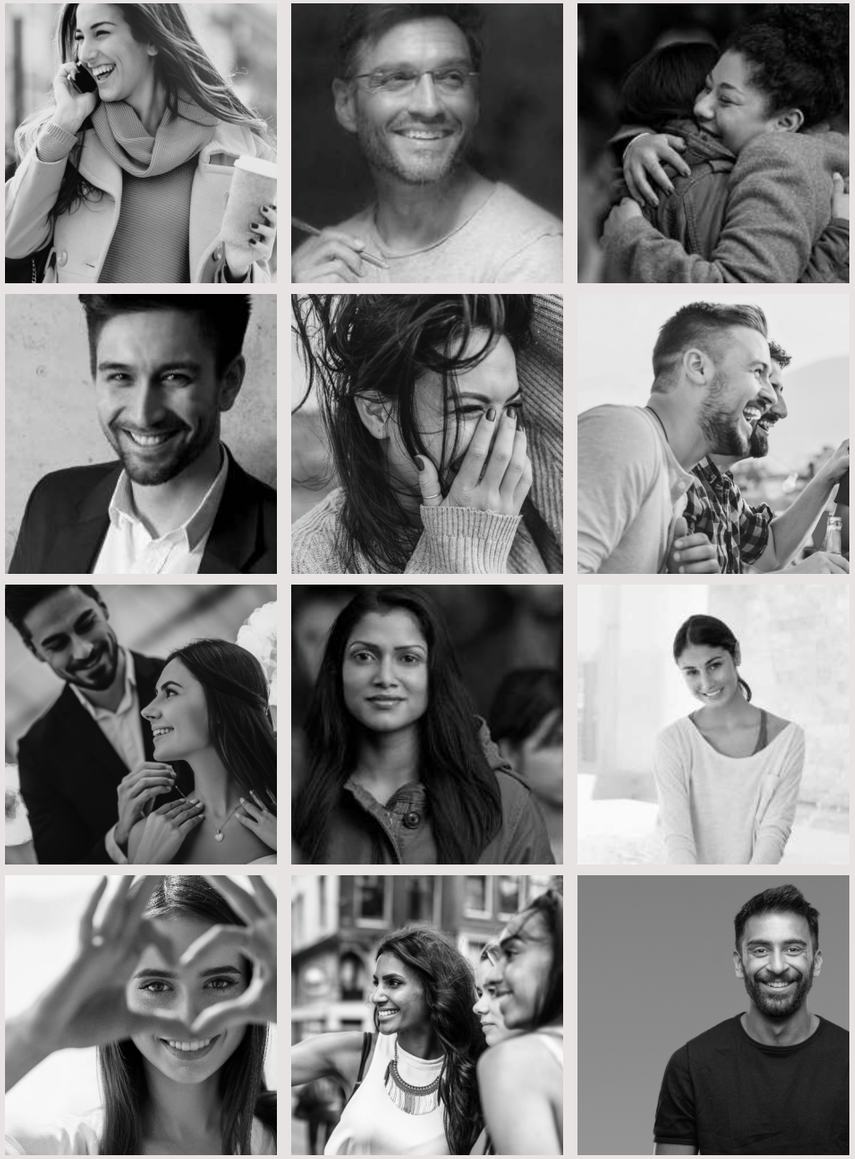
BELLA CASA

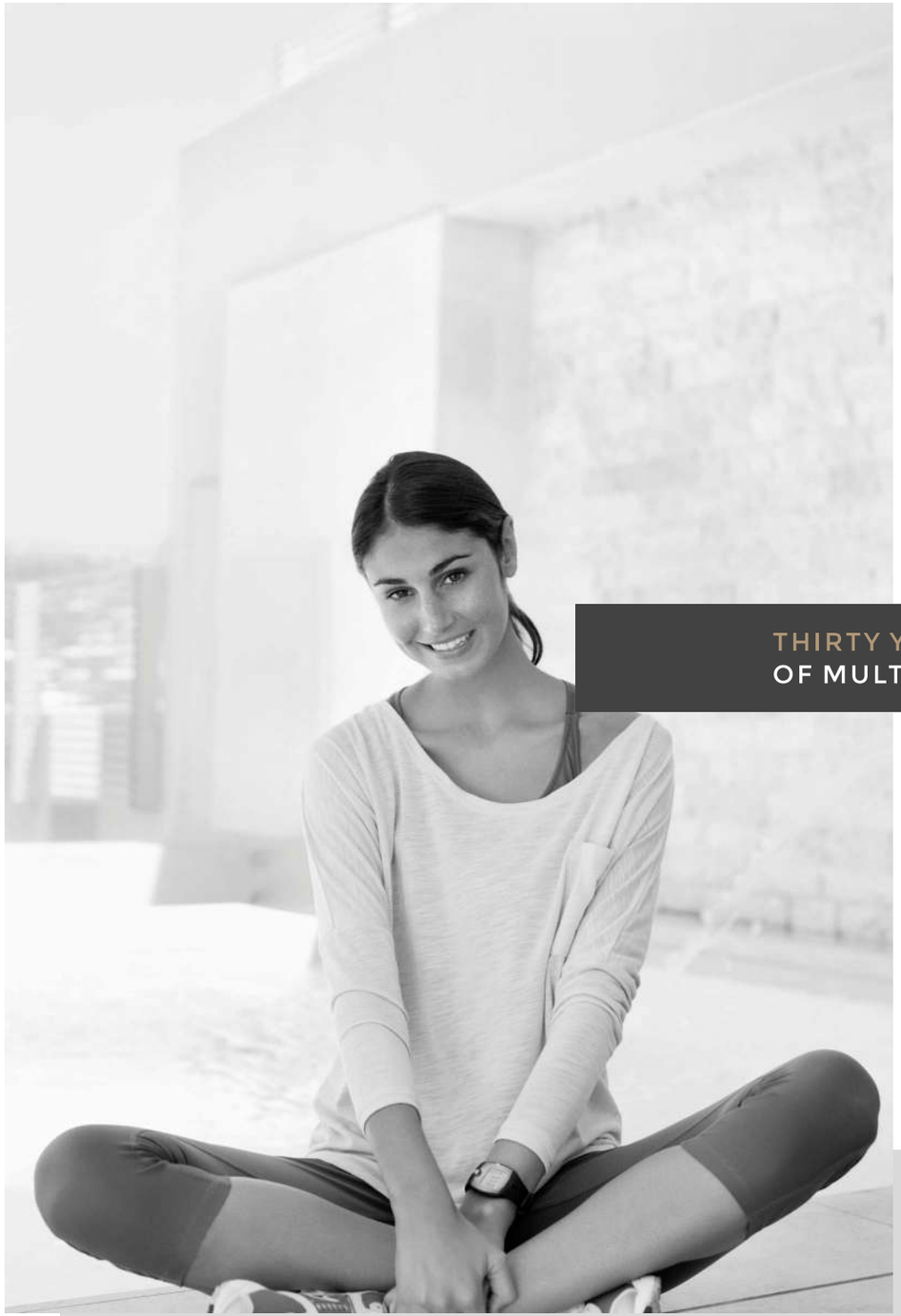
ROYALE

2 & 3 BEDROOM SELECT RESIDENCES

BANER-SUS



HOMES INSPIRED
BY OVER THOUSAND STORIES



THIRTY YEARS
OF MULTPLYING SMILES

RACHANA
LIFESTYLE
THE SPIRIT OF CREATION

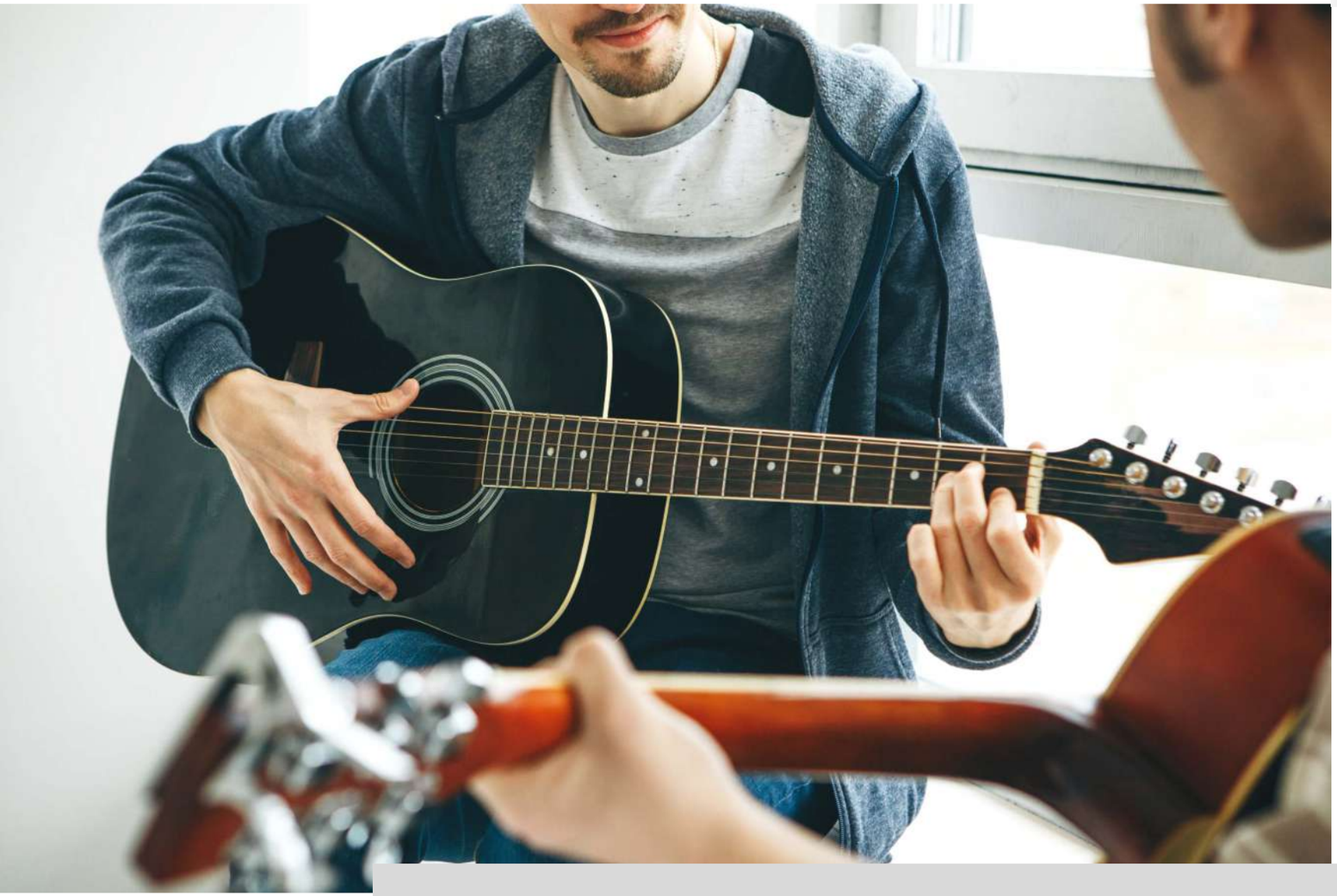
A name that is synonymous to the promise of delivering excellence, Rachana Lifestyle specializes in constructing advanced residential and commercial landmarks that define the standards of modern-day living. With its unrivalled developments in the prime locations of the city such as Aundh, Baner, Law College, 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.





★ ★ ★ ★ ★

500

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 500 families calling Bella Casa the haven they'd always dreamed of, we're adding another feather into the cap by launching Bella Casa Royale. Come, and be a part of a grand and happy community.



THE LIFESTYLE UPGRADE THAT YOU HAVE BEEN WAITING FOR

Get ready to transform your lifestyle in the 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 a 'Royale'. It's flawless built quality speaks the language of Rachana Lifestyle's promise to always deliver uncompromising and excellence 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.





BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES

BANER-SUS

LAUNCHING NEW TOWER-A

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 600 apartments has a configuration of 2 and 3 bedrooms, a living room, and a kitchen admeasuring approximately 1200 to 1400 sq. ft.



TOWER-A
ARCHITECTURAL RENDITION

FUTURE DEVELOPMENT

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 55 metres and has 18 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.



