

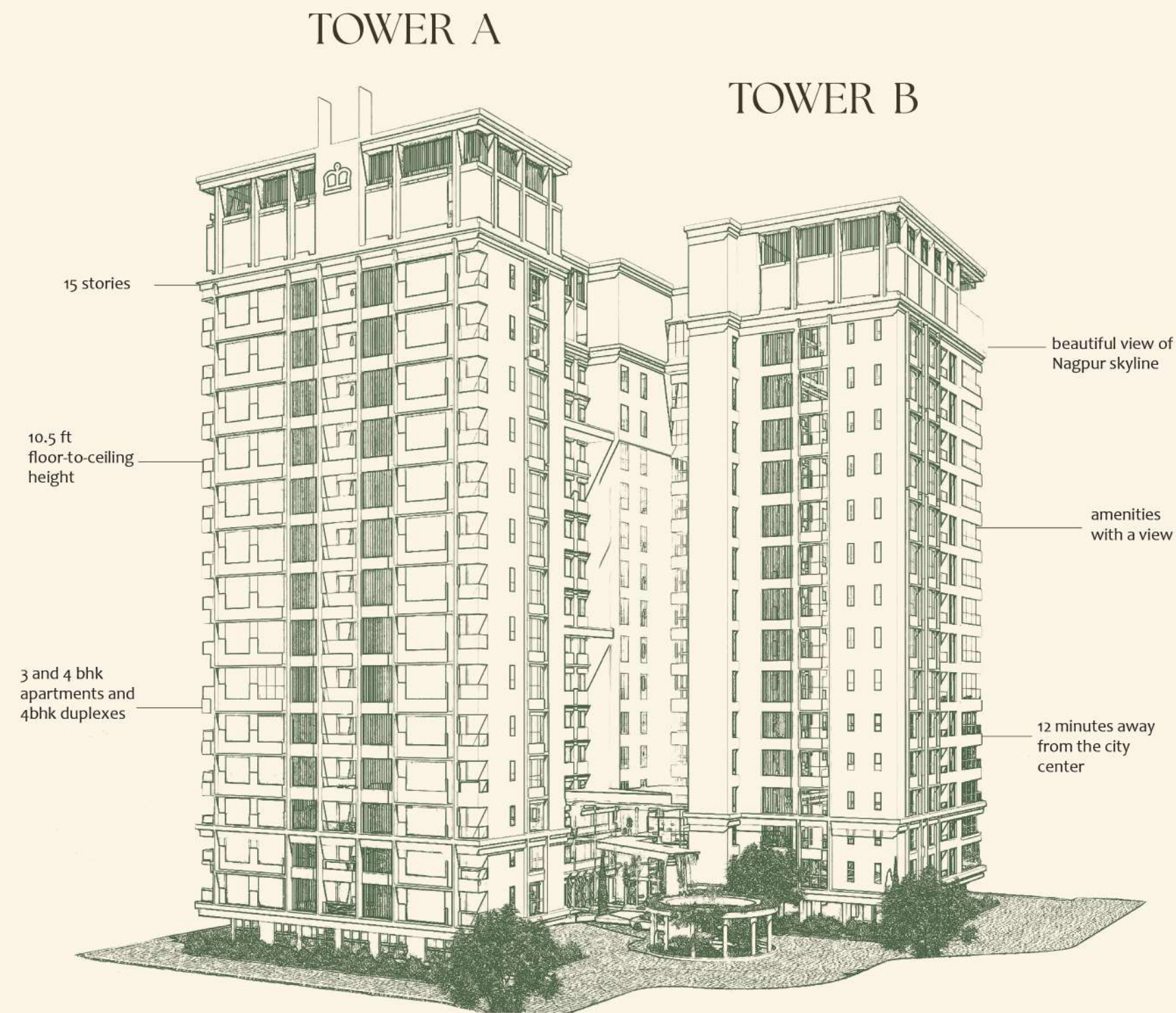


The BELLAGIO

WELCOME TO THE SUITE LIFE

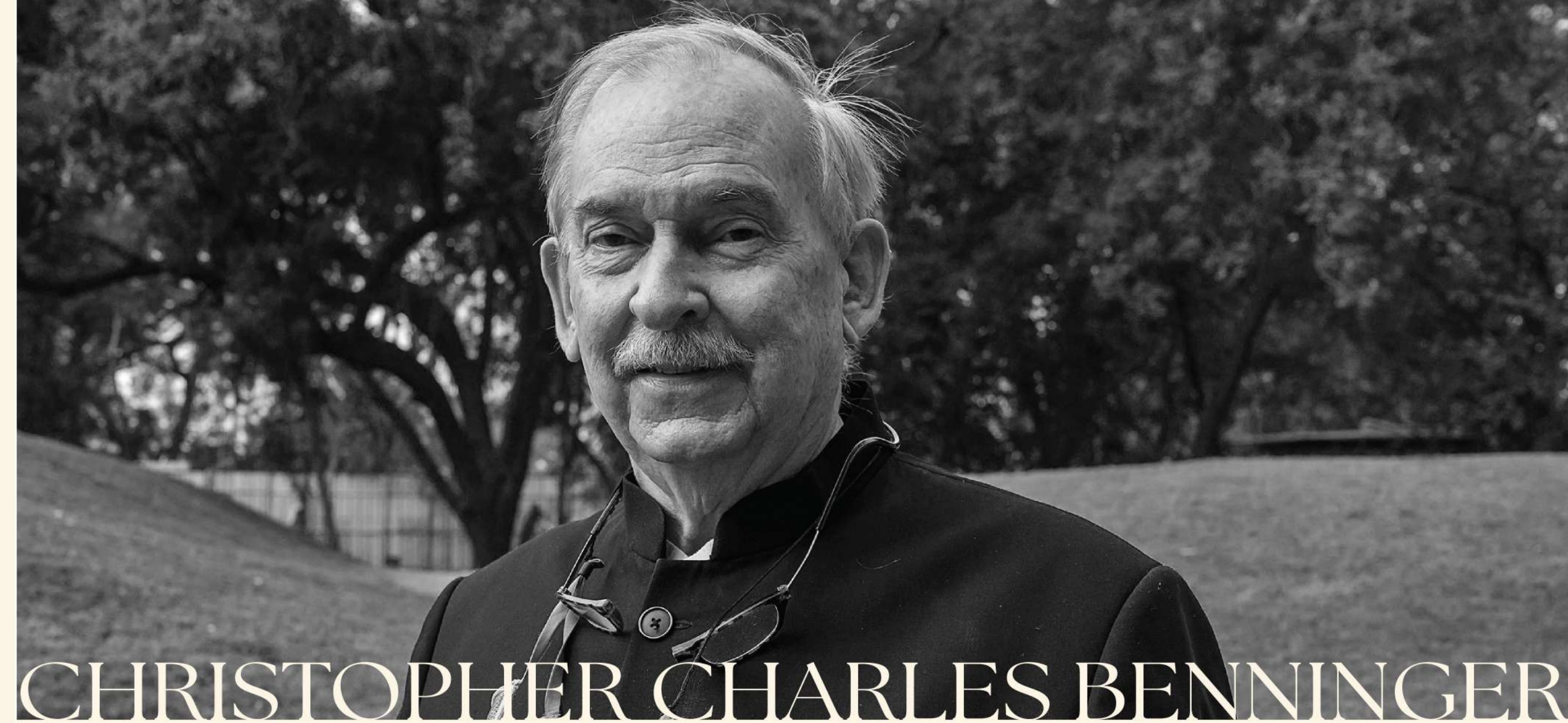
A place as exquisite as its residents. At The Bellagio, we believe true luxury is handcrafted-built with time, care, and an unparalleled vision. At your doorstep lie verdant gardens, thoughtfully sculpted homes overlooking the skyline, a rooftop haven in the skies, and a lush golf course — all coming together to shape a community that celebrates beauty in the everyday. A timeless, contemporary residence that upholds the idea of subtle luxury that can be felt but never fully defined.

The ART



The Bellagio draws inspiration from the Italian Renaissance - a time when artistry and intention shaped every creation. With graceful archways, soft ivory palettes, and enduring materials that speak of quiet grandeur, it embodies a legacy where aesthetics meet intention, offering a living experience that is both refined and timeless.

With 3 and 4 BHK apartments and duplexes to offer, each residence promises scale, comfort, and a spatial experience that rivals the finest. Bask in natural light pouring through floor-to-ceiling windows, and revel in finely curated finishes that elevate everyday living.



