

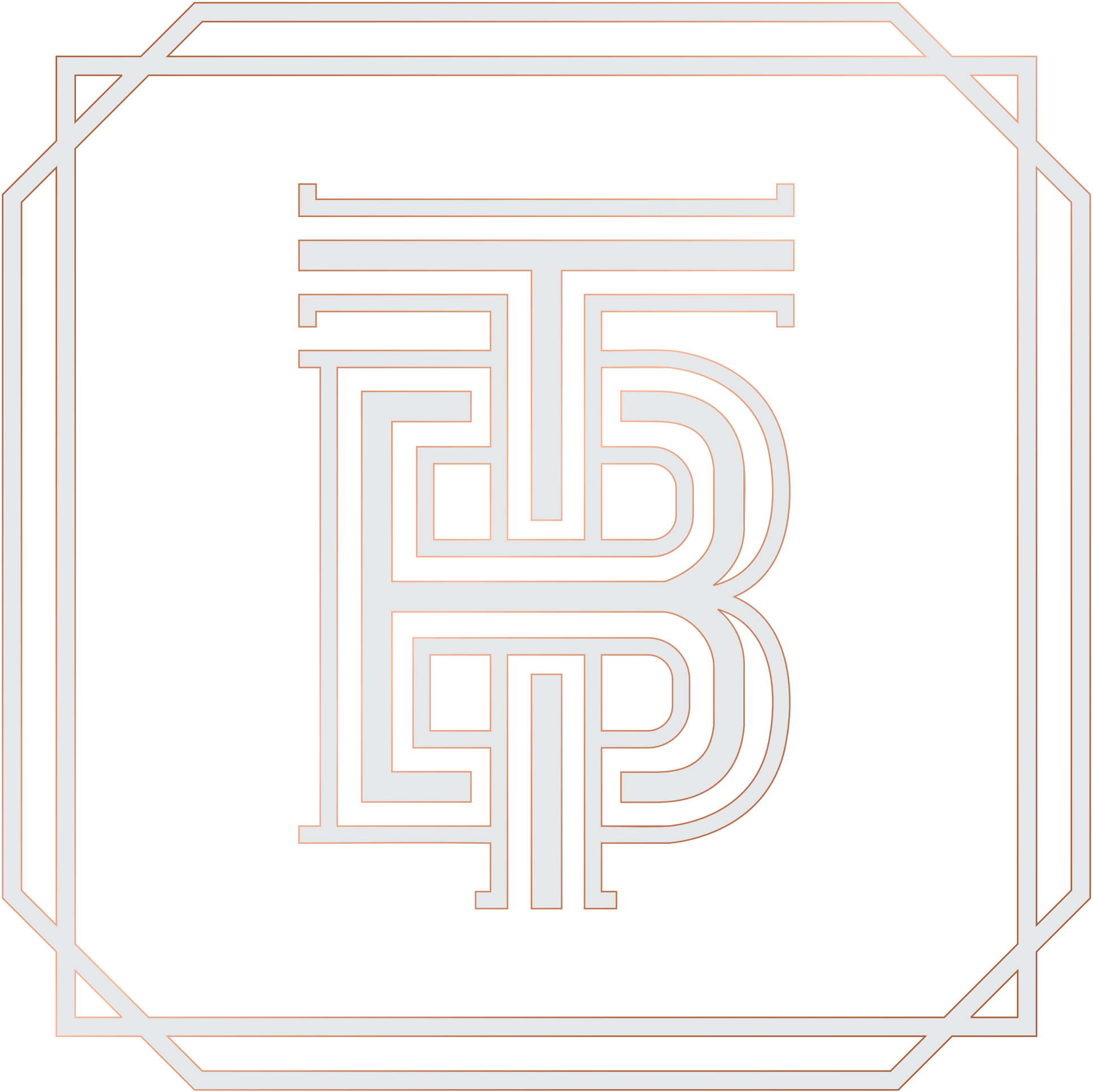
PROJECT BY



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

Rera Reg. No. : PR/GJ/AHMEDABAD/DASKROI/AUDA/RAA11972/190623
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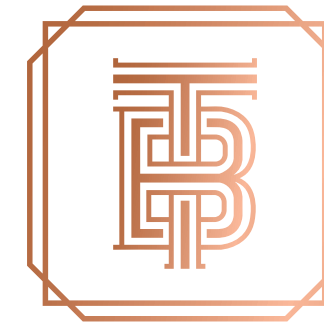
THE ART OF
BEAUTIFUL GRACIOUS LANDSCAPE

4-5 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.

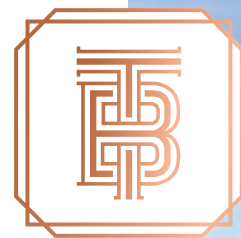
THE GARDENS BLOOM WITH VIBRANT HUES,
A RAINBOW OF COLORS, A STUNNING VIEW,
THE FOUNTAINS SING A SWEET MELODY,
A SYMPHONY FOR ALL TO SEE.



