



Site Address :  
Near Bitwise Tower, Baner-Sus Road, Pune - 411 021

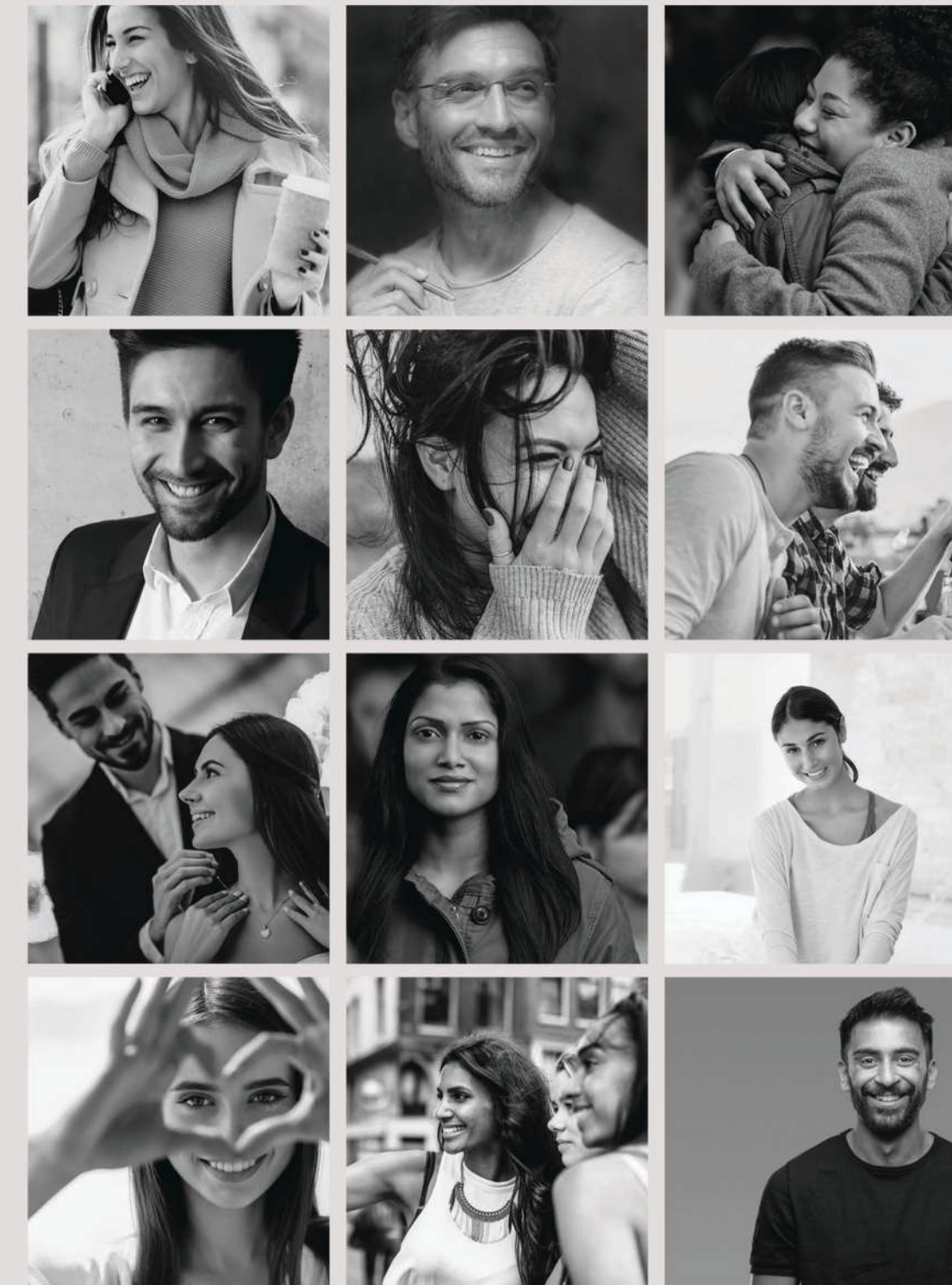
Office Address :  
Rachana House, 1229 / B, F.C. Road,  
Deccan Gymkhana, Pune - 411004.  
Maharashtra. INDIA.

