



# REGALIA

Brilliantly Conceptualized  
Luxury Residences



*Living Excellence*



“

RECOGNIZING THE NEED IS THE  
PRIMARY CONDITION FOR DESIGN

Charles Eames

“

IF YOU LOVE SOMETHING, IT WILL  
WORK. THAT'S THE ONLY REAL RULE.

Bunny Williams



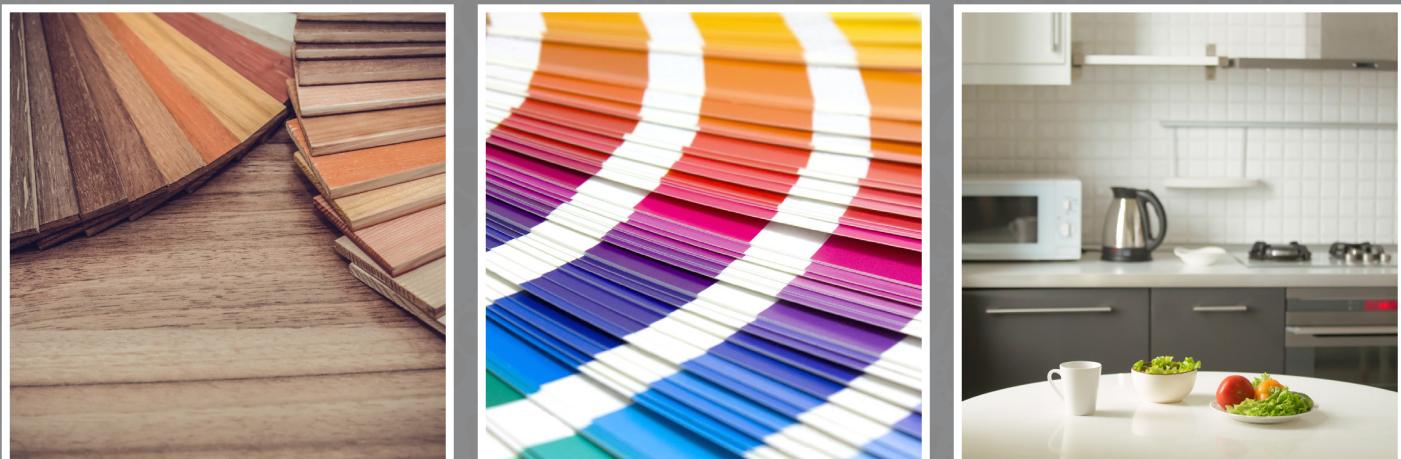
## ABOUT KS REALTORS PVT. LTD.

KS REALTORS PVT LTD is an integrated real estate developer focused on premium developments with residential projects in Thiruvananthapuram. The brand reflects trade attributes of impeccable professionalism and bench mark of quality. We aim to build inspirational development for our customers with distinctive design, quality construction and finishing. Everything we do is aimed at delighting our customers and ensuring their loyalty over the long term, surpassing customer's expectations.

It is our vision to build the finest residential properties for the next generation – with spaces synonymous with inspirational architecture

where creativity and happiness is nurtured. We strongly believe that delivering projects is the first step in our long-lasting journey with our discerning residents, as our main task starts after possession of the homes. Providing residents with superior infrastructure, modern facilities that matches their aspirations, a safe and secure living environment and a refreshing ambience are the mainstay of our brand promise to our customers.

As part of our unflinching commitment to provide finest experience to customers, we consciously create homes sprinkled with hospitality to deliver optimum quality of life for our valuable customers.



All Pictures shown are for illustration purpose only.

# Vision

To build, develop and maintain unique customer experiences through world-class real-estate concept living spaces, further strengthened by our customer centric focus. We achieve this by working with the best minds and professionals with a reputation for quality and a penchant for personal detailing. KS REALTORS mission is echoed and practiced by all internal and external stakeholders with the highest delivery of ethical, professional and qualitative standards.

