

RK - CPR

BELLA VISTA

LIVE THE INTIMATE PLEASURES @ NALLAGANDLA, GACHIBOWLI





WHERE FLOWERS BLOOM,
LIFE BLOSSOMS.



A beautiful new development with spacious homes awaits you at CPR Bella Vista. Prestigious gated villa community spreading across 10 acres, gives you an opportunity to create a legacy for generations to come. Situated amid open green areas along ORR, designed to global best practices, sustainable, with emphasis on the ecology, it is thoughtfully provided with everything you could possibly need - from education, entertainment, sports and culture all in one region - making CPR Bella Vista a living, dynamic eco-system. While we have planned for all conveniences in the development, the enclave that houses the exclusive villas is screened off from the rest of the world in a private oasis of green and luxury.

Reward yourself with a fuller life that other people can only dream about.

WE TURN YOUR DREAMS INTO INSIGNIA.





A NEW WAVE IN LUXURY LIVING BECKONS.

Bring happiness to your home. Live a life of joy where the past and the future merge into the present moment. Bella Vista is built around your happiness. Discover your dreams are realized in the destination of future in a passionately designed green canvas.



DISTINCTIVE CHARACTER. AUTHENTIC FINESSE.

Marvellous exteriors and transcendent interiors, Bella Vista is a stunning villa community that reflects the grandeur of designer looks. Envious haven offers the residents a lifestyle that is enhanced by exclusive open spaces and greens.

*Dusk falls over the Bella Vista
Grand Entrance gets illuminated.*

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STEP INTO A PICTURE PERFECT LUXURY.

Thoughtful design and inventive ideas lie behind every part of Bella Vista. Modern facilities and unique architecture complemented by breathtaking patterns on a beautiful backdrop to be a habitat you can call your own. Step into an oasis of peace that will transport you away from the entire bustle - yet keep you well-connected to the city.

*The whisper of the dusk is night
shedding its husk at Bella Vista court yard.*

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EMBARK ON A HOLISTIC JOURNEY IN A PEACEFUL SANCTUARY.

For those who seek absolute perfection; the thrill of personal discovery; the Quiet enjoyment of unabashed luxury and Effortless style. For those in search of a seclusive place where rare moments unfold, creating everlasting memories of a place that celebrates family, and where time spent Together is precious beyond words.

