



Awarding shape to your aspirations

NANDI
BELLA
CASA DI LUSO
VISTA

A detailed illustration of a classic street lamp. The lamp has a spherical glass globe at the top, a decorative scrollwork arm extending to the right, and a circular clock face mounted on the arm. The clock face is white with black hands and hour markers. The lamp post is a simple, dark metal pole.

UPRERA-NO PRJ569572

Welcome

to a company

which make incredible, French architecture style villa.

Upgrade your life style as you experience superior level
of luxury within the majestic world of

“Nandi Bella Vista”

situated at one of the most prime location of Bareilly.





JOURNEY OF NANDI BULIDWELL

"NANDI HEIGHTS" by Nandi Buildwell Pvt. Ltd., have now become synonym of providing Beautiful, Class, Luxurious and Elegant homes in Bareilly. Who have delivered the houses to the Bareillians in time with full perfection.

The promoters started their journey in business three decades ago. Enthuse with customers confidence, promoters formed Nandi Buildwell Pvt. Ltd. to award shape to your aspirations.

Company came up with its first project "Nandi Heights" at Nainital Road, Bareilly in May 2016 and started giving Possession in October 2018, within 3 years with completion certificate from development authorities. Almost all the customers are residing in their dream homes happily with comfort & satisfaction.

Our endeavor boosted of with satisfaction of residents of Nandi Heights
Our Dreams fulfilled by providing Bareillians "Homes of their dream".



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A UNION OF ANTIQUITY AND MODERNITY

Nandi Buildwell has established his name in Bareilly for providing high quality construction and timely delivery in real estate industry. Our basic purpose is to provide “an enhanced lifestyle coupled with sustainable environment”, wherever we work.

As a responsible Corporate House, “Sustainability” is an integral part of our vision. We aspire to be the market leader by offering iconic and world class property development in Bareilly and its surrounding.





EXPERIENCE UNMATCHED LUXURY AT PRIME LOCATION IN BAREILLY

Experience high living in our state-of-the-art luxury villas in Bareilly being developed in the vicinity of Indian Veterinary Research Institute (IVRI), the top most prestigious institute in Asia, located at Izzatnagar, Bareilly.

Each villa is being crafted carefully to provide you with the best of amenities and comforts while providing ample personal space for you and your family. Simply put, Nandi Bella Vista sets the bar higher. Spread over a large expanse of refreshing greenery interspersed with water bodies, a holistic lifestyle in the centre of the city awaits you. From the opulence of marble seamlessly fused with the richness of wood, from the rich nishing on the walls to the lush landscaped gardens, from the picturesque views on the outside to the ample space inside, we offer you, a new visionary approach to a complete lifestyle.





A WORLD CLASS LIFESTYLE

Welcome to a residence that's both exquisite and yet fully equipped for your lifestyle needs. Adorned by an elegant teakwood doorway leading to a spacious living room, italian marble flooring and every facility that you could ask for. The residences would be equipped with CCTV cameras for your security.

At Nandi Bella Vista, you can live life hassle-free as you enjoy uninterrupted power and water supply. What's more, you also conserve the planet's precious natural resources by living in an eco-friendly project with an efficient rainwater harvesting & individual solar power plant.



