



REGAL RESIDENCY

LUXURY FLOORS

NEW CHANDIGARH

ELEGANT.  
INVITING.  
DISTINCTIVE.

Elegant, inviting and truly distinctive describes the Independent Floors at Regal Residency. A part of the integrated township 'The Palm', Regal Residency features four independent floors on stilts. It spells class in premium luxury with a choice of 3 bedroom apartments. Regal Residency offers a range of services to rejuvenate your senses in blissful surroundings.











REGAL RESIDENCY  
NEW CHANDIGARH

A great way of life.  
Just for you.





The Regal Residency community is well-planned and future-ready. Wide open spaces, infrastructure, paved roads, water supply, drainage and sewage systems mark the development. And with features such as modern shopping and recreation options within close proximity, you can be sure that you and your loved ones are getting nothing but the best.



200 FEET WIDE ROAD TO SECTOR 25-38, CHANDIGARH

PCA CRICKET  
STADIUM

70 acre lake  
to be developed  
by GMADA

200 FEET  
WIDE ROAD TO  
SECTOR 25-38,  
CHANDIGARH

# THE PALM

— Master Plan —

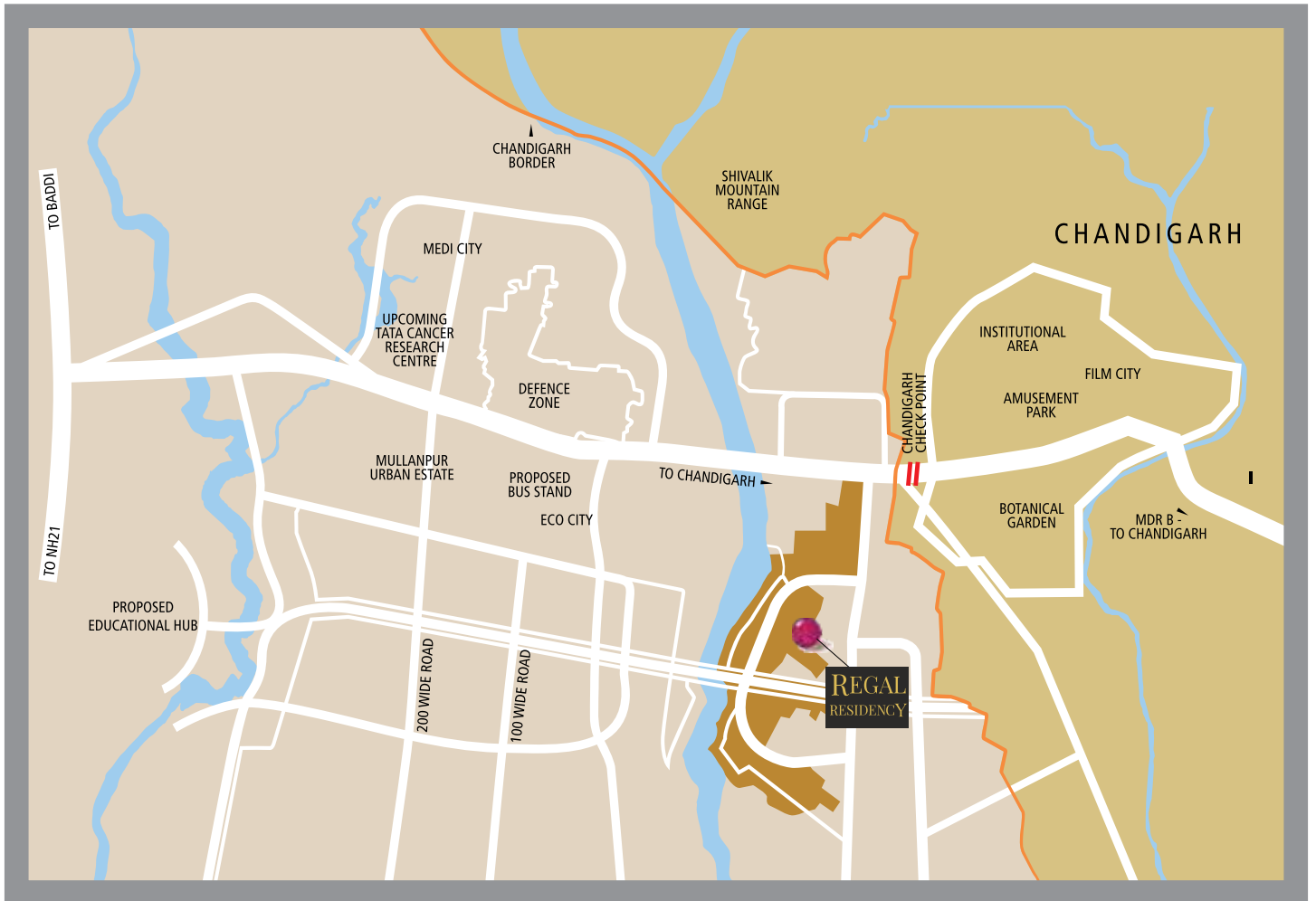
The Palm.  
A community  
that has it all.

