

— A PROJECT BY —



REGAL 1 & 2 BED HOMES IN NAHUR WEST

DEVELOPMENT MANAGER



The project registered under Phase I (Wing A) - P51800047421, Phase II (Wing B) - P51800047384 & Phase IV (Wing C) - PM1183032400064 is available on the website <https://maharera.it.maharashtra.gov.in> under registered projects. \*T&C Apply. The Project is funded and mortgaged with Axis Bank Limited. 

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WING A

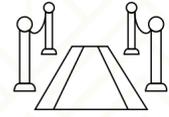


WING B



WING C





## WELCOME TO THE WORLD OF REGAL

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Where elegance meets legacy. Embrace a lifestyle that is royal in every detail. Designed for those who deserve the finest.

Step into your kingdom. Elevate your life.

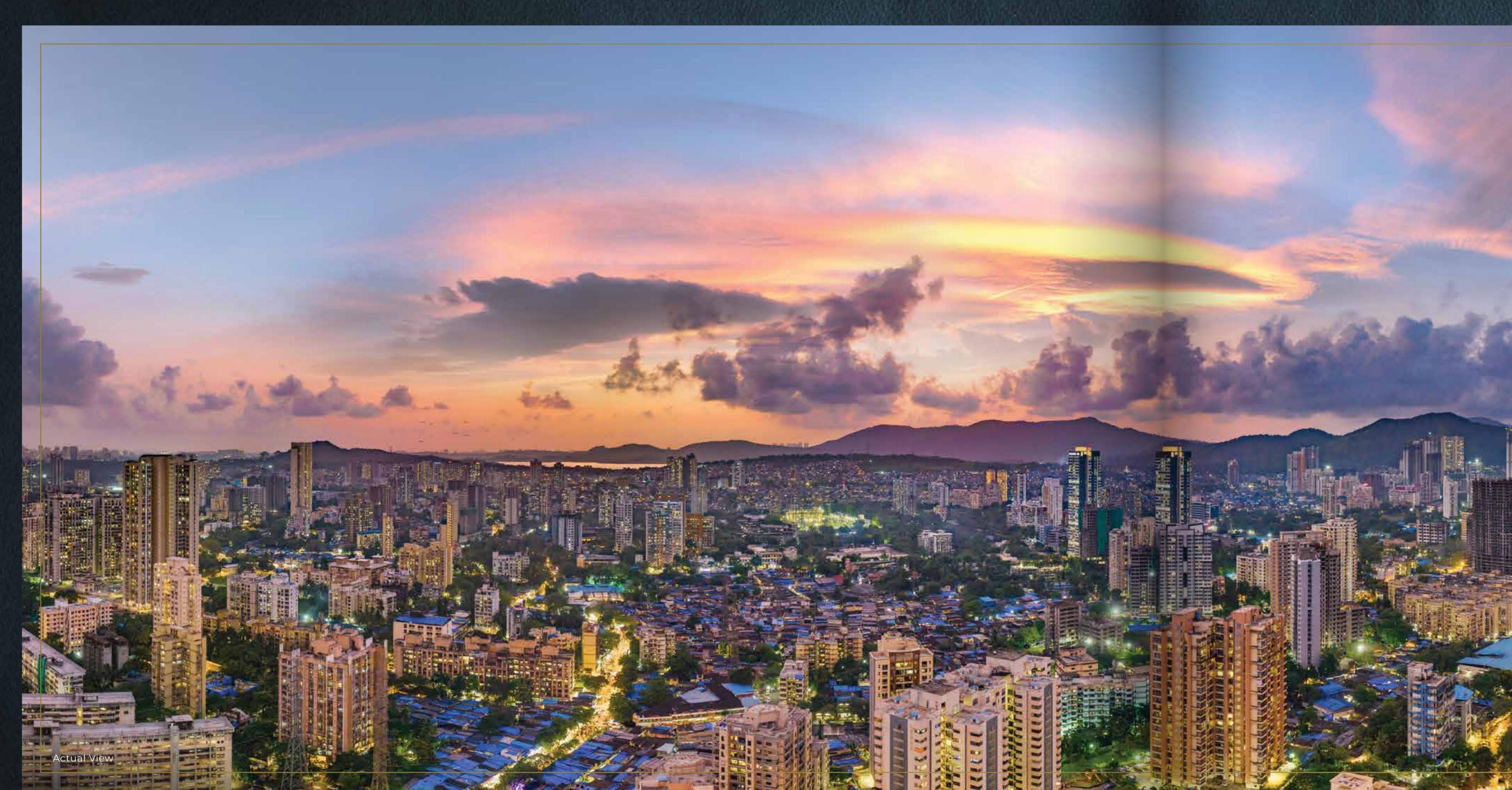
# {BE} REGAL



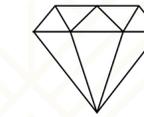
Representative Image

A high-angle, wide shot of a person standing on a balcony, holding a white coffee cup. The person's left hand is on the balcony railing, and a wristwatch is visible. The background shows a busy city street with cars, a green truck, and a large, modern building with a grid-like facade. The scene is captured in a cinematic style with soft lighting.

WHERE CLASS AND  
CONNECTIVITY CONVERGE



Actual View



## AT MUMBAI'S NEW EASTERN GEM - NAHUR

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Amidst lush greenery, Nahur provides a tranquil haven for the discerning urbanite. As one of Mumbai's most thoughtfully planned neighborhoods, it is rapidly becoming a sought-after destination. With vibrant lifestyle hubs and seamless connectivity to key landmarks, Nahur is poised to become Mumbai's crown jewel, where regal living harmonizes with modern convenience.

