



Developers:  
**VRAJ LIFESPACE**

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

Email: [vraj.lifespace@gmail.com](mailto:vraj.lifespace@gmail.com) Mo: 98250 00954  
[www.regalia18.com](http://www.regalia18.com)



RERA website: [www.gujrera.gujarat.gov.in](http://www.gujrera.gujarat.gov.in)  
RERA No: PR/GJ/VADODARA/VADODARA/Others/RAA11847/250523

UNVEILING ROYALTY  
FOR A SELECT FEW

18  
REGALIA

5B3HK LUXURY 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 luxurious 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.*

DESIGN STUDIO  
architects & interiors  
Ar. RUCHIR SHETH



# ROME RECREATED

JUST 18 SUPER-PREMIUM  
5B3HK VILLAS

\*

TIMELESS ROMAN ARCHITECTURE

\*

EXPANSIVE PLOT SIZES

\*

4 SIDE OPEN

\*

ALLOTTED 2 CAR PARKING

\*

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

\*

12 FEET CEILING HEIGHT

\*

ELITE GATED COMMUNITY

\*

SERENE LOCATION  
AT BHAYLI TP-24B



{ ALL ROADS LEAD TO YOUR  
ROME LOOKALIKE HOME }



*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.*

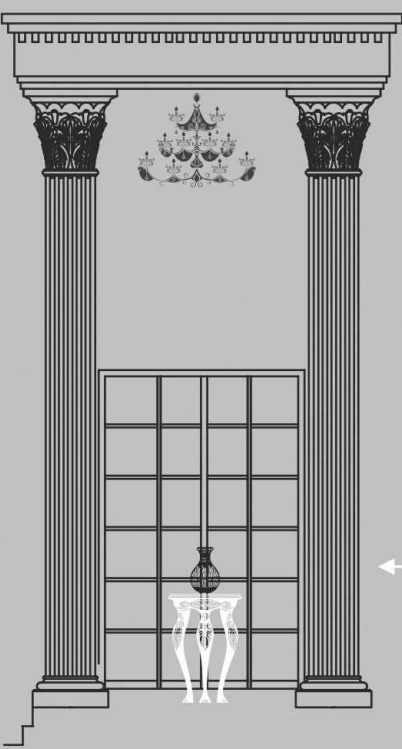
We have revived this concept in  
your stately villas through

