

KALYAN NEXT



LARGEST RIVER-FRONT
LUXURY COMMUNITY

PRESENTING



A PROJECT BY



OVER **21** YEARS OF REALTY

13 MILLION PLUS SQ. FT.

MORE THAN **20** PROJECTS

17,000+ FAMILIES

An aerial photograph of a river flowing through a city at sunset. The sky is a mix of orange, pink, and blue, with scattered clouds. The river reflects the sky and the city skyline. In the background, several tall apartment buildings are visible, along with a large stadium and a mountain range in the distance. The foreground shows a grassy bank on the left and the river's surface.

RIVERSIDE NEXT



ONE OF KALYAN'S LARGEST
LIFESTYLE ACROSS 62 ACRES
WITH A 350 METRES'
RIVERSIDE PROMENADE

ACTUAL SITE PHOTOGRAPH



ACTUAL SITE PHOTOGRAPH



LEISURE NEXT

MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.) OF DESIGNER
LANDSCAPED RECREATIONS



NATURE NEXT

MORE THAN 10 LAC SQ. FT.
(92,903 SQ. MTR.)
OF GREEN OPEN SPACES

ACTUAL SITE PHOTOGRAPH



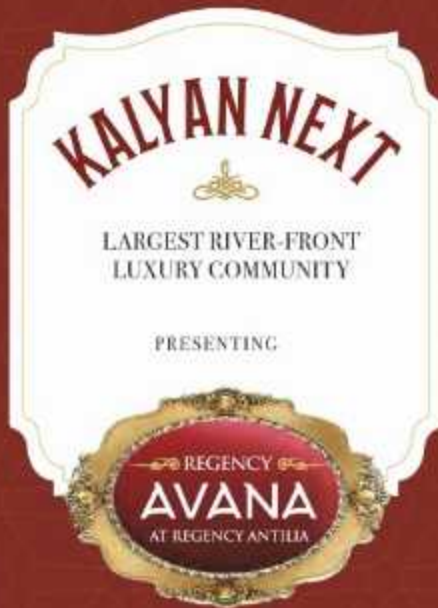
CLUB NEXT



LUXURIOUS READY CLUBHOUSE
ACROSS 6 LEVELS



ACTUAL SITE PHOTOGRAPH



AT REGENCY ANTILIA



MAGNIFICENT
GATED COMMUNITY,
READY WITH EXPERIENCES
EXTRAORDINAIRE



MAJESTIC
ENTRANCE GATE



LUXURIOUS READY
CLUBHOUSE



MORE THAN 10 LAC SQ. FT.
(92,903 SQ. MTR.)
OF OPEN SPACES



50 PLUS SPORTS &
ACTIVE LIFE FEATURES



MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.)
LANDSCAPED RECREATIONS



250 METRES*
RIVERSIDE PROMENADE



ICONIC PROJECT
WITH 7 STAR AMENTIES
AWARD BY

mid day



ICONIC RIVERSIDE
COMMUNITY PROJECT
AWARD BY

hindustan times



A 62 ACRE,
LARGER-THAN-LIFE COMMUNITY
AT KALYAN NEXT

MASTER PLAN OF REGENCY ANTILIA

- FUTURE DEVELOPMENT
- SCHOOL RESERVATION
- GREEN RESERVATION
- PUBLIC UTILITY CENTER
- HEALTH CARE RESERVATION
- SHOPPING ARCADE
- PLAY GROUND
- D-MART

Artist's Impression



LARGEST RIVER-FRONT LUXURY LIFESTYLE WELCOMES YOU

PRESENTING



NEAR KALYAN

PROJECT HALLMARKS

Magnificent 3 Towers of 27 Storeys, each

Grand Welcome Lobby

Luxurious 1, 2 & 3 Bed Residences

Sundecks with Serene River & Garden Facing Homes

Well-planned, Vastu Compliant Spaces

Ready Luxurious Clubhouse

3 Tier Security Systems

Ample Car Parks

Lifestyle Landscaped Recreations





KALYAN-MURBAD ROAD

REGENCY AVANA IS LOCATED AT AN ADDRESS
WITH 360° GROWTH & DEVELOPMENT

EXCELLENT CONNECTIVITY
TO MUMBAI, NAVI MUMBAI & THANE

AN ARRAY OF DAY-TO-DAY CONVENIENCES
THAT MAKE LIFE A BREEZE

A HOST OF HOUSING DEVELOPMENTS
AT VALUE FOR MONEY PRICING

EMPLOYMENT OPPORTUNITIES
WITH MARKET EXPANSIONS IN KALYAN, THANE & NAVI MUMBAI

GREATER ROI
CLOSE PROXIMITY TO SHAHAD & KALYAN STATIONS, FUTURE CONNECTIVITY
TO THANE, BHIWANDI, PALAVA & NAVI MUMBAI AND, SOCIAL INFRASTRUCTURE



LOCATION MAP



FAST ACCESS TO MUMBAI, NAVI MUMBAI & THANE

EXCELLENT CONNECTIVITY

- Shahed - 1.7 Kms
- Vitthalwadi - 3.7 Kms
- Kalyan - 4.5 Kms
- Ulhasnagar - 4.1 Kms

