

DESIGN

IS IN THE DETAILS. AND SO IS

LUXURY.



Site Address: Kohinoor Regalia S.No.109, Wakad, Pune 4110057
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WHERE
THE DESIGN
FLOWS,
LUXURY
SETTLES IN.

*It's in the way a space knows when to open up,
and when to hold you close.
In the way curves replace corners,
and silence replaces noise.
It's in the shine of surfaces,
and how they make you feel seen.
At Regalia,
Luxury isn't added.
It's considered.
It's crafted.
It's felt.
And when you feel it everywhere,
without ever being told
that's when you know
you're home.*



WHERE
THE DES
FLOWS,
LUXURY
SETTLES

NOT LUXURY ON DISPLAY. BUT LUXURY IN MOTION.

*Welcome to a kind of luxury
not stitched into fabric or displayed behind glass,
but carved into form,
and shaped in every graceful curve.*





KOHINOOR
REGALIA
TOWERS

DOWNTOWN WAKAD

2 AND 3 BED LUXURY HOMES

THERE'S A CERTAIN ELEGANCE IN BEING UNSEEN. OUR FLUID DESIGN UNDERSTANDS IT.

At Regalia, privacy begins with the way the architecture flows—soft, fluid, and uninterrupted.

No sharp edges. No lines that draw attention. Just gentle curves that hold each space like a best-kept secret.

The amenity floor floats, just an elevator ride away from your home.

Your balcony opens to the skies, yet remains free from prying eyes above.

And the covered swimming pool? Serene, secluded, and yours to enjoy in complete solitude.

The gym, though sunlit, remains unseen from the street.

This is not design that asks to be looked at.

It's design that understands when not to be.



A close-up photograph of a person's hand, wearing a white long-sleeved garment, resting on a light-colored, possibly wooden, surface. The hand is positioned horizontally, with the fingers slightly curled. The lighting is soft and even, highlighting the texture of the skin and the fabric. The background is a plain, light color, creating a clean and minimalist aesthetic.

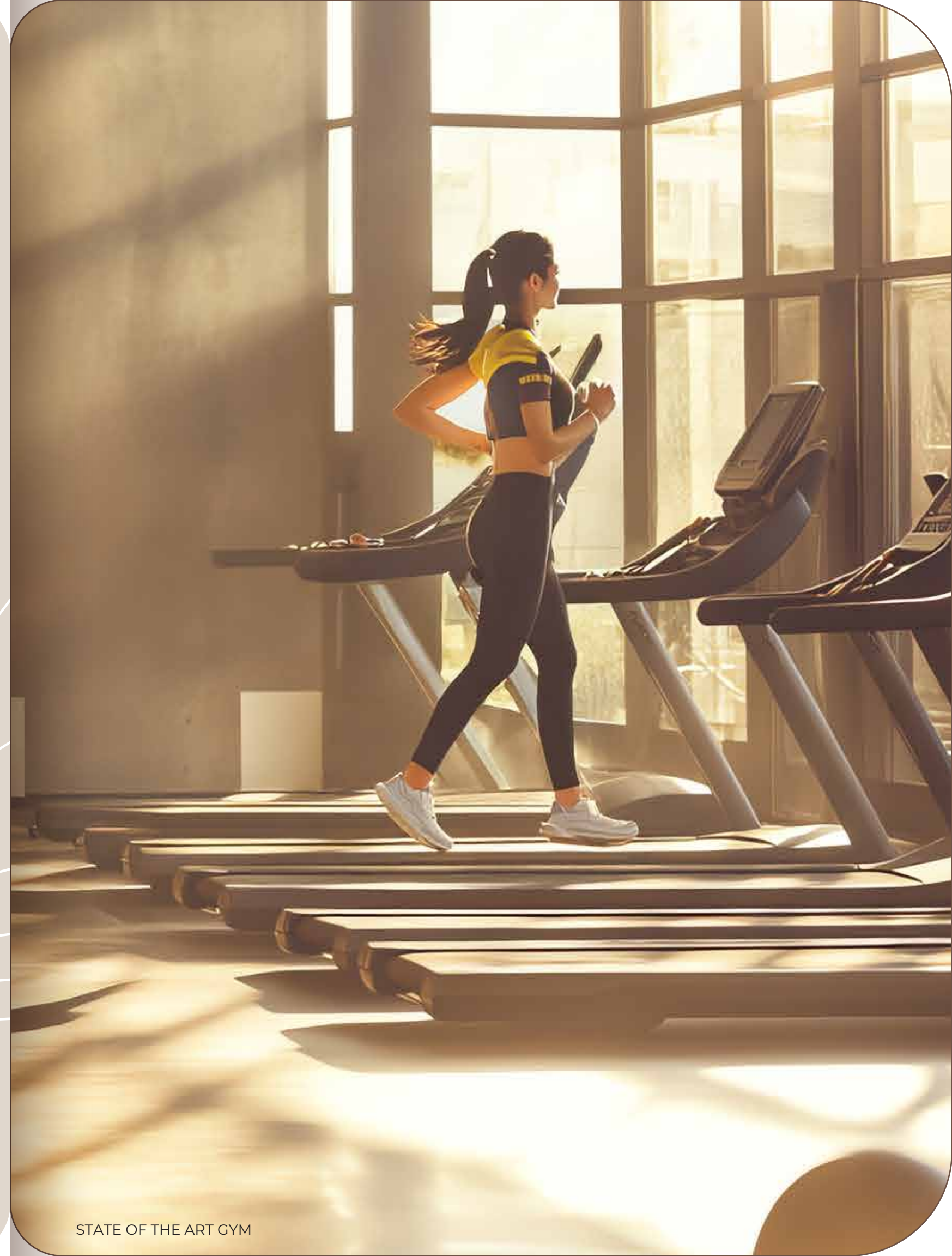
THEY SAY
LUXURY LIVES IN
THE DETAILS.
WE JUST MADE
SURE IT LIVES IN
ALL OF YOURS.

