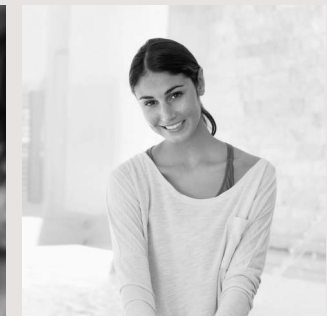


BELLA CASA
ROYALE
2 & 3 BEDROOM SELECT RESIDENCES
BANER-SUS



HOMES INSPIRED
BY OVER THOUSAND STORIES



THIRTY TWO YEARS
OF MULTIPLYING SMILES



A name that is synonymous to the promise of delivering excellence, Rachana Lifestyle specializes in constructing advanced residential and commercial landmarks that define the standards of modern-day living. With its unrivalled developments in the prime locations of the city such as Aundh, Baner, Law College, Model Colony, Fergusson College Road, and more, Rachana Lifestyle has successfully decorated the skyline of Pune with eternal brilliance.

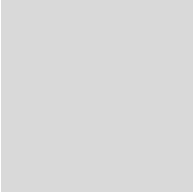
Every residential project of ours is created in accordance to the needs and the tasteful lifestyle of our customers. Each detail, from the built quality to the aesthetics, is a mark of distinctive appeal that matches the desires of our customers.

At Rachana Lifestyle, the residential and commercial projects we develop are imbued with intricate construction practices and chic aesthetics that prove to be suitable for their owner's palate.

We follow the avant-garde approach of construction, where each project is carefully built to counter the ever-changing environment conditions, and yet keep their regal look intact over the years.



OVER 10,000 HAPPY FACES | OVER 40 PROJECTS | OVER 30 YEARS OF EXPERIENCE



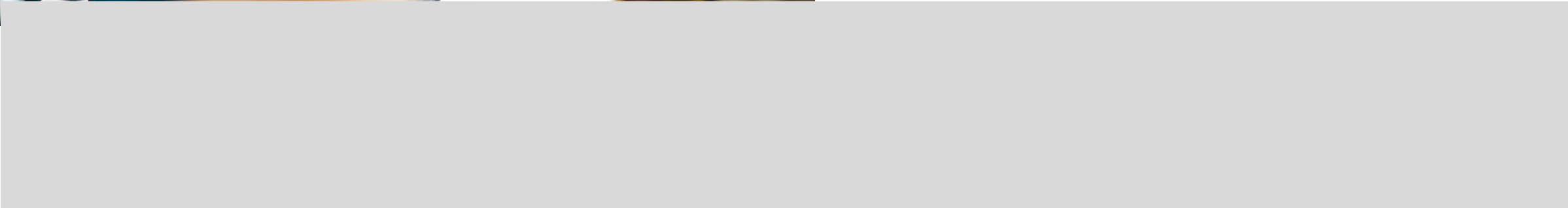
560

HAPPY FAMILY CELEBRATIONS

LAUNCHING NEW TOWERS



The success stories of Bella Casa Phase I and II serve as the inspiration for Bella Casa Royale. With over 562 families calling Bella Casa the haven they'd always dreamed of, we're adding another feather to our cap by launching Bella Casa Royale. Come, and be a part of a grand and happy community.