**CALL : 7507883300**  
www.bellacasaroyale.com

PROJECT BY - RACHANA LIFESPACES AND RACHANA DEVELOPER

The project has been registered via  
MahaRERA registration number - RERA : Tower N1 - P52100047367 | Tower N2 - P52100047308  
and is available on the website [www.maharera.mahaonline.gov.in](http://www.maharera.mahaonline.gov.in) under registered projects.

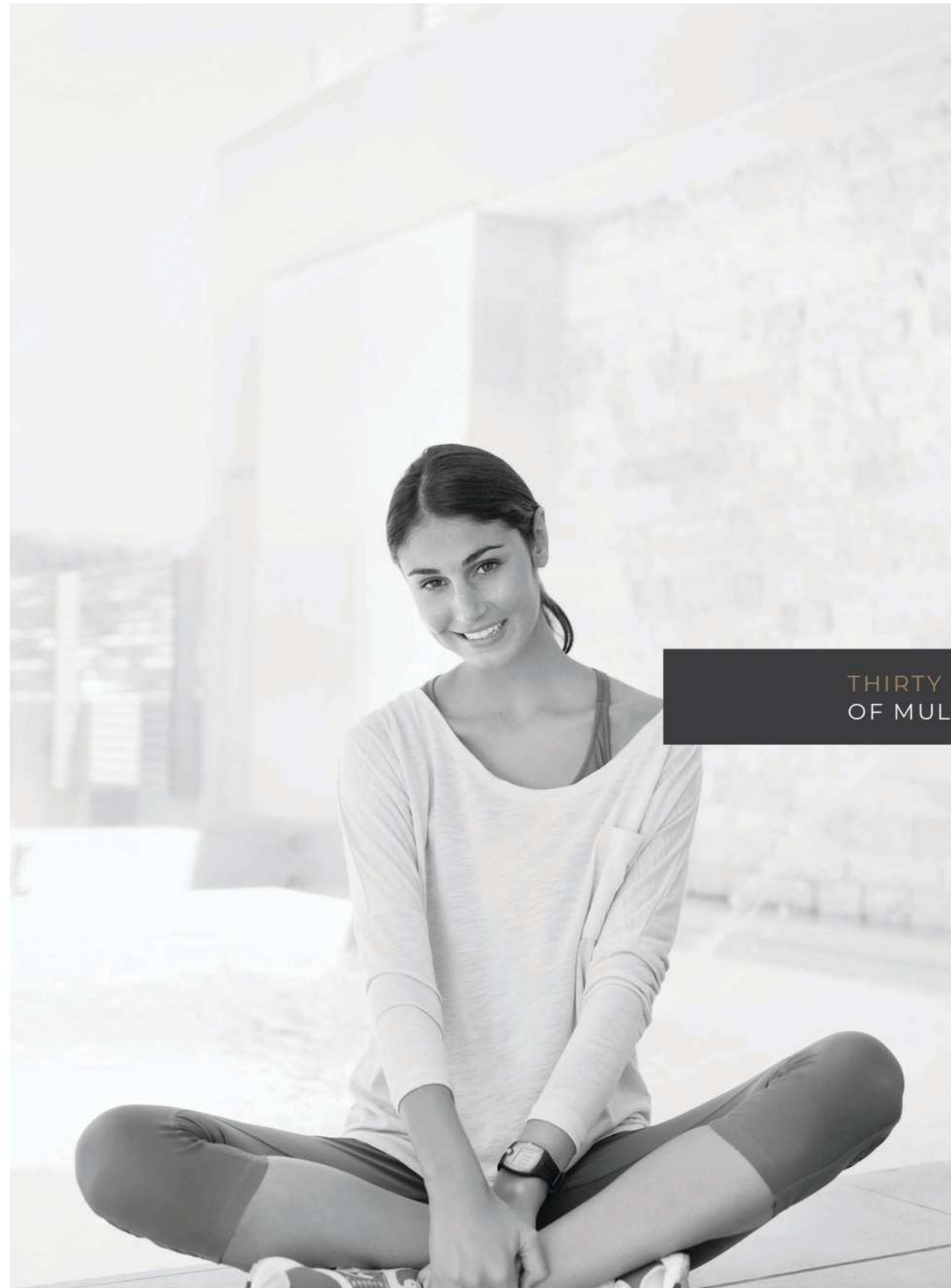
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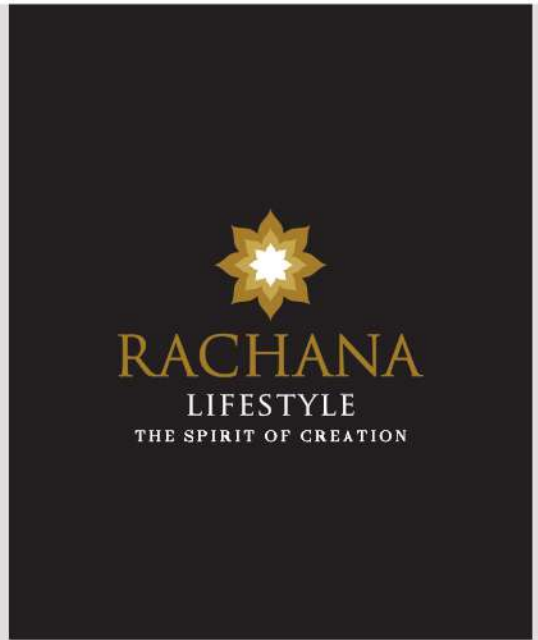
HOMES INSPIRED  
BY OVER THOUSAND STORIES