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.

PREPARE
TO BE INSPIRED



CLUBHOUSE
ARCHITECTURAL RENDITION

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 LIFESTYLE UPGRADE THAT YOU HAVE BEEN WAITING FOR.



CABANA LOUNGE
ARCHITECTURAL RENDITION

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.

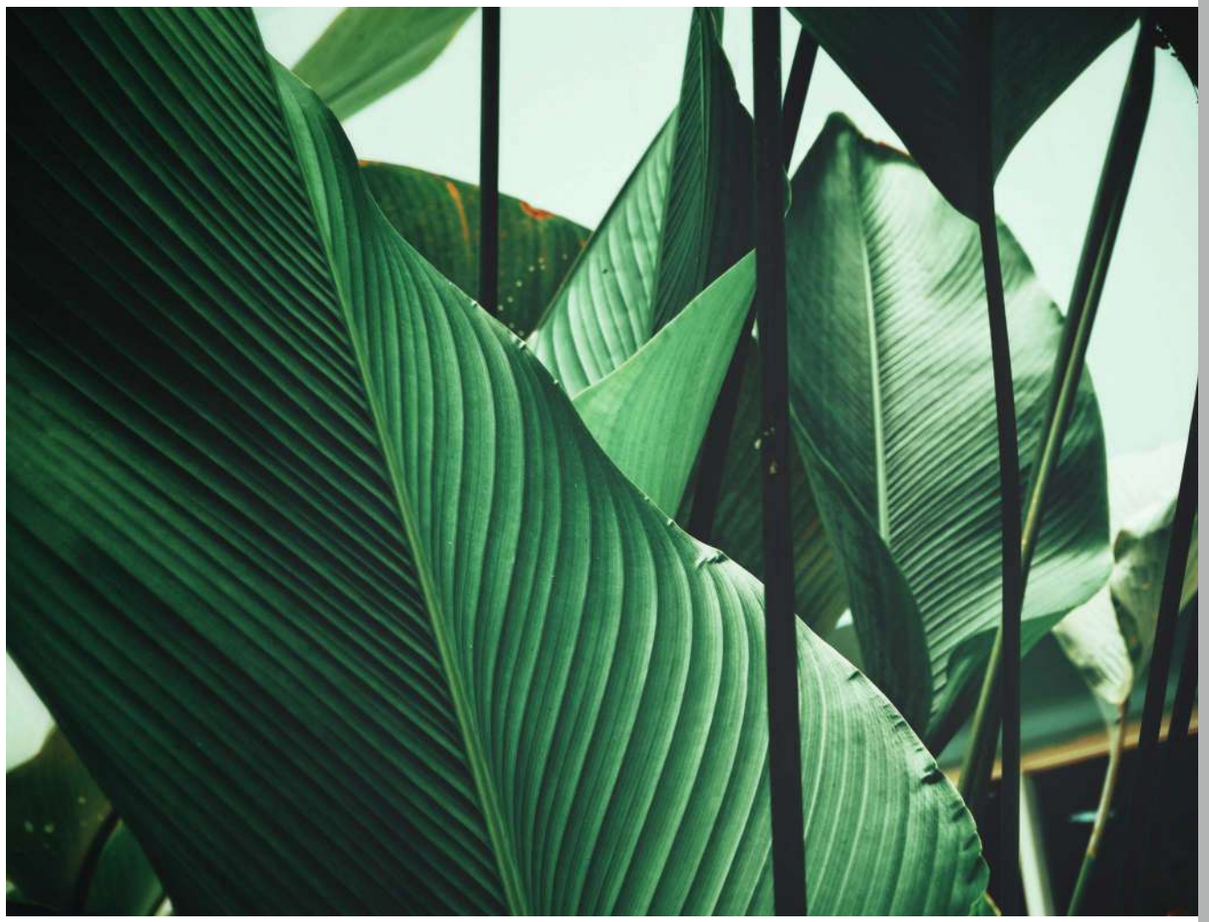
PLAY!



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.

LANDSCAPED!





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.

