



Site Address: Near Regency Anantam, Vicco Naka, Kalyan-Shil Road, Dombivli (E) - 421203  
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# Luxurious Living Redefined

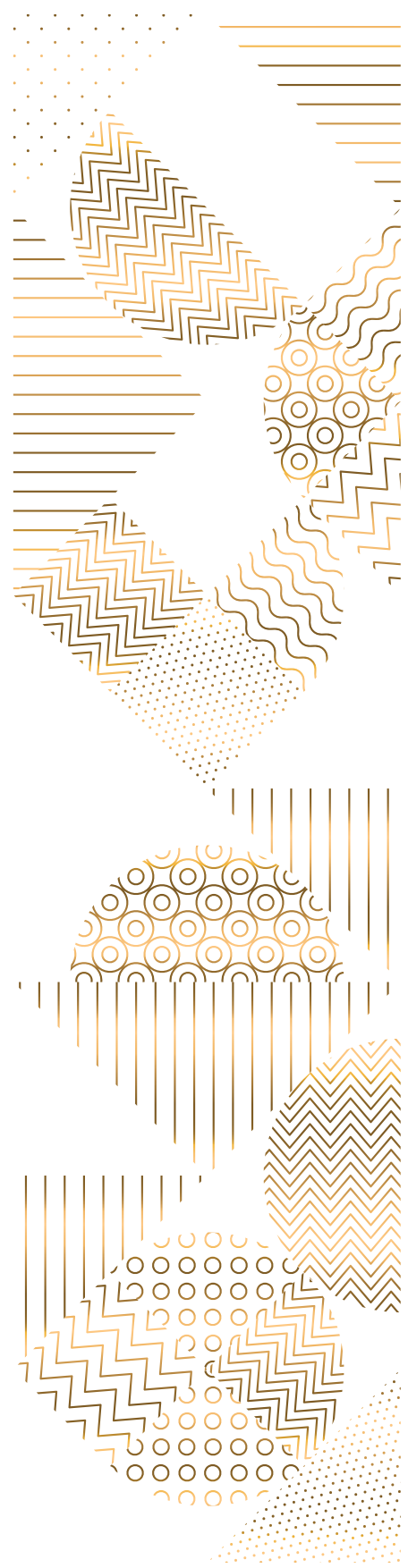
# It's Space That Makes It Special



Home is not just a place; it's a state of being. Regency Group takes this vision further, by offering a lifestyle defined by an everlasting sense of space filled with enriching possibilities. It revolves around the largest homes in Dombivli East, and includes a vast array of great amenities and services on offer, placing you at the centre of a world you can call your own.

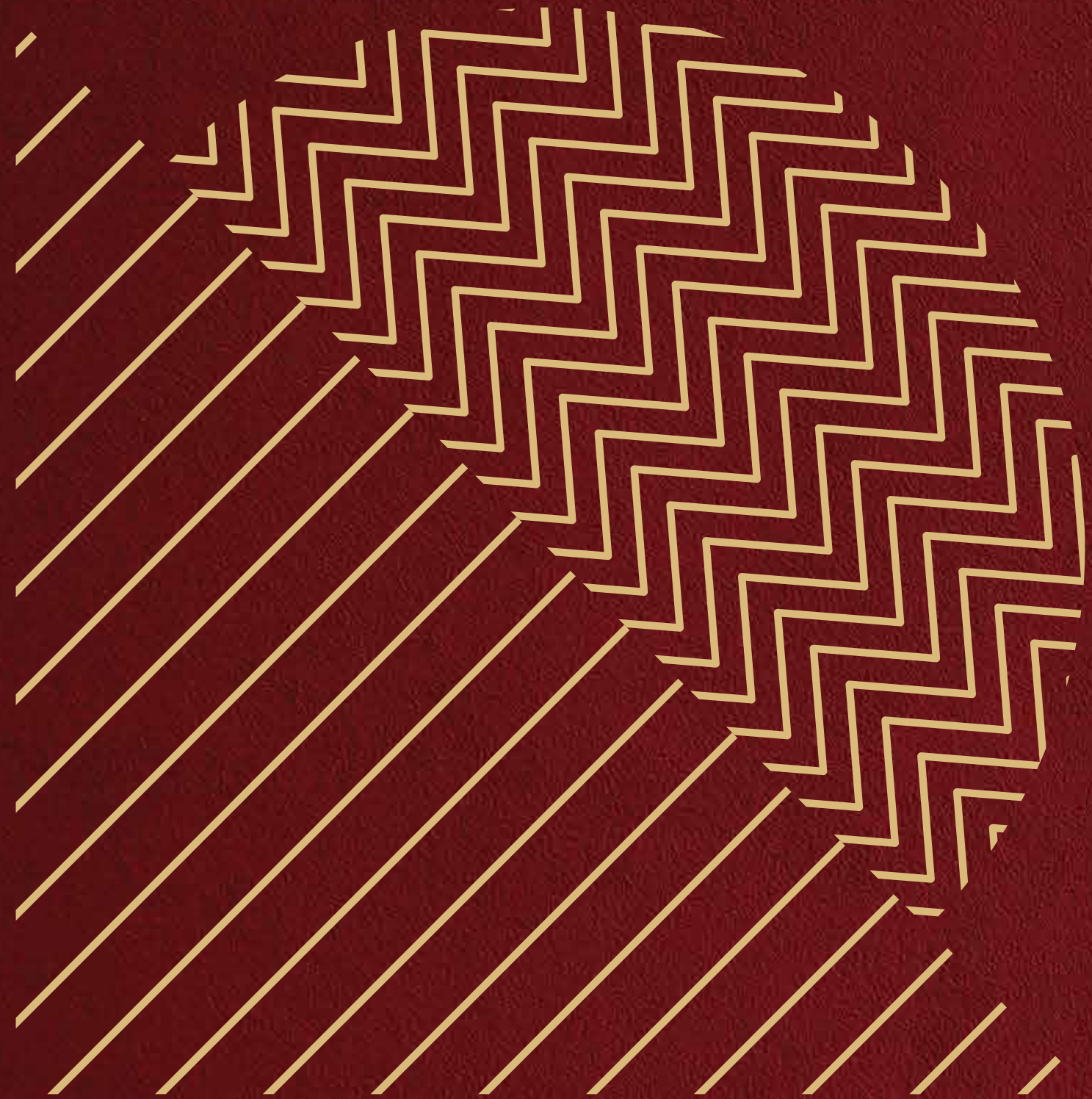


# Find Out What Space Means To You



How one utilizes space defines how much value it adds to life. That's why the creators of Regency Group's most awaited homes have endeavoured to infuse their living spaces with expanse, turning a township residential project into a tapestry of fine lifestyle essentials that revitalize us, emotionally and physically.





