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Imperial Villas for Urban Monarchs
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Regale in the luxury
world of royalty.
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Welcome to Regalia, a living testament to the grandeur of royal living.

Discover the epitome of exclusivity and seize a once-in-a-lifetime opportunity at Regalia'. An extraordinary urban luxury residential villa community by Realty. Nestled in the serene surroundings of Veerakeralam in Coimbatore, this group housing development offers an unparalleled living experience

Spread across sprawling 10.52 acres of tranquil landscapes adorned with coconut groves, Radiance Regalia, a gated community in Veerakeralam, invites you to immerse yourself in the sheer magnificence of contemporary living in style

Strategically located in close proximity to the city's cosmopolitan hub of RS Puram and the thriving neighbourhood of Vadavalli, this remarkable villa development stands out as the pinnacle of luxury.

Salient Features

- Just 10 mins from RS Puram
- 10.52 acre fully gated community with 4 tier security system
- 125 villas in 5 different typologies
- 3, 3.5 & 4BHK premium villas thoughtfully designed with Home theater room
- Ranging from 2392 Sq.ft. to 4880 Sq.ft.





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An Extravaganza of Modern Luxuries.
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At Regalia, we are dedicated to providing you with a lifestyle filled with unparalleled leisure and indulgence. Our expansive clubhouse, comprising of 40+ contemporary indoor and outdoor amenities stands as a testament to our commitment.

With remarkable outdoor spaces , our community is a vision to behold and enjoy, encompassing beautifully landscaped gardens, gazebos, jogging tracks, walking pathways, and serene relaxation corners. Step into our indoor games arena and unlock a world of leisurely pursuits. For daily rejuvenation and a refreshed mind, we offer a dedicated 20,000 sq. ft. space devoted to promoting healthy living, complemented by a modern gymnasium.

Imagine immersing yourself in scenic views, the gentle caress of a cool breeze, and the soothing rustle of palm leaves from the neighbouring coconut groves—
an awe-inspiring lifestyle awaits you at Regalia.

INDOOR LEISURE UNWINDS

Gym | Lounge | Billiards Table | Yoga Deck | Virtual Golf | Indoor Video Games | Squash Court | Air Hockey
Table Tennis Room | Chess | Carrom | Ludo | Dart Board | Ball Pit | Steam & Sauna | Rock Climbing | Pin Wall

OUTDOOR LIFESTYLE UNWINDS (OSR)

Reflexology Pathway | Sandpit | Open Amphitheatre | Hammocks | Trampoline
Children's Play Area | Jogging Track | Cricket Net | Tennis Court | Bicycle Track | Gazebo
Futsal Court | BBQ Court | Outdoor Party Lawn | Sculpture Court | Water Body | Seating Benches

UTILITY LUXURIES

TV Room | Association Room | Co-Working Space | Store | Library | Kids Library | Multipurpose Hall