3 DOUBLE HEIGHT  
LIVING SPACES

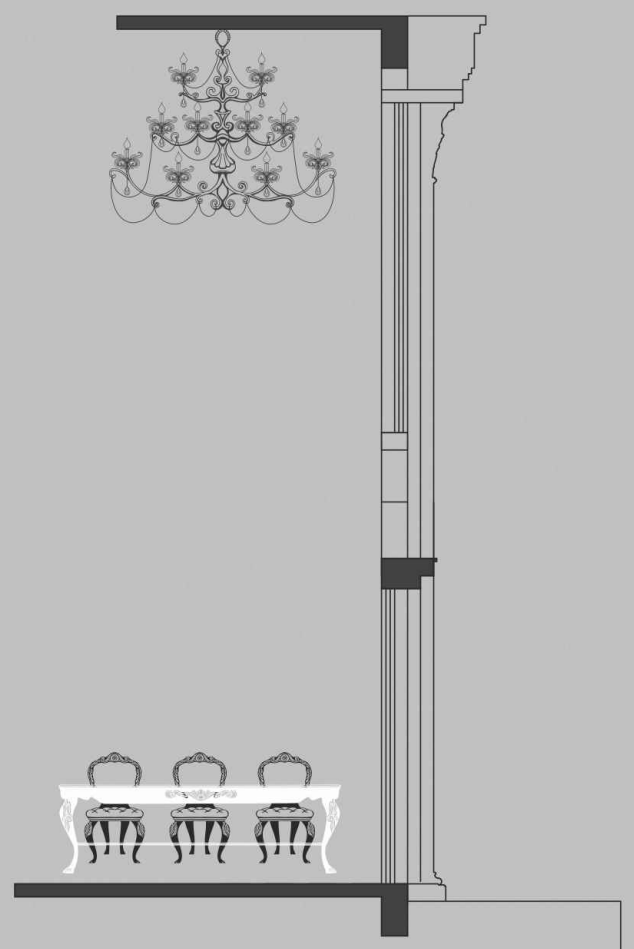
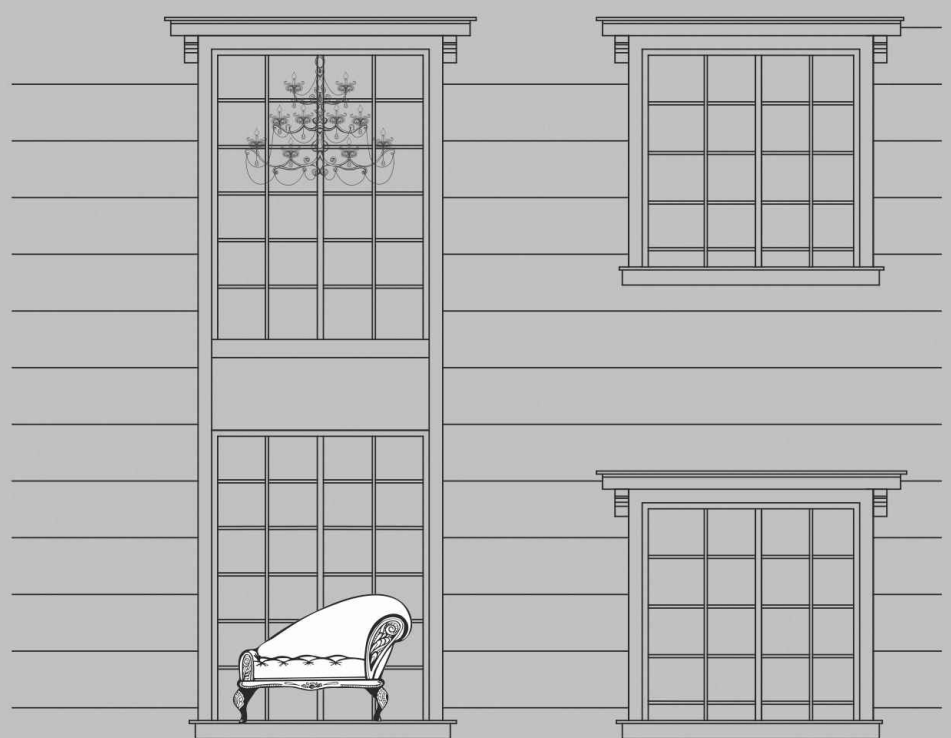
that exude grandeur and openness.

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

Ground Level



First Floor Level



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.*









## LAYOUT PLAN

No.	PLOT AREA	No.	PLOT AREA
01	3390	10	2558
02	2558	11	2558
03	2558	12	2558
04	2558	12A	2903
05	2903	14	2903
06	2903	15	2558
07	2558	16	2558
08	2558	17	2558
09	2558	18	3390