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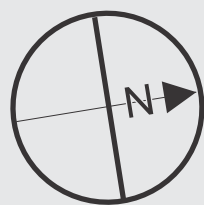
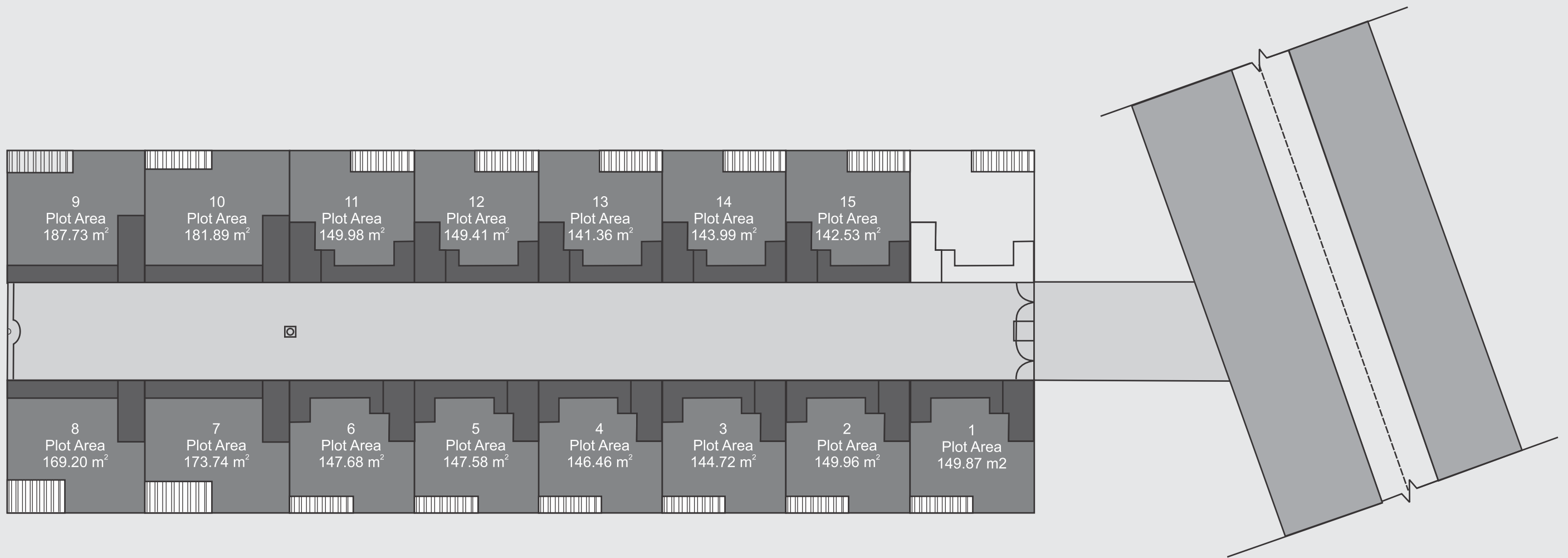
A PART OF YOUR HOME THAT IS A PART OF EVERY CONVERSATION.

You are a connoisseur of fine living. And every bit of your home is a reflection of that. So, why should your kitchen remain hidden?

A modular kitchen that is designed for the spotlight, kitchen that draw your attention, that start conversations, That make you want to flaunt them. With high-quality, appliances and an international sense of style, the perfect space to showcase the master chef in you. Let the fanfare begin.





