A PROJECT BY



#BELONGTOTHEBEST

**Financial Advisors**SureFire Consultants and Developers LLP





The project has been registered via MahaRERA registration number: **P51800076596** and available on the website https:// maharera.mahaonline.gov.in under registered projects

The images and other details herein are only indicative. The Developer / Owner reserves the right to change any or all of these in the interest of the development as per provision of law.

# Belissina BANDRA WEST

A PROJECT BY







We build more than structures; we create legacies. With a foundation of trust, excellence, and unmatched expertise, our developments are a testament to timeless luxury. As pioneers in the industry, we continue to shape the future of living, offering a standard of living reserved for the discerning few.



20+ Successfully delivered projects in the region



Superior construction quality



20+ years of brilliance



3 on-going projects



Timely possession of all the projects till date



Over 10,00,000 sq. ft. delivered successfully



2 upcoming projects



500+ happy & proud customers

OTHER BUSINESS VERTICALS







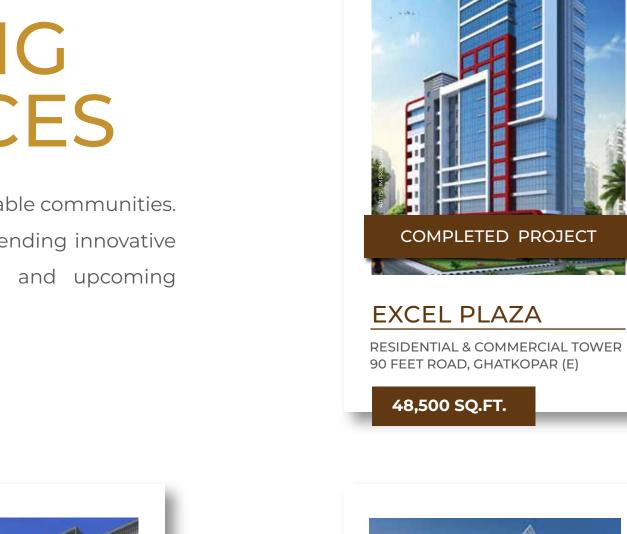


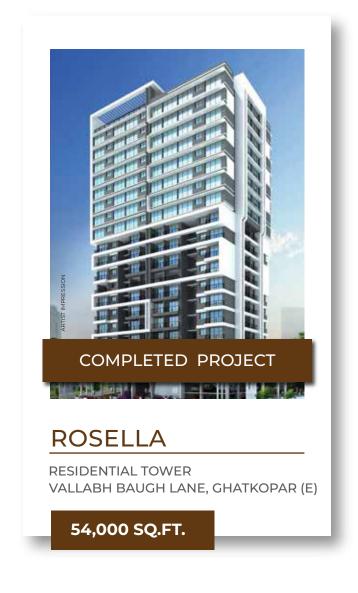
# CRAFTING EXCELLENCE

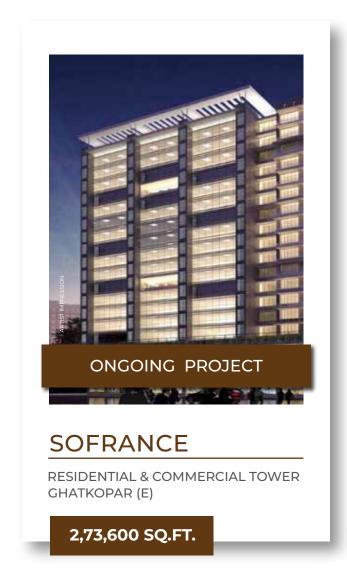
A JOURNEY THROUGH OUR SIGNATURE PROJECTS

## REDEFINING LIVING SPACES

Excel Group is dedicated to crafting modern, sustainable communities. Each project reflects our commitment to quality, blending innovative design with luxury living. Explore our ongoing and upcoming developments, where your dream home awaits.

