



Now Conquer the Peak...



Corporate Address

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

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Site Address

Regency Willows, Survey No 61, Plot No: 28,
Green Valley, Tungarli, Lonavala
Vikrant Ramatarya : 93202 22255

Credentials

Architect: Kanhaiya Associates Architects • Design Architect: GA Design, Mumbai. www.gadesign.in


RCC Consultant: Agharkar Consulting Engineers Pvt Ltd • Landscape Design: New Arch Designs

• Legal Advisor: Chetan M Pandya • Vaastu Consultant: Dr. Arun Kumar Boppana

• Electrical Consultant: Vishwa Engineering Services • Plumbing Consultant: Sheetal Environ (India) Pvt. Ltd.

Disclaimer : Note: All the plans, drawings, amenities, facilities, etc. are subject to the approval of the respective authorities and would be changed if necessary. The discretion remains with the Regency Group. All renderings and maps are artist's conception and not actual depiction of the buildings, walls, driveways or landscaping and Regency Group reserves the right to make changes at any time, without notice or obligation, to the information contained in this brochure. All the figures are approximate.



A misty forest path with a wooden fence and a green overlay on the left. The path is dirt and leads into a dense forest of tall evergreen trees. A wooden fence runs along the left side of the path. The scene is misty and atmospheric. On the left side, there is a large, semi-transparent green overlay with a white silhouette of a plant. In the top right corner, there is a white silhouette of a leaf or branch.

walk in a wooded path
song of the birds

gurgling of streams Breeze rustling leaves
the silence of the mind

Exultation and bliss **you deserve it**
for rising above far above the mundane

to the summit of happiness where you belong



now conquer the Peak

You have been there. Done that. Making a success of your chosen passions. By milking your knowledge nectar. To emit a laser of goodness, around you. Now is the time to savour your success. To cherish life. From a vantage point. Of your precious Villa. On top of the peak.



REGENCY group
presents

ELITE VILLAS

There is no limit to how happy you can be. In your exquisite Villa, up in the hills of enchanting Lonavala. The quiet and green hill station aptly called the jewel of Sahyadri. An exclusive enclave of 23 Villas with three design variations, while gently merging in the den of nature, are also close to the conveniences of modern life, including a 5-star hotel. Within your enclave you can enjoy high-end facilities and amenities, an international clubhouse among it. As you look down from the terrace of your Villa through silvery mist at milky waterfalls amidst verdant greenery, you will realize that sky is not the limit of happiness, at your very own Villa at Willows.



LONAVALA

A PIECE OF HEAVEN ON EARTH



A Quaint Town

Lonavala provides one of India's most breathtaking backdrops for outdoor adventure. You can cycle, trek or drive to a plethora of heritage sites and spectacular scenic spots, a short distance away from Willows Villas. The ancient Karla and Bhaja Cave Temples, Shivaji's forts, dams and waterfalls, lakes and rivers, the various viewing points in Lonavala and Khandala that offer a birds eye-view of tiny dry grass thatched hamlets, deep down in the green valley, will enthrall you. For all you know, you might discover a spellbinding secret spot that appeals to your senses. You could very well name the spot after yourself.

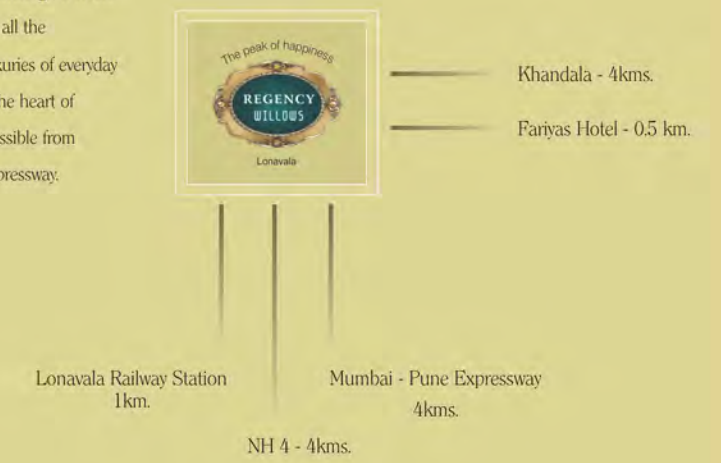


Location plan



Central Location

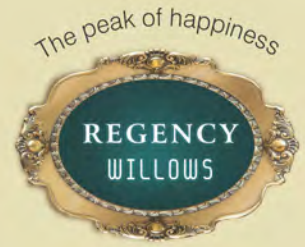
Although Willows Villas is situated at a secluded location amidst tranquil surroundings, it is still close to the main market and all the conveniences, comfort and luxuries of everyday life. Ideally located almost in the heart of Lonavala project is easily accessible from Mumbai and Pune via the Expressway.



