



BELLAVISTA TOWERS

SCAN THE QR CODE



LOANS AVAILABLE FROM:



THE CUTTING EDGE OF JAPANESE LUXURY

THE FINEST OF JAPANESE LUXURY LIVING IN GURUGRAM

Sector: 48, Gurugram.

HRERA No. : 73 of 2019

License no. 2 of 1995, 35-37 of 1996 and 117-119 of 2004 granted by DTC, Haryana. Building Plans approval no. ZP-26-Vol-III/SD(DK)/2019/26267 Dated 24-10-2019. Developer of Bellavista Towers is M/s Sweta Estates Pvt. Ltd. HRERA Registration No. 73 of 2019. No. of units 511. Provisions of 1 primary school, 2 nursery school & 1 high school. Images other than marked as actual are pictorial conceptualization and an attempt to replicate the project, however actual may differ. Home furnishings, interior work, furniture and gadgets are not part of offering by the Company. This Brochure is not a legal offering and does not form a part of any agreement or legal binding on the part of the Company. CIN U74899DLIPTC044871. RERA website address <https://haryanarera.gov.in>, 1 Square feet =0.092903 Square Meter.

www.centralpark.in





Artistic Impression

Central Park is known for concept living spaces, with its unique union of personalized hospitality, curated services and innovative concept homes, it has been setting benchmarks in the Indian luxury real estate sector. Now, it is going an extra mile by recreating unmatched experience through a union of true craftsmanship and unique Japanese philosophies. The idea is to provide countless Japanese expats, the warmth and welcome of their culture far away from home.

PRESENTING

BELLAVISTA TOWERS

FULLY FURNISHED ULTRA-LUXURY STUDIO & 1 BHK APARTMENTS,





Japanese Zen Garden

THE PHILOSOPHIES OF JAPANESE LUXURY

To truly recreate the aura of Japanese luxury living, we took a closer look at the intricate subtleties of Japanese culture. A demanding yet rewarding process that helped us create the perfect blend of Japanese opulence.

CRAFTSMANSHIP | PERFECTION
PASSION | CULTURE | DETAIL



Helipad on Top of Tower



24X7 Concierge



Japanese Speaking Butlers



Authentic Japanese Restaurant

CELEBRATING THE ESSENCE OF JAPANESE OPULENCE

We at Central Park went great lengths to curate exclusive privileges that make Bellavista Towers a home away from home for our esteemed Japanese residents. These services include –

Japanese speaking butlers on each floor | Authentic Japanese restaurant

Japanese themed interiors & crockery/cutlery | Helipad on top of tower

Smart homes | LEED platinum certification | Air purification system in each apartment

Sky Walk connecting two towers | 3 Tier Security with 24x7 CCTV | Concierge service

BELLAVISTA TOWERS

Fully Furnished Ultra-Luxury Studio & 1BHK Apartments.

Bellavista Towers offers the perfect blend of form and function, tailored to the exquisite tastes of our residents. From aesthetics to personalised services, Bellavista Towers will redefine every traditional notion of luxury living.

PRODUCT DETAILS

359 Units | Studio Apartments-165 Units | 1BHK Apartments - 194 Units | 1065 Sq. Ft. - 1607 Sq. Ft. | 32 Floors

13 Apartments on each floor

1BHK Apartments - 7 Units facing Central Greens | Studio Apartments - 6 Units facing Bellevue Club

Each floor has an executive lounge and will be fully serviced

HIGHLIGHTS

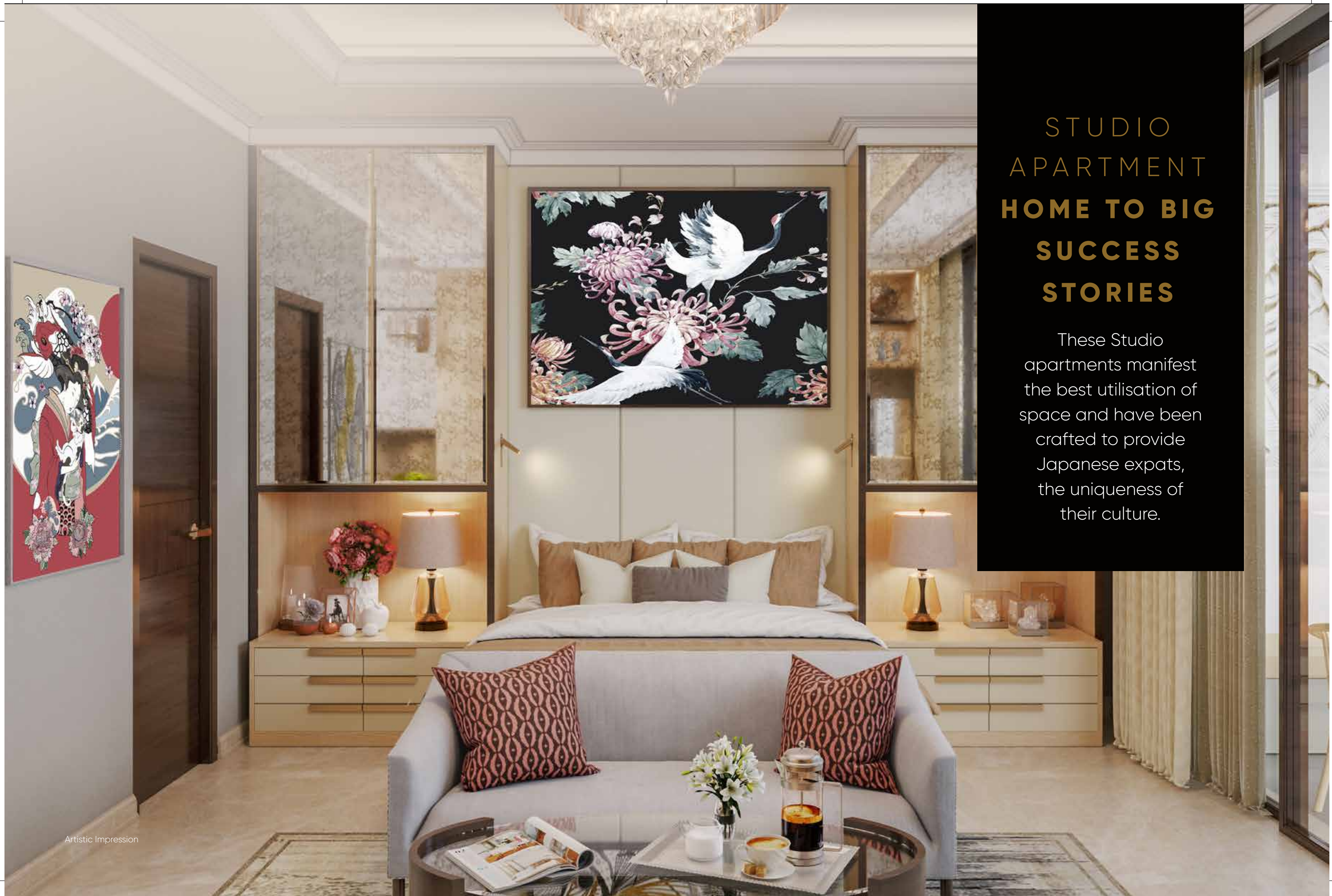
- a. Apartment with 11 ft. (floor to ceiling) height
- b. High speed lifts with 9 ft. ceiling height and 8 ft. door height
- c. Glass railing in balconies
- d. Double step mechanical parking at upper basement