THE ADDRESS  
THAT EMPOWERS YOU TO LIVE  
A REGAL LIFE.



Representative Image



## THE REGAL ADVANTAGE OF CONNECTIVITY

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### GOREGAON - MULUND LINK ROAD

Embrace effortless connectivity with the upcoming GMLR (Goregaon-Mulund Link Road), linking the Eastern and Western Express Highways through Mumbai's first underground tunnels beneath Sanjay Gandhi National Park. Featuring six-lane flyovers and enhancements at Nahur railway station, this project will ensure swift journeys, with key developments expected by 2023 and 2025.

Experience the future of convenience at your regal haven.



## YOUR SEARCH FOR A PLACE WHERE TIME IS NOT A LUXURY, ENDS HERE!

Avoid the mindless commutes you've always dreaded.

The GMLR (Goregaon-Mulund Link Road) will start from the Eastern Express Highway near the Mulund-Airoli signal and end at the Western Express Highway at Goregaon. The 12 km route will have two tunnels running below the Sanjay Gandhi National Park and Goregaon Film City. It will be the first-ever underground tunnels in the city that further stretch to GMLR.

Followed by two six-lane flyovers to ensure smooth up-and-down traffic flow.

Widening ROB work completed at Nahur railway station.

Widening of existing road on both the sides is ongoing. Expected date of completion is DEC 2023. 4.7 km tunnel construction and improvement of major intersection is in progress. Expected date of completion is Oct 2028.

Propose flyovers intersection of Eastern & Western Express is in progress.



- PHASE-I** Widening ROB work completed at Nahur railway station.
- PHASE-II** Widening of existing road on both the sides is ongoing. Expected date of completion is Dec 2023.
- PHASE-III** 4.7 km tunnel construction and improvement of major intersection is in progress. Expected date of completion is Oct 2028.
- PHASE-IV** Propose flyovers intersection of Eastern & Western Express is in progress.

Source: <https://www.mid-day.com/mumbai/mumbai-news/article/mumbai-goregaon-mulund-link-road-project-proposed-in-four-phases-will-have-underground-twin-tunnel-23250606>



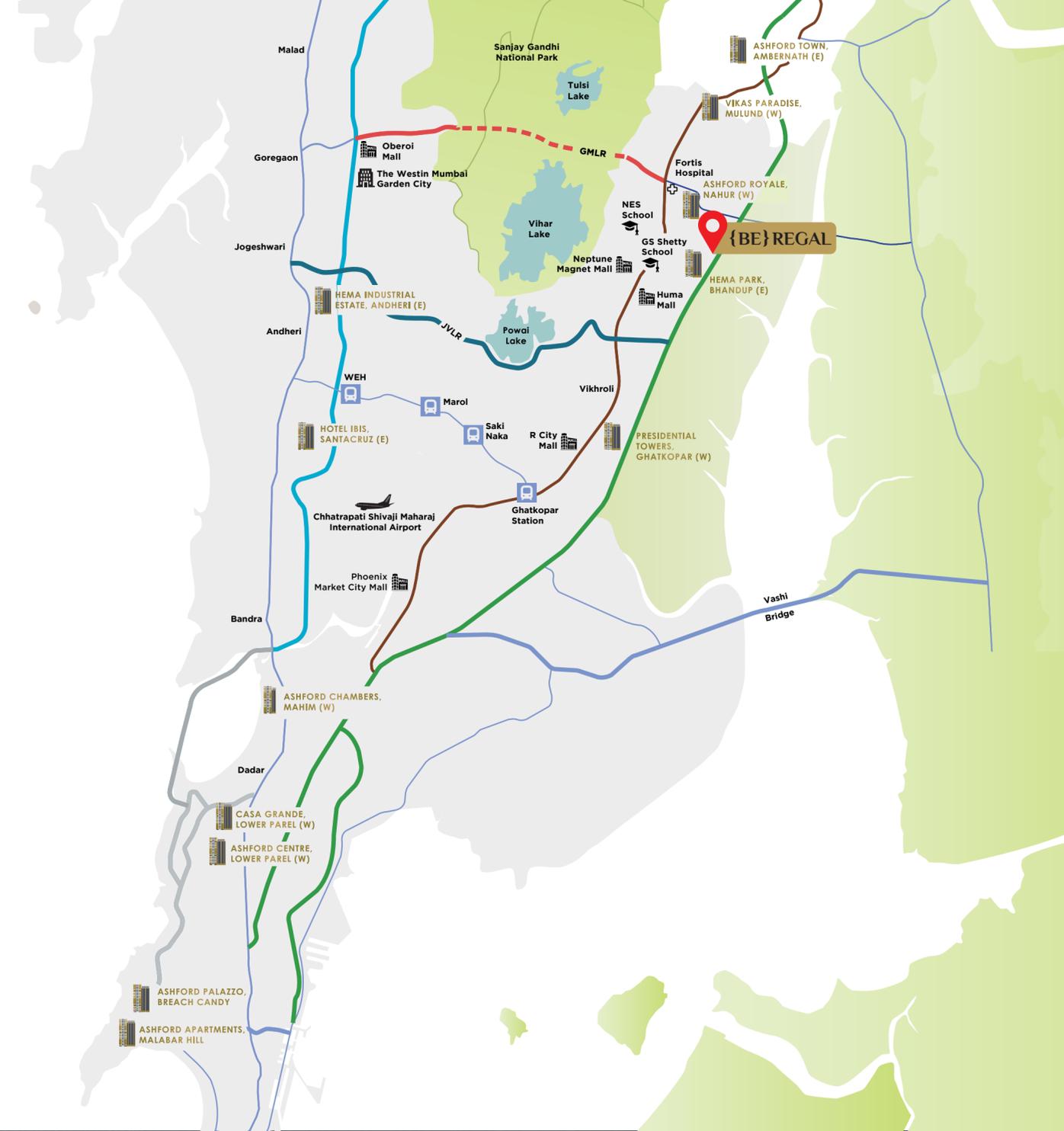
DISCLAIMER: ALL POINTS OF INTEREST ARE INDICATIVE.