BELLA CASA  
**ROYALE**

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS



THIRTY FOUR YEARS  
OF MULTIPLYING SMILES



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.



NATIONAL REAL ESTATE LEADERSHIP  
CONGRESS & AWARDS  
POWERED BY  
ZEE BUSINESS

OVER 10,000 HAPPY FACES | OVER 40 PROJECTS | OVER 34 YEARS OF EXPERIENCE



560

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

BELLA CASA  
**ROYALE**  
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BANER-SUS



THE LIFESTYLE UPGRADE  
YOU HAVE BEEN  
WAITING FOR

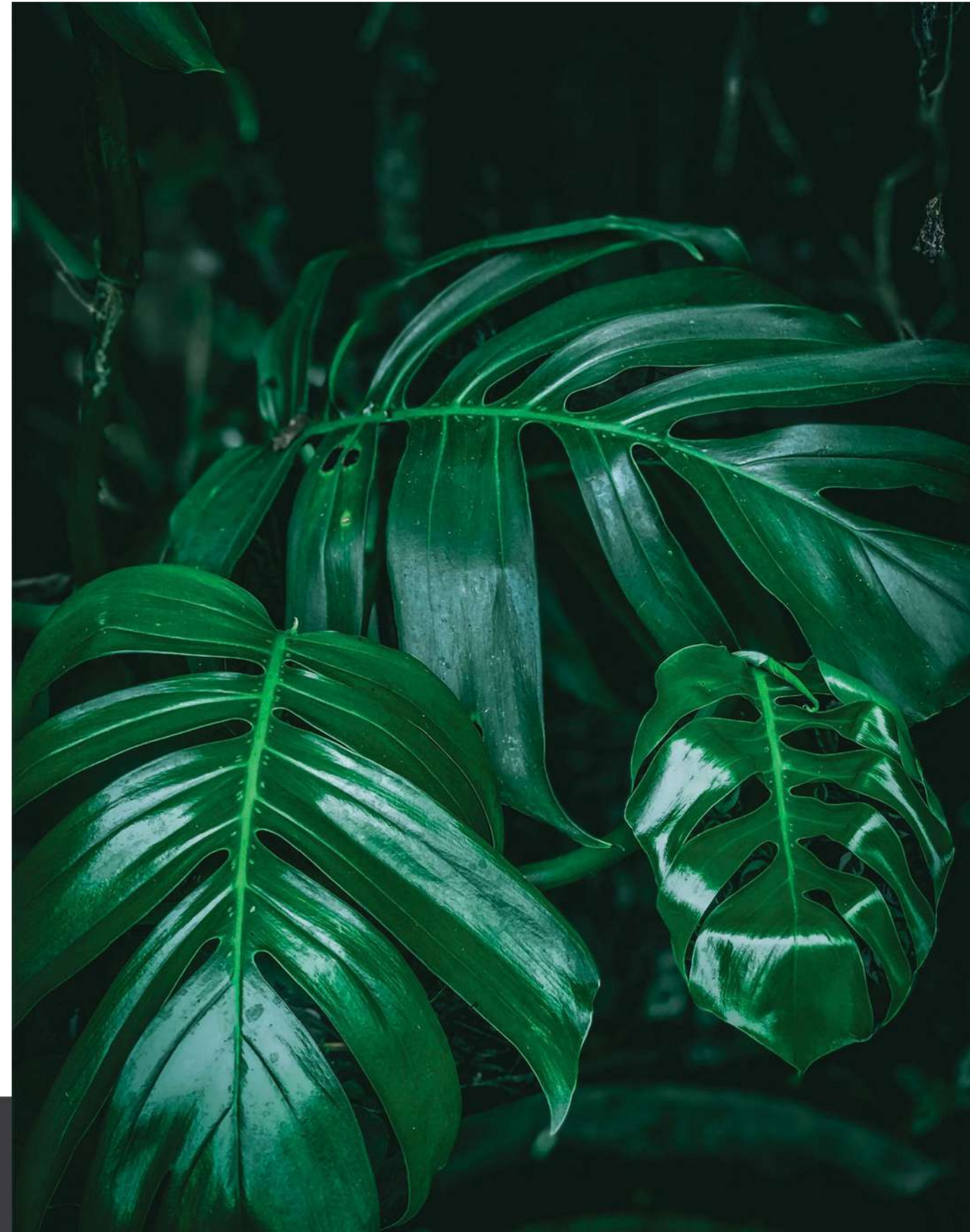
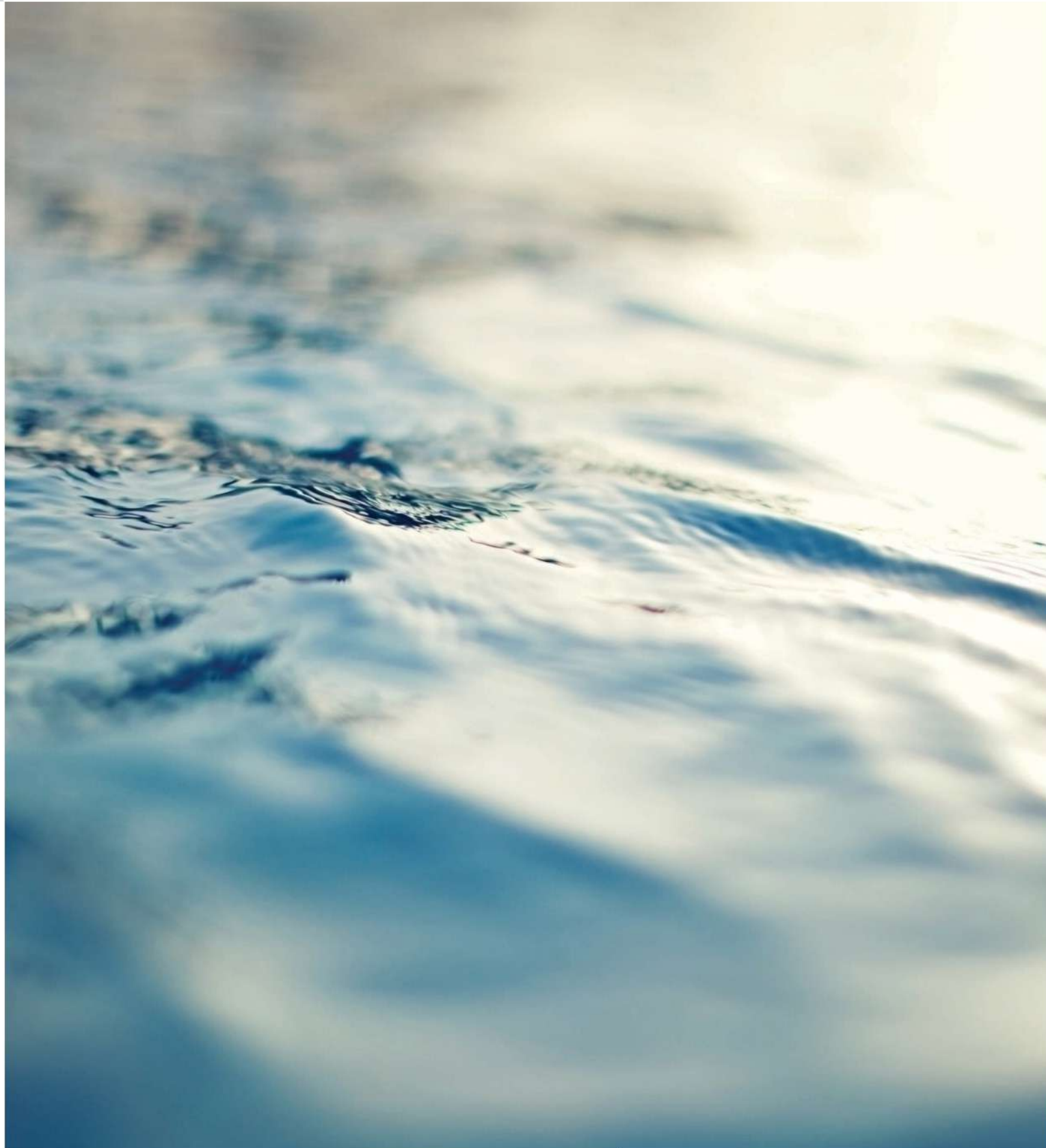
Get ready to transform your lifestyle in a way you had always desired. The newly launched Bella Casa Royale boasts of advanced design and specifications, better amenities, and a chance to upgrade your lifestyle by ten folds. Live in a world where nature, luxury, and modernity co-exist, and form a holistic relationship that enhances your every day living. Bella Casa Royale is full of wonderful features that would refresh the way you live.