The image shows a sophisticated lounge area. A large, multi-tiered crystal chandelier hangs from the ceiling. In the center, a fireplace with a glass front contains a fire. Above the fireplace is a large television set. The walls are adorned with built-in shelves displaying various decorative items, including a horse sculpture and vases of flowers. The floor features a geometric tile pattern. Several modern armchairs and a sofa are arranged for seating. Large windows on the left side offer a view of the outdoors.

LOUNGE AN EXCLUSIVE LOUNGE FOR EXECUTIVES

The Executive Lounge manifests attention to detail which is the defining trait of the Japanese Craftsmanship and has been created to provide the Japanese expats a warm welcome at all times.





STUDIO APARTMENT HOME TO BIG SUCCESS STORIES

These Studio apartments manifest the best utilisation of space and have been crafted to provide Japanese expats, the uniqueness of their culture.

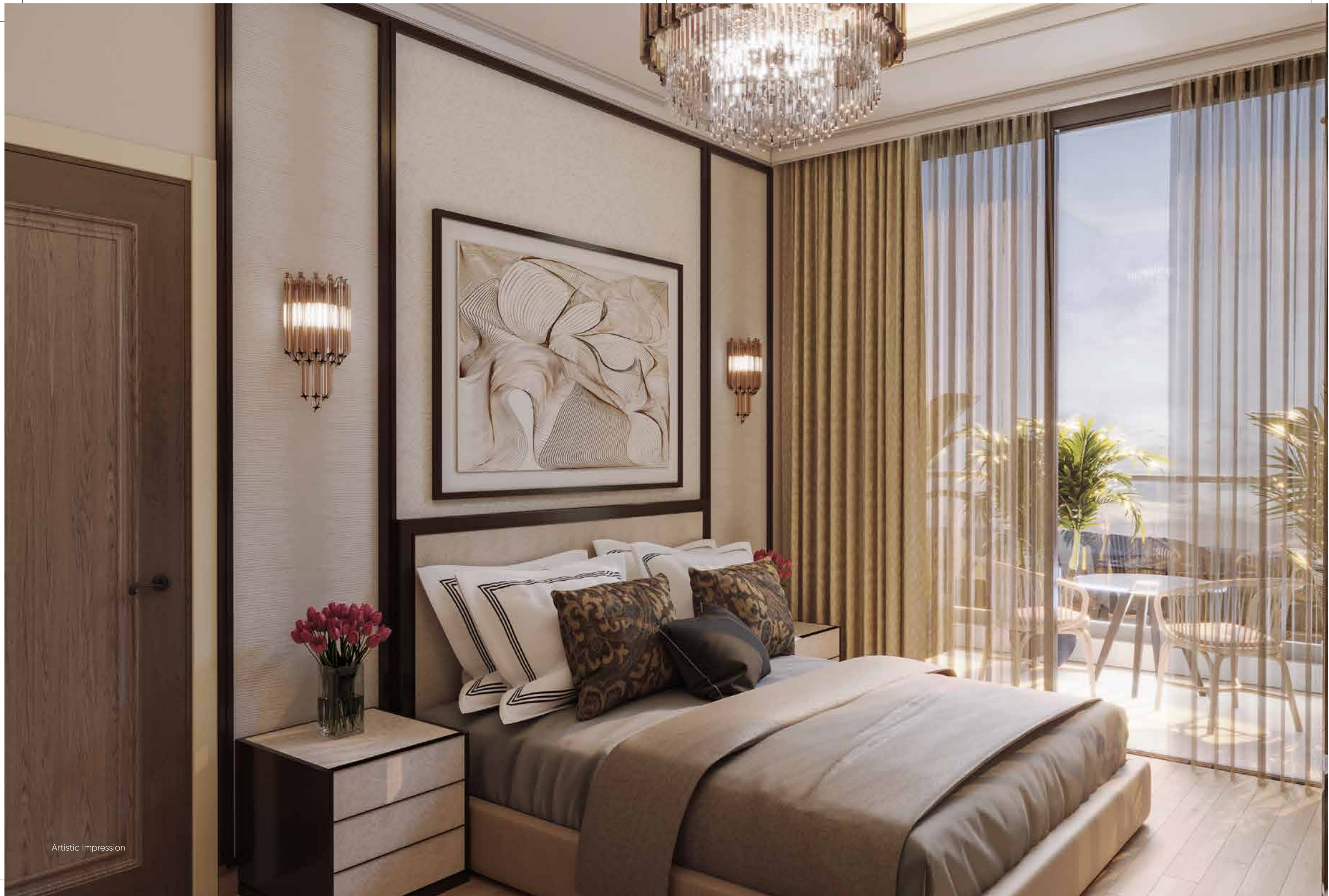






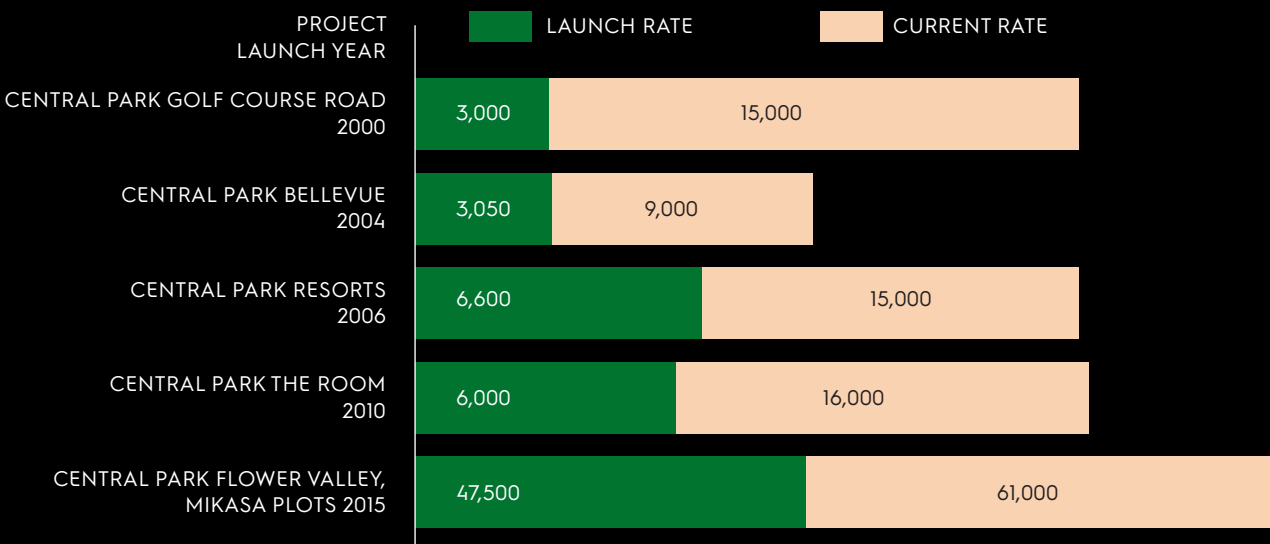
1BHK
APARTMENT
SPACE THAT
REFLECTS
STATURE

These 1BHK apartments are best suited for the big wigs of the Japanese corporate world who deserve an abode that mirrors their success. It's truly a design marvel created for people with taste.



A NEW MILESTONE FOR CENTRAL PARK

Once again, Central Park has upheld its trusted legacy by exhibiting the highest ROI in Gurugram for its customers. As a company, Central Park has always sought to deliver concept living landmarks to its partners, associates and end consumers. We are thankful for your continued support and faith in us. Here's hoping to not just meeting your expectations in the future, but exceeding them.



Resort Apartments* Return on Investment under Possession Linked Payment Plan (PLP)



