

A close-up photograph of a red and gold patterned curtain. The curtain features a repeating floral or damask-like pattern in gold on a red background. A thick, braided red cord is tied around the curtain, and a large, decorative red tassel hangs from it. The background is a soft, out-of-focus light blue and white, suggesting a window or a bright interior space.

AR

AR **Regalia**  
Congratulations  
You've arrived!

ARRegalia - this exclusive  
address is now yours



# Upgrade to exclusivity

Your address tells your story. More compellingly and more convincing than anything else. Just another important reason why you and your family deserve the finest when it comes to your home.

The AR Regalia underlines your success story. Set in a picturesque nook, in the very heart of the city, the AR Regalia will be a symbol of excellence and elegant living. The best is what you deserve, the best is what is now within reach. Go for it.

◀ This visual is a creative representation and not indicative of the actual space

AR **Regalia**





Driveway



Landscape between blocks

#### Structure

- Framed structure with brick/AAC Block panel walls
- Anti-termite soil treatment

#### General

- 5 passenger Lift or equivalent
- Staircase
- Provision for cable TV and Internet connectivity
- Plumbing and electrical arrangement for washing machines & Dishwasher
- Space for wardrobe and loft

#### Floors

- Living & Dining : Composite Marble Tiles
- Bed Rooms & Other Areas : Vitrified Tiles
- Toilets : Anti skid/matt finish ceramic tiles flooring
- Glazed tile dado up to ceiling height

#### Doors and Windows

- Main door: Solid Wood Engineered Door Polished on both sides, with Architrave
- Bed Room Doors & Other Doors: Flush doors Enamel Painted on both sides
- Windows: Branded UPVC windows with MS grills, enamel painted or polished
- Locks & fittings: Godrej or similar lock for All doors
- Viewing Lens & Safety Chain for Main Door
- C.P. / Anodized fittings

#### Kitchen

- Black polished granite platform
- Ceramic Tile up to 2 feet above counter
- Quartz or Stainless Steel Sink of branded co.
- Provision for exhaust fan or Chimney
- Power point for mixer, microwave, fridge & water purifier

#### Toilets

- Branded Wall hung EWCs or equivalent
- Jaguar / High-End Parryware or similar C.P. fittings
- Exhaust fan provision



Car Park



Portico Lobby

**Electrical**

- Three-phase supply with independent meters
- Concealed wiring with PVC conduit pipes
- Modular switches of Branded ISI standard company

**Generator**

- Common backup Generator shall be provided to common areas lighting & lift
- Generator power backup for minimum lighting and fan for Living & bed rooms

**Painting**

- **Interior:** Two coats of putty finish and two coats of emulsion Paint of Branded co.
- **Ceiling:** Two coats of putty finish and two coats of emulsion paints of Branded co.
- **Exterior:** Aces or equivalent exterior emulsion paint

**Common areas**

- All Common areas shall be suitably landscaped
- Masonry compound wall as per Landscape architect design
- MS grill gates as per Architect's plan
- Staircase handrail as per Architect's plan

**Water Supply**

- RCC Sump with motor to store and pump potable water
- Bore well
- Overhead tank to distribute water to kitchen & bathrooms
- Overhead bore well tank for other use

**Car parking**

- Covered Car-parking in stilt floor

**Proposed facilities**

- Modern Gymnasium
- Digital Entertainment Theatre
- Club House

Note: Furnitures & fittings are not part of offering



▲  
Architectural rendering:  
Suggestive concept for open kitchen



Terrace

▲  
Terrace

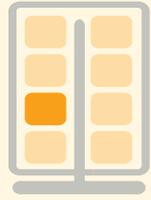


# absolutely the finest

Attention to detail is the hallmark of all AR projects, and the AR Regalia is no different. Sound engineering and long years of building prowess is evident in various facets of the complex. Paramount importance has been given to the tech specifications that are at the heart of building homes that will provide comfortable living and peace of mind to its residents, today and well into the future.

