

PROJECT BY :



VEDDANT
BUILDCON

Homes touched by heart

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MAHARERA REG. NO.
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available at
www.maharera.mahaonline.gov.in

A MEMBER OF
CREDAI
PUNE METRO

Architects & Planners



MEP Consultant



Architect of Facade/
Landscape/Amenities



Structural Consultant



Legal Consultant

Adv. Sanjay M. Sagvekar

Environment Consultant
Vertex Enviro Consulting Pvt Ltd

Rendered and Designed by



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Note : Building C & E are registered under MAHARERA. Building A, B, D yet to be sanctioned from PCMC and yet to be registered under MAHARERA.

Ritzzy

L I V I N G



L I F E A T



Ganesh
Bella Rossa
..... Phase-2
2 & 3 BHK Ritzy Living

is
Well-rounded
and truly **Luxurious**





Presenting a high-end Ritzy project by Veddant Buildcon in the city of Pune. This impressive feat is a result of converting our futuristic ideas into concrete. Bella Rossa Phase 2 encapsulates contemporary aesthetics and indulgent amenities, fulfilling the promise of an elevated lifestyle.



Enhanced living

For a High-rise Address

- Beautifully landscaped garden
- Kid's play-zone
- Senior citizen's relaxing zone
- Party arrangement with barbeque facilities on terrace of buildings
- Swimming pool for adults and kids
- Timeless recreation hall
- Wheelchair for every building
- Round the clock ambulance
- Well equipped gymnasium
- Indoor game arena
- Ganesh temple
- Mini party space for birthday celebration and kitty party
- State-of-the-art 4-tier security
- Reflexology path
- A landscape dappled with lawns and wetland garden
- Walking trails
- School bus pick up zone
- State-of-the-art club house with music system
- Air purifier filter in each residence to maintain health



Revel in Luxury

in the city of Pune

You'll find many reasons to experience true luxury every day. With its rich list of amenities and specifications, Bella Rossa Phase-2 encapsulates contemporary aesthetics and indulging amenities, fulfilling the promise of an elevated lifestyle.








Artistic impression



Make a Grand Entrance

Where coming home feels like a royal welcome. Our impressive entrance is designed to charm you and your guests.

STUNNING AMBIENCE

-  Grand entrance gate
-  Decorative compound wall
-  Elegant building elevation
-  Decorative false ceiling in living rooms
-  Decorative entrance lobby with false ceiling and waiting area





Play with gay abandon

With plenty of space for your little ones to try out their newest tricks, there is never a dull day. Join them while they frolic around or watch them play from the comfort of your home.



Artistic impression



Artistic impression

Multi-level indulgences to pamper you

Explore the privileges of ritzy living with numerous options to bond over that will delight you each day.



Challenge your loved ones

HEALTH AND SAFETY

- Intercom facility
- Solar water heater
- Security cabins
- Safety signs where required
- Well marked internal roads

BUILDING MANAGEMENT SYSTEM

- CCTV Monitoring
- RFID Identification of vehicles
- Swipe card access
- Video door phone with big display
- Electronic pre-checking and registration of visitors
- Emergency alarm in each floor
- State-of-the-art fire-fighting system
- Motion sensors for automated lighting
- Solar system for green energy & low maintenance for lifetime
- Single click medical emergency
- Pay building maintenance/ electricity bill/ gas bill via online platform