- Conceptualised on the extension of Madhya Marg, Chandigarh, The Palm is located from Chandigarh, on the existing 200 feet highway.
- 4 kilometres from PGI, and 6 kilometres from Sector 17, Chandigarh.
- Palm Residency at the The Palm is located on a 100 feet-wide road, adjoining the proposed 200 feet road to Chandigarh.
- 4 luxurious Independent Floors with dedicated parking on stilt level.

REGAL RESIDENCY

200 FEET WIDE ROAD TO PGI CHANDIGARH

# Location Advantage



FAR ENOUGH  
FOR COMPLETE  
PRIVACY.

NEAR ENOUGH  
FOR EVERY  
CONVENIENCE.

- Conceptualised on the extension of Madhya Marg, Chandigarh, The Palm is located from Chandigarh, on the existing 200 feet highway.
- 4 kilometres from PGI, and 6 kilometres from Sector 17, Chandigarh.
- Regal Residency at The Palm is located at the entrance of New Chandigarh.

## KEY DISTANCES



NEW PCA STADIUM  
03 KILOMETRES



CHANDIGARH SECTOR 17  
06 KILOMETRES



PUNJAB UNIVERSITY  
04 KILOMETRES



CHANDIGARH GOLF CLUB  
07 KILOMETRES



PGI HOSPITAL  
04 KILOMETRES



RAILWAY STATION  
13 KILOMETRES



CHANDIGARH ISBT  
06 KILOMETRES

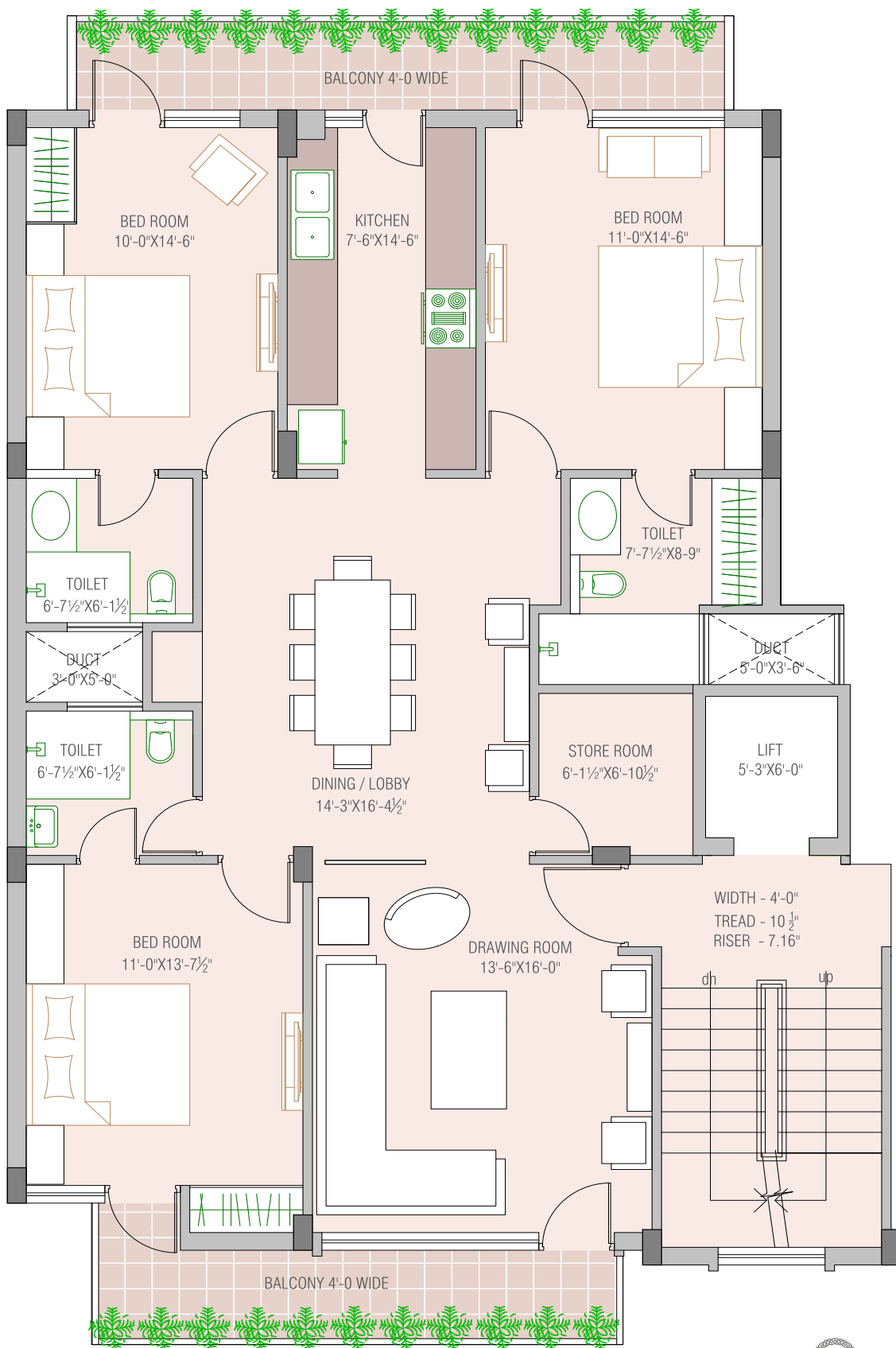


CHANDIGARH INTERNATIONAL  
AIRPORT 16 KILOMETRES



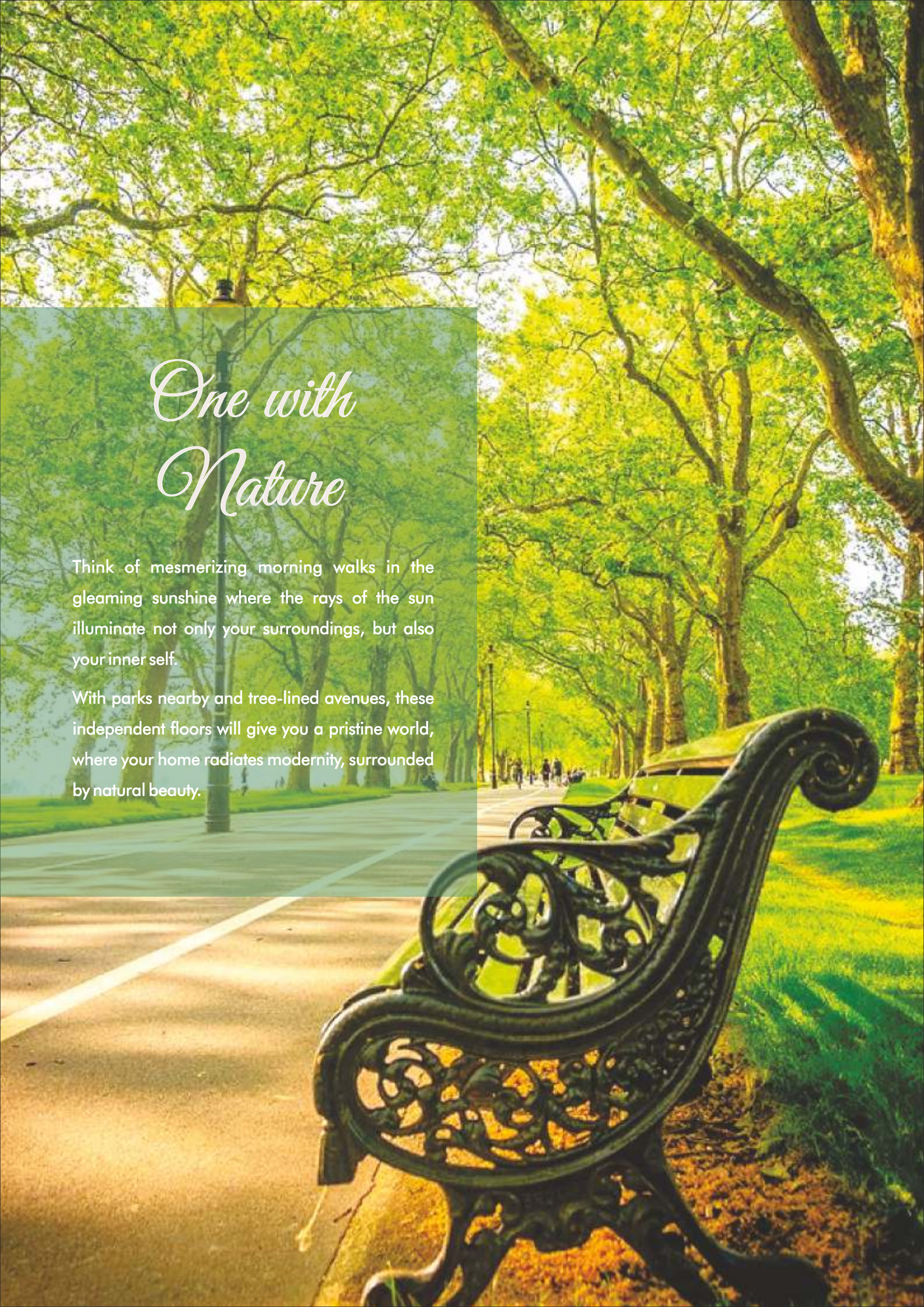
REGAL RESIDENCY  
NEW CHANDIGARH

3 BEDROOM INDEPENDENT FLOOR WITH S.ROOM  
PLOT SIZE-250 SQ. YARDS



(TYPICAL FLOOR PLAN)



