

# Bellagio LVL NXT

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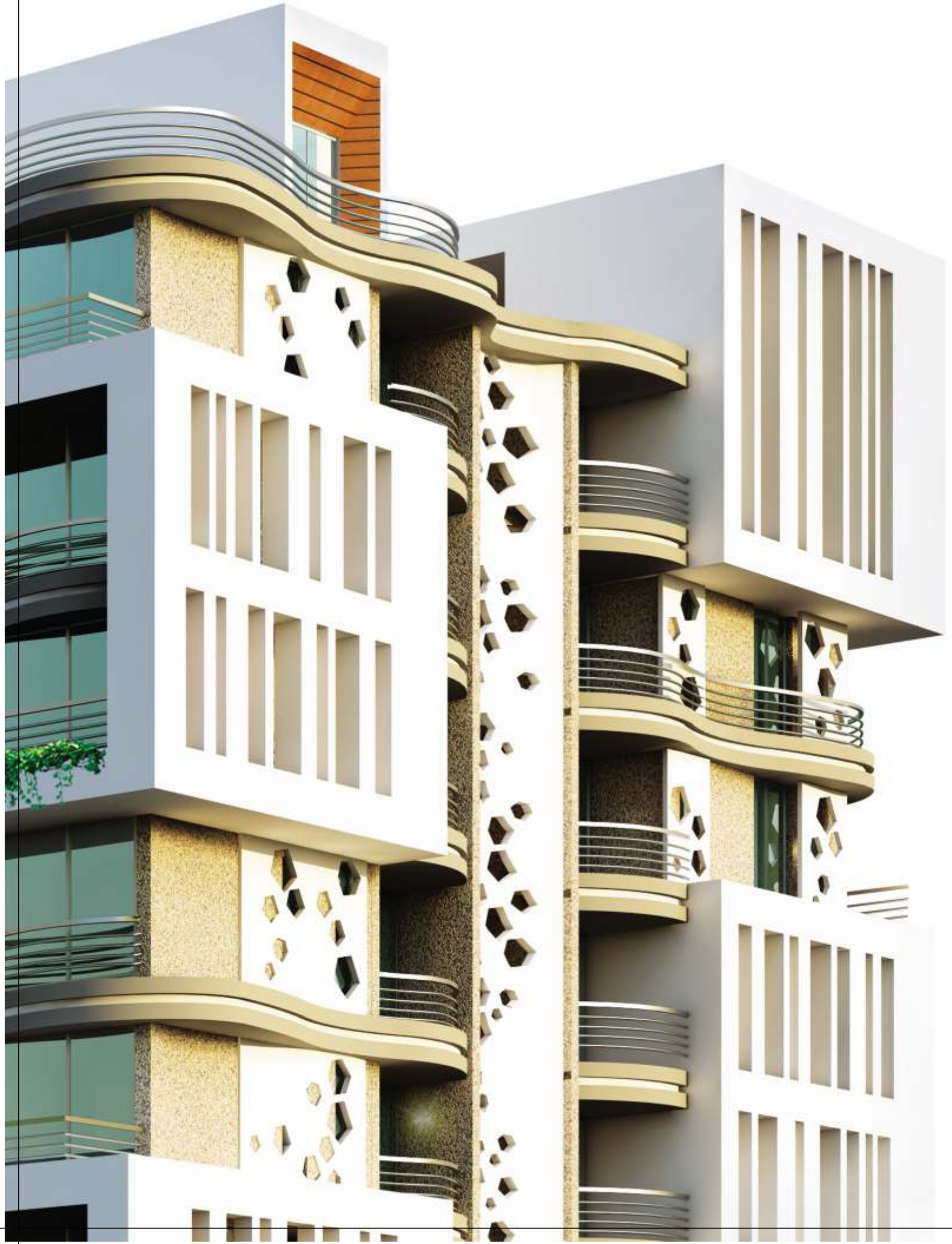
LVL NXT



