




THE BELLAGIO



The
BELLAGIO

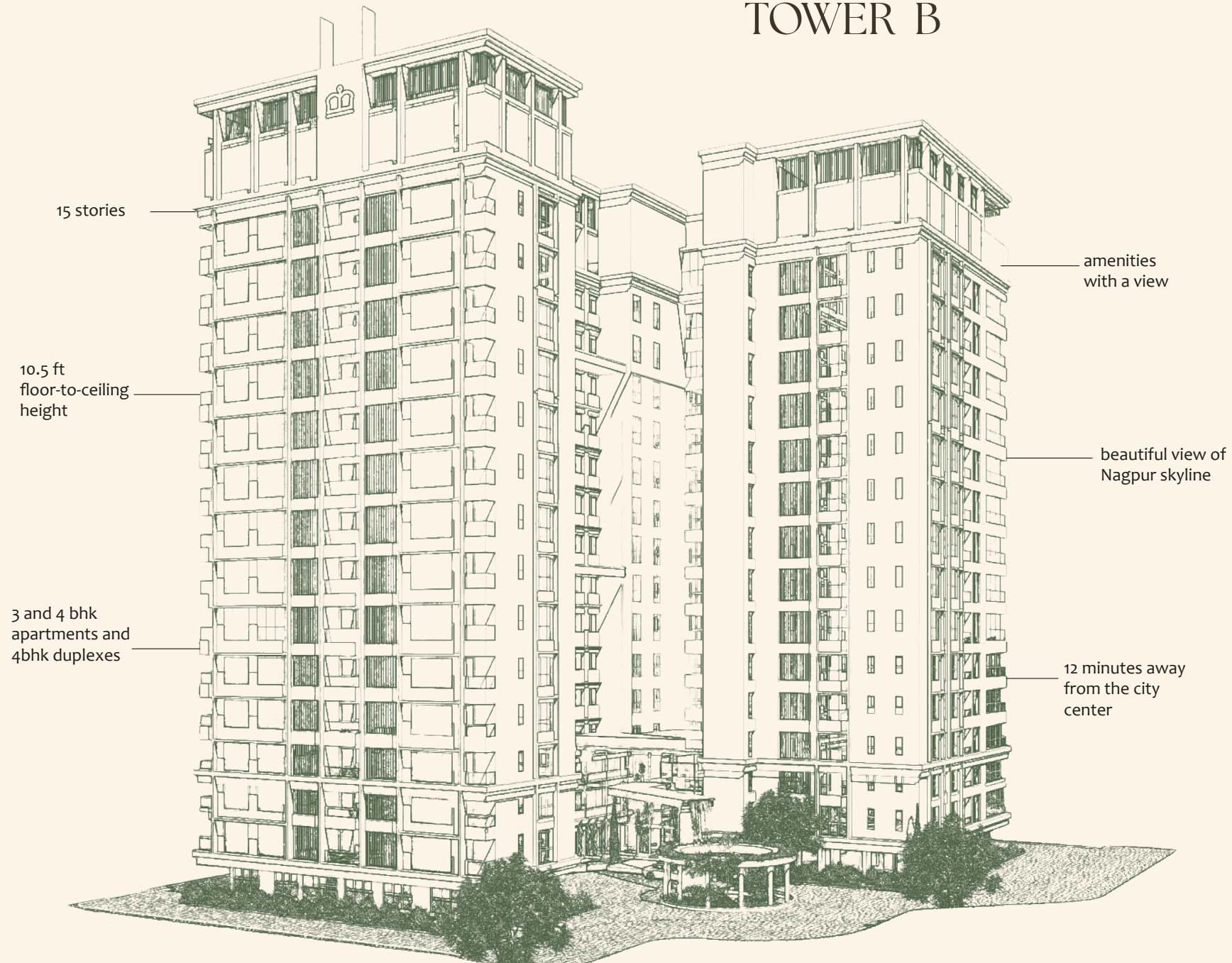
WELCOME TO THE SUITE LIFE

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

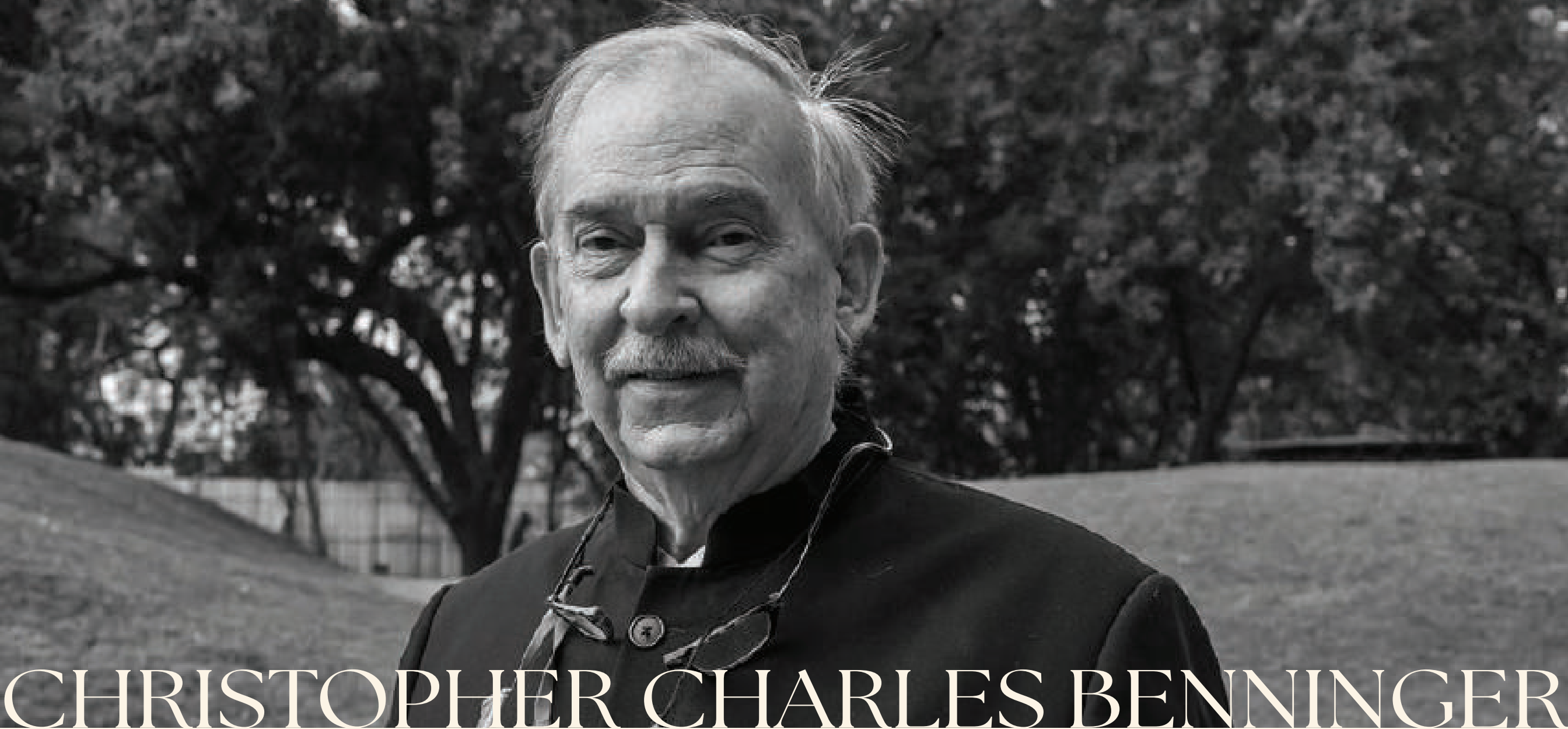
TOWER A

TOWER B



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.



CHRISTOPHER CHARLES BENNINGER

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.

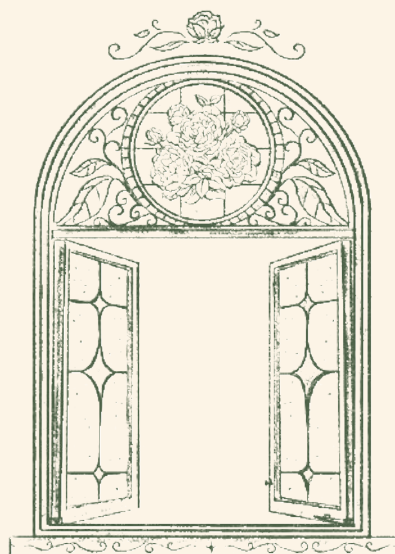




The MAHALAXMI MIRACLE

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 layout spans over 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.

