



CENTRAL PARK™

BELLAVISTA
TOWERS

**THE FINEST IN
JAPANESE LUXURY LIVING**

GURUGRAM

CALL US: +918586866824



Dear Partner,

Central Park is proud to introduce another innovative product, our uber luxury, serviced apartments at Bellavista Towers, Central Park Resorts, Gurugram.

The concept stems from the grand success of The Room; fully serviced apartments that yielded one of the highest ROIs in the residential segment. Thus, besides being a great opportunity to invest, the aesthetics, comfort and amenities at Bellavista Towers will be compared to a 7-star hotel, making it a home away from home for expatriates from around the globe.

Our vision of ultra-fine living extends beyond elegant rooms, immaculate hospitality and great returns. It is with pleasure that I would like to invite you to join us on this journey and visit our Sales Gallery for an unmatched experience.

Mr. Kulwant Khurana
(President-Sales & Marketing)



CENTRAL PARK™
RESORTS

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 the extra mile by recreating an unmatched experience through a union of true craftsmanship and unique Japanese philosophies. The idea is to provide countless Japanese expats, the warmth of their culture, far away from home.

PRESENTING

BELLAVISTA TOWERS

FULLY FURNISHED & SERVICED
UBER-LUXURY 1 BHK & STUDIO APARTMENTS

BELLAVISTA TOWERS

FULLY FURNISHED & SERVICED | UBER-LUXURY 1BHK & STUDIO APARTMENTS



Tower Top Helipad



24X7 Concierge Service



Japanese Speaking Butlers



Authentic Japanese Restaurant

Celebrating the Essence of Japanese Opulence

We at Central Park went to great lengths to curate exclusive privileges that make Bellavista Towers a home away from home for our esteemed Japanese residents.

Our Host of Services

Japanese speaking butlers on each floor | An Authentic Japanese Restaurant

Japanese themed interiors & crockery/cutlery | Helipad on top of the 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

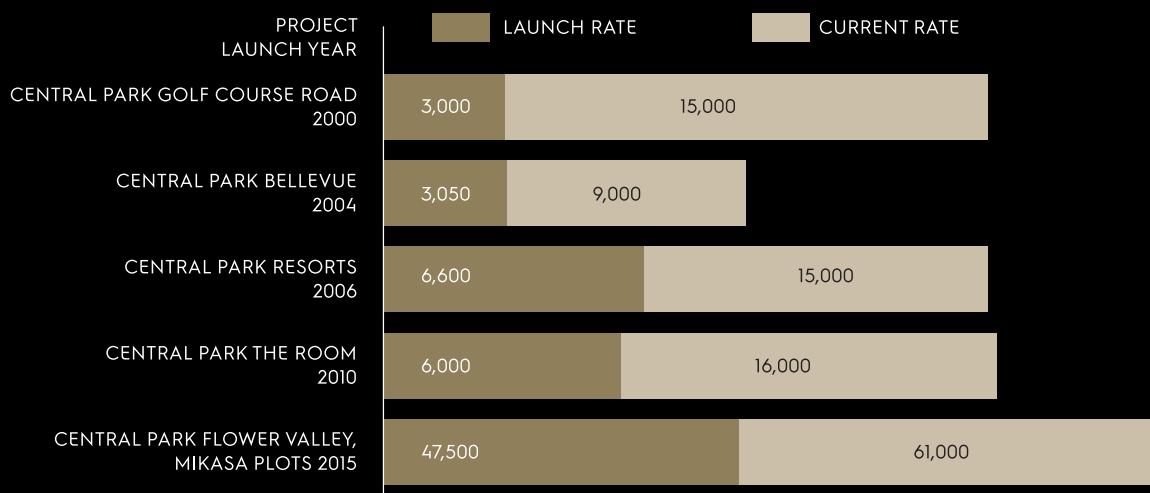
PRODUCT DETAILS

UNIT TYPE	SIZES
Studio Apartments	1065 – 1217 Sq. Ft.
1 BHK Apartments	1356 – 1607 Sq. Ft.

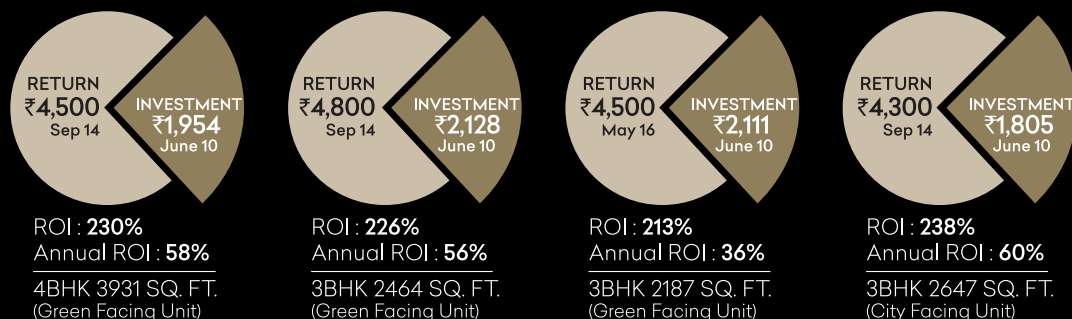
Each floor has a fully serviced executive lounge.