Presenting



At Dombivli

# Luxuriate In A Sense Of Joy And Abundance

Style and luxury have a new synonym. It's called Regency Luxuria, which has emerged as Dombivli East's most prized homes, not only for its unmatched spaciousness, but also for an irresistible combination of a central location and a catalogue of amazing amenities. Visit us today and watch your aspirations soar!

A platter of 30+ lifestyle amenities

Eco-Deck Landscaped garden area

2/3 BHK spacious sundeck AC homes

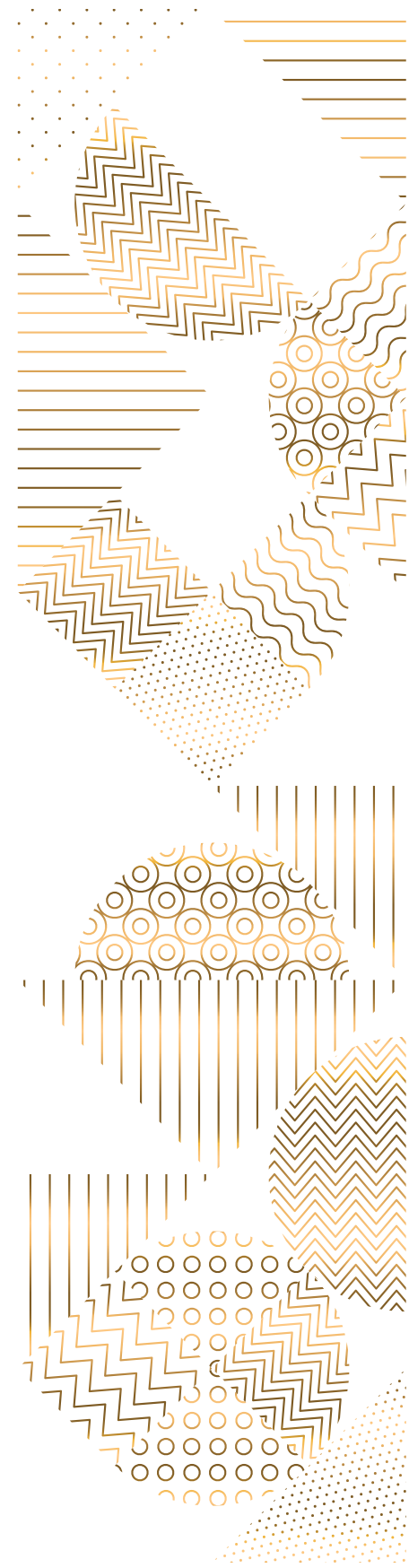
4/5 BHK Jodi Options

Self contained complex with convenient shops





Style And  
Convenience,  
In One Place!



## Suburban Living At Its Finest

Well-connected by rail. Nearby stations include Dombivli

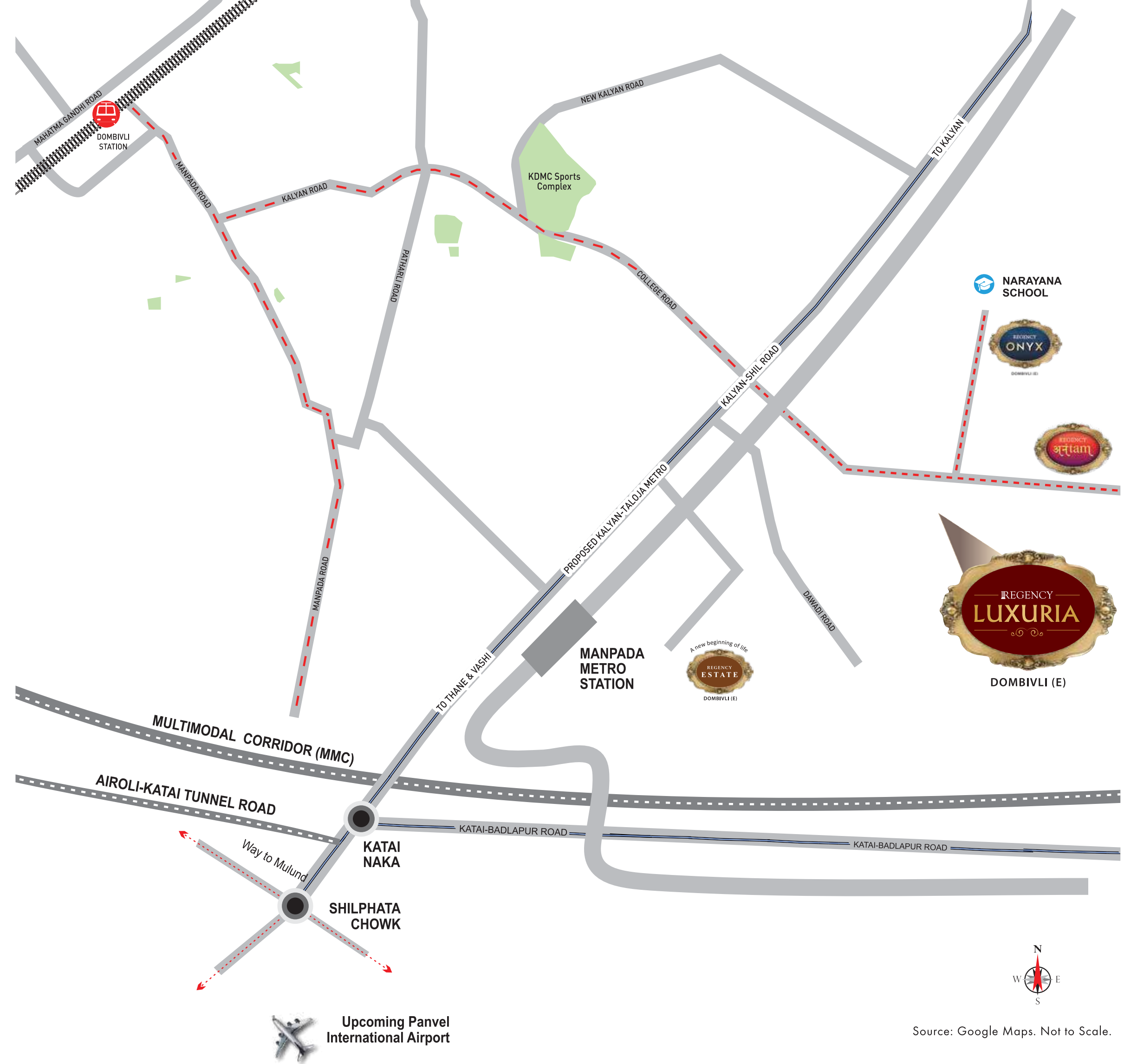
Planned expansion of roads leading to Navi Mumbai, Thane and Kalyan

