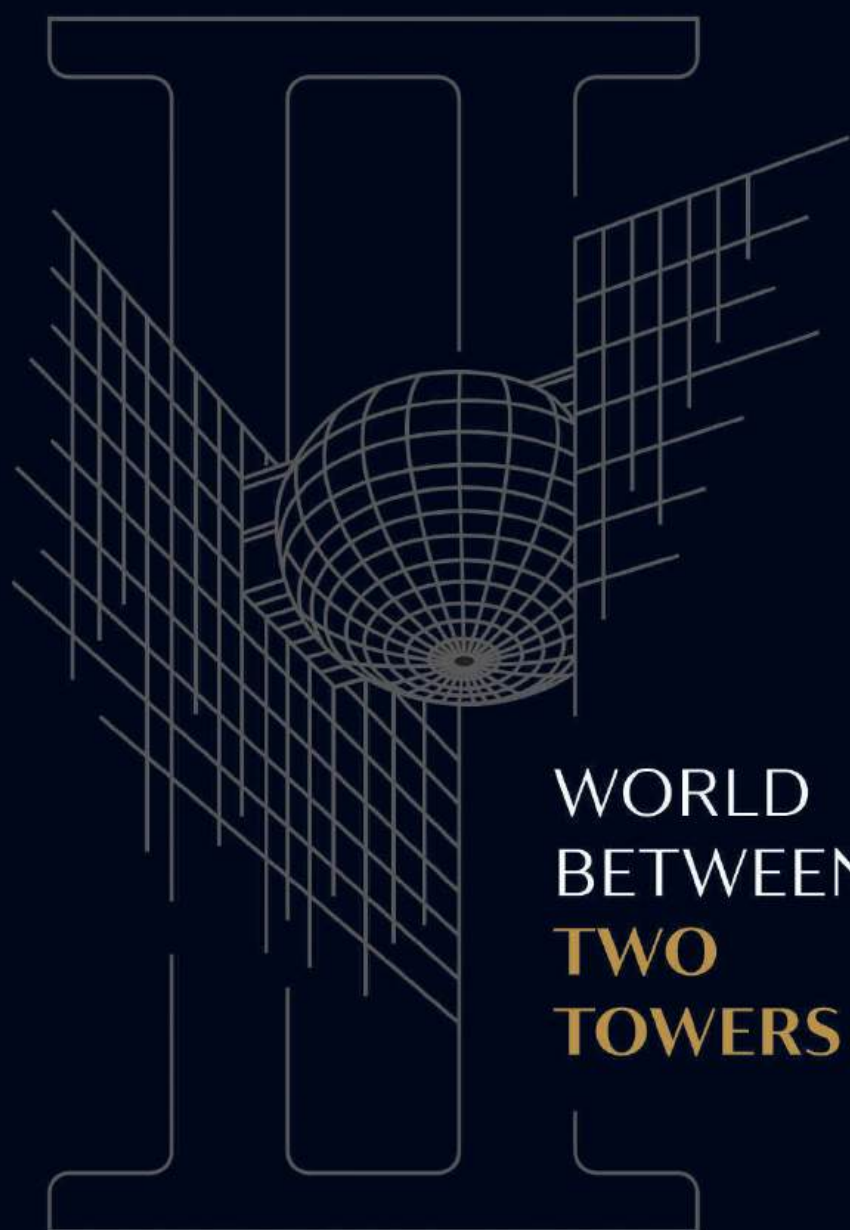




WORLD
BETWEEN
TWO
TOWERS

REGALIA >
— GIFT CITY —

< REGALIA II
— GIFT CITY —

FROM
FIRST
VISION TO
FULL ORBIT

REGALIA REALIZED

STEP INTO THE VERTICAL REALM

Not just a project. Not just a property.

