RISE | REIGN | REGAL

AARAMBH

REGAL

3 BHK EXCLUSIVE APARTMENTS
@ RAYSAN



AARAMBH
REGAL

A THRONE OF **TRANQUILITY**
A REALM OF **REFINEMENT**

Amidst the city's pulse, Aarambh Regal stands as a rare sanctuary—an architectural crown that blends tranquility with timeless design. Here, elevated living isn't just about height, but about heritage. From the grand welcome to the serene retreat above, every element is composed with regal precision. This is not just a residence; it's a refined realm for those who command more from life—space, grace, and quiet splendor.

13 Levels of Elevated Living
Twin Towers that rise with poise, shaping a skyline of serene sophistication.

Grand 3 BHK Residences
Expansive interiors designed with grace crafted for those who dwell in distinction.

Prime & Prestigious Locale
Positioned at the heart of promise, where every direction opens to convenience and class.

Open to Sky, Designed to Breathe
Every residence breathes freely with nature's touch-overflowing with sunshine and serenity.

A Lifestyle Fit for Royalty
From recreation to reflection, discover a lifestyle curated for connoisseurs of comfort.

3 BHK EXCLUSIVE APARTMENTS @ RAYSAN



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A TOUCH OF **HEAVEN.**
A FLOW OF **GRACE**

Elysian welcomes you with a touch of heaven and a flow of grace - a waterbody designed not just to impress, but to soothe the soul. Gently placed at the heart of the arrival experience, this serene feature sets the tone for everything Aarambh Regal stands for: calm, comfort, and quiet luxury. More than an element of design, it is a soft pause in your day, a space where elegance flows effortlessly and every ripple invites reflection.



100%
RESIDENTIAL
SCHEME

CROSS VENTILATION

WIDE WINDOWS

PEACEFUL BALCONY

SMART PLANNING

WHERE DESIGN **BREATHES,** AND LIVING **FLOWS**

The front face of Aarambh Regal isn't just a structure-it's a promise of thoughtful living. With smart planning at its core, this facade doesn't just impress from afar-it enriches life from within. It's a home where elegance meets efficiency, and architecture aligns with everyday comfort.

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WHERE ARRIVAL FEELS LIKE **BELONGING**

At Aarambh Regal, the journey begins even before you step inside. The elegant entrance welcomes you with landscaped charm, smooth vehicular flow, and a sense of order that sets the right tone. As you move forward, the grand foyer unfolds like an extension of that promise, a refined lounge space that blends grace with comfort. Together, the entrance and foyer create more than just an arrival. They shape an experience of belonging, where every return feels effortless, warm, and truly like coming home.



liora

AARAMBH REGAL



WHERE LIFE **SHINES**, AND NATURE **SMILES**

Welcome to Liora — the sun-kissed heart of Aarambh Regal where everyday moments feel radiant. This lush groundscape blends leisure and liveliness with kids' play areas, active courts, shaded seating, and garden pathways. Whether it's the sparkle of a child's laughter or the calm of a gazebo conversation, every corner glows with connection, warmth, and renewal. Here, light isn't just in the sky — it's in the way life unfolds.

GROUND AMENITIES

- CHILDREN'S PLAY AREA
- JOGGING TRACK
- BOX CRICKET
- MULTI-PURPOSE COURT
- GAZEBO WITH SEATING

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REGAL

WHERE ELEGANCE STANDS **TALL**

Aarambh Regal invites you to a lifestyle of comfort, where every detail is crafted for coziness and joy.
Discover a haven of serenity with thoughtfully designed spaces, ambient light, and modern conveniences that elevate daily living.

LAVISH LIVING ROOM

BEAUTIFUL BEDROOM

SPACIOUS KITCHEN

GREEN BALCONY VIEW



AARAMBH REGAL

GROUND FLOOR



LEGENDS

01 ENTRANCE GATE WITH AUTOMATIC BOOM BARRIER
02 SECURITY CABIN & SCHOOL DROP OFF ZONE
03 ENTRY TO COMMON PLOT
04 WATER FEATURE
05 FLOORING PATTERN DEFINING BUILDING ENTRY
06 GREEN TURF WITH WALL
07 POT GROUPING
08 LAWN
09 GAZEBO
10 BENCH SEATING
11 KIDS PLAY AREA
12 SQUARE TREE PLANTERS AND SEATING
13 ELEMENTAL WALLS IN BACKGROUND
14 DG SET & TRANSFORMER
15 CONTINUOUS JOGGING TRACK
16 ORNAMENTAL TREES AND SHRUB PLANTATION
17 BOUNDARY SIDE BIG TREES AND SHRUB PLANTATION
18 BOX CRICKET
19 MULTIPURPOSE COURT
20 CAMP FIRE PLACE
21 TREE PLANTERS ALONG WITH THE COMPOUND WALL
22 INDOOR GAMES
23 TODDLER PLAY AREA
24 BUILDING ENTRANCE FOYER
25 THEATRE ROOM
26 BANQUET HALL WITH KITCHEN
27 GYM
28 ADMIN OFFICE
29 METER ROOM
30 ALLOTTED TWO CAR PARKINGS
31 GAS LINE
32 FIRE SAFETY SYSTEM
33 FREE WI-FI ZONE
34 GENERATOR FOR ELECTRICITY BACK UP
35 CCTV CAMERA
36 CABLE TV WIRING
37 WATER METER