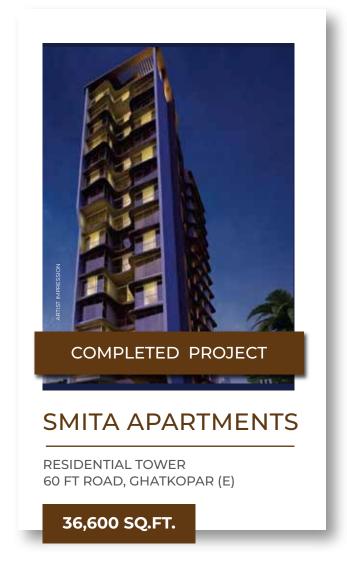














Step into a world of unparalleled sophistication, where every element is designed to reflect your status. From bespoke details to timeless elegance, this is a lifestyle curated for those who appreciate the finer things. Experience a new level of exclusivity, tailored to those who expect nothing less than perfection.



**35-STORIED BRILLIANCE** 



**GRAND LOBBY & GUEST LOUNGE** 



**RESIDENCES WITH SUPERIOR FINISHES** 



**4 HIGH SPEED ELEVATORS** 



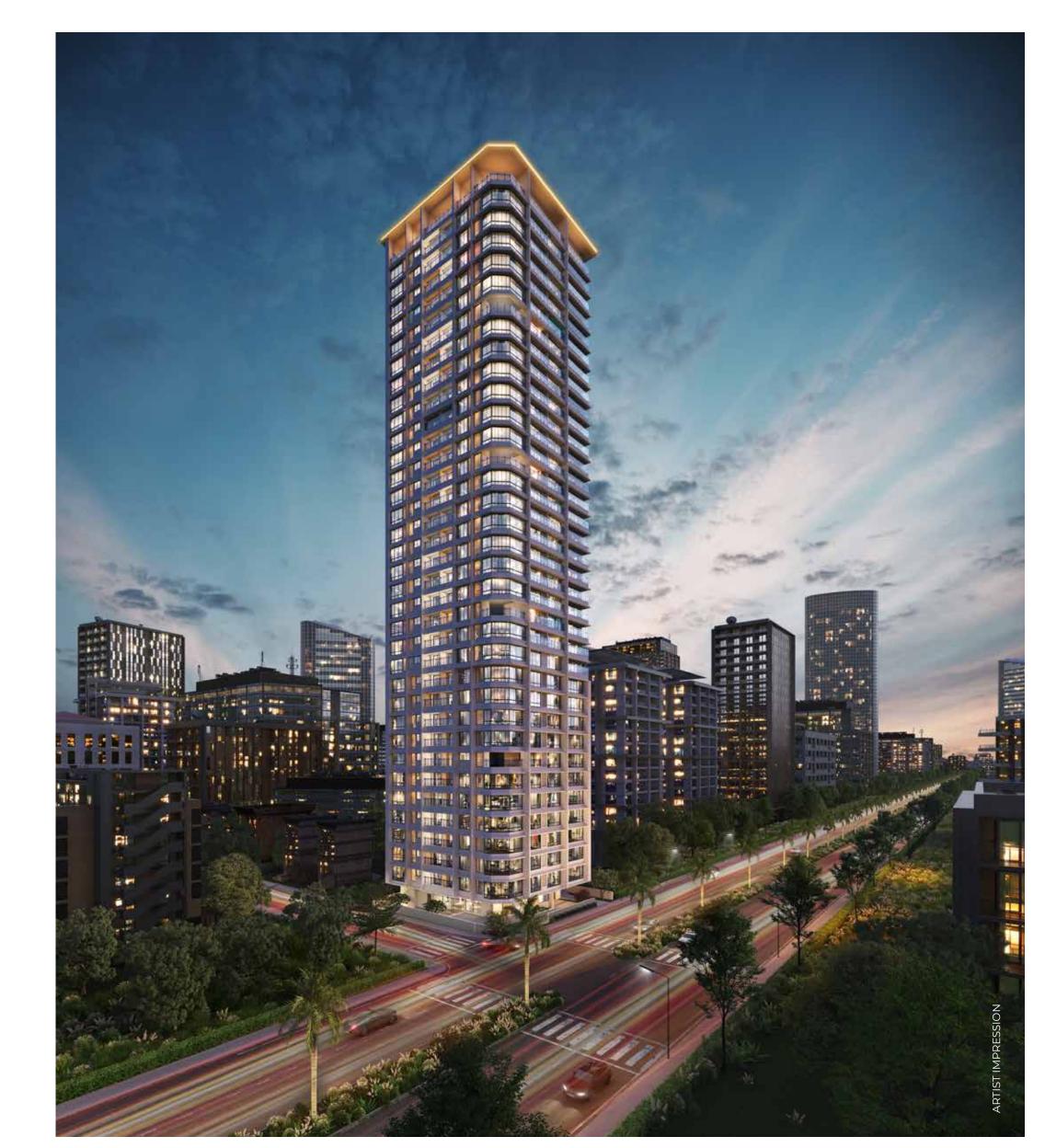
LUXE 3 BED RESIDENCES WITH SKY DECK