This is a world between towers,

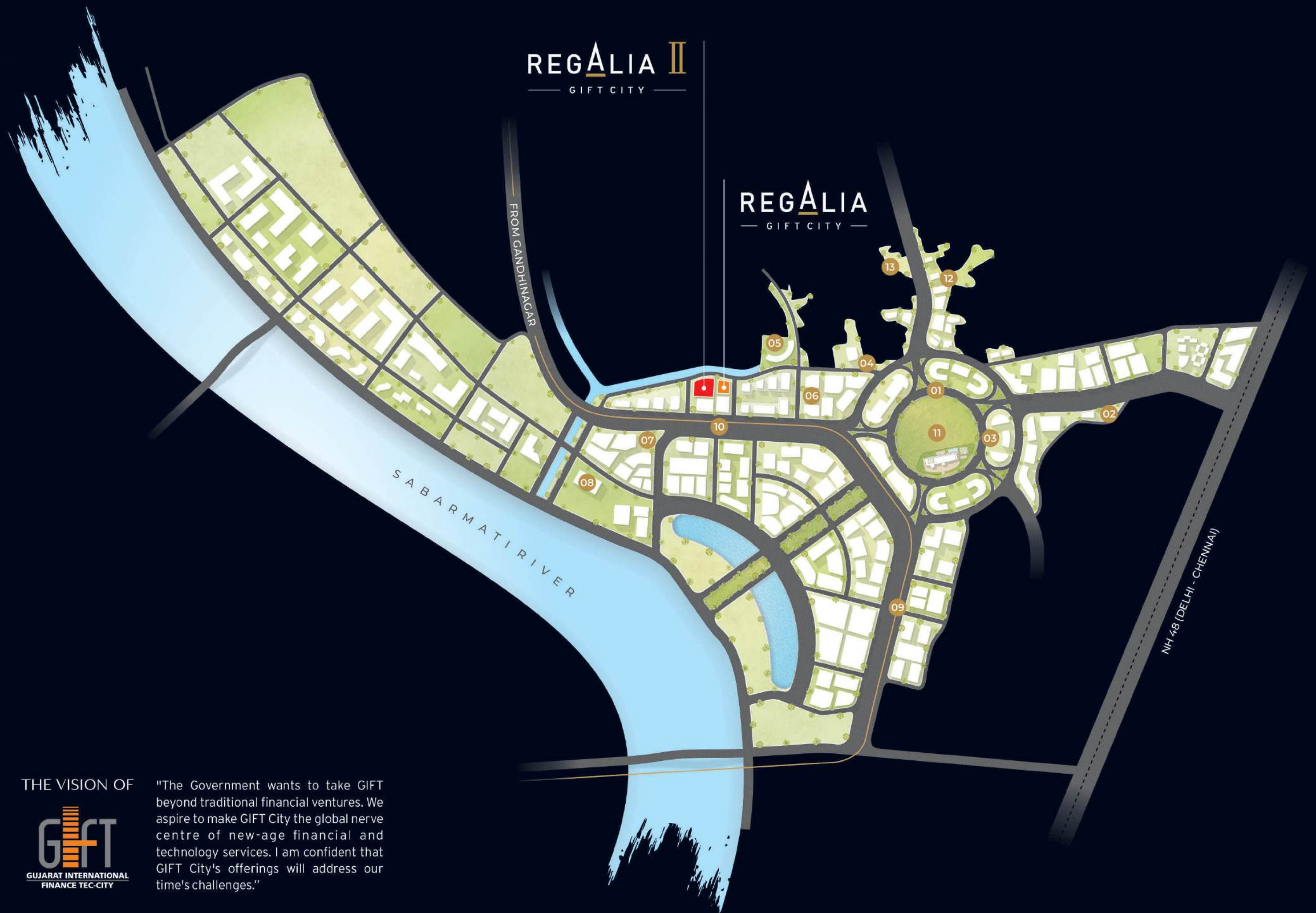
Where life unfolds in golden hours.

REGALIA II
GIFT CITY

NOT JUST A NEW ADDRESS, IT'S A WHOLE NEW ALTITUDE

INDIA'S
ONLY GROUND
CAPABLE OF
HOLDING THIS VISION

- 01 Lilavati Hospital
- 02 Indian Oil Petrol Pump
- 03 Jamnabai Narsee School
- 04 District Cooling System
- 05 Fire Station & Police Station
- 06 Grand Mercure Hotel (5 Star)
- 07 City Command and Control Centre
- 08 Automated Waste Collection & Segregation Plant
- 09 Metro Station (Phase-I)
- 10 Upcoming Metro Station (Phase-II)
- 11 GIFT City Club & Central Park
- 12 GIFT Power Company Sub-Station
- 13 Water Treatment Plant



THE VISION OF



"The Government wants to take GIFT beyond traditional financial ventures. We aspire to make GIFT City the global nerve centre of new-age financial and technology services. I am confident that GIFT City's offerings will address our time's challenges."

SHRI NARENDRA MODI
Hon'ble Prime Minister of India

ROADS OF GOLD,
DREAMS TO HOLD.

A FUTURE CITY,
STRONG AND BOLD.



DEDICATED
POSTAL CODE



MULTI-SPECIALITY
HOSPITAL



5-STAR CLUB
AMENITIES



METRO
STATION



GREEN BUILDING
CERTIFIED



IN-HOUSE
DATA CENTRE



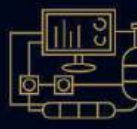
HIGH-SPEED
FTTX INTERNET



WALK-TO-WORK
CONCEPT



UNINTERRUPTED
ELECTRICITY



ULTRA-MODERN
DCS PLANT



UPCOMING
RIVER-FRONT



RECREATIONAL
ZONES



STATE OF THE ART
CITY COMMAND
& CONTROL CENTER



CENTRALISED
TAP WATER SYSTEM



SHOPPING
CENTRE



In a world where cities struggle to keep up,
GIFT City was created to stay ahead.