# Bellagio LVL NXT

thoughttrains.com

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A paradigm shift in style

An evolution in luxury

A leap forward in lifestyle

A new benchmark in higher-order living

Presenting **Bellagio - LVL NXT**

**Bellagio** LVL NXT



# Bellagio LVL NXT

## The Bellagio Offering

- 150 lavishly appointed, air-conditioned 2 / 3 & 4 BHK apartments with imported marble flooring
- Spacious balconies with soft grass floors
- Roof-top covered lap pool & jacuzzi, terrace garden with sky meditation with glass pyramid
- Roof top club with lounge, sky gym with steam and sauna
- Business centre with wi-fi access
- Dedicated guest house area and servant's quarter
- Dedicated family barbecue area
- Gated address with 16 CCTV cameras offering 24/7 surveillance
- Safety for residents through biometric access and video door phones



## || THE ADDRESS

### THE CITY OF JOY- KOLKATA

Kolkata is India's second largest city and is among one of the four metropolitan cities of India. It is the state capital of West Bengal. Also known as the **"City of Joy"**, Kolkata with its rich heritage, artistic culture and friendly spirit offers an experience that explores all the colors of life. Kolkata was the first city in India to offer underground metro services. The city offers variety of modes of transport from ancient trams, modern metro trains to traditional boats.

Kolkata, today is fast emerging as an attractive real estate investment destination and is poised to benefit from a host of infrastructure and social developments initiated by the government.



## RAJARHAT

### THE FUTURE LIFESTYLE HUB

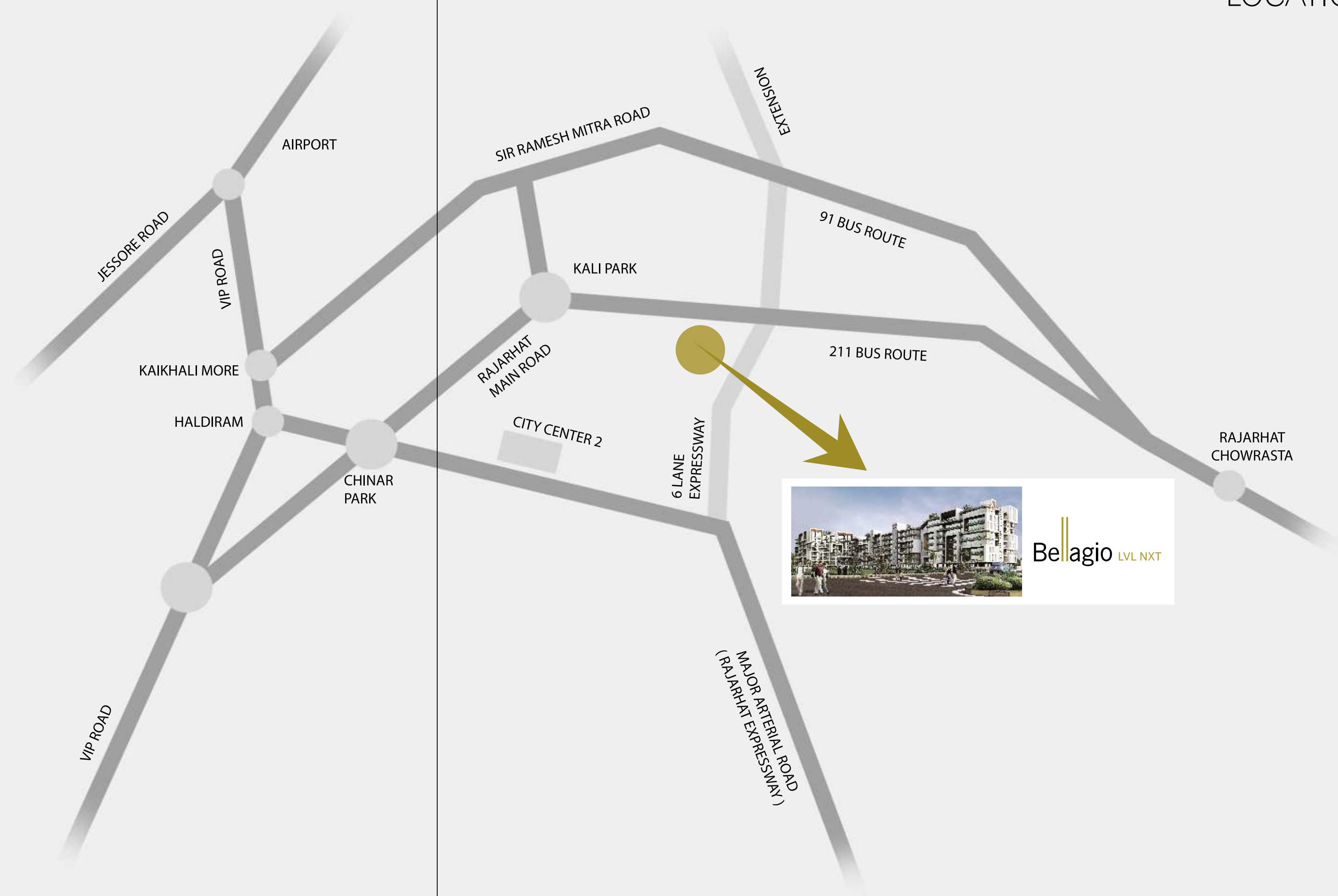
The Kolkata New Town - Rajarhat area is one of India's fastest-growing planned new cities. It is situated in the Greater Kolkata area in the Indian state of West Bengal, and near the Netaji Subhash Chandra Bose International Airport.