AARAMBH REGAL

N W E S

FIRST FLOOR



AARAMBH
REGAL

N
W E
S

TYPICAL
FLOOR

203 TO
1303

204 TO
1304

LIFT
LIFT

B
FOYER
13'6" x 13'6"

UP
DN

202 TO
1302

201 TO
1301

201 TO
1301

202 TO
1302

LIFT
LIFT

A
FOYER
13'6" x 13'6"

DN
UP

204 TO
1304

203 TO
1303

ENTRY

EXIT

18.00 MT. WIDE T.P. ROAD

AARAMBH REGAL

LEGENDS

01	ENTRANCE TO TERRACE	05	KITCHEN	09	IN BUILT SEATING
02	YOGA DECK	06	WASHROOM	10	MOVABLE PLANTERS
03	PLAY AREA	07	TOILET	11	PLANTATION
04	DINING AREA WITH UMBRELLA	08	SWING GAZEBO	12	ACUPUNCTURE PATHWAY

N W E S

TERRACE FLOOR





TYPE: **01**

BLOCK - A, B

UNIT NO.

101 TO 1301, 102 TO 1302,
103 TO 1303, 104 TO 1304

AARAMBH REGAL



3 BHK UNIT PLAN

AARAMBH REGAL

TYPE: **01**

BLOCK - A, B

UNIT NO.

101 TO 1301, 102 TO 1302,
103 TO 1303, 104 TO 1304

01	PERSONAL FOYER	7'6" x 5'9"	**07**	WASH AREA	5'0" x 11'0"
02	DRAWING ROOM	14'0" x 18'6"	**08**	BEDROOM 01	16'6" x 12'0"
03	BALCONY	13'0" x 6'3"	**09**	ATT. TOILET	7'6" x 5'6"
04	STORE	5'6" x 5'6"	**10**	BEDROOM 02	13'6" x 11'0"
05	KITCHEN & DINING AREA	11'0" x 17'4"	**11**	ATT. TOILET	7'6" x 5'0"
06	C. TOILET	4'6" x 6'6"	**12**	BEDROOM 03	11'0" x 11'0"



SECURITY CABIN

SCHOOL DROP OFF ZONE

CCTV SURVEILLANCE

WATER FEATURE

GREEN TURF WALL

TODDLER PLAY AREA

ENTRANCE FOYER

THEATER ROOM

BANQUET HALL & KITCHEN

GYM

GREEN LAWN

BEAUTIFUL GAZEBO

BENCH SEATING

KID'S PLAY AREA

PLANTER WITH SEATING

METER ROOM

ALLOTTED PARKING

ELEGANT BOOM BARRIER

FIRE SAFETY SYSTEM

FREE WIFI ZONE

ORNAMENTAL PLANTATION

BOX CRICKET

MULTIPURPOSE COURT

JOGGING TRACK

POT GROUPING

CAMP FIRE ZONE

INDOOR GAMES

ADMIN OFFICE

WATER METER

POWER BACKUP (FOR COMMON)














STRONG
MIND
STRONG
BODY
MATRIX
MATRIX
MATRIX



ABOVE **ALL,** A LIFE **WELL-LIVED**

Perched atop Aarambh Regal lies Celestia—a terrace realm crafted not just for amenities, but for elevated living. Here, the skyline becomes your backdrop for yoga at dawn, laughter-filled evenings, shared meals, and playful joy. From morning stretches to giant chess duels, from serene seating gazebos to festive family feasts—every moment unfolds under the open sky, where freedom meets fulfillment. This is where connections grow deeper, hearts breathe freer, and life finds its happiest altitude.

TERRACE AMENITIES

- SKY YOGA ZONE
- CELEBRATION DECK
- LIFE-SIZE INDOOR GAMES
- CHILDREN'S ACTIVITY ARENA
- GAZEBO & GARDEN LOUNGE
- ALL-AGE RECREATION


AARAMBH
REGAL
A
B
18.00 MT. WIDE T.P. ROAD





SPECIFICATION

STRUCTURE
Earthquake-resistant R.C.C. frame structure as per IS code.

WALL FINISH
Internal mala plaster with white putty.
External double coat plaster with texture finish/sandface plaster.

FLOORING
Vitrified tiles in Drawing Room, Kitchen, Dining, and all Bedrooms.

KITCHEN
Super quality granite or artificial platform with S.S. sink and designer tiles up to lintel level.

BATHROOM
C.P. fittings of branded sanitary ware & vitrified tiles upto lintel level.

PLUMBING
Necessary concealed plumbing using high-quality (uPVC/CPVC) pipes and fittings.