ROI : **230%**
Annual ROI : **58%**
4BHK 3931 SQ. FT.
(Green Facing Unit)



ROI : **226%**
Annual ROI : **56%**
3BHK 2464 SQ. FT.
(Green Facing Unit)

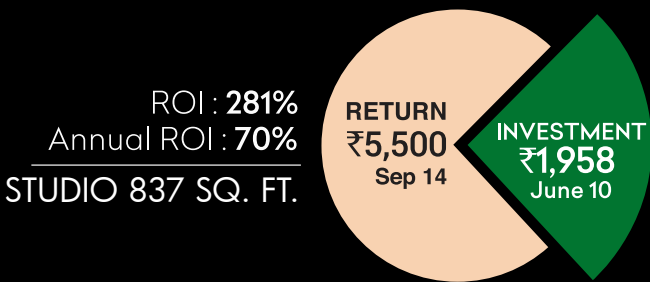


ROI : **213%**
Annual ROI : **36%**
3BHK 2187 SQ. FT.
(Green Facing Unit)



ROI : **238%**
Annual ROI : **60%**
3BHK 2647 SQ. FT.
(City Facing Unit)

The Room Return on Investment under Possession Linked Payment Plan (PLP)



ROI : **281%**
Annual ROI : **70%**
STUDIO 837 SQ. FT.

LEASING CASE STUDY

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9
MARUTI	2016 - 17	2017 - 18	2018 - 19	2019 - 20	2020 - 21	2021 - 22	2022 - 23	2023 - 24	2024 - 25
RENT PSFT	84.29	90.19	96.50	103.26	110.48	118.22	126.49	135.35	144.82
JAPAN RAILWAYS			2018 - 19	2019 - 20	2020 - 21				
RENT PSFT			125	133.75	142.5				



HOME TO THE WORLD

At Central Park, we welcome expats from around the globe. Today we are home to approximately 500+ expats from 20+ nationalities. Of these we have 200+ Individual Japanese residents. We are also proud to be associated with some of the most reputed corporates around the world

**Honda • Suzuki • Nikon • Panasonic • Japan Railways • Yamaha
Samsung • Reckitt Beckinser, etc.**

							
JAPAN	AUSTRALIA	CHINA	DENMARK	USA	KOREA	NETHERLANDS	TURKEY

MASTER PLAN

BELLEVUE
Tower-7, 8 and 9

The Room
Fully Furnished
East and North wing

BELGRAVIA
Ultra-Luxury Apartment
Tower- A, B, C, D, F, G
Semi-Luxury Apartments
Tower E, H
Customised Homes (Bareshell)
Tower I
3 BHK + SQ and 4 BHK+SQ

Delivered in 2014
No. of apartments - 423

BELLAVISTA TOWERS

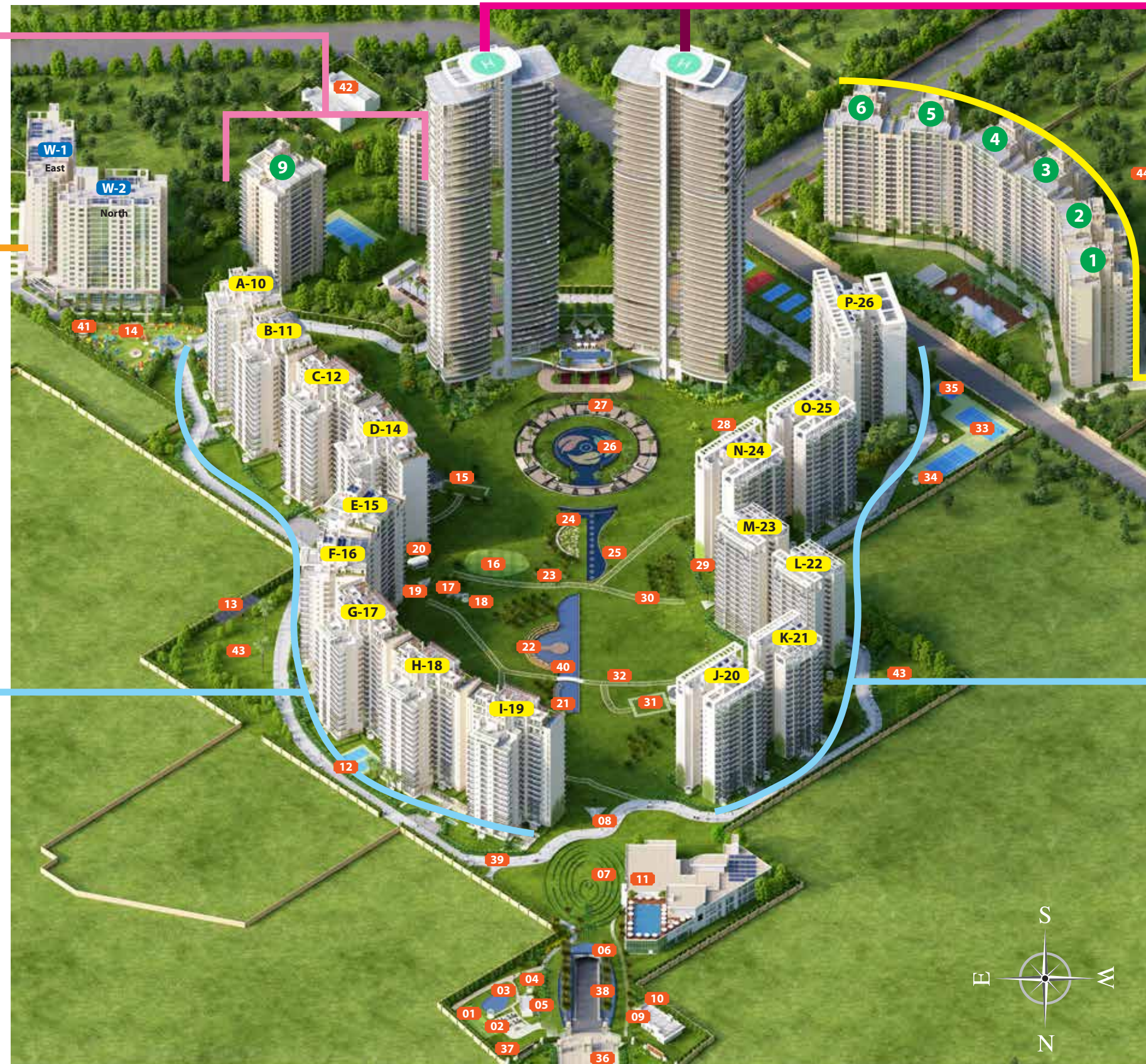
FULLY FURNISHED, ULTRA-LUXURY
STUDIO & 1 BHK APARTMENTS
Studio: 1065 - 1217 Sq. Ft.
1 BHK: 1356 - 1607 Sq. Ft.