LUXURY IS
A REFLECTION OF YOU ACROSS
THE GLASS FAÇADE,
WHERE THE EDGE FADES, AND YOU
FLOAT BETWEEN THE SKY, VIEW,
AND THE REGAL
LIFE YOU'VE EARNED.



INFINITY EDGE SWIMMING POOL

—
TRAIN LIKE WATER.
FLUID, FOCUSSED
AND UNSTOPPABLE.
—



A RETREAT
FOR THE REGAL.
FOR THE MOMENTS
THE WORLD RARELY
GIVES YOU,
TO SIMPLY BE.



A WARM,
QUIET SETTING THAT ASKS
NOTHING OF YOU,
JUST YOUR TIME.

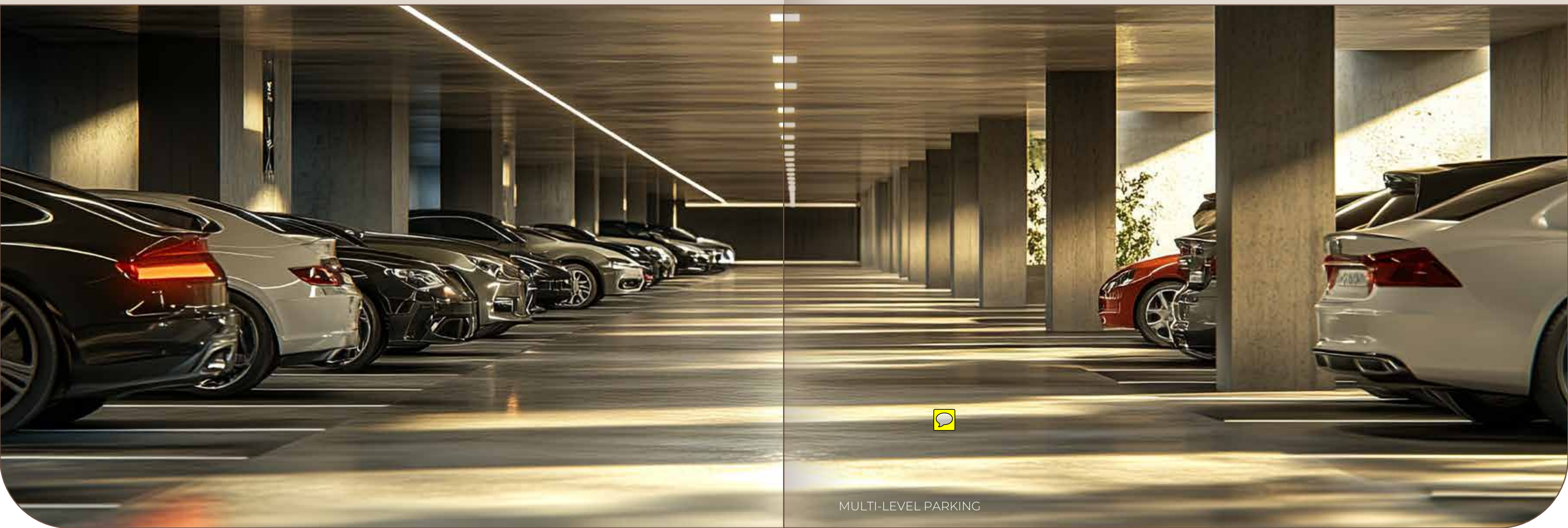


FOR STORIES
THAT DESERVE TO UNFOLD
IN THE QUIET LUXURY OF YOUR
OWN WORLD.



LUXURY IS IN DESIGN THAT CARES FOR WHAT YOU CARE ABOUT.

At Regalia towers, a thoughtfully designed multi-level parking makes sure there's always ample space for your cars. So, no more circling around the corner, just a seamless arrival, woven into the architecture.