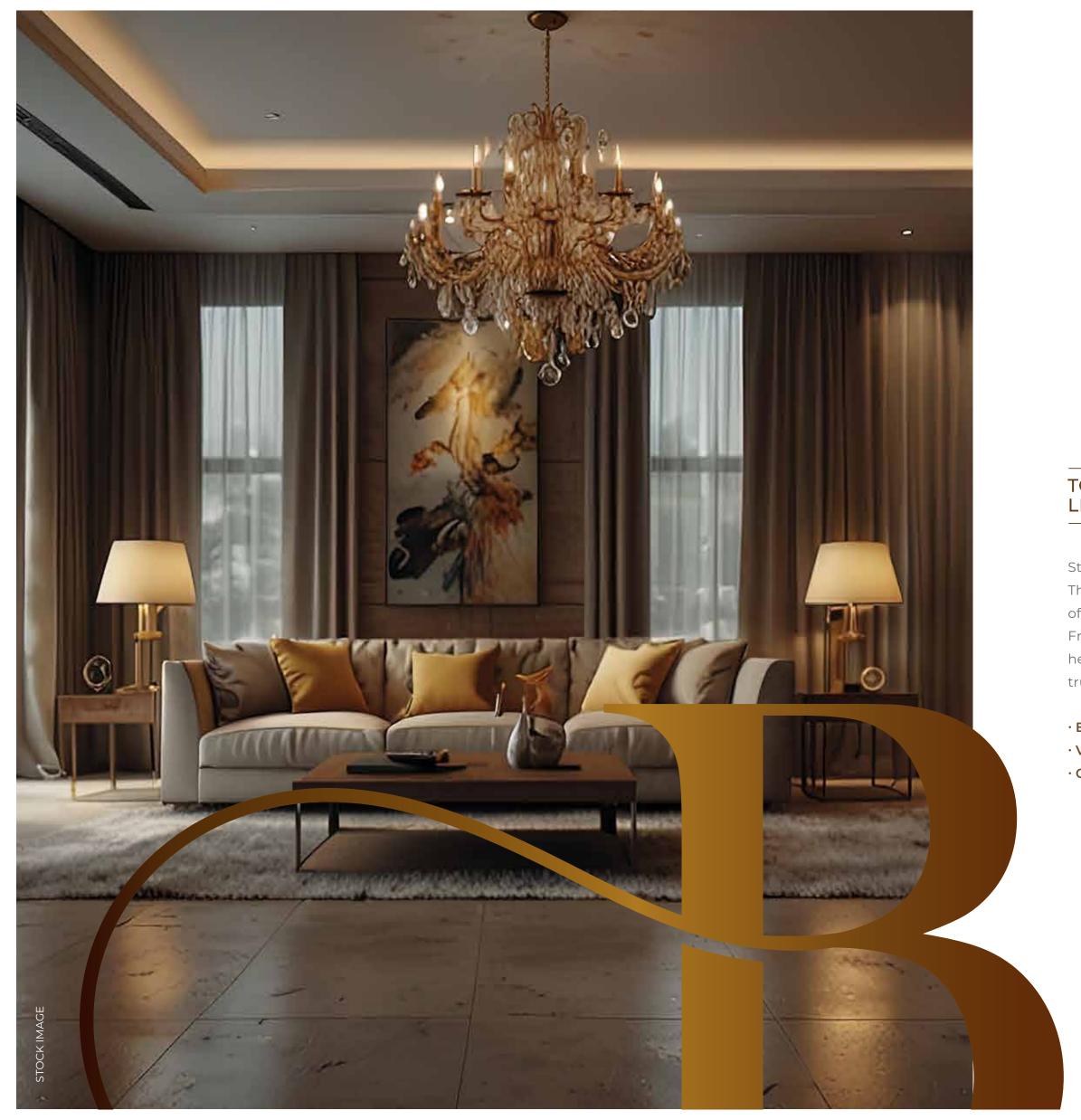


**ARABIAN SEA VIEW** 



**ROOFTOP AMENITIES** 





# Belong TO A WORLD WHERE LEISURE IS UNMATCHED.

Step into a realm where sophistication meets comfort. Thoughtfully designed to elevate your everyday, these homes offer more than luxury they present a curated experience. From timeless design to impeccable details, every moment here is a reflection of refined living, crafted to inspire a life of true fulfillment.

- · Extensive Usable Carpet Area
- · Vaastu Compliant Residences
- · Cross Ventilation for Natural Cooling

# ABEACON OF MUMBAI'S LUXURY REAL ESTATE

### A HISTORIC 60-70% YOY PRICE HIKE IN THE LAST 5 YEARS

Bandra has become a key player in Mumbai's luxury real estate scene. Its strategic location, rapid infrastructure growth, and vibrant social life have driven strong price appreciation. With proximity to business hubs, top schools, and upscale amenities, Bandra stands as a symbol of luxury, sophistication, and an unmatched lifestyle.



### MORE THAN 150% PRICE APPRECIATION IN THE LAST DECADE

Bandra has witnessed a remarkable surge in property values, making it one of the most sought-after residential areas in Mumba