FUTURE INFRASTRUCTURE

- Longest 21 Kms flyover from Airoli to Kalyan via Palaya
- Proposed growth centre by MMRDA in Kalyan
- Multimodal corridor from Airoli to Virar passing through MMR region
- Metro Line 5 (Thane-Bhiwandi-Kalyan)
- Metro Line 12 (Kalyan to Talaja) passing through Pisevali station

CONVENIENCES & COMFORTS THAT SURROUND YOU WITH THE BEST

BANKS

- SBI - 0.9 Kms
- Central Bank of India - 1.0 Km
- Union Bank - 1.3 Kms
- Bank of Baroda - 0.6 Kms

SCHOOLS & COLLEGES

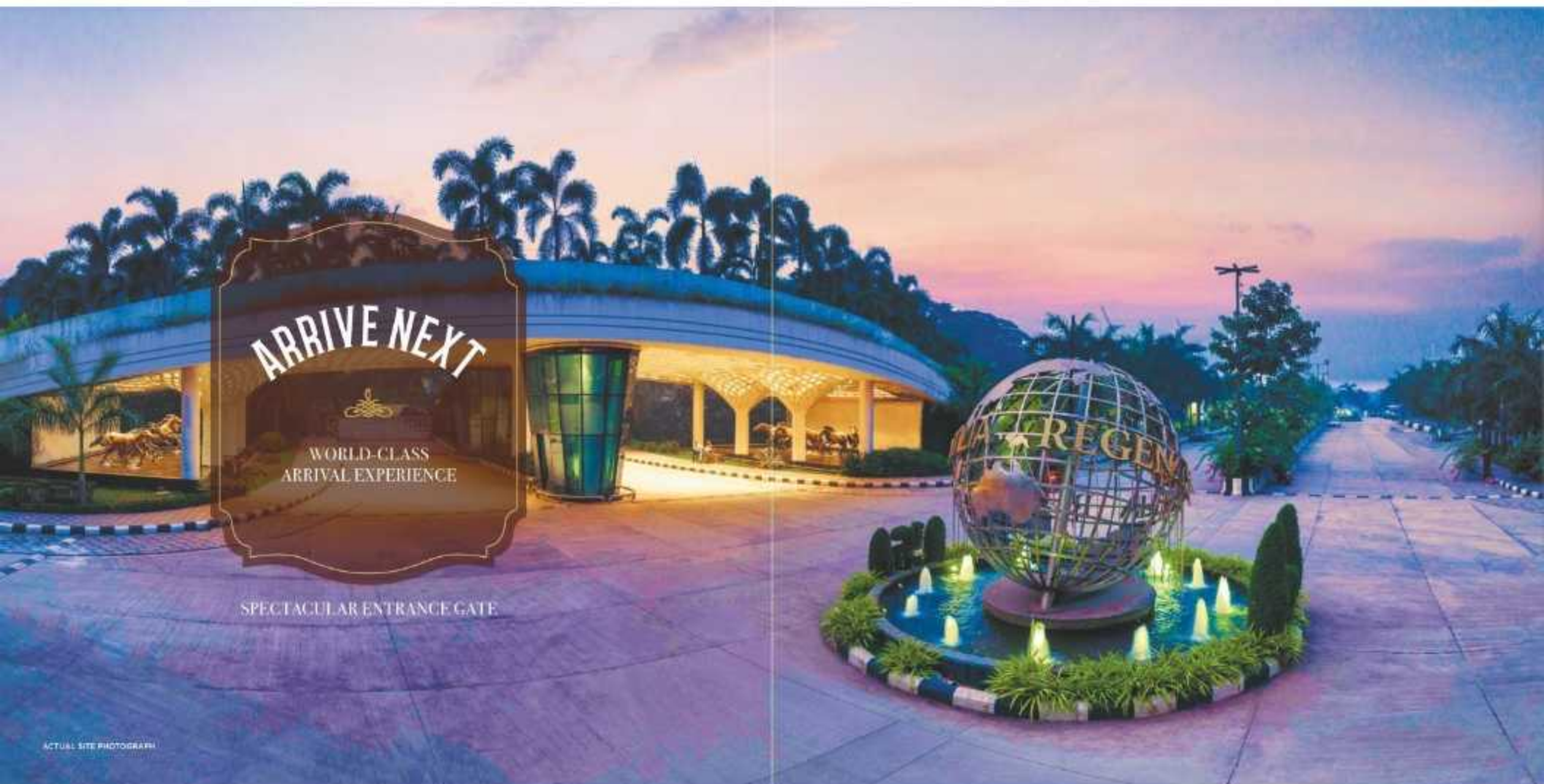
- Sacred Hearts School - 2.2 Kms
- Narayan E-Techno - 5.5 Kms
- Brighton School - 3.5 Kms
- Century Rayon School - 0.4 Kms
- Birla School - 3.4 Kms
- CHM College - 4.4 Kms
- D.T. Kalani College - 1.3 Kms
- Lourdes Junior College - 4.0 Kms
- Birla College - 3.4 Kms

COMMERCIAL & SHOPPING

- D-Mart - 0.3 Kms
- Patel Mart - 2.0 Kms
- Metro Mall - 6.5 Kms

HOSPITALS

- Platinum Hospital - 3.0 Kms
- Dr. Rupprecht's Hospital - 1.9 Kms
- Central Hospital - 2.7 Kms
- Lifecare - 2.2 Kms
- Century Rayon Hospital - 0.9 Kms
- Venkatesh Hospital - 1.0 Kms