# Mission

To contribute significantly to building concept landmarks that exceed customer expectations and contribute to adding more value and appreciation to their trust in KS REALTORS.

# Corporate Values

KS REALTORS believes in exceeding expectations and creating value that appreciates over time when it comes to luxury properties. We understand that good living needs to extend beyond four walls and luxury can no longer be a random word attributed to convenience. Each of our projects are based on the concept of extraordinary living. We build customer experience that is eclectic and delightful, through convenience and amenities that are not only world class but thoughtful and personalized.

*City Outside  
Tranquility Inside.*



# BRILLIANTLY CONCEPTUALIZED LUXURY RESIDENCES

## Overview

Want to live the high-life? KS REALTORS offers Regalia; spacious 2/3 BHK high-end apartments. Feel free to customize your home with ultra-luxurious specifications (at additional price).

The option of customizing your ultra-luxurious homes, topped off with spacious interiors and elegant detailing, makes it even more desirable.

## Property Specifics

2 & 3 BHK luxurious apartments. Sizes ranging from 1165 sq.ft. to 2040 sq.ft.. They are equipped with semi-modular kitchens; laminated wooden flooring in master bedroom (customizable on request with additional price) and high quality sanitary ware and fittings. Simply make a selection and extend your personal character to the luxurious Regalia apartments.

## Location Advantage

- Regalia is strategically located at an elite location
- Leading Retail, Educational, Healthcare & Hotels in vicinity
- Just a 5-minute drive from the heart of the City Centre
- Clubs & Cultural Centers is in close proximity

## Design

Designed by renowned architect MURALEE & ASSOCIATES.



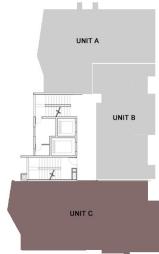


**UNIT A1, A3, A5**  
AREA: 131 SQ M (SBA)  
1410 SQ FT (SBA)

N  




**UNIT B1, B3, B5**  
AREA: 108.6 SQ M (SBA)  
1170 SQ FT (SBA)



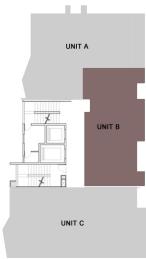
**UNIT C1, C3, C5**  
AREA: 163.5 SQ M (SBA)  
1760 SQ FT (SBA)

N



**UNIT A2, A4**  
AREA: 128.6 SQ M (SBA)  
1385 SQ FT (SBA)

N  
S



**UNIT B2, B4**  
AREA: 108.23 SQ M (SBA)  
1165 SQ FT (SBA)



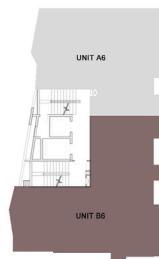
**UNIT C2, C4**  
AREA: 160.25 SQ M (SBA)  
1725 SQ FT (SBA)

N



**UNIT A6**  
AREA: 118.91 SQ M (SBA)  
1280 SQ FT (SBA)

N



## UNIT B6

AREA: 169.08 SQ M (SBA)  
1820 SQ FT (SBA)

N



**UNIT A7 & A9**  
AREA: 121.7 SQ M (SBA)  
1310 SQ FT (SBA)



**UNIT B7 & B9**  
AREA: 168.61 SQ M (SBA)  
1815 SQ FT (SBA)



## UNIT A8

AREA: 118.91 SQ M (SBA)  
1280 SQ FT (SBA)



