

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, vaastu compliant and aesthetically a benchmark, the project is a crescendo of abundant lifestyle.



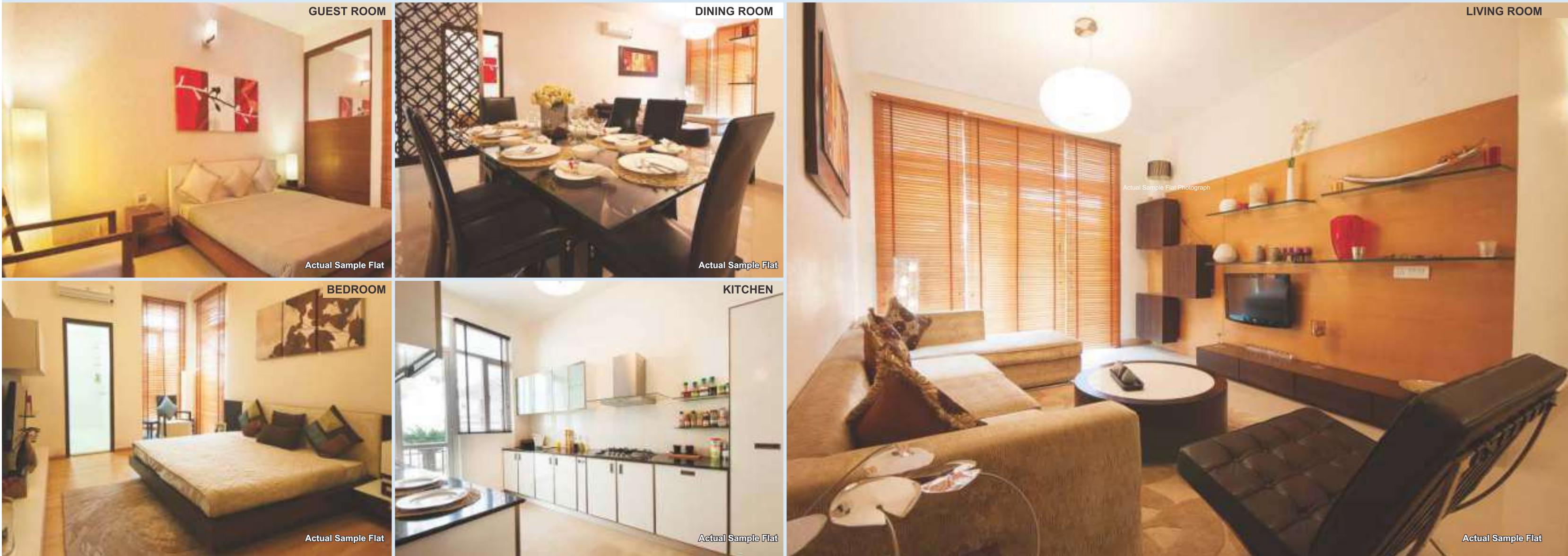
Sector-82, Sector Road, NH-8, Gurgaon



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**



Towering Signature of
MODERN LIVING



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



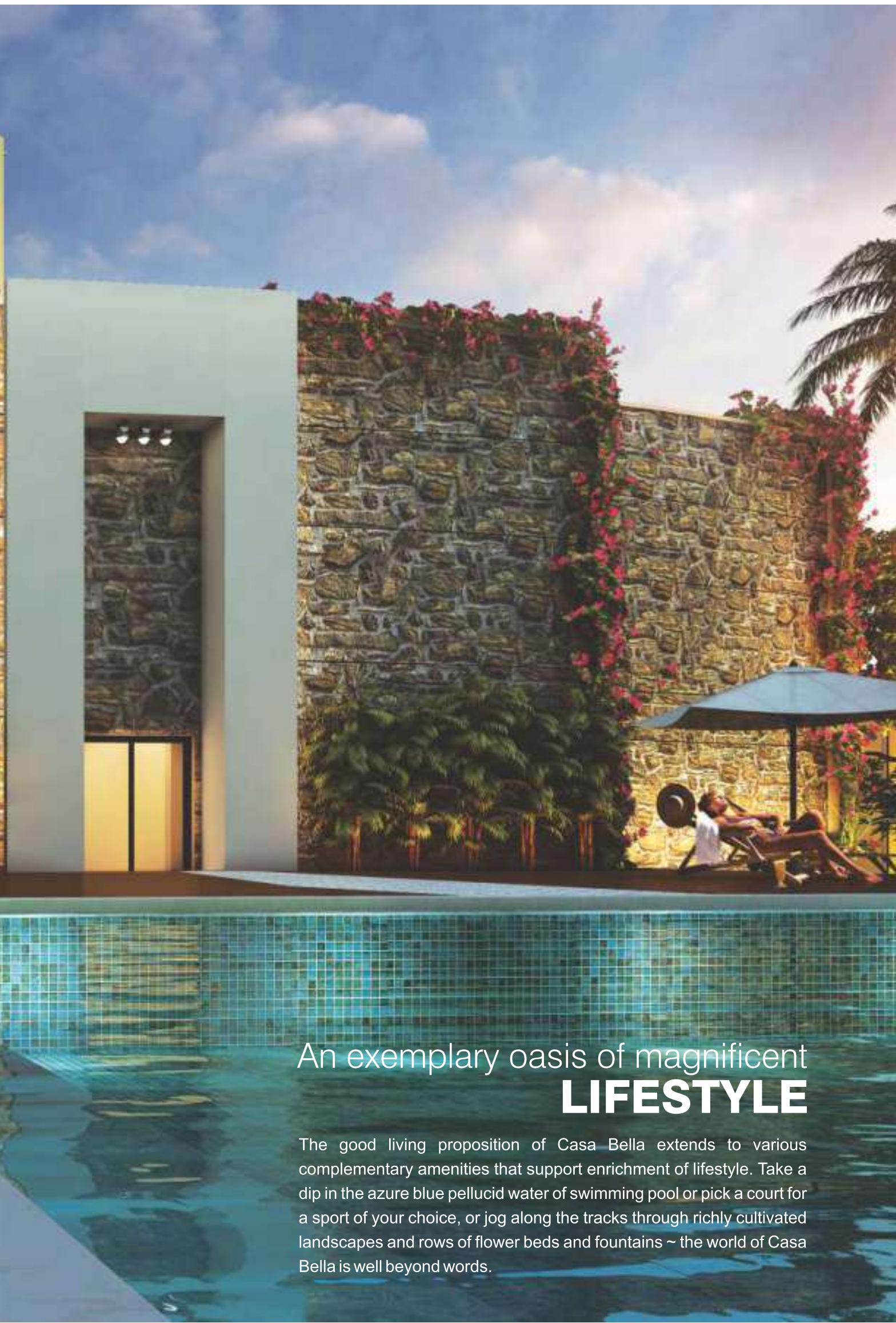


A verdant span of
GREEN PARADISE

The main image shows a woman from the side, looking upwards with a serene expression. She is wearing a black top and a patterned shawl with floral and swirl motifs. Her right hand is raised, holding a vibrant pink bougainvillea flower. The background is a lush, green, out-of-focus landscape.

Mapsco 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 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

MAPSKO
Casa Bella
Sector-82, Sector Road, NH-8, Gurgaon



- 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



This is an artistic impression - Casa Bella



MAPSKO
Casa Bella

Apartments

Floor Plan

896 Delightfully Elegant Apartments

FLOOR PLAN



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

Note: Visual representations shown in this brochure are purely conceptual. All building plans, specifications, layout plans etc. are tentative and subject to variation & modification by the company or the competent authorities sanctioning plans. Brand names appearing in the brochure are for artwork purposes only.

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

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FLOOR PLAN



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

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FLOOR PLAN



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

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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



MAPSKO
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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