

Manifold Bliss with High-end Luxury



MAPSKO
Casa Bella

Sector-82, Sector Road, NH-8, Gurgaon



A fresh breeze of
LUXURY

Mapsko Casa Bella is a lavish residential project spread across a sprawling manicured landscape. It presents a wide choice of – sizeable luxury apartments, spacious penthouses and commodious villas. Plush exteriors and cosy interiors have been developed with a view to add new dimensions to comfortable living. Eco-friendly, vastu compliant and aesthetically a benchmark, the project is a crescendo of abundant lifestyle.

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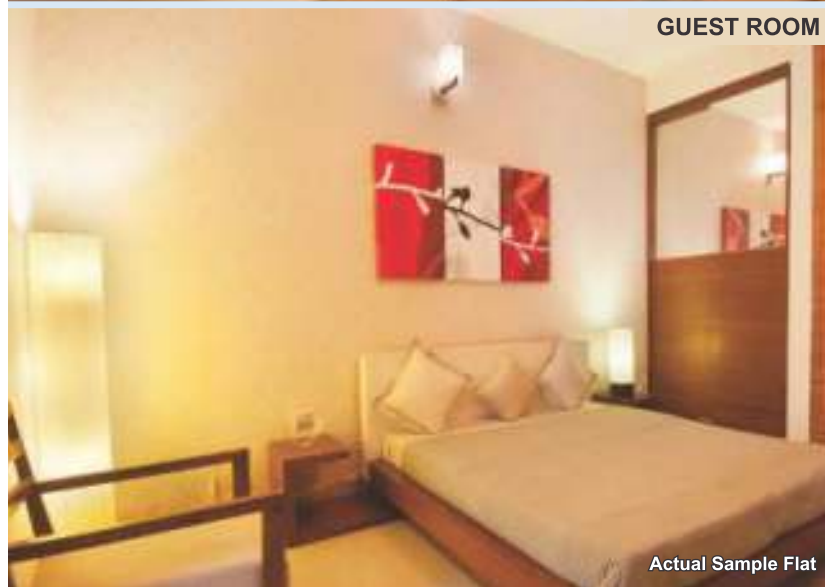
MASTER BEDROOM

Actual Sample Flat

A rare treat of ELEGANCE

Blast of comfort and good life is what signifies Casa Bella. Take a tour of either apartment, penthouse, or villa, and come across tantalizing space management. Plush and smart architecture, lavish interiors from bedroom to drawing room to kitchen and bathroom, leave a lasting impression enticing you to own them for a lifetime.

- Apartments -**
 - Penthouses -**
 - Villas -**
- Inviting Outdoor with Comforting Interior**



GUEST ROOM

Actual Sample Flat



DINING ROOM

Actual Sample Flat



BEDROOM

Actual Sample Flat



KITCHEN

Actual Sample Flat



LIVING ROOM

Actual Sample Flat Photograph

Actual Sample Flat

Towering Signature of
MODERN LIVING

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This is an artistic impression - Casa Bella

A verdant span of **GREEN PARADISE**

Mapsko Casa Bella is a different world within its high walls. Built in full accordance with environmental fundamentals, the campus has nearly 80% open space of well-cultivated landscape and various other open-space zones. So that silky rays of morning sun gives you a bright start in the morning and the evening breeze caresses and rejuvenates you.





An exemplary oasis of magnificent
LIFESTYLE

The good living proposition of Casa Bella extends to various complementary amenities that support enrichment of lifestyle. Take a dip in the azure blue pellucid water of swimming pool or pick a court for a sport of your choice, or jog along the tracks through richly cultivated landscapes and rows of flower beds and fountains ~ the world of Casa Bella is well beyond words.

An artistic rendering of the Casa Bella apartment complex at dusk. The image features several tall, modern high-rise buildings with balconies, some of which are illuminated from within. In the foreground, there is a lower-level building with large glass windows and a balcony, and a road with several cars. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall scene is well-lit with streetlights and building lights.

An innovation defined by **PASSION**

The romanticism of exterior and space maximization of apartments in Casa Bella is blessed by country's pre-eminent architectural brains. SAA Architects and Gian P. Mathur & Associates, India's two leading architect companies have lend their invaluable experience and expertise to Mapsko Casa Bella making it a masterpiece of residential spaces.

