



# BELLAVISTA TOWERS

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HRERA No. : 73 of 2019

License no. 2 of 1995, 35-37 of 1996 and 117-119 of 2004 granted by DTCP, Haryana. Building Plans approval no. ZP-26-Vol-II/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 conceptual 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.

THE CUTTING EDGE OF JAPANESE LUXURY

THE FINEST OF JAPANESE LUXURY LIVING IN GURUGRAM

[www.centralpark.in](http://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.

P R E S E N T I N G

# 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

## 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.



Artistic Impression

STUDIO  
APARTMENT  
**HOME TO BIG  
SUCCESS  
STORIES**

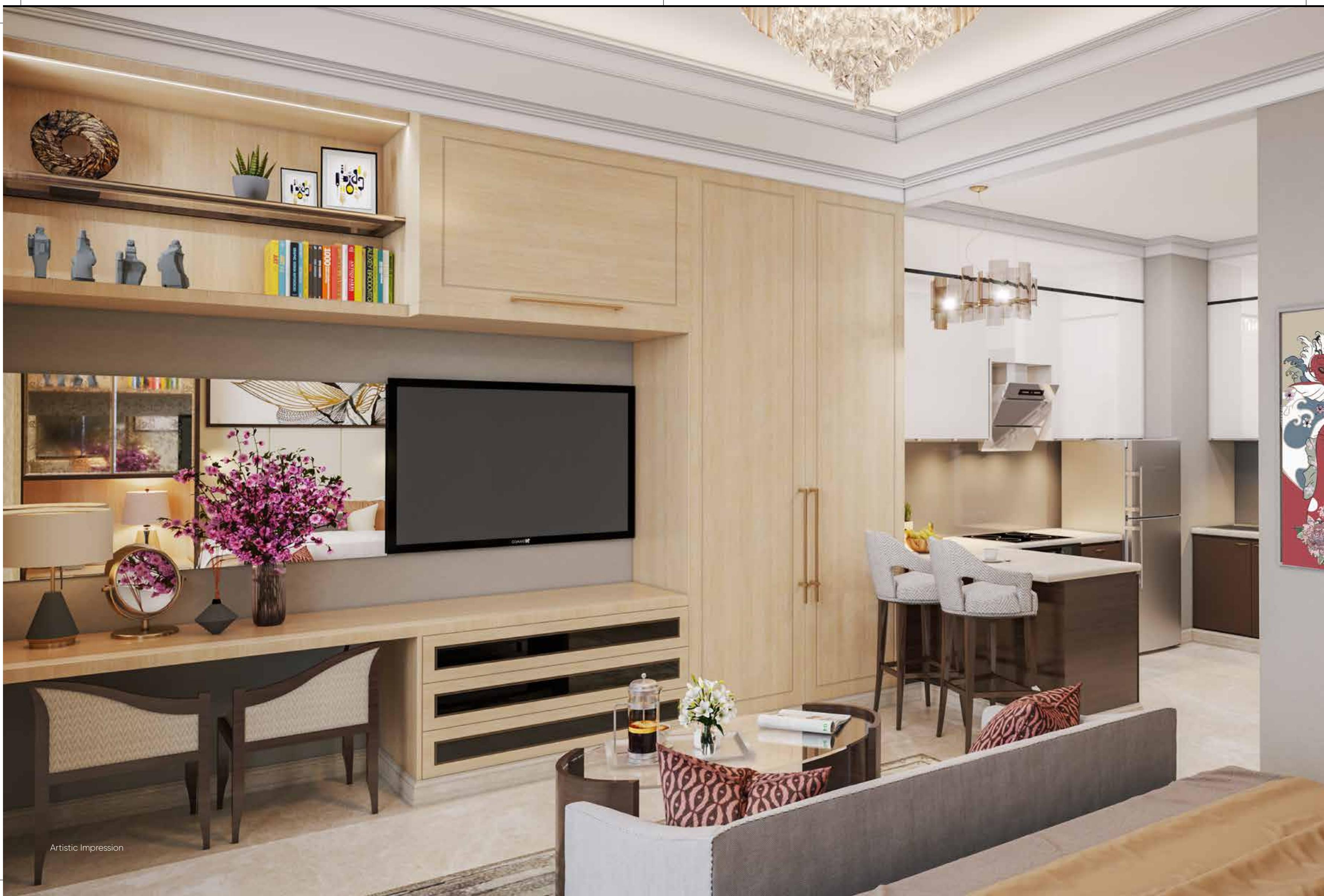
These Studio apartments manifest the best utilisation of space and have been crafted to provide Japanese expats, the uniqueness of their culture.