Artistic impression



Artistic impression

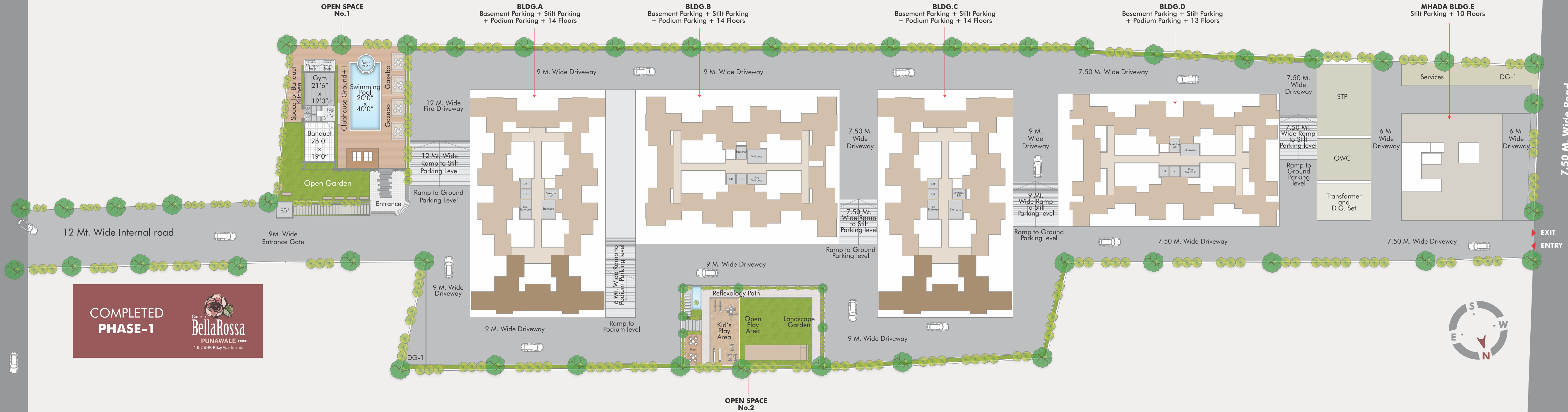


Artistic impression



Layout Plan

30 Mt. Wide Main Punawale road



COMPLETED PHASE-1

Bella Rossa
PUNAWALE
1 & 2 BHK Ritzy Apartments



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3 BHK
 CARPET AREA
 FLAT AREA - 77.11 SQ.M
 TERRACE - 11.76 SQ.M
 TOTAL AREA - 88.87 SQ.M
TOTAL AREA - 957 SQ.FT.

103,303,503,903

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 10.33 SQ.M
 TOTAL AREA - 67.03 SQ.M
TOTAL AREA - 722 SQ.FT.

104,304,504,904

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
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 TOTAL AREA - 67.03 SQ.M
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105,305,505,905

2 BHK
 CARPET AREA
 FLAT AREA - 56.98 SQ.M
 TERRACE - 11.07 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

106,306,506,906

BLDG. C

1ST, 3RD,
 5TH & 9TH
 FLOOR PLAN



3 BHK
 CARPET AREA
 FLAT AREA - 77.11 SQ.M
 TERRACE - 11.90 SQ.M
 TOTAL AREA - 89.01 SQ.M
TOTAL AREA - 958 SQ.FT.

203,403,603,803,1003,1203

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 11.35 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

204,404,604,804,1004,1204

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 11.35 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

205,405,605,805,1005,1205

2 BHK
 CARPET AREA
 FLAT AREA - 56.98 SQ.M
 TERRACE - 10.64 SQ.M
 TOTAL AREA - 67.62 SQ.M
TOTAL AREA - 728 SQ.FT.

206,406,606,806,1006,1206

BLDG. C

2ND, 4TH, 6TH,
 8TH, 10TH & 12TH
 FLOOR PLAN



3 BHK
 CARPET AREA
 FLAT AREA - 77.11 SQ.M
 TERRACE - 11.76 SQ.M
 TOTAL AREA - 88.87 SQ.M
TOTAL AREA - 957 SQ.FT.

102,302,502,902

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 10.33 SQ.M
 TOTAL AREA - 67.03 SQ.M
TOTAL AREA - 722 SQ.FT.

101,301,501,901

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 10.33 SQ.M
 TOTAL AREA - 67.03 SQ.M
TOTAL AREA - 722 SQ.FT.

