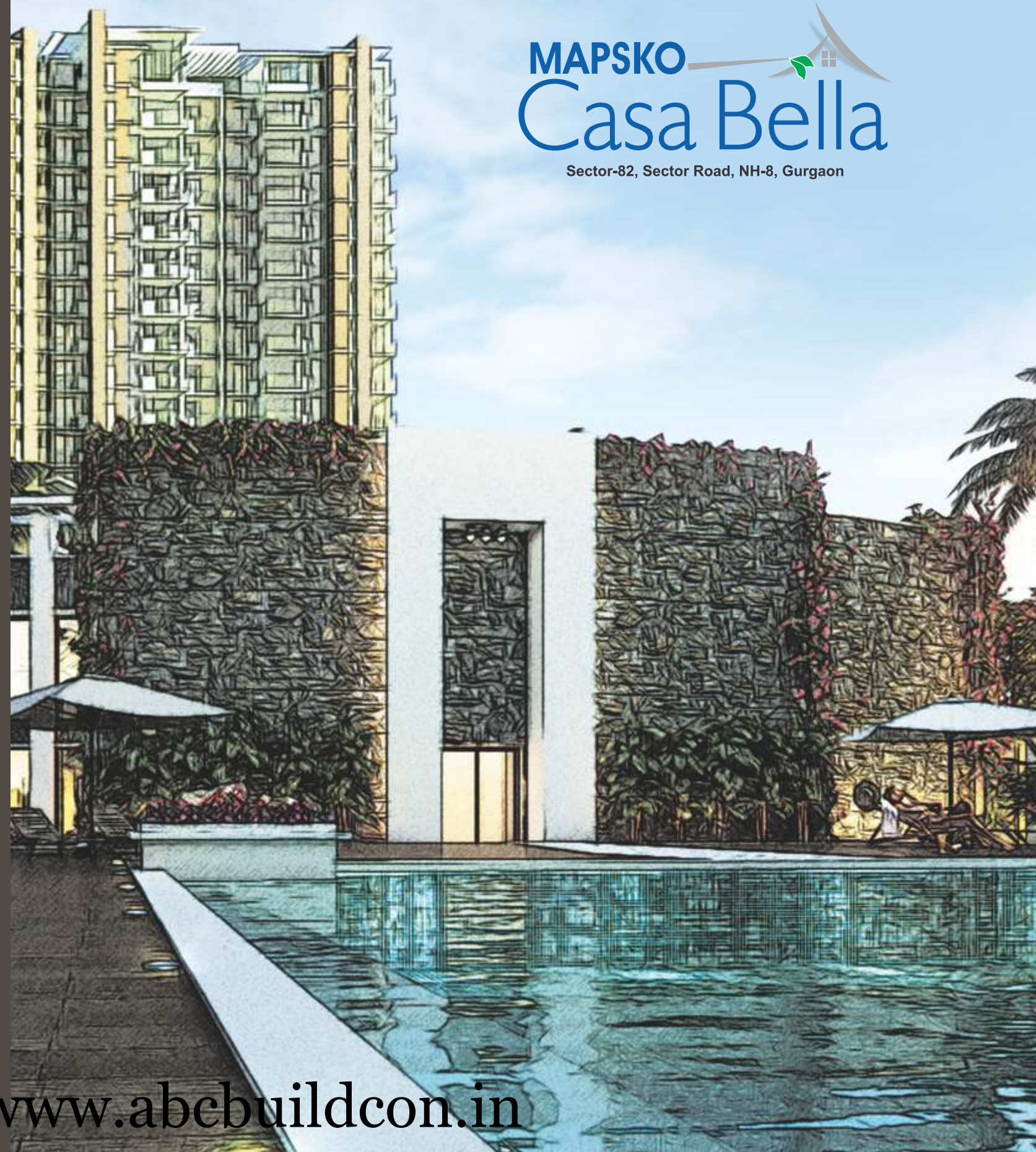


Manifold Bliss with High-end Luxury



**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

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[www.mapskogroup.com](http://www.mapskogroup.com)

+918470930121 | [www.abcbuildcon.in](http://www.abcbuildcon.in)



## 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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Casa Bella

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



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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



LIVING ROOM

Actual Sample Flat Photograph

Actual Sample Flat



BEDROOM

Actual Sample Flat



KITCHEN

Actual Sample Flat

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Towering Signature of  
**MODERN LIVING**

**MAPSKO**   
**Casa Bella**

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



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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.



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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.

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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.

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# 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 authority. All dimensions are in meters. The area shown in the brochure is for information purposes only.





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MAPSKO Casa Bella Apartments Floor Plan

896 Delightfully Elegant Apartments



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

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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.)