ACTUAL SITE PHOTOGRAPH

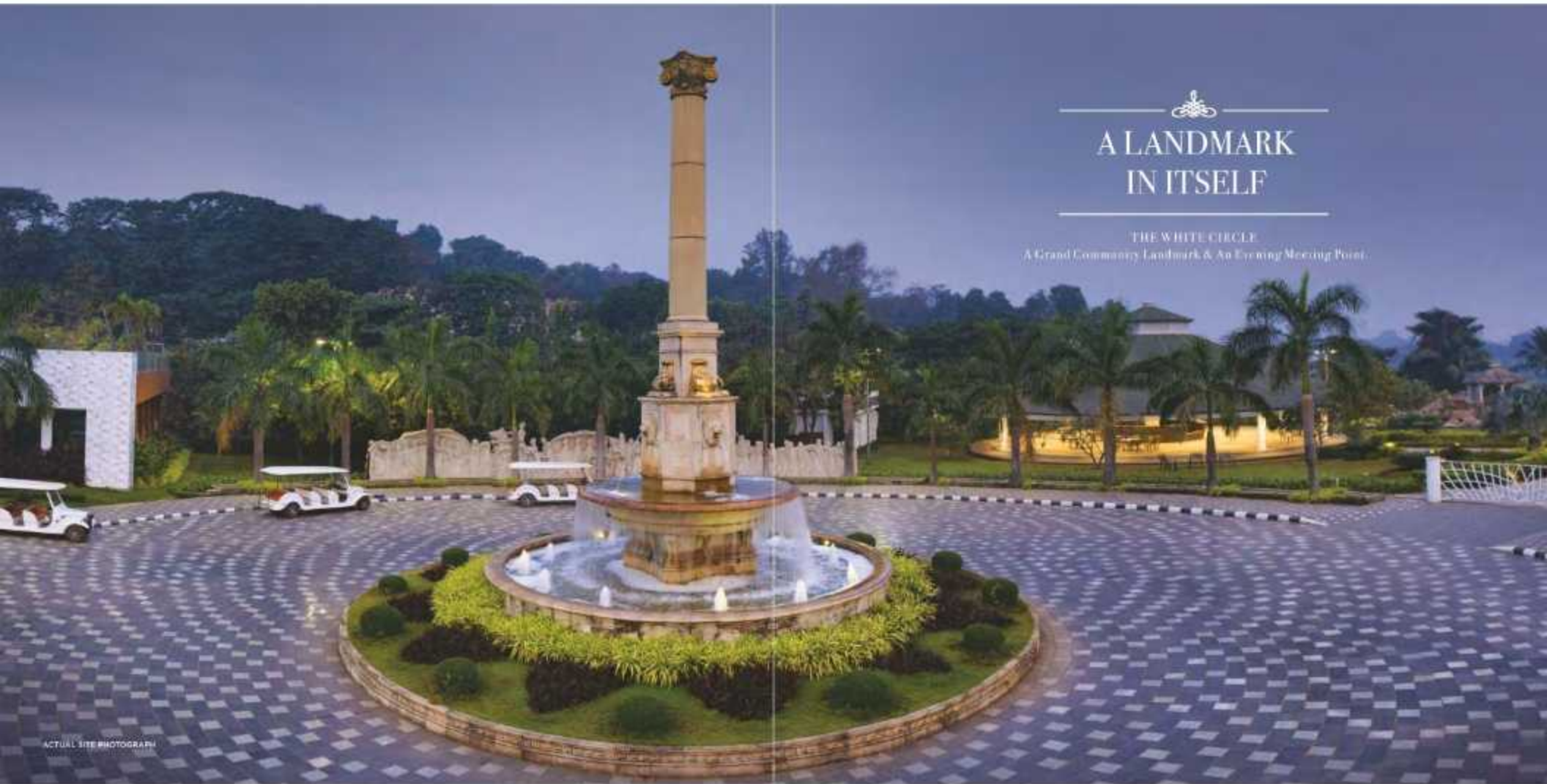


ACTUAL SITE PHOTOGRAPH

LEISURE NEXT



MORE THAN 4 LAC SQ. FT.
(37,161 SQ. MTR.) OF DESIGNER
LANDSCAPED RECREATIONS



— —
**A LANDMARK
IN ITSELF**
—

THE WHITE CIRCLE
A Grand Community Landmark & An Evening Meeting Point.