Artistic Impression



Artistic Impression



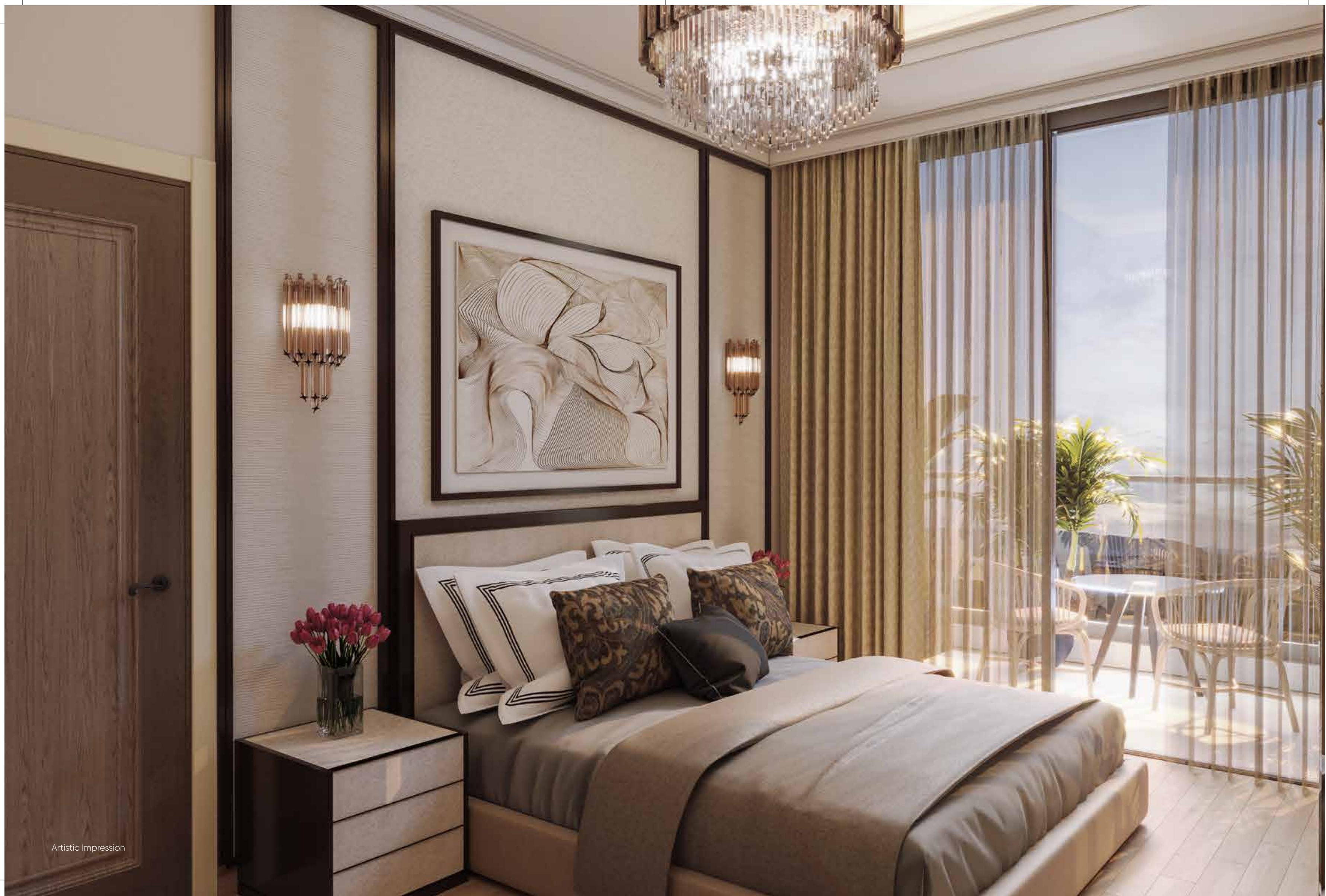
Artistic Impression

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.



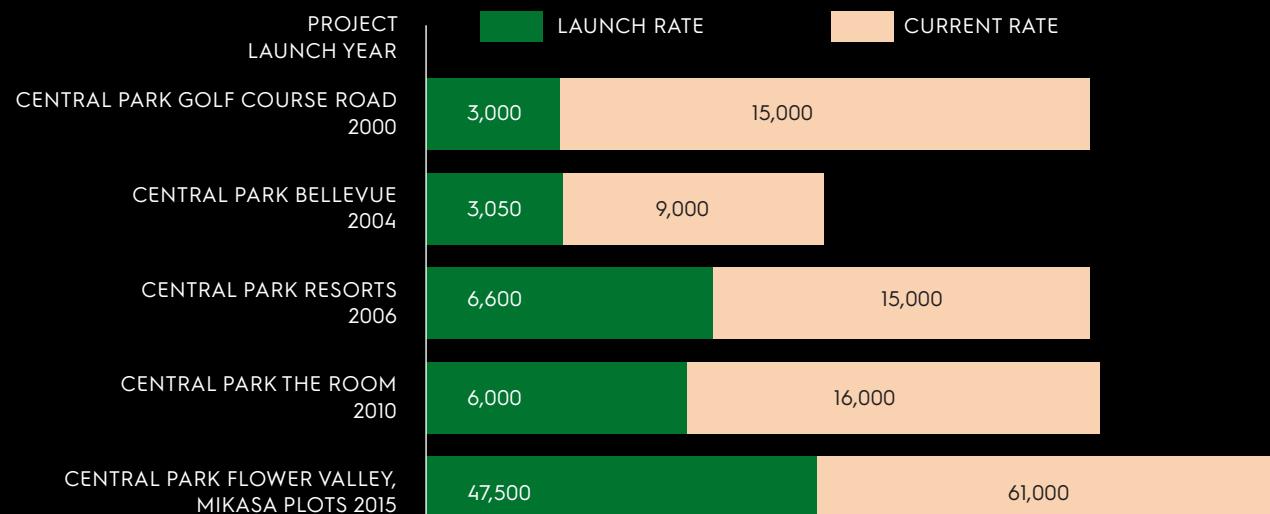
Artistic Impression



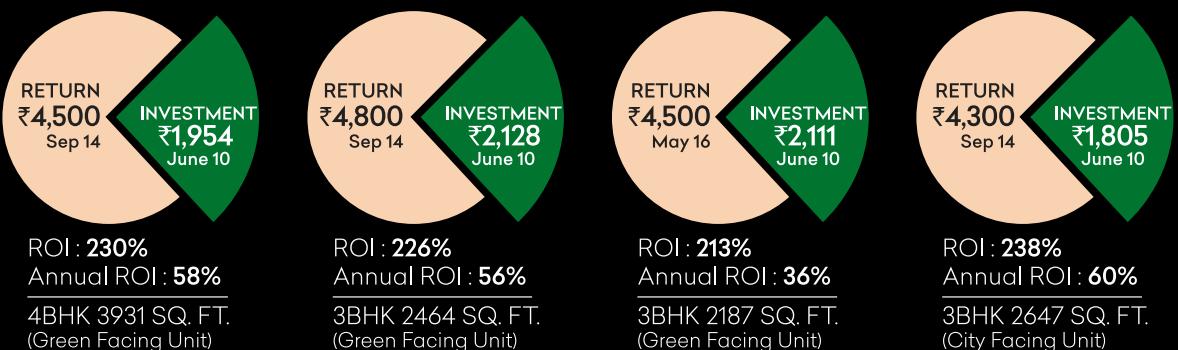
Artistic Impression

# 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)



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



	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

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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