*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.*



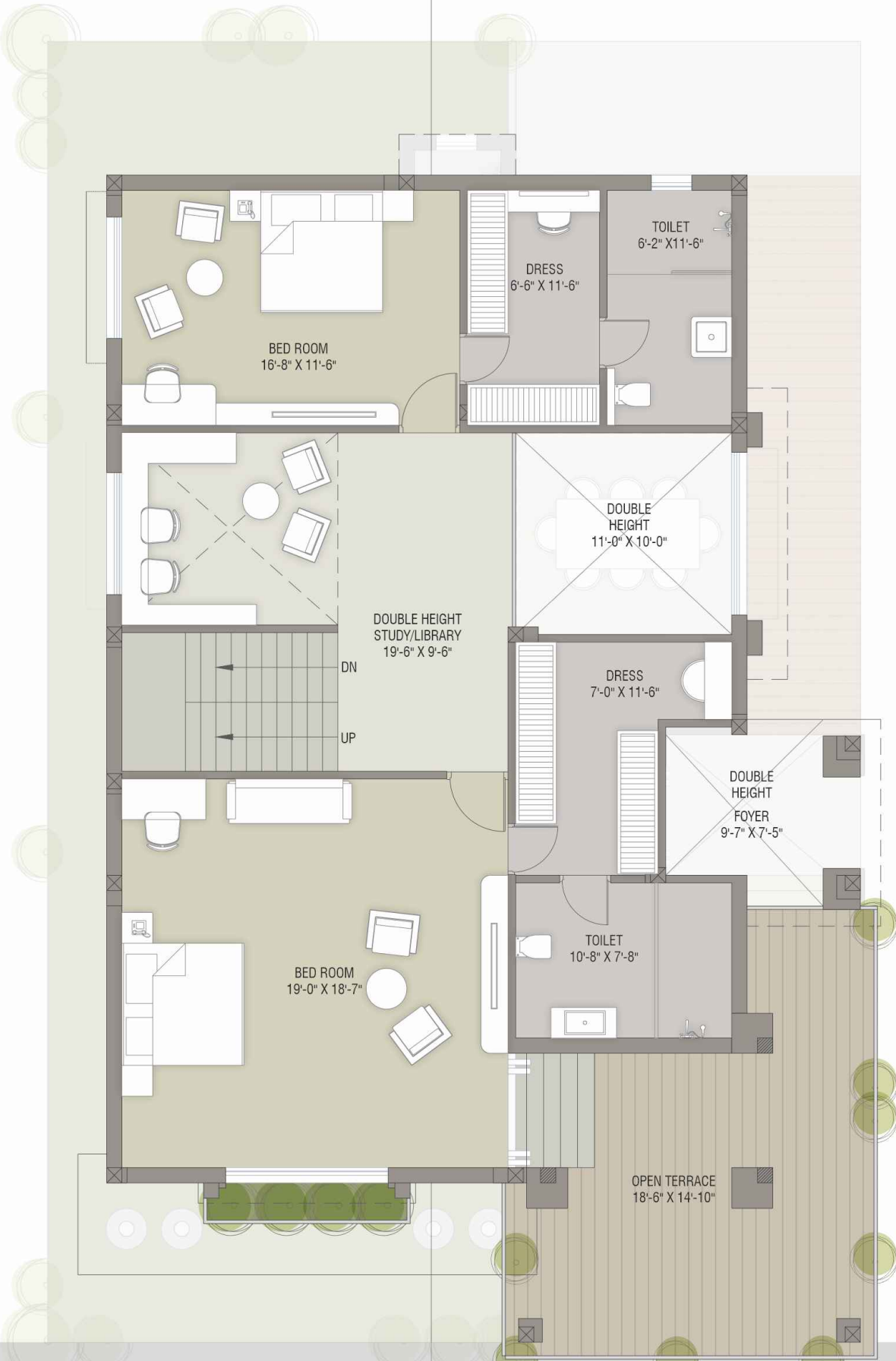




Ground Floor Plan

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	 Gaming Console Deck
 Toddlers Room	 Yoga	 Party Lawn	 Male / Female Changing Room

## VALUE ADDITIONS

 Security Cabin	 Power Backup For Common Areas
 CCTV Camera Surveillance in Club House & Common Area	 Solar System For Common Areas
 Aesthetically Pleasing In-campus Lighting	 Rain Water Harvesting
 Wi-fi System For Common Areas	

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:**  
Outside: 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. Electronic lock in main Door  
Internal Door: Wooden or Artificial Frame 8ft Height, Flush Door without Laminate



**WINDOW:**  
Window: Premium Aluminium Windows with Mosquito Net  
Window frame: Granite / Artificial Stone



**KITCHEN:**  
Granite / Artificial Stone with Sandwich Platform. Wash area with ceramic wall tiles & Outdoor Platform. Quartz / Poly Carbonate kitchen sink