Not an expansion of what exists - but a reimagination of what's possible.

Built on purpose, powered by intelligence, It's where planning meets precision, and infrastructure is not just available - It's anticipated.

This is not just India's first smart city. It's a platform where bold ideas scale, and visionary businesses find momentum.

Here, success isn't searched for, It's systemized.

KEY INSTITUTIONS

At Domestic Tariff Area (DTA), GIFT CITY





1992
The inception
of our plotting journey

2010
Established
5 Lakh sq. ft. of
dream spaces

2021
Entered into
the field of
redevelopment

2018
Launched
a revolutionary
project of
1 million sq. ft.

1995
Our stepping
stone in the
residential sector

2001
First Residential
& Commercial
Project

2014
Completed
a residential project
of 290 units

2020
Launched
5670 sq. ft. ultra-
premium apartments

EACH MILESTONE
MEASURED IN VISION
NOT JUST YEARS

Since 1992, Nakshatra Group has been creating spaces that reflect trust, vision, and timeless value. With a diverse portfolio across residential and commercial developments, we focus on thoughtful design and lasting quality. Every project is a step toward shaping a future where lifestyle and ambition align seamlessly.

REGALIA

— GIFT CITY —

Regalia marked Nakshatra Group's entry into GIFT City with a vision that rose beyond convention. Designed as a forward-thinking commercial space, it blends architectural elegance with strategic positioning. As it evolves, it stands as a testament to our belief that every beginning should lead the way forward.

2022
FIRST
COMMERCIAL
PROJECT AT
GIFT CITY



AND NOW, THE WORLD BETWEEN
TWO TOWERS UNFOLD





01

CENTRAL GLOBE

An architectural centerpiece
suspended in vision.



02

ICONIC TOWERS

Twin forms that redefine
presence and prestige.



THE
NUMBERS
SHAPE IT.
**THE VISION
LIFTS IT.**

1 LAKH

SQ. FT. SINGLE OFFICE

890 TO 18000 SQ. FT.
Flexible spaces.



03

FLOORS OF RETAIL

A foundation
built for bold brands.