The ARTIST

What truly stamps The Bellagio's name in the history books is the architectural lineage that powers it. An undertaking of CCBA Designs, an architectural practice founded by Christopher Charles Benninger, who brought to the firm almost 60 years of architectural expertise, along with a deep reservoir of knowledge from his time at Harvard and MIT.

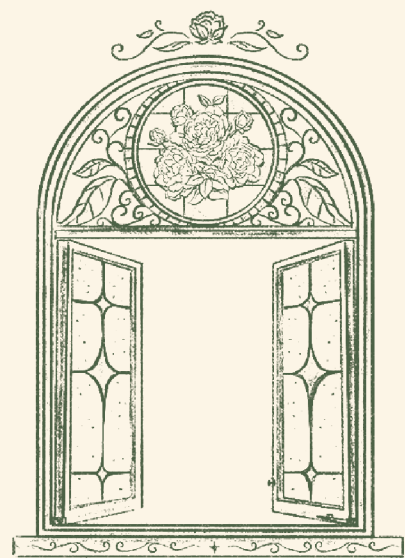
With CCBA and Professor Benninger having left their mark on global infrastructure with projects like IIM Mumbai, IIT Hyderabad, IIM Kolkata, United Nations House Bhutan, Green Valley China, and many more, they truly embody the pioneering spirit of The Bellagio. At The Bellagio, you are in for an experience shaped by the vision of a master architect - living in a space designed to enhance your life in ways you never imagined.



- 1. Bellagio Tower
- 2. Bellagio Town Houses
- 3. Bellagio Golf Course
- 4. Golfer's Lodge
- 5. Futsal Court
- 6. Outer Ring Road
- 7. Proposed Social Infrastructure

The MAHALAXMI MIRACLE

Before the sparkle of The Bellagio, we set about creating a precedent for excellence with Mahalaxmi City. A project envisioned to enrich the neighbourhood ended up breathing new life into the area. With a vibrant community of over 250 families, the project spans 13 acres and has brought forth a surge of development, improving connectivity through NH47 and the Outer Ring Road. The journey of building Mahalaxmi City with purpose and potential is what inspired the vision behind The Bellagio.



Your Journey
BEGINS HERE





Step Into
GRANDEUR

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

THE ART OF AN ENTRANCE
Grand Lobby

First impressions certainly hold weight-and that belief shaped the vision behind our grand lobby. With its theatrical triple-height ceiling, gleaming floors, and ambient lighting, every element draws you into a world of quiet grandeur, designed to sweep you off your feet.

A Dip
WITH A VIEW



INFINITY POOL

Azure waters above the city, blue skies overhead—a view that feels like a dream suspended between sky and skyline.

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

NATURE'S FRONT ROW

Rooftop Cabanas

Tucked high above the city, our rooftop cabanas offer a serene escape—perfect for quiet moments, heartfelt conversations, or simply watching the day drift by.



ONE COURT ENDLESS PLAY

Multipurpose Court

Our sporting venues rise to the 15th floor, offering a panoramic view as energizing as the game itself. Thoughtfully designed for both focus and flow, the court invites you to indulge in a competitive round of your favorite sport, whether basketball, volleyball, tennis or even a lively round of pickleball.



Energize
WITH A VIEW

GYMNASIUM

Our state-of-the-art gym is the perfect companion to your fitness journey—curated for performance, and framed by horizon views that energize the body and soothe the soul.

ARTIST'S IMPRESSION

BREATHE IN. BREATHE OUT.

Cycling, Yoga & Pilates

Our yoga and pilates studio is a peaceful oasis, designed to restore balance and stillness. Just steps away, the state-of-the-art cycling studio offers an energizing contrast, where rhythm, resistance, and movement come together.



ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

The CINESCAPE



INDOOR THEATRE

Save a trip to the cinema with your very own indoor theatre. Sink into our plush recliners and immerse yourself in the magic of the silver screen with dolby atmos surround sound.

ARTIST'S IMPRESSION

WHERE IMAGINATION TAKES FLIGHT Kids' Play Area

A world built for wonder. The kids' play area invites exploration, creativity, and joyful discovery- a space where little minds can dream big, make memories, and let their imaginations run wild.



ARTIST'S IMPRESSION

A table for
VISIONARIES



CONFERENCE ROOM

Be it business meetings, days spent working from home or simply a productive session, our conference rooms are well-equipped with ample space and comfortable seating, to ensure that you stay on top of your game, always.