*At Bella Vista, intimacy is
connecting with someone so deeply.*

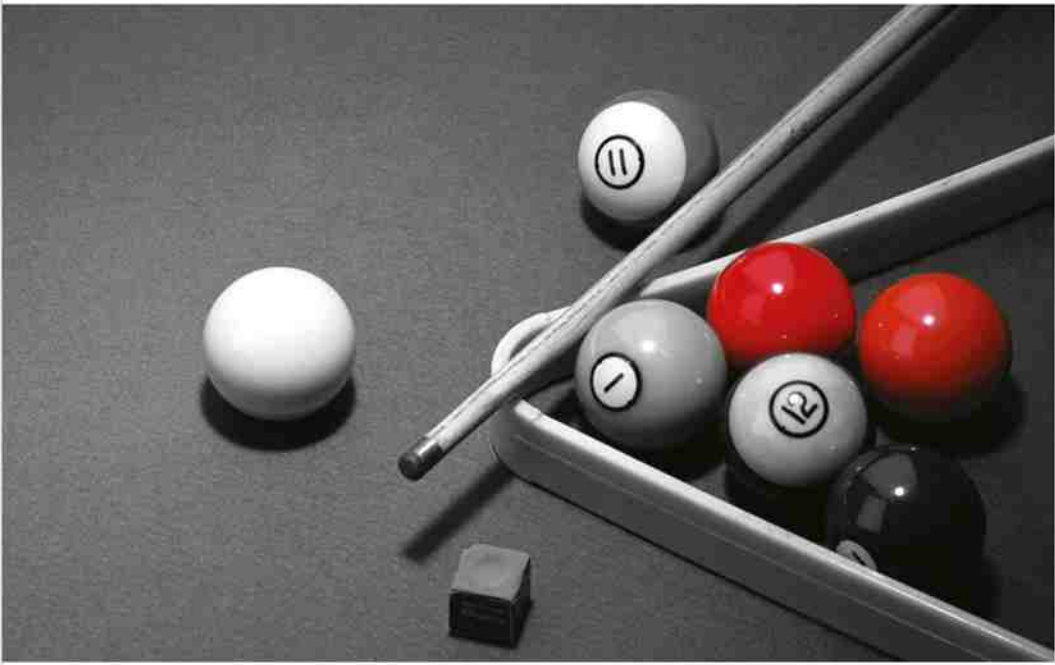
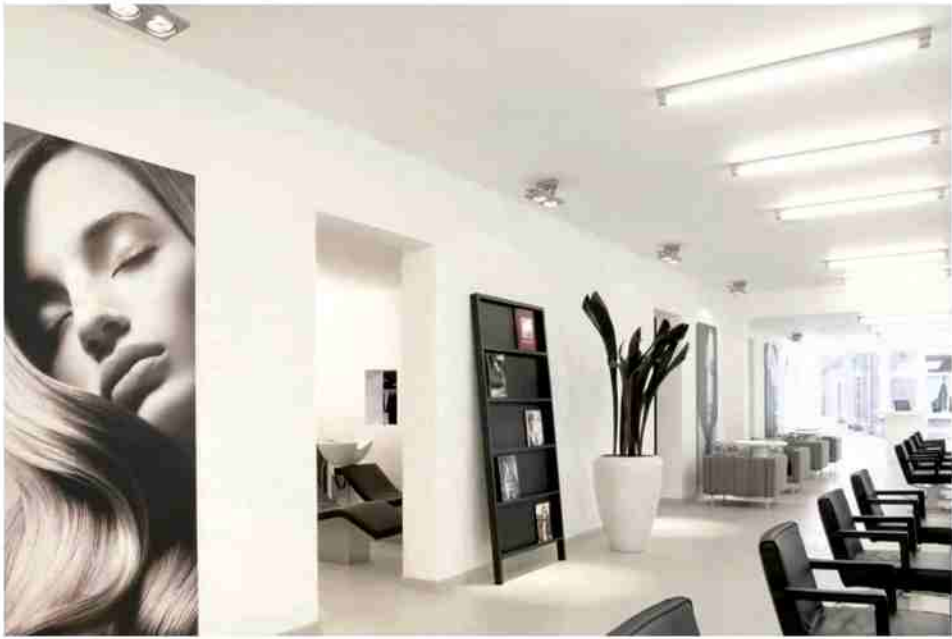


18,000SFT OF METICULOUS CRAFTING. DEEP RESONANCE

The pool-side Clubhouse features three storeys of exquisitely designed lifestyle options. From well equipped facilities to memorable experiences, the Clubhouse is perfect setting for celebrating life and rejuvenating yourself. Splendid designs of indoor games and a gymnasium that gives you glimpses of pristine pool while you work-out.

*Stroll over to the 18,000 square feet Club House.
And you'll be forgiven for mistaking it for a resort.*

SMALLER DETAILS THAT BRING BIGGER SMILES. BELLA VISTA IS NOT JUST A HOME;
IT IS A LIFESTYLE OF PLENTIFUL LEISURE FACILITIES. EQUIPPED WITH THOUGHTFULLY
PLANNED ENDLESS AMENITIES LIKE BANQUET HALL TO CELEBRATE LIFE WITH DEAR
ONES AND A SALOON TO GROOM-UP AND A YOGA STUDIO TO REDISCOVER YOUR SELF.



