

PROJECT BY

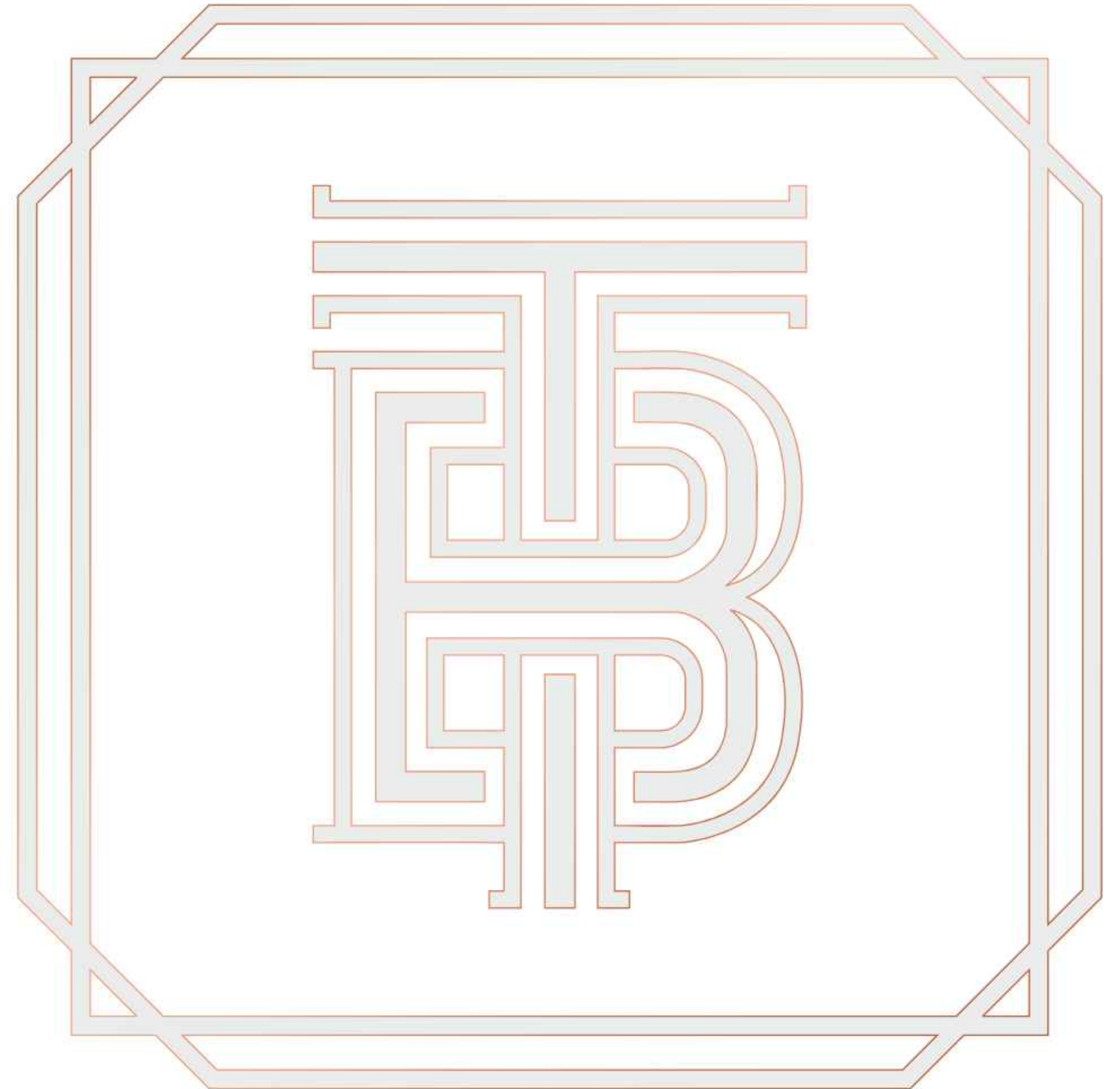


THE BELLAGIO, OPP. THE FRONT YARD RESTAURANT,  
B/H. KARNAVATI CLUB, NEAR ISCON CROSS ROAD, AHMEDABAD  
📞 98243 96969, 90999 65887 ✉ aumshreyarealty@gmail.com