## THE REGAL ADVANTAGE OF A PERFECT LOCATION

The connectivity and social canvas of Mulund makes life feel like a breeze.  
And a home in a neighbourhood that has it all is indeed a dream.

- GOREGAON-MULUND LINK ROAD
- UNDERGROUND TUNNEL
- JOGESHWARI-VIKHROLI LINK ROAD
- LAL BAHADUR SHASTRI ROAD
- VIKHROLI-KOPERKHAIRNE BRIDGE
- EASTERN EXPRESS HIGHWAY
- MULUND-AIROLI ROAD
- WESTERN EXPRESS HIGHWAY





**CONNECTIVITY**

- GMLR ..... 5 Min.
- LBS Road ..... 5 Min.
- Nahur Station ..... 5 Min.
- Eastern Express Highway ..... 10 Min.



**SHOPPING & ENTERTAINMENT**

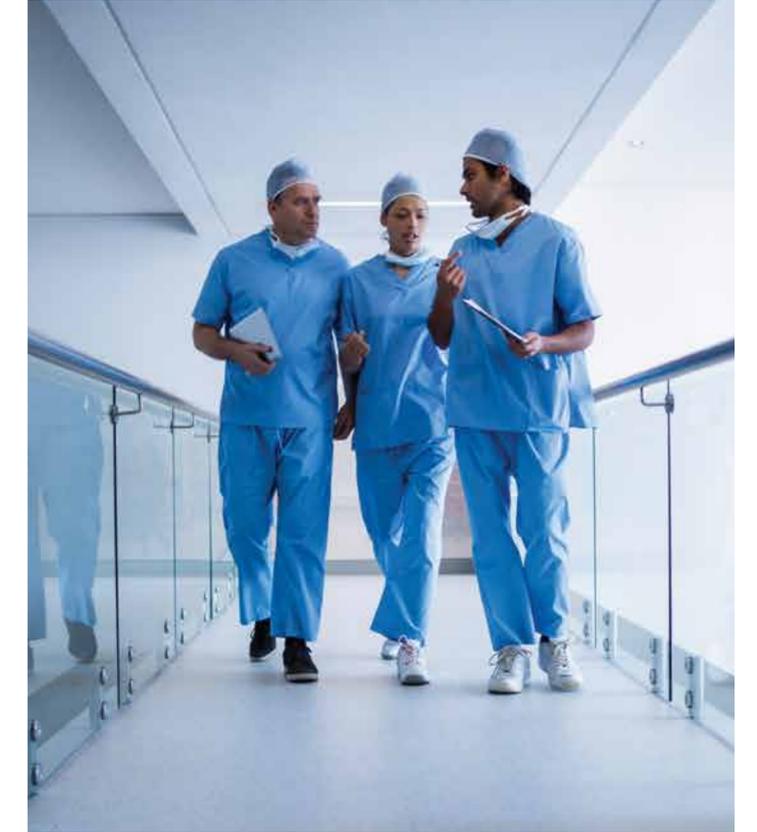
- DMart ..... 12 Min.
- Neptune Magnet Mall ..... 10 Min.
- R Mall ..... 15 Min.
- Huma Mall ..... 15 Min.

{BE} CONNECTED  
WITH THE WORLD  
AROUND YOU



**SCHOOLS & COLLEGES**

- GS Shetty International School ..... 5 Min.
- St. Mary's Convent High School ..... 10 Min.
- NES School ..... 15 Min.
- Pawar Public School ..... 9 Min.



**HEALTHCARE**

- Fortis Hospital ..... 5 Min.
- H M Navneet Hospital ..... 10 Min.
- Jupiter Hospital ..... 20 Min.

THE REGAL LIFE BEGINS HERE



Artist's Impression



**ASHFORD**  
— REGAL —

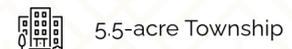
A MARK OF DISTINCTION  
IN LUXURY LIVING IN NAHUR

Come, live regally, and  
belong to a life of peace and fillment.



## {BE} AHEAD WITH CONVENIENCE, CLASS & COMFORT

Ashford Regal in Nahur West offers a grand living experience across a 5.5-acre township designed by Ar. Hafeez Contractor. With five 40-storey towers overlooking the Eastern Mangroves and a 5-level podium of premium amenities, it blends luxury with convenience.