1. Bellagio Tower
2. Bellagio Town Houses
3. Bellagio 18 Hole Chip & Putt Course
4. Proposed Amenities Building
5. Futsal Court
6. Outer Ring Road
7. Proposed Infrastructure



Your Journey
BEGINS HERE



BELLAGIO



The image depicts a luxurious building entrance. A prominent feature is a large, rectangular waterfall wall that cascades down from the upper levels of the building. The water is clear and creates a soft, white mist at the base. The building's facade is a light beige or cream color, with large windows and decorative vertical slats. A covered entrance area with thick, square columns is visible on the left. A dark-colored Bentley Continental GT is parked on a cobblestone driveway in the foreground. Several people are seen walking near the entrance, and a statue is visible inside the covered area. The overall atmosphere is one of elegance and modern architecture.

Step Into
GRANDEUR



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 an atmosphere 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.

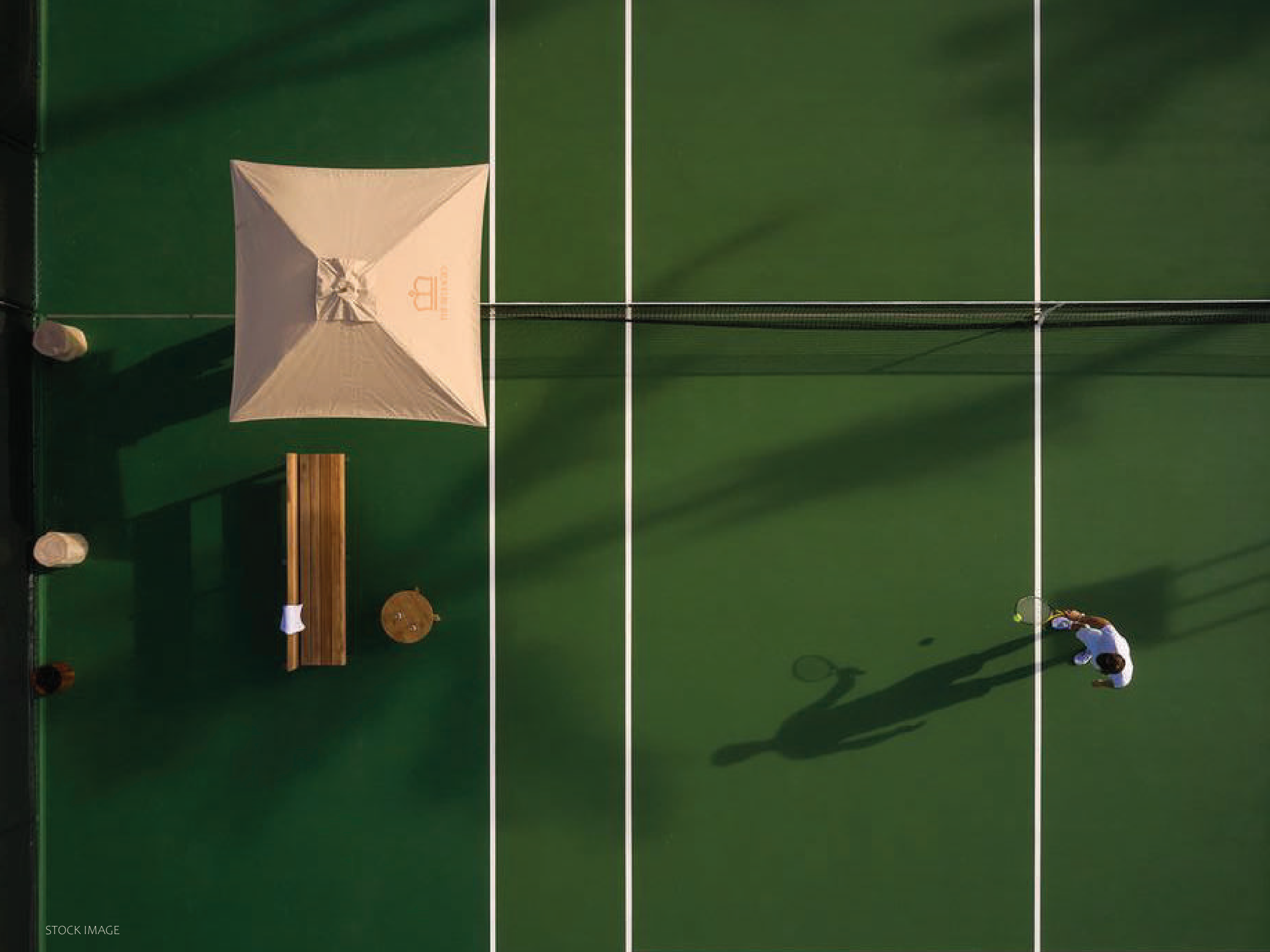


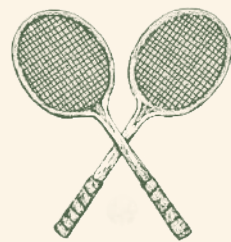
ARTIST'S IMPRESSION

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 badminton, 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.