ACTUAL SITE PHOTOGRAPH



A PLACE FOR HEART-TO-HEART CONVERSATIONS

GAZEBOS & SENIOR CITIZENS ZONE

ACTUAL SITE PHOTOGRAPH





PLAY NEXT



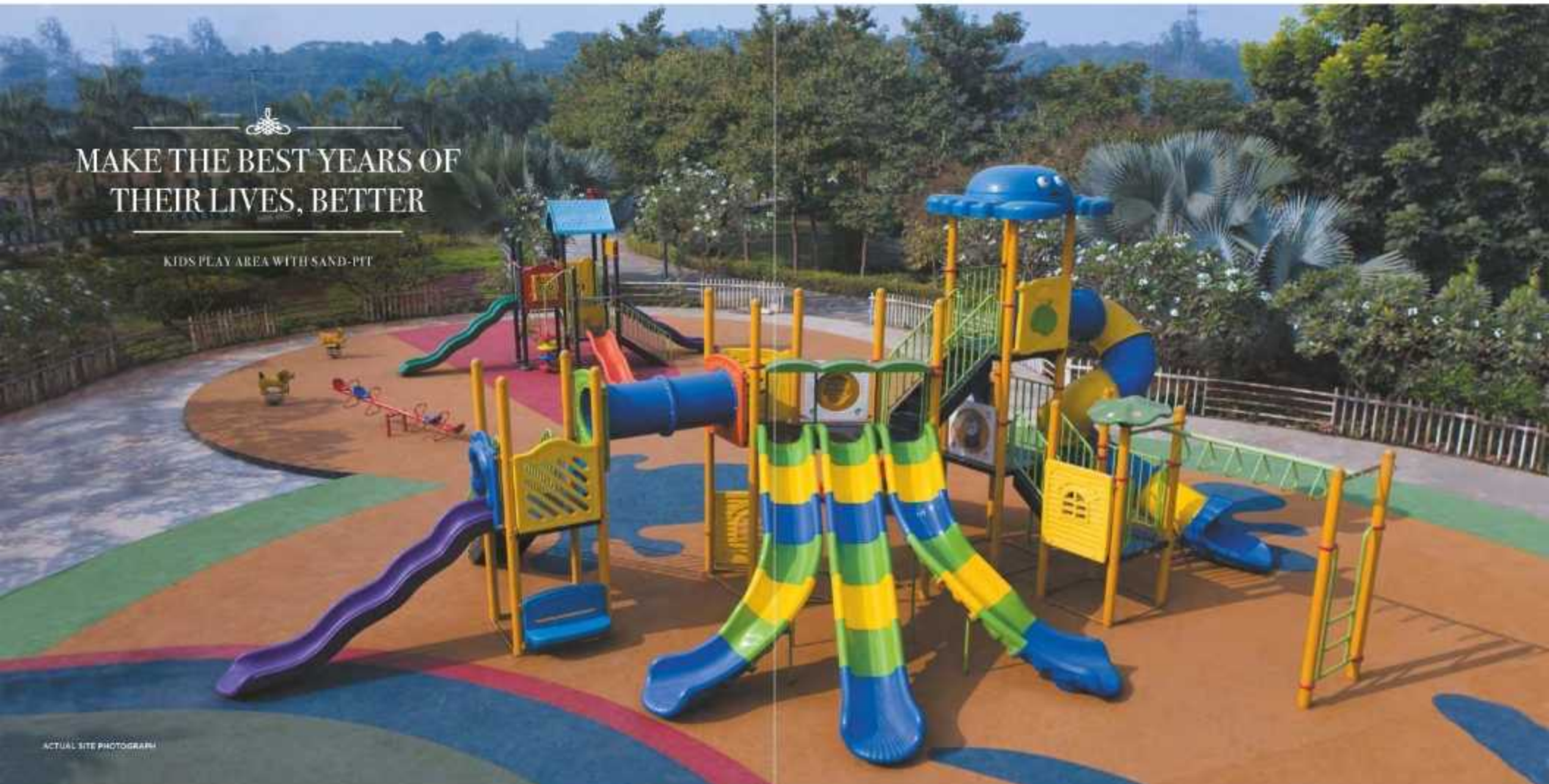
MORE THAN 50 SPORTS
& ACTIVE-LIFE FEATURES