MMRDA has identified Dombivli as a Central Business District like BKC and Belapur

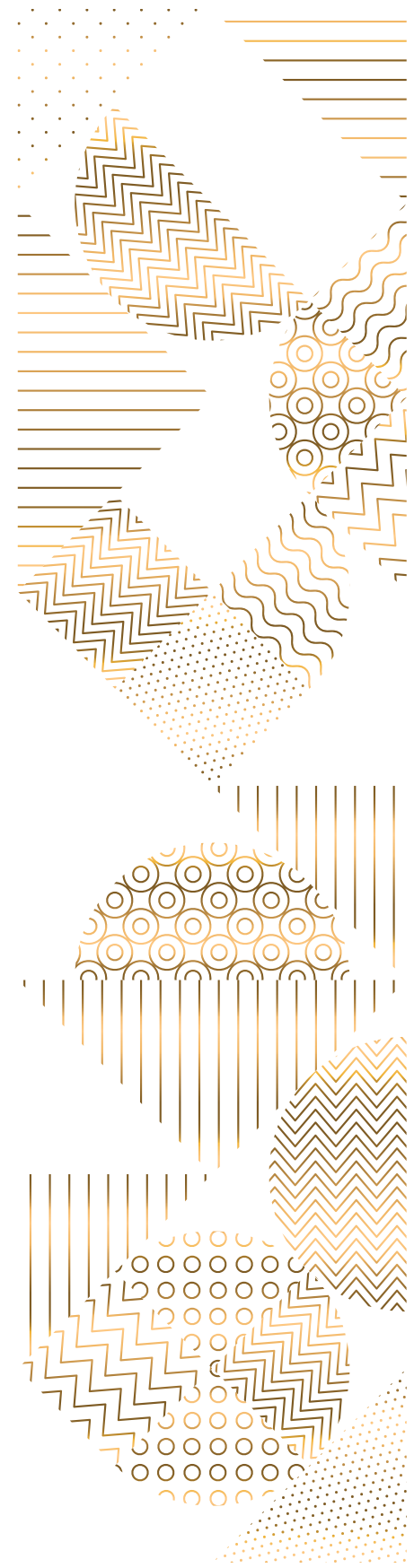
Situated on Kalyan-Shilphata Road, access to Airoli-Katai tunnel road and 126 km long Alibaug-Virar multimodal corridor

World Class Education for your Children at walking distance: Narayana E-Techo School