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.

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.



A modern conference room with a long wooden table, brown leather chairs, and large windows. The room features a polished floor, a chandelier, and framed artwork on the walls.

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

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
- 07 Multipurpose Court
 - ◆ Pickle Ball
 - ◆ Action Tennis
 - ◆ Basketball
 - ◆ Volley Ball
 - ◆ Badminton

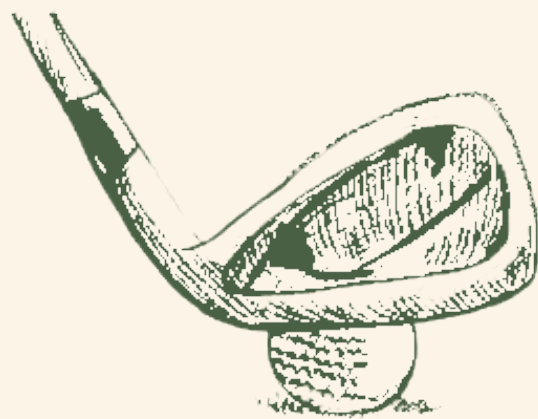
Said Facilities/amenities & relevant space is ow
Said Facilities/amenities specifications, quality

Upper SKYCLUB

- 08 Cycling Studio
- 09 His and Her
Changing Rooms
- 10 Gymnasium
- 11 Yoga and
Pilates Studio
- 12 Patio
- 13 Seating Area
- 14 Pargolas
- 15 Infinity Pool
- 16 Observatory Deck
- 17 Rooftop Cabanas
- 18 Sundecks
- 19 Changing Rooms



N



Behold the Greens.

18 HOLE CHIP-&-PUTT COURSE





The Crown Jewel
OF THE BELLAGIO



ARTIST'S IMPRESSION

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.



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.





