

LIVE LARGE... LIVE LUXURIOUS

JOINT VENTURE BY



www.piramydgroup.in



3 & 4 BHK PREMIUM VILLA

GRAND ENTRANCE... GRANDER WELCOME



The magnificent and grand entrance welcomes you to the world of fine living. Where living is an everyday celebration filled with moments of joy tucked in every nook and cranny. Casa Bella is a symbol of elite living that reflects the beauty of high-life.



Casa Bella has spectacular architecture featuring the finest 3 & 4 BHK elite villas, all complete with state-of-the-art amenities and premium finishes. It is where art meets architecture and creates a marvel.

GREAT BEAUTY... GREATER ARCHITECTURE





Restaurant • Banquet Hall • Café

It's not just where you live... It's how you live... Living at Casa Bella, gives you privileged access to a fabulous club house that brings top-of-the-line recreation, entertainment and leisure facilities right at your doorstep.



club house

LUSH GARDEN... PLUSH AMENITIES



Swimming Pool • Gym • Indoor Games

COOL POOL... COOLER ENJOYMENT



Swim in the sparkling blue water or simply chill out at the poolside. Take a relaxing dip or a few laps in the swimming pool and let the calming water soothe your body and soul.



Fire Camp Area • Children Play Area

Space of boundless beauty and serenity...
Space to create joyful moments... Space to
cherish memories... Space to live, laugh and
play... Casa Bella combines all the comforts,
conveniences and luxuries of modern day
living.

casa bella



SUPERB AMBIENCE... SUPERIOR LIFESTYLE



LAYOUT PLAN

LEGENDS

- | | |
|----------------------|-------------------------|
| 01) ENTRANCE GATE | 11) GAME ZONE |
| 02) SECURITY CABIN | 12) GYM |
| 03) OTTA | 13) CAFÉ |
| 04) BANQUET AREA | 14) SWIMMING POOL |
| 05) TOILET BLOCK | 15) KIDS POOL |
| 06) KITCHEN | 16) WOODEN DECK |
| 07) WASHING AREA | 17) CAMP FIRE |
| 08) OPEN COURT | 18) SENIOR CITIZEN AREA |
| 09) GARDEN | 19) CHILDREN PLAY AREA |
| 10) VISITORS PARKING | 20) ELECTRIC ROOM |



ROAD

 **4 BHK**
UNIT PLAN



SPACIOUS VILLAS... STYLISH DESIGN



GROUND FLOOR PLAN



FIRST FLOOR PLAN



3 BHK
UNIT PLAN



EXQUISITE DETAILS... EXCLUSIVE SPECIFICATIONS



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SPECIFICATION

Living Spaces

- 1 mt. x 1 mt. / 32" x 32" high quality vitrified tile
- 24" x 24" high quality vitrified tile flooring in other bedrooms

Kitchen

- Granite kitchen platform with S.S. sink
- Ceramic tiles dado
- R.O. water purifier of standard make
- High quality vitrified tile flooring and finishes

Store

- Adequate Kota stone shelves with ceramic tile dado

Wash & Utility

- Kota stone flooring with adequate electrical, plumbing and drainage points

Toilets

- Vitrified / Ceramic tiles upto lintel level
- Common toilet designed with vitrified / ceramic tiles
- Sanitary ware of Jaquar equivalent make

Door-Window

- Doors with stone / wooden frames
- Fully glazed aluminum windows with mosquito net

Electrical

- Sufficient points in concealed copper wiring
- Modular switches
- Earth Leakage Protector

Wall Surfaces

- Interior smooth plaster with lapi finish

Railings

- Well designed wooden railings on stairs
- Wooden railing in balcony

Water Supply

- Underground and overhead water tank

Plumbing

- Standard quality C.P.V.C / P.V.C. pipe of Astral / Supreme make

Drainage

- Standard quality P.V.C pipes for underground as well as down take pipes

Waterproofing

- All toilet and other sunk slabs, flower-beds and terraces are well water proofed using china mosaic flooring

Exterior Finishes

- Facade treatment
- Double coat plaster with weather shield paint

Electrical & Power Back-up

- Standard quality generator of sufficient capacity for power back-up, water pumps and general lighting of common areas

Technical Specifications

- Earthquake resistant structural design, RCC frame structure with isolated footings and in fill masonry walls & RCC pardi