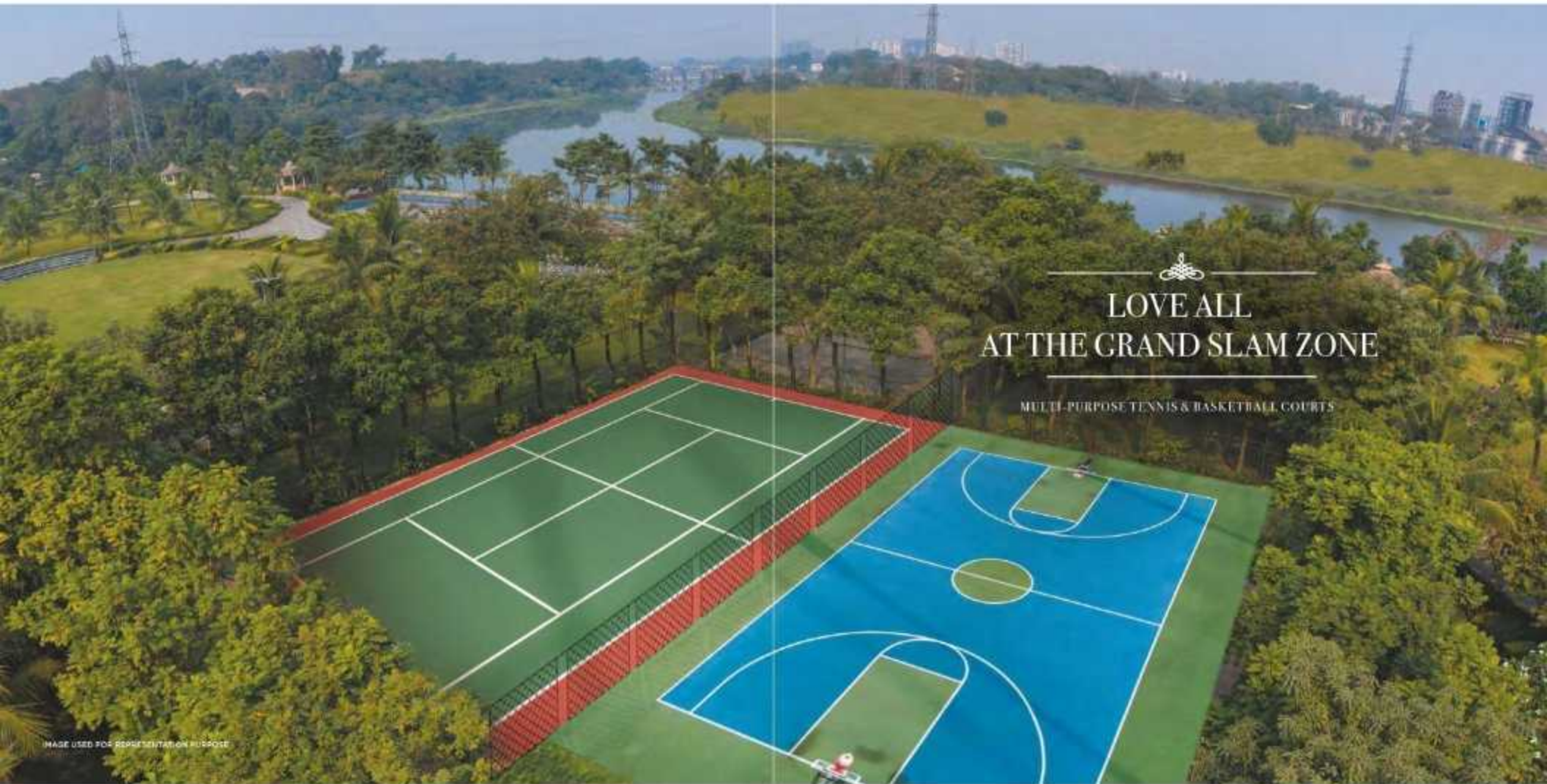
ACTUAL SITE PHOTOGRAPH

MAKE THE BEST YEARS OF
THEIR LIVES, BETTER

KIDS PLAY AREA WITH SAND-PTT

ACTUAL SITE PHOTOGRAPH





— — — — —
— — — — —
LOVE ALL
AT THE GRAND SLAM ZONE
— — — — —

MULTI-PURPOSE TENNIS & BASKETBALL COURTS

IMAGE USED FOR REPRESENTATION PURPOSE

WHERE THE GREENS
MEET THE BLUES

GOLF COURSE WITH RIVERSIDE VIEWS

AGUA LIFE PHOTOGRAPHY





ACTUAL SITE PHOTOGRAPH

CLUB NEXT



LUXURIOUS READY CLUBHOUSE
ACROSS 6 LEVELS



— —
**WHERE THE JOURNEY
IN TO LIFESTYLE
INDULGENCES BEGINS**
—

STILT LEVEL

- Ample car parks
- Club service area
- Lush green spaces in stilt area
- 24 x 7 Security
- Water body at the compound wall