LUXURY  
INSIDE



BELLA CASA  
**ROYALE**  
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BANER-SUS

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 like a 'Royale'. It's flawless built quality speaks the language of Rachana Lifestyle's promise to always deliver uncompromising and excellent 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.

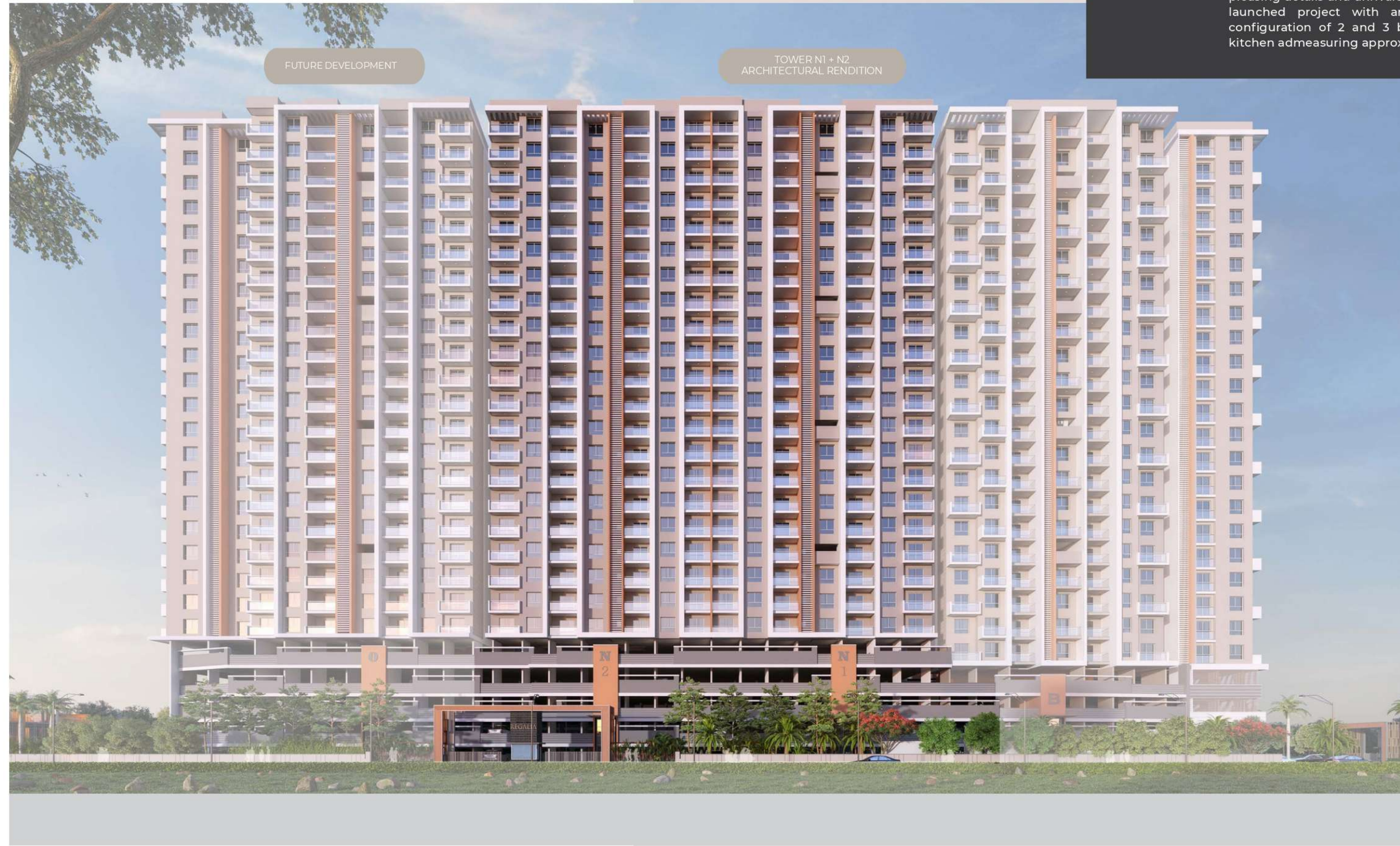


# HEAVENLY OUTSIDE

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 N1 + N2



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 440 apartments has a configuration of 2 and 3 bedrooms, a living room, and a kitchen admeasuring approximately 948 to 1,166 sq.ft.

BELLA CASA  
**ROYALE**

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS

LAUNCHING  
NEW TOWER N1 + N2



With a promise to provide you with an unparalleled lifestyle, the new project has ground + 4 parking level + 14 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.