**UNIT B8**  
AREA: 169.08 SQ M (SBA)  
1820 SQ FT (SBA)



**UNIT 10**  
AREA: 189.52 SQ M (SBA)  
2040 SQ FT (SBA)

N  




**UNIT 11**  
AREA: 189.52 SQ M (SBA)  
2040 SQ FT (SBA)



# FLOOR UNIT SUMMARY

2 BHK				3 BHK		
FLOOR	TYPE	AREA(SBA)	TYPE	AREA(SBA)	TYPE	AREA (SBA)
1	A1	1410 SQ FT	B1	1170 SQFT	C1	1760 SQ FT
2	A2	1385 SQ FT	B2	1165 SQFT	C2	1725 SQ FT
3	A3	1410 SQ FT	B3	1170 SQFT	C3	1760 SQ FT
4	A4	1385 SQ FT	B4	1165 SQFT	C4	1725 SQ FT
5	A5	1410 SQ FT	B5	1170 SQFT	C5	1760 SQ FT
6	A6	1280 SQ FT			B6	1820 SQ FT
7	A7	1310 SQ FT			B7	1815 SQ FT
8	A8	1280 SQ FT			B8	1820 SQ FT
9	A9	1310 SQ FT			B9	1815 SQ FT
10					A10	2040 SQ FT
11					A11	2041 SQ FT

## LICENSE & PERMITS

Airport NOC No – THIR/SOUTH/B/042617/214692 dated 3-05-2017

Corporation Building Permit No: E 5/BA/182649/16 dated 25-08-2017

Fire NOC No: F2-4325/17 dated 20-04-2017

# SPECIFICATIONS

## STRUCTURE

Basement + Ground + 11 storied RCC framed structure with concrete block masonry walls

## CAR PARKING

Covered car parks in basement level

## FOYER/LIVING/DINING

Superior quality vitrified tile flooring and skirting • Plastic emulsion paint for walls and ceiling

## BEDROOMS

Superior quality timber laminated flooring / equivalent and skirting for Master Bedroom • Superior quality vitrified tile flooring and skirting in other bedrooms • Plastic emulsion paint for walls and ceiling

## TOILETS

Superior quality antiskid ceramic tile flooring • Superior quality ceramic wall tiling up to false ceiling • False ceiling / Plastic emulsion paint for ceiling • Granite vanity counters

## KITCHEN

Superior quality ceramic tile flooring • Superior quality ceramic tiling dado from floor to ceiling soffit • Plastic emulsion paint for ceiling

## BALCONIES/UTILITIES

Superior quality antiskid ceramic tile/terracotta flooring and skirting • Plastic emulsion paint for ceiling • All walls external grade textured paint

## STAIRCASE

Fire Exit Staircase • Granite / equivalent for treads & risers • Texture Paint for walls and Plastic emulsion for ceiling • Fire rated door for all staircases

## COMMON AREAS

Superior quality vitrified tile flooring and skirting / Granite / equivalent flooring • Plastic emulsion for wall/ceiling

## JOINERY

Main door and Bedroom doors of both sides masonite skin, with Timber frame & architraves • All other external doors to be manufactured in specially designed aluminium extruded frames • Toilet door of timber frame and architraves. Shutter with Masonite skin on the external side and laminate on the internal side • High quality ironmongery and fittings for all doors • Heavy-duty aluminium windows made from specially designed and manufactured sections

## LIFTS

Total no. of 2 lifts of reputed make

## PLUMBING & SANITARY

Sanitary fixtures of reputed make in all toilets • Chromium plated fittings of reputed make in all toilets • Stainless steel single bowl sink with drain board in utility