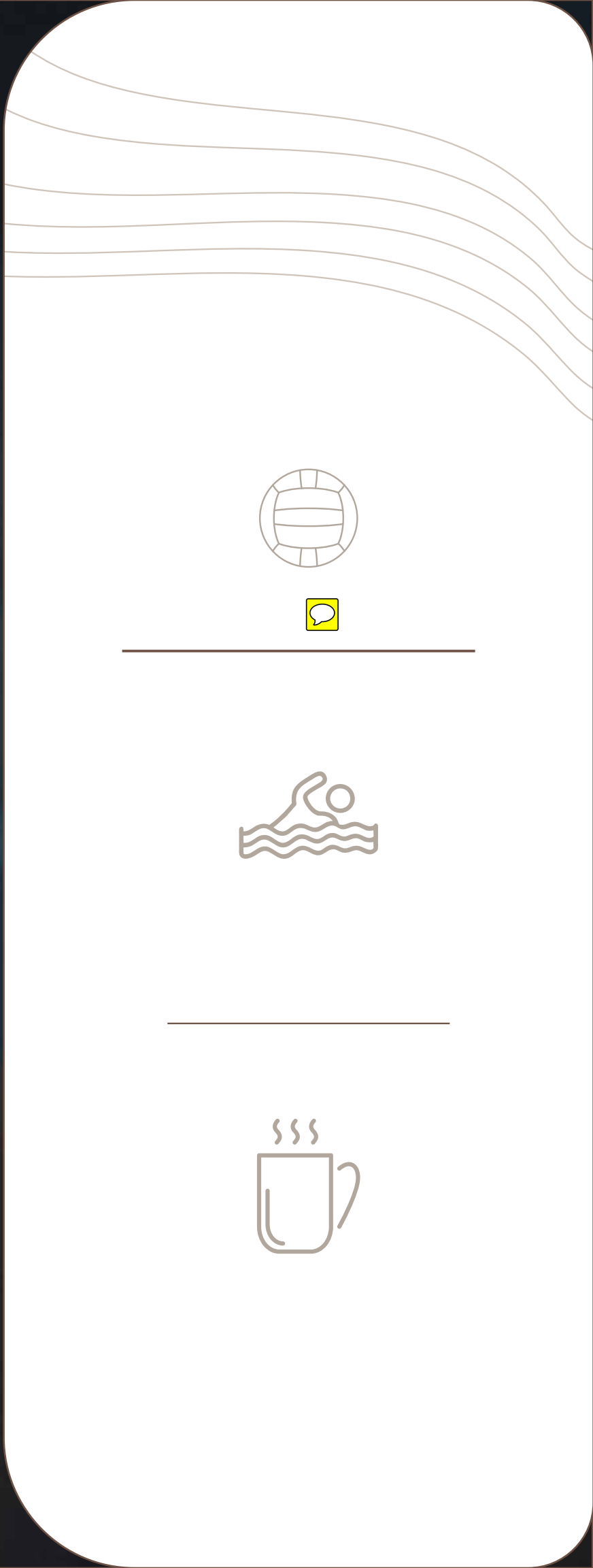
MULTI-LEVEL PARKING



—————

MAKE
LUXURY A HABIT
WITH OUR
THOUGHTFULLY
DESIGNED
AMENITIES.

—————



ACTIVE ZONE



FITNESS ARENA



KID'S PLAY AREA



INFINITY EDGE SWIMMING POOL



INDOOR GAMES

COMMUNITY ZONE



MULTIPURPOSE HALL



CO-WORKING SPACE



SEATING PLAZA



CAFETERIA

AMENITY LIST

- Entrance Lobby
- Pathways
- Fitness Arena
- Indoor Games Room
- Swimming Pool
- Pool Deck
- Jacuzzi
- Kids Pool
- Steam Room
- Party Lawn
- Multipurpose Hall
- Party Deck
- Seating Corners
- Wellness & Spa
- Mini Theater
- Central Plaza With Water Feature
- Kids Play Area With Seating
- Cafeteria With Deck Seating
- Office Zone
- Pathway With Seating And Flower Garden
- Deck Seating With Pergola



LOCATION MAP



WHERE ARCHITECTURE
FLOWS IN, AND SO
DOES THE LIFESTYLE.



Proximity to Employment Hubs

- Minutes from Hinjewadi IT Park, Baner, and Balewadi — Pune's premier business districts
- Steady rental demand from young professionals and high-income tenants

Excellent Connectivity

- Well-connected to NH48 and the Mumbai–Pune Expressway
- Easy access to the Pune Metro (Purple Line) and upcoming Hinjewadi–Shivajinagar corridor



Rapid Infrastructure Growth

- Metro expansion and key civic upgrades underway
- Wakad emerging as a fast-growing urban destination