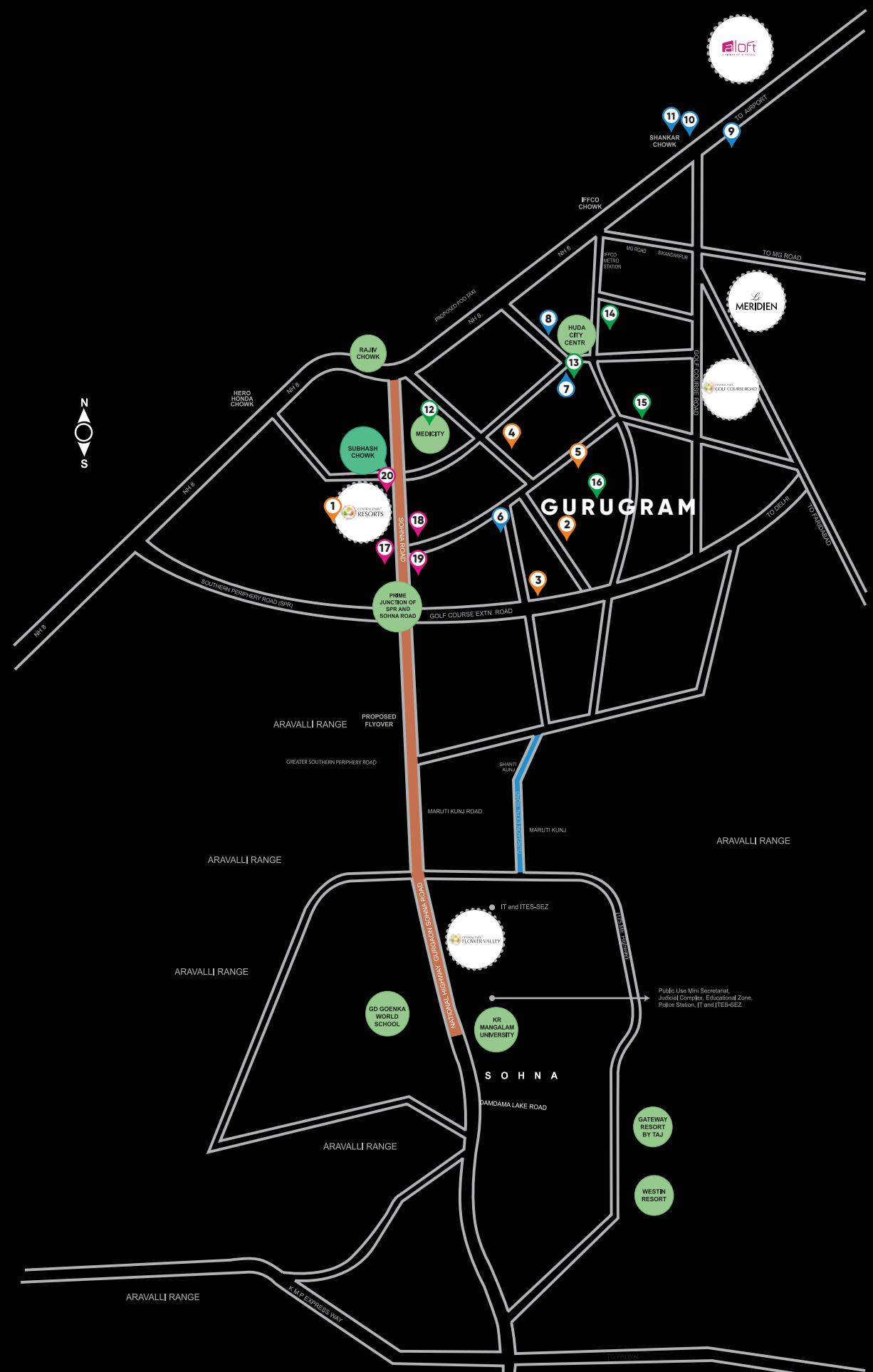
### Legends

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

- Convenience Stores
- Staff Mess
- Staff Gym
- Launderette
- Driver's Room
- 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

