



Developers:
VRAJ LIFESPACE

Site: **Regalia 18**, Opp. Shanti Niketan Bungalows, Behind Priya
Cinema, 30 Meter Canal Road, Bhayli TP: 24-B, Vadodara.

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www.regalia18.com

RERA website: www.gujrera.gujarat.gov.in
RERA No: PR/GJ/VADODARA/VADODARA/Others/RAA11847/250523

UNVEILING ROYALTY
FOR A SELECT FEW

18
REGALIA

5B3HK SIGNATURE VILLAS



WHAT'S COMMON BETWEEN JULIUS CAESAR AND YOU?

A ROMAN HOME.



You've built an empire and now it's time you own an abode befitting an emperor; rare and regal. What better than Rome, the eternal city, to inspire your majesty's residence?

Rome isn't just a city, it's a way of life, a symbol of eternal royalty and an epitome of luxury. It wears its history on its sleeve, reminding us of the beauty and power of the yore.

Welcome to Regalia 18, where we have re-imagined Caesar's palace to create 18 Limited Edition Triplex Villas. Palatial in every way, our Roman-inspired homes feature exquisite details and finishes, from ornate columns and arches to richly textured walls and gorgeous flooring.



Roman architecture has been an inspiration for architects all over the world, including us. And so, when we decided to model Regalia 18 around it, it was a matter of both great privilege and responsibility. Our aim was to marry royal Roman aesthetics and minimal modern luxury to create a residential masterpiece that is spectacular; down to every detail. We take immense pride in it and we know you will too.

As always it give me great happiness to work with Vraj Group, the developers of this project. They are an enthusiastic and young team of technocrats who are indeed one of the finest and most promising real estate developers in Vadodara.



DESIGN STUDIO
architects & interiors
Ar. RUCHIR SHETH



ROME RECREATED

JUST 18 SUPER-PREMIUM
5B3HK VILLAS

*

THREE DOUBLE-HEIGHT
SPACES IN EVERY VILLA –
FIRST TIME IN VADODARA

*

ELITE GATED & SECURED COMMUNITY

*

EXPANSIVE PLOT SIZES

*

4 SIDE OPEN

*

ALLOTTED 2 CAR PARKING

*

12 FEET CEILING HEIGHT

*

THOUGHTFULLY DESIGNED
AMENITIES

{ ALL ROADS LEAD TO YOUR
ROME LOOKALIKE KINGDOM }



*Don't be surprised if you feel like a King every time you return home at **Regalia 18**. Time travel to an era of royalty as you step inside your Rome look-alike campus, finished with pillars, columns, arches and rich stone finishes.*

The limited access entryway guards your private world from unwanted visitors and ensures security. The picturesque campus holds expansive driveways and landscaped common spaces that lead to your spectacular villas.







{ WHEN IN 'HOME' DO
AS THE ROMANS DO }

At Regalia 18 we have used ancient Roman architectural elements to create majestic villas with a modern lifestyle. In ancient Rome, the atrium was the central courtyard of a home where family members would gather to socialize and conduct day-to-day affairs.

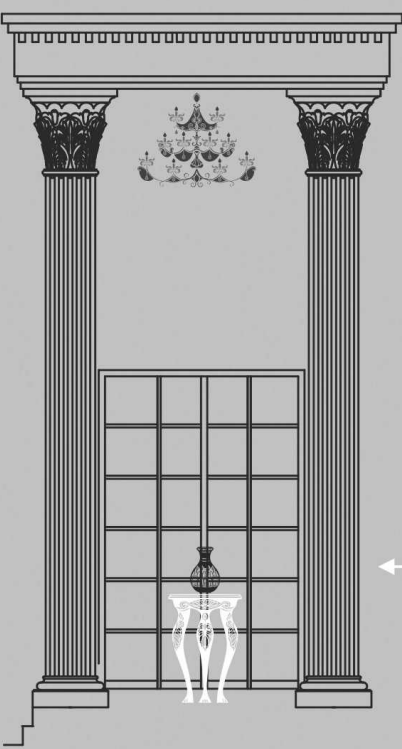
We have revived this concept in
your stately villas through

3 DOUBLE HEIGHT
LIVING SPACES

that exude grandeur and openness.

Large enough to accommodate all your whims and fancies, these sprawling homes will definitely make your family 'look up' to you.