LUXURY APARTMENTS
PROPOSED TOWER FOR
3 & 4 BHK APARTMENTS

BELLEVUE
Tower- 1 to 6
• Bellevue Tower 1 to 9,
Delivered in 2010
No. of Apartments - 402

BELGRAVIA
Semi Luxury Apartment
Tower K, L, M, N, O
Customised Homes (Bareshell)
Tower J & P
2, 3 & 4 BHK + SQ

Delivered in 2016
No. of Apartments - 457



Legends

1. Cricket Net Practice
2. Cricket Gazebo
3. Fish Pond
4. Fish Pond Sit Out Gazebo
5. Elevator
6. Entrance Fountain
7. Resort Arrival Zone
8. Sunset Point Lamp Post
9. Air-conditioned Pet Club

10. Eco Natura (Organic Compost)
11. Belgravia Club
12. Badminton Courts
13. Meditation Area
14. Children Aqua Park
15. Gazebo Italiano Restaurant
16. Golf Putting
17. Open Chess
18. Juice Bar

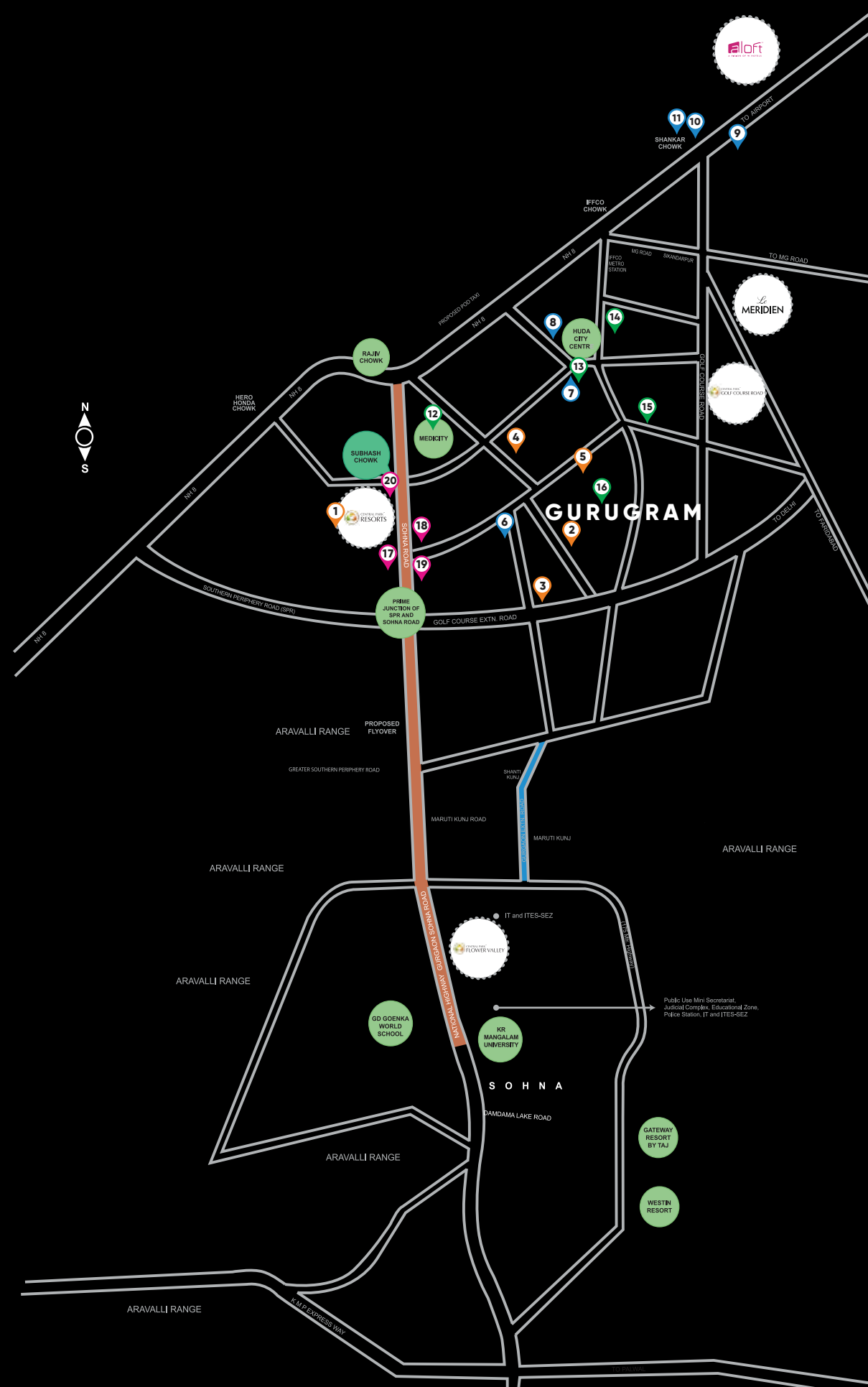
19. Selfie Point Lamp Post
20. Gazebo Daily Needs Shop
21. Cascade Fall
22. Amphitheatre
23. Bonfire Place
24. Sit Out Area
25. Water Springs
26. Grand Fountain
27. Fountain Café