THOUGHTFULLY DESIGNED LIVABLE SPACES

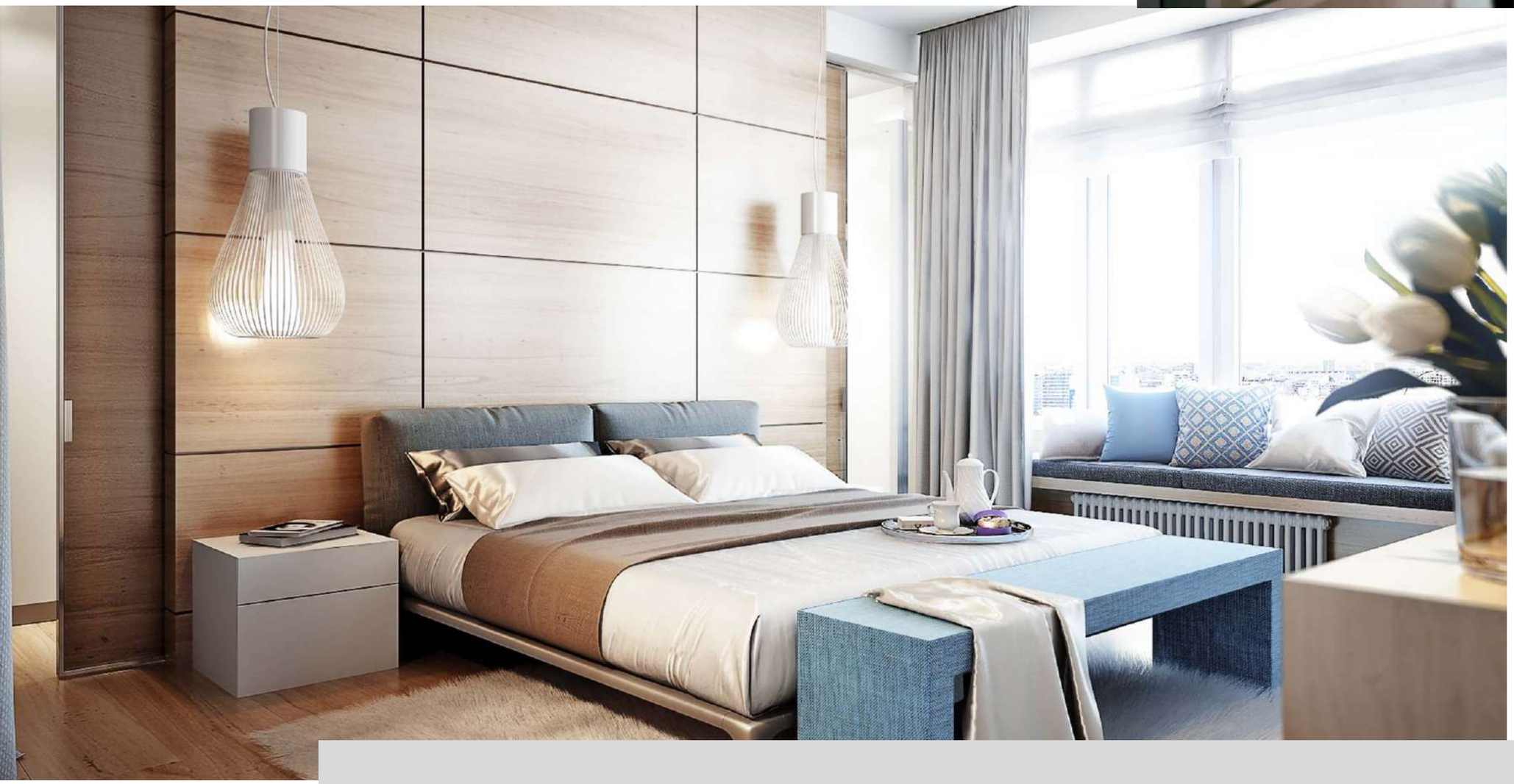




Adorned with the finest and top-notch specifications, the living rooms at Bella Casa Royale are stunning, classy, and elegant. The living room serves as a perfect welcome spot for all your visitors, or as a space where you can create memorable moments with your family and friends.



FINEST BESPOKE INTERIOR DESIGN & PLANNING



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 bliss and calmness.