CLUBHOUSE
FEATURES

SWIMMING POOL WITH SEATING DECK
MULTI-PURPOSE HALL WITH KITCHEN
INDOOR GAMES
YOGA/AEROBICS STUDIO
BEAUTY PARLOR LOUNGE

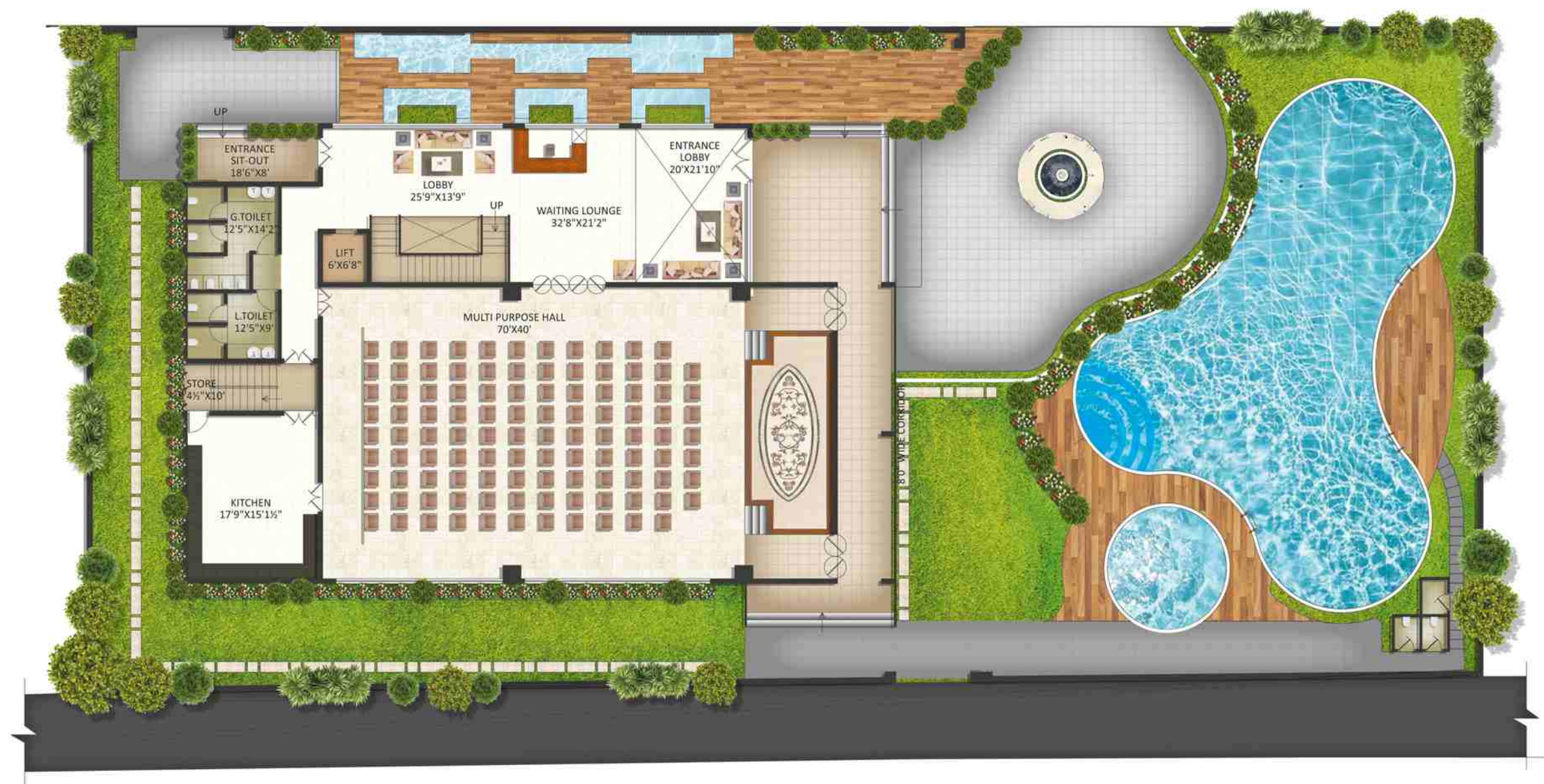


COFFEE SHOP
GUEST SUITES
UNISEX SALOON SHOPS

SEATING LOUNGES IN EVERY FLOOR
SUN DECKS & GREEN SEATING DECKS
GYM/CARDIO
LIBRARY

Club House has facilities for a range of indoor games to
meditation studios to banquet halls with international standards

CLUBHOUSE FLOOR PLANS



GROUND FLOOR PLAN | 6100 sft.



FIRST FLOOR PLAN | 7090 sft.



SECOND FLOOR PLAN | 5770 sft.



*A perfect place to be in open spaces of
the idyllic kingdom of butter flies called Bella Vista.*





FAMILY IS AT THE HEART OF BELLA VISTA.

Some say you can't have the best of everything. Not true. Bella Vista is all star spangled. It's like being tucked away in a world class retreat. There is so much more. Enjoy an outdoor experience where life unfolds; a beautiful evening, personal time with neighbours at outdoor sit-outs; dunk your children in the Children's Play Area. Every day can be drenched in wellness and fun Bella Vista.