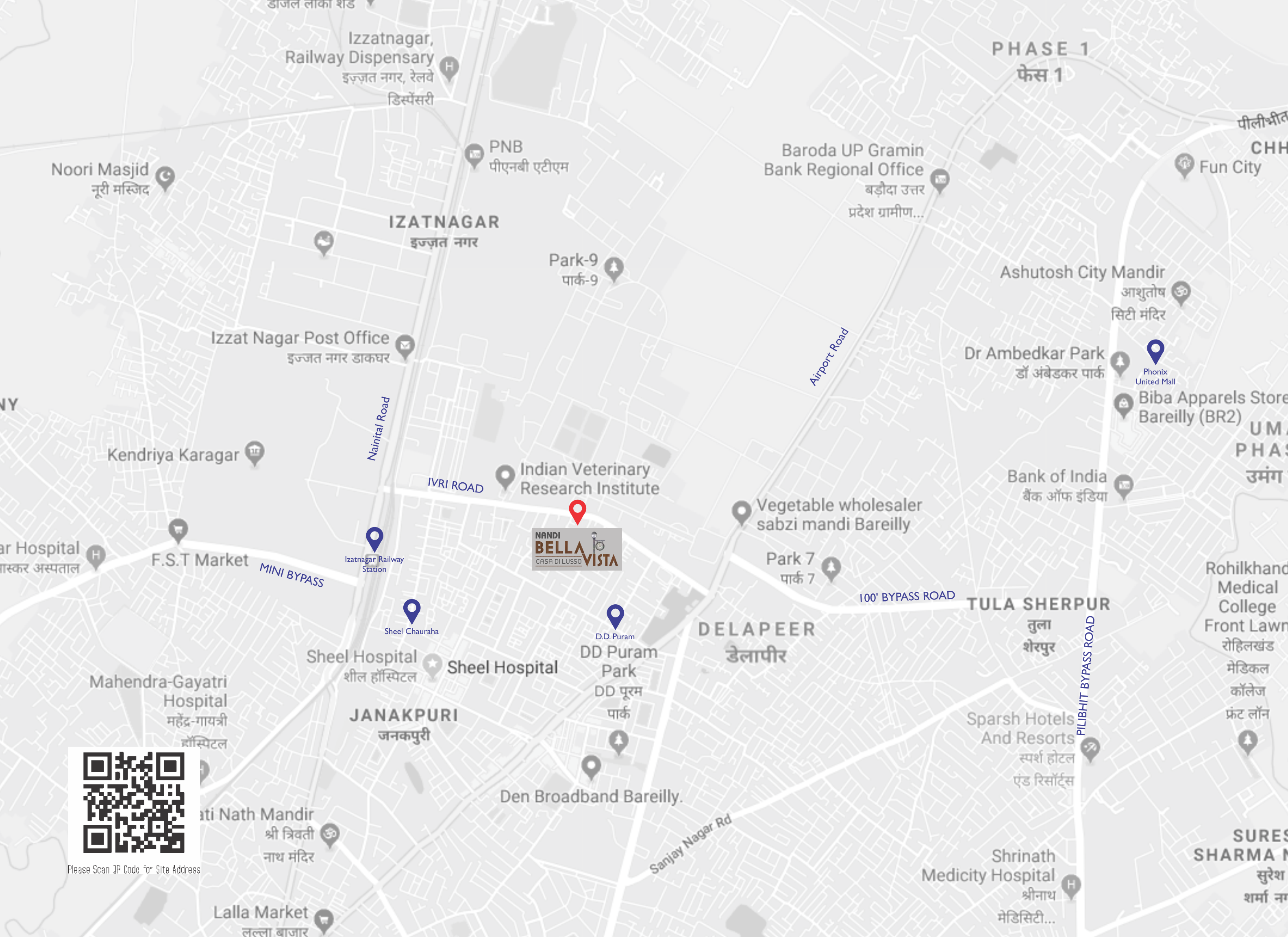


Plot No	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15
Carpet Area	329m ²	335m ²	316m ²	322m ²	325m ²	323m ²	403m ²	390m ²	431m ²	428m ²	335m ²	330m ²	326m ²	321m ²	317m ²
Build Up Area	375m ²	380m ²	361m ²	368m ²	371m ²	368m ²	442m ²	427m ²	473m ²	469m ²	381m ²	375m ²	371m ²	366m ²	361m ²



LAYOUT PLAN

The Project is being developed at IVRI road, Bareilly. The glorious high-rise Villas by Nandi Buildwell, in Italian style, would be known as Nandi Bella Vista, an opulent row housing developed on the well known Pencil Factory compound, adjacent to Bakers Street. The site is located at the prime commercial & residential areas of Bareilly.



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Please Scan QR Code for Site Address

PRIME LOCATION

The Bareilly City situated at 79° longitude same as of Kedarnath 79°, Jageshwar 79° & Rameshwaram Dham 79° which is as per Vastu, have positive effect on overall development of citizens. The project "Nandi Bella Vista" is almost at the centre of the Bareilly City. So the residents of Society shall naturally have the same impact of positivity on them.

- Indian Veterinary Research Institute (IVRI) 00 min drive
- The Izzatnagar Station 05 min drive
- Phoenix United Mall 05 min drive
- Funcity Amusement Park 07 min drive
- National Highway Delhi, Lucknow, Nainital, Pilibhit 10 min drive
- Bareilly Air Port 12 min drive
- SRMS Medical College 20 min drive
- The Satellite Bus Stand 15 min drive