THE
BELLAGIO







UPON THIS ELEVATED STAGE, BEAUTY UNFURLS

The unread lined of landscape gives you a contrast between classic and contemporary strokes above living. Like the splendid lines of a tranquil life, we hold its meaning in our 4& 5 BHK Luxurious apartment, where you can trace a lot of curves across it. Give your lifestyle a classic address of Billionaire street, which makes every experience smooth and glorious.

LANDSCAPE BY



**AN IDEALISED LANDSCAPE ARCHITECT BEHIND
THE SUBLIME SURROUNDING**

In the realm of Indian architecture, a luminary emerged in the form of Ar. Hiren Patel is a true maestro whose journey commenced in the hallowed halls of CEPT University in 1983. With a visionary zeal to craft a brighter world through his distinctive designs, this young architect embarked on a legendary odyssey. HPA has forever been an ardent devotee of crafting spaces that not only stimulate the senses but metamorphose how the world perceives the very essence of art itself. His creed and his ideals have organically evolved with the shifting sands of time, firmly rooting themselves in the belief that architecture transcends the mere construction of edifices—it's a profound endeavour that sculpts the tapestry of people's lives. Henceforth, his perpetual odyssey, embarked on through the medium of art, forever quests for the elusive truth.



ARCHITECT



THE CRAFTSWOMAN BEHIND THE ARCHITECTURAL MARVEL

Mansi Shah, a young and visionary architect, is making waves in the dynamic landscape of Indian architectural design. Armed with a degree from M.S. University, Vadodara, she boasts an eclectic portfolio encompassing a wide array of projects across diverse sectors and contexts. Mansi's work is a testament to her profound expertise in crafting spaces that seamlessly blend functionality, sustainability, and aesthetic allure. According to Mansi, architecture is not merely a profession but a medium to celebrate life in all its glory. She believes that every building should stand as a timeless work of art, enduring through generations for people to cherish. As India charts its course of growth and modernization, Mansi Shah is committed to ensure that people across various age groups and social backgrounds reap the benefits of development. Her passion for architecture extends beyond the realm of design; it is a catalyst for positive change and progress in the society.

PROJECT BY





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 REPRIEVE, 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

R3 ZONE

A RETREAT IN THE **R3 ZONE** WITH THE FUSION OF URBAN PROGRESS TO
ADD THE SOLACE OF STABILITY AND RELIABILITY

VASTU COMPLAINT

AN INFINITE CHARM OF **VASTU COMPLAINT** ALIGNED THE CHANNEL OF
POSITIVE ENERGY FLOWS AND A SENSE OF CHERISHED MOMENTS.