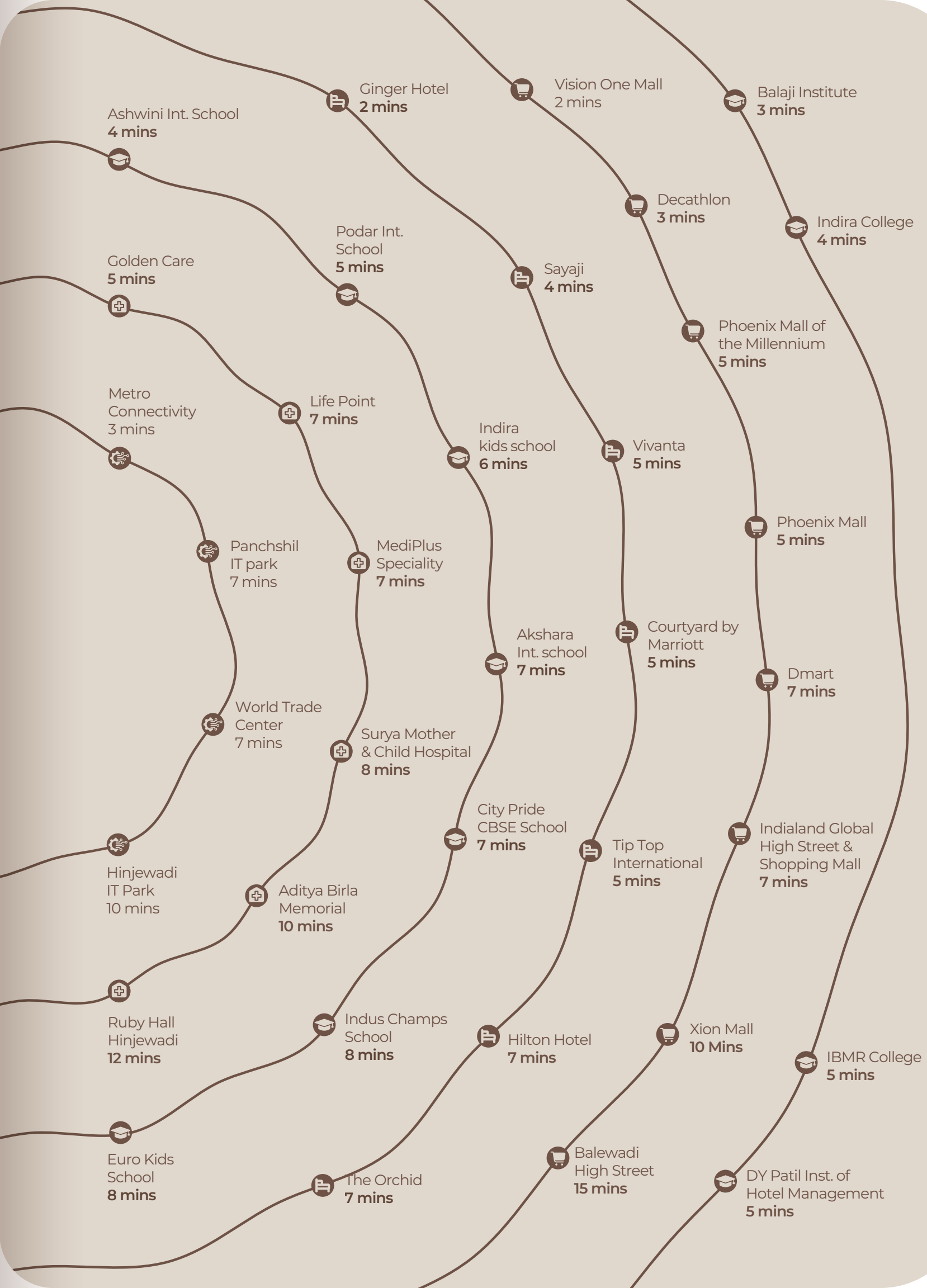
Vibrant Lifestyle & Community

- Close to renowned schools, hospitals, malls, and cafés
- Surrounded by a thriving social and leisure ecosystem



KEY DISTANCE

-  WORKSPACES
-  HEALTHCARE CENTRES
-  SCHOOLS
-  HOTELS
-  SHOPPING DESTINATIONS
-  COLLEGES



MASTER LAYOUT



Legend:

- 1) Entrance Gateway with water feature
- 2) Commercial front
- 3) Residential entry
- 4) Services
- 5) Podium Level Landscape
- 6) 6M wide Internal driveway
- 7) Amenity Plot
- 8) Exit
- 9) Water feature
- 10) Road front planters
- 11) Seating
- 12) Feature walls/ Signages

SPECIFICATIONS

STRUCTURE

- RCC framed Structure
- 125mm Thick internal partition wall excluding plaster.



WINDOWS & DOORS

- 3 track UPVC Window with mosquito nets for bedroom, dry balcony and toilet.
- Invisible Grills for bedrooms and Kitchen window Externally.
- Main Door: 2-hour fire-rated M.S. door as per fire requirements, with a Digital lock and VDP.
- Bedroom Door: Laminated plywood frame with flush door, Mortise lock with rose gold finish.
- Toilet Door: Combined frames of steel grey granite and marine ply with laminate, mortise lock.
- Provision for exhaust fan. points in toilets and Kitchen



Kitchen

- Full body vitrified tile for kitchen top as per design.
- Kitchen sink stainless steel 21x18 (Franke or similar)
- Dry Terrace sink stainless steel 24x18 with drain board (Franke or similar)
- Hot & Cold Water Provision.
- Exhaust Fan Provision



FLOORING

- 1600mm x 800mm -Vitrified glazed tiles for entire apartment. (Varmora or Similar)
- 1600mm x 800mm -Digital wall tile/Kitchen wall dado tile (Varmora or Similar)
- 1600mm x 800mm -Vitrified tiles for dry balcony (Varmora or Similar) 600mm x 600mm anti skid tiles for toilet floor and dry balcony dado. (Varmora or Similar) 1200mm x 600mm toilet wall vitrified glazed tiles (Varmora or Similar)
- 1000mm x 200mm vitrified tile for attached terrace. (Varmora or Similar)
- Height of Kitchen Dado above Otta platform- 2 feet above otta.