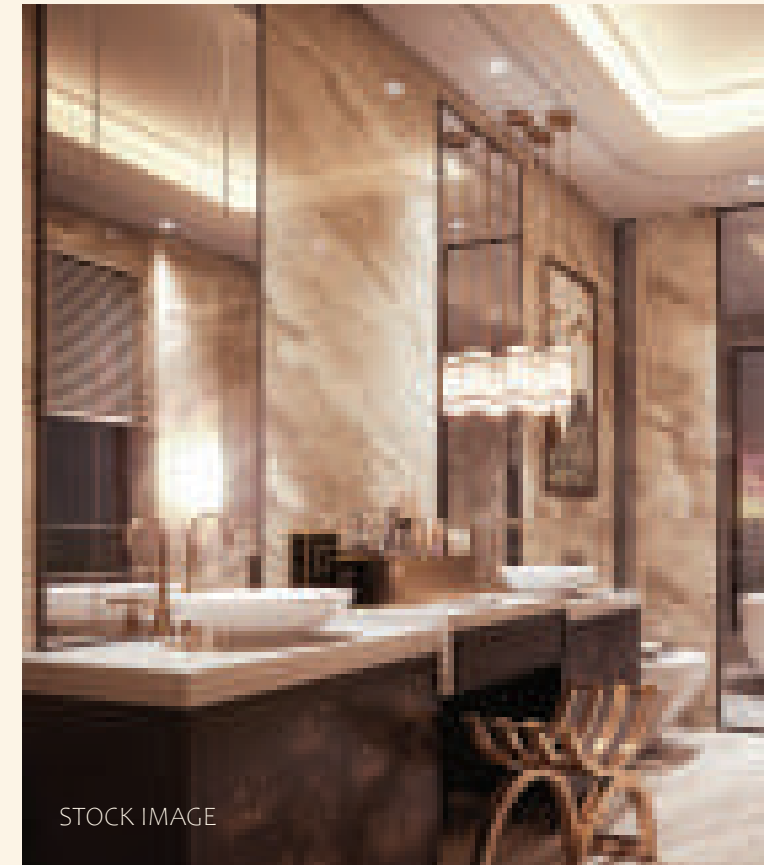
The 40 ft. Long Balcony



ARTIST'S IMPRESSION

WHERE PRACTICAL MEETS POETIC

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



STOCK IMAGE



STOCK IMAGE

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

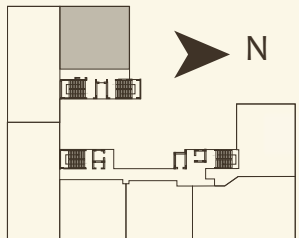


3 Bedroom Executive Suite

Dimensions

	ROOM	SIZE (MT.)	EQUIVALENT (FT.)
01.	Great Room	4.97 x 5.65	16'4" x 18'7"
02.	Family Room	3.20 x 4.10	10'6" x 13'6"
03.	Dining	2.72 x 3.65	8'11" x 12'0"
04.	Kitchen	5.45 x 2.70	17'11" x 8'11"
05.	Utility Room	1.80 x 2.70	6'0" x 8'11"
06.	Powder Room	1.37 x 1.75	4'6" x 5'9"
07.	Balcony	3.20 x 1.35	10'6" x 4'5"
08.	Bedroom	3.00 x 4.80	9'10" x 15'9"
09.	En Suite Bathroom	1.37 x 2.45	4'6" x 8'0"
10.	Bedroom	3.02 x 4.80	9'11" x 15'9"
11.	En Suite Bathroom	1.47 x 2.21	4'10" x 7'0"
12.	Master Bedroom	4.57 x 3.52	15' x 11'6"
13.	Master Bathroom Suite	1.47 x 2.21	4'10" x 7'0"

TYPICAL FLOOR PLAN OF TOWER - A FOR UNIT NO. 102 TO 1402
SALEABLE AREA- 178.55 SQMT equivalent to 1922 SQFT





3 Bedroom Executive Suite

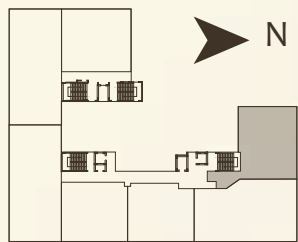
Dimensions

ROOM	SIZE (MT.)	EQUIVALENT (FT.)
01. Entrance Foyer	1.65 x 1.87	5'2" x 6'2"
02. Entrance Lobby	4.25 x 3.22	13'11" x 10'7"
03. Family Room	4.47 x 3.40	14'8" x 11'0"
04. Balcony	1.35 x 3.27	10'9" x 4'5"
05. Dining	4.05 x 3.22	13'4" x 10'7"
06. Kitchen	3.47 x 2.97	11'5" x 9'10"
07. Utility Room	1.35 x 3.07	4'5" x 10'0"
08. Bedroom	4.20 x 2.95	13'10" x 9'10"
09. En Suite Bathroom	1.92 x 1.97	6'4" x 6'6"
10. Bedroom	3.27 x 5.20	10'9" x 17'1"
11. En Suite Bathroom	1.92 x 2.12	6'4" x 7'0"
12. Master Bedroom	4.87 x 4.75	16'0" x 15'7"
13. Master Bathroom Suite	3.25 x 1.57	10'8" x 5'0"
14. Balcony	0.95 x 1.57	3'1" x 5'2"

TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 101 TO 1401

SALEABLE AREA- 174.56 - 200.20 SQMT equivalent to 1879-2155 SQFT (on alternate floors)

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02

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4 Bedroom Executive Suite

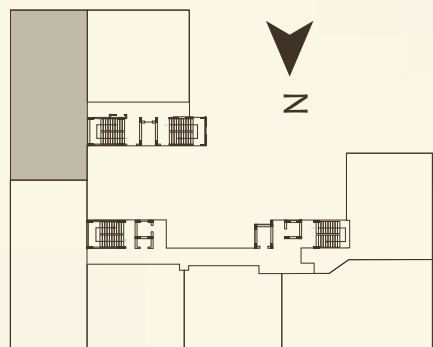
Dimensions

ROOM	SIZE (MT.)	EQUIVALENT (FT.)
01. Entrance Foyer	2.72 x 1.95	8'11" x 6'5"
02. Drawing Room	4.05 x 3.40	13'3" x 11'2"
03. Family Room	3.77 x 4.87	12'2" x 16'1"
04. Mocktail Counter	3.82 x 1.92	12'7" x 6'5"
05. Main Balcony	1.35 x 6.42	4'6" x 21'0"
06. Dining	4.05 x 3.62	13'8" x 11'11"
07. Kitchen	2.45 x 4.62	8'0" x 15'2"
08. Utility Room	2.30 x 2.90	7'7" x 9'6"
09. Powder Room	1.40 x 1.52	4'7" x 5'0"
10. Kids Bedroom	3.95 x 3.15	13'0" x 10'1"
11. En Suite Bathroom	2.45 x 1.52	8'0" x 5'0"
12. Bedroom	4.65 x 3.05	15'3" x 10'0"
13. Balcony	1.35 x 2.92	4'5" x 9'8"
14. En Suite Bathroom	2.67 x 1.42	8'10" x 4'8"
15. Bedroom	3.95 x 3.15	13'0" x 10'1"
16. En Suite Bathroom	3.07 x 1.47	10'0" x 4'10"
17. Master Bedroom	5.42 x 4.42	17'10" x 14'6"
18. Balcony	1.35 x 6.35	4'5" x 20'10"
19. Master Bathroom Suite	4.20 x 1.65	13'9" x 5'5"