Water body at the compound wall



Ample car parks



24 x 7 Security

STEP UP TO WORLD-CLASS LEISURE AVENUES

LEVEL ONE

Magnificent air-con welcome lobby with reception area

Atrium, the centre of attraction

Restaurant & cafeteria with sitting lounge

Separate Swimming pool for Women & Men with kids pool
& Counter current pool

Body & foot spa with massage parlour

Separate Salon for Women & Men

Jacuzzi, steam and sauna room

Capsule lifts

Café





THE CENTER OF ATTRACTION

MAGNIFICENT AIR-CON WELCOME LOBBY WITH RECEPTION AREA
AND ATRIUM WITH WATER BODY & SEATING AREA

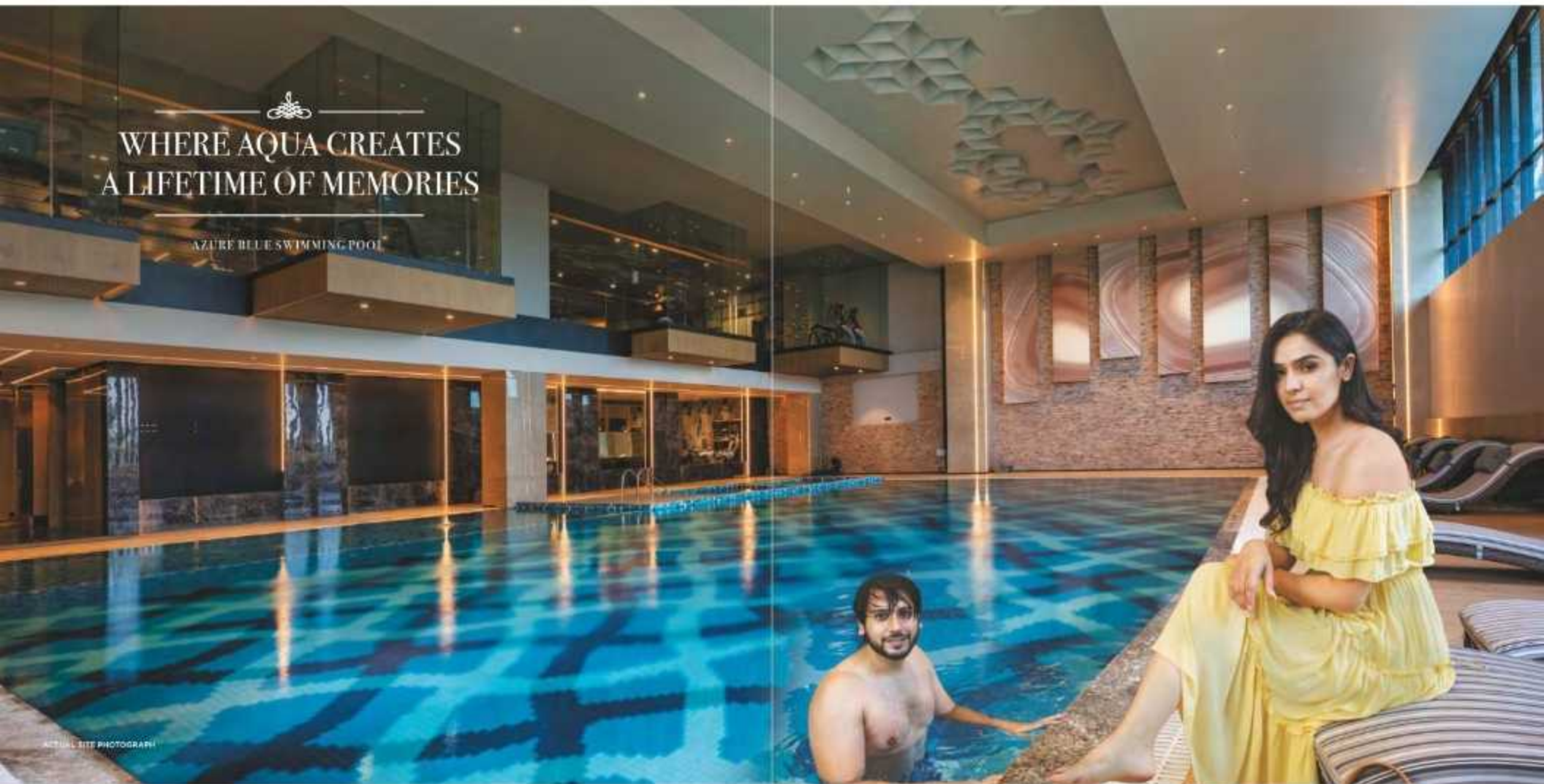
ACTUAL SITE PHOTOGRAPH



WHERE AQUA CREATES
A LIFETIME OF MEMORIES

AZURE BLUE SWIMMING POOL

ACTUAL SITE PHOTOGRAPH



BE ACTIVE, LIVE ACTIVE

LEVEL TWO

Separate gymnasium for women and men

Aerobics room

Yoga room

Kick boxing

Zumba dance fitness centre

Skin centre



FOR IMPRESSIONS
THAT LAST A LIFETIME

LEVEL THREE

Auditorium with green room

Community hall

Indoor games room

Library/Net café

Squash & Badminton Courts with viewer's gallery

Video Game Parlour

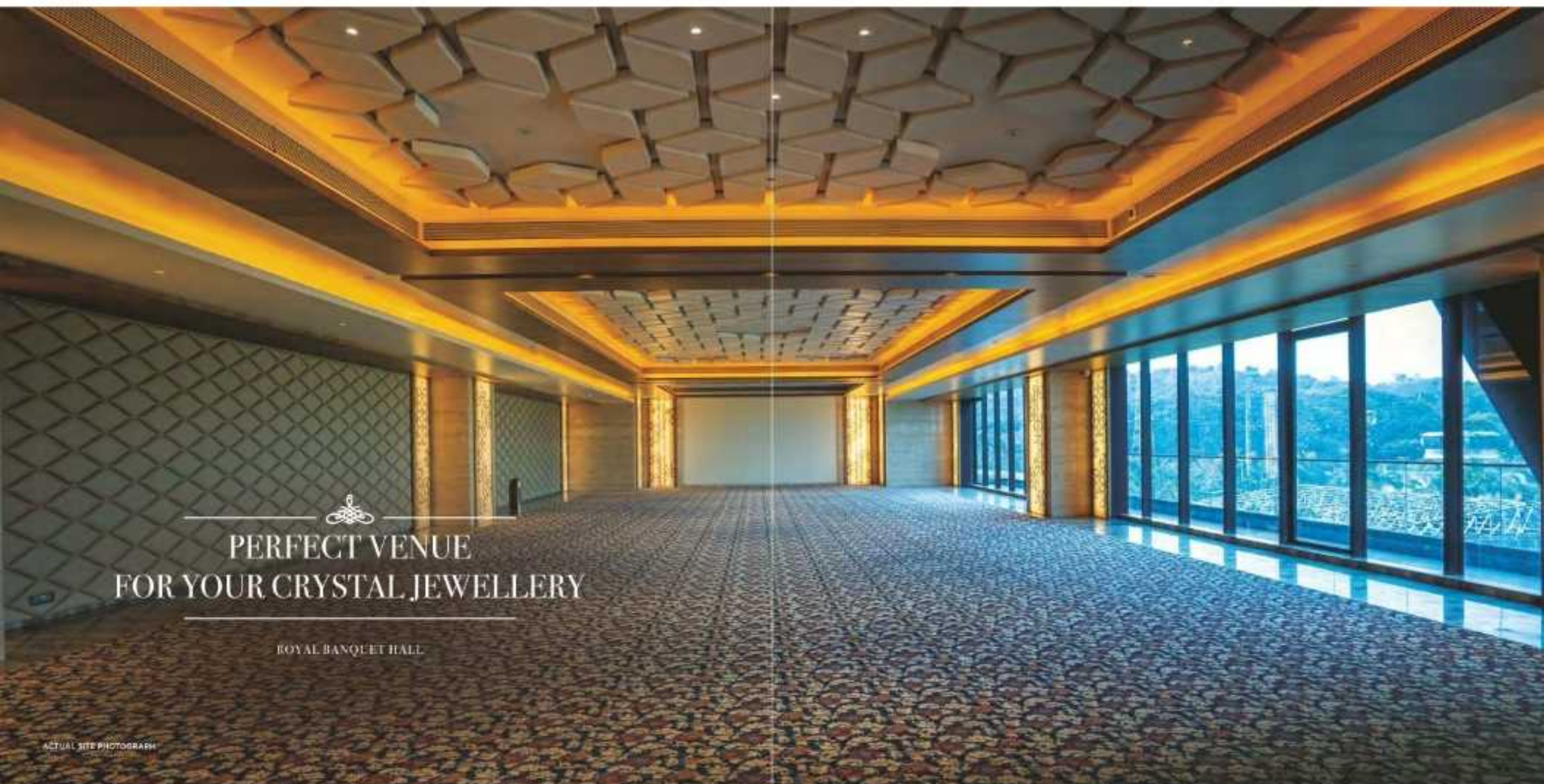
Golf & Cricket Simulator

9D Theatre



— — — — —
BECAUSE LIFE IS A STAGE
— — — — —

AUDITORIUM WITH GREEN ROOM



— —
PERFECT VENUE
FOR YOUR CRYSTAL JEWELLERY

ROYAL BANQUET HALL

ACTUAL SITE PHOTOGRAPH



INDULGE IN GEN-NEXT RECREATIONS

VIDEO GAME PARLOUR & GOLF/CRICKET SIMULATOR
INDOOR GAMES ARCADE

ACTUAL SITE PHOTOGRAPHS