A composite image of a park. The left side shows a path lined with trees and a lamppost. The right side shows a close-up of a park bench with a path and trees in the background. The text is overlaid on the left side.

# *One with Nature*

Think of mesmerizing morning walks in the gleaming sunshine where the rays of the sun illuminate not only your surroundings, but also your inner self.

With parks nearby and tree-lined avenues, these independent floors will give you a pristine world, where your home radiates modernity, surrounded by natural beauty.







## 3 BHK Specifications : Materials, Finishes & Brands

| Parameter               | Material                                 | Specifications                | Brand/Name                 |
|-------------------------|------------------------------------------|-------------------------------|----------------------------|
| <b>Ceiling</b>          |                                          |                               |                            |
| Drawing Room            | POP                                      | With concealed Lighting       |                            |
| Bedrooms                | POP                                      | With concealed Lighting       |                            |
| Living Room/s           | POP                                      | With concealed Lighting       |                            |
| Kitchen Area            | POP                                      | With concealed Lighting       |                            |
| Dressing Area           | POP                                      | With concealed Lighting       |                            |
| <b>Flooring</b>         |                                          |                               |                            |
|                         | High quality Italian finished tiles      | Vitrified                     |                            |
| Master Bedroom          | High quality Italian finished tiles      | Vitrified                     |                            |
| Bedroom 1               | High quality Italian finished tiles      | Vitrified                     |                            |
| Bedroom 2               | High quality Italian finished tiles      | Vitrified                     |                            |
| Bedroom 3               | High quality Italian finished tiles      | Vitrified                     |                            |
| Bedroom 4               | High quality Italian finished tiles      | Vitrified                     |                            |
| Drawing Room            | High quality Italian finished tiles      | Vitrified                     |                            |
| Living Room/s           | High quality Italian finished tiles      | Vitrified                     |                            |
| Kitchen Area            | High quality Italian finished tiles      | Vitrified                     |                            |
| Bathrooms               | Vitrified Tiles                          | High Quality                  |                            |
| <b>Bathrooms</b>        |                                          |                               |                            |
|                         | Fittings                                 | CP Fittings                   | Jaguar or equivalent       |
| Bathrooms               | Shower Enclosure                         | Toughened Glass               |                            |
| Bathrooms               | Shower                                   |                               | Jaguar or equivalent       |
| Bathrooms               | Sanitary Ware                            | WC, WB                        | Jaguar or equivalent       |
| <b>Staircase</b>        |                                          |                               |                            |
|                         | Granite Finish                           |                               |                            |
| Doors                   | Flush Shutters                           |                               |                            |
| Window                  | UPVC                                     | UPVC Fitted with Mesh Sliders | Branded                    |
| <b>Kitchen</b>          |                                          |                               |                            |
|                         | Customized with Microwave, Oven, Chimney | High Quality Modular Kitchen  | Branded Oven, Chimney, Hob |
| <b>Elevator</b>         |                                          |                               |                            |
|                         | OTIS or Equivalent                       | 5-6 Passenger                 |                            |
| <b>Air Conditioning</b> |                                          |                               |                            |
|                         | Split Type                               | 1.5 Ton, 3.5 Star Rating      | Branded                    |
|                         | Air Conditioners - 3 Nos                 |                               |                            |

This is only a conceptual presentation of the project & not a legal offering. All specifications mentioned and images shown are indicative and are not part of the offering and may vary from the actual development - They are subject to change as decided by the developer or by any competent authority in the best interests of the development. Soft furnishing, furniture and gadgets are not part of the offering.

1 sq. metre = 1.196 sq. yard & 1 sq. metre = 10.76 sq. feet.





MANOHAR INFRASTRUCTURE  
& CONSTRUCTIONS PVT. LTD.

Manohar Complex, SCO 139-141,  
Sector 17-C, 1st Floor, Chandigarh.

[www.regalcrest.co.in](http://www.regalcrest.co.in)

RERA REGISTERED :  
PBRERA-SAS80-PR0092