108,308,508,908

2 BHK
 CARPET AREA
 FLAT AREA - 56.98 SQ.M
 TERRACE - 11.07 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

107,307,507,907



3 BHK
 CARPET AREA
 FLAT AREA - 77.11 SQ.M
 TERRACE - 11.90 SQ.M
 TOTAL AREA - 89.01 SQ.M
TOTAL AREA - 958 SQ.FT.

202,402,602,802,1002,1202

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 11.35 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

201,401,601,801,1001,1201

2 BHK
 CARPET AREA
 FLAT AREA - 56.70 SQ.M
 TERRACE - 11.35 SQ.M
 TOTAL AREA - 68.05 SQ.M
TOTAL AREA - 732 SQ.FT.

208,408,608,808,1008,1208

2 BHK
 CARPET AREA
 FLAT AREA - 56.98 SQ.M
 TERRACE - 10.64 SQ.M
 TOTAL AREA - 67.62 SQ.M
TOTAL AREA - 728 SQ.FT.

207,407,607,807,1007,1207

BLDG. C

7TH & 11TH
FLOOR PLAN



Live in an easy flow

HEALTH AND SAFETY

- Intercom facility
- Solar water heater
- Security cabins
- Safety signs where required
- Well marked internal roads

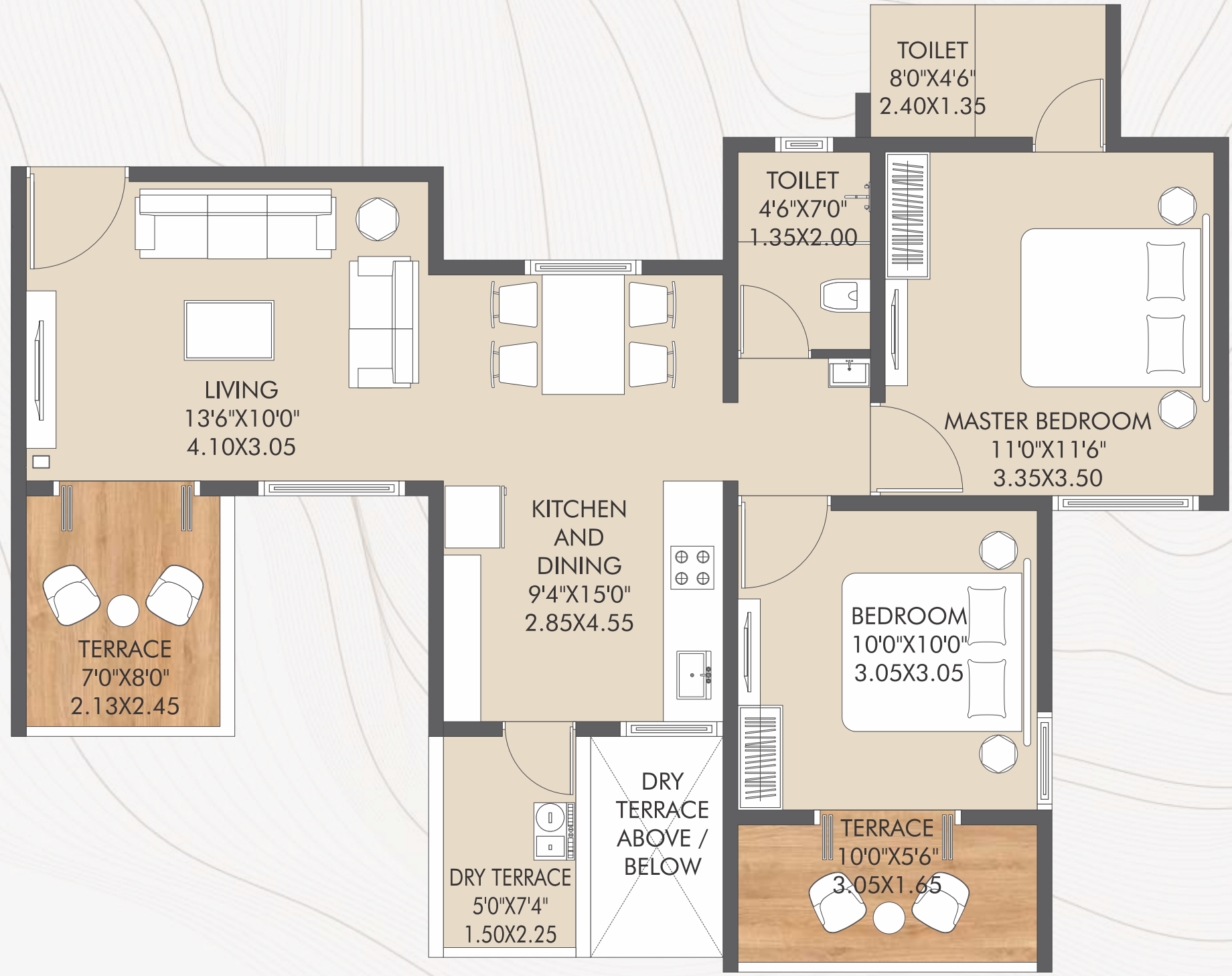
BUILDING MANAGEMENT SYSTEM

- CCTV Monitoring
- RFID identification of vehicles
- Swipe-card access
- Video-door-phone with big display
- Electronic pre-checking and registration of visitors
- Emergency alarm in each floor
- State-of-the-art fire-fighting system
- Motion sensors for automated lighting
- Solar system for green energy & low maintenance for lifetime
- Single click medical emergency
- Pay building maintenance/electricity bills/gas bill via online platform