The place is already known for being one of the most impressive information technology centers of India with many IT giants setting up development centers here. The government's master plan envisions a township here, which is at least three times bigger than the neighbouring Salt Lake City.

### LOCATIONAL ADVANTAGES

- Located on 6 lane Highway
- 10 minutes away from International Airport
- Close proximity to City Centre- The landmark Shopping Destination
- 5 minutes away from the Central Business District of Rajarhat
- In close proximity to Tata Medical Center, DPS School and Swissotel

## LOCATION MAP





PRIVILEGES IN THE SKY

LVL NXT



## PARTY WITH STARS! WE MEAN THE REAL ONES.

### TERRACE TOP PARTY OASIS WITH AMPHITHEATRE

What could be a better way to spend a night than sipping on cocktails, listening to good music, enjoying live performances and being surrounded by great company. This sheer joy is brought to life every night by the terrace-top party oasis with amphitheatre, at Bellagio. Combining the vibrant energy of the neighborhood with the serene feel of sitting under the stars, it sets your spirit soaring high like a bird and makes you feel on top-of-the-world, quite literally!

## || THE BIG GAME GETS BIGGER. IN COMPANY OF FOOD & FRIENDS.

### SPORTS BAR CAFÉ WITH BILLIARDS AND TABLE TENNIS

Pamper the sports enthusiast in you at the upscale sports bar cafe at Bellagio. Simply indulge yourself in some fine cocktails with scrumptious cuisines, as you enjoy the big game with fellow sports aficionados or socialize with them at a game of billiards or table tennis. Equipped with state-of-the-art audio-video systems, the sports bar cafe brings alive the action on screen and virtually transports you to the field.



|| BOND WITH YOUR LOVED ONES  
IN A WAY THAT SETS YOU FREE!

**SKY LAP POOL WITH JACUZZI**

Bonds strengthen when you share stress-free, happy times together. At Bellagio, the sky lap pool with Jacuzzi lets you do exactly that while you burn those extra calories. The hot water of the Jacuzzi whirlpool bath is relaxing, eases aches and pains, and promotes an overall feeling of well-being. The cascading water rinses off all your worries of the day and relaxes your senses. And you and your family can enjoy unrestricted recreation and share some fun family time.



YOUR FITNESS GOAL  
WILL NEVER LOOK DISTANT  
WHEN YOU'LL WORKOUT  
ALONG THE SKYLINE



**SKY GYM WITH STEAM AND SAUNA**

Stay in shape and in good health with the ultra-modern and stylish roof-top gym at Bellagio. Well equipped with latest fitness equipments and fully accessible round the clock, the gym ensures that your workouts fit perfectly into your busy schedule. The gym also has steam and sauna facilities, thus completing your fitness regime. Plus, being on the roof-top it offers a fascinating view of the surrounding and the vast sky.