SITE PLAN



- LEGEND**
- 01 - Welcome Statement
 - 02 - Pool Deck
 - 03 - Pool
 - 04 - Gazebo
 - 05 - Ramp
 - 06 - Tennis Court
 - 07 - Bench
 - 08 - Parking
 - 09 - Half Basketball Court
 - 10 - Badminton Court
 - 11 - Private Garden
 - 12 - Tot-Lot
 - 13 - Jogging Track
 - 14 - Water Feature
 - 15 - Palm Court
 - 16 - Road
 - 17 - Pergola
 - 18 - Meditation Zone
 - 19 - Drop-Off

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This is an artistic impression - Casa Bella



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Casa Bella

Apartments

Floor Plan

896 Delightfully Elegant Apartments

FLOOR PLAN



3 BR + 3 TOILET
1430 sq.ft. (132.85 sq.m.)

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1sq.m. = 10.763 sq.ft.

FLOOR PLAN



3 BR + 3 TOILET
1690 sq.ft. (157.01 sq.m.)

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FLOOR PLAN



3 BR + 3 TOILET + SERVANT
1960 sq.ft. (182.09 sq.m.)

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FLOOR PLAN



4 BR + 4 TOILET + SERVANT
2535 sq.ft. (235.51 sq.m.)

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SPECIFICATIONS

3-4 BR LUXURY APARTMENTS

LIVING, DINING & LOBBY/ PASSAGE

Floor	- Vitrified Tiles
Walls	- Oil bound distemper with pleasing shade, POP cornices with OBD

BEDROOMS

Floor	- Wooden laminated in 2 bedrooms & Vitrified Tiles in remaining bedroom
Walls / Ceiling	- Oil bound distemper with pleasing shade, POP cornices with OBD

BALCONIES

Floor	- Anti-skid Ceramic Tiles
Walls / Ceiling	- Permanent Paint Finish

KITCHEN

Walls	- Ceramic Tiles up to 2 feet above counter & OBD in balance area
Floor	- Anti-skid Ceramic Tiles
Counter	- Granite
Fittings / Fixtures	- CP fittings of Marc / Jaquar or equivalent, SS Single bowl / single drain board Sink.

TOILETS

Walls (Except Servant's Toilet)	- Ceramic Tiles till 7'0" height, Mirror & Acrylic Emulsion Combination
Floor	- Anti-skid Ceramic Tiles
Counter	- Granite
Fittings / Fixtures	- CP fittings of Marc / Jaquar or equivalent, WC & Wash Basin.

SERVANT ROOM

Floor	-Terrazzo Ceramic Tiles
Walls	-OBD
Ceiling	-OBD

DOORS

Internal	- Seasoned Hardwood frames with moulded skin shutters
Entrance Door	- Teak Veneered & Polished shutter
External Doors & Windows	- Aluminium / UPVC / Wooden Windows
Hardware	- Aluminium

ELECTRICAL

- Copper Electrical wiring throughout in concealed conduits with provisions for Light point, Power point, TV & Phone Sockets with protective MCBs, Modular Switches, Power back-up in each Apartment up to 5 kVA (Mandatory)

SECURITY / FIRE FIGHTING SYSTEM

- Single Entrance & Exit, Gated Community
- Security Card System for entrance into the complex
- CCTV in common areas
- Fire Fighting System.

CLUB FACILITY

- Club, Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna, Spa

FAÇADE

- Texture Finish



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Penthouses

Floor Plan

16 Fabulously Posh Penthouses

FLOOR PLAN



SUPER AREA | **A BLOCK**
4890 sq.ft. (454.30 sq.m.)

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FLOOR PLAN



SUPER AREA | **B BLOCK**
3795 sq.ft. (352.57 sq.m.)

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FLOOR PLAN



SUPER AREA | **C BLOCK**
3250 sq.ft. (301.93 sq.m.)