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. 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)



HOME TO THE WORLD

Central Park is 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 from around the world

**Honda • Suzuki • Nikon • Panasonic • Japan Railways • Yamaha
Samsung • Reckitt Benckiser and more.**



JAPAN

AUSTRALIA

CHINA

DENMARK

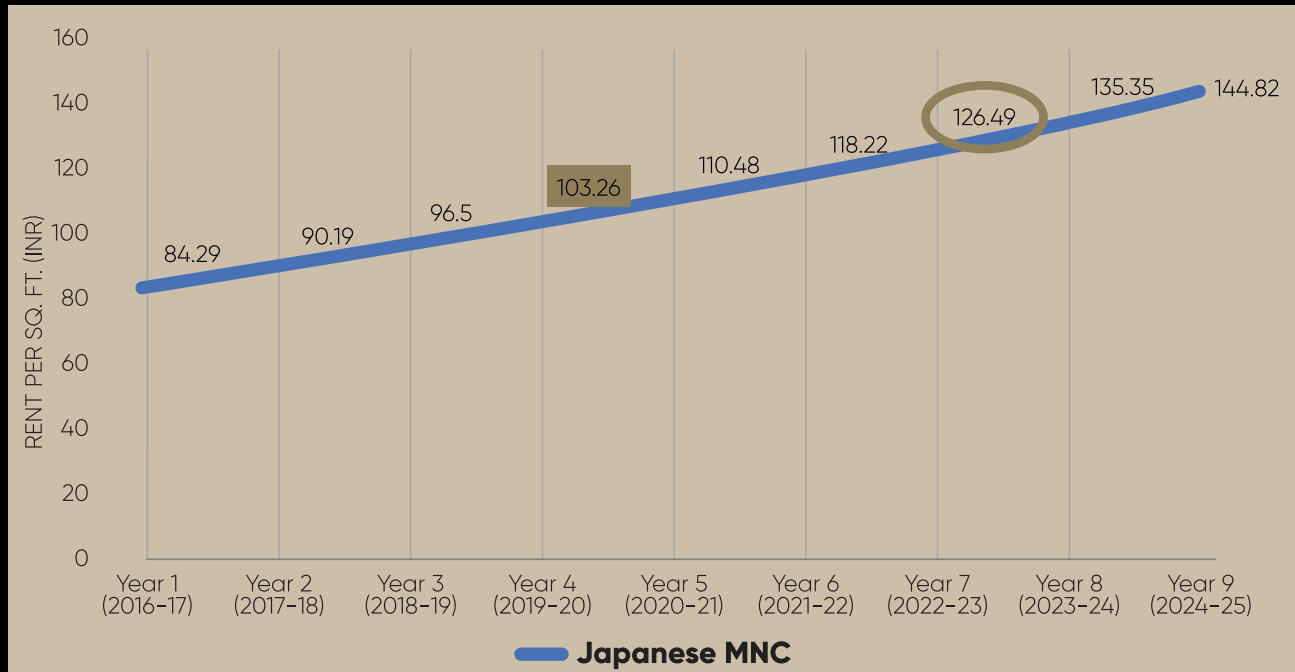
USA

KOREA

NETHERLANDS

TURKEY

PREVAILING LEASE SIGNED WITH A JAPANESE MNC FOR 9 YEARS



■ Japanese MNC rental for FY 2019 - 2020 ○ Japanese MNC rental 3 years from now FY 2022 - 2023

EXPECTED RENTAL CASE STUDY

The current rental (FY 2019-2020) from Japanese MNC	INR 103.26 per sq. ft. per month
Rent after 3 years from Japanese MNC	INR 126.49 per sq. ft. per month
Annual rent after 3 years	INR 126.49x12 = INR 1,517 per sq. ft.
Capital value for Bellavista Towers per sq. ft. as of date (FY 2019-2020)	INR 18,150/-
Expected return at current capital value, after 3 years	INR (1517/18,150)x100 = 8.36%

Disclaimer: This graph indicates the existing leasing rental of 9 years in "The Room" at Sector 48. The expected rental case study is only a projected calculation of expected rental and ROI on the capital value of Bellavista based on existing leasing rent in "The Room". The expected rental is dynamic and may vary as per prevalent market factors. Developer is not guaranteeing or assuring any leasing or rental return.

