



Artistic impression

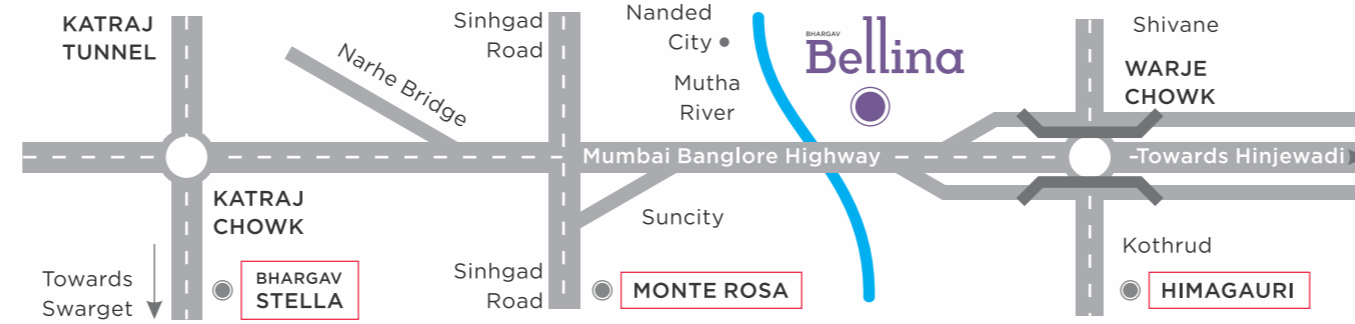
## CREDITS

**ARCHITECT**  
Abhikalpan Architect  
and Planner

**RCC**  
G A Bhilare  
Consultants Pvt. Ltd.

**MEP**  
Unicon  
MEP Consultants

## LOCATION MAP



Site Address: Bhargav Bellina S. No. 10, Hissa No 2/1/1, main Mumbai Bangalore Highway, near Warje Flyover, Pune 51.

## KEY DISTANCES

Warje Chowk	500 mtr.	Karishma Chowk	4.5 km
Mutha River	0.1 km	Paud Road Phata Bridge	5 km
Navale Bridge	0.2 km	NDA	6 km
Nanded City	0.4 km	Chandani Chowk	7 km
Mai Mangeshkar Hospital	1.5 km	Katraj Chowk	7 km
Karve Institute	2.5 km	Deccan	7 km
Rasiklal M Dhariwal Sinhgad Technical Institutes	2.8 km	Khadakwasla Dam	7.7 km
Dahanukar Colony	3 km	Katraj Tunnel	15 km
Karve Putala Chowk	4 km	Hinjewadi	20 km

## ONGOING PROJECTS



2, 3, 4, 5 BHK & Duplex AC Residences  
Rajaram Bridge @ Sinhgad Road



2 & 3 BHK Residences, Showroom & Offices  
Padmavati, Satara Road



1 & 2 BHK Homes & Shops  
Shivane



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I chose Bellina  
**Thoda Hut Ke  
aur  
Sab se Behtar!**

Easy on Pocket

Best on 360° Connectivity

Near Kothrud

BHARGAV  
**Bellina**  
1 & 2 BHK HOMES AND SHOPS  
@ WARJE

BHARGAV  
**Bellina**  
1 & 2 BHK HOMES AND SHOPS  
@ WARJE

Buying a home for family should be a fulfilling deal. Satisfying all the expectations and at the same time not burdening your finances. So while making a well-thought-of choice, keep your cool and do not get carried away with flashy temptations. Make a clever decision and choose **Bhargav Bellina**.

**Strategically located near Kothrud**, a home here is blessed with **360° connectivity** with a premium lifestyle suburb, bypass and scenic spots too. Be it workplace, schools, sports facilities, marketplaces, shopping, banking, social places, entertainment or dineout options... everything is within easy reach! And moreover, it is comfortable to your pocket also! That means easy EMIs and a lot surplus to plan a promising lifestyle for your family.

To hain na aap ka Bhargav Bellina...  
Thoda HutKe aur Sab se Behtar!



## SPECIFICATIONS

### STRUCTURE

- RCC earthquake resistance framed structure

### BRICK WORKS

- Light weight block work

### PLASTER

- Gypsum plaster finish for internal walls

### FLOORING AND TILING

- **Internal flooring:** Premium vitrified tiles
- **Toilets:** Anti-skid ceramic tiles
- **DADO:** Ceramic glazed tiles up to lintel level
- **Terrace:** anti- skid ceramic tiles
- **Staircase:** Natural stone / Tiles
- **Parking:** Paving Block / Trimix

### WINDOWS

- Aluminum window with mosquito mesh

### DOORS

- Attractive laminated finish

### TERRACE

- Aluminum sliding door with mosquito mesh
- Glass railing

### TOILETS

- **Sanitary:** Premium white sanitary ware
- **CP Fittings:** Jaguar or equivalent make
- **Plumbing:** CPVC / UPVC Pipelines

### KITCHEN

- **Platform:** Granite platform with 2 'glazed tiles
- Provision for water purifier
- **Dry Balcony:** Anti-skid tiling

### PAINTING

- **Internal:** OBD or equivalent
- **External:** Apex / Acrylic weather-Proof Paint

### ELECTRIFICATION

- **Wiring:** Polycab / KEI Concealed with required main circuit breakers
- Adequate light, fan and power points
- **TV / Telephone Points:-** Living room and Master bedrooms
- **Switches:** Legrand / Schneider or Equivalent make

### ELEVATORS

- OTIS / Johnson or equivalent with V3F Provision

### COMMON AMENITIES

- Clubhouse
- Gymnasium
- Party Lawn
- Yoga & Meditation Court
- Open Air Gymnasium
- Gazebo
- Senior Citizen Sitouts
- Children's Play Park

### COMMON FEATURES

- 100% Backup for common amenities and lifts
- Integrated 24hrs CCTV control in security cabin
- Solar system
- Fire fighting system

### INTERNAL SECURITY

- Intercom and video door phone