ARTIST'S IMPRESSION



THROW A PARTY

Banquet Hall

Hosting is an art- and our banquet hall is its perfect canvas. Spread across 1500 sq. ft. with an adjoining kitchen and bar, it's designed for everything from intimate dinners to grand celebrations and unforgettable events.



Sticks
SUAVE SMOOTH

BILLIARDS ROOM

An elegant escape for refined recreation, the billiards room is where rich finishes, ambient lighting, and skyline views come together. Designed for quiet indulgence and elevated evenings, it's a space where leisure becomes a true luxury

ARTIST'S IMPRESSION



ARTIST'S IMPRESSION

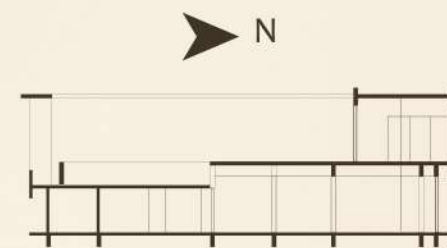
ROOM FOR RECREATION
Indoor Games

From spirited foosball duels to quiet carrom corners and quick table tennis rallies, the indoor games lounge is where friendly rivalry and laid-back evenings coexist. Or simply lean back in a lounge and let the day slow down.

Lower SKYCLUB

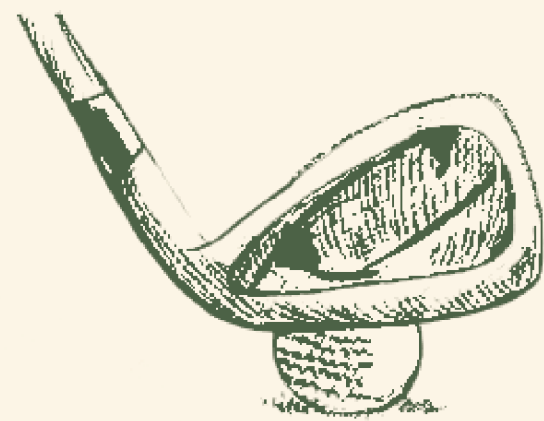


- 01 Banquet Hall
- 02 Conference Room
- 03 Indoor Games
 - ◆ Table Tennis
 - ◆ Foosball
 - ◆ Carrom
 - ◆ Chess
- 04 Billiards Room
- 05 Indoor Theatre
- 06 Kid's Play Area
 - ◆ Pickle Ball
 - ◆ Tennis
 - ◆ Basketball
 - ◆ Volley Ball
 - ◆ Badminton
- 07 Multipurpose Court
 - ◆ Pickle Ball
 - ◆ Tennis
 - ◆ Basketball
 - ◆ Volley Ball
 - ◆ Badminton
- 08 Sauna
- 09 Cycling Studio
- 10 His and Her Changing Rooms
- 11 Gymnasium
- 12 Yoga and Pilates Studio
- 13 Patio
- 14 Seating Area
- 15 Pargolas
- 16 Infinity Pool
- 17 Observatory Deck
- 18 Rooftop Cabanas
- 19 Sundecks
- 20 Changing Rooms



Upper SKYCLUB





Behold the Greens.

18 HOLE CHIP-&-PUTT COURSE





The Crown Jewel
OF THE BELLAGIO

Thoughtfully envisioned by Jon Hunt and Aashish Vaishnava, the course combines international design sensibility with local context—bringing together precision, accessibility, and elegance in every curve.

A rare expanse of green, shaped not just for play, but for presence. The 18-hole chip-and-putt golf course at The Bellagio reimagines the traditional game—turning leisure into a quiet, everyday luxury.

ARTIST'S IMPRESSION



The Bellagio Suites



ARTIST'S IMPRESSION

A dedicated living and family lounge seamlessly anchor the home, complemented by an elegant eight-seater dining area and a sleek mocktail counter for effortless hosting. Every residence also features a private entrance foyer and a thoughtfully designed powder room - creating a sense of arrival, and a life composed with intention

A stretch of space.
A SHIFT IN PACE.



The 40 ft. Balcony



WHERE PRACTICAL MEETS POETIC

A streamlined kitchen with a dedicated utility space - crafted for seamless daily living



DISTINCT SPACES, SHARED MOMENTS

Spacious bedrooms unfold into private sanctuaries - complete with walk-in wardrobes, vanity corners, dedicated study nooks, and lounge spaces that invite pause. Step out to your balcony or retreat to the bath, where his-and-her sinks and an inviting bathtub turn routine into ritual.