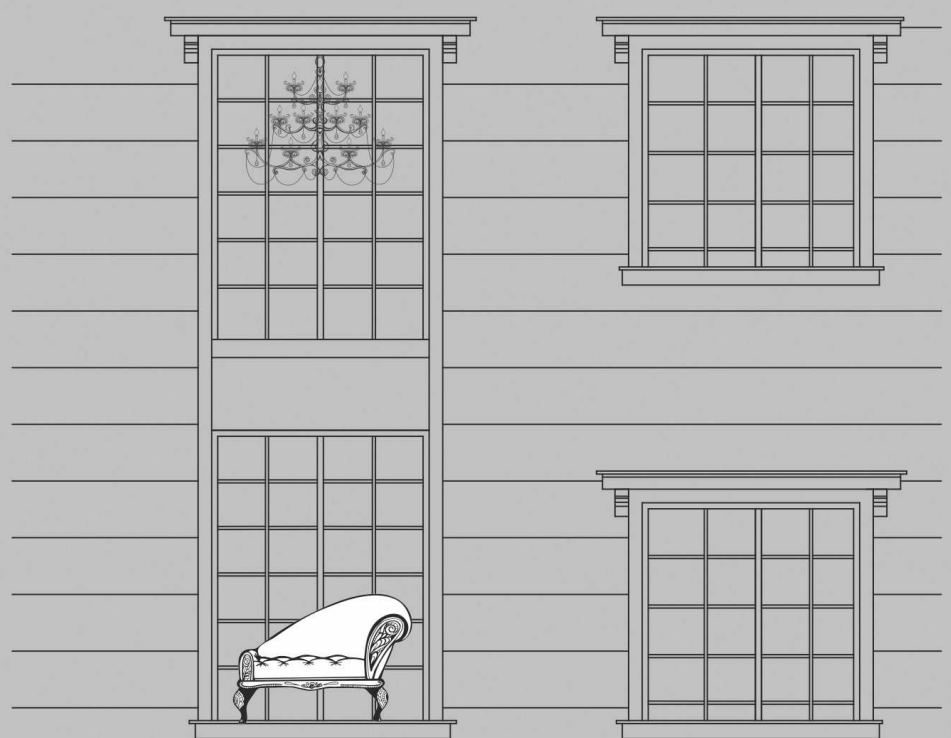
Ground Level



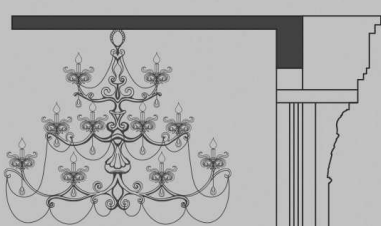
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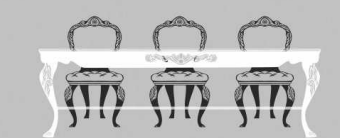
First Floor Level



3



2



Ground Level

WHAT'S BETTER THAN A ROMAN HOLIDAY?

A ROMANESQUE
RETREAT RIGHT AT HOME.



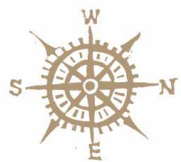
With an minimum plot size of 2558 sq feet, your villas at **Regalia 18** are truly larger than life. Designed to offer unmatched contemporary luxury with classical charm, these Roman-style residences are all that you need to live like a king.

Nestled in a peaceful, premium location, this gated community will offer you a serene yet royal retreat from the hustle and bustle of city life. Whether you're looking to relax in your own private oasis or socialize within the community, you'll have an extraordinary experience at **Regalia 18**.



Area in sq.ft.

*At **Regalia 18**, the campus layout is strategically designed to prioritize privacy, serenity and seamless access to the functional spaces from each home. A perfect balance of royal aesthetics and luxury.*

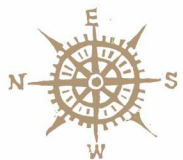


Ground Floor Plan

First Floor Plan

Second Floor Plan





Ground Floor Plan

First Floor Plan

Second Floor Plan





{ EXPERIENCE LA DOLCE
VITA. EVERYDAY. }

*When your villas are fit for an emperor how can your leisure be any different?
Pamper yourself and your family to lavish leisure at our extravagant clubhouse.*

ROMAN REVELRY, CURATED FOR YOU

Games fit for the Colosseum? Larger than life celebrations? Gym for a physique to match Roman monarchs? We've got you covered with our hand-picked leisure amenities that offer grand recreation right outside your grand villas.