BLDG. C

2 BHK



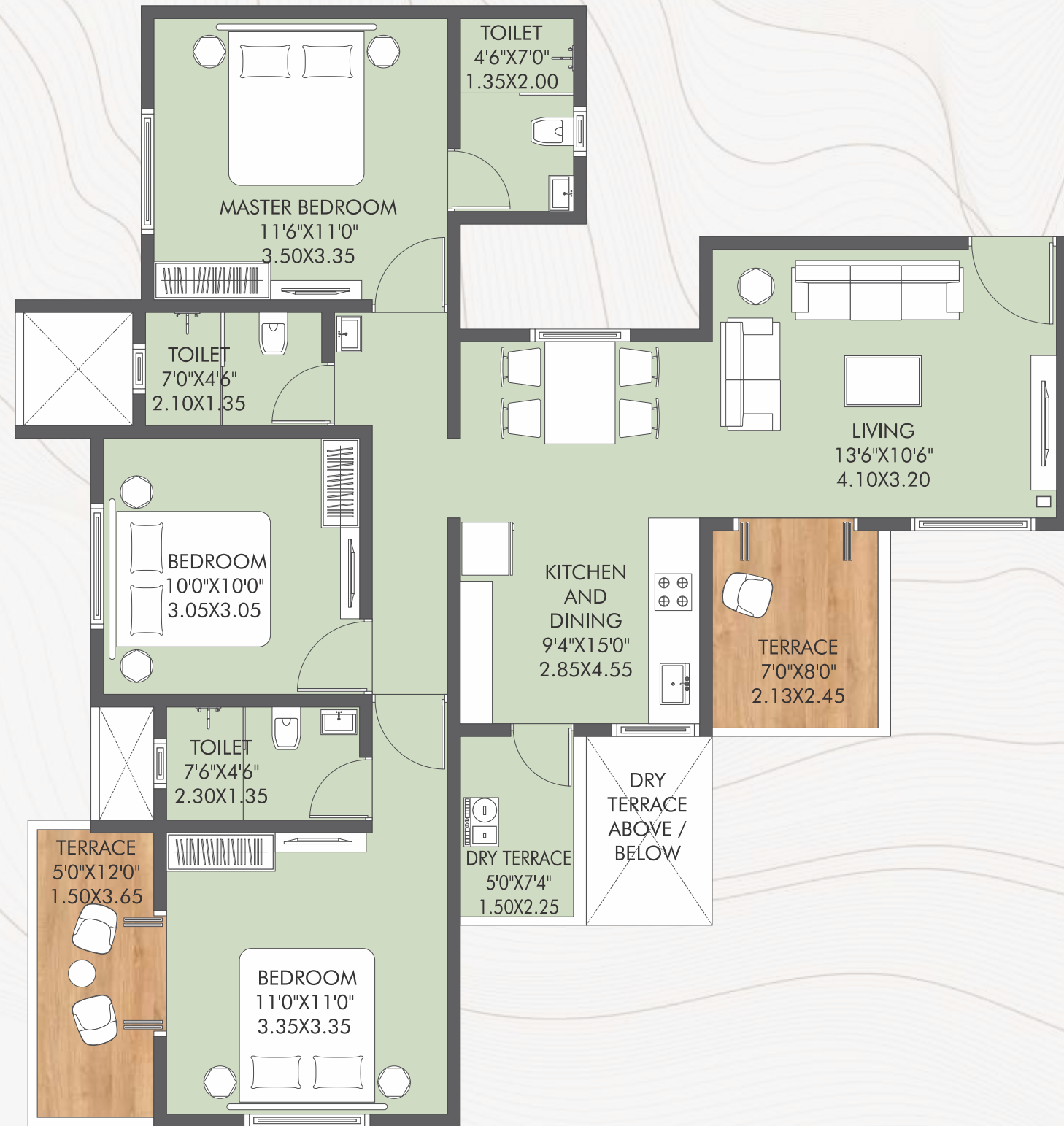
BLDG. C

2 BHK



BLDG. C

2nd FLOOR



BLDG. C

2nd FLOOR



BLDG. C

3rd FLOOR



BLDG. C










3rd FLOOR



We believe in the ease of living



ESSENTIAL AMENITIES

-  Well paved/ concrete internal roads
-  Automatic lifts (Otis/Kone/Schindler or equivalent) and stretcher lift with power back up
-  Power generator back up for common areas of building