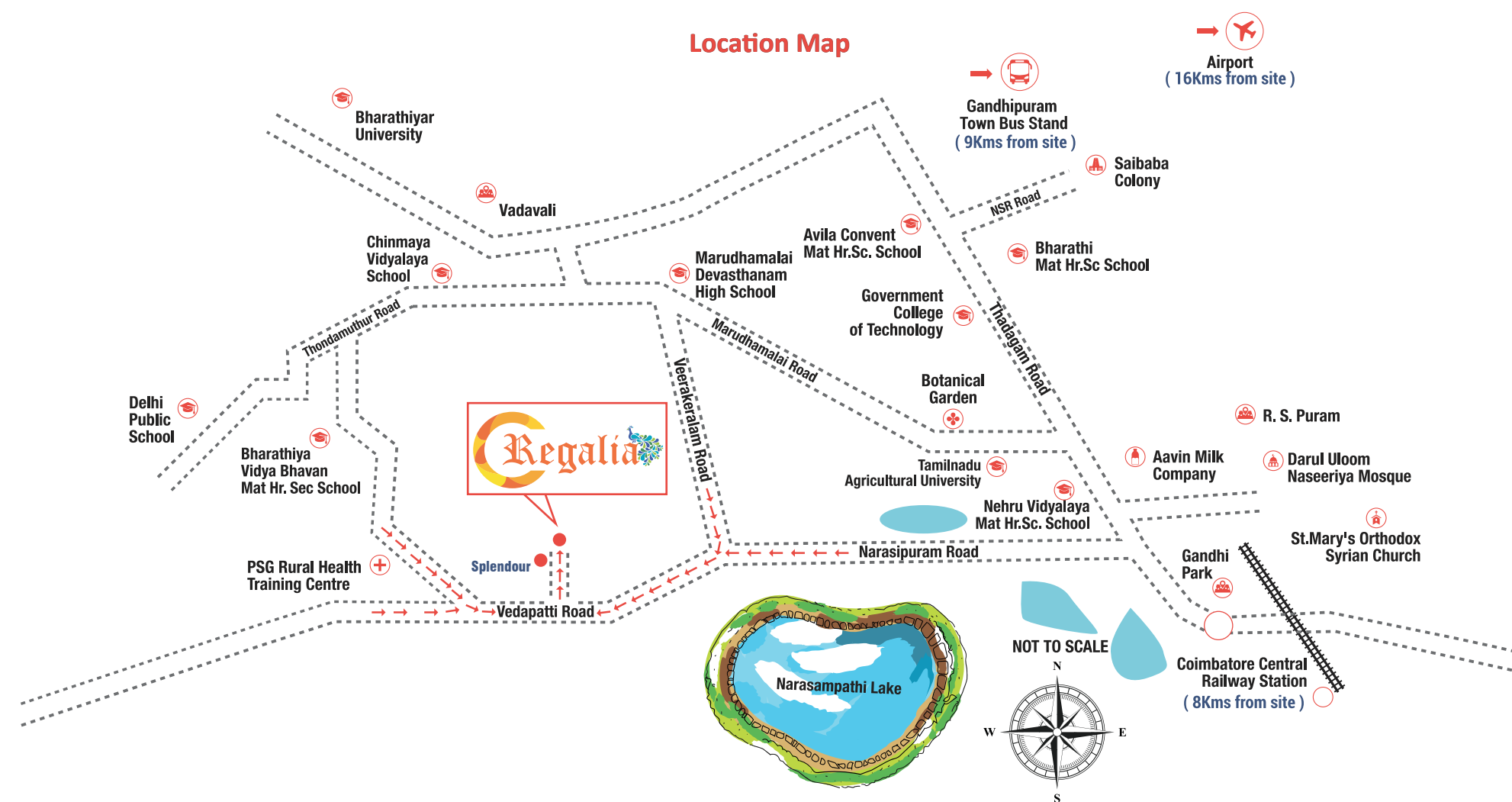
Embark on the Path to a Royal Lifestyle.

Nestled within the city limits of Coimbatore, Veerakeralam is a captivating location that exudes timeless natural beauty. Situated in a tasteful setting, this remarkable place is a mere 5 km away from RS Puram and in close proximity to Vadavalli.

It serves as a true landmark and offers excellent connectivity to various parts of Coimbatore.

Radiance Regalia proudly stands in this highly sought-after locale, surrounded by renowned schools, colleges and hospitals.

Moreover, its strategic position provides easy access to prime landmark destinations. Rest assured, your investment in Radiance Regalia is destined to appreciate significantly in a short span of time.