Swimming Pool
with Deck



Gymnasium



Multipurpose
Hall



Reception/
Waiting



Indoor Games



Pool Table



Table Tennis
Zone



Toddlers Room



Yoga



Party Lawn /
Open Garden



Male / Female
Changing Room

VALUE ADDITIONS



Security cabin



Power backup for common areas



CCTV camera surveillance in
club house & common area



Aesthetically pleasing
in-campus lighting



Video door phone



Solar system for common areas



Wi-fi system for common areas



Rain water harvesting

CLUBHOUSE GROUND FLOOR



CLUBHOUSE FIRST FLOOR





A DIP IN THE TIBER,
WHENEVER YOU FEEL LIKE!

*Make a splash and dive into Roman lifestyle at our stunning pool
designed to help you relax and rejuvenate.*

SPECIFICATIONS



STRUCTURE:

- Earthquake Resistant RCC Frame Structure
- High quality Brick masonry with Mala Plaster as per Structure Engineer's Design



WALL FINISH:

- **Exterior:** Double Coat Plaster with Ultima Paint (As Per Elevation Design)
- **Interior:** Mala Plaster, Wall Putty Finish with Primer



PLUMBING:

- Concealed plumbing work with PVC pipes for water supply & drainage
- Overhead & Underground water tank
- Individual Water Borewell



FLOORING:

- Vitrified Italian Finish Tiles



DOOR:

- **Main Door:** Wooden Door Frame, Designer Veneer 8ft height Polish Door
- **Internal Door:** Artificial Stone Frame 8ft Height, Flush Door without Laminate



WINDOW:

- Premium Aluminium Windows with Mosquito Net
- Window Frame: Artificial Stone



KITCHEN:

- Artificial Stone with Sandwich Platform
- Wash area with ceramic wall tiles
- Quartz / Poly Carbonate kitchen sink



BATHROOMS:

- Designer ceramic tiles with branded CP fittings



ELECTRICAL:

- Universal Socket
- Three phase Connection
- Branded modular switches as per ISI quality.
- Concealed copper wiring with sufficient electrical points as per architect's drawings



INFRASTRUCTURE:

- Internal RCC Trimix Finish Road with Paver Block
- Underground Electrical Connection for Main Line



TERRACE:

China Mosaic Finish with Water Proofing Treatment



ANTI-TERMITE:

Concealed Treatment on Ground Floor

TOP BRANDS, EVEN CAESAR WOULD APPROVE!

Nothing but the best has gone into making your magnificent villas at Regalia 18.

Be it fittings and fixtures or textures and finishes, everything is imperial to the minutest detail.

BATHROOMS

TOTO

GROHE

■ GEBERIT

PAINTS

ap
asianpaints

Since 1782
Berger
Paint Your Imagination

Birla
White

ELECTRICALS

Schneider
Electric

RR
KABEL

PLUMBING

FinOlex
PIPES

ashirvad

GENERATOR

Kinlokar

sudhir
Powering the Nation

SECURITY

WBOX
TECHNOLOGIES

TOSTEM
Japanese Window By Pitamberdas

Godrej

EUROPA[®]
ANTI-THEFT ENGINEERING

Disclaimer: The developers reserve the right to change / alter the brands specified above, subject to its availability to an equivalent and competitive product.





ABOUT US:

Backed by rich experience over 20 years in civil construction, VRAJ Group forayed into the real estate industry with residential projects crafted to suit elite customers.

Pursuing the philosophy of ethics and quality, VRAJ Group has a track record of sustained growth, innovation and customer satisfaction. We believe to connect personally with each customer and foster an environment of respect and trust.