**BATHROOMS:**  
Designer ceramic tiles with branded CP fittings.



**ELECTRICAL:**  
Universal Socket, EV charging Point, 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

apasianpaints

Berger

Birla White

ELECTRICALS

Schneider Electric

RR KABEL

PLUMBING

FinOlex PIPES

ashirvad

GENERATOR

Kirloskar

sudhir

OTHERS

WBOX TECHNOLOGIES

TOSTEM

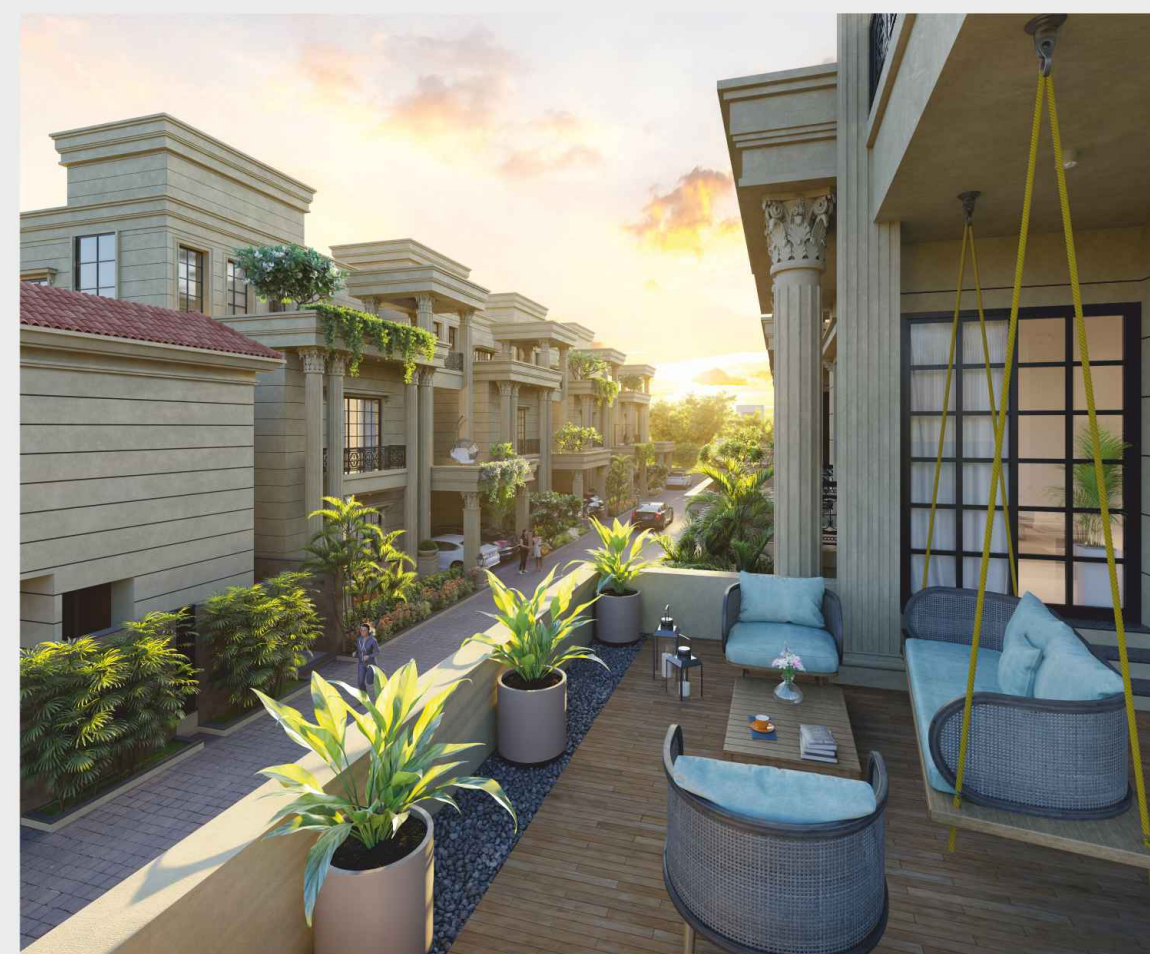
Godrej

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 continually leverage the best practices, equipment, and technology available.*