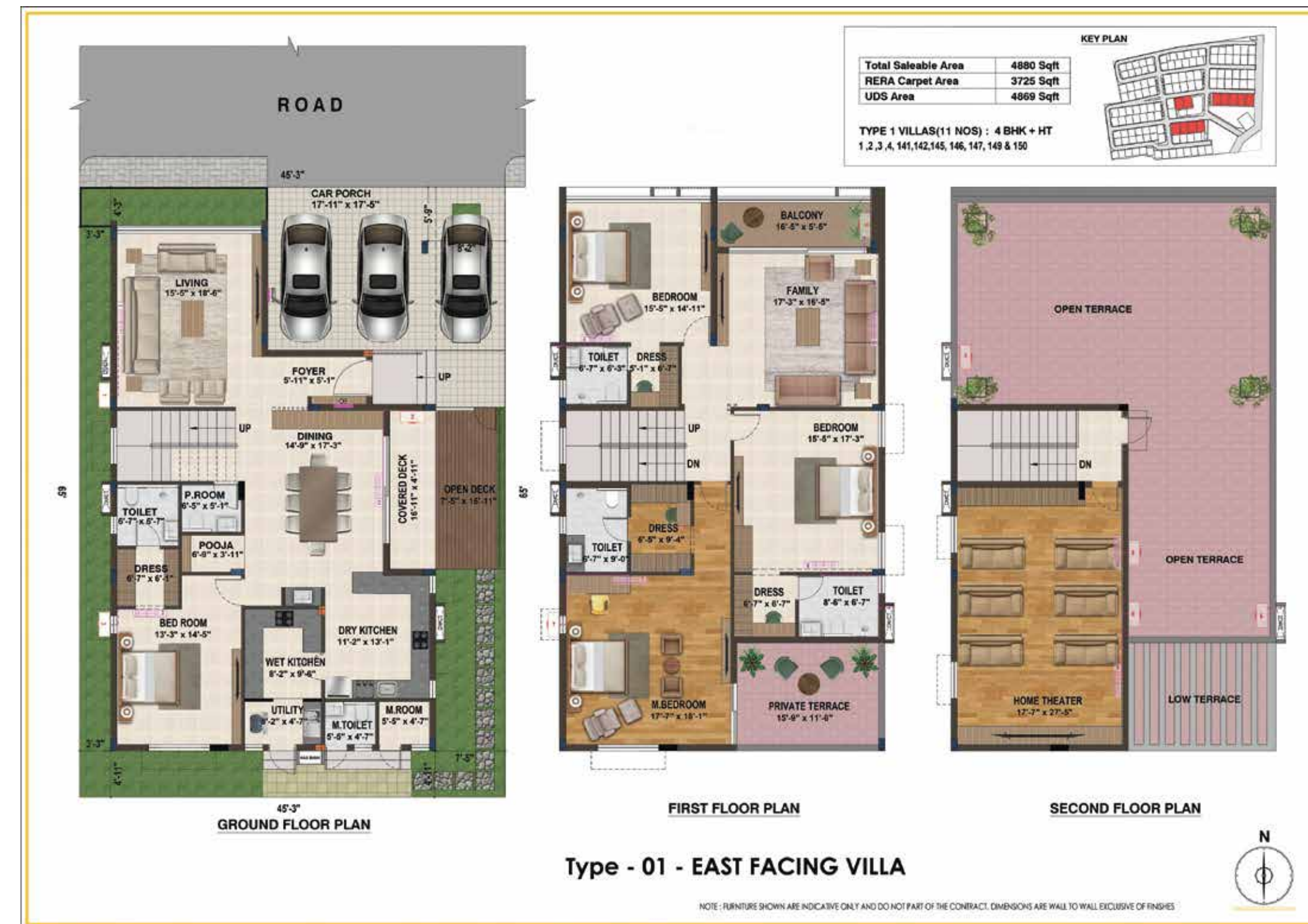




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Elevate Your Lifestyle to Royal Heights
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TYPE - 1 VILLAS: 4 BHK + HT





TYPE - 2 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Type - 02 - NORTH FACING VILLA

NOTE : FURNITURE SHOWN ARE INDICATIVE ONLY AND DO NOT PART OF THE CONTRACT, DIMENSIONS ARE WALL TO WALL EXCLUSIVE OF FINISHES