VIBRANCY OF SERENITY

AN ALLURING VIBRANCY OF **50,000+ SQ. FT. FLOOR OF AMENITIES**

SPACIOUS SOLACE

AN IDEAL SANCTUARY OF A SPACIOUS
2 MASTER BEDROOM

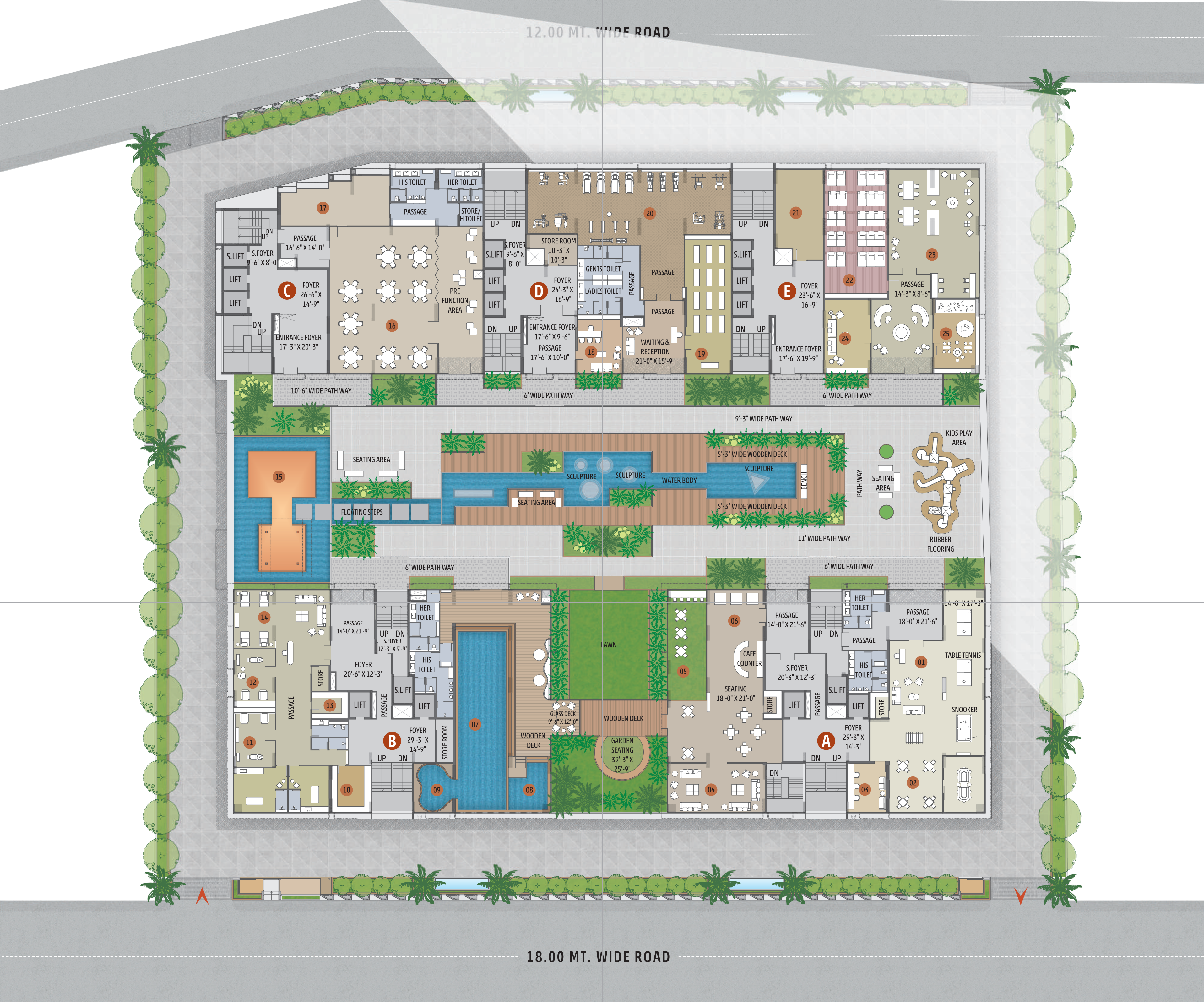
UTILIZATION OF SPACE

WE PRIORITIZE **THE EFFICIENCY AND UTILIZATION OF SPACE**
BY CAREFULLY CONSIDERING AND AESTHETICALLY DESIGNING EVERY
INCH AND EVERY FEET OF OUR HARMONIOUS PROJECT.



PODIUM
LEVEL





LEGEND

01 ENTERTAINMENT ZONE	32' X 38'	10 SAUNA	13' X 15'	19 SPACE FOR DANCE / YOGA / EXERCISE	15' X 46'
02 GAME ROOM	18' X 20'	11 SALON SPACE	14' X 19'	20 FITNESS ZONE	35' X 27'
03 PLAY STATION	13' X 16'	12 BEAUTY CARE ROOM	14' X 19'	21 THERAPY ROOM	16' X 30'
04 CAFETERIA SEATING	33' X 16'	13 STEAM ROOM	12' X 9'	22 SCREENING ZONE	21' X 43'
05 CHIT CHAT ZONE	12' X 37'	14 FOOT MASSAGE ROOM	14' X 19'	23 READING AREA	30' X 35'
06 CAFETERIA	18' X 37'	15 TEMPLE	33' X 52'	24 SCREENING LOBBY	15' X 24'
07 SWIMMING POOL	18' X 62'	16 BANQUET HALL	36' X 58'	25 KIDS PLAY AREA	15' X 24'
08 KIDS POOL	13' X 16'	17 KITCHEN	37' X 15'		
09 JACUZZI	13'X16'	18 ASSOCIATION / SECRETARY OFFICE	15' X 24'		













A TRANQUIL SETTING TO MAKE A DELIGHTFUL MOMENT IN LUXURIOUS COMFORT

The walls whisper tales of your relaxation and convenience. To unwind your experience of comfortable living that makes you want to live here, there's a lot to discover in our treasure story. Take advantage of the indoor and outdoor games, 24/7 fitness center, and sports court.

Under the spell of iridescence, step into the surreal beauty of our corners and relax in its lap, indulgent in the coolness of azure calmness and the skyline view of the bay.

Host your friend's meet-up and celebration in our spacious banquet hall, work out in our highly equipped fitness area, give your soul a soothing feel on the yoga deck, and perch in the garden of blooms.