5.5-acre Township



Well-planned 1 & 2 Bed Residences



Exclusive Balconies



High-speed Elevators



Expansive 5-level Podium with Lifestyle Amenities



Superior Rail & Road Connectivity



24/7 Security Systems



Fire-safety Compliant



Continuous Power Supply

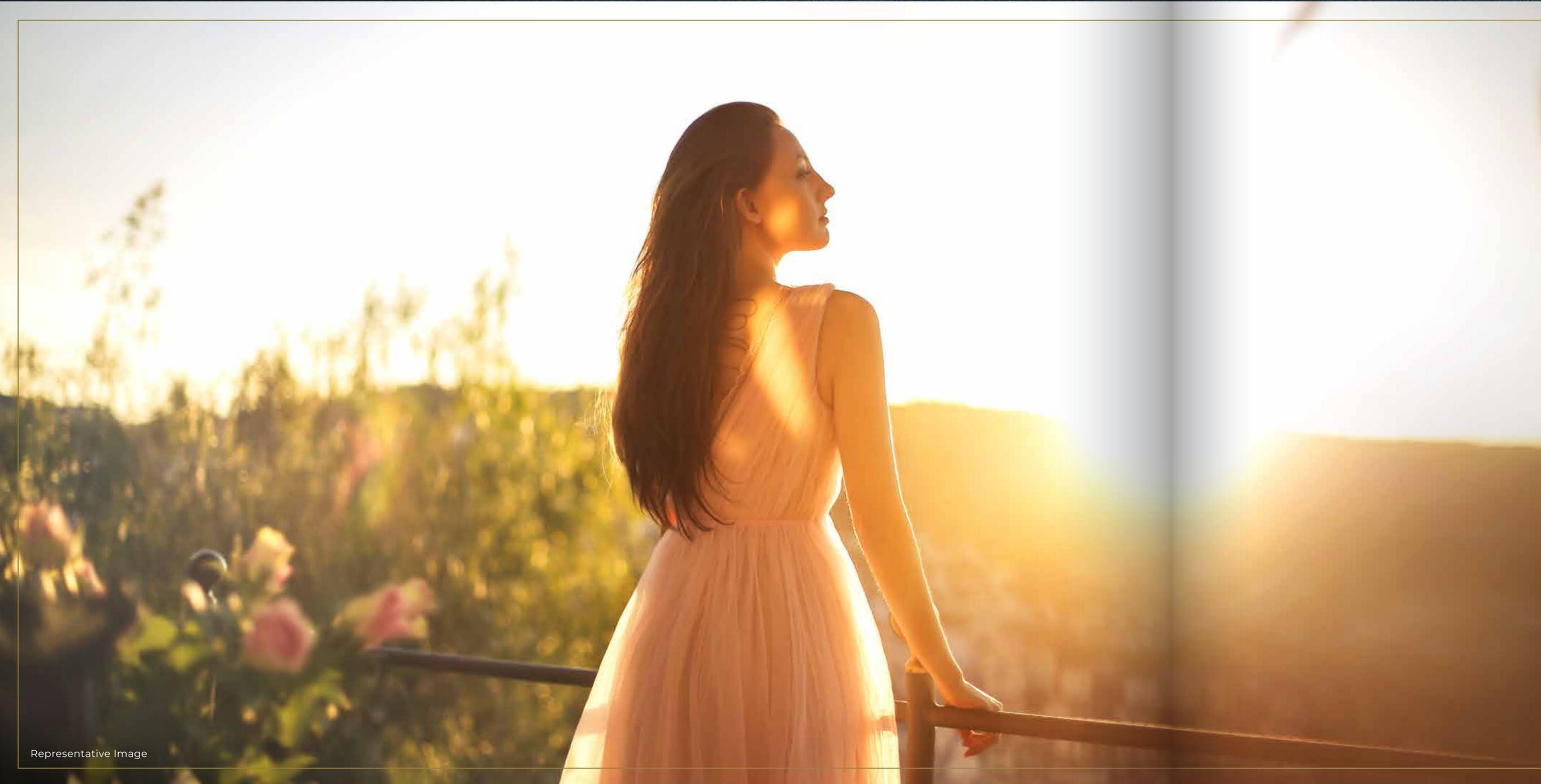


STEP IN TO LUXURY  
AT ASHFORD REGAL.

YOUR REGAL HAVEN AWAITS.



Artist's Impression



Representative Image



REVEL IN THE MAJESTY  
OF NATURE

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Not just your abode,  
even your views are regal.

GREEN LUSH MANGROVES VIEW  
IN THE EAST



CALMING SUNSET CITY VIEW  
IN THE WEST

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Actual View



Artist's Impression



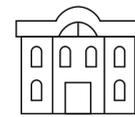
## EXPERIENCE THE EPITOME OF REGAL OPULENCE

Experience an unparalleled array of premium amenities, thoughtfully curated to elevate every aspect of your lifestyle with a touch of royal grandeur.



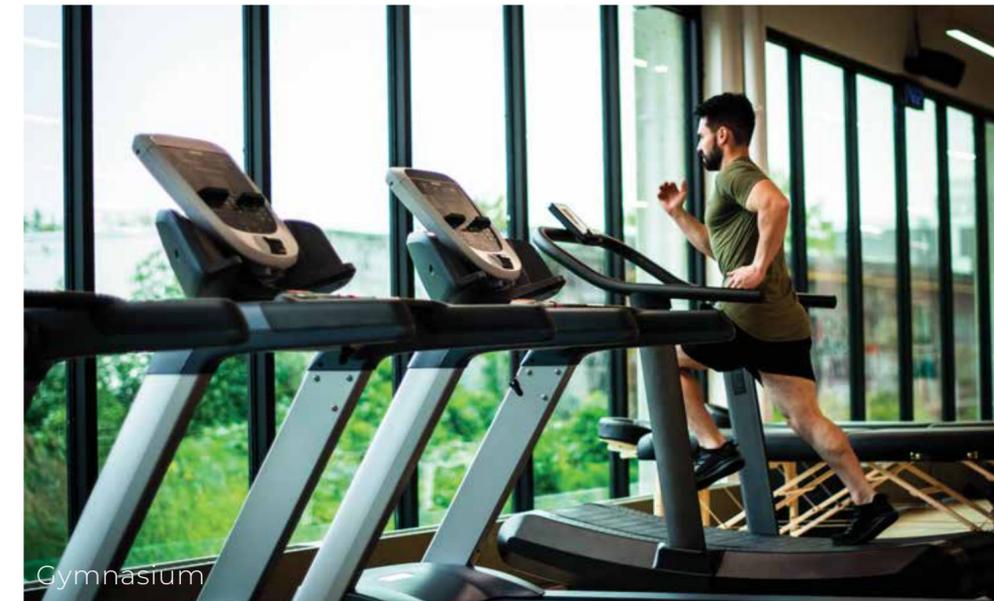
Artist's Impression

Clubhouse



## REGAL CLUBHOUSE

Where luxury and leisure  
blend seamlessly,  
offering an indulgent retreat  
fit for you.