TYPICAL FLOOR PLAN OF TOWER - A FOR UNIT NO. 101 TO 1401

SALEABLE AREA- 258.08 SQMT equivalent to 2778 SQFT

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4 Bedroom Executive Suite

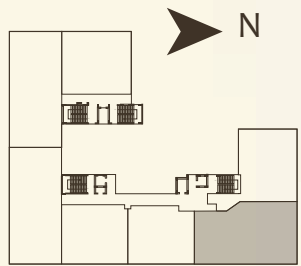
Dimensions

	ROOM	SIZE (MT.)	EQUIVALENT (FT.)
01.	Entrance Foyer	2.0 x 3.47	6'6" x 11'5"
02.	Drawing Room	6.92 x 3.47	23'7" x 11'5"
03.	Living Room	4.72 x 2.67	15'6" x 8'9"
04.	Family Room	4.62 x 2.67	15'2" x 8'9"
05.	Dining	4.62 x 3.27	15'2" x 10'9"
06.	Kitchen	3.22 x 3.12	10'7" x 10'2"
07.	Utility Room	1.35 x 3.20	4'5" x 10'3"
08.	Powder Room	1.35 x 1.80	4'6" x 6'0"
09.	Bedroom	3.20 x 4.40	9'11" x 14'6"
10	Closet Space	1.35 x 1.45	4'6" x 4'9"
11	En Suite Bathroom	1.35 x 2.45	4'5" x 8'0"
12	Balcony	2.62 x 1.35	4'5" x 8'7"
13	Master Bedroom	3.02 x 4.4	9'11" x 14'6"
14	Walk In Closet	1.35 x 3.35	4'6" x 11'0"
15	En Suite Bathroom	1.35 x 2.45	4'5" x 8'0"
16	Balcony	4.30 x 1.35	14'2" x 4'5"
17	Bedroom	4.60 x 3.55	15'1" x 11'8"
18	En Suite Bathroom	2.45 x 1.47	8'0" x 4'10"
19	Bedroom	4.60 x 3.55	15'1" x 11'8"
20	En Suite Bathroom	2.45 x 1.47	8'0" x 4'10"
21	Balcony	1.60 x 1.35	5'3" x 4'6"

TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 102 TO 1402

SALEABLE AREA- 230.67 - 249.16 SQMT equivalent to 2483 - 2682 SQFT (on alternate floors)

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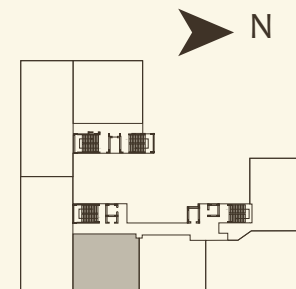




4 Bedroom Presidential Suite

Dimensions

ROOM	SIZE (MT.)	EQUIVALENT (FT.)
01. Living With Mocktail Counter	7.25 x 4.62	23'9" x 15'2"
02. Dining	2.60 x 3.87	8'6" x 12'8"
03. Balcony	3.22 x 1.95	10'7" x 6'5"
04. Kitchen	3.22 x 3.87	10'6" x 12'8"
05. Utility Room	2.45 x 1.35	8'0" x 4'7"
06. Guest Washroom	1.50 x 2.45	5'0" x 8'0"
07. Study Room/Home Office	2.85 x 1.77	9'4" x 5'10"
08. Bedroom	3.07 x 4.67	10'1" x 15'4"
09. Bedroom	2.97 x 4.68	9'9" x 15'4"
10. En Suite Bathroom	1.65 x 2.67	5'5" x 8'9"
11. Family Room	4.70 x 4.72	15'5" x 15'8"
12. Bedroom	3.22 x 4.22	10'7" x 13'10"
13. Walk In Closet	2.60 x 1.50	8'6" x 4'9"
14. En Suite Bathroom	2.45 x 1.50	8'0" x 5'0"
15. Balcony	3.22 x 1.35	10'6" x 4'6"
16. Master Bedroom	4.55 x 3.70	15'0" x 12'3"
17. Walk In Closet	4.55 x 2.20	15'0" x 7'3"
18. Master Bathroom Suite	2.85 x 3.00	9'4" x 9'10"
19. Lounge Area With Study Space	2.92 x 4.67	9'8" x 15'3"
20. Balcony	3.00 x 1.35	9'10" x 4'5"