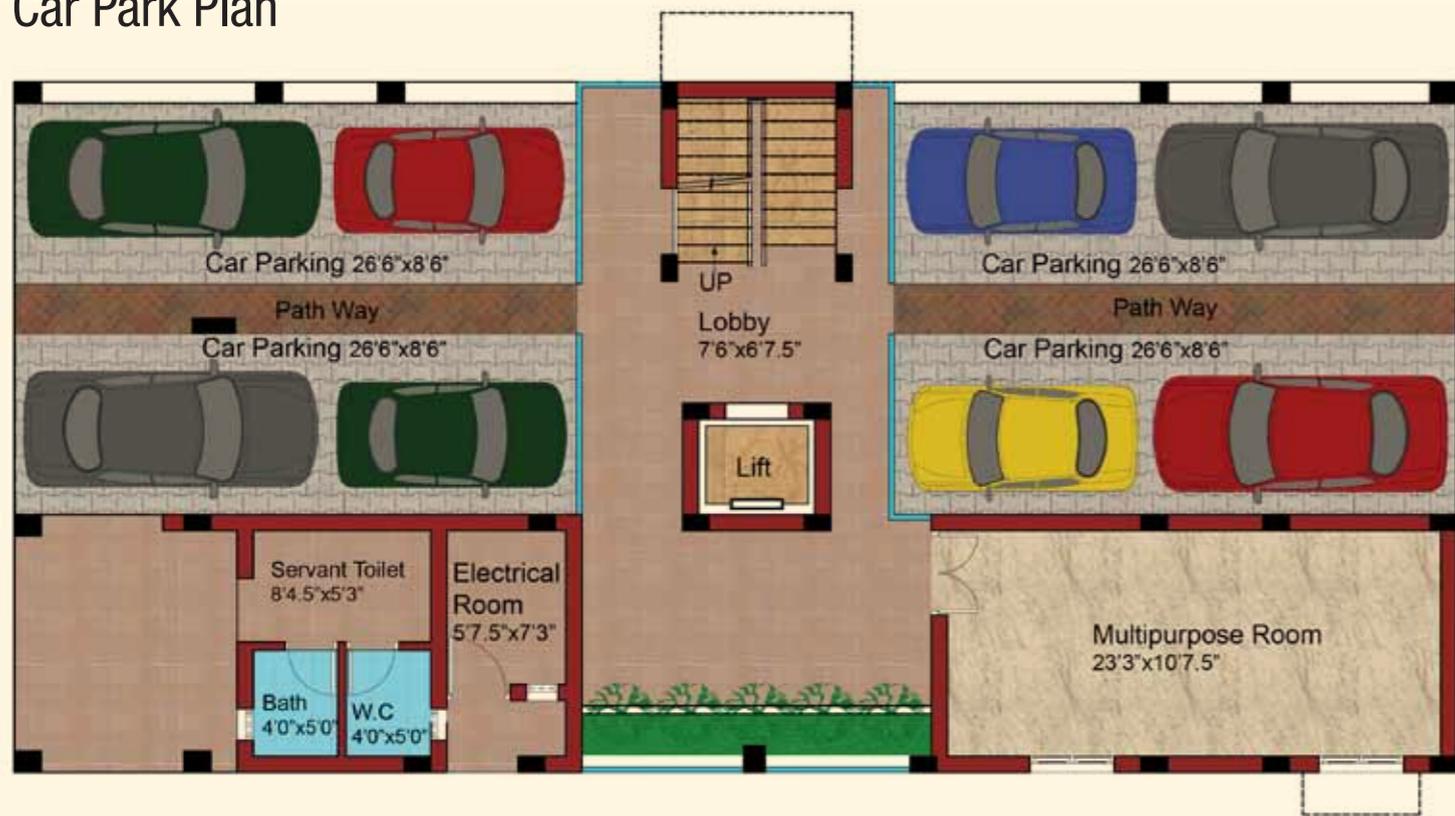
The AR Regalia is excellence that has been built to last, and no effort has been spared to future-proof your investment. The entire structure is framed, the soil has been treated to make it safe from termites. Metro Water, power back-up, ample car parking, 24x7 security, and a mean that you enjoy all of the benefits of perfect home.