DEVELOPED BY	ARCHITECT	STRUCTURE
AUM SHREYA	MANSI SHAH	HNBS
REALTY LLP	ARCHITECTS	ASSOCIATES LLP

PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA11972/190623  
WWW.GUJRERAR1.GUJARAT.GOV.IN

08.11.2024 10:45:10 AM





THE BEAUTIFUL POETRY  
OF LUXURY

5 BHK  
UNPARALLELED BEAUTY

"BELLAGIO"  
STANDS FOR "BEAUTIFUL LANDSCAPE"

BELLAGIO, A BEAUTY TO BEHOLD,  
A STUNNING SIGHT, BOTH NEW AND OLD.  
THE WATER DANCES WITH THE LIGHT,  
A SPECTACLE THAT'S QUITE A SIGHT.  
THE GARDENS BLOOM WITH VIBRANT HUES,  
A RAINBOW OF COLORS, A STUNNING VIEW,  
THE FOUNTAINS SING A SWEET MELODY,  
A SYMPHONY FOR ALL TO SEE.



THE  
BELLAGIO







## UPON THIS ELEVATED STAGE, BEAUTY UNFURLS

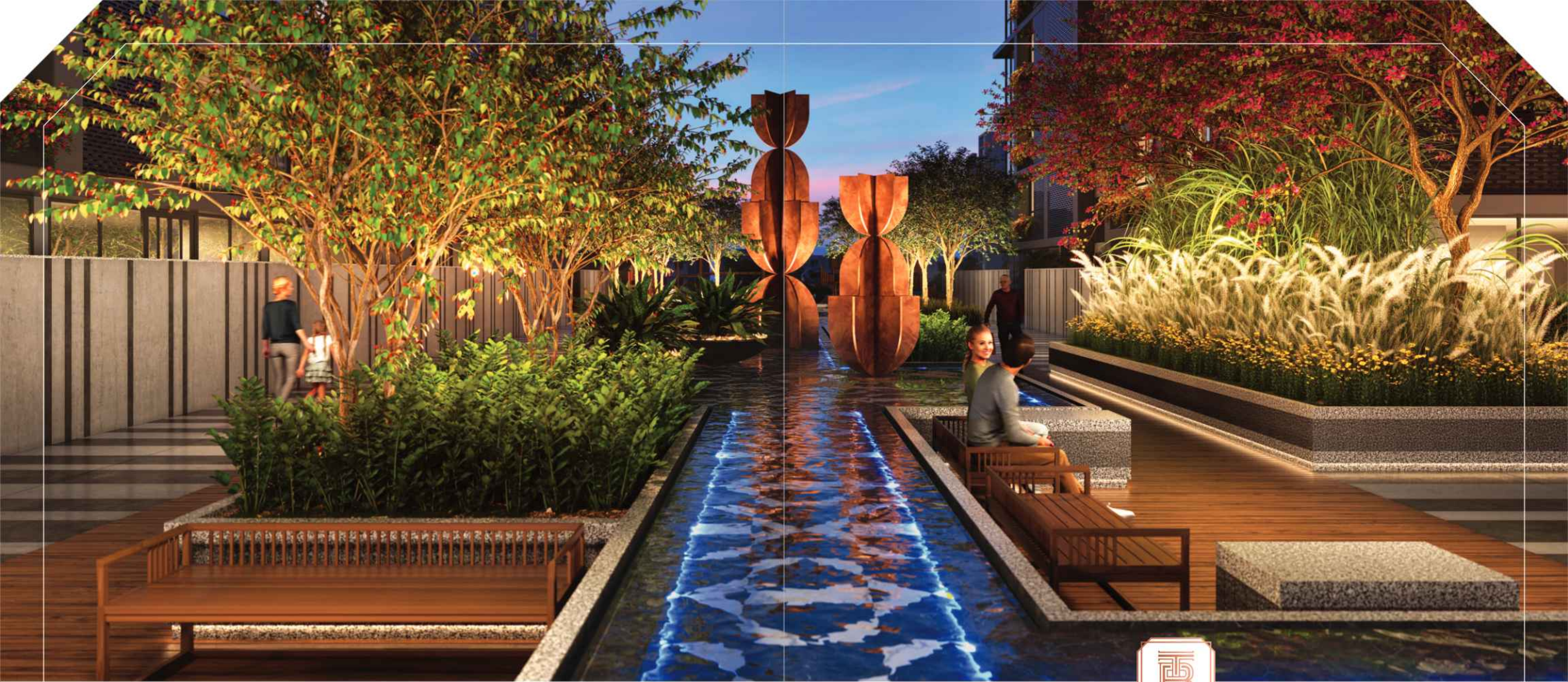
Nestled gracefully amidst nature's embrace,  
The Bellagio stands as an epitome of scattered  
craftsmanship for evening skies. This illustrious  
5 BHK residential project harmonizes opulence with  
elegance, offering an exquisite living experience.  
Each space exudes sophistication, inviting residents to  
indulge in sheer luxury and bask in the mesmerizing  
beauty of the surroundings.