Live without fear: AIMS Hospital within walking distance

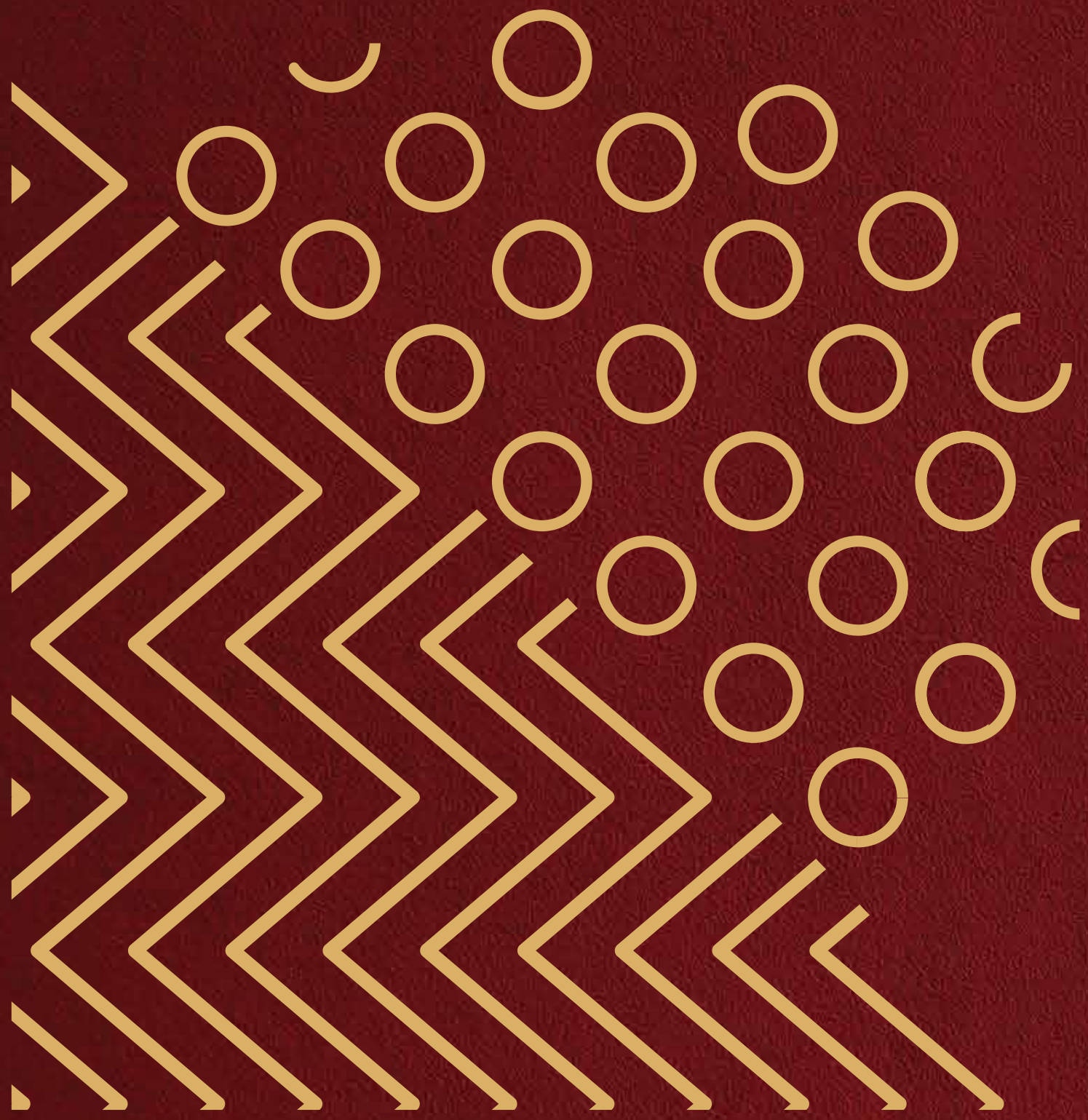


# The New Heart of MMR



-  RETAIL
-  HEALTH CARE
-  EDUCATION
-  RAILWAY STATION
-  HOTELS
-  BANK
-  MANDIR
-  TRUST





Indulge  
In A World  
Of Delight

# State of the Art Amenities



Squash Court



Badminton Court



Community Hall



Creche



Common Gym Ladies & Gents



Aerobics



Cafeteria with Kitchen



Spa Ladies & Gents



Indoor Games Room



Yoga & Meditation Center



Swimming Pool Deck



Kid's Pool



Reception Area



Music Room



Library



Mini - Theater



Clubhouse



Washroom / Toilets



Joggers Park /Track



Walk Pathways for Senior Citizens and Children



Cycling Track



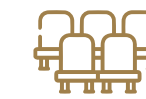
Trellis



Children's Play Area



Temple



Seating Arrangement for residents



Pets Corner with Poop disposition



Acupressure Walkway



Multipurpose court



Gazebo Sit-out



Trees and Plantation



Creepers along border for privacy



Provision for signages



Senior citizens sitting corner

# Where Leisure Assumes Epic Proportions

We guarantee you'll never want to leave! The Grand Clubhouse at Regency Luxuria scales new heights of relaxation and rejuvenation, packing in more than 30 lifestyle amenities that make life a festival of fun, health and relaxation. It's the perfect escape from the stresses of daily life.



# Luxurious Yoga Meditation Retreat

Indulge in a Haven of Tranquility and Rejuvenation. Immerse yourself in the art of inner harmony with our exquisite Yoga Meditation Retreat. Discover serenity amidst opulent surroundings and embark on a journey to elevate your mind, body, and soul.



# Introducing Our High-Class Cycling Track

Join us on our top-notch  
Cycling Track. Enjoy scenic  
routes surrounded by a touch of  
luxury, where every ride  
embodies a blend of style and  
comfort."



# Relax in Nature's Embrace, Discover the Gazebo Sit-Out

Tranquil Retreat Awaits:  
Immerse Yourself in Serenity  
with Our Gazebo Sit-Out.  
Unwind amidst lush  
surroundings, where every  
moment spent brings you  
closer to the soothing  
rhythms of nature.



# Elevate Your Fitness With Our Gymnasium

Experience Premium  
Workouts in Our  
State-of-the-Art Gymnasium.  
Whether you're a fitness  
enthusiast or a beginner, our  
world-class facilities are  
designed to empower you on  
your journey to a healthier  
you.