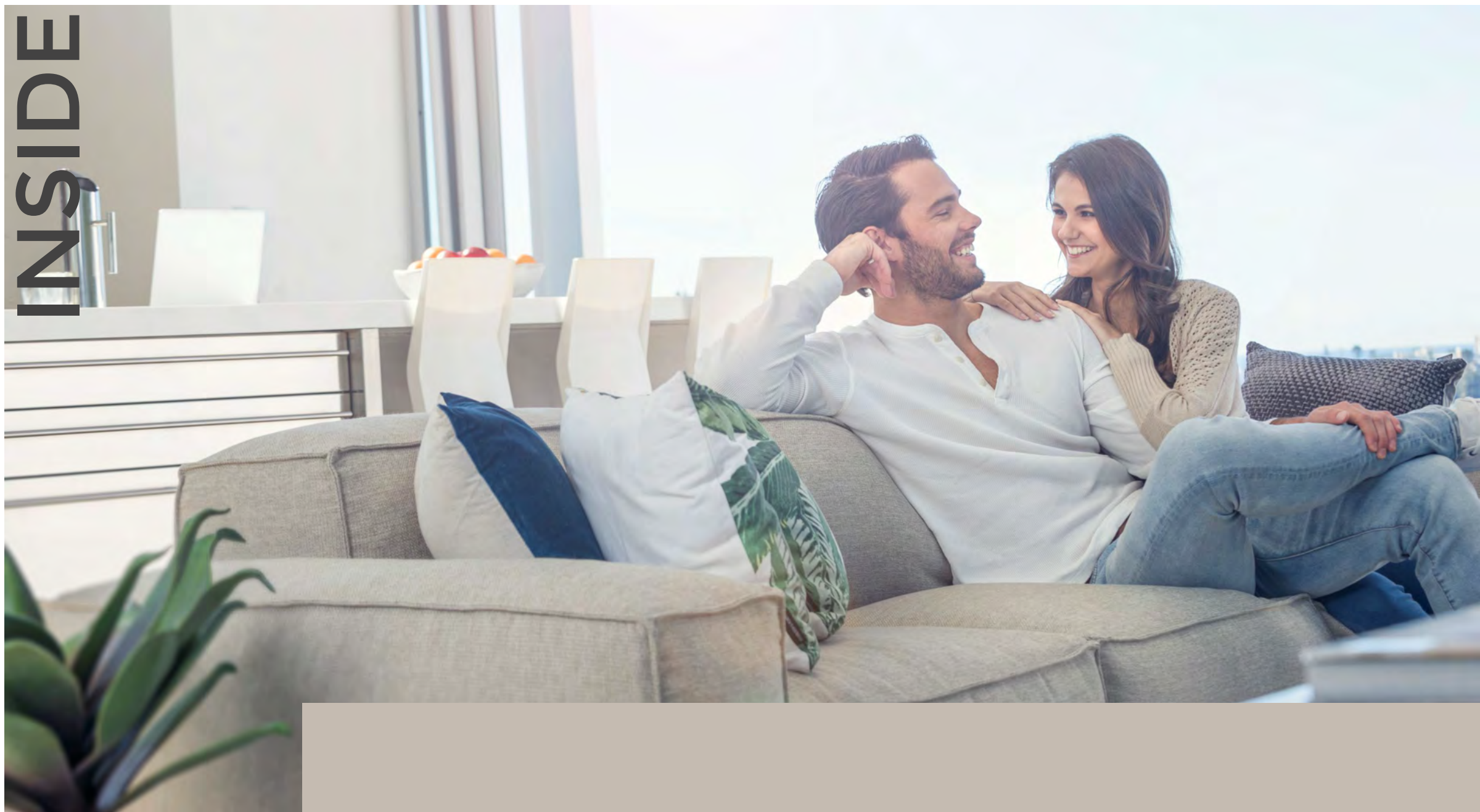


THE LIFESTYLE UPGRADE YOU HAVE BEEN WAITING FOR

Get ready to transform your lifestyle in a way you had always desired. The newly launched Bella Casa Royale boasts of advanced design and specifications, better amenities, and a chance to upgrade your lifestyle by ten folds. Live in a world where nature, luxury, and modernity co-exist, and form a holistic relationship that enhances your every day living. Bella Casa Royale is full of wonderful features that would refresh the way you live.

