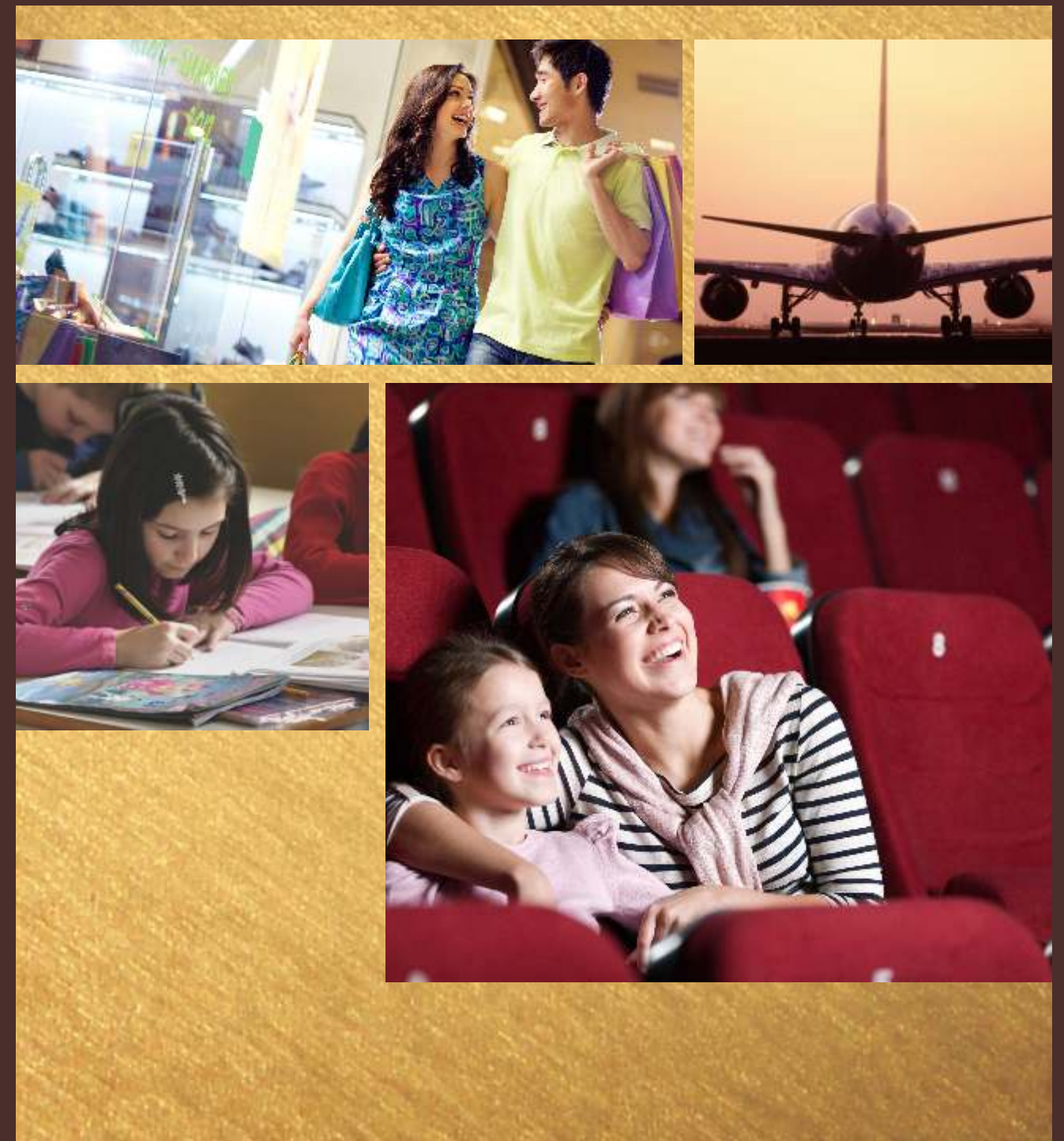


Next-level Connectivity



Gratifying lifestyle

It won't be an exaggeration to say that Navi Mumbai in general and specifically Kharghar offers one of the best living conditions in suburban Mumbai. Parks, Gardens and Playgrounds. Road and Rail Connectivity. Malls, Hospitals, Multiplexes, Star Hotels & Educational Institutions. Kharghar has everything to support a fulfilling life-style.