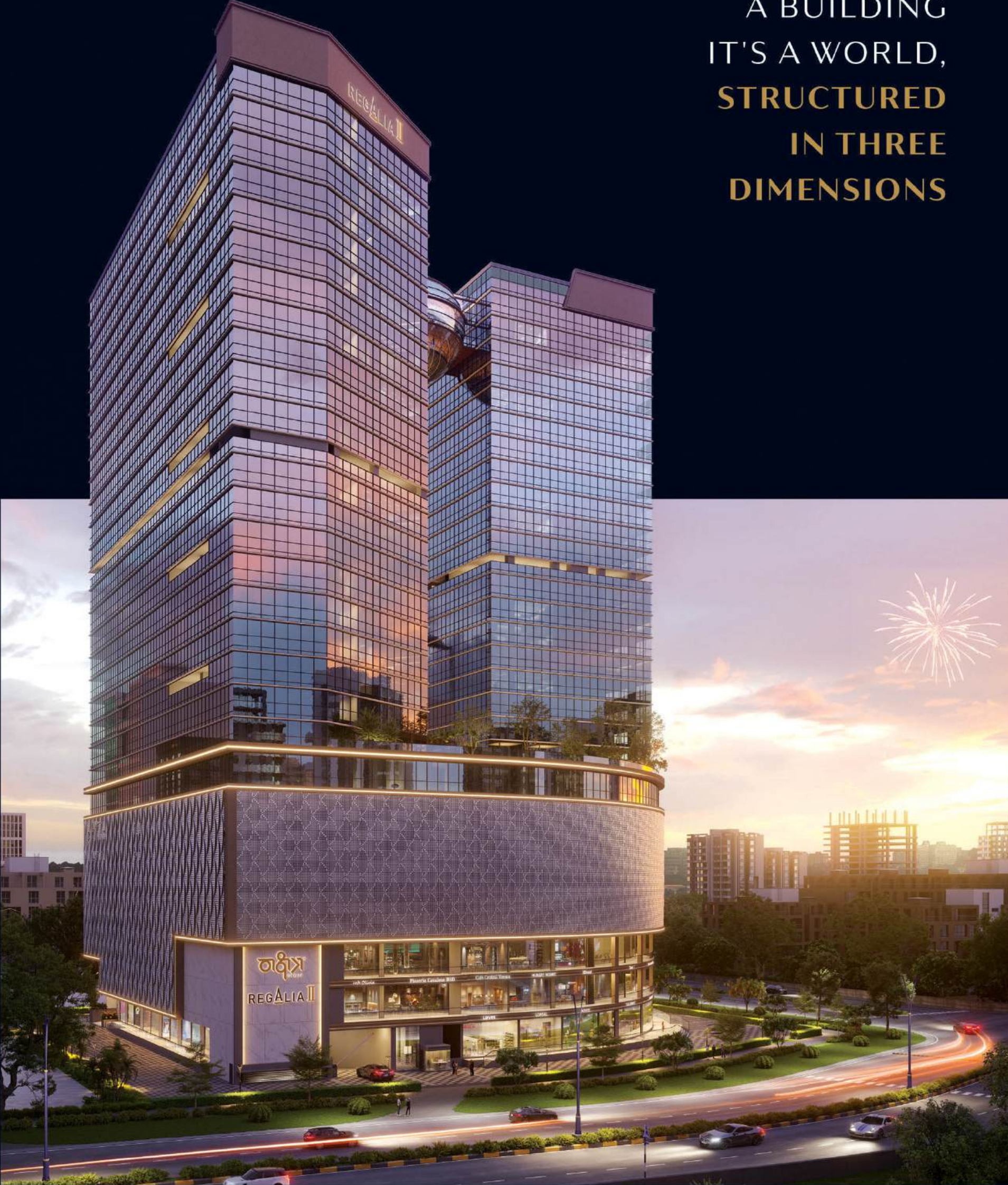


500+

PARKING SPACES

Seamless access
meets limitless convenience.

NOT JUST
A BUILDING
IT'S A WORLD,
STRUCTURED
IN THREE
DIMENSIONS



24 X 7 OPERATIONAL TOWERS
WITH ULTRA MODERN SECURITY SYSTEM



DEDICATED FLOORS FOR MLCP PARKING
WITH SEPARATE ENTRY-EXIT



ULTRA MODERN FIRE SAFETY SYSTEM
WITH REFUGE AREAS AND SKIP FLOOR



6 LEVEL PARKING PODIUM



DOUBLE HEIGHT FOYER
WITH PREMIUM WAITING AREA



SKY GARDEN ON 8TH FLOOR



28 FLOORS (120 Meter Height)



HI-SPEED ELEVATORS



IGBC CERTIFIED GREEN BUILDING



ULTRA MODERN GLASS FACADE
WITH GERMAN TECHNOLOGY

SHOWCASE

Where brands stand tall
and first impressions last forever.

EMPOWER

Where businesses grow,
decisions thrive, and visions take shape.

INDULGE

Where taste meets height –
dine, unwind, and elevate the senses.





SHOWCASE



WHERE
EVERY BRAND
FINDS ITS
BOLD

SECOND
FLOOR
GROUND

PREMIUM RETAIL
SPACES ON GROUND,
FIRST & SECOND FLOOR



DEDICATED
LIFT FOR
RETAIL SPACES

14'
14'

14 FEET
CLEAR HEIGHT



ATTACHED
WASHROOMS

Premium retail spaces placed at the base of a vertical landmark - with grand heights, private access, and seamless flow. Designed not just for commerce, but for lasting visibility in a world that's built to move forward.



वर्दी
REGALIA II

THE GATEWAY
TO GRANDEUR
FRAMED BY GLASS,
KISSED BY GOLD





தமிழ்
GROUP
REGALIA II

**AN ELEGANT
INTRODUCTION,
BEFORE THE GRAND
STORY UNFOLDS**

Double-height elegance, a core of high-speed lifts, and a foyer bathed in light – this isn't just an entrance, it's your arrival into something greater.

EMPOWER



WHERE
BUSINESS FINDS
ITS CENTER
AND
SUCCESS
FINDS ITS ORBIT

OFFICE SPACE

10.5 FT CLEAR HEIGHT

UNINTERRUPTED VIEW

ATTACHED TOILET WITH SEPARATE DUCT FOR MAINTENANCE

SUITABLE FOR IT & FINTECH GIANTS

SEPARATE ENTRY-EXIT FOR RETAIL SPACES AND OFFICE AREAS

SIZES - 890 SQ. FT. TO 18000 SQ. FT.

DEDICATED CORPORATE FLOOR

100000 SQ. FT. OF SINGLE OFFICE SPACE

LARGEST SINGLE OFFICE SPACE IN GIFT CITY

SEPARATE ENTRANCE FOYER WITH DEDICATED ELEVATORS

UNINTERRUPTED VIEW, LIGHT FROM ALL FOUR SIDES

ATTACHED TOILETS WITH SEPARATE DUCT FOR MAINTENANCE

INDULGE



THE CROWN
ISN'T
STRUCTURE.
IT'S
INDULGENCE.

**AT 112 METERS,
TASTE MEETS ALTITUDE.**

Suspended at 112 meters above the ground, this globe-shaped restaurant is not just the highest dining destination in Gujarat - it's the crown of a vertical world.