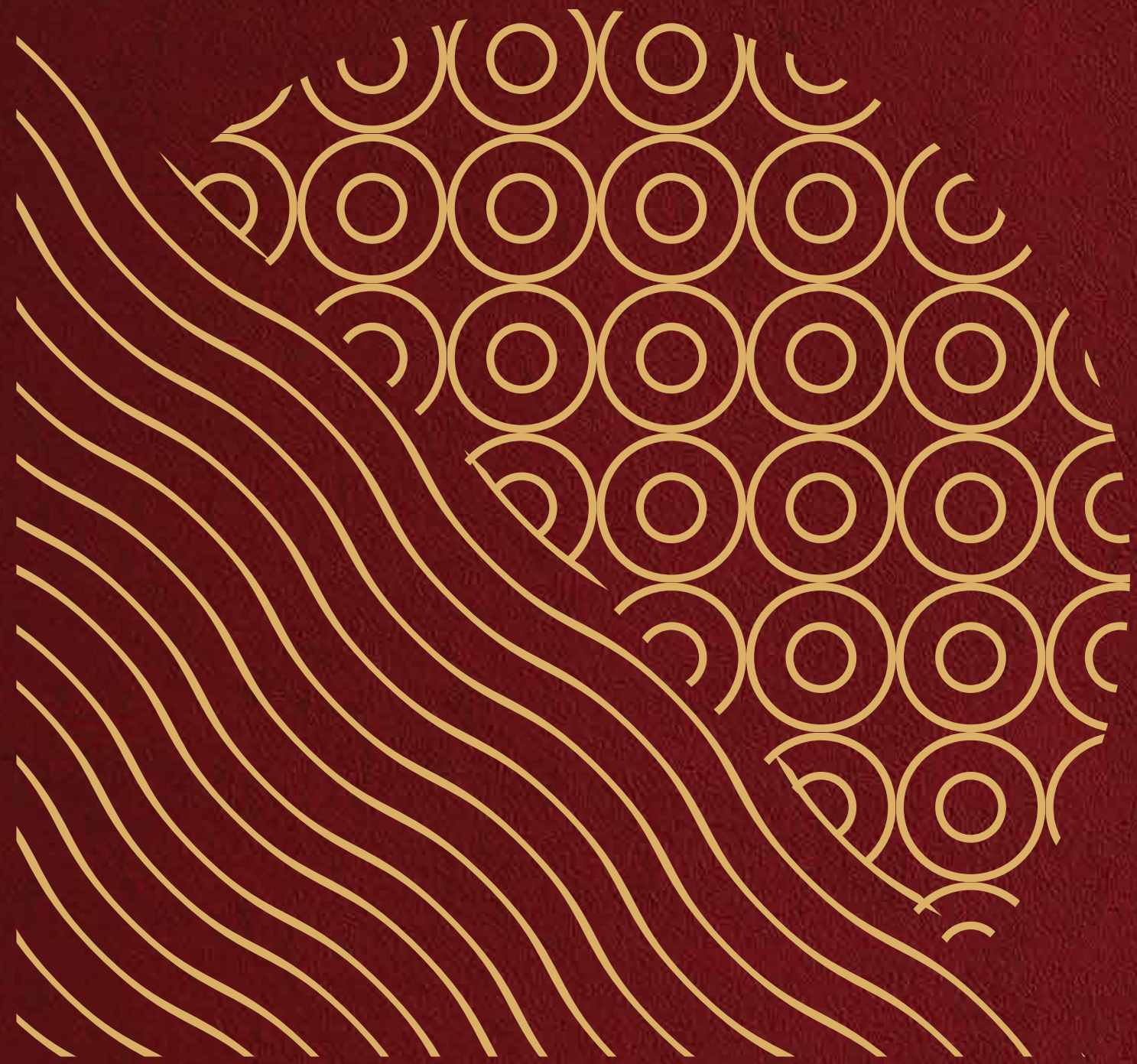


# Energize Your Game while Diving into the World of Squash

Unleash Your Passion for  
Squash: Discover Thrilling  
Matches and Endless Fun.  
Whether you're a beginner or a  
seasoned player, our courts are  
ready to elevate your squash  
experience to a whole new  
level.

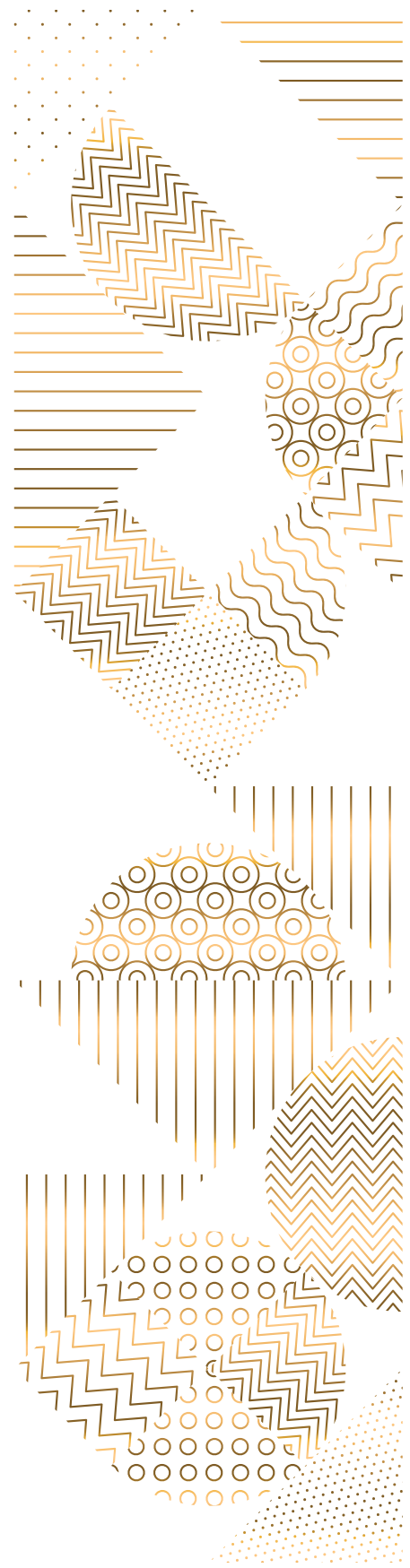
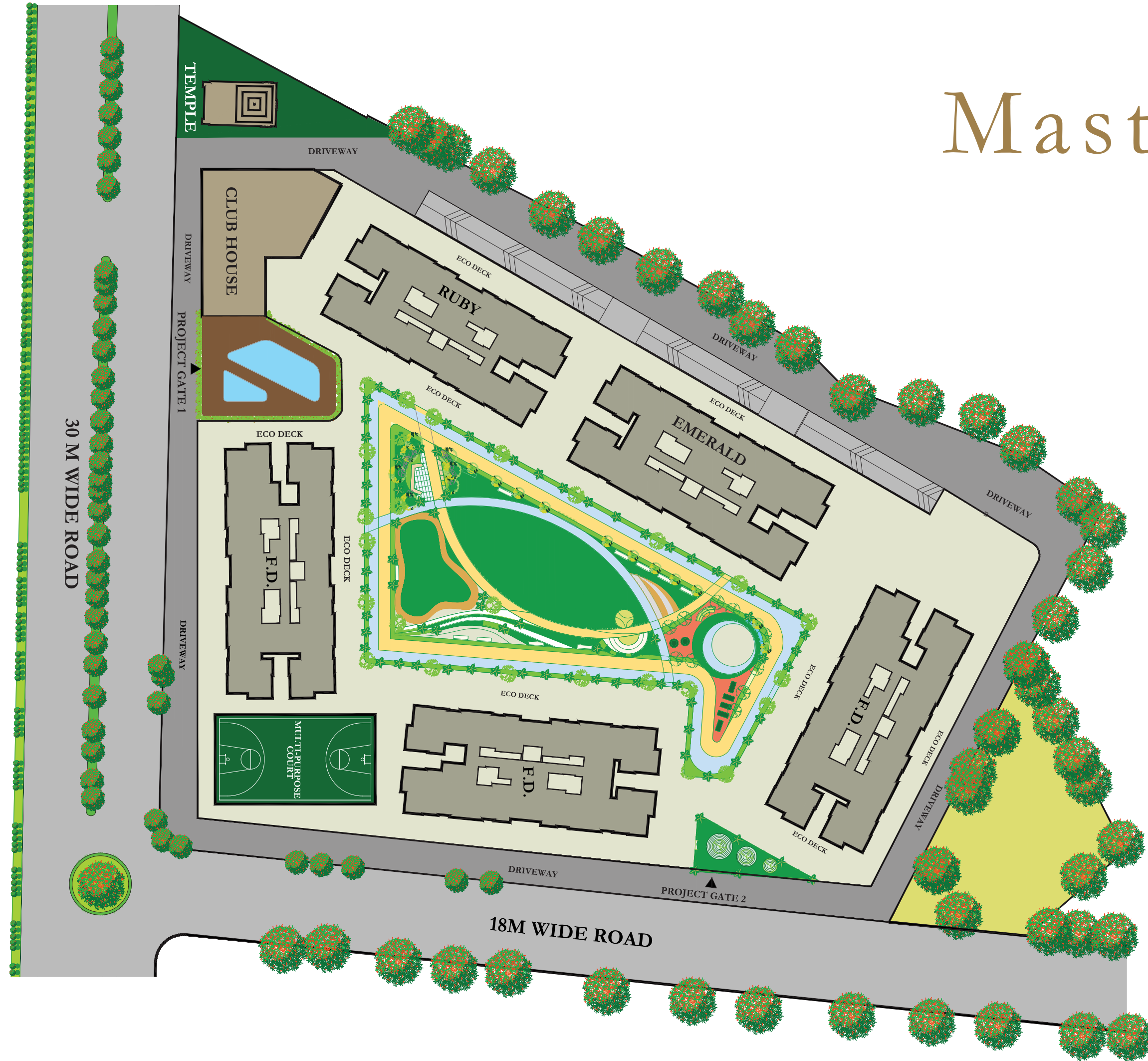