TYPICAL FLOOR PLAN OF TOWER - B FOR UNIT NO. 103 TO 1403
 SALEABLE AREA- 282.23 SQMT equivalent to 3038 SQFT

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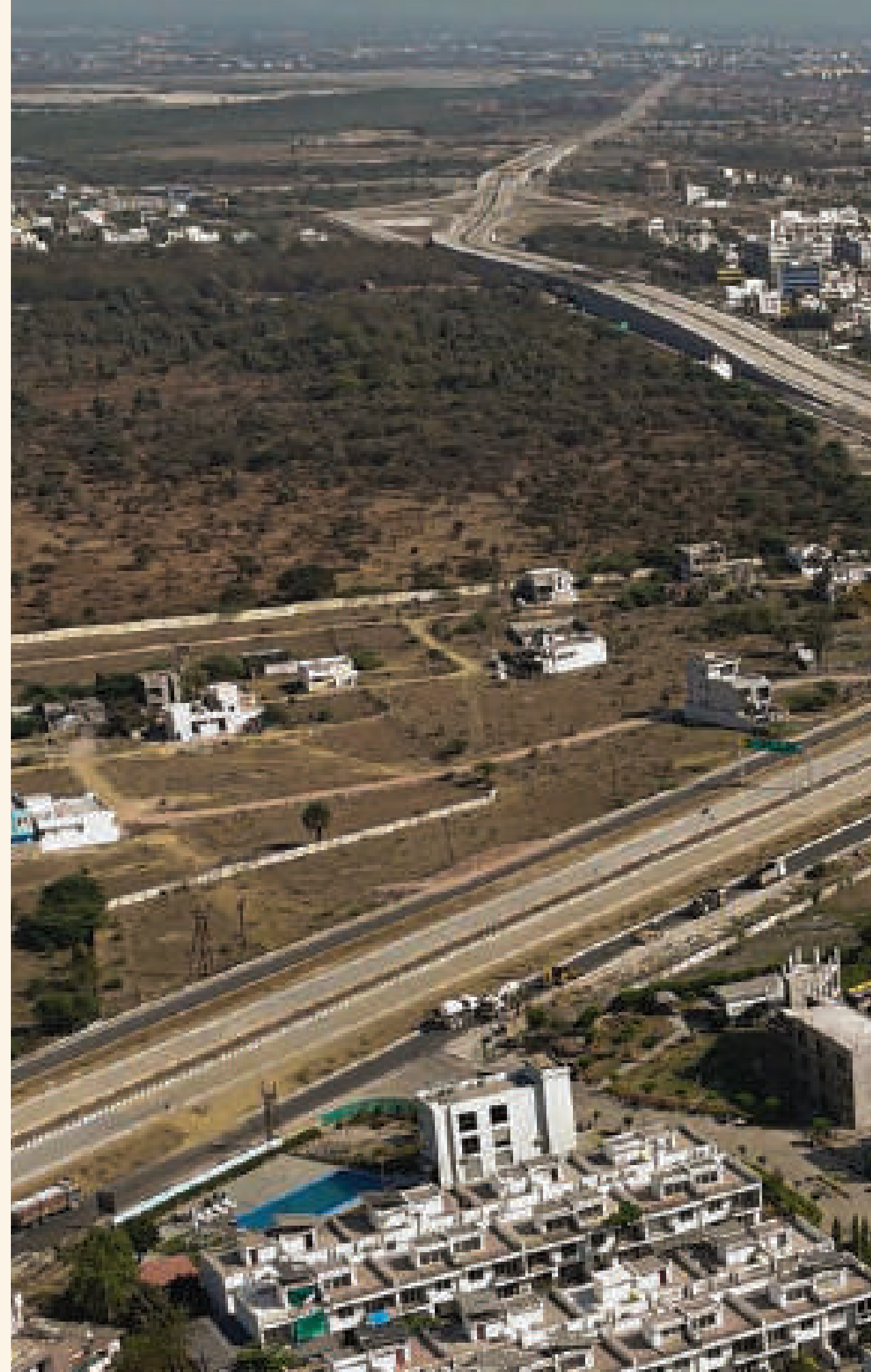