## THE ART OF BEAUTIFUL GRACIOUS LANDSCAPE

A residence of pure delight, A home that truly  
feels just right.

From the moment that you enter, You'll be  
awed by every feature, The opulent furnishings  
and decor, And the craftsmanship like none  
before. The floors are lined with the finest stone,  
And the walls are adorned with gold tone,  
The ceilings are high, and ornate designs,  
All make this place truly divine.



RIVERS MEANDER, GRACEFULLY THEY GLIDE. WITH GENTLE WHISPERS, THEY CONFIDE, SECRETS OF NATURE'S TIMELESS ART, AS THEY NOURISH EACH BLOOMING PART, THE TRANQUIL LAKES, SERENE AND STILL, REFLECTING TREES UPON THEIR RILL, A MIRROR OF CALM, A PAINTER'S DELIGHT, WHERE SERENITY BLOOMS DAY AND NIGHT.



A SYMPHONY OF LIFE ENSUES, WHERE WATERS DANCE WITH JOYFUL GLEE



IN NATURE'S GENTLE EMBRACE, WE FIND SOLACE, A HAVEN OF SERENITY, A PEACEFUL SPACE.  
AMIDST LUSH GREENERY, WE SEEK RELIEVE, SEATING HARMONIOUSLY, OUR SOULS ACHIEVE.  
BENEATH THE WHISPERING TREES, WE FIND EASE, AS NATURE'S SYMPHONY, THE HEART DOES PLEASE.  
WITH EACH GENTLE BREEZE, WORRIES DISSIPATE. IN THIS TRANQUIL SETTING, WE REJUVENATE.



THE STIRRING FUSION OF  
RADIANT SIGNATURE



HOLLOW  
PLINTH





A SPARKLING AMENITIES,  
A REFRESHING RETREAT,  
WHERE LAUGHTER AND  
JOY INTERTWINE AND MEET.



- LIBRARY
- FUNCTION AREA
- GARDEN SEATING
- CENTER WATER BODY
- SALOON
- SPA
- GAZEBO
- SENIOR CITIZEN SEATING AREA
- SWIMMING
- JACUZZI
- STEAM ROOM
- TEMPLE
- CAFÉ LOUNGE



A HARMONIOUS DANCE OF COLORS AND FORMS, CREATING A SANCTUARY THAT BEAUTIFULLY TRANSFORMS.