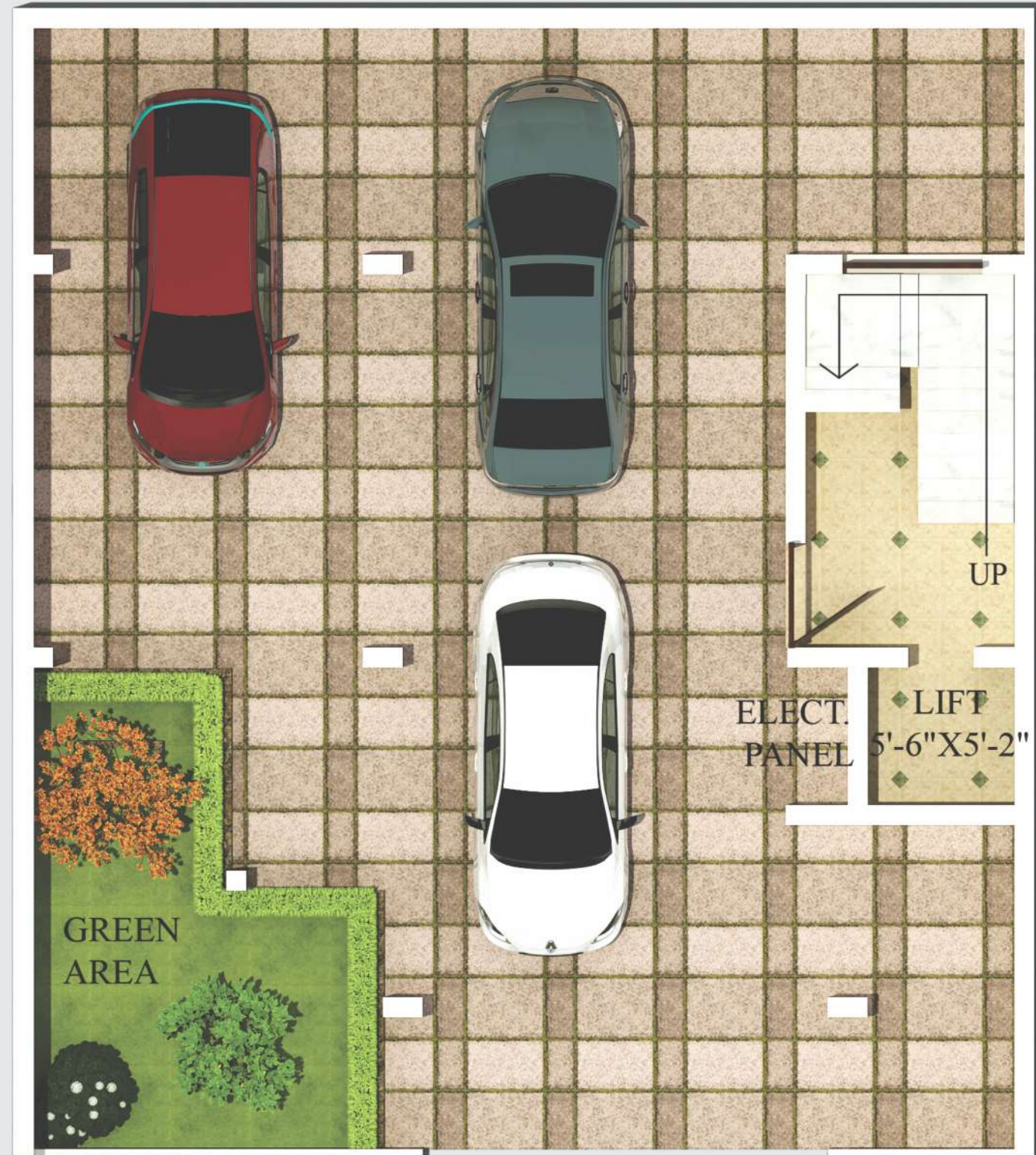
Nandi Bella Vista means the residents luxury with style and is well connected to all highways crossing through Bareilly. All the prominent markets like Rajendra Nagar, D.D. Puram, Janakpuri are adjacent to the Society. The entire surrounding of Society are very developed.