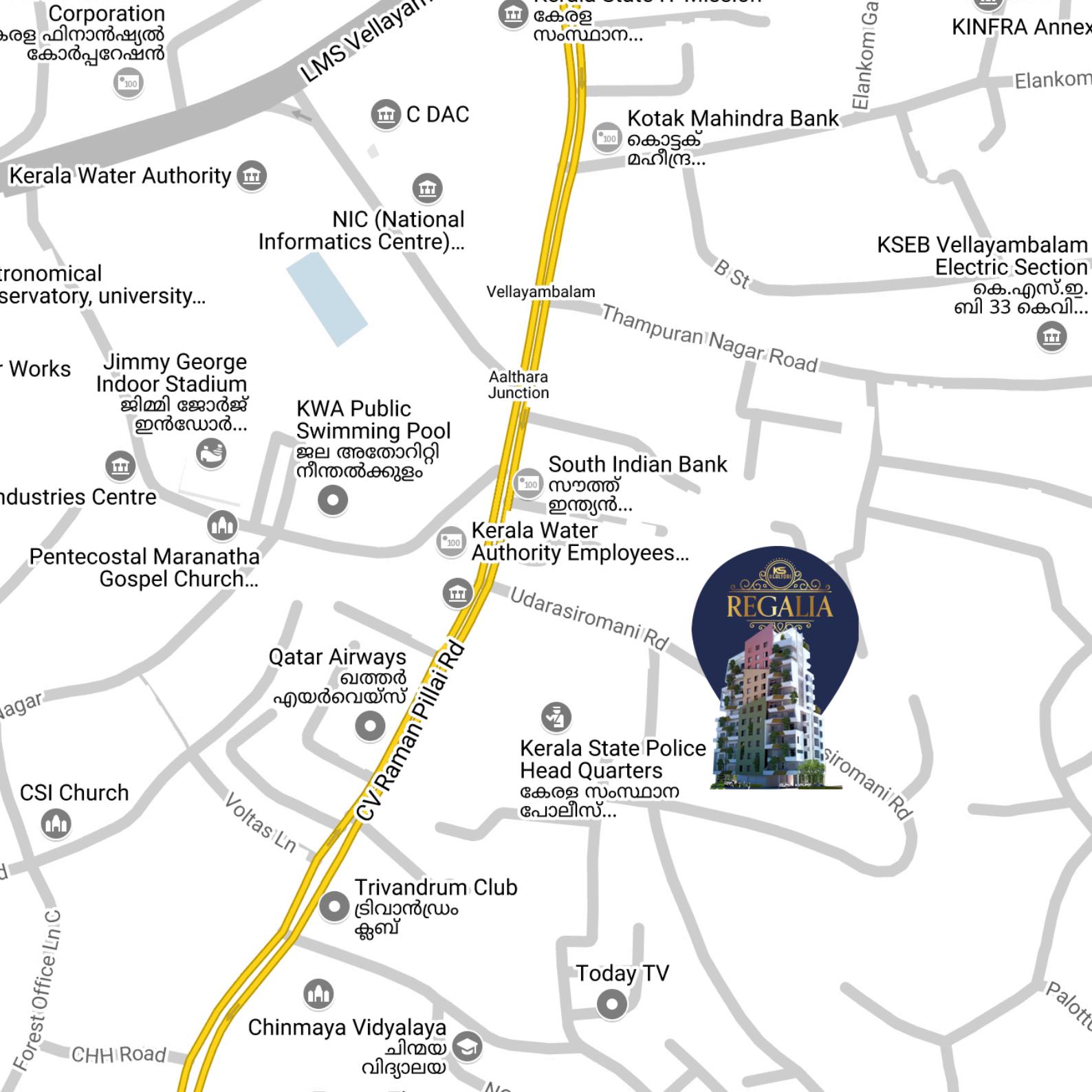
## ELECTRICAL SPECIFICATIONS

Provision for AC in all bedrooms & living

## SPECIFICATION DISCLAIMER

*The views shown are artist's impression only. The size, shape, and position of doors / windows, columns, design of railings and various other elements are subject to change. The furniture / fixtures, including counter in kitchen, is shown to indicate the space available and likely position of electrical points are not a part of standard specifications. The finishes - flooring, tiles in toilet, kitchen, utility, balconies, etc., paint color, door finish / color, and any other finishes are only indicative and are subject to change. The dimensions and areas shown are from block to block, without considering any plaster & finish.*

*KSathesan Realtors Pvt Ltd reserves the right to change specifications without prior notice, in the interests of quality and timely delivery. We request our valuable customers to note that any such changes made will not, in any way, be detrimental to the quality of the building.*



# Live Who You Are.



**KS**  
**REALTORS**  
BUILDING YOUR DREAMS



## CONTACT US

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