THE CHAMPION'S LEAGUE

SQUASH & BADMINTON COURTS
WITH VIEWER'S GALLERY

ACTUAL SITE PHOTOGRAPH

TOP-OF-THE-WORLD EXPERIENCES

LEVEL FOUR

Guest rooms & sitting lounge
Reception area with housekeeping
Bowling alley
Card room
Exhibition space



THE NEW HEIGHTS
OF INDULGENCES

BOWLING ALLEY
CARD ROOM

ACTUAL SITE PHOTOGRAPH

TOP-OF-THE-WORLD EXPERIENCES

LEVEL FIVE

- Sky lounge
- Stoken sitting
- Discotheque with bar corner
- Banquet hall with open-air party lawn
- Business centre





ACTUAL SITE PHOTOGRAPH



TOUCH THE SKY, MEET THE STARS

CLUB ROOF-TOP WITH BANQUET HALL
& OPEN-AIR PARTY LAWN

SAVOUR THE GOOD LIFE

SKY LOUNGE WITH SITTING AREA



ACTUAL SITE PHOTOGRAPH



ACTUAL SITE PHOTOGRAPH

ASPEN (WING A)

BLUEBELL (WING B)

CRESS (WING C)



ASPEN (WING A)

TYPICAL FLOOR PLAN - 2 & 3 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B
1 - 2 BHK	58.64	06.92	4.25
2 - 3 BHK	62.32	10.79	4.5
3 - 3 BHK	62.21	10.32	4.5
4 - 2 BHK	58.64	06.74	4.25



BLUEBELL (WING B)

TYPICAL FLOOR PLAN - 1 & 2 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B.
1 - 1 BHK	40.00	0.34	2.07
2 - 2 BHK	50.3	0.32	4.26
3 - 2 BHK	50.5	0.32	4.35
4 - 1 BHK	40.00	0.34	1.06
5 - 1 BHK	40.00	0.34	1.90
6 - 2 BHK	50.5	0.32	4.26
7 - 2 BHK	50.3	0.32	4.25
8 - 1 BHK	40.00	0.34	2.07



CRESS (WING C) TYPICAL FLOOR PLAN - 2 & 3 BHK

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B
1 - 2 BHK	59.54	6.74	4.25
2 - 3 BHK	82.21	10.32	4.5
3 - 3 BHK	82.32	10.76	4.5
4 - 2 BHK	59.54	6.92	4.25