Flower Garden



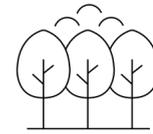
Reflexology Area



Sculpture Garden



Aroma Garden



## WELLNESS ZONE

Immerse yourself  
in nature's embrace,  
where each garden offers  
tranquility and renewal.



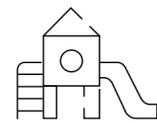
Clubhouse

Representative Images



Representative Image

Clubhouse



## KIDS' ZONE

A playful haven  
where imagination thrives and  
little ones enjoy endlessly.



Indoor Kids' Play Area



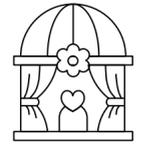
Outdoor Play Area



Outdoor Toddlers' Play Area



Artist's Impression



## INDOOR AMENITIES

A world of recreation and relaxation, perfectly crafted for memorable moments.



Steam & Sauna



Card Table



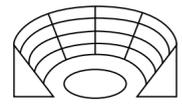
Carrom



Table Tennis



Representative Image



## SOCIALISING ZONE

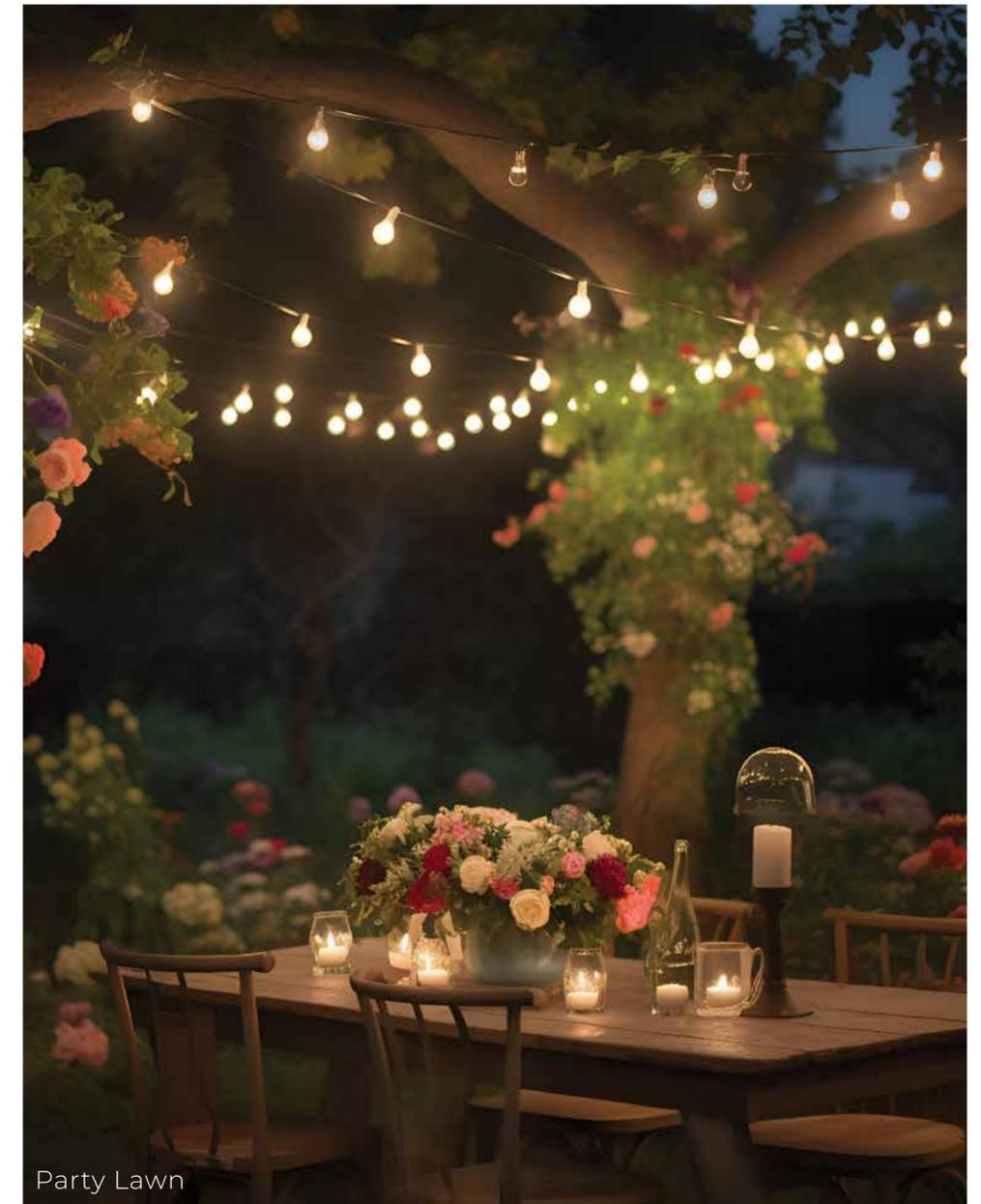
An inviting space where moments turn into memories, and connections flourish.