AMENITIES



Children play area with adequate play equipments



Banquet hall with kitchen facilities



Camp fire area



Senior citizen sitting area



Swimming pool with kids pool



Home theater



Cafeteria



Fully equipped gymnasium



Site development with landscaping



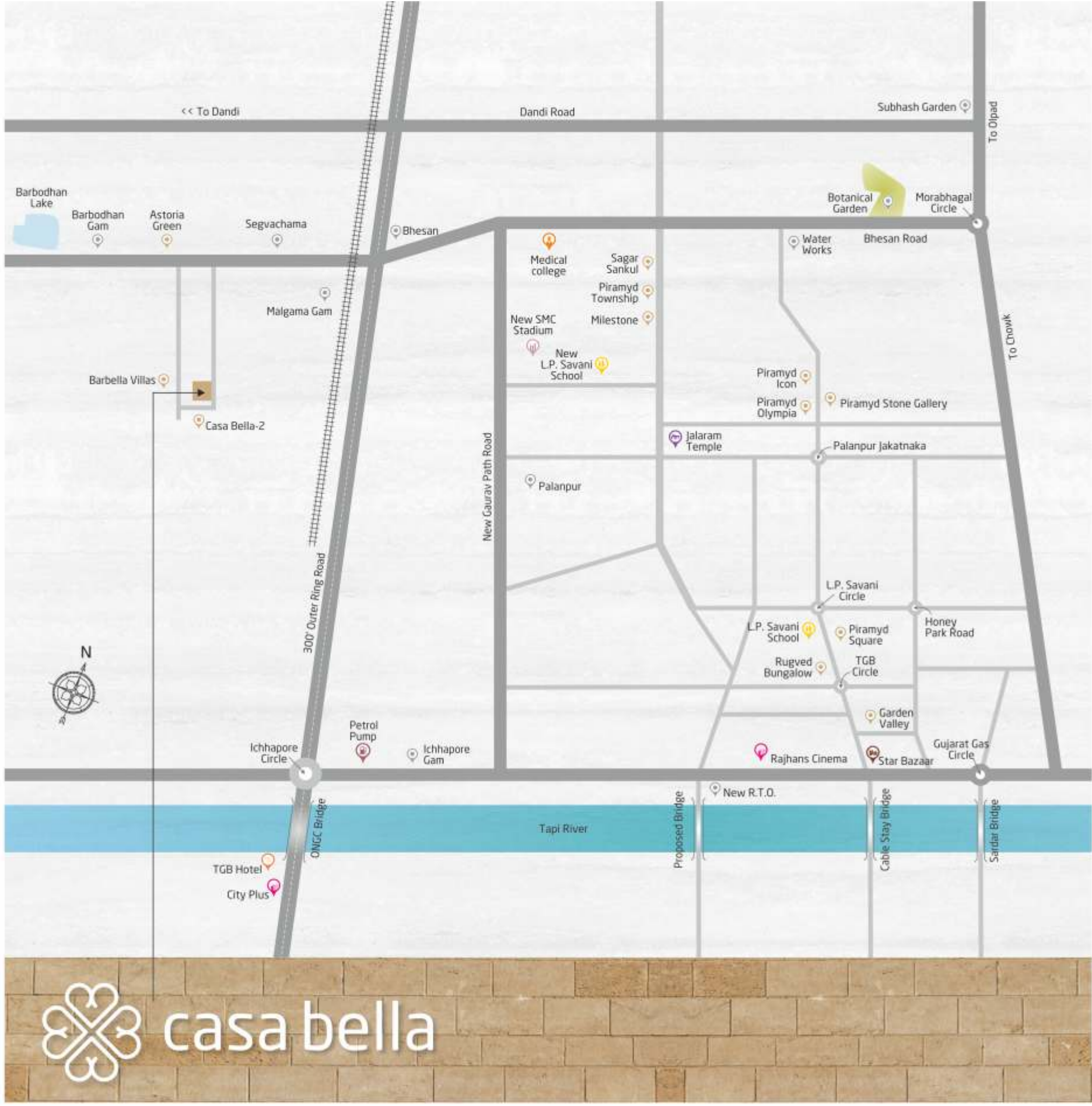
Indoor game



Game zone

WE REQUEST

- Stamp duty, Registration charges, Legal charges, GEB / TORRENT / SMC charges, Society maintenance charges etc. shall be borne by the purchaser.
- VAT, Service tax, as & if applicable, will be borne by the purchaser.
- Any additional charges or duties levied by the Government / Local authorities during or after the completion of the scheme like SMC tax, betterment / IC charge (deposit) will be borne by the purchaser.
- In the interest of continual developments in design & quality of construction, the developer reserves all rights to make any changes in the scheme including technical specifications, design, planning & layout and all purchasers shall abide by such changes.
- Changes / alteration of any nature including elevation, exterior color scheme, balcony grill or any other changes affecting the overall design, concept & outlook of the scheme are strictly NOT PERMITTED during or after the completion of the scheme.
- Internal conduiting and laying of all low-voltage facility such as telephone, cable tv, dish tv and internet cables shall be provided for each unit. All external laying and drawing of low-voltage cables such as mentioned or other shall be strictly laid as per consultants service drawings with prior consent of Developer / Builder's office. No wires / cables / conduits shall be laid or installed such that they form hanging formation on the exterior faces.
- This brochure is intended only for easy display & information of the scheme and does not form part of the legal documents.



Site Address : Casa Bella, Near Astoria Green
Bhesan - Barbodhan Road, Surat

Note
 • All rights for alteration / modification and development in design or specifications by architects and / or developer shall be binding to all the members. • B.U.C. (Building Use Certificate) as per S.M.C. rules. • Clear titles for loan purpose. • This brochure is for private circulation only, by no means it shall form part of any legal contract documents.

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