



Park Bellagio, Opp. Manas Resort,
Next to Mystic Valley, NH-3, Plot No. 283,
Igatpuri, Dist.- Nashik, India - 422 403.
Contact: 98338 63333
sales@parkbellagio.com | www.parkbellagio.com



Prabhav Construction Company Pvt. Ltd.
1501, Excel Plaza, 90 Feet Road, Pant Nagar,
Near by Bank of Maharashtra, Ghatkkopar (East), Mumbai - 400 075.
Contact: 022 2102 3548 / 3299 / 4627 / 9689
sales@prabhav.in | www.prabhavgroup.in



Images of amenities shown in this brochure are purely indicative.

Disclaimer/Note: The information contained in this Brochure is indicative of the kind of development proposed.

Subject to approval of authorities or otherwise the developer reserves

the right to make changes or alterations at their sole discretion. The project is registered under RERA and Registration No. P51600033061.

MAHARERA website <https://maharera.mahaonline.gov.in>



PARK
— BELLAGIO —

OPP. MANAS RESORT
IGATPURI

Wellness Weekend Home

APARTMENTS & BUNGALOWS



PERFECT GETAWAY, PICTURESQUE LOCATION & PLEASANT CLIMATE

Located in the Western Ghats, Igatpuri is a hill town known for its scenic views and pleasing climate. It is a place of significance in terms of the International Centre for Vipassana meditation called Dhammagiri, Camel Valley, Tringalwadi Fort, Mesmerizing Mountains, Beautiful Lakes and Whispering Waterfalls.

HIGHLIGHTS



Location

- 2200 ft above the sea level
- Declared as no chemical zone
- 70% reservation area