↘ Entrance - Stilt

PR Parking : 37'X40'

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↘ Entrance - I Floor

LD Living : 16'8"X18'6"

B1 Bedroom : 16'2"X14'

D1 Dress : 8'1"X7'4"

T1 Toilet : 9'X7'4"

K Kitchen : 12'X9'

T2 Toilet : 5'6"X8'

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↘ Entrance - II Floor

L Lobby : 7'5.5"X14'

B2 Bedroom : 13'10"X14'

D2 Dress : 8'1"X7'4"

T3 Toilet : 9'X7'4"

B3 Bedroom : 11'6"X12'9"

T4 Toilet : 5'6"X8'

P Pantry : 6'6"X9'

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↘ Entrance - III Floor

L2 Lobby : 14'4"X8'8"

B4 Bedroom : 13'10"X14'

T5 Toilet : 8'8"X7'4"

B5 Bedroom : 16'8"X12'9"

T6 Toilet : 5'6"X8'

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CUTTING - EDGE QUALITY

STRUCTURE

- Earthquake resistant – seismic zone III compliant RCC framed structure
- Masonry work – bricks for all walls

PLASTERING

- Internal walls/ceiling – cement mortar
- External walls/ceiling – cement mortar with sand face plaster

FLOORING FINISHES

- Living/dining/children bedroom/guest bed room/ kitchen – double charged vitrified tiles (2' x 2' or larger)
- Master bed room – wooden floor / planks
- All balconies – Anti-skid ceramic tiles with skirting

- Utility – Anti-skid vitrified tiles
- All toilets – anti-skid ceramic tiles
- Staircase – granite

DADO FINISHES

- All toilets – ceramic tiles up to 8' height
- Kitchen – ceramic tiles up to 2' height from the counter

INTERNAL DOORS

- Main door – 8' high opening with pre moulded wooden flush shutter and frame in wood, polished on both sides
- Other internal doors – 8' high with wooden frame and wooden flush shutters

WARDROBE

- 8' high wooden wardrobe in all bedroom

RAILINGS & GRILLS

- All balconies - GRC or marble pillars
- Staircases - marble pillars

EXTERNAL DOORS AND WINDOWS

- Aluminum Alloy frames and sliding shutters for all external doors
- Windows – 3 track Aluminum Alloy framed windows with double clear glass and provision for mosquito mesh shutters

PAINTING

- Living / dining / bedrooms – Acrylic Emulsion / designer wall paper
- Staircase / lobbies – acrylic emulsion paint
- Exterior walls/balconies – acrylic emulsion exterior grade paint

- Ceiling- Decorative POP false ceiling

KITCHEN

- Modular Kitchen with HOB, Chimney, Oven & grill

PLUMBING & SANITARY

- WC of premium quality
- Washbasin – of premium quality
- CP fittings – of premium quality
- Shower pannels in all bathroom
- Hot & cold water provision – for all washbasins in toilets
- Kitchen sink – hot & cold water provision
- Sauna & Steam combo in one bathroom

ELEVATORS

- Individual Lifts 05 person capacity of Kone

/ Schindler / OTIS / Thyssenkrupp / equivalent

ELECTRICAL

- 15 KVA individual DG set for each villa
- 2 KVA solar power plant individual villa
- Fire resistant electrical wires – Intercom & telephone point in lobby, TV points for living & bedrooms
- Decorative lights & LED ceiling lights
- Split AC in all bedrooms
- Switch plates/switches – modular switches of premium quality
- Exhaust fan in all toilets
- Hair dryer point in all bathrooms
- Geyser in all toilets

- Geyser for utility
- Washing machine provision in terrace
- One 5 ampere point in all balconies

LANDSCAPE

- Flower beds, Clock tower, Lion head fountain

SECURITY

- 24 hour security personnel
- CCTV at strategic locations for security & monitoring.
- Intercom connection from security guard room at gate to each villa.
- Finger print sensor with password lock at main door of each villa.



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UPRERA NO PRJ569572

Site Office : IVRI,Road, Opp. IVRI, 2nd Gate, Bareilly.
 Head Office : Cement House, Karamchari Nagar Road, Bareilly.
 Cell : +91-7088048881/ 86
 Email : nandibuildwell@gmail.com
 Web.: www.nandibuildwell.com

Member of :



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