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SPECIFICATIONS

PENTHOUSES

LIVING, DINING & LOBBY / PASSAGE

- Floor - Vitrified Tiles
- Walls - Oil bound distemper with pleasing shade, POP cornices with OBD

BEDROOMS

- Floor - Wooden laminated in 2 bedrooms & Vitrified Tiles in remaining bedrooms
- Walls / Ceiling - Oil bound distemper with pleasing shades, POP cornices with OBD

BALCONIES

- Floor - Anti-skid Ceramic Tiles
- Walls / Ceiling - Permanent Paint Finish

KITCHEN

- Walls - Ceramic Tiles up to 2 feet above the counter & OBD in the balance area
- Floor - Anti-skid Ceramic Tiles
- Counter - Granite
- Fittings / Fixtures - CP fittings of Marc / Jaquar or equivalent, SS Single bowl / single drain board Sink

TOILETS

- Walls (Except Servant's Toilet) - Ceramic Tiles till 7'0" height Mirror & Acrylic emulsion combination
- Floor - Anti-skid Ceramic Tiles
- Counter - Granite
- Fittings/Fixtures - CP fittings of Marc / Jaquar or equivalent, WC & Wash Basin

SERVANT ROOM

- Floor - Terrazzo Ceramic Tiles
- Walls - OBD
- Ceiling - OBD

DOORS

- Internal - Seasoned Hardwood frames with moulded skin shutters
- Entrance Door - Teak Veneered & Polished shutter
- External Doors & Windows - Aluminium / UPVC / WOODEN
- Hardware - Aluminium

ELECTRICAL

- Copper Electrical wiring throughout in concealed conduits with provisions for Light point, Power point, TV & Phone Sockets with protective MCBs. Modular switches, Power back-up in each Penthouse up to 10 kVA

SECURITY / FIRE FIGHTING

- Single Entrance & Exit, Gated Community
- Security Card system for entrance into the complex
- CCTV in common areas
- Fire Fighting Systems

CLUB FACILITY

- Club, Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna, Spa

FAÇADE

- Texture Finish



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Villas Floor Plan

44 Spaciously Opulent Villas

FLOOR PLAN

GROUND FLOOR



4 BHK
PLOT SIZE 300 sq.yds.
SUPER AREA 3754 sq.ft.
(348.76 sq.m.)

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FLOOR PLAN

FIRST FLOOR



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FLOOR PLAN

SECOND FLOOR



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SPECIFICATIONS

VILLAS

WALL FINISHES

- External
 - Internal
- Texture paint finish
 - Plastic Paint on POP base

FLOORING

- Circulation Area
 - Living / Dining
 - Bedrooms
 - Staircase
 - Balcony
- Imported Marble
 - Imported Marble & Laminated wooden flooring
 - Laminated Wooden Flooring
 - Imported Marble & Stainless steel railing
 - Anti-skid Tiles

KITCHEN

- Flooring
 - Wall Tiles
- Fully Fitted modular kitchen with Chimney & Hob
 - Anti-skid Tiles
 - Dado Wall tiles up to 7 ft. height

PLATFORM

- Working platform surface in granite with double bowl sink with drain board

BATHROOMS

- Flooring
 - Wall Tiles
- Anti-skid Tiles
 - Dado Wall tiles full height to ceiling levels

FIXTURES / FITTINGS

- Imported sanitary fixtures
- Imported bath fittings
- Cubicles in all bathroom

DOORS & WINDOWS

- External
 - Internal
 - Hardware
- Teak veneered & polished main entrance doors
 - Wooden Frame with moulded skin shutters
 - Stainless steel handles and latches

WINDOWS

- Wooden / Aluminium / UPVC

LANDSCAPE

- Fully landscaped garden

ELECTRICAL

- All Copper electrical wiring in concealed conduits
- Provision for adequate light & power points
- Telephone and TV outlets in all bedrooms and the living room
- Moulded modular plastic switches with protective MCBs

CLUB FACILITY

- Swimming Pool, Kids Pool, Gymnasium, Kids Room, Sauna Spa, Tennis & Squash Court

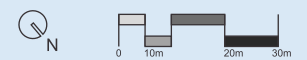
AMENITIES

- 100% Power Back-up
- 24 x 7 Security
- Provision for split A.C.

LOCATION MAP



- 2 min drive from NH-8
- 10 min drive from IFFCO Chowk
- 2 min drive from Dwarka Expressway



* Traveling time depending on traffic conditions
 * Indicative Map not to Scale



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