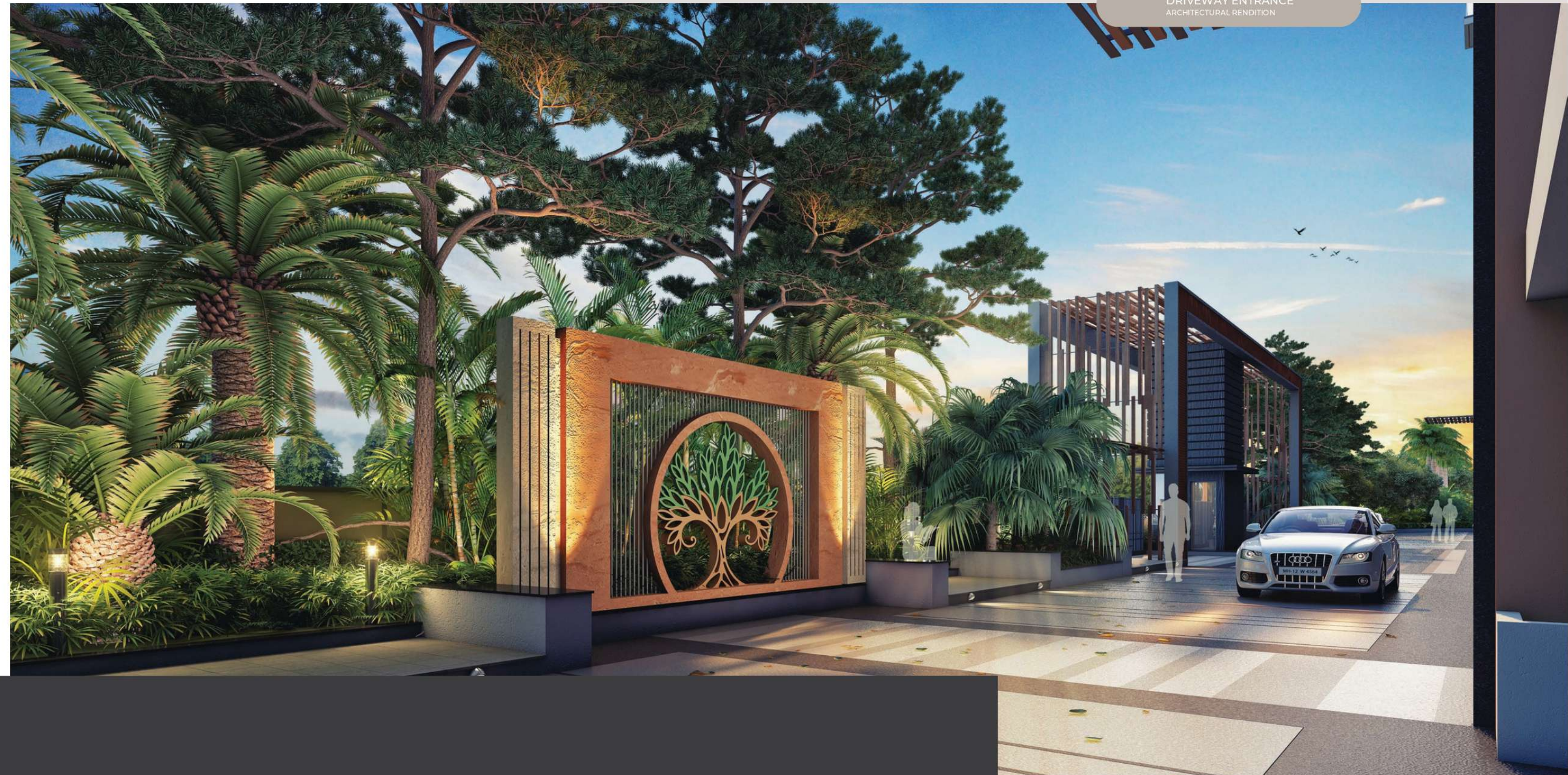


BELLA CASA  
**ROYALE**

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS

PURITY THROUGH  
THE DESIGNED ENVIRONMENT

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.