28. Gazebo Lebanese Restaurant
29. Sunrise Point Lamp Post
30. Heart Promenade
31. Gazebo Pan Asian Restaurant
32. Pebble Walk
33. Lawn Tennis Courts
34. Lawn Tennis Sit Out Gazebo
35. Multi-sports Court
36. Resort Entrance

37. Buggy Point
38. Tunnel - The Treat
39. Jogging/Walking/Skating Track
40. Mermaid Bridge
41. Candy Shop
42. Nursery School
43. Dog Park
44. Ews

Others

- a. Convenience Stores
- b. Staff Mess
- c. Staff Gym
- d. Launderette
- e. Driver's Room
- f. Car Wash



LOCATION ADVANTAGES:

Located in Sector 48, Gurgaon, Central Park Resorts is just a few minutes drive away from major destinations:

- A Rajiv Chowk/NH8 – 5 mins D Golf Course Road – 15 mins
B Vivanta by Taj – 10 mins E Ambience mall – 15 Mins
C Huda City Centre – 10 mins F IGI Airport – 25 mins

LEGENDS:

EDUCATIONAL INSTITUTIONS

1. GD Goenka World School
2. Presidium School
3. St. Xavier's High School
4. Delhi Public School
5. Shalom Hills International School

HEALTHCARE


12. Medanta Hospital
13. Fortis Hospital
14. Max Healthcare
15. Paras
16. Artemis

LUXURY HOTELS

6. Hilton Garden Inn
7. Vivanta by Taj
8. Lemon Tree
9. The Leela
10. Trident
11. Oberoi

RETAIL ZONES

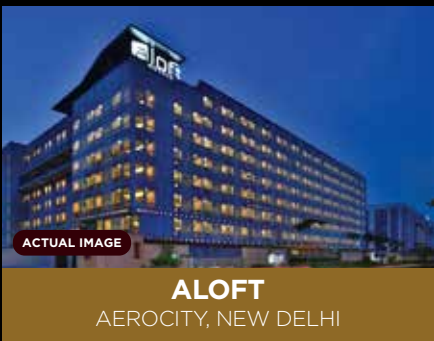
17. Home Town
18. Big Bazaar
19. Shopper's Stop
20. Aditya Birla's More

COLOUR	DEVELOPMENT TYPE (as per Master Plan 2031)
	Proposed Road
	Coming up elevated corridor on Sohna Road

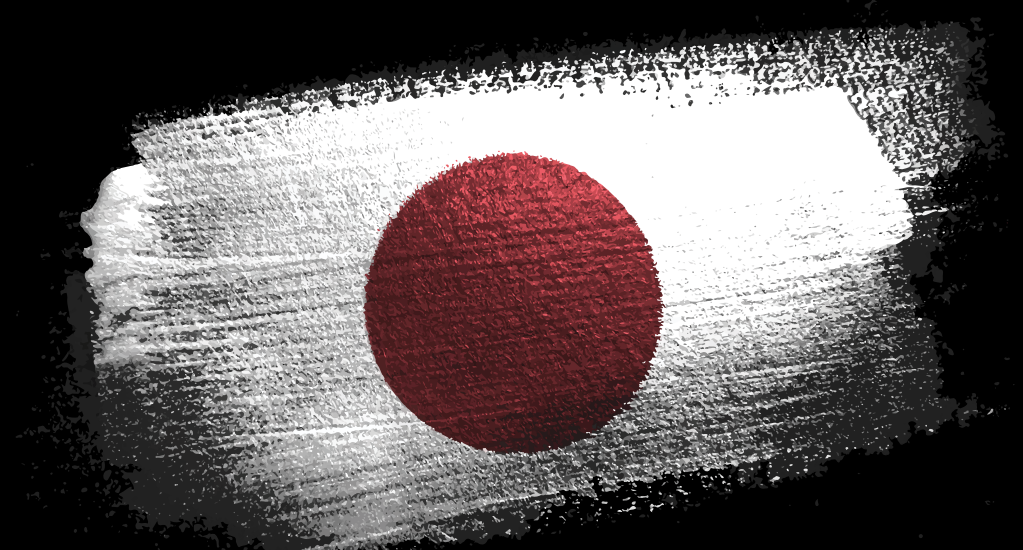
Map not to scale

DELIVERED PROJECTS

5.5 million sq. ft. delivered across luxury residential & hospitality spaces



Central Park has not only won the confidence of its customers,
but has also received over **34 prestigious awards**





CENTRAL PARK®



BELLAVISTA

SUITES

BEYOND EXTRAORDINARY LIVING.

Ultra-luxury residences exclusively designed for the global community.

The image shows a long, rectangular indoor swimming pool with a blue tiled bottom and white lane lines. The pool is surrounded by a polished wooden deck. In the background, there is a large, open-plan living area with a high ceiling, exposed wooden beams, and large windows that let in natural light. The overall atmosphere is modern and sophisticated.

A GLOBAL STATUS SYMBOL
WORTHY OF YOUR INVESTMENT.

Artistic Impression



WHERE VIEWS BEYOND
IMAGINATION MEET THE EYE.