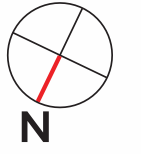


An Extensive  
Landscape Of  
Pure Happiness

# Master Layout



# Emerald Floor Plan



## 2 BHK

CARPET AREA: 70 SQ.MT.

BALCONY AREA: 11.8 SQ.MT.



## 2 BHK

CARPET AREA: 74.9 SQ.MT.

BALCONY AREA: 11.9 SQ.MT.



# 3 BHK

CARPET AREA: 100.2 SQ.MT.  
BALCONY AREA: 15.7 SQ.MT.



# 3 BHK

CARPET AREA: 105.8 SQ.MT.  
BALCONY AREA: 15.7 SQ.MT.



# Ruby Floor Plan



## 2 BHK

CARPET AREA: 66.7 SQ.MT.

BALCONY AREA: 9.73 SQ.MT.



## 2 BHK

CARPET AREA: 67.6 SQ.MT.

BALCONY AREA: 9.73 SQ.MT.



# Internal Amenities

## FLOORING

- Vitrified Tiles in the entire flat
- Anti Skid Tiles in balcony/Decks/flower bed

## WALL FINISHING

- Internal walls with Gypsum Finish
- Decorative ceiling
- Plastic emulsion paint in the entire flat
- Plastic Paint in bathrooms above the Lintel level

## DOORS

- Good Quality Wooden frame with Oil paint finish
- Designer Flush Doors with laminate on both sides

## WINDOWS

- Color Anodized Aluminum Sliding Windows
- Mosquito Net Shutter on windows
- Granite Window Sill

## KITCHEN

- Parallel Granite Platform with SS sink and drainboard
- Water purifier
- Grills
- Designer tile dado above platform up to lintel level
- Washing Machine provision in balcony
- Granite stone fixed for water dispenser