# Bellagio LVL NXT





**TERRACE GARDEN  
WITH SKY MEDITATION  
WITH GLASS PYRAMID**

Meditation is an easy way to keep the everyday stress at bay but finding the right environment to meditate is quite a difficult task, especially in urban settings. But this doesn't hold true at Bellagio, where a terrace garden with pyramid-shaped glass meditation lounge is at your disposal. The soothing greenery of the garden relaxes your spirit and the glass pyramid helps converge all the positive energy of the surrounding to your body as you meditate.

|| EXPERIENCE PROXIMITY.  
TO YOURSELF. TO UNIVERSE. TO BLISS.



BECAUSE A SPECIAL MOMENT  
DESERVES NOTHING LESS  
THAN A PERFECT SETTING



#### FOUNTAIN WITH PARTY LAWNS

Celebrate those special moments of life, in style. Throw spectacular parties at the well-manicured party lawn at Bellagio and leave your guests mesmerized by the experience. The fountain will further add to the aura and turn the occasion into a memorable event.

### DEDICATED FAMILY BARBECUE AREA

Everyday can be a picnic at Bellagio, thanks to the dedicated family barbecue area. Just invite your friends whom you haven't met since a long time, over a barbecue party and have fun grilling your own food, as per your taste. Don't be amazed if you find old memories of togetherness getting refreshed with the endless conversations that flow in these barbecue sessions.



|| MAKE EVERYDAY LIFE FEEL LIKE A PICNIC



FOR HONCHOS, NO BUSINESS IS  
LESSER IMPORTANT. NEITHER WORK,  
NOR LEISURE. NOW SWITCH EASILY!

#### **BUSINESS CENTRE WITH WI-FI**

Switch smoothly between work and leisure with a state-of-the-art Business Centre located within the premises. The business centre is aesthetically designed keeping in mind the needs of the modern day businesses and is equipped with wi-fi. So now, you won't have to struggle hard to maintain a work-life balance. You can easily schedule your meetings at the business centre and save commuting time.



|| INTRODUCE YOUR KIDS TO  
THE WORLD OUTSIDE GAMING CONSOLES!



#### CHILDREN'S PLAY AREA

Gaming consoles can never replace the fun and excitement of real games. Introduce your kids to the real joy of playing amidst natural surroundings at Bellagio's dedicated children's play area. Here your kids will not just make new friends but will also develop skills like team-spirit, sportsmanship and other important life skills.