RAILING

- 1200mm high glass railing with SS Grab bar including RCC Up stand.



ELECTRIFICATION & CABLING

- TV and Telephone points in Living Room and electrical socket for TV in all rooms.
- Provision of AC in Living Room and In all bedrooms.
- Provision for inverter.
- Wires (Polycab/Finolex).
- Switches - Schneider Livia/ Equivalent.
- Generator back up for lifts and common area.



PLUMBING

- Concealed plumbing
- Hot and Cold mixing diverter in Toilets.

THE KOHINOOR STORY.

SHINING BRIGHT
THROUGH THE YEARS.

1983 1989 2001 2002 2006 2008 2009 2010 2013 2014 2017

Kohinoor
**CEMENT
TRADING
DIVISION**
established



Established
'WORLD OF MOTHER'
- a one-of-its-kind
commercial complex
dedicated to empowering
women entrepreneurs



Launched first project
of 300 rowhouses
in Pimple Saudagar -
**SHUBHASHREE
WOODS**

Signed the
first agreement with the
TATA GROUP for
HOTEL GINGER
in PCMC



**LAUNCH OF
NANO HOMES**
- an affordable housing
project in Ravet



Ventured into
the exciting
serviced hostels
business with
YOUTHVILLE

Completed
**2 MILLION
SQ.FT.**
of construction



Completed
**3 MILLION
SQ.FT.**
of construction

Completed
**4 MILLION
SQ.FT.**
of construction

Establishment
of the
**KOHINOOR
BRAND**



First construction
project under the
**'KOHINOOR
CONSTRUCTIONS'**
brand inaugurated
in Bopodi, Pune

Launched the
FIRST MULTIPLEX
in Pimpri-Chinchwad



A township of
504 apartments -
LATIS
launched in Talegaon

Delivered a joyful
future to
**2000+
HAPPY
FAMILIES**



Signed two
agreements with
**INDOSPACE -
TWO OF
THE LARGEST
LOGISTICS PARKS**
at Ranjangaon & Chakan

Delivered a joyful future to
**3000+ HAPPY
FAMILIES**

Delivered a
joyful future to
**4000+
HAPPY
FAMILIES**

Launched
**ABHIMAAN
TOWNSHIP**
at Shirgaon with
1155 homes
(Phase I & II)
in July 2017

2018 2019 2020 2021 2022 2023 2024



Delivered a
joyful future to
**5000+
HAPPY
FAMILIES**



1000+ homes delivered
Launched 2 new-age projects -
KOHINOOR SAPPHIRE
and **KOHINOOR CORAL**