- BANQUET
- GYM
- INDOOR GAMES
- GAME ZONE
- PLAY STATION AREA
- TODDLERS AREA
- CHILDREN PLAY AREA
- HOME THEATER
- TROPICAL TRAIL PATHWAY
- ENTRANCE FOYER
- ALLOTTED CAR PARKING
- PICK UP-DROP OFF ZONE
- SOCIETY OFFICE
- SECURITY CABIN



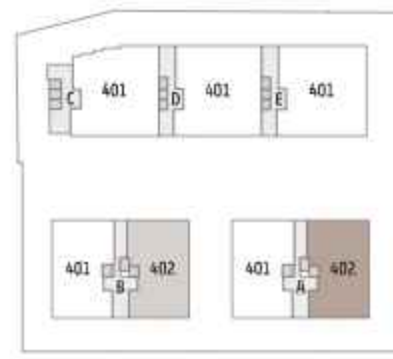
TYPICAL FLOOR

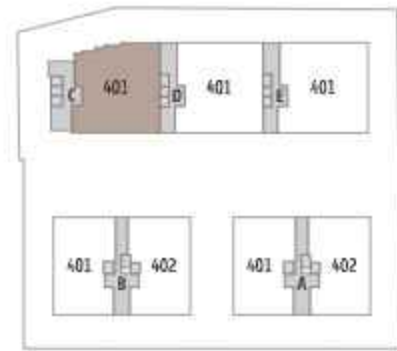


4 BHK  
TYPE-1

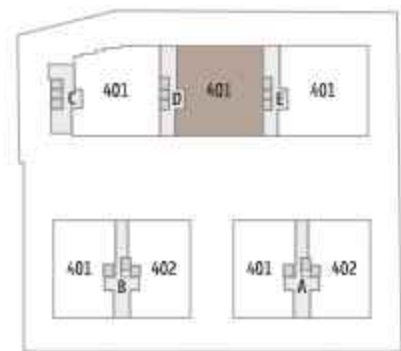


4 BHK  
TYPE-2

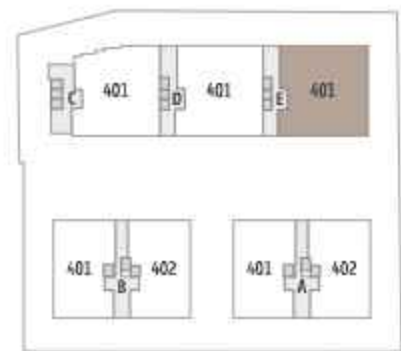


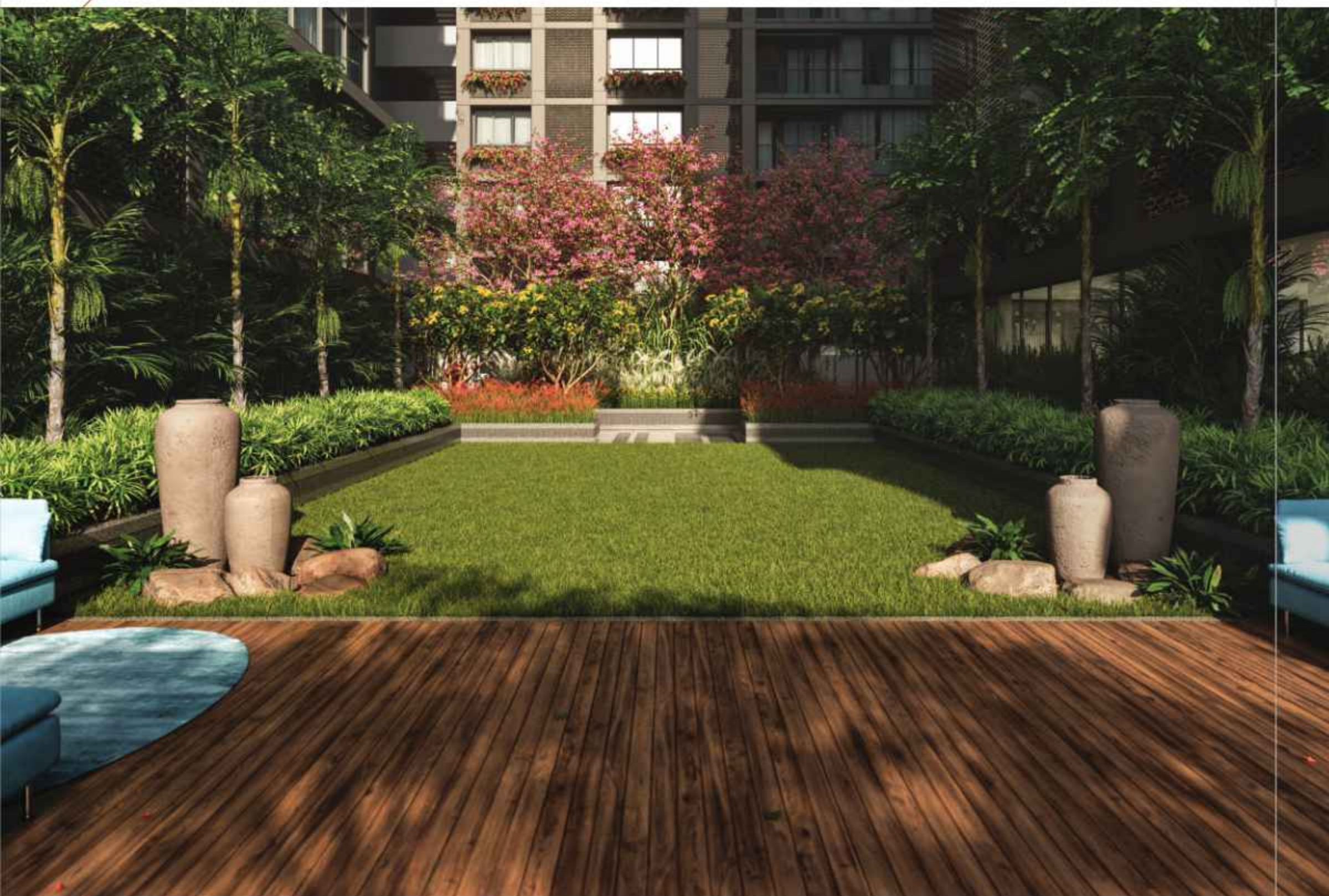


5 BHK  
TYPE-1



5 BHK  
TYPE-2





## SPECIFICATION

### STRUCTURE

- Earthquake resistant structure as per seismic design.

### FINISHES

- Exterior : Double coat mala plaster with texture paint
- Internal : Single coat mala plaster except ceiling with white putty finish.

### FLOORING

- Premium quality tiles flooring in drawing, living and bedrooms.
- Kota/Marble/Tiles flooring in wash area.
- Anti-skid flooring in bathrooms.

### PLUMBING AND SANITARY

- Concealed plumbing with premium quality pipes and fittings for water supply and drainage.
- A common bore well and distribution system will be installed for continuous water supply.
- All Bath/Toilet/Sanitary fitting will be of premium brands.