With panoramic views and an atmosphere unlike any other, it offers a moment of awe, sophistication, and stillness above the city.

More than a space - it's an experience that redefines what it means to rise.

INDULGE

NOT
JUST A
LANDMARK
**A GLASS CROWN
IN THE CLOUDS**





WHERE
EVERY SIP
MEETS A SKYLINE.
AND EVERY BITE,
THE BREEZE.

ALL TERRACE FACING RESTAURANTS WITH DEDICATED SIT-OUT AREA

INDOOR & OUTDOOR SITTING OPTIONS

IDEAL FOR WINE & DINE

INTEGRATED PROVISION FOR SCRUBBER DUCTS IN ALL RESTAURANTS





A GARDEN IN THE SKY. A PAUSE IN THE PACE.

Above the rhythm of the city lies a space designed for stillness.

The terrace garden at Regalia II offers curated seating amidst natural greens, soft lighting, and skyline views – an elevated escape where conversations flow and the mind finds quiet.

It's not just landscaping. It's your personal horizon.



18.00 M. WIDE DRIVEWAY

BLOCK NO. 57



18.00 M. WIDE DRIVEWAY



BLOCK NO. 56

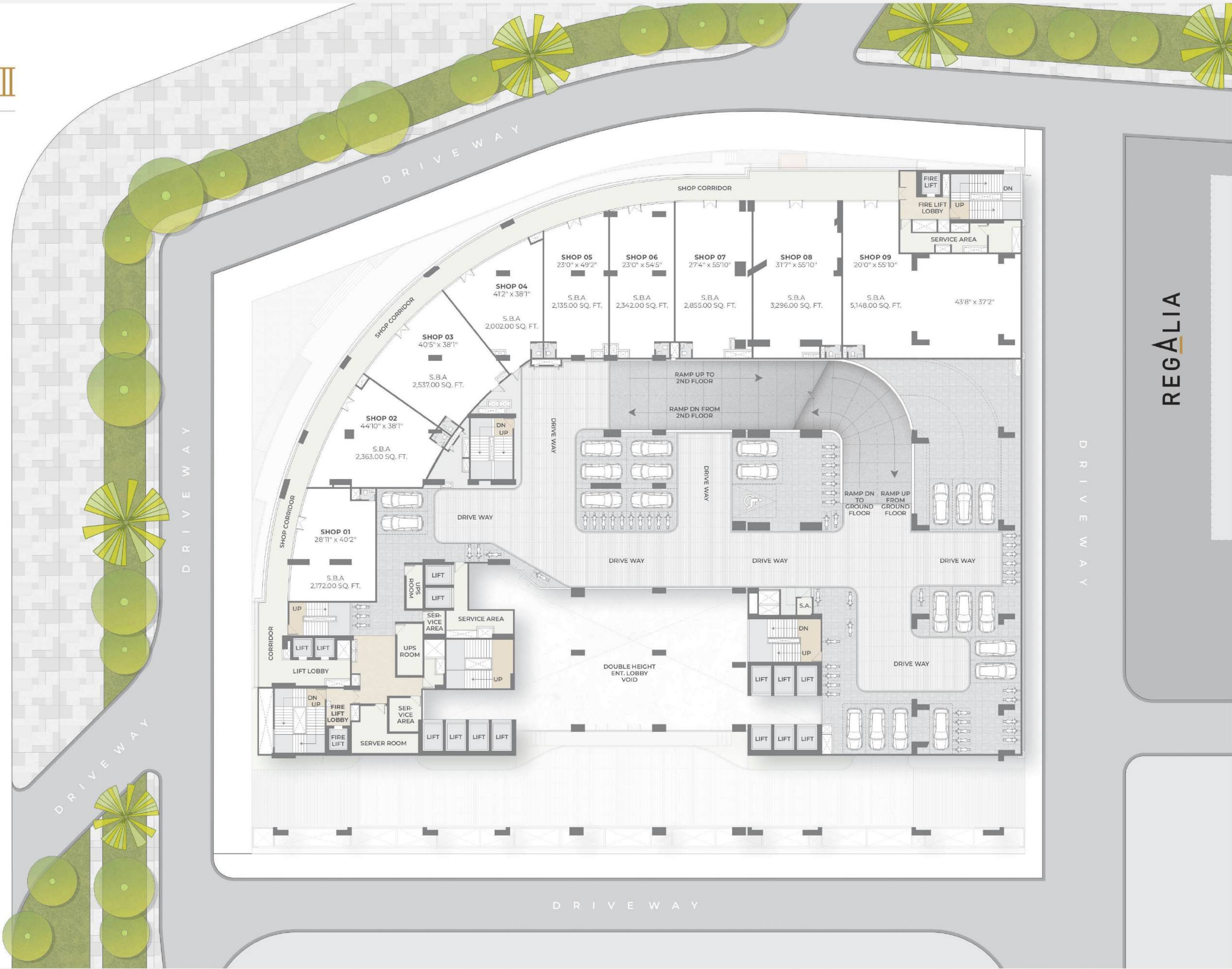
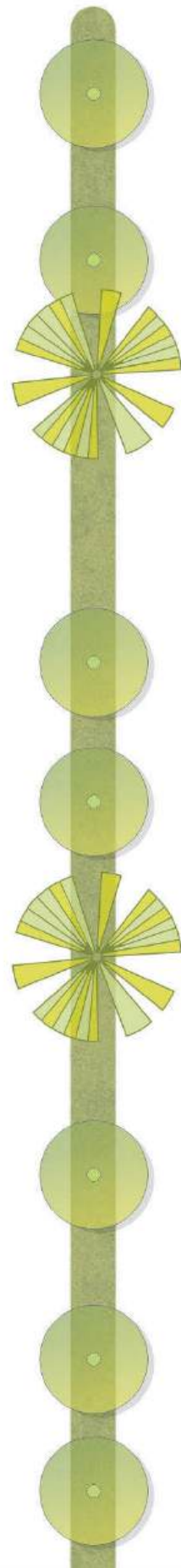
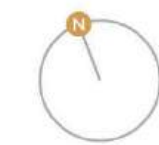
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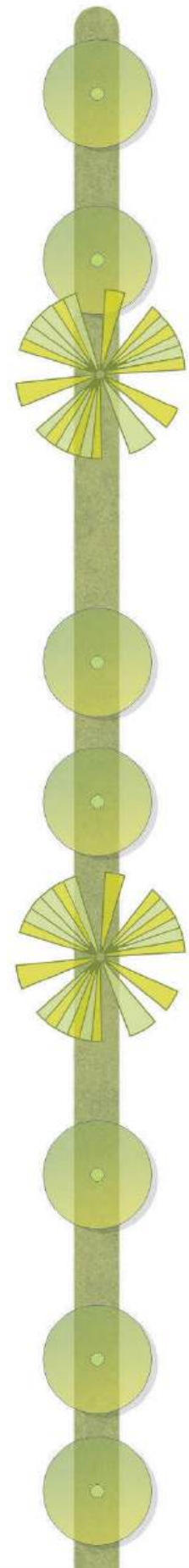
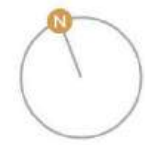
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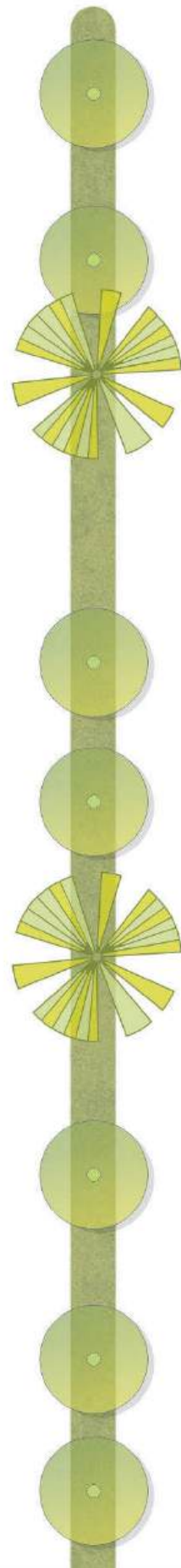
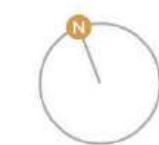
REGALIA II
GIFT CITY
SALES OFFICE

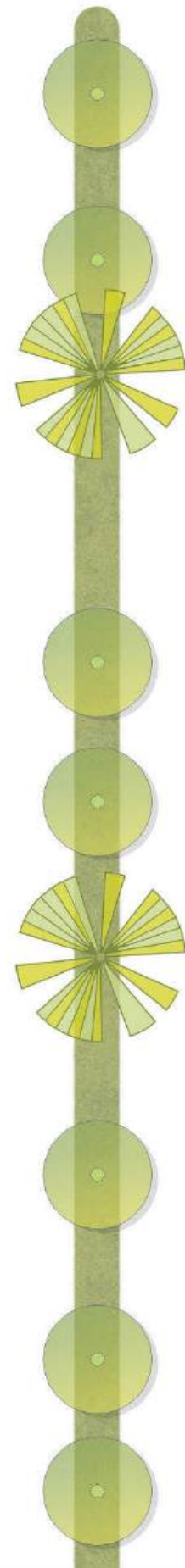
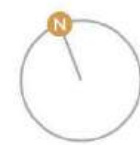