ARTIST'S IMPRESSION

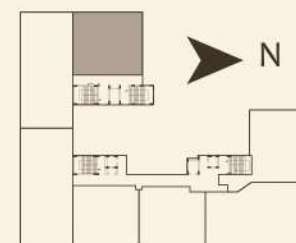


3 Bedroom Executive Suite

Dimensions

ROOM	SIZE (FT)
01. Drawing Room	17'0" x 15'3"
02. Living Room	10'6" x 11' 2"
03. Dining	8'11" x 12'0"
04. Kitchen	17'11" x 8'11"
05. Utility Room	6'0" x 8'11"
06. Powder Room	4'6" x 5'9"
07. Balcony	10'6" x 4'5"
08. Bedroom	9'10" x 15'9"
09. En Suite Bathroom	4'6" x 8'0"
10. Bedroom	9'11"x15'9"
11. En Suite Bathroom	4'10" x 7'0"
12. Master Bedroom	15'x11'6"
13. Master Bathroom Suite	4'10" x 7'0"

TYPICAL FLOOR PLAN OF TOWER - A FOR UNIT NO. 102 TO 1402
 SALEABLE AREA- 1922 SQFT



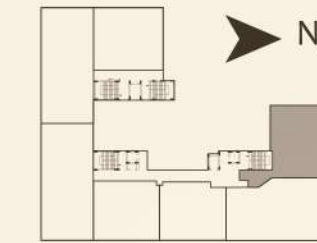


3 Bedroom Executive Suite

Dimensions

ROOM	SIZE (FT)
01. Entrance Foyer	5'2" x 6'2"
02. Living Room	8'3" x 10'7"
03. Living Room	14'8" x 11'0"
04. Balcony	10'9" x 4'5"
05. Dining	13'4" x 10'7"
06. Kitchen	11'5" x 9'10"
07. Utility Room	4'5" x 9'10"
08. Bedroom	13'10" x 9'10"
09. En Suite Bathroom	6'4" x 6'6"
10. Bedroom	11'0" x 17'1"
11. En Suite Bathroom	6'4" x 7'0"
12. Master Bedroom	16'0" x 15'7"
13. Master Bathroom Suite	10'8" x 5'0"
14. Balcony	3'1" x 5'2"

TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 101 TO 1401
SALEABLE AREA- 1879-2155 SQFT (on alternate floors)





4 Bedroom Executive Suite

Dimensions

ROOM	SIZE (FT)
01. Entrance Foyer	8'11" x 6'5"
02. Drawing Room	13'3" x 11'2"
03. Living Room	12'2" x 16'1"
04. Mocktail Counter	12'7" x 6'5"
05. Main Balcony	4'6" x 21'0"
06. Dining	13'8" x 11'11"
07. Kitchen	8'0" x 15'2"
08. Utility Room	7'7" x 9'6"
09. Powder Room	4'0" x 4'0"
10. Kids Bedroom	13'0" x 10'1"
11. En Suite Bathroom	8'0" x 5'0"
12. Bedroom	15'3" x 10'0"
13. Balcony	4'5" x 9'8"
14. En Suite Bathroom	8'10" x 4'8"
15. Bedroom	13'0" x 10'1"
16. En Suite Bathroom	10'0" x 4'10"
17. Master Bedroom	17'10" x 14'6"
18. Balcony	14'6" x 4'6"
19. Master Bathroom Suite	13'9" x 5'5"

TYPICAL FLOOR PLAN OF TOWER - A FOR UNIT NO. 101 TO 1401
SALEABLE AREA- 2778 SQFT





4 Bedroom Executive Suite

Dimensions

ROOM	SIZE (FT)
01. Entrance Foyer	6'6" x 11'5"
02. Drawing Room	23'7" x 11'5"
03. Living Room	15'6"x8'9"
04. Family Room	15'2"x8'9"
05. Dining	15'2" x 10'9"
06. Kitchen	10'7" x 10'2"
07. Utility Room	4'5" x 10'3"
08. Powder Room	4'6" x 6'0"
09. Bedroom	9'11" x 14'6"
10. Closet Space	4'6" x 4'9"
11. En Suite Bathroom	4'5" x 8'0"
12. Balcony	4'5" x 8'7"
13. Master Bedroom	9'11" x 14'6"
14. Walk In Closet	4'6" x 11'0"
15. En Suite Bathroom	4'5" x 8'0"
16. Balcony	14'2"x4'5"
17. Bedroom	15'1" x 11'8"
18. En Suite Bathroom	8'0" x 4'10"
19. Bedroom	15'1" x 11'8"
20. En Suite Bathroom	8'0" x 4'10"
21. Balcony	5'3" x 4'6"



TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 102 TO 1402
 SALEABLE AREA- 2483 - 2682 SQFT(on alternate floors)



4 Bedroom Presidential Suite

Dimensions

ROOM	SIZE (FT)
01. Living Room With Mocktail	23'9" x 13'10"
02. Dining	8'6" x 13'10"
03. Balcony	10'7" x 6'5"
04. Kitchen	10'6" x 11'3"
05. Utility Room	8'0" x 4'7"
06. Guest Washroom	5'0" x 8'0"
07. Study Room/Home Office	9'4" x 5'10"
08. Bedroom	10'1" x 15'4"
09. Bedroom	9'9" x 15'4"
10. En Suite Bathroom	5'5" x 8'9"
11. Family Room	15'5" x 15'8"
12. Bedroom	10'7" x 13'10"
13. Walk In Closet	8'6" x 4'9"
14. En Suite Bathroom	8'0" x 5'0"
15. Balcony	10'6" x 4'6"
16. Master Bedroom	15'0" x 12'3"
17. Walk In Closet	5'0" x 7'3"
18. Master Bathroom Suite	9'4" x 9'10"
19. Lounge Area With Study Space	9'8" x 15'3"
20. Balcony	10'4" x 4'6"

TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 105 TO 1405
 SALEABLE AREA- 3038 SQFT





Centre Of The World

Perfectly placed in the heart of the city, The Bellagio brings together legacy, access, and well-being in seamless harmony. Anchored by the timeless presence of Shri Mahalaxmi Jagdamba Mandir, it stands beside a heritage that draws generations in reverence.

With the Outer Ring Road and NH 47 at its doorstep, you're seamlessly connected to Civil Lines and the city's prime destinations through a signal-free, high-speed corridor. And just 9 minutes away, Max Super Speciality Hospital offers world-class care across 38+ specialties, placing your peace of mind within easy reach. Here, you're not just close to everything that matters - you are where everything begins.



Power Of PROXIMITY

School



- | | |
|------------------------------------|--------|
| 1 Bhavan's Vidya Mandir School | 10 min |
| 2 Modern School | 5 min |
| 3 Orchids The International School | 5 min |
| 4 Podar International School | 5 min |
| 5 The Jain International School | 12 min |
| 6 Delhi Public School | 10 min |

Dining



- | | |
|------------------------|--------|
| 1 DIVINE by Naivedhyam | 9 min |
| 2 Domino's Pizza | 5 min |
| 3 Kareem's Restaurant | 11 min |
| 4 Starbucks | 12 min |
| 5 Haldiram | 13 min |

Healthcare



- | | |
|---|-------|
| 1 Nandini Multispeciality Hospital | 5 min |
| 2 Max Super Speciality Hospital, Nagpur | 9 min |

Shopping



- | | |
|-------------------|--------|
| 1 D Mart | 20 min |
| 2 Ginger Mall | 12 min |
| 3 Poonam Chambers | 11 min |

Finance



- | | |
|--------------------------|--------|
| 1 Bank of Maharashtra | 4 min |
| 2 ICICI Bank-Koradi Road | 12 min |

Intersection



- | | |
|--------------------|--------|
| 1 Koradi Naka | |
| 2 Mankapur Chowk | 9 min |
| 3 Sardar flyover | 12 min |
| 4 RBI Square | 14 min |
| 5 Zero Mile Square | 14 min |

Attraction



- | | |
|-----------------------------|--------|
| 1 AM Cinema | 8 min |
| 2 Naivedhyam Northstar | 8 min |
| 3 Bhavans Sanskrutik Kendra | 9 min |
| 4 Godhani Railway station | 15 min |
| 5 Mankapur Sports Stadium | 10 min |



Highlights



KORADI TEMPLE



PENCH SAFARI



ZERO MILE STONE