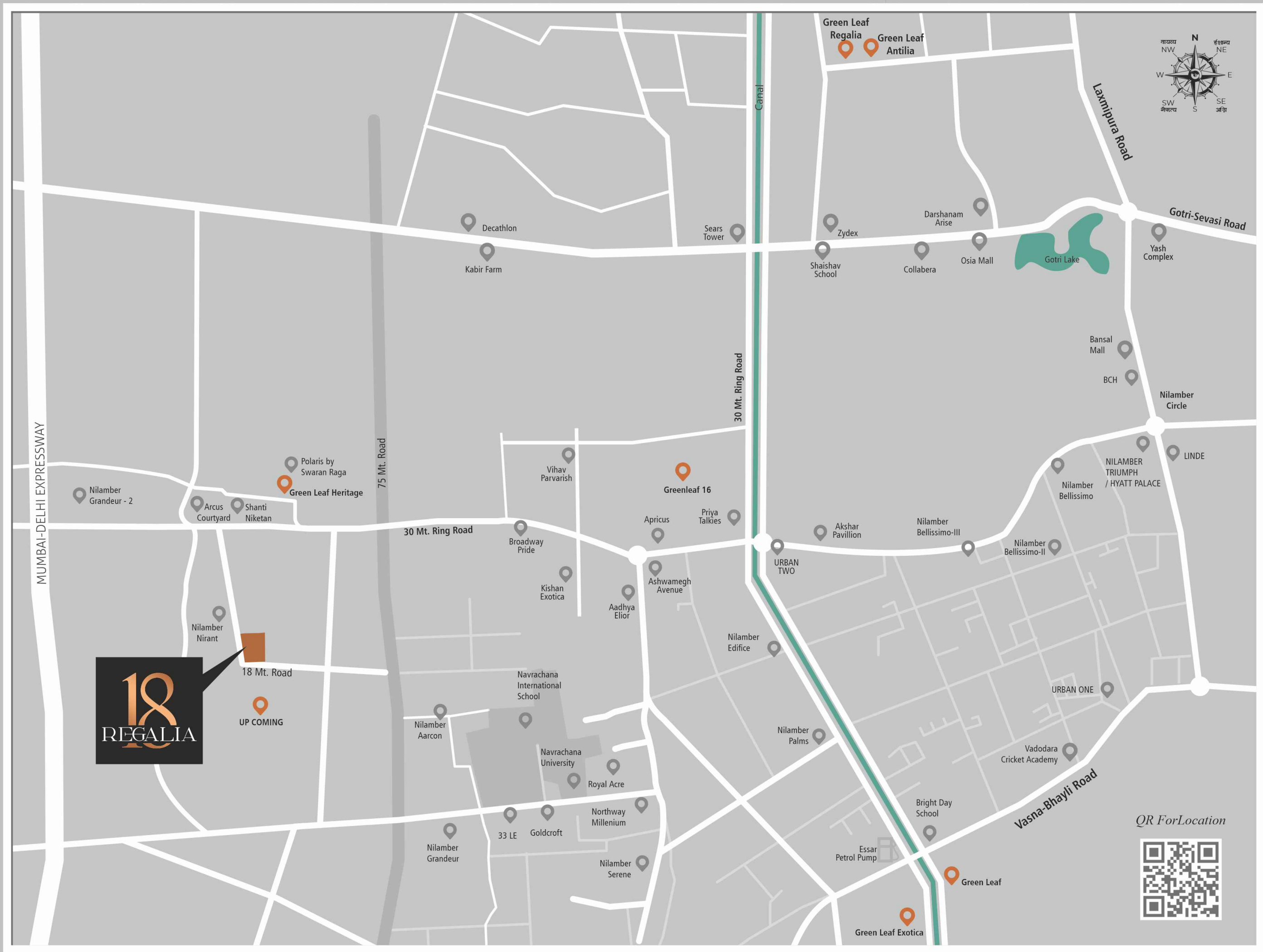
#### Our Motto:

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

#### Our Footprints:







# THE GLORY OF ROMEIN THE HEART OF VADODARA

*Located at Bhayli, you will always be at the center of all attention at Regalia 18. A premium neighbourhood, it boasts of the best of infrastructure, access to modern utilities and conveniences, smooth connectivity and proximity to nature.*

*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:



**Disclaimer:** • The information contained in this brochure is subject to change as may be approved by the competent authorities and cannot form part of any form or contract. • All plans are subject to any amendments approved by the competent authorities. • This brochure shall not be treated as a legal document; it is only for the purpose of information. • The areas are indicative only. The measurements indicated in the plan may vary at the time of construction. • All landscaping is conceptual and shall be as per architect's design. Illustrations in this brochure are artist impressions and serve only to give an approximate idea of the project. While every reasonable care has been taken in providing this information, the developers cannot be held responsible for any inaccuracy. • The developers reserve all the rights to make any changes as may be necessitated from time to time in the layout, building plan and specifications without any prior notice. Such changes would be binding to all members.