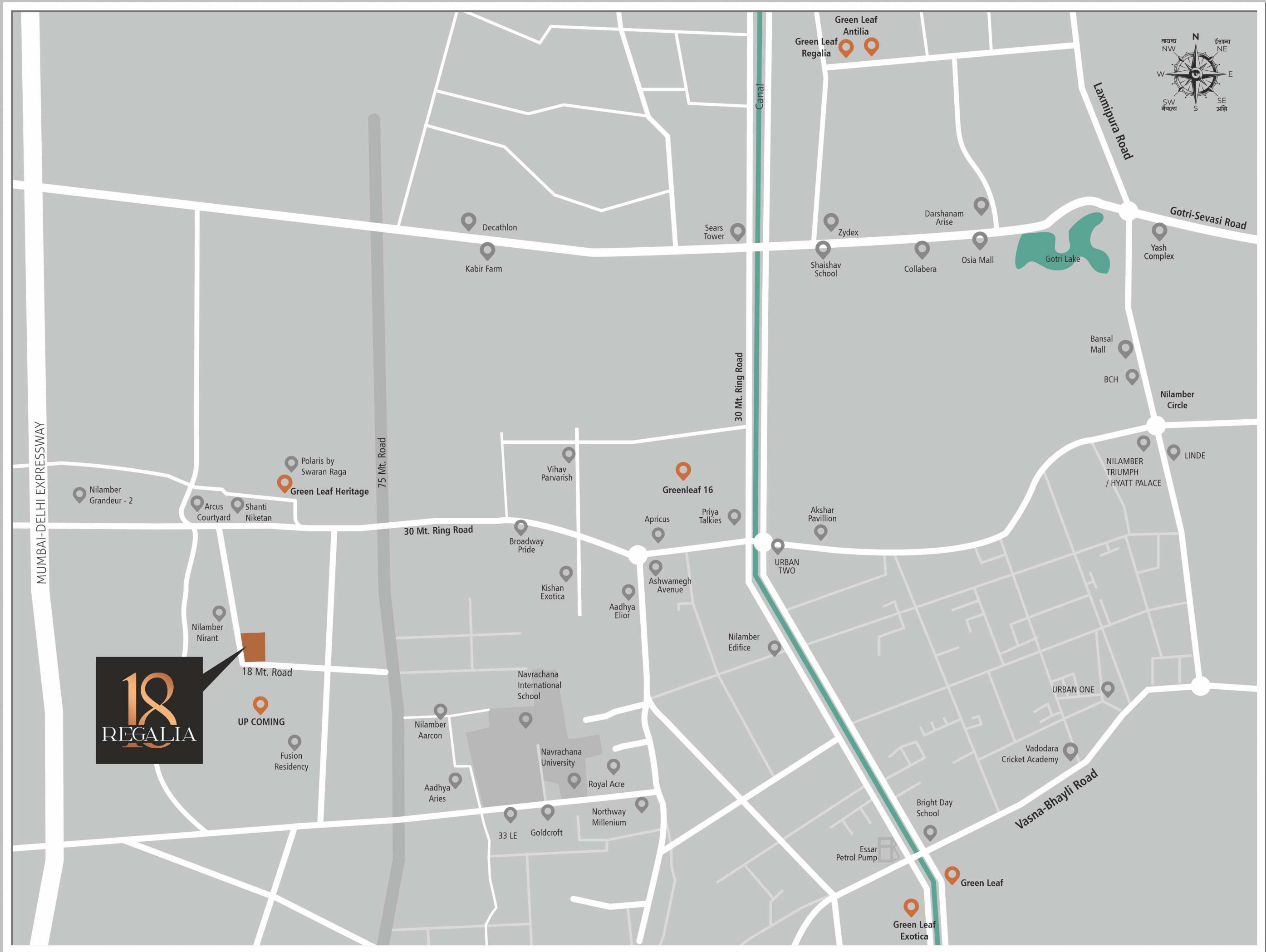
We have carefully crafted and perfected all of our construction processes, guided by our commitment to our clients success and drive to continuously leverage the best practices, equipment, and technology available.

Our Motto:

*Maintaining High Construction Standards,
Quality Finish, Customer Satisfaction and
Delivering Value for Customer Delight.*

Our Footprints:





THE GLORY OF ROME IN THE HEART OF VADODARA

Regalia 18 is located at Bhayli, away from the hustle and bustle of the city, yet is very close to all urban utilities. A premium neighbourhood, it boasts of the best of infrastructure, access to modern conveniences, smooth connectivity and proximity to nature.

It is in very close proximity to the upcoming 75 meter Ring Road providing great connectivity, besides being near to the Mumbai-Delhi Corridor.

After all, royalty deserves to have everything, all at once.

Payment Structure

At the time of Booking -10%

Upon Registration of Agreement to Sale - 20%

Completion of Plinth -15%

On Completion of Slabs - 25%

On Completion of Walls, Internal Plaster, Flooring Doors and Windows- 05%

On completion of Water Supply and Plumbing Work- 05%

External Plumbing External Plaster, Elevation, Terrace, etc. - 05%

On Completion of electrification Work - 10%

On sale deed or Before Possession - 05%

Architect : Ruchir Sheth



Structural Consultant:



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