

*Add Marvel
to your Life*

Regalia 
Towers
Apartments & Penthouses.
DHAKOLI, ZIRAKPUR (Greater Mohali)





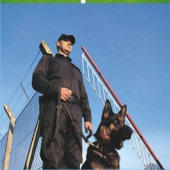
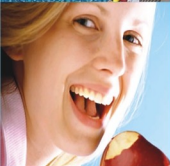
*A little house well filled, a little land well tilled,
and a little wife well willed, are great riches.*

❧ *Royalty beckons you.* ❧

Located on the southeastern side of the city beautiful, on the Zirakpur - Shimla highway against the backdrop of Shivalik Hills is a place called Regalia Towers, an address for the rich and famous, an address for the glitterati and chatteratti. It offers a lifestyle par excellence. This residential abode is completely self-sufficient with all the facilities and amenities you would expect. Club house with gym, banquet, swimming pool & tennis courts; Landscaped lawns, jogging tracks, kids play areas, 24 hour water, telephones, internet and almost everything you can think of. It will compliment your royal lifestyle in every way. We are using world class materials, world's latest cutting edge technologies that will ensure safety & comfort of the highest order.

Come live life the way you always wanted, with infinite choices to do what your heart yearns for. Come, take your place.





❧ The life at Regalia ❧

Your Safety Is Our Priority - Making you feel safe is at the top of our mind which is why we have **round the clock security** within the complex. The entry gate is manned by **security guards** using **high-tech equipments**, **high boundary wall** topped up with **concertina coil wire**, **world class fire fighting equipments**. Every house is connected to the security post through an **intercom**. The complex is erected on a **RCC frame** with brick partition walls conforming to **earthquake resistance specification** of seismological zone V requirements.

Your Health Is Our Priority - Keeping you and your family healthy is our prime concern which is why we have provided for **24 hr. water supply**, **health club/gym** in club house, **jogging track**, **children play parks** and lots of **greenery** in the complex to provide you with round the year supply of **fresh natural oxygen**. The whole complex has been designed for a **free flow of air and sunlight** for natural lighting. **Sewerage treatment plant and primary health desk, gym, badminton and tennis courts, swimming pool** and many other facilities to keep you healthy are being provided.

Your Comfort Is Our Priority - Besides 24 hr. water supply, we have taken many other measures to ensure that you get the royal comfort while you are at home. **Individual power backup system (optional)**, **ample parking spaces**, **high speed modern elevators**, **broadband facility**, **telephone & intercom lines**, **club house** with all facilities like **banquet hall, restaurant** etc. Best of the materials like **Fine marble**, modern **wooden flooring in the master bedroom & roof top gazebo's in penthouse**, **world class fittings, fixtures and bath/kitchen accessories** have been used to ensure a complete comfort zone for you.



*What is the worth of anything
but for the happiness it will bring
- Richard Owen*



Testimonials



"We regale our stay in Regalia Towers. This was the best and wise step to buy a home at a place, which has tasteful landscaping, spacious circulation area and pleasurable ambience."

Dr. Ravi Roy
Assistant Commissioner
Ministry of HRD
Govt. of India



"I virtually feel pride in staying at Regalia Towers. The decision to buy a flat was primarily based on pocket friendly cost, but now its Royal stay, with amenities par excellence."

Surinder Singh Sachar
(Retd.)
Indian Air Force



"I have been trying to find out a house from a long time, the choice was to have a place which has modern facilities, good surroundings, accessibility to other cities. So the Regalia tower was the answer to my destination. The hills, malls, educational and medical facilities are so nearby. I cherish my choice. I am extremely happy to own a home in Regalia Towers."

Pradeep Sharma
GM, Punjab Agro



Typical Floor Plan



3 Bedroom Apartments

Experience the fascinating life that blends sophistication, practicality and serenity. This Apartment will help you rediscover the luxury, peace & tranquility and will surely take you to the next level of enjoyment that you deserve as a successful person.

Covered Area

1158.741 Sq.Ft

Circulation/Parking Area

300.333 Sq.Ft

Balcony Area

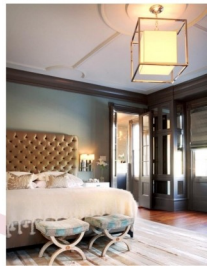
254.148 Sq.Ft

Super Area

1713.222 Sq.Ft

Unit plan not to scale. All floor plans layout plans dimensions and specs are indicative and subject to change by the company or a competitive authority.

1 Sq. ft = 9.29 Sq. mm





Typical Floor Plan

Penthouse (Lower Level)

Experience the splendor of a royal life. Enjoy inner peace that gives you a chance to live in perfect harmony with the elements of nature. In these penthouses, opulence flows with full force to enthrall your senses. Enjoy the VIBGYOR of shades of life that comes your way through the doors with the free flowing wind and vast openness of the blue skies. Let the feeling of being on top-of-the-world, sink in.

Covered Area

1158.741 SqFt

Circulation/Parking Area

300.333 SqFt

Balcony Area

254.248 SqFt

Super Area (L.I)

1713.222 SqFt

Unit plan not to scale. All floor plans layout plans dimensions and specs are indicative and subject to change by the company or a competitive authority.



Typical Floor Plan

Penthouse (Upper Level)

Covered Area

480.189 SqFt

Terrace Area

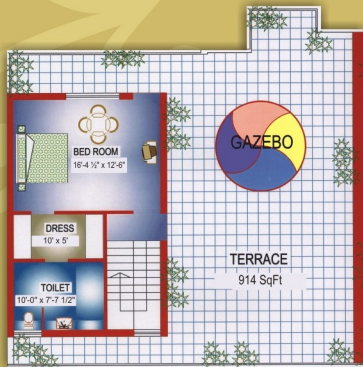
914.316 SqFt

Super Area (Upper level)

1394.505 SqFt

TOTAL SUPER AREA
lower level + upper level

3107.727 SqFt



Unit plan not to scale. All floor plans layout plans dimensions and specs are indicative and subject to change by the company or a competitive authority.