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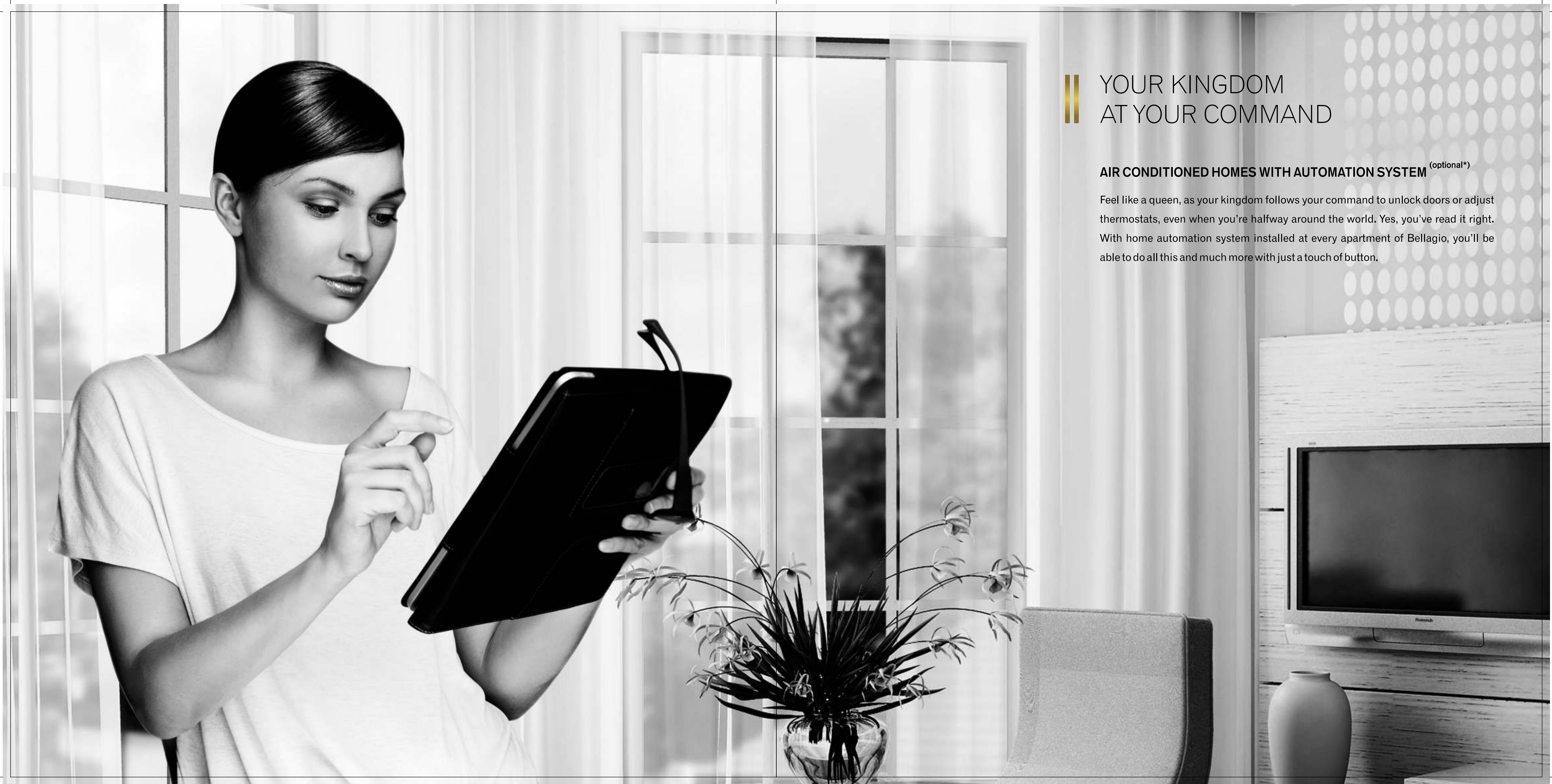


Artist's Impression



LUXURY

LVL NXT



|| YOUR KINGDOM  
AT YOUR COMMAND

**AIR CONDITIONED HOMES WITH AUTOMATION SYSTEM** (optional\*)

Feel like a queen, as your kingdom follows your command to unlock doors or adjust thermostats, even when you're halfway around the world. Yes, you've read it right. With home automation system installed at every apartment of Bellagio, you'll be able to do all this and much more with just a touch of button.



YOU INSPIRE AWE IN  
PEOPLE'S EYES.  
WHY SHOULDN'T YOUR  
HOME DO THE SAME?

**LIVING ROOM WITH IMPORTED MARBLE FLOORING**

People forget to blink their eyes when they catch a glance of you, thanks to your great stature. At Bellagio, your living space would do the same. Furnished with the finest amongst imported marble flooring, the ones that are known across the world for their high lustre and visual appeal, your living space will leave every eyeball catching a glance of it, a gape with its innate sheen. Get prepared for endless compliments that'll flow your way once you move to Bellagio.





|| THAT DREAM SPACE FOR PEOPLE  
WHO ALWAYS DREAM BIG

Bedrooms at Bellagio offer you the larger than life space you require. Perfect to accommodate the king size bed you are used to. Finely appointed and finished with premium wooden flooring, this is indeed your space to dream big.



LET NATURE  
HAVE THE PLEASURE  
OF YOUR COMPANY.  
INVITE IT INDOORS.