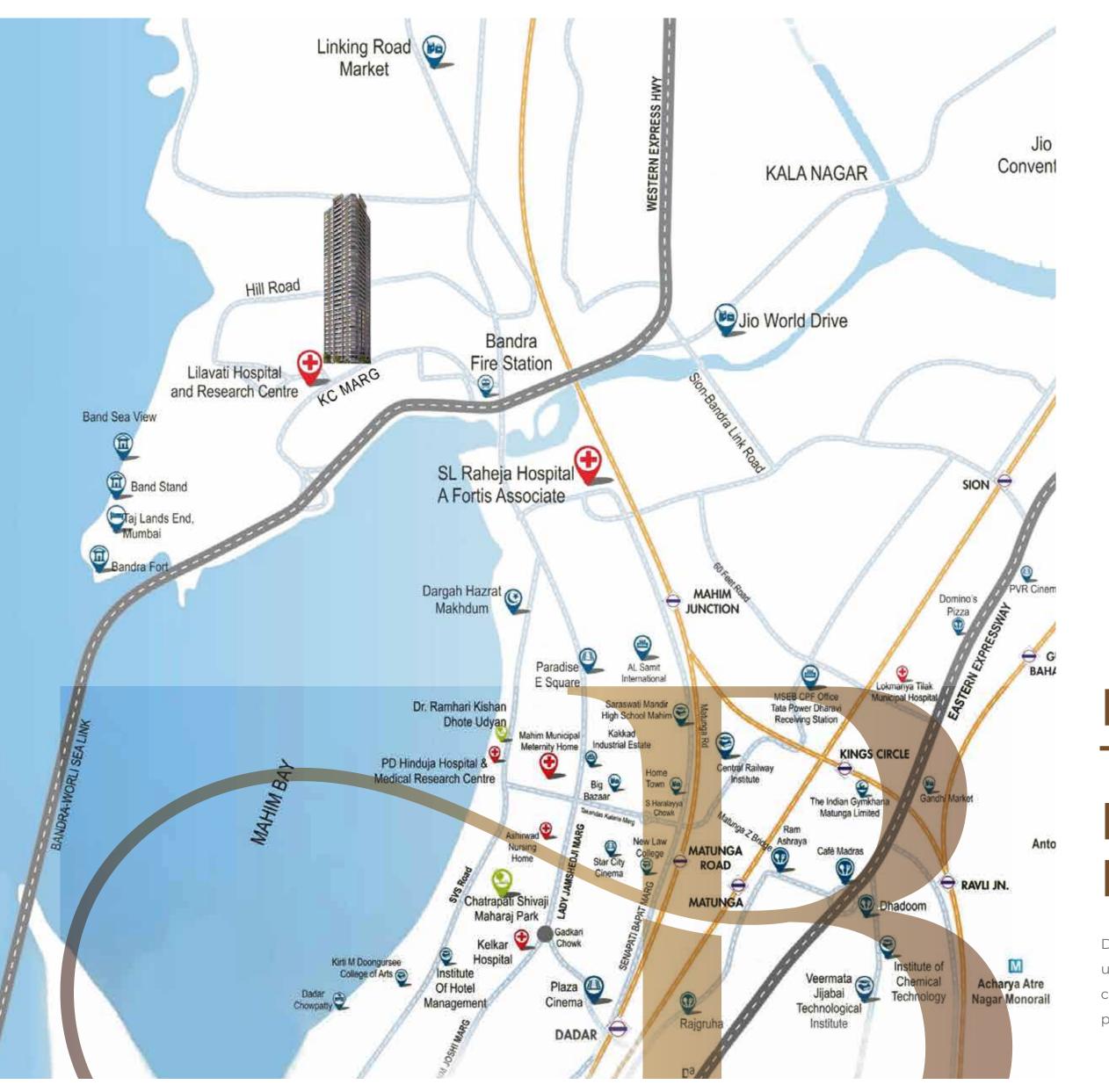
#### **30-50% PRICE APPRECIATION TILL DEC 26**

The upward trend in property prices is anticipated to continue, fuelled by strong demand and limited supply.



#### **CONSTRUCTION BOOM**

Numerous luxury residential projects are currently under construction in Bandra, catering to the growing demand for high-end living.



# EVERY TURN LEADS TO LUXURY

Discover a seamless journey where every corner unveils sophistication and comfort. With prime connectivity and exquisite surroundings, your path to a luxurious lifestyle is just a step away.