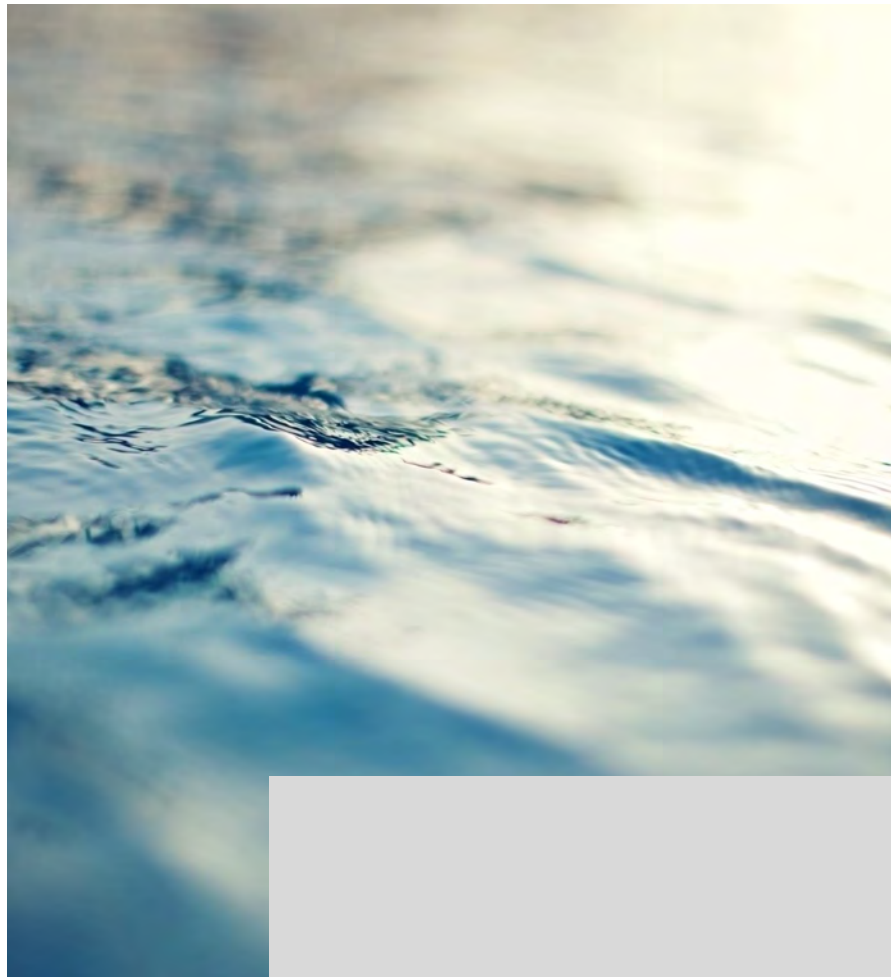
LUXURY INSIDE

Deck your lifestyle with scintillating and immaculately designed residential spaces by Bella Casa Royale. Every aspect of it has been crafted to give you an elevated living experience, and space where you feel like a 'Royale'. It's flawless built quality speaks the language of Rachana Lifestyle's promise to always deliver uncompromising and excellent standards of architecture to you. Plunge into absolute lavishness and elegance with the thoughtfully-designed residences that embrace the luxurious and tranquil way of living.



HEAVENLY OUTSIDE

Surround yourself with the treasures of nature at Bella Casa Royale. Embrace the beauty of nature, and wake up to a serene view every day with an unbroken view of lush greenery. When you're surrounded by the perfect elements for relaxing, comfort, and easy living, every day becomes beautiful.



LAUNCHING
NEW TOWER-A

BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES
BANER-SUS

Meticulously planned and designed, the living spaces at Bella Casa Royale have been accentuated with aesthetically-pleasing details and unrivaled construction quality. The newly launched project with around 440 apartments has a configuration of 2 and 3 bedrooms, a living room, and a kitchen admeasuring approximately 900 to 1,100 sq. ft.



TOWER-A
ARCHITECTURAL RENDITION

BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES
BANER-SUS

With a promise to provide you with an unparalleled lifestyle, the new project soars up to 56 meters and has 3 parking level + 16 floors. It also comes with amenities of world-class quality such as a swimming pool, a multipurpose hall, a well-equipped gym, a library, etc. Additionally, it's location in the suave neighbourhood of Baner promises you a tranquil, yet bustling, life.

LAUNCHING
NEW TOWER-A



FUTURE DEVELOPMENT

TOWER-A
ARCHITECTURAL RENDITION

PURITY THROUGH THE DESIGNED ENVIRONMENT

DRIVEWAY ENTRANCE
ARCHITECTURAL RENDITION



Living is easy when you're surrounded by impressive, well-proportioned, and luxurious details. The homes at Bella Casa Royale have been designed to reflect your personality and taste accustomed to nothing but the very best. Whether it is the pristine vitrified flooring that deck every room, or the plywood with laminate finish detailing on doors, you can be sure about experiencing the finest form of living.

A WARM WELCOME!

ENTRANCE LOUNGE
ARCHITECTURAL RENDITION



The immaculately designed lobby not only acts as a sophisticated façade for your home, but also as an entrance that welcomes you and your guests with delight. Decked with dazzling decorations and furnishings, the lobby is a perfectly designed arrival area that will stun you and your visitors at its very first sight!

THOUGHTFULLY-DESIGNED LIVING SPACES

Adorned with the finest and top-notch specifications, the living rooms at Bella Casa Royale are stunning, classy, and elegant. The living room serves as a perfect welcome spot for all your visitors, or as a space where you can create memorable moments with your family and friends.