In the Midst of...

The Central Park

Spread over 80 hectares, comprising three sectors of Kharghar node, the Central Park opposite the famous Pandavkada cave and waterfall is the largest park in Asia, 3rd largest park in world and Kharghar also has the 1st Theme Park in India which is just 5 minutes walk away.

Navi Mumbai International Airport

Expected to be functional by 2014, the airport capable of handling millions of passengers, is close to Kamothe (Mansarovar) railway station, the next station after Kharghar.

The Kharghar Valley Golf Course

The picturesque Kharghar Valley golf course against the backdrop of mountains is a 18 hole, 7000 plus yard, par 72 course.

The Iskcon Temple

Spread over eight acres, the two lakh square feet temple will offer numerous facilities and cultural experience beyond imagination.

Aesthetic planning

Regency always lays emphasis on a well-planned layout that not only perceives the long-term wellbeing of the residents but also that of the community, with aesthetic design that pleasantly enhances the surroundings.

PODIUM LEVEL PLAN



Clubhouse - family friendly

Swimming Pool with Kids Pool

State-of-the-Art Gymnasium

Indoor Games

Kids Play Area

Pergola Sit Outs





External pleasure

The lush gardens framing a quiet corner of the plot make peace and tranquility your next door neighbours.



One floor. Two apartments.

Unlimited privacy.

2 BHK Apartment



Typical floor plans



1st, 3rd, 5th, 7th, 9th, 11th, 13th, 15th, 17th, 19th & 21st Floor Plan



2nd, 4th, 6th, 8th, 10th, 12th, 14th, 16th, 18th, 20th, & 22nd Floor Plan



Odd numbered apartments

Even numbered apartments

Internal Class



Amenities



FLOORING

32"X32" Vitrified Tiles in entire Flat
Ceramic Tiles Flooring in Flower Bed, Balcony and Ducts
Granite Window Sill in entire Flat



WALL FINISHING

Plaster of Paris / Gypsum finished internal walls
False ceiling in all rooms
Plastics emulsion paints in complete flat
100% Acrylic paints for external walls



DOORS

Good quality wooden frame with melamine finish
Designer doors with decorative fittings



WINDOWS

Colour Anodized Aluminum Sliding windows with tinted glass
Photo Frame, Granite Window Sills in complete Flats



KITCHEN

Parallel Granite Kitchen platform with S S Sink and Drain Board
Water Purifier
Designer tile dado above platform up to lintel level



BATHROOMS

Geyser in all Bathrooms
Designer tile flooring & dado up to lintel level
C-PVC Pipe concealed fitting with Jaquar / equivalent fitting
Best quality sanitary ware with wall concealed flush
Wash basin with Granite stone counter in all bathrooms
Tube light in all bathrooms / toilets
Exhaust fan in all bathrooms / toilets



ELECTRIFICATION

Concealed copper wiring with circuit breakers
Telephone and Cable TV points in Living Room, Bedrooms & Kitchen
Internet point in common Bedroom
Entire flat furnished with fans, tube lights



RCC STRUCTURE

Earthquake Resistant RCC structure with Automatic lifts



SECURITY

Provision for Video door phone in all flats

Provision for Inverter for each Flat for load shedding support

Generator for lift, staircase lights, compound lights & water supply pumps

Completed projects

Everything about it is ROYAL...



Kharghar



A new beginning of life



Dombivli (East)



Luxury surrounded by nature



Dhanori, Pune



Where life soars



Thane (West)



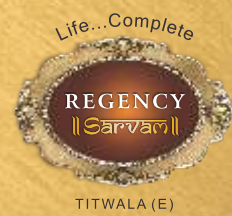
Ongoing projects



REGENCY
CLASSIC
Baner Road, Pune



REGENCY
COSMOS
Baner Road, Pune



Upcoming project - Luxurious Villas