Artistic Impression

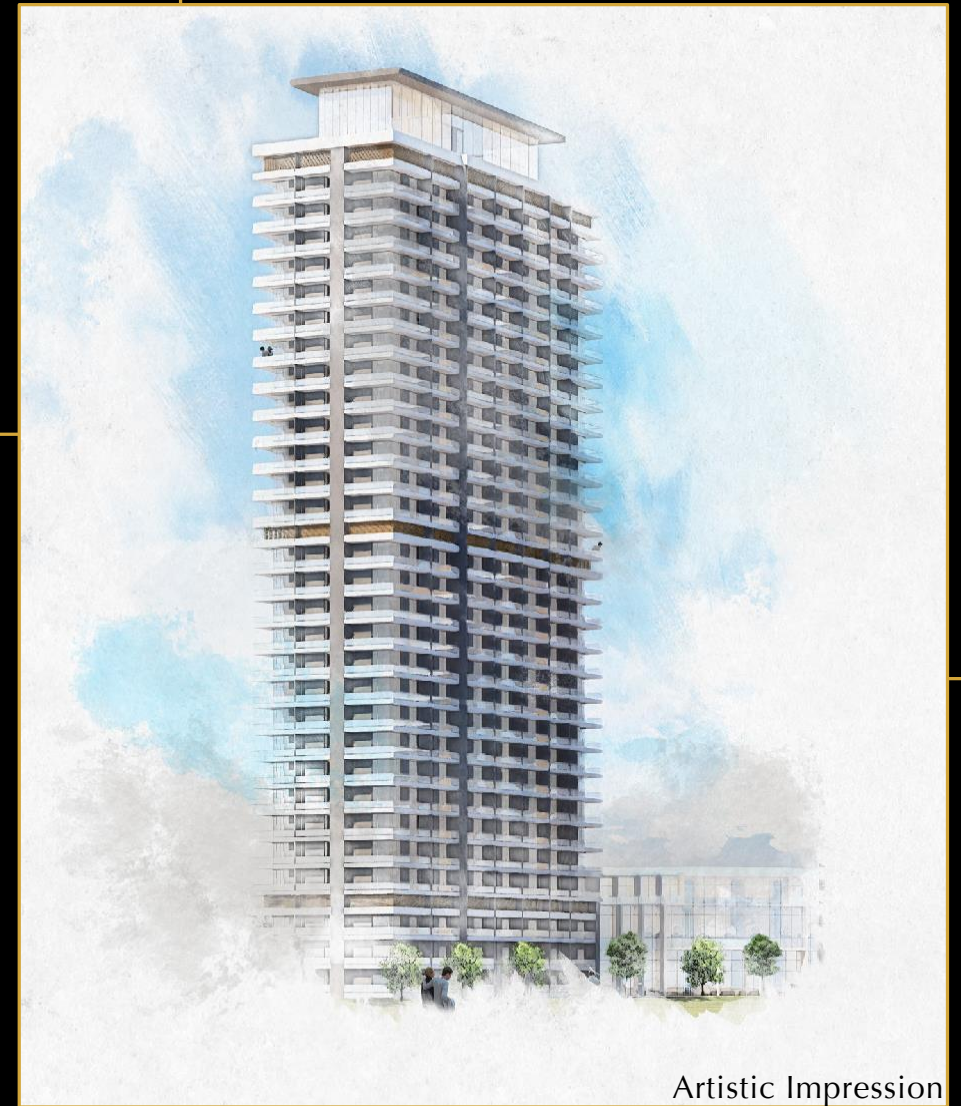
AN ULTRA LUXURY LIFESTYLE
AT YOUR SERVICE



Artistic Impression

PRESENTING | BELLAVISTA SUITES

RISE ABOVE THE EXTRAORDINARY
PRICELESS COMFORTS. WORLD-CLASS SPLENDOUR



Artistic Impression

Project RERA - HRERA 73 of 2019

AN ULTRA LUXURY LIFESTYLE
AT YOUR SERVICE

SERVICED STUDIO AND
1 BED RESIDENCES



Artistic Impression

SPECIFICATIONS

- 32 Floors (3 Service Floors + Ground+UG1+UG2+26 liveable floors)
- 112.5 Mtrs tall
- 13 Units to a core
- 4 passenger (Mitsubishi/Hitachi- 18 pax) and 2 service elevators
- Total No. of apartments 375
- Ample car parks
- Seismic Zone Level V compliant. NCR comes under zone IV

MASTERPLAN



BELLAVISTA SUITES : HIGHLIGHTS

9.0 ft. high floor to ceiling windows with double glazed glass for optimal view, ambient temperature & sound proof environment

Entry door height of 2750 mm with teak doors

High speed elevators with speed of 3.5 mtrs/sec

Air-purification system

Home automation

Ground Floor Entry & multi-level entry

Ground floor- Double height Lobby

B1- grand drop-off point with skylight at the club area.

B2- Drop off area of club and Parking space



Artistic Impression

A GLOBAL STATUS ICON

18,000 TONS OF STEEL

MORE THAN THREE FOURTHS OF STEEL USED IN THE BROOKLYN BRIDGE

70,000 CUBIC METRES OF CONCRETE

1.6 TIMES OF THE CONCRETE USED IN THE FOUNDATION OF BURJ KHALIFA

1,25,000 SQ. FT OF GLASS

7 TIMES THE GLASS USED IN THE LOUVRE PYRAMID

**EMPLOYEES WITH 50,000+
MAN HOURS OF EXPERIENCE**

PROJECT OVERVIEW

THE LEGENDARY CREATORS

PARTNERS

Space Planner

Planners of Exclusive Lifestyles with a Japanese Touch

Authentic Experience Rooted in Japanese Tradition

Landscape

Facade Design

Consulting Engineers

Wind Tunnel Testing

HOK, USA

Hiroataka Sekido, Japan

Ryokan Architect, Japan

Green Architects, Thailand

ARCOP, INDIA

Bureau of Engineering Studies (BEST), DUBAI

Windtech Consultant, Australia

PRODUCT POSITIONING

POSITIONING | REASON TO BELIEVE

A STRONG LEASING TEAM WHO WILL HELP THE BUYERS GET THE BEST DEAL IN THE MARKET.

ROI: 281%

Annual ROI: 70%

Studio 865 sq. ft.

Return on Investment under PLP Plan
Project – The Room, Sector 48, Gurugram

A case study with figures of how our leasing team has given the best returns to owners over past few years

Return
Rs. 5,500
Sep'14

Investment
Rs. 1,958
Jun'10

RISE ABOVE THE EXTRAORDINARY.
PRICELESS COMFORTS. WORLD-CLASS SPLENDOR.

A GLOBAL COMMUNITY AT CENTRAL PARK RESORTS:

300+ EXPATS FROM OVER 20 NATIONALITIES LIKE-MINDED | NEIGHBOURHOOD | INCLUSIVE COMMUNITY

ELITE LIFESTYLE AMENITIES: 7-STAR HOSPITALITY SERVICES | THE SKY CHAMBERS (EXECUTIVE LOUNGES) WITH 24/7 BUTLER SERVICE | EXCLUSIVE CLUB HOUSE | VEHICLE-FREE PODIUM | HIGH-SPEED ELEVATORS | OVERLOOKING CENTRAL GREENS | DOUBLE HEIGHT GRAND LOBBY | 20 MT. HIGH SPLENDID FOUNTAIN | LUSH LANDSCAPES WITH WATER BODIES | INTERNATIONAL TUNNEL DRIVEWAY

DROP-OFF LOBBY WITH PERSONAL CONCIERGE - THE BLUE CIRCLE

RISE ABOVE THE EXTRAORDINARY.
PRICELESS COMFORTS. WORLD-CLASS SPLENDOR.

SPORTING FACILITIES: LAWN TENNIS | BADMINTON COURTS SQUASH | LUXURY SWIMMING POOL | JOGGING TRACK
CYCLING TRACK | CRICKET PRACTICE NET | GOLF PUTTING BASKETBALL FACILITY

WELLNESS & HEALTHY LIVING: 20 ACRES OF GREENERY ANTI-SMOG CANNONS FOR IMPROVED AIR QUALITY
AN EXEMPLARY GYMNASIUM | 24x7 MEDICAL FACILITIES

SAFETY FIRST: 5-TIER SAFETY MEASURES | STRUCTURE AS PER SEISMIC ZONE V | ISO CERTIFIED COMPLEX FOR QUALITY

GLOBAL COMMUNITY

- Bellavista Suites nestles in the heart of a deluxe, ritzy neighbourhood where over 300+ expats across 20 nationalities merge to experience an international standard of living.