## BATHROOM

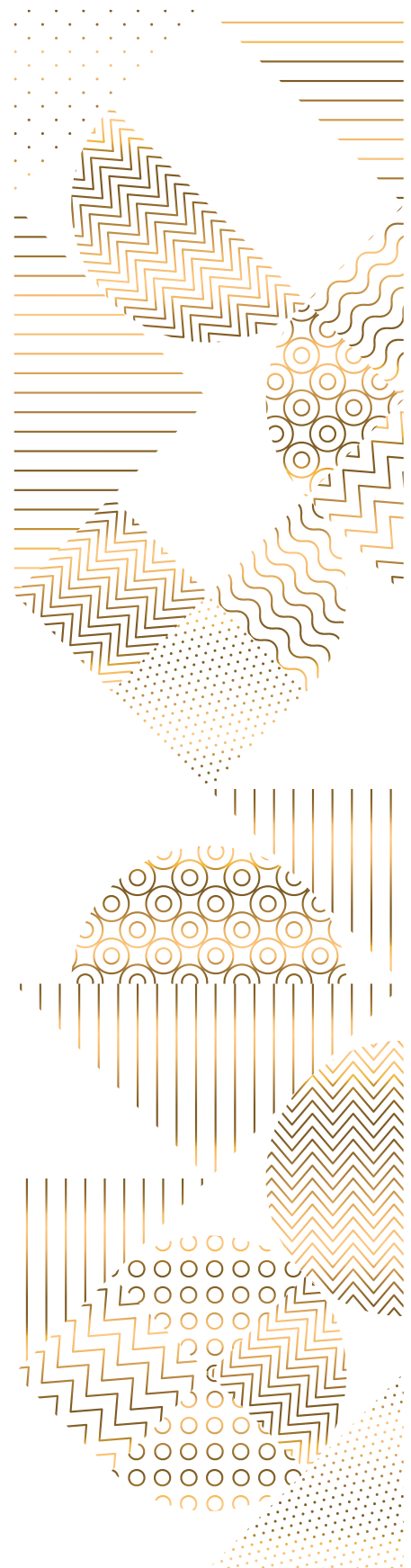
- Geyser in all bathrooms
- CPVC concealed piping
- Designer tile flooring and dado up to lintel level
- Branded CP Fittings and Sanitary Appliances
- Tube light and mirror in all bathrooms
- Exhaust fan in all bathrooms
- Wash basin with granite counter in all bathrooms

## ELECTRIFICATION

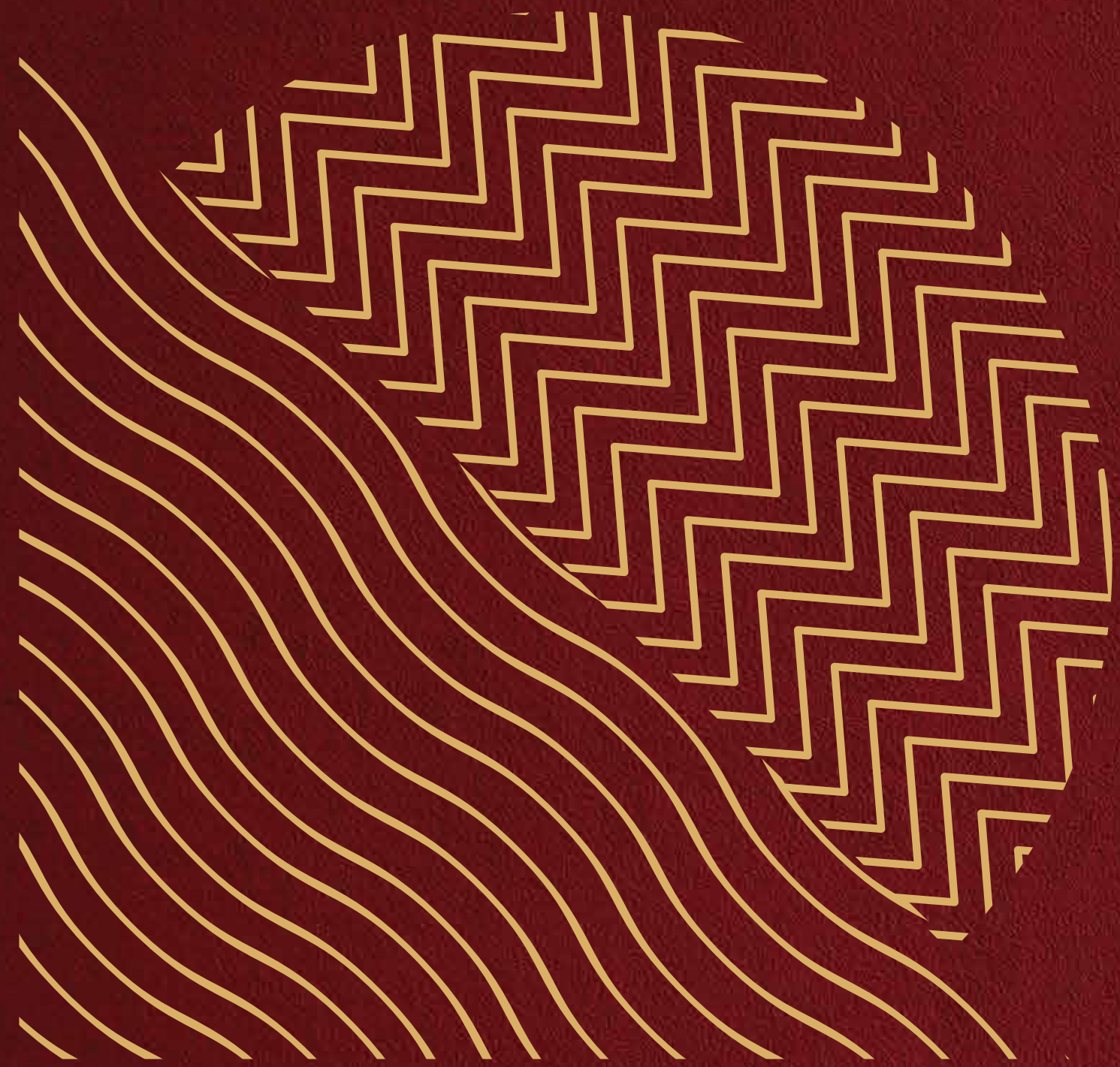
- Concealed copper wiring with Circuit Breakers
- Fans and tube lights in Living Room, Kitchen and Bedrooms
- Split AC in all bedrooms and living Room
- Telephone and cable TV points in living room and bedrooms
- Inverter provision
- Video door provision
- Intercom system

## GENERAL FEATURES

- External wall - Texture and 100% Acrylic + polymer paint finish
- Decorative Entrance Lobby
- Earthquake Resistance RCC structure
- Solar provision for common lights
- High Speed Lifts of Reputed Brand
- Generator Back up for lifts, staircase lights & water supply pumps
- Sewage Treatment plant







Why Buy At  
Regency  
Luxuria?