LUXURY HOTELS

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

HEALTHCARE

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

RETAIL ZONES

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

COLOUR  
(as per Master Plan 2031)

Proposed Road

Coming up elevated corridor on Sohna Road

Map not to scale

## DELIVERED PROJECTS

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



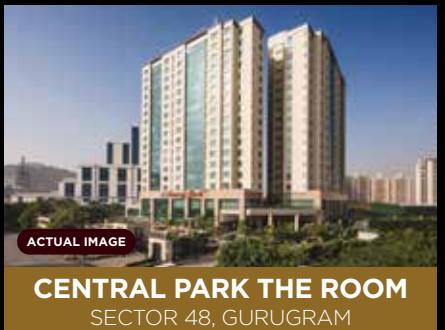
**CENTRAL PARK**  
GOLF COURSE ROAD, GURUGRAM



**CENTRAL PARK BELLEVUE**  
SECTOR 48, GURUGRAM



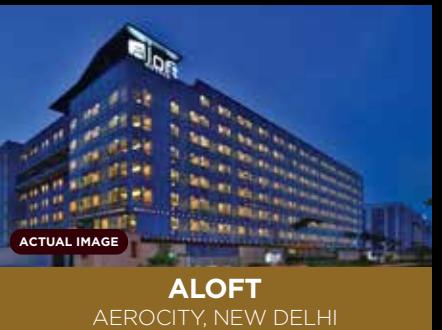
**LE MERIDIEN**  
MG ROAD, GURUGRAM



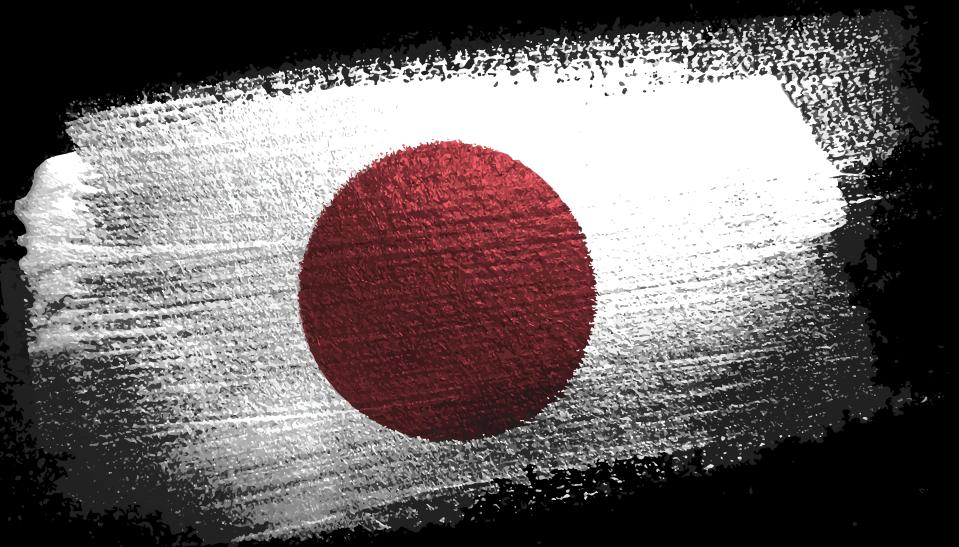
**CENTRAL PARK THE ROOM**  
SECTOR 48, GURUGRAM



**CENTRAL PARK RESORTS**  
SECTOR 48, GURUGRAM



**ALOFT**  
AEROCITY, NEW DELHI



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