ELITE LIFESTYLE AMENITIES



Artistic Impression

SPORTING FACILITIES

All Weather Swimming Pool | Squash Court | Tennis Court | Badminton Court | Putting Greens | Cricket practice pitch



Artistic Impression



Artistic Impression

WELLNESS & HEALTHY LIVING



Artistic Impression



Artistic Impression

SAFETY IS PRIORITY

ISO 45001:2018
certified premises

World class security

App based entry



Artistic Impression

BELLAVISTA SUITES

STELLAR STUDIO RESIDENCES

Total Units 174

Sizes range from 40.75 Sq. Mtrs. to 41.004 Sq. Mtrs.

All units with city view

Corner units with Jacuzzi in a L-Shape balcony

SKY CHAMBERS ON EACH
ALTERNATE FLOOR.

TOTAL SKY CHAMBERS: 16

ULTRA LUXURY 1 BED RESIDENCES

Total Units 201

Sizes range from 52.95 Sq Mtrs to 59.425 Sq. Mtrs

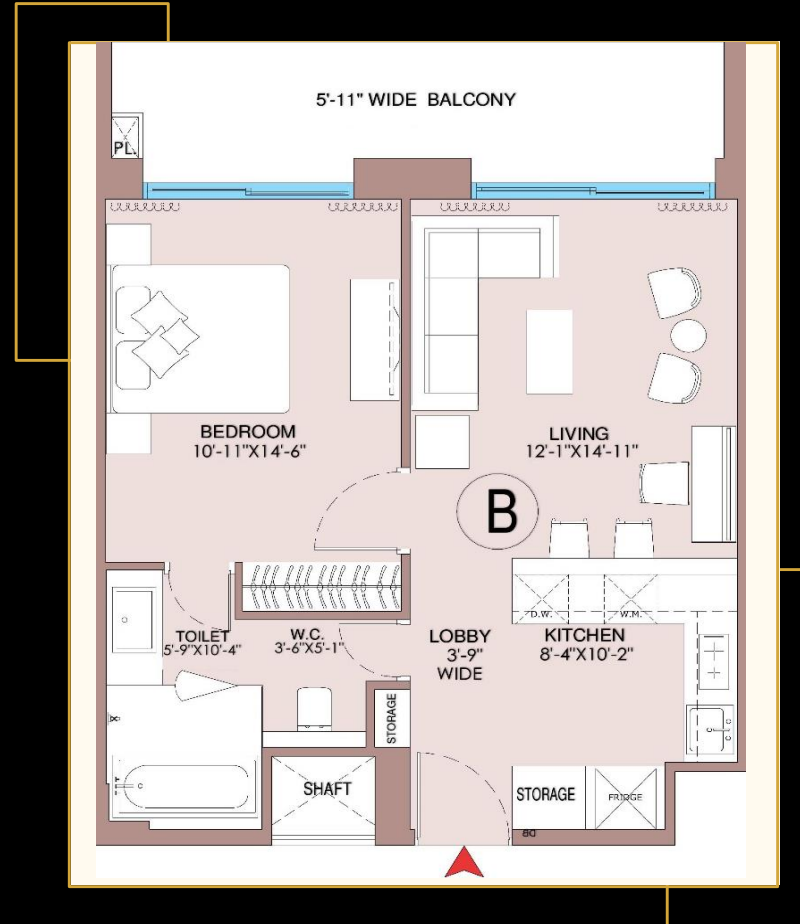
All units with green view

Corner units with Jacuzzi in a L-Shape balcony

FLOOR PLANS

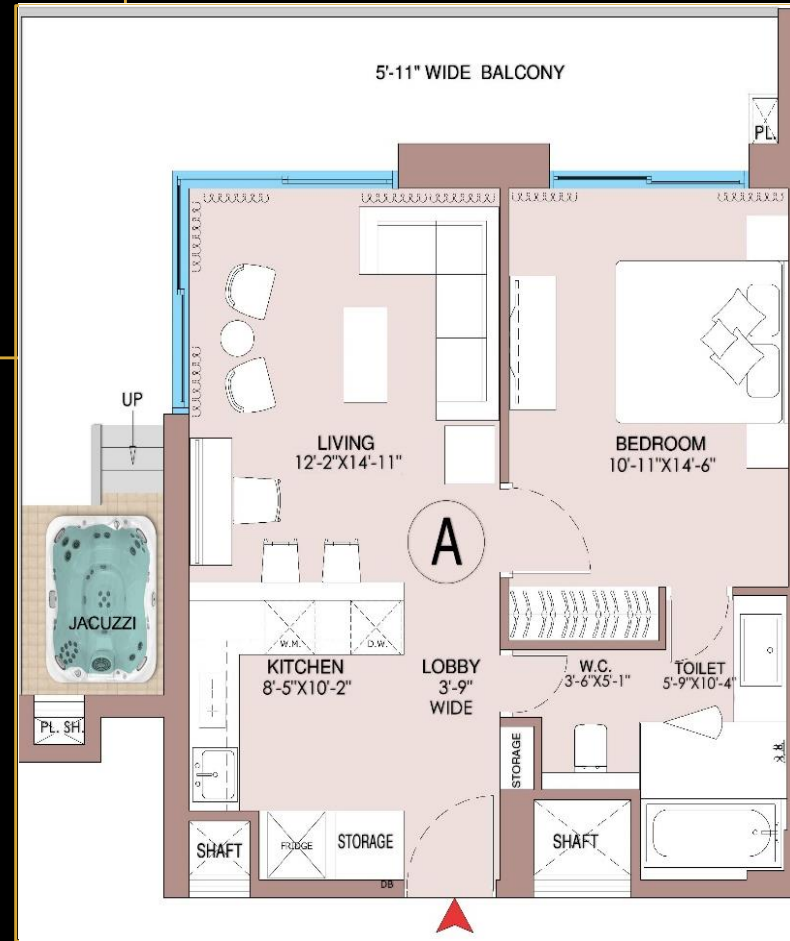
FLOOR PLANS - ULTRA LUXURY 1 BED RESIDENCES