**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

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MAPSKO Casa Bella  
**Penthouses**  
Floor Plan

16 Fabulously Posh Penthouses



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

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1sq.m. = 10.763 sq.ft.





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



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 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

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# FLOOR PLAN

# FLOOR PLAN

## GROUND FLOOR

## FIRST FLOOR



4 BHK  
 PLOT SIZE 300 sq.yds.  
 SUPER AREA 3754 sq.ft.  
 (348.76 sq.m.)

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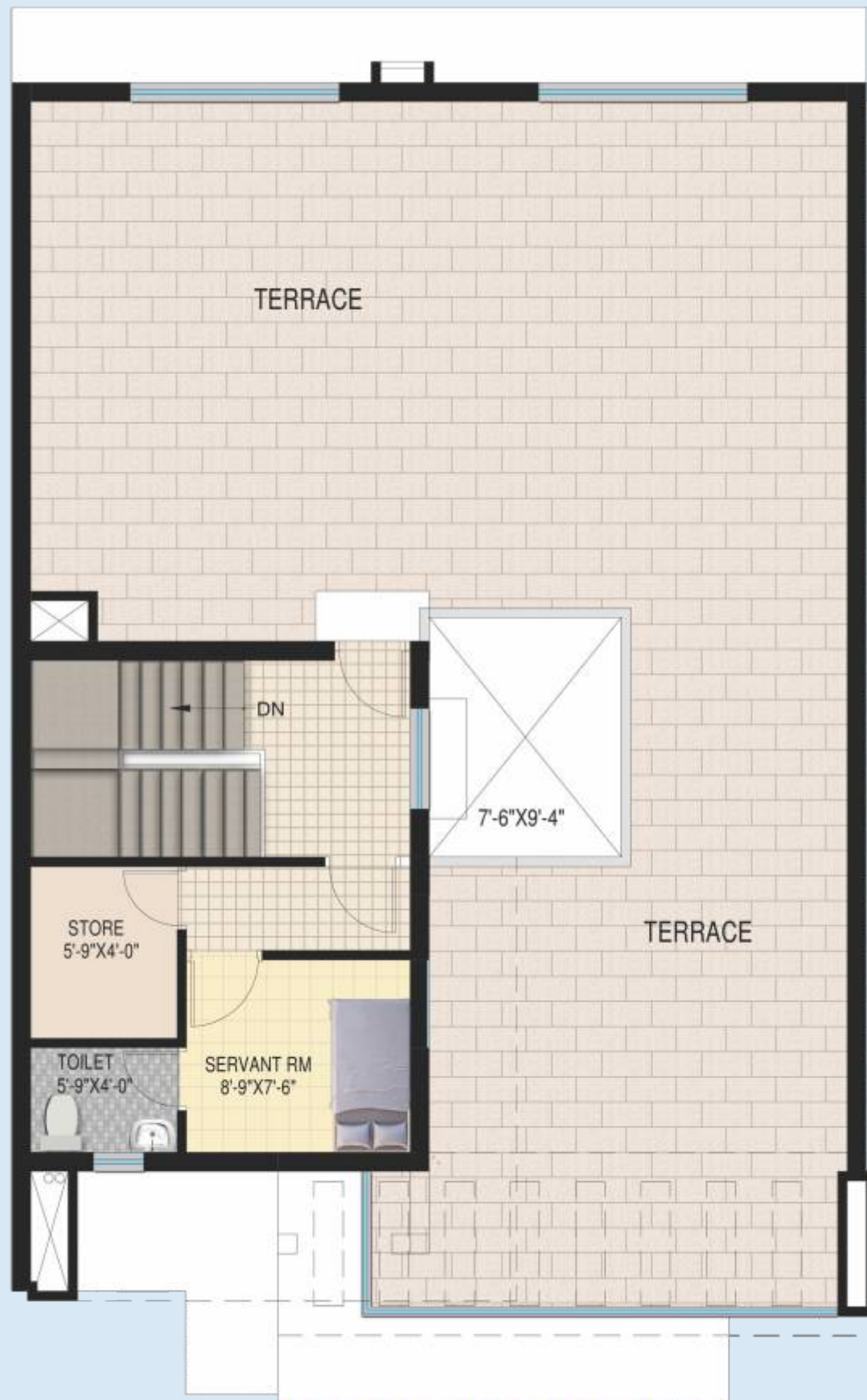
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1sq.m. = 10.763 sq.ft.



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.

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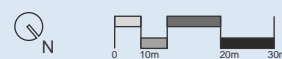


## A premium address in PRIME LOCATION

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  
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