GLORIOUSLY

EFFICIENT LAYOUT

Layout plan



Lonavala





Efficient Infra

If the layout it is to be described in one word, it would be 'efficient'. Efficiency combined with aesthetics. Wide open space between Villas which discreetly merge into nature, smooth roads, paved footpaths with tree-lined avenues and fountains are the hallmarks that keep the efficient and functional layout, spic and span.





HOMES...

PEACE OF MIND...



Platinum villa

Designed in contemporary style, the Platinum Villa comprises of a basement plus ground floor plus first floor with a terrace.



PLATINUM VILLA

Rear view

Your Villa at Willows offers you a kaleidoscopic view of all things bright and beautiful. Each and every nook and corner of your Villa offers an ever changing panoramic view of the beauty of nature. For a change, if you wander to the back of your Villa, the view of the serene swimming pool against the green background is a sight to cool your eyes.



Basement plan

Besides a swimming pool and a gym, space for home theatre and indoor games, the basement also accommodates a store room, driver room and servant room with toilets.



Ground floor plan

A couple of bedrooms, kitchen, living room, dining room, a porch on one side and balconies on the other, the lavishly designed ground floor is complete in all aspects.



First floor plan

Besides two bedrooms, kitchen, family room cum bar, the first floor offers you balconies on one side and a terrace on the other, for that grand view of the outdoors.