Royal Retreat built like a Fortress

Drawing, Lobby/Dining Room

Flooring	:	Fine Marble
Skirting	:	Fine Marble
Wall Finishes	:	Plaster & OBD
Ceiling	:	Plaster & OBD

Bed Rooms

Flooring	:	Vitrified Tiles
Skirting	:	Vitrified Tiles
Wall Finishes	:	Plaster & OBD
Ceiling	:	Plaster & OBD

Bathrooms

Flooring	:	Antiskid Tiles
Wall Finishes	:	Designer Glazed Tiles (upto Door Level)
Counter	:	Granite
Fittings	:	Floor Mounted European WC, Oval Counter Sunk Washbasin, Mirror, Rail, Soap Dish, Shower

Balcony

Flooring	:	Prepolished kota stone
Skirting	:	Prepolished kota stone
Wall Finishes	:	Plaster & Cement Based Paint
Ceiling	:	Plaster & Cement Based Paint
Railing	:	M.S. Railing with epoxy paint, Concrete Columns and Bands with pre-polished stone copping

Kitchen

Flooring	:	Antiskid tiles/semi Vitrified tiles
Skirting	:	Antiskid tiles/semi Vitrified tiles
Wall Finishes	:	Designer Glazed Tiles (2' high above counter)
Wall Finishes	:	Plaster & OBD (above & below counter)
Ceiling	:	Plaster & OBD
Counter	:	Granite
LPG	:	Piped Gas provision for individual LPG Cylinder

Main Staircase/Passage

Riser & Treads	:	Pre-polished Kota Stone
Skirting	:	Pre-polished Kota Stone
Wall Finishes	:	Plaster & OBD
Ceiling	:	Plaster & OBD
Railing	:	M.S. Railing with epoxy paint

Doors & Windows

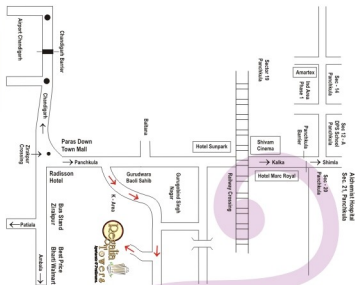
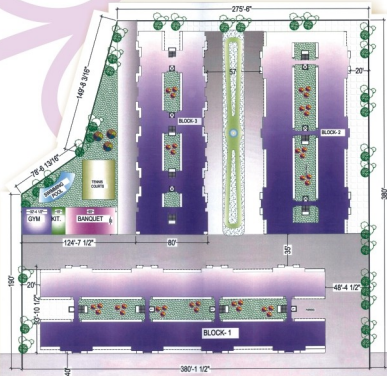
Doors	:	Wooden Flush Door
Windows	:	Wooden

Exteriors

:	:	Double coat sand faced water proof plaster finished with anti fungus & anti termite exterior paints
---	---	---

Site Layout Plan

Location Map



Proximity to Important Places

International Airport	5 kms.	Radisson (5 Star Hotel)	1.5 kms.
IT Park Chandigarh	7 kms.	Railway Station, Chd	5 kms.
Paras Down Town Mall	1 km.	Kalka	15 kms.
Bharti Walmart	3 kms.	PGI Chandigarh	15 kms.
Alchemist Hospital	2.5 kms.	Bus Stand	1 km.



ABOUT PROMOTERS:

5 years ago the directors & team of Marvel Heights & Infratech (P) Ltd. plunged into Real Estate Building & Construction with an endeavour to create group housing in all categories. In pursuance of our aim we successfully launched and completed ACME HEIGHTS at Sector 126, Mohali a 400 plus units project of various categories.

Now once again in Proud association with Fortune (India) Construction Ltd, an offshoot of the 1600 crore Ind Swift Group based at Chandigarh, we bring Marvel to your lives with the 2nd phase of Regalia in NAC Zirakpur (Punjab) in close proximity to Panchkula, Mohali & Chandigarh.

The 1st Phase consisting of 144 Flats had been undertaken by Fortune (India) Construction Ltd. promoted by the large Ind Swift Group to provide safe & secure Housing facilities.

The Company also has projects at Pune Baddi & Ludhiana in the offing. The Ind-Swift group has acquired international reputation in various fields and in the field of Infrastructure has developed more than seven sites spread over 50 acres of Land in the service of 3000 families. We hope that Team 'Marvel' shall Serve you in a similar dedicated, professional manner and strive for a long & sincere association with you.

Fortune (India) Constructions Ltd.

Regd. Off.: SCO 849, Shivalik Enclave,
NAC, Manimajra, Chandigarh
Site Off.: Himmatgarh, Behind K. Area,
Kalka Road, Zirakpur (Pb.)

In Association with:



Promoted & Constructed by:

MARVEL HEIGHTS & INFRA TECH (P) LTD.

SCF 13, Phase-10, SAS Nagar, Mohali (Pb.)
Tel.: 0172-5088805, 5088806, 4658056
email: info@marvelhi.com
Website: www.marvelhi.com

GMADA Approved Colonizers & Promoters PUDA Approved Colonizers & Promoters

Pictures shown in this brochure are indicative only. The information given in this brochure is for preliminary purposes and imply no commitment or warranty / guarantee of any kind, whatsoever. This document does not have a legal binding.