Wake up refreshed every day with a spacious and serene bedroom, which has been designed to provide you with utmost comfort and coziness. Whether you want a prolonged and peaceful slumber or a short but productive nap, the bedroom is the awning of nothing but bliss and calmness.



PREPARE TO BE INSPIRED

The clubhouse at Bella Casa Royale is the home to various amenities and activities that keep you active and social. The clubhouse is the perfect place where you can plan your recreational activities. Arrange weekend get-togethers at the multipurpose hall, or host a party with your friends and family at the outdoor party deck. The clubhouse is where the community of Bella Casa comes together to celebrate!

The Cabana lounge serves as the common meeting area for the residents of Bella Casa Royale. Adorned with benches, chairs, and tables, the lounge is a great place to host meetings, parties, or small get-togethers with your friends, family, or your neighbours.

CLUBHOUSE
ARCHITECTURAL RENDITION



CABANA LOUNGE
ARCHITECTURAL RENDITION





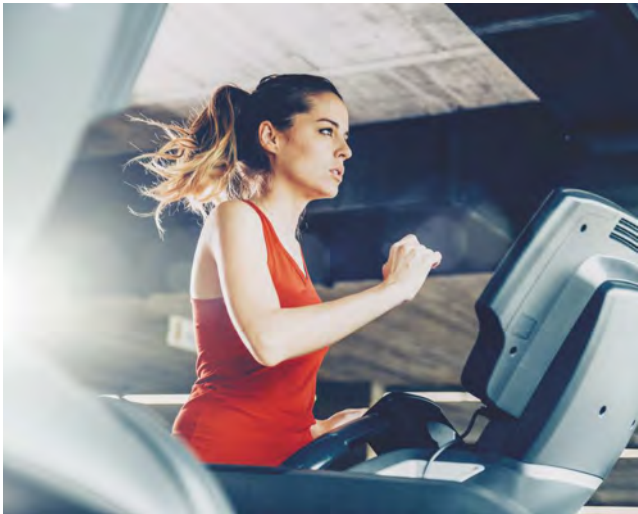
Open your door to a charming and lush landscape that is awash with greenery and serenity. The lavishly decorated surroundings at Bella Casa Royale is all you need to live a cool, calm, and sophisticated life every day. This truly is a dream abode for you and your family.



KIDS PLAY AREA
ARCHITECTURAL RENDITION

Enhance the living experience of your children with the well-equipped and safe children's play area. Give a boost to their creativity with the colourful slides, seesaws, and swings that are helpful in the development of their physical coordination, strength, flexibility, and social and emotional skills. The children's park is the reactional heaven for your kids.

HOMES INSPIRED BY BESPOKE AMENITIES



Live a holistic and well-balanced life with the world-class amenities at Bella Casa Royale. Whether you want to spend a rejuvenating day by the poolside, arrange a community event at the multipurpose hall, have a productive sweat session at the gym, or simply take a refreshing walk on the walking track, there's something for everyone.

PROJECT AMENITIES

- SWIMMING POOL & KID'S POOL
- CHILDREN'S PLAY AREA
- LANDSCAPE GARDEN
- PARTY LAWN
- WALKING TRACK
- CLUB HOUSE
- GYMNASIUM

- PIPED GAS PROVISION
- FIREFIGHTING SYSTEMS
- RAINWATER HARVESTING
- OWC FOR WET GARBAGE DISPOSAL
- STP FOR WATER RECYCLING
- DRIVERS / SERVANTS TOILET IN PARKING

- GENERATOR BACK-UP FOR LIFT AND COMMON AREAS



AUTOMATION

- Wi-Fi connectivity provision near D.B.
- Video door phone and intercom facility

WALL FINISHING

- Emulsion painting for internal walls and ceiling of all rooms
- Acrylic paint for exterior walls

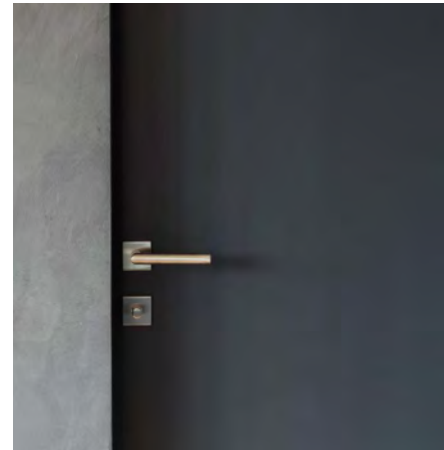
KITCHEN

- L shaped kitchen platform with granite top and stainless steel sink
- Glazed tiles dado up to 2' height over kitchen platform
- Smoke detector in each unit
- Provision for water purifier installation