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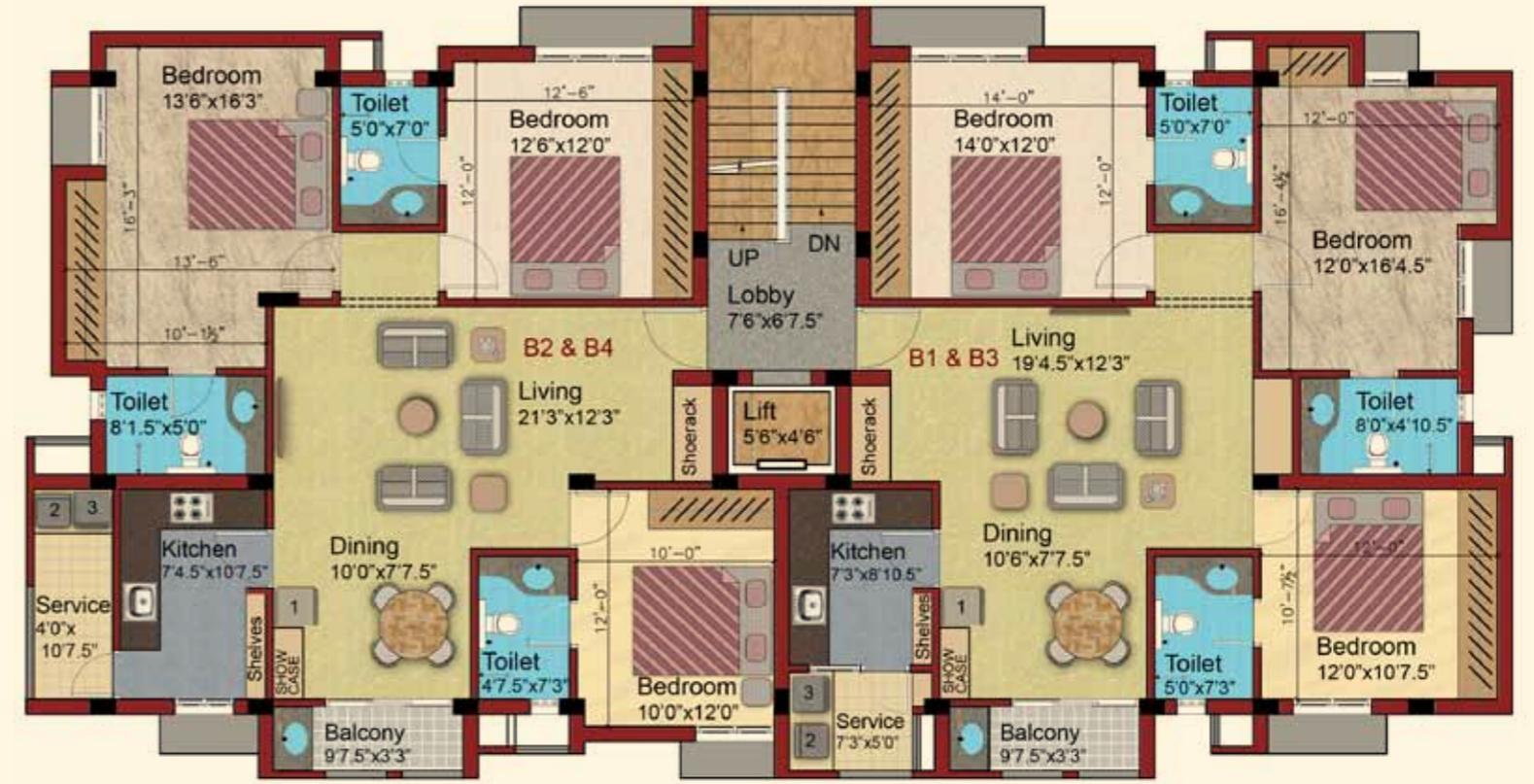


