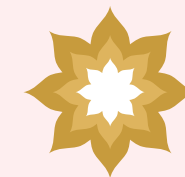


BELLA CASA
ROYALE

2 & 3 BEDROOM PREMIUM RESIDENCES
BANER-SUS ROAD

IT'S TIME
TO GO
BIG



RACHANA
LIFESTYLE
THE SPIRIT OF CREATION

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 Road, Model Colony, Fergusson College Road, and more, Rachana Lifestyle has successfully decorated the skyline of Pune with eternal brilliance.

OVER 10,000 HAPPY FACES | OVER 40 PROJECTS |
OVER 36 YEARS OF EXPERIENCE

TOWER O

TOWER N2

TOWER N1

TOWER B

RBB

TOWER A

BIG ON LIVING

TIME TO THINK BIG,
LIVE BIG.

2 BHK CARPET AREA
846-948 Sq. Ft.

3 BHK CARPET AREA
1071-1166 Sq. Ft.

Where spacious living isn't just a luxury, it's a lifestyle that inspires distinction. Step into a world where every nook is a canvas for your dreams, and every cranny invites you to live larger than life. Our homes redefine the concept of space, offering you the freedom to think BIG and live even BIGGER. Let your imagination run wild in a space that is as vast as your dreams.

BIG ON AMENITIES

BEYOND BIG SIZE,
OUR HOMES ARE BIG ON AMENITIES.



ARTISTIC IMPRESSION

Indulge in a lifestyle that goes beyond square feet, offering amenities that cater to your every need, want and desire. Indulge in leisure and recreation with a host of amenities that cater to all family members. Explore our ready amenities, from the plush clubhouse, to the sit-out, and from the tranquil waters of our swimming pool, to our state-of-the-art gymnasium, that are ready to be an integral part of your lifestyle.

BIG ON SPACES

HOMES STANDING TALL OVER
TINY NEIGHBOURING SPACES.



Rise above the ordinary with homes that stand tall, offering spaces that redefine modern living. Our homes are designed to provide you with the space you need to live, work, and play without compromise. From spacious kitchens to open-concept living areas, our homes are as functional as they are beautiful. Step inside and experience a new kind of living, where space is abundant, and possibilities are endless.

BIG

ON COMPASSION

EXPERIENCE THE FREEDOM OF
BIG HOMES, TAILORED TO YOUR
FAMILY'S EVERY NEED.



Discover homes that are not just big, but also filled with warmth and compassion. Tailored to embrace your family's every need, these homes are a reflection of your values and aspirations. Our homes are a place where memories are made and families are nurtured. From thoughtful layouts to family-friendly amenities, it is a haven of cherished moments, waiting to be created, for your loved ones.



*Images For Representation Purpose Only



TOWER O

TOWER N2

TOWER N1

TOWER B

RBB

TOWER A

BIG ON CLASS

HOMES MORE THAN JUST BIG;
THEY'RE A CANVAS FOR COMMUNITY,
CREATIVITY, & CONNECTION.



ENTRY QUIRE



LOBBY



PARTY LAWN

ARTISTIC IMPRESSION

A world where homes go beyond space. Here, every detail is a testament to your refined taste and appreciation for the finer things in life. Designed with an eye for elegance and a commitment to quality, we ensure that every aspect of your home is a work of art. Discover a new way of living, where every day is a celebration of your unique style and taste.

BIG

ON COMFORT

HOMES DESIGNED TO MATCH
THE NEEDS OF EVERY SOUL.



Experience a life of unparalleled luxury with our homes designed to indulge your senses, offering a blissful living experience that truly feels 'Royale'. Each aspect has been meticulously crafted to elevate your lifestyle, providing a retreat from the outside world—a sanctuary for relaxation and unwinding.



BIG
ON CONVENIENCE



OUR LOCATION OFFERS
ALL ESSENTIALS WITHIN REACH.

Nestled in a vibrant locale, Bella Casa Royale offers a lifestyle of unparalleled convenience. Its strategic connectivity to major establishments such as IT parks, hotels, and educational institutions makes it a prime residential choice. Enjoy the convenience of shopping, dining, and entertainment options steps away, enhancing your living experience.

READY PROJECT AMENITIES

SWIMMING POOL & KIDS' POOL

CHILDREN'S PLAY AREA

LANDSCAPE GARDEN

PARTY LAWN

CLUB HOUSE

GYMNASIUM

WALKING TRACK



PROJECT SPECIFICATIONS

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 sink
- Glazed tiles dado up to 2' height over kitchen platform
- Smoke detector in each unit
- Provision for water purifier installation
- Piped gas provision

GENERAL SPECIFICATIONS

- RCC framed structure confirming to IS provisions for Earthquake
- Brick/block masonry walls for the outside & 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
- Drivers/servants toilet in parking
- Rainwater Harvesting
- OWC for wet garbage processing
- STP for water recycling



PROJECT SPECIFICATIONS

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
- Premium 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
- Digital lock for main door, mortise locks for bedroom doors and cylindrical locks for toilet 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) 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 (Electrical point & drain provision)
- Wiring provision for inverter installation in each flat



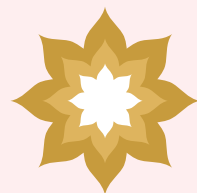
KEY DISTANCES

Vibgyor International High School	700 Mtrs
Westside	2.4 Kms
DMart	2.7 Kms
NICMAR	2.7 Kms
Balewadi Stadium	3.1 Kms
Balewadi High Street	3.4 Kms
Rabindranath Tagore School Of Excellence	3.6 Kms
Pan Card Club Road	3.6 Kms
Jupiter Hospital	3.7 Kms
Aundh	5.7 Kms
Symbiosis International University	6.2 Kms
Phoenix Mall Of The Millenium	6.3 Kms
Hinjawadi IT Park	7.1 Kms
Indira College	8.2 Kms
Pune University	9.8 Kms

KEY HIGHLIGHTS

- Close Proximity to Mumbai - Pune Expressway
- Upcoming Panvel Airport
- Upcoming Ring Road





RACHANA

LIFESTYLE

THE SPIRIT OF CREATION

Site Address :

Near Bitwise Tower, Baner-Sus Road, Pune - 411 021

Office Address :

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TOWER A



P52100027124

TOWER B



P52100030088

N1



P52100047367

N2



P52100047308