SOOTHING SETTINGS	AMUSEMENT PARK	SUPPLEMENTARY SPACE
• CHIT CHAT ZONE	• PLAY STATION AREA	• ALLOTTED CAR PARKING
• SPA	• TODDLERS AREA	• PICK- UP DROP- OFF ZONE
• GAZEBO	• KIDDIE PLAY ZONE	• ASSOCIATION / SECRETARY OFFICE
• JACUZZI	• INDOOR GAMES	• SECURITY CABIN
• STEAM ROOM	• SCREENING ROOM	• ENTRANCE FOYER
• CAFETERIA	• SENIOR CITIZEN SEATING AREA	• MULTI PURPOSE HALL
• FITNESS ZONE	• GAME ZONE	
• TEMPLE	• SWIMMING POOL	
• READING AREA		
• SALOON		
• AZURE WATER BODY		



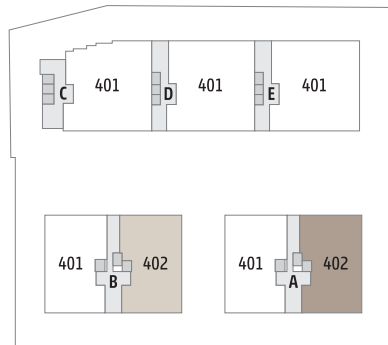
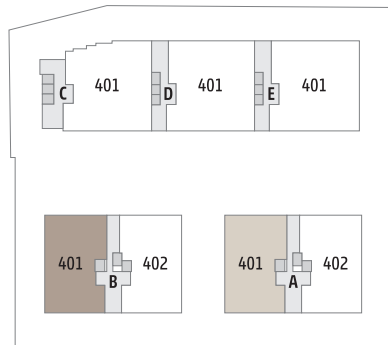
A SPARKLING AMENITIES
A REFRESHING RETREAT
WHERE LAUGHTER AND CALMNESS
INTERTWINE TO MEET SOUL

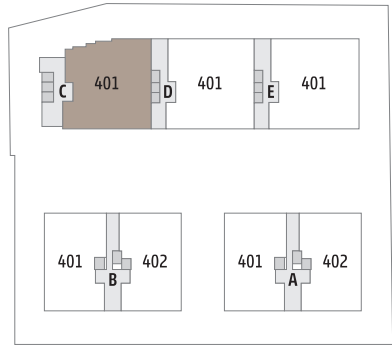


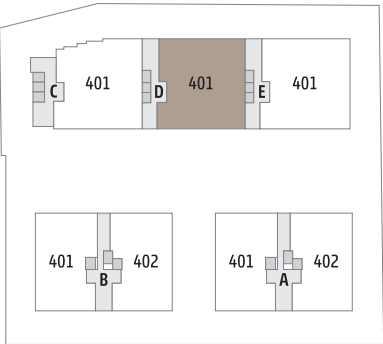


TYPICAL
FLOOR

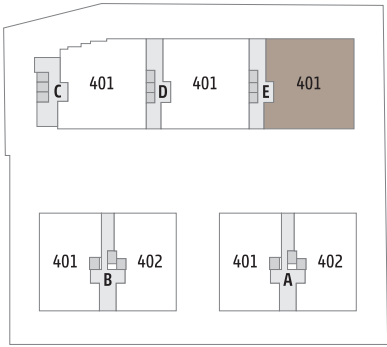








5 BHK
TYPE-2



5 BHK
TYPE-3

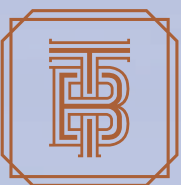
SPECIFICATIONS

ARCHITECTURAL ELEMENT & BUILDING FACILITY

- Generous parking amenities that offer both residents and visitors convenient sheltered space
- A meticulously tended campus nestled within nature's lush embrace.
- Gracefully crafted, the Harmonious blend of the air-conditioned foyer at ground level
- Each tower boasts an exclusive service elevator.
- Electric Vehicle charging point provision
- Infusing brilliance with the installation of LED lights in our shared spaces.
- With CCTV Surveillance our entire campus, ensuring safety and security.
- Elevating Privacy with Access Control Systems in Private Elevators
- MNC elevators with cutting-edge features
- Expertly curated facility and estate management services.
- The Distinctive Charm of the Largest, Most Spacious Club House
- Beautifully crafted personnel foyer for each floor.
- Built with a harmony of Vastu-Compliance living.
- Dedicated Service Entry for trusted domestic helpers

SECTION QUALITY

- STRUCTURE
- RCC frame 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 & wooden flooring.
 - Italian marble flooring in Drawing, Living & Kitchen.
- PLUMBING AND SANITARY
- Concealed plumbing with premium quality pipes and fittings for water supply and drainage.
 - Distribution system will be installed for continuous water supply.
 - All Bath/Toilet/Sanitary fittings 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, Powder-coated with DGU glass / anodized aluminum section windows of premium quality.
- SECURITY
- Provision of CCTV camera in parking and other internal area. Entrance gate with security cabin.



THE
BELLAGIO



LOCATION QR

RULES & REGULATIONS • Stamp Duty, Registration Charges, Legal Documentation Charges, GST, Maintenance Deposit, GEB 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.

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