Climate

- Best for 12 months & 365 days



Monsoon

- 2nd highest rainfall of India
- Foggy climate



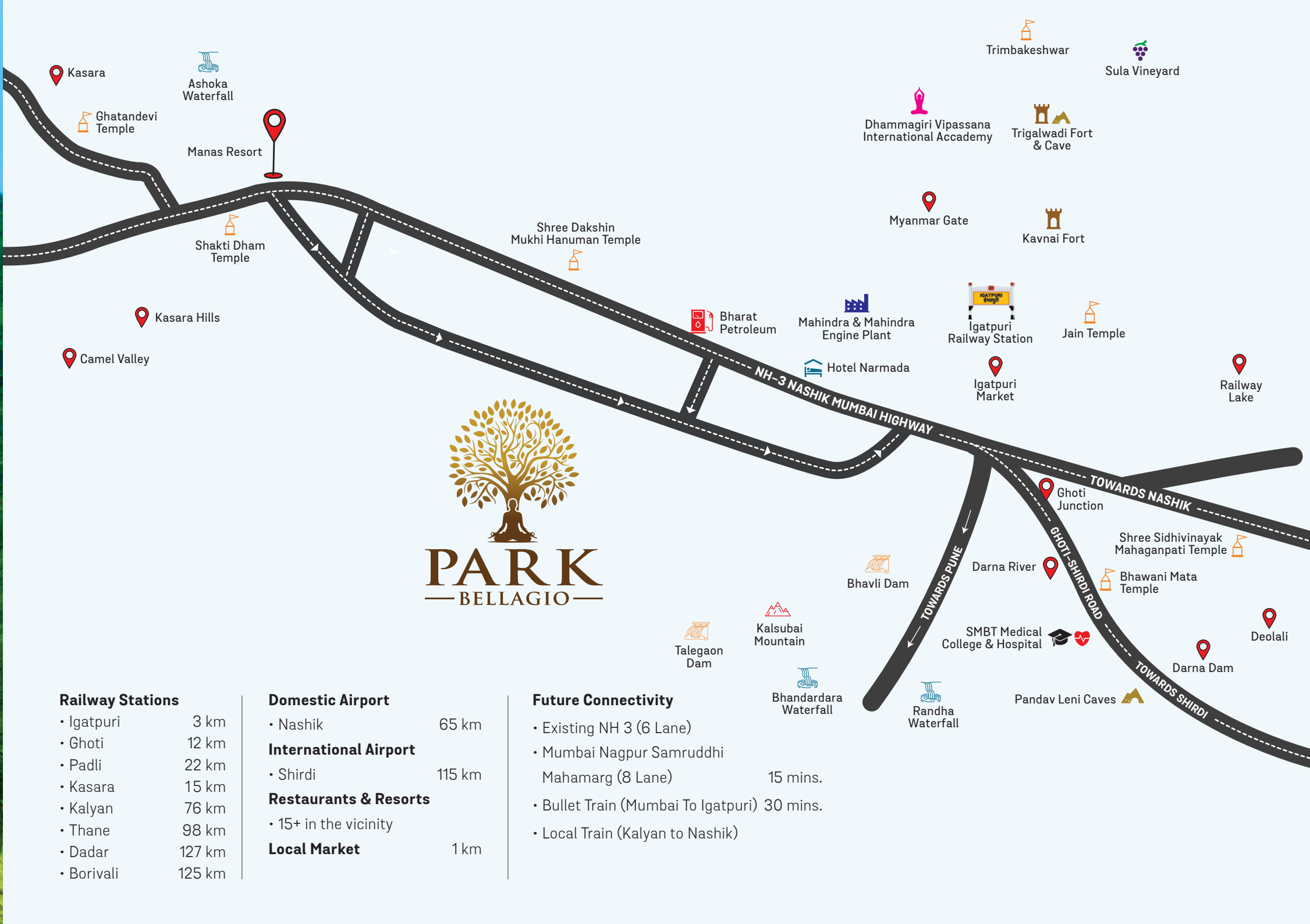
Winter

- Up to 10° C



Summer

- Pleasant Weather



Railway Stations

• Igatpuri	3 km
• Ghoti	12 km
• Padli	22 km
• Kasara	15 km
• Kalyan	76 km
• Thane	98 km
• Dadar	127 km
• Borivali	125 km

Domestic Airport

• Nashik	65 km
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International Airport

• Shirdi	115 km
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Restaurants & Resorts

- 15+ in the vicinity

Local Market

1 km

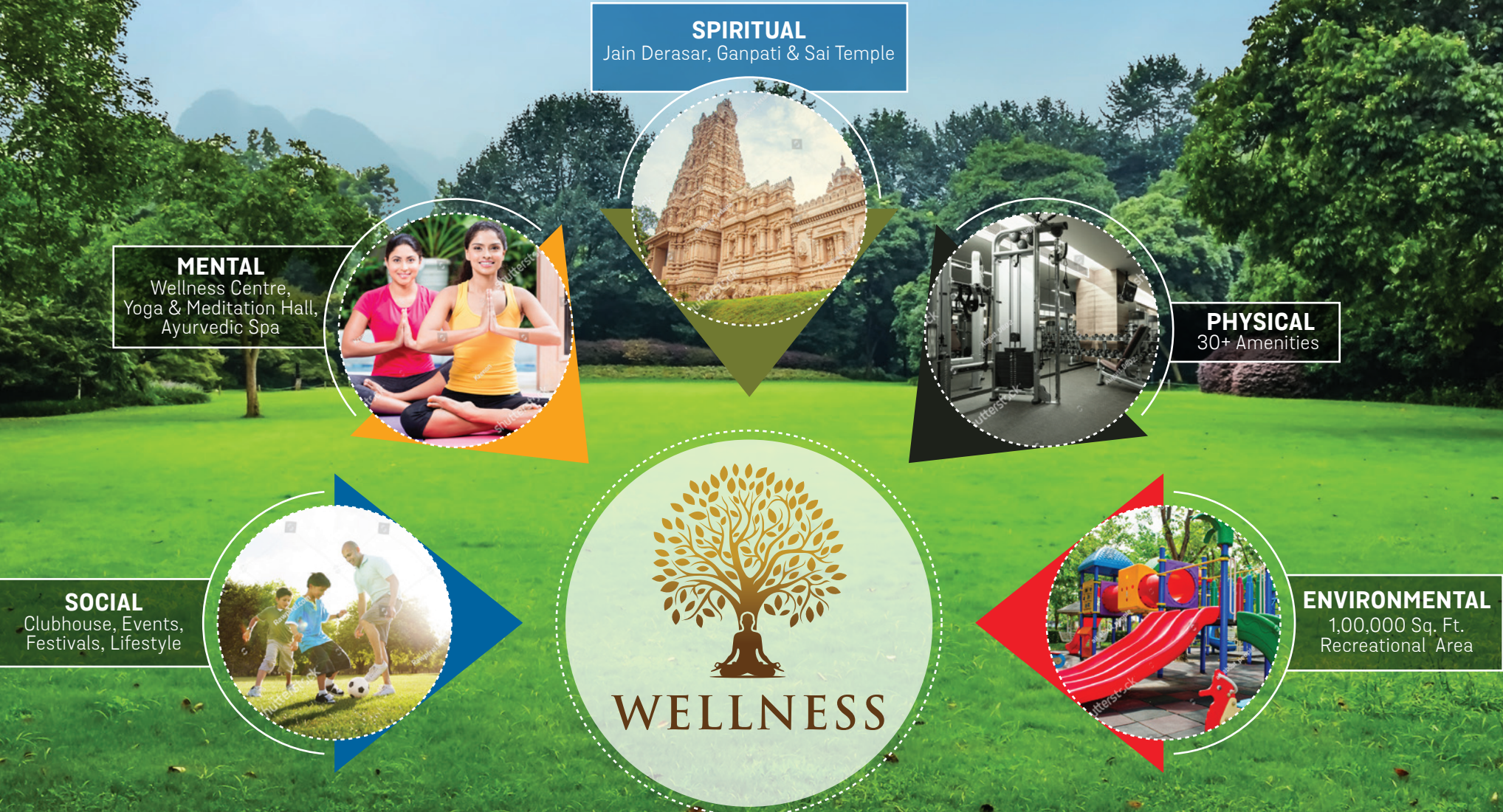
Future Connectivity

- Existing NH 3 (6 Lane)
- Mumbai Nagpur Samruddhi Mahamarg (8 Lane) 15 mins.
- Bullet Train (Mumbai To Igatpuri) 30 mins.
- Local Train (Kalyan to Nashik)

A MESMERIZING WELLNESS EXPANSE AWAITS YOU!