1 - BHK Residence



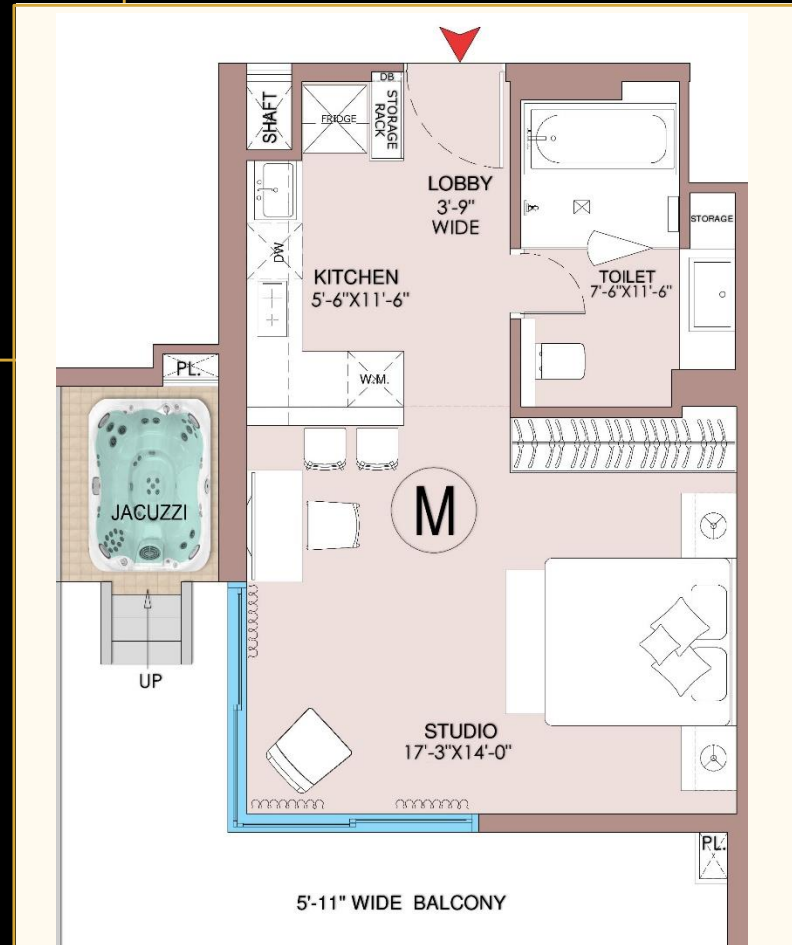
FLOOR PLANS - ULTRA LUXURY 1 BED RESIDENCES

1 - BHK Corner Residence



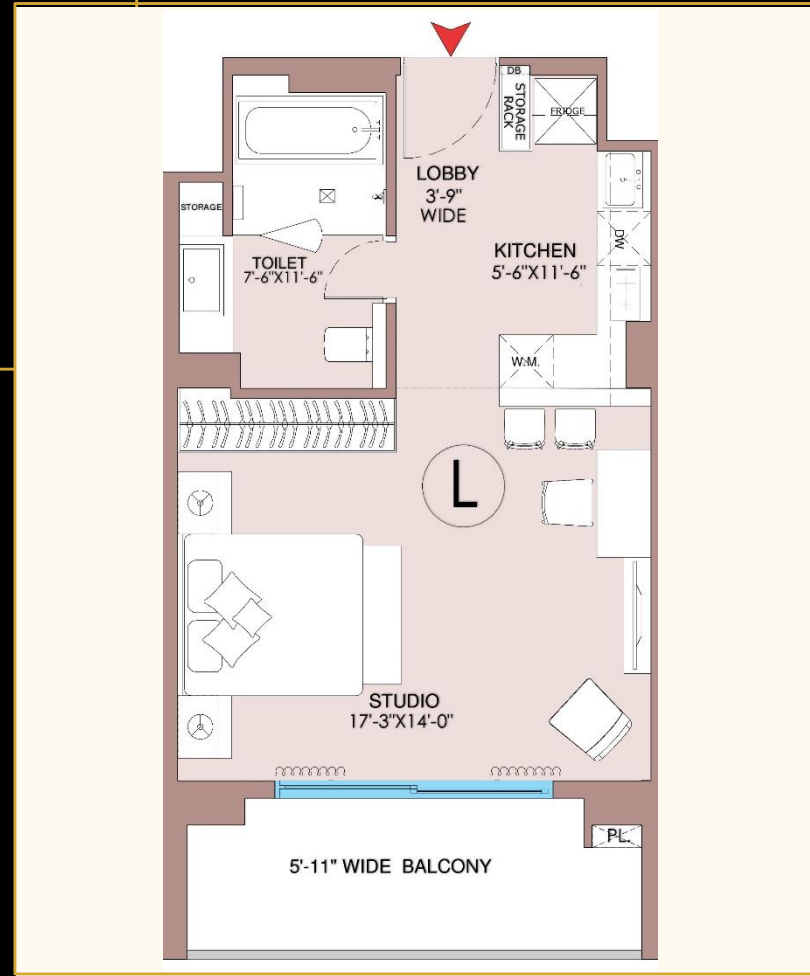
FLOOR PLANS - STELLAR STUDIO RESIDENCES

Studio Corner Residence



FLOOR PLANS - STELLAR STUDIO RESIDENCES

Studio Residence



PAYMENT PLANS

PAYMENT PLAN

POSSESSION LINKED PAYMENT PLAN (25:25:50)

S.No.	Time When Due	Details Of Payment
1	Booking Amount	Lumpsum Rs. 11 Lac
2	Within 30 Days of Booking	10% of COP (Less Booking Amount)
3	Within 60 Days of Booking	15% of COP
4	On Completion of Super Structure	25% of COP
5	On Application of OC	40% of COP
6	On Offer of Possession	10% of COP + 100% other charges

PAYMENT PLAN

DOWN PAYMENT PLAN (10:80:10)

S No	Time When Due	Details Of Payment
1	Booking Amount	Lumpsum Rs. 11 Lac
2	Within 45 Days of Booking	10% of COP (Less Booking Amount)
3	Within 90 Days of Booking	80% of COP
4	On Application of OC	5% of COP
5	On Offer of Possession	5% of COP

PAYMENT PLAN

CONSTRUCTION/TIME LINKED PAYMENT PLAN

S No	Time When Due	10% of COP (Less Booking Amount)
		Details Of Payment
1	Booking Amount	Lumpsum Rs. 11 Lac
2	Within 30 Days of Booking	
3	Within 60 Days of Booking	15% of COP
4	Within 90 Days of Booking	15% of COP
5	Within 150 Days of Booking	15% of COP
6	On Completion of 20th Floor Slab	7.5% of COP
7	On Completion of 25th Floor Slab	7.5% of COP
8	On Completion of Super Structure	10% of COP
9	On Completion of Flooring Work	10% of COP
10	On Application of OC	5% of COP
11	On Offer of Possession	5% of COP

BELLAVISTA SUITES

THANK YOU