DRIVEWAY ENTRANCE  
ARCHITECTURAL RENDITION

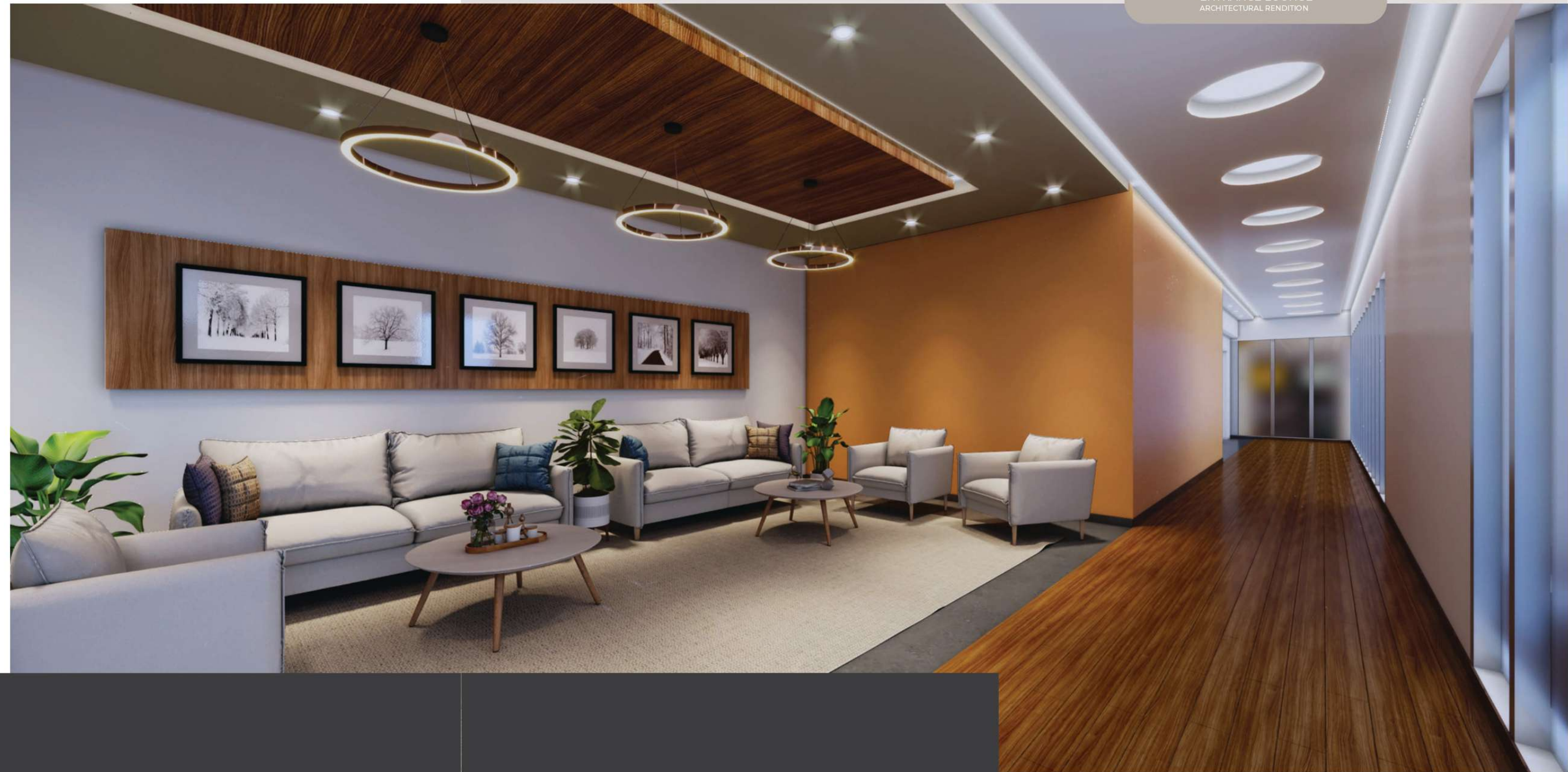
BELLA CASA  
**ROYALE**

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS

A WARM  
WELCOME!

The immaculately designed lobby not only acts as a sophisticated façade for your home, but also as an entrance that welcomes you and your guests with delight. Decked with dazzling decorations and furnishings, the lobby is a perfectly designed arrival area that will stun you and your visitors at its very first sight!

ENTRANCE LOUNGE  
ARCHITECTURAL RENDITION



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BANER-SUS

THOUGHTFULLY-  
DESIGNED LIVING 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.

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 but bliss and calmness.



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**ROYALE**  
2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS



PROJECT SPECIFICATIONS

- PIPED GAS PROVISION
- FIREFIGHTING SYSTEMS
- RAINWATER HARVESTING
- OWC FOR WET GARBAGE DISPOSAL
- STP FOR WATER RECYCLING
- DRIVERS / SERVANTS TOILET IN PARKING
- GENERATOR BACK-UP FOR LIFT AND COMMON AREAS

TYPICAL  
APARTMENT LAYOUT  
TOWER N1 / N2

2 BHK APARTMENT PLAN  
948 SQ.FT



TYPICAL  
APARTMENT LAYOUT  
TOWER N1 / N2

3 BHK APARTMENT PLAN  
1,166 SQ.FT



# BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS



## PROJECT SPECIFICATIONS

### 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 conforming to IS provisions for Earthquake
- 5" thick brick/block masonry walls for the outside & 4" thick brick/block masonry walls for the inside