*Kids can learn important lessons
of teamwork and leadership.*

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SUSTAINABLE DESIGN EXCELLENCE.

Indulgent comforts, abundant space and maximum privacy await you. Conventional boundaries of indoors and out cease to exist as you move with ease between these generous-sized living areas designed for intimate moments as well as exuberant entertaining, to open air living among outdoor pavilions and terraces under the sun but with plenty of protective shade. Four-bedroom villas all orient themselves around this splendid vista of greens. Unwind and enjoy every moment of life.

*As the sun rests the streets transform into dusk
and life stirs into a haven of beauty and tranquility*

EAST FACING VILLA PLAN

3925
SFT.



WATCH THE BEAUTY OF
SUNRISE FROM YOUR BALCONY

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



WEST FACING VILLA PLAN

3895
SFT.



ENJOY SUN GOING DOWN
FROM YOUR BALCONY

GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN





SPECIFICATIONS

FOUNDATION & STRUCTURE

Reinforced Cement Concrete frame work on footing over hard strata.

WALLS

- ACC Blocks/Solid Cement bricks
- + Double coat plastering & Alltek luppam finish on the interiors with plastic emulsion quality paint.
- + External two coat plaster with sponge finish. Finally finished with high quality weather resistant paint with the combination of texture.



DOORS

Specially designed main door with complete teak wood frames & flush door shutters with veneer polished on both sides, with standard fittings and locks.

WINDOWS

Windows frames & shutters in UPVC of standard make with good quality glass & hardware (Saint Gobain or Modi float glass), safety grill provision (Rebate in window frame) for mosquito mesh will be given for all windows.

FLOORING

Drawing, Living and Dining are in 800 x 800 vitrified tiles and other areas like terrace and balcony of vitrified rustic tiles. Master bedroom and children bedroom and kitchen are in 2X2 double charged vitrified tiles.

KITCHEN

Modular provision kitchen with granite counter top and wall dadoing with glazed ceramic tiles 2'X1' and stainless steel sink will be provided.

TOILETS

Glazed ceramic tiles RAK, Kajaria or Equivalent for wall cladding and non-skid tiles for floor. Concept of wet and dry areas in toilet will be maintained wherever possible.

SANITARYWARE & PLUMBING

Western style WC/TOTO/Plumber/Hindustan/RAK sanitary ware or any other make of equivalent quality & standard of imported CP fittings are in Jaquar/Plumbar/Grohe make or any other make of equivalent quality & standard. ISI type CPVC piping laid by professional plumbers, superior quality PVC sanitary piping.



LUXURY. UNRIVALED LIVING

ELECTRICAL

All concealed copper wiring in conduits as per ISI standard with best quality modular switches & sockets of Havells, Crabtree, MK, Legrand or any other make of equivalent quality & standard. Adequate number of Light/Fan points in every room considering interior layouts. Adequate power points in kitchen for Mixers/Exhaust chimney etc. and in wash area for washing machines etc. Exhaust fans provision in toilets.

AIR CONDITIONERS

Split AC provisions (Ducting and wiring only) for all bedroom areas will be given.

DG BACKUP

100% Backup for villa & community amenities except AC & Geyser connection.

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FUNCTION STABILISED
ELECTRICITY



THREE TIRE
SECURITY



RESORT FEATURED
LANDSCAPE



KIDS
FRIENDLY



PUBLIC
ZONES



FRESH AIR
LARGE WINDOWS



CLOSE TO
SCHOOLS

DISCOVER INFINITE POSSIBILITIES. ALL FROM ONE LOCATION.

Bella Vista is strategically sited in Tellapur, a promising frontier rapidly expanding as a global destination that's home to some of Hyderabad's mega real estate ventures. Easy accessibility and nearness to Wipro X Roads, Lingampally and Gachibowli make it the place to be for world-class lifestyle, and Tellapur's planned connectivity to the IT hubs, Financial District and Chandanagar on Mumbai highway enable pleasurable drive to work. Essential urban amenities like schools, supermarkets, mega malls, charming cafes, bustling bars and fine dining restaurants add to the delight of living.