TYPE - 2 VILLAS: 3.5 BHK + HT



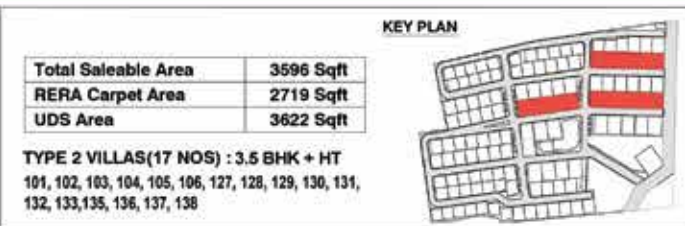
GROUND FLOOR PLAN



FIRST FLOOR PLAN

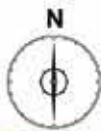


SECOND FLOOR PLAN



Type - 02 - EAST FACING VILLA

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TYPE - 3 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

| | |
|---------------------|-----------|
| Total Saleable Area | 3003 Sqft |
| RERA Carpet Area | 2319 Sqft |
| UDS Area | 3059 Sqft |

TYPE 3 VILLAS(21 NOS) : 3.5 BHK + HT
10, 11, 12, 14, 15, 16, 18, 34, 51, 52, 54, 55, 56, 57, 58, 66, 68, 69, 70, 72, 96

KEY PLAN

Type - 03 - NORTH FACING VILLA

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TYPE - 3 VILLAS: 3.5 BHK + HT



GROUND FLOOR PLAN



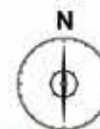
FIRST FLOOR PLAN



SECOND FLOOR PLAN

Type - 03 - EAST FACING VILLA

NOTE : FURNITURE SHOWN ARE INDICATIVE ONLY AND DO NOT PART OF THE CONTRACT, DIMENSIONS ARE WALL TO WALL EXCLUSIVE OF FINISHES



| KEY PLAN | |
|---------------------|-----------|
| Total Saleable Area | 2994 Sqft |
| RERA Carpet Area | 2310 Sqft |
| UDS Area | 3055 Sqft |

TYPE 3 VILLAS(20 NOS) : 3.5 BHK + HT
5, 6, 7, 8, 42, 43, 45, 46, 47, 48, 50, 60, 61, 63, 64, 65, 108, 109, 110, 111,

| | |
|---------------------|-----------|
| Total Saleable Area | 2994 Sqft |
| RERA Carpet Area | 2310 Sqft |
| UDS Area | 2971 Sqft |

TYPE 3(A) VILLA (1 NO) : 3.5 BHK + HT 112

KEY PLAN



Type - 03(A) - EAST FACING VILLA

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| | |
|---------------------|-----------|
| Total Saleable Area | 2994 Sqft |
| RERA Carpet Area | 2310 Sqft |
| UDS Area | 3055 Sqft |

TYPE 3(B) VILLA (1 NO) : 3.5 BHK + HT 33

KEY PLAN



Type - 03(B) - EAST FACING VILLA

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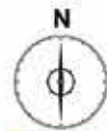
TYPE - 4 VILLAS: 3 BHK + HT



| KEY PLAN | |
|--|-----------|
| Total Saleable Area | 2655 Sqft |
| RERA Carpet Area | 2054 Sqft |
| UDS Area | 2702 Sqft |
| TYPE 4 VILLAS(17 NOS) : 3 BHK + HT | |
| 19, 20, 21, 22, 36, 37, 38, 39, 40, 41, 79, 81, 88, 90, 91, 92, 95 | |

Type - 04 - NORTH FACING VILLA

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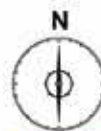


| | |
|----------------------------|------------------|
| Total Saleable Area | 2655 Sqft |
| RERA Carpet Area | 2054 Sqft |
| UDS Area | 2702 Sqft |

TYPE 4A VILLA(01 NO) : 3 BHK + HT
87



Type - 04(A) - NORTH FACING VILLA



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| | |
|----------------------------|------------------|
| Total Saleable Area | 2655 Sqft |
| RERA Carpet Area | 2054 Sqft |
| UDS Area | 2702 Sqft |