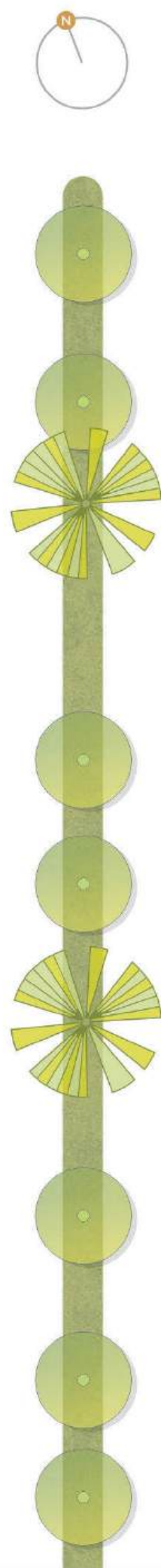


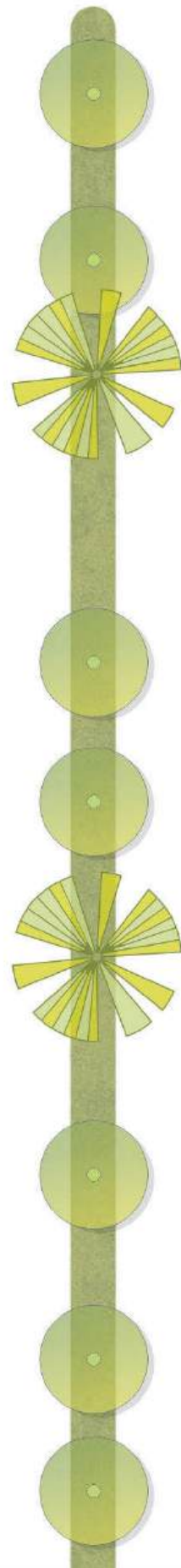
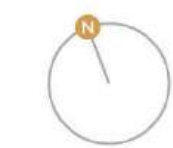


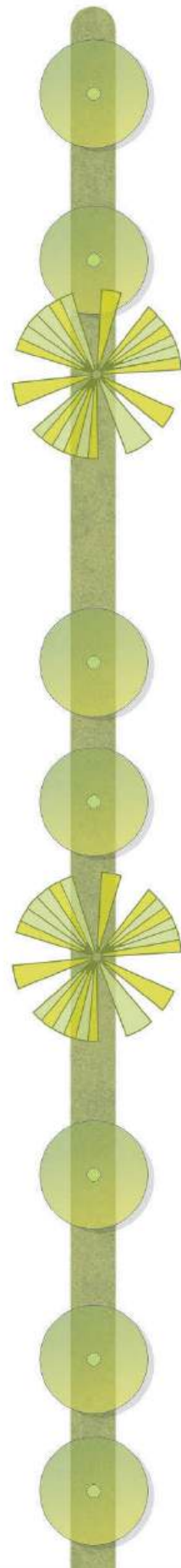
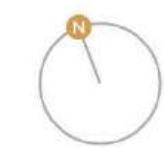


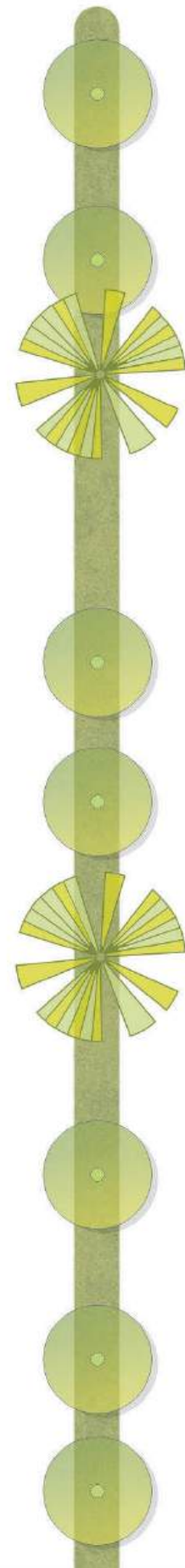
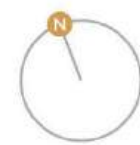