#### SPACIOUS DECKS WITH SOFT GRASS FLOORS

Green isn't just a colour, it is a style statement that affirms your love for nature, aloud before the world. Making your green style statement even bolder are the spacious, green grass floored decks of Bellagio. Go for a barefoot morning walk over it in the privacy of your own home or simply relish watching nature residing with you.





|| PAMPER YOURSELF.  
SOAK UP THE LUXURY

**BATHROOMS WITH IMPORTED 5 FIXTURE  
SANITARY WARE WITH TUB AND SHOWER**

Bathrooms at Bellagio are testaments of the royal era where kings and queens indulged in their rituals. Featuring premium imported fixtures with an inviting tub and a shower, this is a space created for you to revel in your own personal space. And bring out the singing star in you.





## || MADE TO YOUR FINE TASTE

### IMPORTED MODULAR KITCHEN WITH HOB / CHIMNEY <sup>(optional\*)</sup>

The heart of every home finds the centre stage. Thoughtfully designed with optimum space utilization, Kitchens at Bellagio make a statement as much as they make complete sense. Adorned with imported modular cooktop with hob and chimney this unique space measures up to your fine taste.



SAFETY & PRIVACY

LVL NXT



**STOP**

## || A SECURED FORTRESS.

### **BAR CODE ENTRY IN MAIN GATE FOR OWNERS**

Residents of Bellagio can feel assured in the knowledge that no one can enter the gated premises without your knowledge. Access for cars is controlled with barcode tags and entry for visitors is only possible with your consent.

## || PEACE OF MIND. 24X7

### VIDEO DOOR PHONES & COMMON AREA SURVEILLANCE

All apartments are fitted with video door phones, so that you monitor who's at door. Furthermore use the Video Door Phone to monitor any common area within the gated community patrolled by 16 CCTV cameras.





|| THE KINGS & QUEENS  
ARE ALWAYS GUARDED

**MANNED SECURITY FORCE FOR  
DAY AND NIGHT VIGIL**

If technology is not enough, we even have a force of trained security guards to keep constant check on all movements within Bellagio. Rest assured, you and your family will feel safe all the time.



EMBELLISHMENTS

LVL NXT

## || WHERE DESIRE IS A DEMAND

Bellagio is a benchmark steeped in detail. Here every small wish is anticipated and every big need is provided for. This address provides for all aspects of your life, making everyday living a cherishable one.



### LIFESTYLE AMENITIES

- Air conditioned lounge for guests
- Hi-tech gymnasium
- Indoor games such as 9 ball pool, table tennis, air hockey, carrom etc.
- Well designed landscaped podium garden by renowned landscape architect
- Meditation area
- Swimming pool
- Children play area
- Steam Bath
- Society office
- Community lawn
- Two hi-speed branded elevators

## THE FACILITIES

- Wooden flooring in master bedroom
- Granite kitchen platform with parallel service platform
- Branded 4 / 3 burner gas hob, exhaust chimney (optional\*)
- Water purifier in kitchen
- Shower panel in master toilet (optional\*)
- Designer bathroom with branded sanitary ware
- Attractive main door with elegant handles and night latch
- Designer flush styled doors in bedroom
- Anodized aluminum sliding windows with tinted glass and mosquito net protection
- M.S. railing in balcony and terraces up to 1m height
- Anti skit tiles in attached terraces, balcony and service area
- T.V., telephone and internet points in all rooms
- 24 hours security



## THE DEVELOPER



Team Taurus is a group of enterprising young entrepreneurs who have come together to create real estate magic. Like the Taurus Bull - the firm reflects solidity and strength in all their endeavours. And as the name mentions - teamwork is an integral part of everything. Mutual respect, trust and humility form the backbone of the organisation. The core team is formed of former students of illustrious institutions of IIT, IIM and NYU.

Team Taurus aims at creating interesting spaces which incorporate all the benefits of modern technology and design advancement and ultimately results in customer satisfaction



PENTAGON TOWER - SECTOR 5, Kolkata



WOW - RAJARHAT, KOLKATA



COUNTY - KOLKATA



KABYA - RECKJOANI, RAJARHAT, KOLKATA



DE JA VU - NEW TOWN, KOLKATA



SONARTORI - RAJARHAT, KOLKATA



PATHTER PPANCHALI - BORAL, KOLKATA