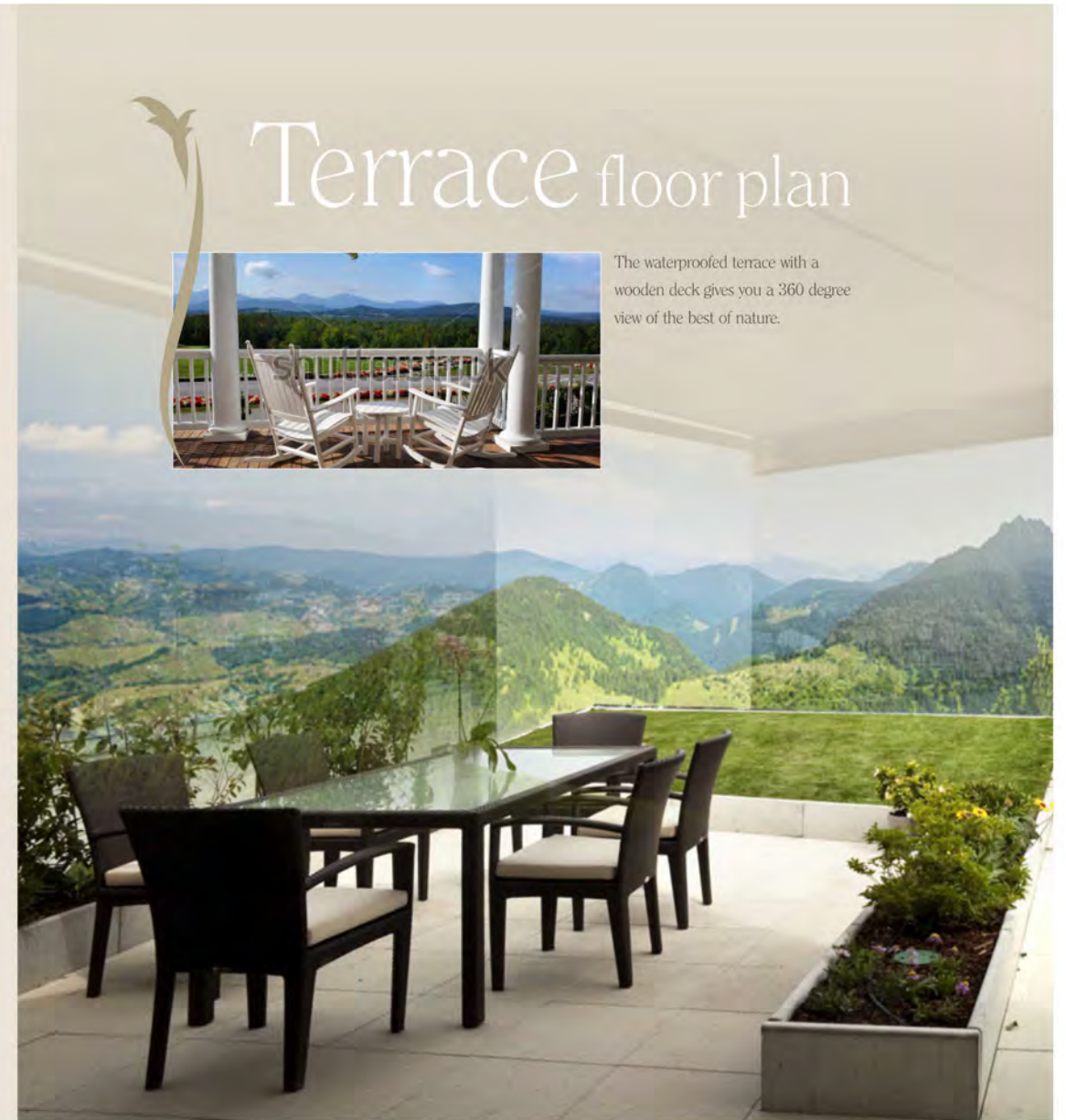




Terrace floor plan



The waterproofed terrace with a wooden deck gives you a 360 degree view of the best of nature.

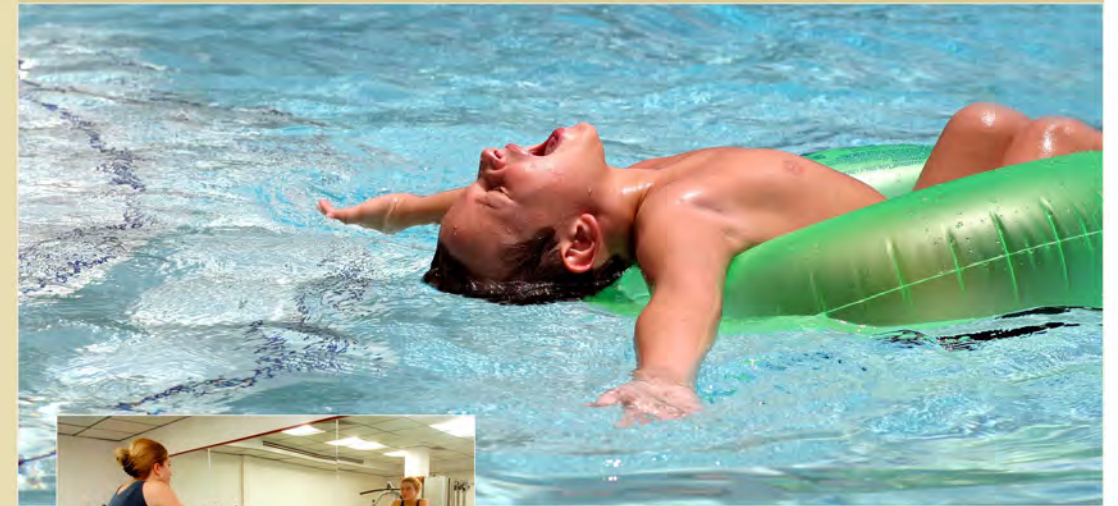




Titanium villa

Beginning from the eye-catching and inviting facade, the basement plus ground floor plus first floor with terrace combine together to create an image of sophisticated elegance.

Basement plan



A swimming pool and a gym to keep your fit, a theatre and indoor game parlour to keep you entertained, the basement also accommodates a store room, driver room and servant room with toilets.





Ground floor plan

The ground floor compactly yet spaciouly accommodates bedroom, kitchen, living room, dining room and a servant room.





First floor plan

The family room separates the master bedroom which opens out to a balcony and terrace. Two other bedrooms also open out to balconies bringing the fresh outdoors inside.





Terrace floorplan



A beautiful courtyard in the middle of the terrace is the highlight of the Titanium Villa. A deck area allows you to gaze at the stars in the night sky while enjoying cool fresh air.





Millenium villa

Ultra-modern in its look, the Millenium Villa comprises of a ground floor plus first floor with a terrace.



Ground floor plan

The spacious lobby leads on to the living room, adjoining the dining room and kitchen with an unobtrusive space for a servant room.





First floorplan

A master bedroom with a master bathroom, two other bedrooms, a family room and balconies on either side, the first floor of Millenium Villa is perfection personified.





Terrace floor plan

The vast terrace with skylights and a terrace deck offers another option to relax and unwind.





Splendid Internal amenities

Every single square inch of the internal specifications has been built with an eye for details. Nothing but the best in the world in quality, beauty and durability.