GENERAL SPECIFICATIONS

- RCC framed structure confirming to IS provisions for Earthquake
- 5" thick brick/block masonry walls for the outside & 4" thick brick/block masonry walls for the inside
- Double coat sand faced plaster externally & gypsum plaster internally
- Glass railing for attached terraces
- Lift/elevator of standard make with ARD and generator back-up.
- Water storage tank on ground floor and overhead water tank on top with pumping arrangement
- Tremix concrete/chequered tiles/paving blocks for parking
- Garbage chute for waste disposal
- Fire fighting installations within flats & in common areas





FLOORING

- GVT/Vitrified flooring in all rooms and ceramic flooring in attached terraces & dry balcony

TOILETS

- Combination of glazed &/or matt finish ceramic tiles dado up to lintel height in all toilets
- Ceramic flooring in all toilets
- White coloured sanitaryware
- Hot & cold mixer for shower and premium quality C.P fittings

DOORS & WINDOWS

- Plywood door frame with both side laminate finish flush door shutter for main door & bedroom doors
- Granite door frame for toilets & dry balcony with both side laminate finish flush door shutter
- Digital lock for main door and cylindrical locks for other doors.
- Powder-coated glazed aluminium sliding windows with mosquito mesh
- M.S. fabricated grill for windows

ELECTRIFICATION

- Concealed electrical copper wiring in all rooms
- Switches- ISI mark modular switches
- TV point (Common Dish provision) & telephone point in living room and master bedroom
- Plug point for kitchen chimney above kitchen counter
- Power Points for washing machine, dish washer, microwave and fridge. Broad band/net connectivity provision near D.B for Wi Fi
- Boiler & exhaust fan points in all toilets
- Provision for AC in all bedrooms
- Wiring provision for inverter installation in each flat

TYPICAL
FLOOR LAYOUT

2 BHK APARTMENT LAYOUT



TYPICAL
FLOOR LAYOUT

3 BHK APARTMENT LAYOUT



PROJECT LOCATION PLAN

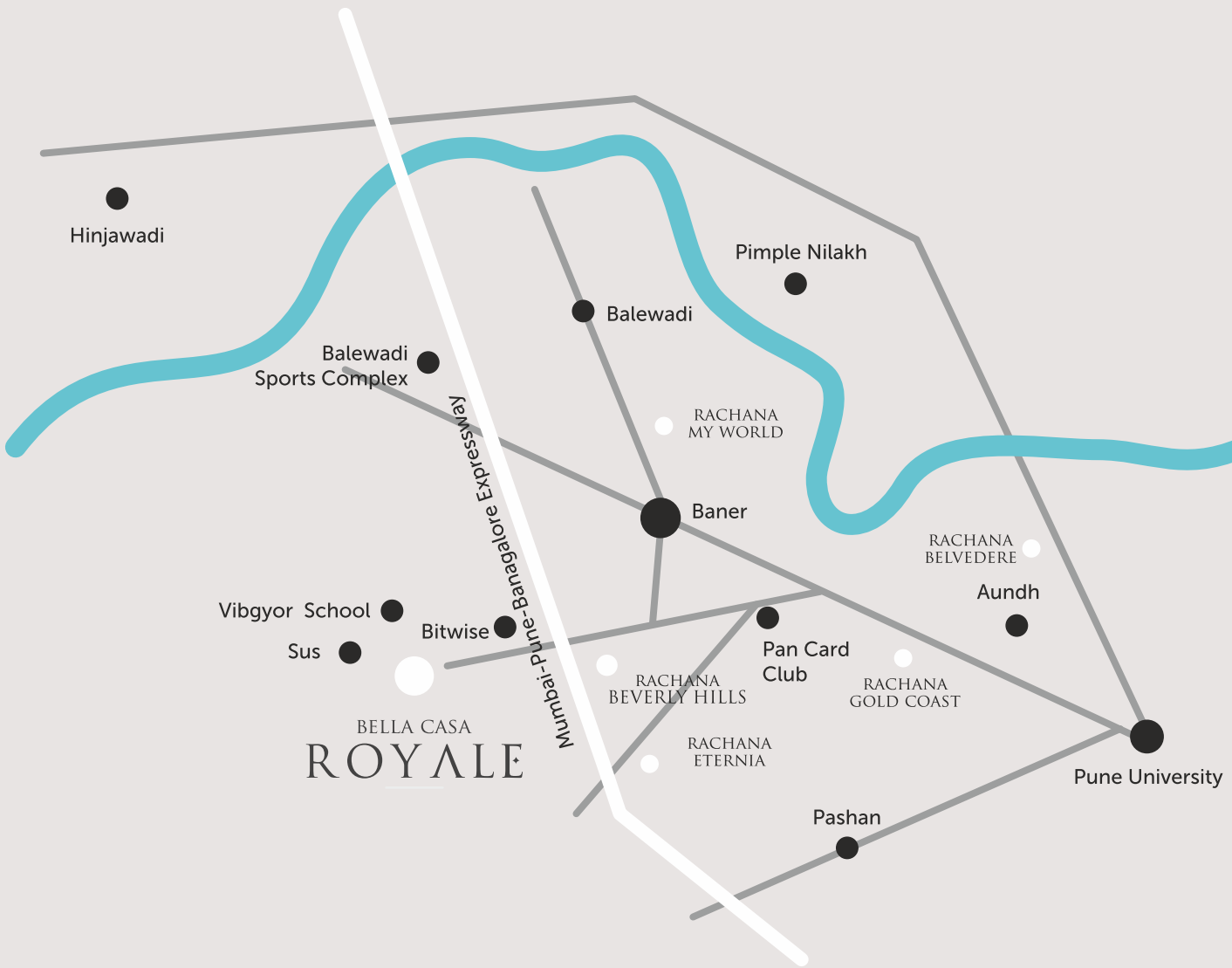
(Map not to scale and indicative)