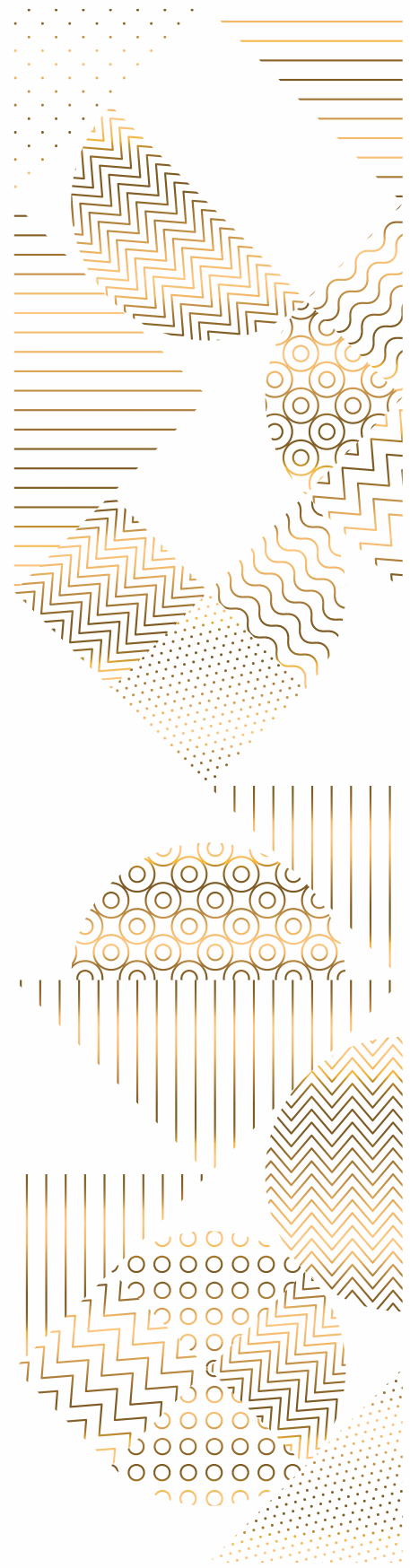
# Building For The Future

While you revel in the opulence of Regency Luxuria, these homes are built with an eye on the future. As infrastructural development continues apace in Dombivli East, homeowners can look forward to the rise of a real estate hotspot that adds vigor and value to their lives.



# Feast Your Eyes On The Nature's Finest

If the inside of spacious homes at Regency Luxuria sparks excitement, what lies outside your window will restore equanimity. The sweeping views of nature, open green spaces and cluster gardens revitalize the mind, body and spirit, reawakening a love for life that fills your entire being.



## Community Means Care And Comfort

A community that celebrates together, thrives together. And with a whole world of conveniences on offer at Regency Luxuria, there will never be a shortage of reasons to celebrate life. They provide ideal opportunities to share happiness with your neighbours and create beautiful memories that make a house, a home.



# Iconic Landmarks Our Legacy

## ONGOING PROJECTS



REGENCY ANILIA - Kalyan



REGENCY ASTRA - Baner, Pune



REGENCY AVANA - Kalyan



REGENCY ANANTAM - Dombivli East



REGENCY SARVAM - Titwala East

## COMPLETED PROJECTS



REGENCY CLASSIC  
Baner, Pune



REGENCY COSMOS  
Baner, Pune



REGENCY CREST  
Kharghar



REGENCY ELLANZA  
Kalamboli



REGENCY ESTATE  
Dombivli East



REGENCY GARDENS  
Kharghar



REGENCY HEIGHTS  
Thane West



REGENCY ICON  
Kharghar



REGENCY ORION  
Baner Pune



REGENCY ROSELAND  
Talegaon, Pune



REGENCY MEADOWS  
Dhanori, Pune



REGENCY SILVER VALLEY  
Dhanori, Pune



REGENCY TOWER  
Thane



REGENCY WILLOWS  
Lonavala



THE METROPOLITIA  
Shivaji Nagar, Pune



REGENCY LANDMARK  
Ulhasnagar



Regency Flower valley  
Wanowrie, Pune



REGENCY GREEN VALLEY  
Wanowrie, Pune



SILVER DALE  
Baner, Pune

# Accomplishments & Accolades



## 10<sup>TH</sup> REAL ESTATE AWARDS 2015-CNBC

Residential Project-Affordable Segment  
Mumbai Metropolitan Region  
Regency Sarvam-Regency Group



## LOKMAT NATIONAL AWARDS

for Excellence  
In Real Estate & Infrastructure  
Environment Friendly Project  
Of The Year (Residential)  
Regency Nirman



## LOKMAT INTERNATIONAL AWARDS DUBAI 2023

Sanjay Goyal & Vicky Rupchandani  
Awarded In Real Estate & Infrastructure  
Most Trused Brand In Real Estate



## MID-DAY REAL ESTATE & INFRASTRUCTURE

Icons 2020  
Iconic Project With  
7 Star Amenities  
Regency Antilia-Regency Group



## NAVBHARAT REALTY BUSINESS

Achievers Awards 2016  
Developer Of The Year-Township  
Regency Group



## HINDUSTAN TIMES REAL ESTATE TITANS

Iconic Riverside  
Community Project  
Regency Antilia By Regency Group



## THE BRAND STORY BEYOND MARKETING

India's Leading Brand 2020  
Regency Group  
Category: Luxury Projects at  
Strategic Location



## MID-DAY REAL ESTATE & INFRASTRUCTURE

Iconic Affordable Luxury  
Homes Beyond Thane Regency Anantam  
Regency Group



## LOKMAT

KALYAN DOMBIVLI GAURAV 2022  
Mr. Mahesh Agarwal  
Chairman & Managing Director  
Regency Group



## LOKMAT

Corporate Excellence Awards  
Regency Group



## TIMES REALTY ICONS 2016

Affordable Homes - Regency Sarvam,  
Titwala Regency Group



## TIMES REALTY ICONS 2016

Second Homes - Luxury Villas  
Regency Willows, Lonaval  
Regency Group