-  Video door phone
-  Ample parking
-  Digital set top box for all flats
-  Auto LED lights in passages and lobbies
-  Common wash room for servants and drivers in parking
-  Garbage chute provision



Special reservation for your loved ones

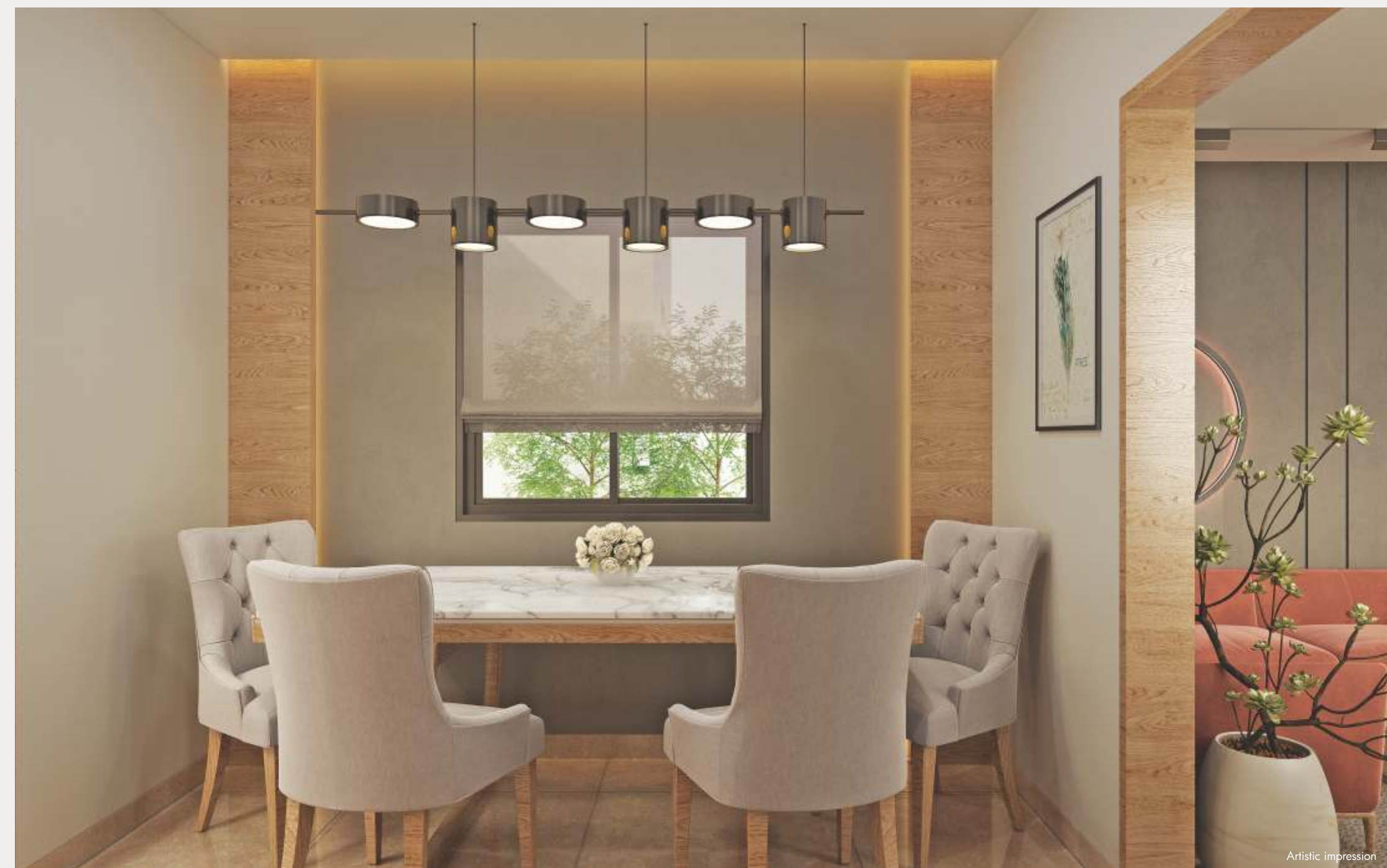
Host your loved ones or guests to a lavish lunch or party at the banquet spread. It is about time to not only live in style but dine in style as well.