Park Bellagio is based on park theme with purity of nature. It is an integrated township of happy and healthy living spaces amidst the tranquility of natural landscape, plethora of olympic-themed and lifestyle amenities situated in the serene location of Igatpuri. It is a well-planned and uniquely configured project with the finest of fittings and finishing to match the standards of luxurious living.

It offers best-in-class physical as well as social infrastructure, with special emphasis on open spaces and green umbrella.



PROJECT HIGHLIGHTS

- Highway Touch
- Gated Community
- 24/7 Security/Water Supply
- Park Based Landscape & Greenary
- Wellness Amenities
- Olympic Games
- Spiritual Zone
- Assured Rental
- Fully Furnished Apartments
- DG Set Backup for Common Amenities

ENJOY THE PANAROMIC MOUNTAIN VIEW FROM YOUR BALCONY

PETUNIA is a modern structure of **GROUND + 6 STOREY** COMPRISING OF 2 WINGS OFFERING 1, 2 & 3 BHK KING SIZED FULLY FURNISHED APARTMENTS WITH PRIVATE BALCONY.

It is designed keeping in mind all the important requirements of space, aesthetics and ambiance. Add to that, a list of exceptional amenities and premium features that make **PETUNIA** an unbelievable one.

Artist's Impression



Features

- Vitrified flooring in living room
- 10.5 feet height of flats
- 7.5 feet height of doors



- King size toilet design
- Exterior view of premium design
- Intercom facility
- Branded sanitary & fittings



Sample Flat



Artist's Impression

Features

- | | |
|--|---|
| 10.5 feet height of flats | High-speed lifts |
| 7.5 feet height of doors | Amenities space at ground level common area |
| Smart layout | Branded sanitary ware & fittings |
| Spacious bedroom with toilet | Well furnished |
| Premium look of exterior building design | |

REJOICE THE LANDSCAPE & POOL VIEW FROM YOUR APARTMENT

ASTER is an architectural marvel of **GROUND + 8 STOREY** OFFERING STUDIO, 1 & 2 BHK FULLY FURNISHED LUXURIOUS APARTMENTS WITH PRIVATE BALCONY.

Lavishly spaced and abundantly aired, each home comes with contemporary design and sumptuous light. An array of exclusivities and beauty of nature, makes **ASTER** a paradise of its own.



Artist's Impression

OLYMPIC GAMES AT YOUR HOME – 1,00,000 SQ.FT RECREATION AREA

Cricket Turf

Cafeteria

Stadium Seating

Cycling/Jogging Track

Basketball Court

Football Court

Amusement Park

Walking Pathway



WELLNESS AT YOUR HOUSE

- Ayurvedic Spa
- Meditation Hall
- Outdoor Yoga
- Gymnasium
- Jacuzzi
- Wellness Toiletries
- Sauna
- Steam



Representational Images

Set into the PARKSIDE INDULGENCES

-  Tree House
-  Garden Lounge
-  Gazebo
-  Pet Friendly Park
-  Nana Nani Park



Olympics-themed Sports Games for your REJUVENATION

- | | | | |
|---|--|--|---|
|  Multipurpose Hall |  Tennis Court |  Pool Side Café |  Kids Pool |
|  Jogging Track |  Football Pitch |  Kids Play Area | |
|  Badminton Court |  Basketball Court |  Chess Plaza | |
|  Cricket Turf |  Private Pool |  Indoor Games | |



Representational Images

Complex Utilities

-  Restaurant
-  Juice Bar
-  Barbeque Zone
-  Mini Mart
-  Canteen

HOSPITALITY FOR RESIDENTS



INVESTMENT OPTIONS



Prabhav Group is impacting the growth and future of the country by becoming one of the fastest growing infrastructure development groups. The group has successfully built a strong reputation for their quality of work and also completed several prestigious infrastructure projects in India. For more than one decade, Prabhav Group's untiring efforts to uplift the standard of living by delivering high quality living, working and infra spaces has made it a name to bank and trust upon. Under the supervision of the chairman and Managing Director, Mr. Prashant Lathia, it has delivered more than 50 projects till date and has developed more than 2 million square feet of residential and commercial projects across the western belt of Mumbai. Prabhav Group has the latest construction technique that enables them to execute complex projects.