Key Plan  
**Plot - 2**

Car Park Plan

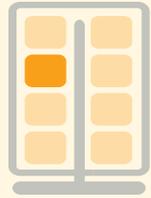


First & Second floor plan



- 1 - Refrigerator
- 2 - Washing Machine
- 3 - Dish Washer





Key Plan  
**Plot - 3**

### Car Park Plan

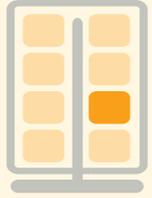


### First & Second floor plan



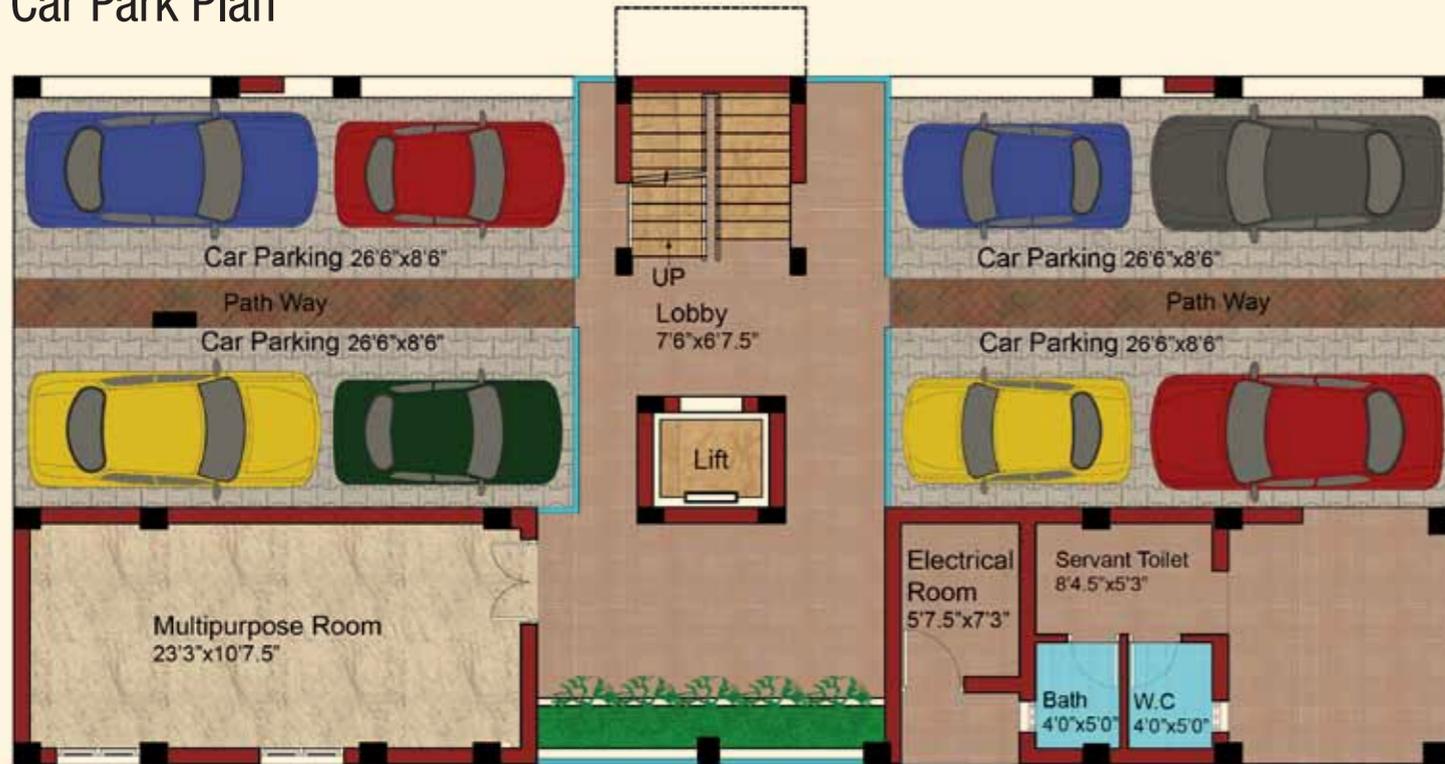
- 1 - Refrigerator
- 2 - Washing Machine
- 3 - Dish Washer





Key Plan  
**Plot - 7**

### Car Park Plan



### First & Second floor plan



- 1 - Refrigerator
- 2 - Washing Machine
- 3 - Dish Washer





SITE PLAN

« General Patters Road »



Completed Project:  
**Renaissance**  
 Velacherry

# a statement of trust

AR Estates and Investments has been exposed to the business of construction and promotion of commercial and residential spaces since 1995. The company's trustworthy reputation is a result of its ground level expertise and immense experience in managing large projects.

AR Estates and Investments has very strong credentials in residential projects. The group's forte in this field has been aptly demonstrated by the immensely successful gated communities:

**The Renaissance**, at Velachery.

The project was over 60,000 sq. feet of 26 luxury duplex homes, and was completed right on schedule.

**AR Halcyon**, at Annai Indira Nagar, Velachery.

A 35,000 sq. feet 18 deluxe apartments, is a show piece property in the group's portfolio.

**AR Samriddhi**, at Thuraipakkam.

A 1,30,000 sq. ft., encompassing 81 premium apartments with indoor swimming pool and gym boasts great construction quality and amazing value for money.

## Completed projects:



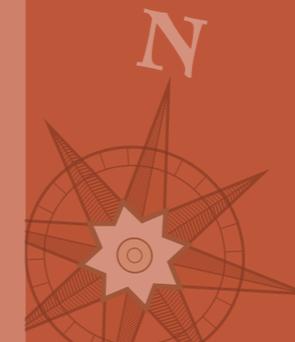
Renaissance, Velachery



AR Halcyon  
Annai Indra Nagar, Velachery



AR Samriddhi, Thoraipakkam



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Promoters & Builders



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Architect

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