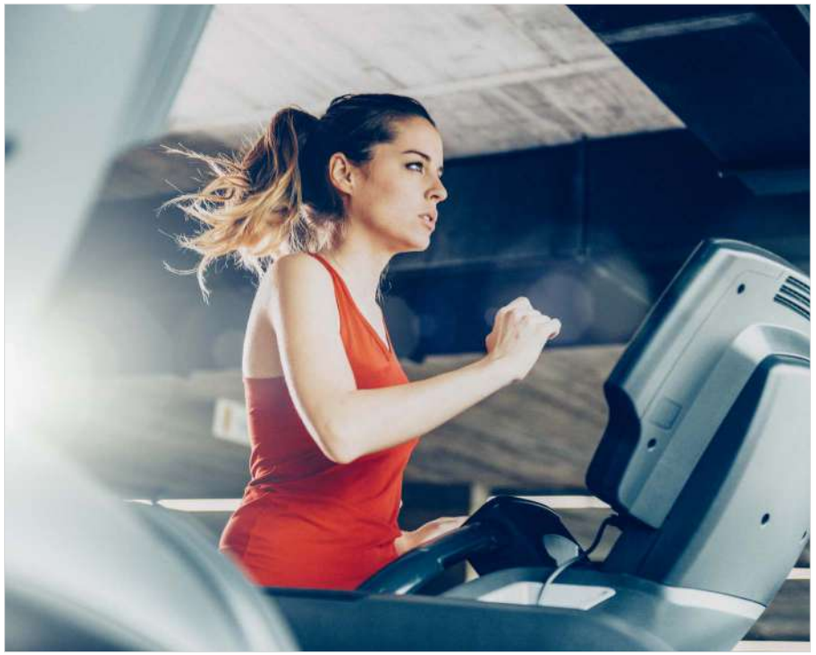


CREATING LASTING IMPRESSION THORUGH DESIGN DETAILINGS



Bring fresh, rich, and mouth-watering delicacies to your table every day from a kitchen that is equipped with everything that you need. Designed in a way that will upgrade your culinary skills, every meal you cook would feel like tasting heaven.







HOMES INSPIRED
BY BESPOKE AMENITIES



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
RAIN WATER 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 outside & 4" thick brick / block masonry walls for inside.
- Double Coat Sand faced plaster externally & gypsum plaster internally.
- Glass Railing for attached Terraces.
- Lift / Elevator of Standard make with ARD and Generator Backup.
- 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 Sanitary ware
- Hot & Cold Mixer for Shower and Good Quality C.P Fittings

DOORS & WINDOWS

- Plywood door frame with both side Laminate finish flush door shutter for Main door & Bed room 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 otta.
- 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

EVEN FLOORS : 2/4/6/8/10/12

UNIT NO. 202

1. BEDROOM : 3240X3350 (10'8"X11'0")
2. TERRACE : 2485X3050 (8'2"X10'0")
3. TERRACE : 3750X1700 (12'4"X5'7")
4. TOILET : 2400X1500 (7'10"X4'11")
5. TOILET : 2300X1550 (7'7"X5'1")
6. BEDROOM : 3490X3350 (11'5"X11'0")
7. BEDROOM : 3700X3950 (12'2"X13'0")
8. TOILET : 2420X1600 (7'11"X5'3")
9. LIVING + DINING : 5200X3650 (17'1"X12'0")
10. KITCHEN : 3350X2550 (11'0"X8'4")
11. DRY TERRACE : 1600X1650 (5'3"X5'5")
12. ENT LOBBY : 1150X1550 (3'9"X5'1")
13. TERRACE : 1300X1500 (4'3"X4'11")



PROJECT LOCATION PLAN

(Map Not Scale And Indicative)

EVEN FLOORS : 2/4/6/8/10/12

Located Baner-Sus, one of Pune's most bustling areas! It enjoys great connectivity with city's major establishments such as IT Parks, Hotels, Eduactional and Business Institutions. The area has a great social & civic infrastructure as well!

Its connectivity & its proximity make 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
Merceds Benz International School	9.5 Kms
Balewadi Stadioum	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