FLOORING

Italian composite artificial flooring in Living room, bedrooms, Kitchen, Passage, and Family room
 Designer tiles in all bedrooms
 Italian marble flooring in bedroom of ground floor
 Wooden textured Flooring in 2 bedrooms

SURFACE FINISHES

POP / Gypsum wall finish
 Luster paint in an entire flat
 Textured with 100% acrylic paints
 External walls texture and paint protected with durashield waterborne finish

DOOR

Good quality wooden frame with melamine polish
 Designer doors with decorative fittings and veneer finish with melamine polish

WINDOWS

Color Anodized powder coated aluminum sliding windows with tinted / clear glass
 Window frames of Italian marble

KITCHEN

Kitchen platform with Drain board, S. S. sink and service platform
 Water purifier
 Modular kitchen

BATHROOM

Designer tile Dado till 10'
 Concealed fitting with Artize/ equivalent fittings
 Duravit/ Artize sanitary ware with wall mounted water closet and concealed flush valve
 Wash basin with Italian marble counter in all bathrooms
 Tube light and mirror in all bathrooms and toilets
 Glass partition in master bedroom toilet
 Exhaust fans in all bathrooms and toilets
 Bathrooms are fitted with imported tiles
 Bathtubs with Jacuzzi and shower fixtures
 False ceiling for all the bathrooms

ELECTRIFICATION

A/C in all bedrooms
 Concealed copper wiring with circuit breakers
 Generator for each bungalow
 Telephone and cable TV points in living room and bedrooms
 Internet provision for each bungalow

GENERAL FEATURES

Toughen, UV protective performance glass for staircase façade
 Glass railing for all decks
 Earthquake resistant RCC structure
 Skylight features in all the bungalows
 Private indoor swimming pool in bungalow - Platinum & Titanium Villas
 Private gardens in all the bungalows
 Balconies false ceiling of shera wood
 Individual entrance gate to each bungalow
 Boundaries defining each bungalow separately
 Wooden flooring below pergolas on terrace
 Tiling for entire terrace with flower pots at the periphery
 Gymnasium and Home theater in luxury villas



LIFESTYLE

A CLASS APART



Clubhouse amenities

- Swimming Pool
- Kids Pool
- Jacuzzi
- Steam Room for Ladies & Gents
- Community Hall
- Cafeteria
- Gymnasium
- Jogging track along the periphery of club
- Indoor Games (Carom, Pool table, chess, table tennis)
- Basketball Court
- Kids Play Area
- Party Lawn
- Landscaped Garden
- Roof Top Garden







REGENCY
GROUP



REGENCY group

Regency Group, an ISO 9001: 2000 Certified Quality Management Company, is renowned for its large scale residential projects, executed with precise planning and detailed craftsmanship. The distinct look and unique personality of the exteriors and interiors of the Regency Group's creations in the northern suburbs of Mumbai imparts them with the class and splendor of South Mumbai. With on-time delivery and superior quality, its biggest assets are thousands of happy homeowners. With Willows Villas, the Regency Group takes a quantum leap in its reputation for creative excellence.

Everything about it is ROYAL...



Kharghar



A new beginning of life



Dombivli (East)



Luxury surrounded by nature



Dhanori, Pune



Where life soars



Thane (West)



A Gallery of... Completed Projects

Regency Group is recognized for its all-inclusive excellence and incomparable levels of architectural designs in all its creations. While we are proud of the 'ISO 9001: 2000 Certification by NQAQSR' that bestows on us the stamp of quality, our pride knows no bounds, when we see the smiling faces of our customers.

REGENCY
COSMOS
Baner Road





REGENCY
CLASSIC
Baner Road



A Pre-view of... Ongoing Projects...

Regency Group takes a quantum leap in excellence with its eclectic mix of new projects taking shape at various locations, offering customers the choice to change their life the way they desire and dream. On-time delivery is another virtue that distinguishes Regency Group's commitment towards its valued customers.



Upcoming Projects at • Pune • Khopoli • Panvel • Dombivali • Ulhasnagar
20 million sq. ft. under planning approximately.

Sign off

Every story has an end...
and every end has a new beginning...
Our story ends...
And yours begins...
On an inspiring set called...
'Regency Willows'...
In the middle of a paradise called 'Lonavala'...
Where you are the...
Writer, Director, Composer...
The protagonist and the hero too...
Creating a new chapter in your life...
Where your every wish is a command...
At the peak of happiness...

