

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



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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**

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## 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 high-rise buildings with balconies, some of which are illuminated from within. In the foreground, there is a lower, more modern building with large glass windows and a balcony. A few cars are parked or driving on a road in front of the buildings. The sky is a mix of blue and orange, suggesting sunset or sunrise. The overall scene is well-lit, with streetlights and building lights contributing to the ambient glow.

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

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This is an artistic impression - Casa Bella





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# Apartments

## Floor Plan

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896 Delightfully Elegant Apartments



# FLOOR PLAN



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

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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

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16 Fabulously Posh Penthouses



# FLOOR PLAN



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

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# FLOOR PLAN



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

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# FLOOR PLAN



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

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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





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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

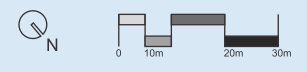
- 100% Power Back-up
- 24 x 7 Security
- Provision for split A.C.



# 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