ISOMETRIC 1 BHK



ISOMETRIC 2 BHK



ISOMETRIC 3 BHK



3 BHK UNIT PLAN ASPEN & CRESS

FLAT NOS.	RERA CARPET AREA IN SQ MTs.	BALCONY	F.B
02 - ASPEN	82.21	10.32	4.50
03 - CRESS			



3 BHK UNIT PLAN ASPEN & CRESS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
02 - ASPEN	82.32	10.79	4.50
03 - CRESS			



2 BHK UNIT PLAN ASPEN & CRESS

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B
01 - ASPEN	59.84	00.92	4.25
04 - CRESS			



2 BHK UNIT PLAN ASPEN & CRESS

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B.
04 - ASPEN	69.64	06.74	4.25
01 - CRESS			



2 BHK UNIT PLAN BLUEBELL

FLAT NOS.	RERA CARPET AREA IN SQ.MTS.	BALCONY	F.B.
2,3,6 & 7	68.50	06.32	4.35



1BHK UNIT PLAN BLUEBELL

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B.
4 & 5	40.06	06.14	1.00



1BHK UNIT PLAN BLUEBELL

FLAT NOS.	RERA CARPET AREA IN SQ MTS.	BALCONY	F.B.
1 & 8	40.00	06.14	2.07



PROJECT AT A GLANCE

INTERNAL AMENITIES

FLOORING

- Branded vitrified tiles in entire flat, (800MM X 800MM)
- Branded tiles for flooring in balcony.

WALL FINISHING

- External walls with gypsum finish
- Plastic emulsion paint in the entire flat
- Oil paint in balconies above the third floor

DOORS

- Good quality wooden frame with oil paint finish
- Designer flush doors with best wire laminate & decorative fitting

WINDOW

- Color anodized aluminum sliding windows
- Mosquito net screen in windows
- Photo frame, picture window sill

KITCHEN

- Ready to be hanging platform with SS sink and drain board
- Water purifier of reputed brand
- Gull's provided as kitchen
- Designer tile slab above platform up to first level
- Designer tile on the slab up to first level
- B.C.U. Unit in kitchen
- Working machine provision in kitchen balcony
- Granite counter Top for counter top etc...

BATHROOM

- Sub water connection in each flat
- Geyser in bathtub of reputed brand in 11th & 20th / Two reputed brand Geysers in 3 BHK
- G.P.V. connection & piping
- Designer tile flooring and slab up to first level
- Branded CP Fixings
- Best quality sanitary ware with flush valve
- Tube light and mirror in all bedrooms
- Exhaust fan in all bedrooms
- Washbasin with granite counter in all bedrooms

ELECTRIFICATION

- Consolidated copper wiring with circuit breakers
- Fans and tube lights in entire flat
- Split AC in living room and Provision of AC points in all rooms
- Telephone and cable TV points in living room and bedrooms

ANNEXURE - "G-1"

- Inventory provision in flat

SECURITY SYSTEM

- Video door provision in flat
- Flat to flat / Flat to Security entrance system
- CCTV Surveillance in common areas & Bldg. entrance Lobby

GENERAL FEATURES

- External wall surface and 200% acrylic paint
- Deteriorate entrance lobby in all buildings
- Earthquake resistant RCC structure
- Garbage Chute on Each Floor
- Each building consists of 3 high speed lifts
- Generator for lifts, staircase lights, Compound lights & water supply pumps
- Sewage Treatment plant

TOWER FEATURES

- Each building has high speed lifts
- Beautiful landscape garden and jogging track
- Children's play area with playground equipment's
- Basketball Court
- Multipurpose court
- Lawn tennis court
- Football and cricket's turf
- Elegant entrance lobby
- Fire fighting systems
- All internal cement concrete road with paver blocks
- Staircase lights, compound lights & water supply pumps
- Earthquake resistant RCC structure
- Organic Waste Generator



ARTIST'S IMPRESSION



BUILDING FUTURE

Established in 2001, the Regency Group has focussed on developing high quality spaces with attention to details and creating lifestyles that adhere to international living benchmarks. A way of life at Regency, that has made it a brand to reckon with in the realty business. The Group thrives on its vision of 'Developing quality constructions, building trust of its customers and setting standards in newer areas, aimed at the future.'

Today, the Group has carved a niche for itself under the astute leadership of Shri Mahesh Agarwal. Also, families from various walks of life stand as eloquent testimonials to Regency's lifemarks and are very happy to be associated with the Group.

The result of Group's mission towards:-

QUALITY

The Group has always strived to deliver Quality in everything from spaces to service.

TIME-BOUND

It leaves no stone unturned in making its projects achieve customer's dreams.

On-time, every time.

WORLD-CLASS

Every project has to be world-class. Right from planning to quality standards, and from design trends to technologies, the Group adheres to international standards.

TRANSPARENCY

The Group assures 100% transparency in all its transactions & dealings.

A PROJECT BY



Site Address: Regency Antilia, Near Century Rayon Club, Kalyan-Murbad Road, Maharashtra - 421 103.

Corporate Address: Regency Nirman Limited, Regency House, Near Aman Talkies, Ulhasnagar - 421 002.

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The project Regency Avana has been registered via MahaRERA registration number: P51700026760 and is available on website - <https://maharera.mahaonline.gov.in> under registered projects.

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