The Epicentre

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

Intersection



1	Koradi Naka	8 min
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

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

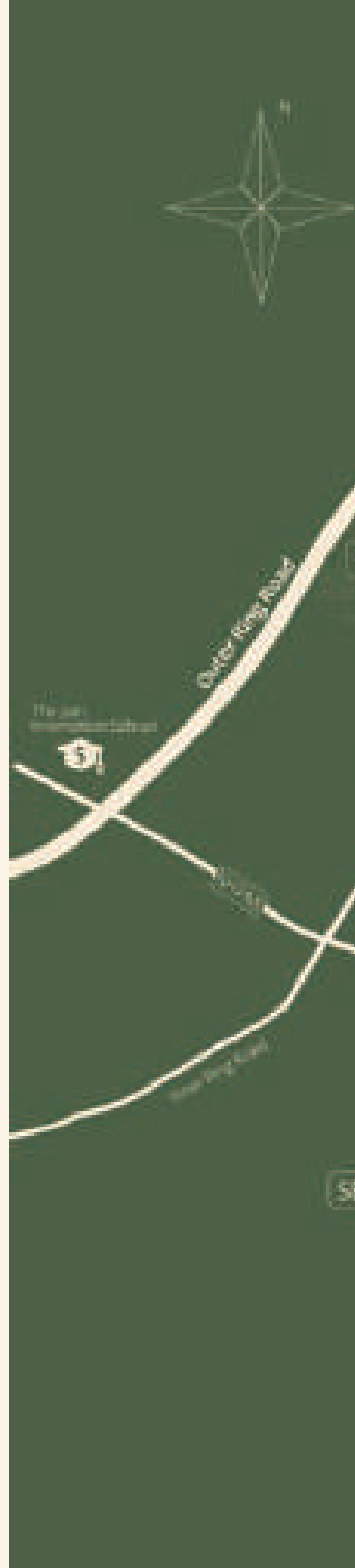


1	D Mart	20 min
2	Ginger Mall	12 min
3	Poonam Chambers	11 min

Finance

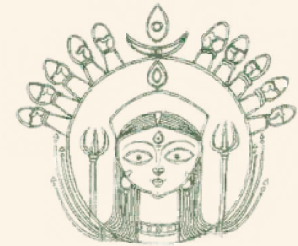


1	Bank of Maharashtra	4 min
2	ICICI Bank-Koradi Road	12 min





Highlights



KORADI TEMPLE



PENCH SAFARI



ZERO MILE STONE



GOREWADA LAKE

Internal SPECIFICATIONS

Earthquake resistant structure

Internal plaster:

- ♦ Gypsum Plaster
-

Ceiling:

- ♦ POP Ceiling in all rooms
-

Flooring:

- ♦ Vitrified body Tile flooring in Kitchen/Bedrooms
 - ♦ Anti-skid tiles in balcony & bathroom.
 - ♦ Wooden Flooring in Bedrooms
 - ♦ Italian Marble finish tile in Drawing & Dining room
-

Kitchen:

- ♦ Ceramic Wall Tile- Full height
 - ♦ Adequate electric points for your Kitchen appliances.
-

Toilet:

- ♦ Sanitary & CP – Jaguar/Grohe/Kohler/American Standard or equivalent
 - ♦ Piping – Water Noise Reduction Pipe
 - ♦ Full height wall tiling
-

Doors/Windows:

- ♦ Polished Flush door
 - ♦ Door fittings of Godrej/Dorset or equivalent,
 - ♦ System windows powder coated
-

Railing:

- ♦ SS with Toughen Glass - Saint Gobain or equivalent
-

AC:

- ♦ VRV AC system Provision
-

Electrical fittings:

- ♦ Modular switches - GM, Legrand/ L & T or equivalent
 - Electric wiring - Finolex/Havells or equivalent
 - ♦ Switch Gear - L & T/Schneider or equivalent
 - ♦ Ceiling Lights -Crompton/ GM or equivalent
-

Paint:

- ♦ Royal by Asian Paints or equivalent
-

*Specification/quality and brand will be solely decided by developer.



Experience Royalty at
THE BELLAGIO



THE BELLAGIO

LET'S CONNECT:

Site Address: The Bellagio Sales Office, Mahalaxmi City Layout,
On Outer Ring Road, Bokhara, Koradi Road, Nagpur 441111

Email: experience@thebellagio.co.in Website: www.thebellagio.co.in Phone: +91 9890028974

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