Artistic impression

Artistic impression







An area Designed for Experiments

Granite kitchen platform with stainless steel sink

600 x 300 mms digital wall tiles up to ceiling

Provision for exhaust fan

R.O. water purifier





Choose arty living

Be a part of this sensation which is on its way to becoming one of the most eye-catching residential landmarks in the city.



CARE FOR THE ENVIRONMENT

- Ample tree plantation and green areas
- Energy efficient common lighting
- Rain water harvesting
- Solar water heating system for energy conservation

HYGIENE THINKING

- Disinfectant UV light system for sanitization of items in lobby
- Garbage collection point and garbage chute



SPECIFICATIONS

Structure :

- Strong earthquake resistant IS Code complied RCC framed structure.
- High environmental performance enhancing natural light and ventilation.

Masonry work :

- 6"/5"/4" thick internal and external walls.

Plaster :

- External sand faced, sponge finished plaster for increased protection from weathering and formations.
- Smooth POP/Gypsum finish for internal walls.

Doors and Frames :

- Decorative main door with both side laminated flush door with laminated/polished wooden door frames in living and bed rooms.
- Granite door frames in toilets and terraces with both side.
- Sliding / French doors for terrace attached to living room and bed room.

Windows :

- High density powder coated aluminum sliding windows with mosquito net and M.S. grills.
- Granite windows frames.
- Clear 4 mm glass (ASAHI / MODI or equivalent brand).
- MS railing in terraces.

Flooring :

- 800x800 mm double charged vitrified tiled flooring in all rooms.
- 600x600 mm rustic tiles in terraces and balconies.
- 300x300mm matte finished tiled flooring in all toilets.

Toilets :

- 600x300mm digital wall tiles in all toilets up to lintel level.
- Provision for exhaust fans.
- Provision for geysers.
- Hot and cold mixer unit in bathrooms.
- JAQUAR/GROHE/CERA or equivalent CP fittings.
- JAQUAR/ RAK/ CERA or equivalent sanitary ware.
- Concealed plumbing.

Electrifications :

- Concealed copper wiring (ANCHOR/POLYCAB/FINOLEX or equivalent)
- TV and telephone points in living room and master bed rooms.
- LEGRAND/L&T/SCHINDLER/ANCHOR or equivalent switches.
- Adequate electrical points in all rooms with MCB & ELCB.
- AC point in master bed room.
- Automatic switching system for water tanks.

Painting :

- Internal plastic emulsion paint (ASIAN/NEROLAC or equivalent).
- External acrylic paint.