### ELECTRIFICATION

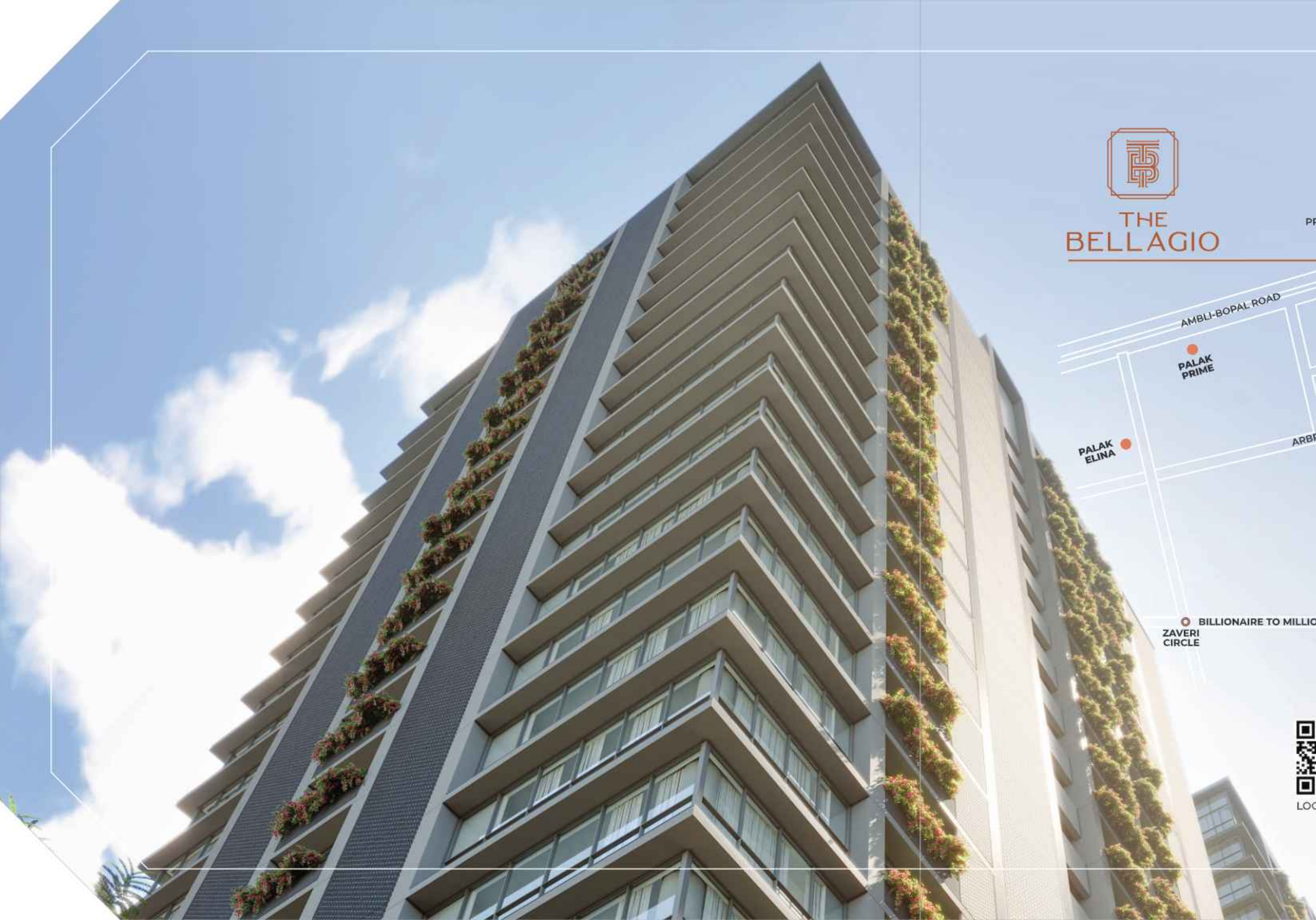
- 3 phase concealed ISI wiring with premium modular switches.

### DOORS AND WINDOWS

- Decorative main door with wooden/ply framing with laminate or veneer finish.
- Flush door in internal area with MS/Wooden/Marble framing/ ply. Powder coated / anodized aluminium section windows.

### SECURITY

- Provision of CCTV camera in parking and other internal area. Entrance gate with security cabin.




**THE BELLAGIO**



◉ BILLIONAIRE TO MILLIONAIRE STREET  
ZAVARI CIRCLE



LOCATION QR

**RULES & REGULATIONS** • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, R&B charges and any other charges shall be borne by buyer separately. • Any Additional charges of duties levied by government / local authority during or after the completion of the project will be borne by the buyer. • Internal changes shall be done with prior permission and shall be charged in advance. • Changes in external elevation shall not be permitted. • All rights reserved by the developer for alteration / modification / improvement in specification / changes in dimensions and planning shall be binding to all. • Business practices leading to pollution, causing material damage to the building or members are not allowed in the premises. • Irregular payments may attract interest or lead to cancellation of booking/s.

**DISCLAIMER** • This brochure and model are not part of any legal documents. • All dimensions / measurement given are unfinished and approximate. • The photographs & artistic impressions are for references only. Actual building may vary from the representations mentioned in the brochure. • This is not an advertisement within the meaning of REPA. This is not an offer, invitation or commitment of any nature. Recipients are advised to appraise themselves of the necessary and relevant information of the project prior to making any purchase decisions. All the specifications of the flat shall be as per the final agreement between the parties. • Subject to Ahmedabad Jurisdiction • TBC Applicable