

Manifold Bliss with High-end Luxury



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



Registered Office

52, North Avenue Road, Punjabi Bagh (West),
New Delhi - 110026 (India)
Phone : + 91 - 11- 42467410 / 20 / 30 / 40

Gurgaon Office

125, First Floor, Vipul Agora, M.G.Road,
Gurgaon - 122002 (India)
Phone : + 91 - 124 - 4250610 / 20 / 30 / 40

www.mapskogroup.com

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.



MAPSKO
Casa Bella

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





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

Towering Signature of
MODERN LIVING

MAPSKO 
Casa Bella

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



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 apartment buildings with balconies, illuminated from within. In the foreground, there is a low-rise building with large 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, highlighting the architectural details of the buildings.

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

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.



This is an artistic impression - Casa Bella



MAPSKO Casa Bella
Apartments
Floor Plan

896 Delightfully Elegant Apartments



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.

FLOOR PLAN

FLOOR PLAN



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



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

3-4 BR LUXURY APARTMENTS



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

LIVING, DINING & LOBBY/ PASSAGE

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

BEDROOMS

- Floor - Wooden laminated in Master bedroom & 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 - 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.

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 Penthouse up to 1.5 KW (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



MAPSKO
Casa Bella
Penthouses
Floor Plan

16 Fabulously Posh Penthouses



SUPER AREA | A BLOCK
4890 sq.ft. (454.30 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

FLOOR PLAN



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



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

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.

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 Apartment 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
Casa Bella

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.)

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

FIRST FLOOR



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.

SECOND FLOOR

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.

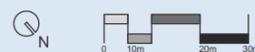


A premium address in PRIME LOCATION

Sector 82, in Gurgaon on Dwarka Expressway has become the most happening residential hub with a series of prestigious projects by the biggest names in the realty domain vying for space. The location of Casa Bella is ideal, owing to its quiet and serene surroundings, and connectivity with Delhi and other NCR towns via a network of expressways and roads. Casa Bella is a kissing distance apart from education, world-class healthcare, large malls, sports and entertainment facilities.



- 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