1 Km
CITIZEN
AMERICAN HOSPITAL

2 Km
UNIVERSITY OF
HYDERABAD

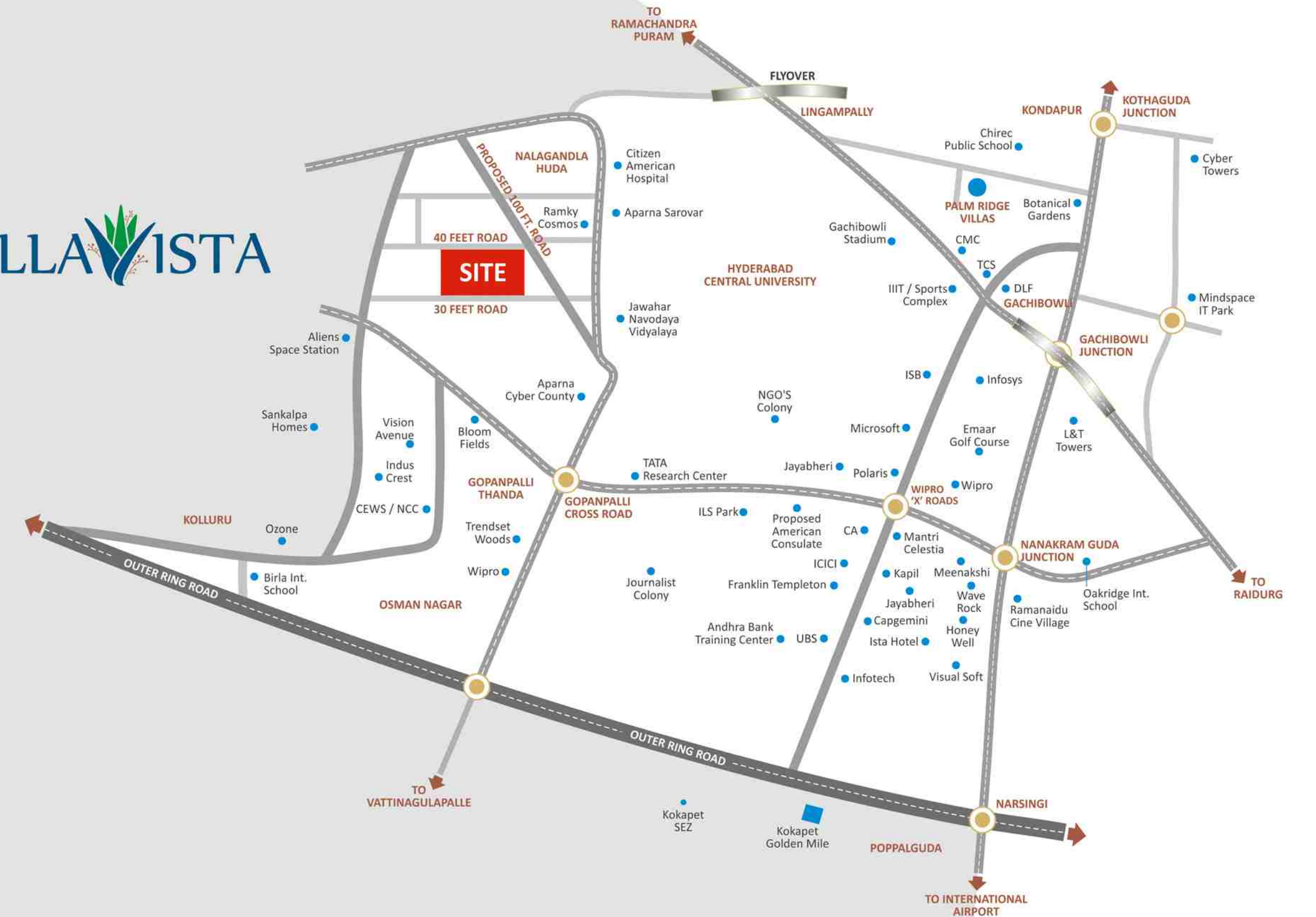
2 Km
LINGAMPALLY
MUMBAI HIGHWAY

3 Km
ORR
All Major School

8 Km
GACHIBOWLI
BOTANICAL GARDEN

10 Km
HI-TECH CITY

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EXPECTATIONS EXCEED LIFE.

CPR Constructions aims to enhance the quality of life of its customers by translating today's trends into pleasant living abodes. Through its superior craftsmanship, customer friendly policies and industry best practices, the company has earned a stellar reputation as a developer of quality projects in the modern metropolitan like Hyderabad and a divine city of the standard of Tirupati. Focused on futuristic expansion, the company has chalked out plans to develop villas and gated communities soon.