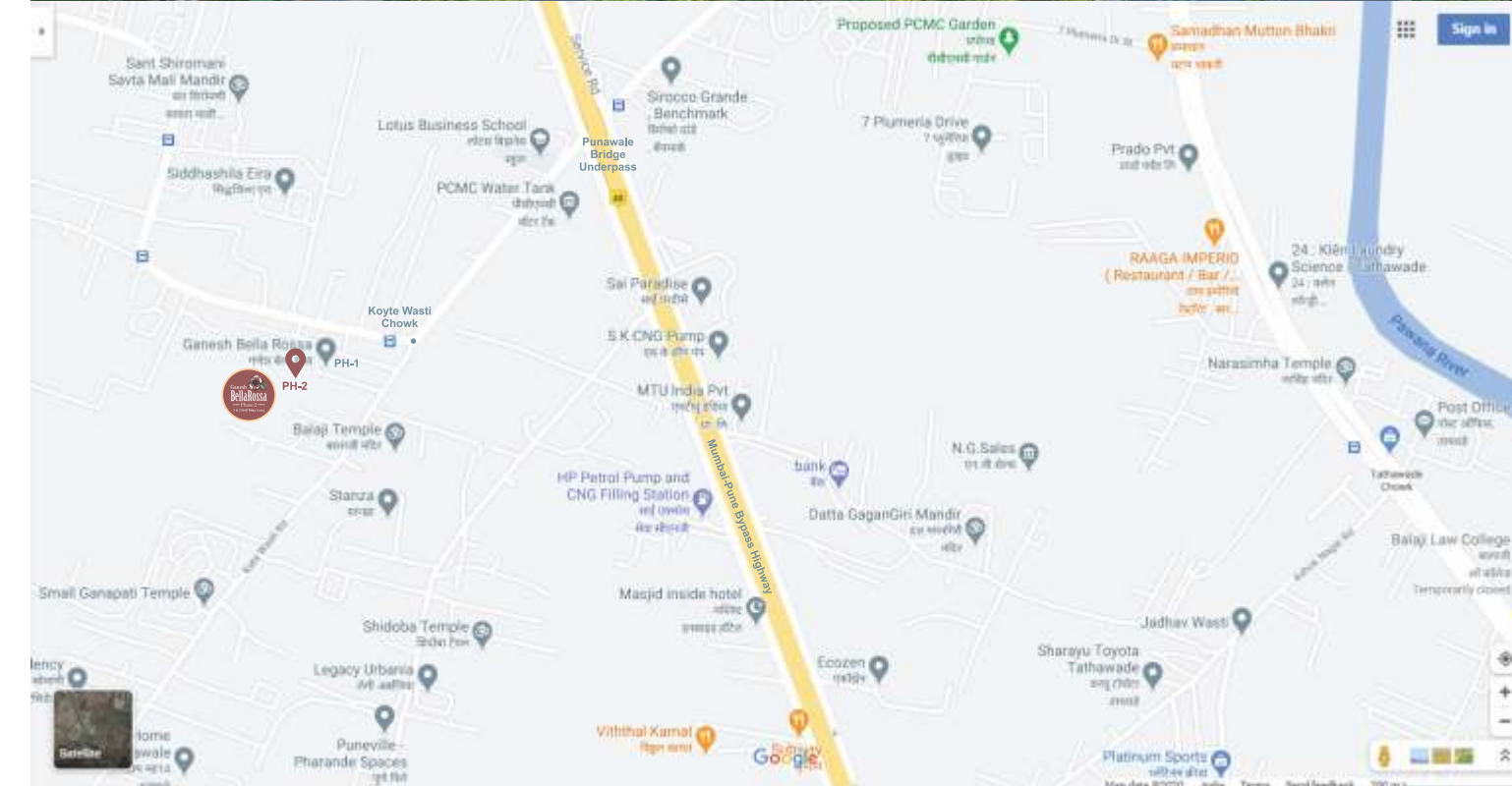


Site Address

Survey No. 35/1/Part & 36/1/Part,
Near Balaji Temple,
Main Punawale 30 Mtr Road,
Near Koyte Wasti Chowk,
Punwale, Pune - 411033.
Maharashtra. India.



Scan the code for
SITE LOCATION



Driving Distance

Express / Bangalore Highway	- 2 mins.
Hinjewadi IT Park	- 14 mins.
Reliance Mart	- 10 mins.
Shopping Mall	- 10 mins.
School	- 8 mins.
College	- 12 mins.
Multi-speciality Hospital	- 12 mins.
BRT Stand	- 10 mins.
All Major Banks / ATM	- 15 mins.