# AN UNMATCHED LOCATION THAT ADDS COMFORT TO COMMUTES.

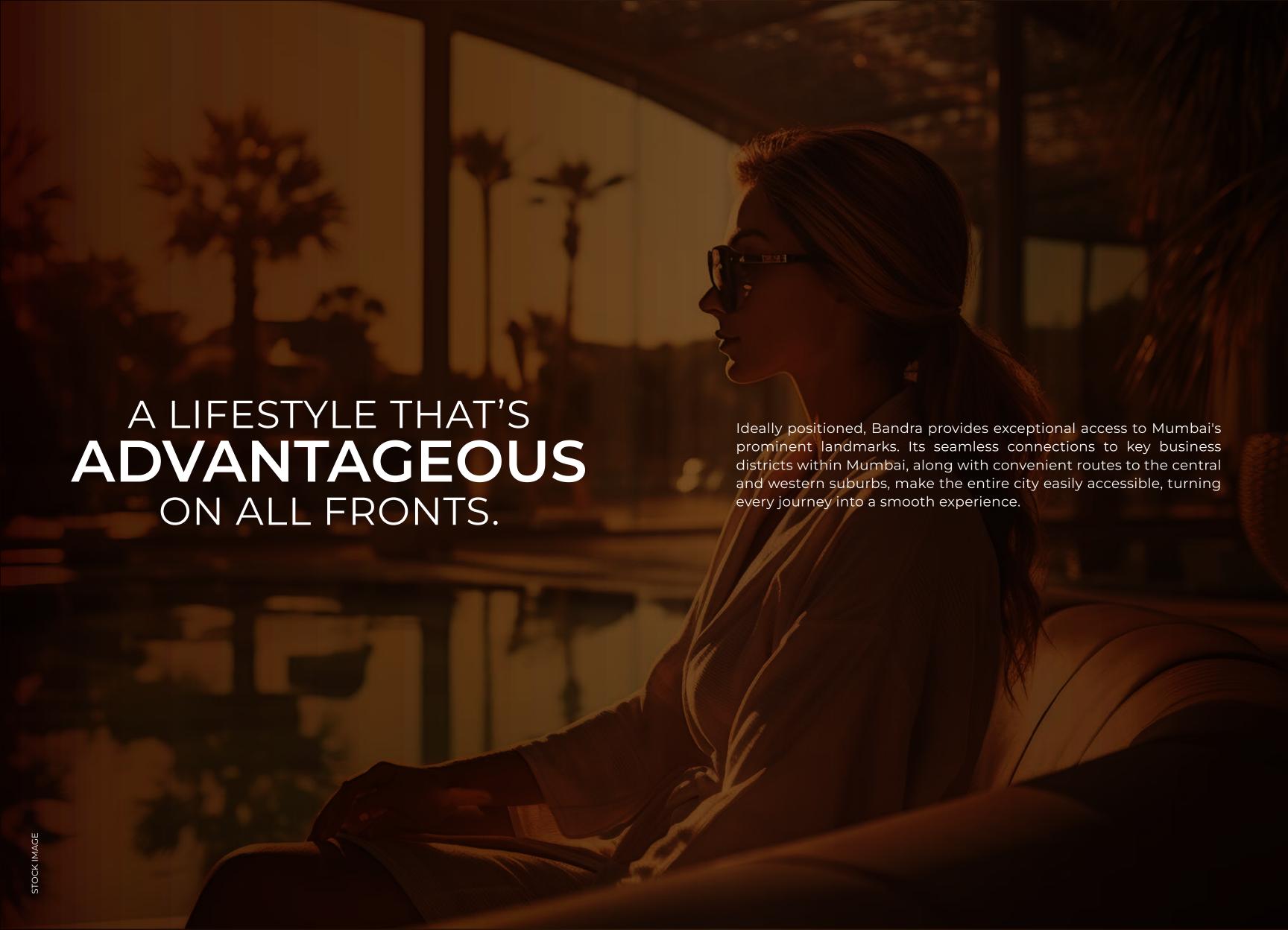
With quick access to highways, metro lines, and the city's best amenities, Bandra transforms daily commutes into effortless journeys, giving you more time to focus on what truly matters. It's not just a place to live—it's where comfort meets convenience, making everyday life smoother and more enjoyable.