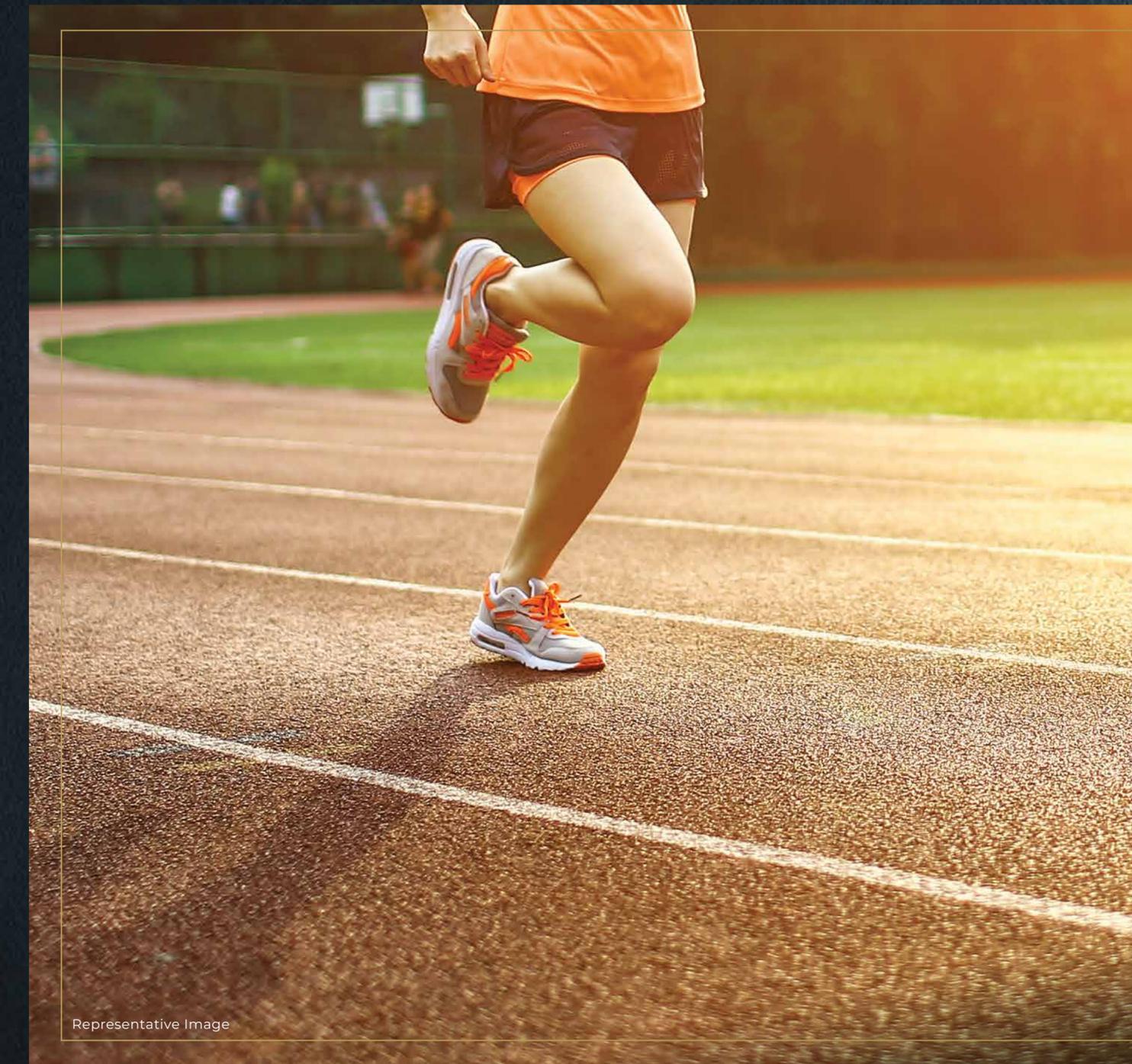
Outdoor Amphitheatre



Covered Seating



Party Lawn



Representative Image



## ACTIVE ZONE

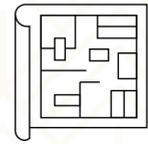
A world of recreation  
and relaxation,  
perfectly crafted for  
memorable moments.