OUR OTHER ONGOING PROJECTS AT HYDERABAD



Palm Ridge at Botanical Gardens, Kondapur Hyderabad.
An ongoing project of CPR Constructions, in the verdant neighbourhood of The Botanical Gardens and Kothaguda Reserve Forest, is a gated community par excellence. Anchored on 5 acres of expanse in the IT intensive locale of Hyderabad. A Premium 36 Villas project of 4500 sq.ft. each, with a modern club house of 8000 sq.ft.

Proposed Gated Community Apartments, Gachibowli, Hyderabad
The fully Gated Apartments Community beside Ramki Towers, Opp. to Aparna Sarovar apartments at Gachibowli, Hyderabad is another example of company's quality supremacy. Featuring exquisite clubhouse and well designed landscaping, the project is based on an area of 2.5 acres with a built up area of 1200 sq.ft. to 1500 sq.ft.

Proposed Gated Community at Nizampet Road, Hyderabad
A Luxury Gated Community on Nizampet Road, Hyderabad is proposed with 75 units of apartments. Featuring exquisite clubhouse and well designed landscaping, the project is proposed on an area of 1.5 acres.

OUR OTHER ONGOING PROJECTS AT TIRUPATI



CPR Golden Palms
CPR Golden Palms is a grand gated community in temple town Tirupati. Strategically sited in a heavenly locale, the 84 ultra-luxurious villas offer 4 BHK & 3200 sft built up space, home theatre, and individual lift. The exquisite 16000 sft clubhouse is equipped with swimming pool, guest suites, amphitheatre, party space and many outdoor/ indoor sports. In essence, it is the most prestigious address in Tirupati.



CPR Hill Ridge
Rising in the heart of the city - at Leela Mahal Center, CPR Hill Ridge is a sublime collection of exceptional apartments that offer a perfect balance of creativity and craftsmanship, turning every moment into an unforgettable experience. Each luxurious abode is lavishly spaced, professionally ventilated and well lit, and is furnished with the best of decor brands to inspire resplendent living.



CPR Windsor
The temple town of Tirupati needs no introduction. this sacred place has a special space in the hearts of millions of Indians. A stunning city today that's revealed only by its dazzling views Windsor, it is bathed in divine sunshine and is complimented by well established infrastructure. CPR proudly presents an unprecedented opportunity to own luxurious residential apartments at the serene, rolling green hills at Mangalam Road that's enveloped by panoramic vistas. Welcome to CPR Windsor.



Urban Apartments at Tirupati
Urban Apartments, an ongoing project of CPR Constructions, located at temple town Tirupati is an affordable luxury community all set to be a new landmark of the region. CPR Urban is a project of 250 units of 2 & 3 BHK apartments and a world class club house that offers contemporary modern lifestyle at par with urban cities of India in Tirupati.

CPR Ivory Sands Serviced Apartments
CPR Ivory Sands is a serviced apartment project in the heart of Tirupati. Very close to Railway Station and Bus Terminal, 40 units of CPR Ivory Sands Serviced Apartments come with 3 star facilities like Restaurant, Gymnasium and spacious rooms.

CPR Capital
CPR Capital is multi storied commercial space sparing about 20,000 sft near Bliss Hotel. Suitable for office spaces, shops, banks etc.

Corporate Office

Site address

CPR Constructions Pvt. Ltd.
Plot No-5, CPR Brindavanam, Opp. to Nector gardens, Brindavanam Colony, Madhapur, Hyderabad - 500 081.
E-mail: info@cprconstructions.com

Ph.: +91 40 40032277, 78933 11777
www.cprconstructions.com

RK-CPR (JV)
Bella Vista
Near Aparna Sarovar, Opp. Jawahar Navodaya Vidyalaya, Gachibowli, Nallagandla, Hyderabad - 500 019.

Architect



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Landscape Designer



Naveen Associates
Hyderabad.
Ph: +91 40 40206966

MEP Consultants



ESVE Design Solutions Pvt. Ltd.
Bengaluru.

Note: This brochure is only a conceptual presentation of the project and not a legal offering. The promoters reserve the right to alter and make changes in elevation, specifications and plans as deemed fit.



www.cprconstructions.com