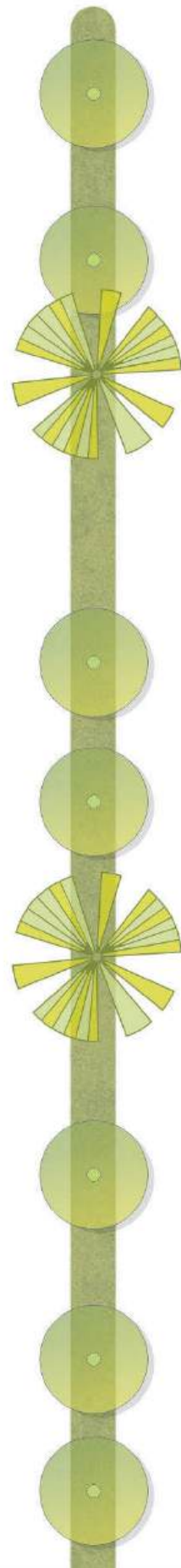




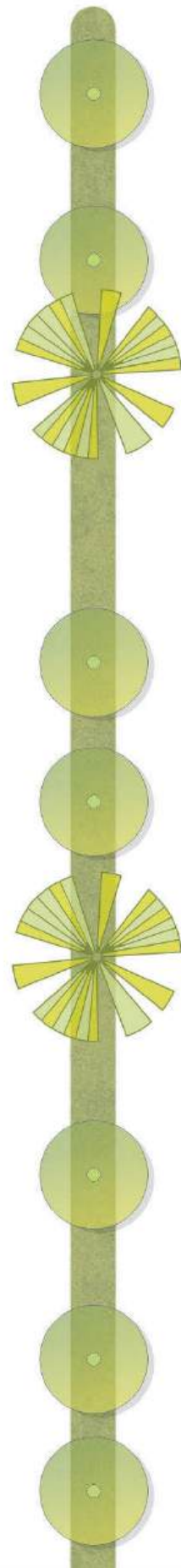


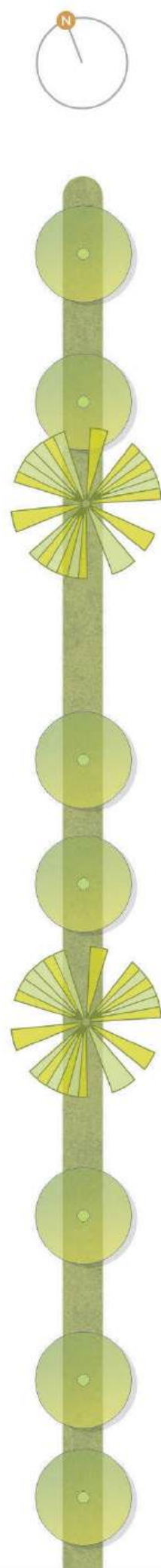
REGALIA II
— GIFT CITY —

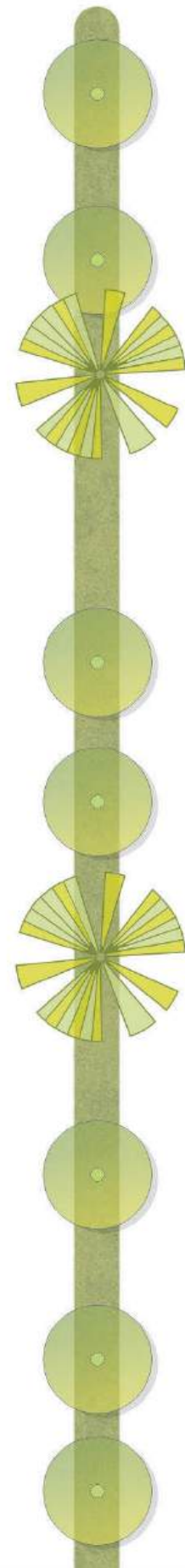
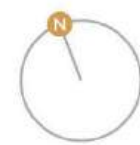
15th, 16th, 19th,
20th, 21st, 23rd,
24th, 25th
TYPICAL
FLOOR PLAN



REGALIA









Site : REGALIA-II, Nr. Regalia,
B/h. GIFT Tower-I, DTA, GIFT City,
Gandhinagar, Gujarat - 382 050



✉ sales1@nakshatra-group.com ☎ +91 75 75 05 8888 • 9879 888 545
🌐 www.nakshatra-group.com 🌐 www.regalia.co.in

RERA NO. PR/GJ/GANDHINAGAR/GANDHINAGAR/GIFT Urban Development
Authority/CAA14350/281024/311230 • website : www.gujrera.gujarat.gov.in

ARCHITECT



REZA KABUL
ARCHITECTS PVT LTD
MUMBAI

STRUCTURE



SARJAN
CONSULTANTS
AHMEDABAD

MEPF CONSULTANT



JHAVERI
ASSOCIATES
AHMEDABAD

BROCHURE



E-CUBE DESIGN
+91 97129 06003
AHMEDABAD

TERMS • All rights are reserved by the developers to make any changes in plan, elevations and other details which will be binding to all the members. • In order to maintain the aesthetics of the building at a very high level, installation of AC units and/or any other utilities/services will be permitted at the designated spots and nowhere else, changes which affect the elevation & structure system shall not be permitted at any given time. • Encroachment, in any form, outside the defined units shall not be allowed. • All dimensions shown in the plans are approximate, average unfinished and subject to variations. • The above information is indicative of proposed development and is issued in good faith for guidance only and not to be considered as part of any document.