Located in Baner-Sus, one of Pune's most bustling areas! Bella Casa Royale enjoys great connectivity with city's major establishments such as IT Parks, hotels, educational and business institutions. The area has a great social & civic infrastructure as well!

Its connectivity & proximity makes Bella Casa Royale a prime residential property in locality. It is also surrounded by young, cosmopolitan, high income groups residing in catchment areas like Aundh, Baner, Balewadi, Pune University etc.

NEIGHBOURHOOD & DISTANCE CHART

Vibgyor International High School	0.5 Kms
NICMAR	2.5 Kms
Pune University	9.0 Kms
Indira College	7.0 Kms
Mercedes Benz International School	9.5 Kms
Balewadi Stadium	2.5 Kms
Balewadi High Street	3.0 Kms
Malaka Spice	4.5 Kms
Orchid Hotel	2.5 Kms
Holiday Inn	2.5 Kms
Pan Card Club	4.0 Kms
Post 91	2.5 Kms
Westside	2.5 Kms
Aundh	5.5 Kms
Jupiter Hospital	4.0 Kms





Site Address :
Near Bitwise Tower, Baner-Sus Road, Pune - 411 021

Office Address :
Rachana House, 1229 / B, F.C. Road,
Deccan Gymkhana, Pune - 411004.
Maharashtra. INDIA.

CALL : 70261 37026

sales@rachanalifestyle.com | www.rachanabellacasa.com

PROJECT DEVELOPER : RACHANA LIFESPACES

The project has been registered via
MahaRERA registration number - RERA : P52100027124, P52100002878
and is available on the website www.maharera.mahaonline.gov.in
under registered projects.

JOIN US :



Rachana Lifestyle

Disclosure: All specifications, images, plans, designs, facilities, amenities, dimensions, elevations, any other information contained herein are in respect of the Rachana Bella Casa Royale only and the whole project. The same may be subject to changes / revisions / alterations in accordance with the approvals, orders, directions and / or regulations of the concerned / relevant authorities and / or for compliance with laws / regulation in force from time to time. In view of the above, and in line with our customer policies, we may change / alter the above in consonance with approvals, orders, directions, applicable laws, regulations, etc. Unless otherwise stated, all the images, visuals, materials and information contained herein are purely creative / artistic concepts and may not be actual representation of the product and / or any amenities. None of the above may be construed to form any basis of, and / or serve as an inducement or invitation for payment of any advance and / or deposit, to be made by a prospective customer under the relevant provisions of law or otherwise. Solely the amenities / specifications, features mentioned in the agreement for sale (if any) shall be final. (Refer: <https://maharera.mahaonline.gov.in/>). This brochure is for private circulation only.