ELECTRIFICATION
Good quality accessories with single phase/3 phase concealed copper wiring. with sufficient points for TV, refrigerator, as per unit with modular switches.

DOORS & WINDOWS
Attractive main door with wooden/ply frame, all other flush doors and all windows of aluminum windows.

TERRACE
Open terrace finished with suitable water proofing with china mosaic or tiles flooring for heat reflection.

JK White Cement · Birla White · KOHLER. · Finolex Cables Limited · POLYCAB Wires & Cables · asianpaints · ANCHOR · CERA · Jaquar experience bathing · ESSESS Bath Fittings · JINDAL · HAVELLS · Dulux · SWITCHGEAR Safe & Sure

RAA16208

RERA : PR/GJ/GANDHINAGAR/GANDHINAGAR/
Gandhinagar Municipal Corporation/RAA16208/121225/011030
Website: www.gujrera.gujarat.gov.in

web:gujrera.gujarat.gov.in

NOTES • Stamp Duty, Registration Charges, Legal Documentation Charges, Advance Maintenance, Fixed Maintenance Charges, GUDA Charges And Electrical Co. Charges including cable and sub-station cost shall be borne by the purchaser. • GST or any additional charges, tunes, cess or duties levied by the government/ local authorities prior, during or after the completion of the scheme shall be borne by the purchaser. • Changes/Alteration of any nature, including the elevations, exterior colour scheme of the apartments or any other change affecting the overall design concept and outlook of the scheme are strictly not permitted during or after the completion of the scheme. • All elements, objects, treatments, materials, equipments and colour scheme shown are artist's impressions. Actual may be different as per architect's designs. • All dimensions shown here are to unfinished walls. • The brochure is intended only to convey the essential design and technical features of the scheme.

DEVELOPER

VISION REALTY

ARCHITECT

URBAN SENSE ARCHITECTS

STRUCTURE

ELEVATE ENGINEERS

NEARBY:

Raysan Metro Station	**200** mtr	Jamnabai Narsee School	**6.0** kms
PDEU University	**1.4** kms	Aashka Hospital	**6.7** kms
SMVS Hospital	**3.0** kms	S. P. Ring Road	**7.3** kms
GIFT City	**4.0** kms	International Airport	**13.0** kms

AARAMBH REGAL

CH - 0 CIRCLE
INFOCITY
TCS GARIMA PARK
INFOCITY METRO STATION
SANT SAROVAR
INDRODA NATURE PARK
ARANYA UDHYAN
DHOLAKUVA METRO STATION
AASHKA HOSPITAL
NIFT
DA-IICT
NID
GANDHINAGR BYPASS ROAD
RELIANCE CROSS ROAD
DEV AALAY
DEV PARISAR
RAKSHA SHAKTI CIRCLE
SWAMI-NARAYAN DHAM
TO GANDHINAGAR
PODAR INTERNATIONAL SCHOOL
RANDESAN METRO STATION
DHOLESHWAR MAHADEV MANDIR
SMVS HOSPITAL
PROPOSED RIVERFRONT
SABARMTI RIVER
SCHOOL OF ACHIEVER
THE PRIVILON
BAPS SCHOOL
RAYSAN PETROL PUMP
PROPOSED TO RAYSAN - GIFT CITY ROAD
RAYSAN METRO STATION
AARAMBH ELEGANCE
PDPU CROSS ROAD
VINAYAK LIFE STYLE
IDM
VINAYAK COURTYARD
IAR ROAD
PDEU
PDEU METRO STATION
TO GIFTCITY
INSTITUTE OF HOTEL MANAGEMENT AHMEDABAD
GNLU METRO STATION
GNLU
IAR
PROPOSED RIVERFRONT
GIFTCITY BRIDGE
RAHEJA IT PARK
SABARMTI RIVER
DELHI PUBLIC SCHOOL
TO AIR PORT
KOBA GAM METRO STATION
METRO ROUTE
KOBA CIRCLE METRO STATION
KOBA CIRCLE
TO AHMEDABAD
NARMADA CANAL
S.P. RING ROAD
BHAT CIRCLE
APOLLO HOSPITAL
NARAYANI HEIGHTS
LOCATION

LILAVATI HOSPITAL
GIFT CITY CLUB
JAMNABAI NARSEE SCHOOL

SWASTIC SOPAN
BAPS
ANAND FARM
CAPITAL CROWN
RAYSAN ROAD
RAYSAN METRO STATION
BHAIRAVNATH PARTY PLOT
VRUNDAVAN ELYSIA
GUDA GARDEN
PRATIBHA LIVING
SYNERGY#
AARAMBH ELEGANCE
PRAMUKH PARK 2
VINAYAK SKYDECK
SPARASH VILLA
AHMEDABAD - GANDHINAGAR HIGHWAY
SHYAM SHUKAN RESIDENCY
IHM
PDPU ROAD
IAR ROAD
THE HILL WATERPARK
GNLU METRO STATION

PROJECT BY

AARAMBH
GROUP

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