Multipurpose Court

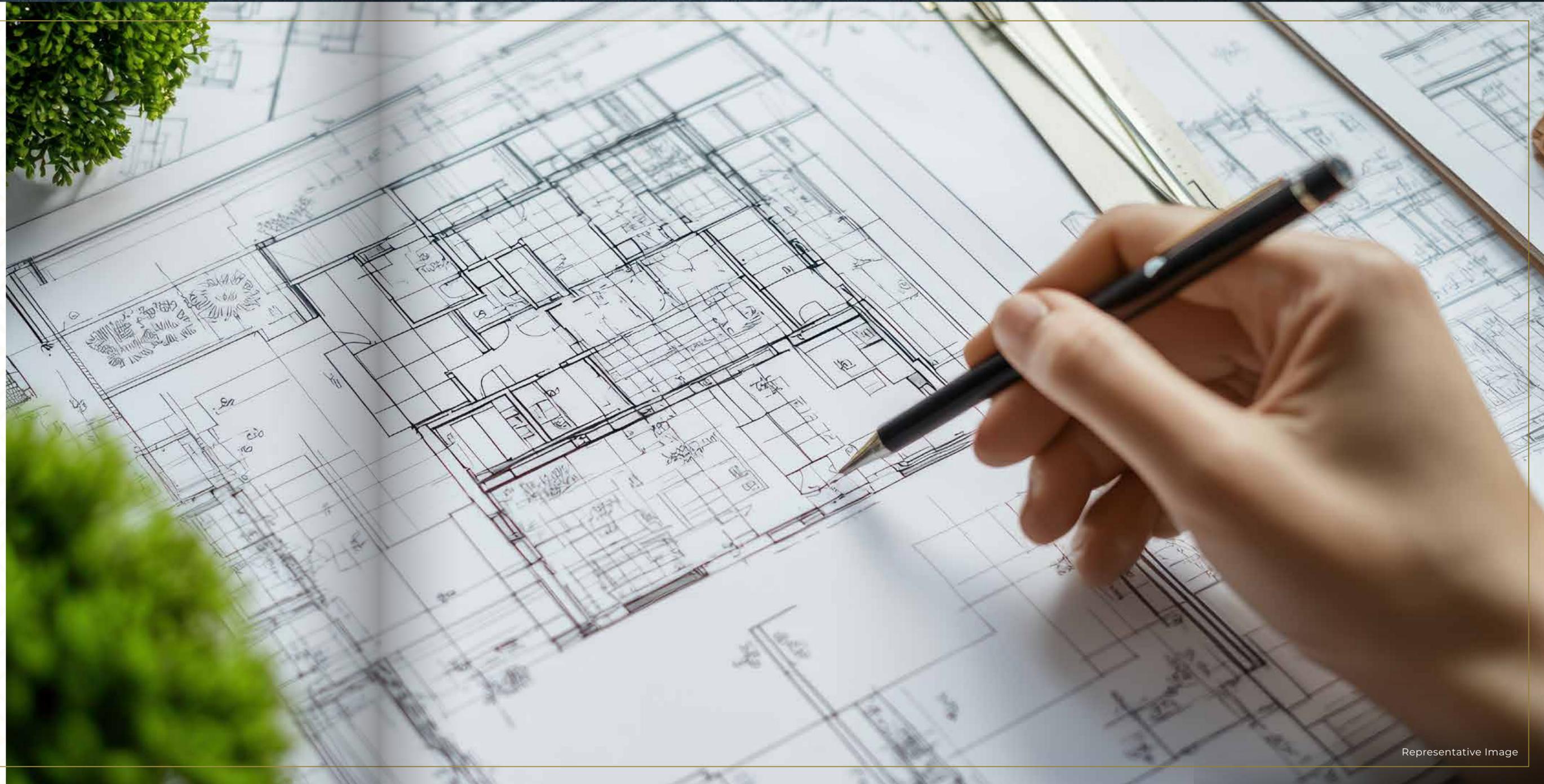


Box Cricket



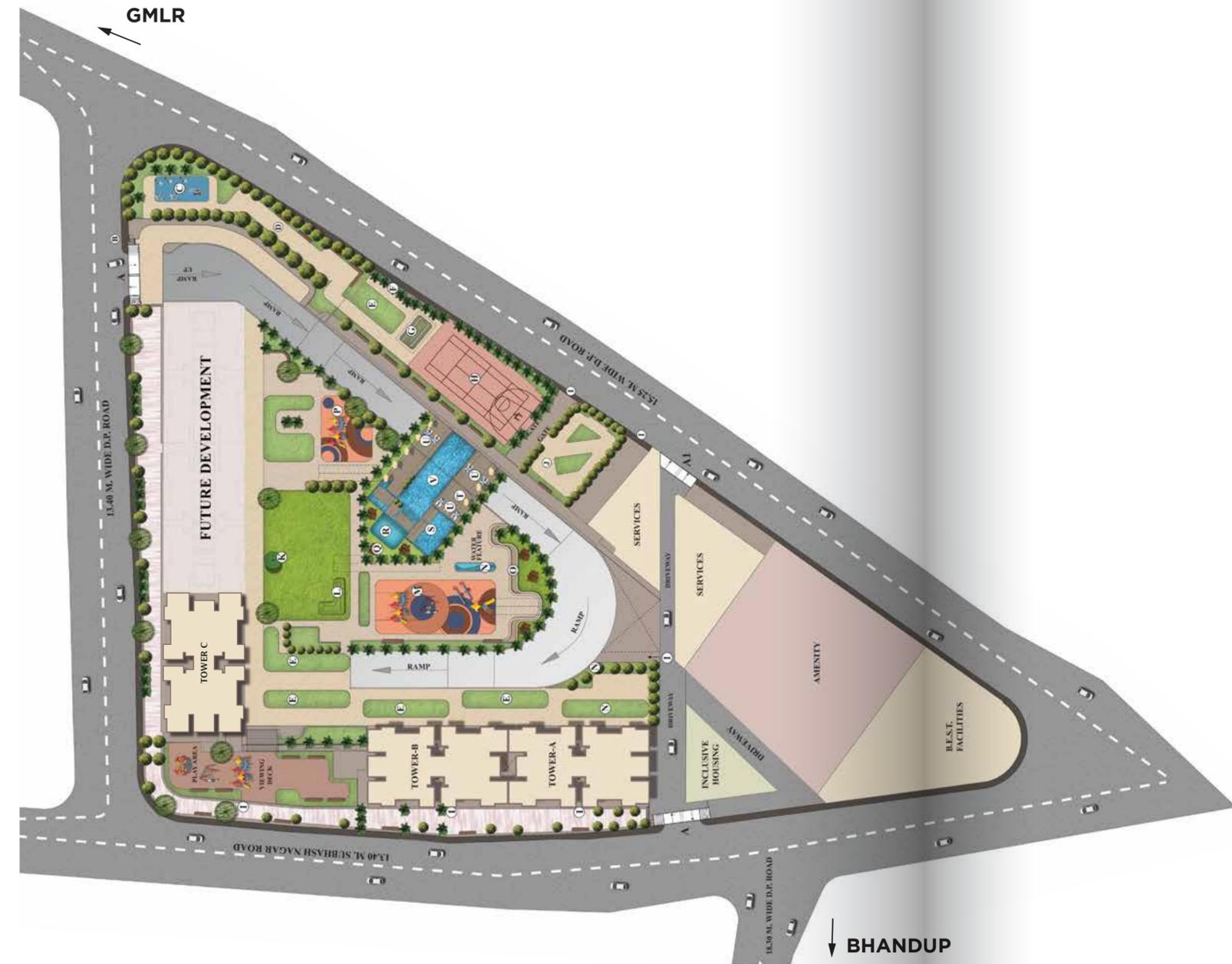
REGAL SPACES  
CRAFTED WITH PERFECTION

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Representative Image

# MASTER LAYOUT



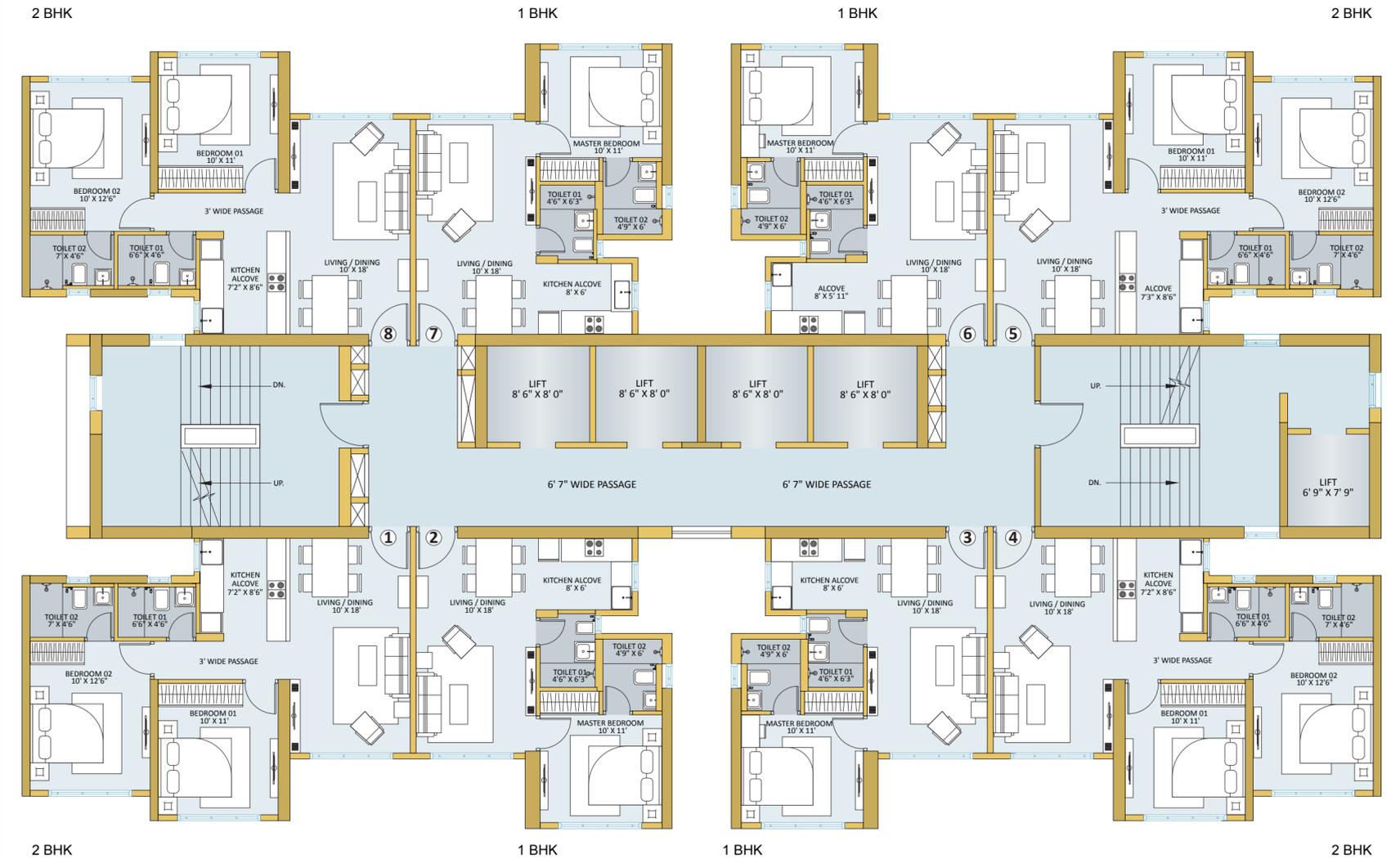
## LEGEND:

- A - ENTRY/EXIT
- A1 - EXIT
- B - GUARD HOUSE
- C - OUTDOOR GYMNASIUM
- D - REFLEXOLOGY PATH
- E - LAWN
- F - AROMA GARDEN
- G - CANOPY
- H - MULTI-SPORT COURTS
- I - COMMERCIAL ENTRY
- J - SLOPING LAWN PADS
- K - MULTIPURPOSE LAWN
- L - LAWN TERRACES
- M - KIDS' PLAY AREA
- N - WATER FEATURE
- O - AMPHITHEATRE
- P - TODDLERS' PLAY AREA
- Q - TRANQUILITY GARDEN
- R - JACUZZI WITH PLANTING IN THE BACKDROP
- S - KIDS' POOL
- T - CHANGING ROOM
- U - POOL DECK CHAIRS
- V - MAIN POOL

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# PLANS



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