COLOUR

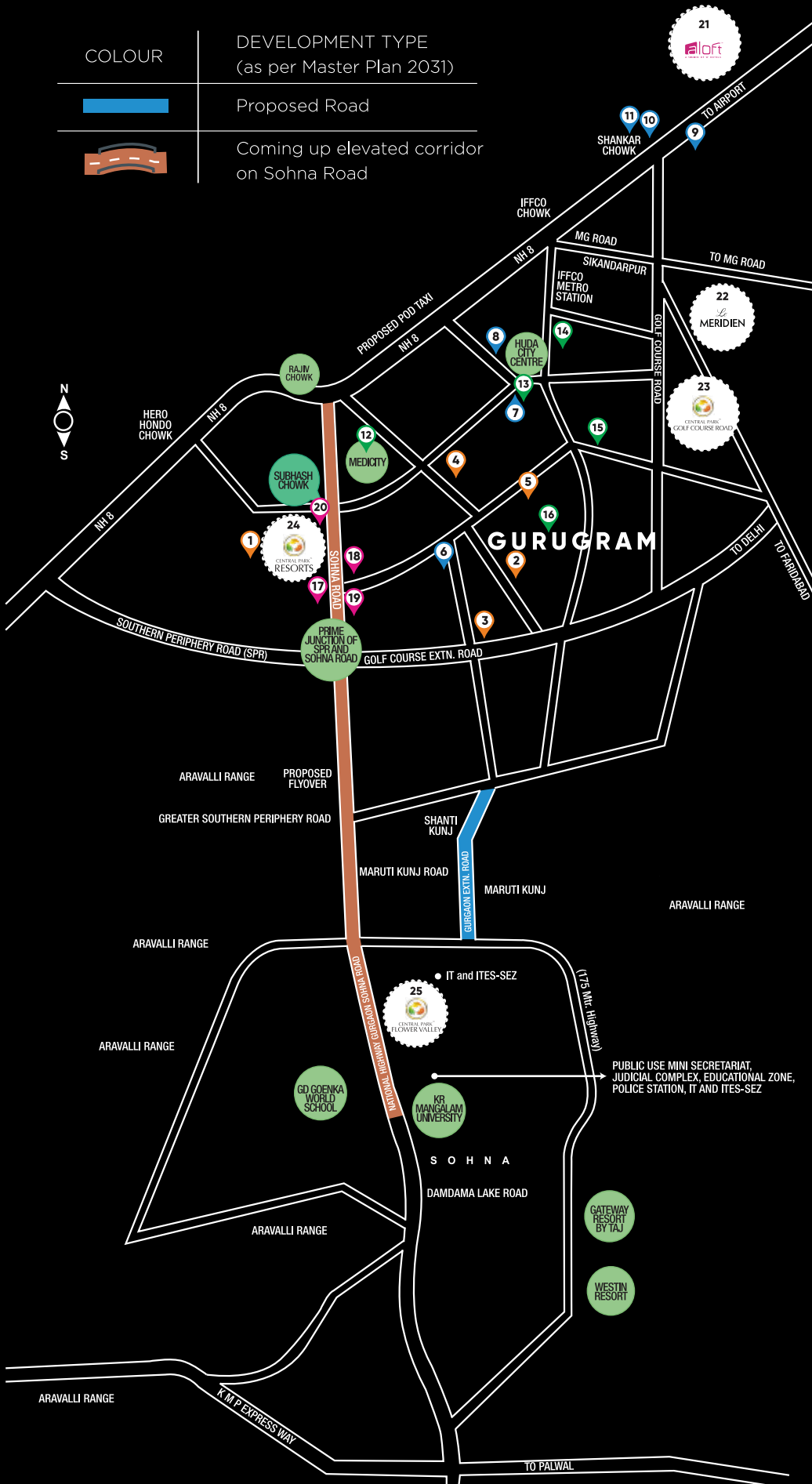
DEVELOPMENT TYPE
(as per Master Plan 2031)



Proposed Road



Coming up elevated corridor
on Sohna Road



Location Advantages:

Located in Sector 48, Gurugram, Central Park Resorts is just a few minutes drive away from major destinations:

- A Rajiv Chowk/NH8 - 5 mins
- B Vivanta by Taj - 10 mins
- C Huda City Centre - 10 mins
- D Golf Course Road - 15 mins
- E Ambience Mall - 15 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

OUR PROJECTS

21. Aloft
22. Le Meridien
23. Central Park Golf Course Road
24. Central Park Resorts
25. Central Park Flower Valley

DELIVERED PROJECTS

Having delivered 5.5 million sq.ft., we have curated elegant masterpieces in the luxury residential & hospitality arena.



ACTUAL IMAGE

CENTRAL PARK

GOLF COURSE ROAD, GURUGRAM



ACTUAL IMAGE

CENTRAL PARK BELLEVUE

SECTOR 48, GURUGRAM



ACTUAL IMAGE

LE MERIDIEN

MG ROAD, GURUGRAM



ACTUAL IMAGE

CENTRAL PARK THE ROOM

SECTOR 48, GURUGRAM



ACTUAL IMAGE

CENTRAL PARK RESORTS

SECTOR 48, GURUGRAM



ACTUAL IMAGE

ALOFT

AEROCITY, NEW DELHI

Central Park has won **37 prestigious awards** – a true reflection of the confidence shown in the brand by the industry as well as our patrons.



CENTRAL PARK™

LOANS AVAILABLE FROM:



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