Delivered a joyful future to
**6000+ HAPPY
FAMILIES**

Completed
**5 MILLION
SQ.FT.**
of construction

Completed
**6 MILLION
SQ.FT.**
of construction

**KOHINOOR
SAPPHIRE 2,**
TATHAWADE

**KOHINOOR
JEEVA,**
BIBWEWADI

**KOHINOOR
SHANGRILA,**
PIMPRI

PRESIDENTIA,
SOPAN BAUG ANNEXE

SPORTSVILLE,
MAAN,
HINJAWADI PH.1

**KOHINOOR
VIVA CITY,**
DHANORI

**KOHINOOR
WORLD
TOWERS,**
PIMPRI

**KOHINOOR
EMERALD, SUS**
**KOHINOOR
GRANDEUR,**
RAVET

**KOHINOOR
SAPPHIRE 3,**
TATHAWADE

Delivered a
joyful future to
**8000+ HAPPY
FAMILIES**

**COURTYARD
ONE,** WAKAD

**ABHIMAAN
TOWNSHIP,
PHASE 3,**
SHIRGAON

**KOHINOOR
KALEIDO,**
NEW KHARADI

**KOHINOOR
WESTVIEW
RESERVE,**
NEW WAKAD

**KOHINOOR
FAMVILLE,**
HINJAWADI
CENTRAL (PH 2)

**KOHINOOR
VIVA PIXEL**
DHANORI PH.1 & PH.2

NEWLY-LAUNCHED
COMMERCIAL
PROJECT:
**KOHINOOR
WORLD
TOWERS,**
PIMPRI PH.2

**KOHINOOR
BUSINESS
TOWER,**
KP ANNEXE

Newly-launched
residential projects:
**KOHINOOR
CENTRAL
PARK,**
HINJAWADI PH.2

**SATORI BY
KOHINOOR,**
NEW BANER

Newly-launched
residential project:
**KOHINOOR
UPTOWN
AVENUE,**
PUNAWALE

**KOHINOOR
RIVERDALE,**
KHARADI



WE BELIEVE THE FINEST THINGS
TAKE TIME TO TAKE SHAPE.
AND THAT'S HOW KOHINOOR
BRINGS LUXURY TO LIFE.



Kohinoor Group is a world-class real estate company based in Pune, leading the change through its revolutionary commercial and residential developments across the city. Whether by introducing globally recognized real estate practices or collaborating with renowned industry experts, the group has consistently set new benchmarks, delivering projects that are truly a league apart. From premium homes to commercial spaces, Kohinoor remains committed to meeting the evolving needs of its customers, crafting thoughtfully designed future-ready spaces.





MADE OF TRUST.
ADMIRER FOR EXCELLENCE.

SINCE 1983

40+

YEARS OF
LEGEY

49+

PROJECTS
DELIVERED

17M+

SQ. FT. OF
ONGOING
DEVELOPEMENT

11M+

SQ.FT. OF
COMPLETED
DEVELOPEMENT

20K+

DELIGHTED
CUSTOMERS

COMPLETED PROJECTS

- Kohinoor Shangrila, Pimpri
- Kohinoor Air Castle, Ravet
- Kohinoor Vyona, Pimpri
- Kohinoor Jeeva, Bibvewadi
- Kohinoor Grandeur, Ravet
- Kohinoor Falcon, Pashan-Sus Road
- Kohinoor Emerald, Sus
- Kohinoor Coral, Hinjawadi Ph.3
- Kohinoor High Point, Model Colony
- Kohinoor Shubhashree Woods, Pimple Saudagar
- Kohinoor Reina, Kondhwa
- Kohinoor Tinsel Town, Hinjawadi Ph.2
- Kohinoor Abhimaan Township, Shirgaon
- Kohinoor Viva City, Dhanori
- Kohinoor Sportsville, Hinjawadi Ph.1
- Kohinoor Sapphire, Tathawade
- Kohinoor Presidentia, Sopan Baug
- Kohinoor Courtyard One, Wakad

ONGOING PROJECTS

- Kohinoor Kaleido, New Kharadi
- Kohinoor Westview Reserve, New Wakad
- Kohinoor Viva Pixel - Ph.2, Dhanori
- Kohinoor Uptown Avenue, Punawale
- Kohinoor Central Park, Hinjawadi Ph.2
- Satori by Kohinoor, New Baner
- Kohinoor Famville, Hinjawadi Central (Ph.2)
- Kohinoor Viva Pixel - Ph.1, Dhanori
- Kohinoor Riverdale, Kharadi
- Kohinoor Woodshire, Bhugaon



THE KOHINOOR PHILOSOPHY

At Kohinoor, everything begins and ends with one simple promise, **Sada Sukhi Raho.**

A blessing that goes beyond words in Indian Culture.

It shapes every home, every space, and every experience we create. Because for us, it's never just about building structures; it's about building relationships that last a lifetime. And that's why we make sure we stay by your side throughout your buying journey.

With trust and transparency at our core, we build customer relationships based on the solid foundation of trust, integrity and transparency. And that has helped Kohinoor to grow into a name thousands of families believe in.

THE 5 SOLID PILLARS OF SADA SUKHI RAHO



Branded
Homes



Secure
Living



Sustainable
Living



Post Possession SSR Help Desk



Healthy Lifestyle



Backed by 40+ years of legacy, yet again we've come up with a project that puts you first. Because for every bit of stress you carry at work, you deserve a home that brings you peace.