TYPE 4B VILLA (01 NO) : 3 BHK + HT
93



Type - 04(B) - NORTH FACING VILLA



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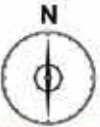
TYPE - 4 VILLAS: 3 BHK + HT



| KEY PLAN | |
|---|-----------|
| Total Saleable Area | 2709 Sqft |
| RERA Carpet Area | 2099 Sqft |
| UDS Area | 2724 Sqft |
| TYPE 4 VILLAS (05 NOS) : 3 BHK + HT 27, 28, 29, 30, 31 | |

Type - 04 - SOUTH FACING VILLA

NOTE : FURNITURE SHOWN ARE INDICATIVE ONLY AND DO NOT PART OF THE CONTRACT, DIMENSIONS ARE WALL TO WALL EXCLUSIVE OF FINISHES



| | |
|---------------------|-----------|
| Total Saleable Area | 2709 Sqft |
| RERA Carpet Area | 2099 Sqft |
| UDS Area | 2720 Sqft |

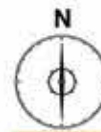
KEY PLAN

TYPE 4 VILLA (01 NO) : 3 BHK + HT
32



Type - 04 - SOUTH FACING VILLA

NOTE : FURNITURE SHOWN ARE INDICATIVE ONLY AND DO NOT PART OF THE CONTRACT. DIMENSIONS ARE WALL TO WALL EXCLUSIVE OF FINISHES



Grandeur in every square feet



TYPE - 5 VILLAS: 3 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



Type - 05 - NORTH FACING VILLA

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TYPE - 5 VILLAS: 3 BHK + HT



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

| KEY PLAN | |
|---------------------|-----------|
| Total Saleable Area | 2506 Sqft |
| RERA Carpet Area | 1919 Sqft |
| UDS Area | 2526 Sqft |

TYPE 5 VILLAS(06 NOS) : 3 BHK + HT
73, 74, 75, 77, 78, 113

Type - 05 - SOUTH FACING VILLA

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Upscale Specifications

STRUCTURE



Masonry

RCC framed concrete structure
Earthquake resistance structure adhere to seismic zone III
Anti-termite treatment during stage wise construction
Solid concrete block / AAC light weight block for internal and external masonry walls

FLOOR & WALL FINISHES



Living, Dining & Family living room floor
Master bedroom floor
Other bedroom, Kitchen & Headroom floor
Balcony floor
Utility floor
Private terrace floor
Terrace floor
Staircase inside villa
Entry steps & Foyer area floor
Car park floor
External driveway
Kitchen wall dado
Toilet wall
Toilet floor
Utility wall

800 mm x 800 mm vitrified floor tiles
8mm thickness laminated wooden floor
800 mm x 800 mm vitrified floor tiles
Ceramic tiles as per architect design
Anti skid ceramic floor tiles of suitable size
Anti skid outdoor ceramic floor tiles of suitable size
Outdoor tile of suitable size
Granite as per architect design
Granite as per architect design
Outdoor floor tiles as per architect design
Interlocking concrete paver block as per architect design
Ceramic tiles of suitable size for 2 feet height from the platform level
Ceramic tiles of suitable size up to beam bottom
Anti skid ceramic floor tiles of suitable size
Ceramic tiles of suitable size up to 4 feet above Kitchen floor

KITCHEN & UTILITY



Water point with tap in kitchen
Water point with tap in utility
Washing machine point
Dish washer point
Granite with sink

Will provide separate taps for municipal & domestic water in Kitchen sink location
Will provide tap for domestic water in Utility sink location
Will be provided in Utility
Will be provided in Kitchen
Granite platform with single bowl SS sink without drain board in Kitchen & single bowl SS sink with drain board in
Utility shall be provided, wherever applicable
Will be provided in Kitchen

DOORS / WINDOWS / VENTILATORS / RAILING / PARTITIONS



Main door

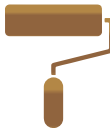
Bedroom door

Toilet & Utility / Kitchen external door

Window & French door
Ventilators
Balcony railing
Internal staircase railing
Common staircase railing in Club house