- Double coat sand faced plaster externally & gypsum plaster internally
- Glass railing for attached terraces
- Lift/elevator of standard make with ARD and generator back-up
- 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

# BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS



## PROJECT SPECIFICATIONS

### 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 sanitaryware
- Hot & cold mixer for shower and premium quality C.P fittings

### DOORS & WINDOWS

- Plywood door frame with both side laminate finish flush door shutter for main door & bedroom 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 counter
  - 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

# BELLA CASA ROYALE

2 & 3 BEDROOM SELECT RESIDENCES  
BANER-SUS

## PROJECT LOCATION PLAN

(Map not to scale and indicative)

Located in Baner-Sus, one of Pune's most bustling areas! Bella Casa Royale enjoys great connectivity with city's major establishments such as IT Parks, hotels, educational and business institutions. The area has a great social & civic infrastructure as well!

Its connectivity & proximity makes 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
NICMAR	Kms 2.5
Pune University	Kms
Indira College	9.0
Mercedes Benz International School	Kms
	7.0
Balewadi Stadium	Kms 9.5
Balewadi High Street	Kms
Malaka Spice	
Orchid Hotel	2.5 Kms
Holiday Inn	3.0
Pan Card Club	Kms
Post 91	4.5
	Kms 2.5
Westside	Kms 2.5
Aundh	Kms
Jupiter Hospital	4.0
	Kms 2.5
	Kms
	2.5 Kms
	5.5 Kms
	4.0
	Kms