8 feet height factory made door without bottom threshold, 35mm thick flush shutter with both sides veneer finish, designer hardwares & digital lock system of DORSET / equivalent make.
7 feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET / equivalent make.
7 feet height factory made door, 32mm thick flush shutter with both sides pre laminated finish, designer hardwares of DORSET/equivalent make.
UPVC windows, french doors with sliding shutters & clear glass.
UPVC ventilators with swing open/fixed shutters, frosted glass
MS railing as per architect design
MS railing as per architect design , only top rail will be wooden
MS railing as per architect design

PAINTING



Internal walls

2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty (roller finish acrylic emulsion paint with POP)
2 coats of Asian / Berger / Dulux / equivalent weather proof emulsion paint over texture
2 coats of Asian / Berger / Dulux / equivalent emulsion paint over base primer & putty
2 coat of satin enamel paint of Asian / Berger / Dulux / equivalent over primer

Exterior walls
Ceiling
MS railing

ELECTRICAL



Power supply
Switches and Sockets
Wiring
Split AC point
TV & Data point
2 Way control switch
Power backup

Three phase power supply with concealed wiring and ACCL (automatic change over with current limiter)
Anchor by Panasonic / Legrand / equivalent
Fire Retardant Low Smoke (FRLS) copper wire of quality ISI brand POLYCAB / KEI / equivalent
Provision with electrification in Living, Dining, Family living rooms & all Bedrooms
Provision with electrification in Living, Family living & all Bedrooms
For light and fan point in all Bedrooms
1500 watts for units having a super built-up area of 3000 sq.ft. and above
1000 watts for units having a super built-up area of less than 3000 sq.ft.
In Living room and in all Bedrooms
For geyser in all Toilets except Servant toilet
For refrigerator, dishwasher, microwave, hob in kitchen, for washing machine in Utility & one addittional in Terrace (6 No's)
For chimney, water purifier, mixer / grinder in Kitchen (3 No's)

USB Port
15 Amps point
15 Amps point
5 Amps point

PLUMBING



Sanitary ware
CP fittings
Closet
Shower

White colour premium range Kohler / Roca / American Standards / equivalent
Premium range Kohler / Roca / American Standards / equivalent
Wall mount type EWC (European water closet) with concealed cistern
Single lever concealed diverter with over head shower and spout in all Toilets
Rain shower head for Master bedroom toilet and normal shower head for other Bedroom toilets
Counter wash basin with polished black granite in Master bedroom toilet & Dining room, wall hung wash basin in all other Toilets
One in car porch, one in Back yard & one in Terrace
All water supply will be done through Hydro Pneumatic System (HNS)
UPVC & CPVC water pipe lines, PVC soil, waste & rain water pipe lines shall be of ISI certified brands like Aashirwad / Astral / Supreme or equivalent

Wash basin

Tap water point
Water supply
Pipelines

EXTERNAL / SALIENT FEATURES



Common area Power backup

DG power back up for 100% Common area
Sewage treatment plant, water softening plant, HNS, rain water harvesting pit.
CCTV camera surveillance system, Entry portal & security cabin with boom barriers, project outer boundary compound wall 6 feet from driveway level
Landscape & hardscape as per architect design
15 Amps point will be provided for one car park of each villa excluding the charging kit
Analog metre will be provided for domestic water line
Elevation tiles as per architect design
Sun light roof in stair headroom as per architect design, with poly carbonate sheet and MS grill

EV charger infrastructure
Water meter
Building elevation
Sun light roof



| Payment Schedule | |
|---|-----|
| Booking advance | 10% |
| Within 30 days from the date of booking | 40% |
| On completion of foundation | 10% |
| On completion of first floor roof slab | 10% |
| On completion of second floor roof slab | 10% |
| On completion of plastering | 10% |
| On completion of flooring | 5% |
| On intimation of handing over | 5% |

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Creating exclusives, delivering excellence.
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contact
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