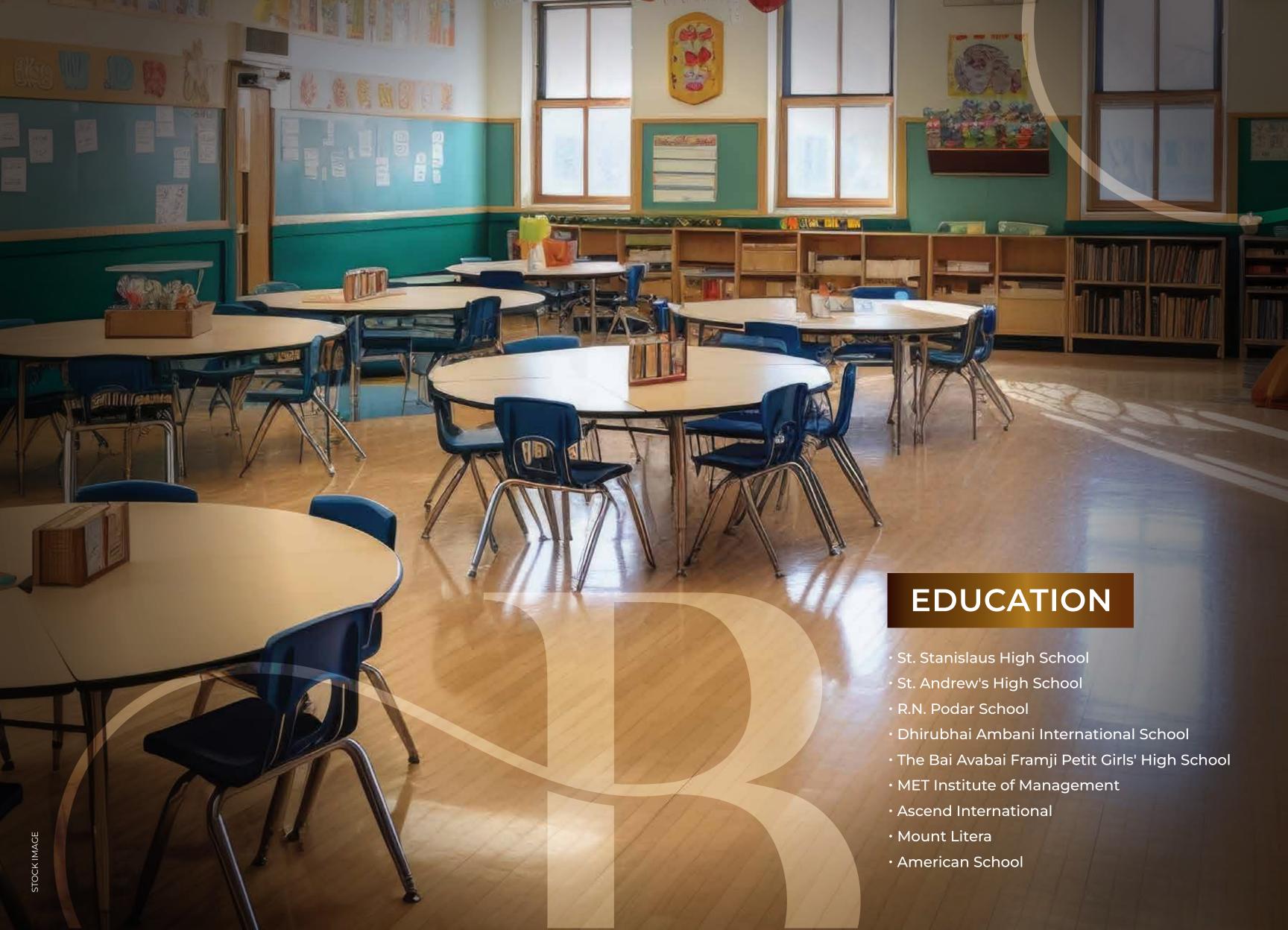
- Western Express Highway
   500 M / 3 minutes
- Bandra Terminus Station 1 KM / 5 minutes
- Bandra Kurla Complex (BKC) 3 KM / 5 minutes
- Mumbai International Airport 12 KM / 20 minutes
- Eastern Express Highway 7 - 8 KM / 20 minutes
- Linking Road 2 KM / 5 minutes
- Coastal Road 1 KM / 5 minutes
- Bandra Worli Sea Link 1 KM / 5 minutes

### **METRO CONNECTIVITY**

1. Metro Line 2B (Under Construction) (Connects Dahisar to Mankhurd via Bandra)

2. Metro Line 3 (Colaba-Bandra-SEEPZ, Under Construction) (Will provide direct access from Bandra to South Mumbai and SEEPZ)





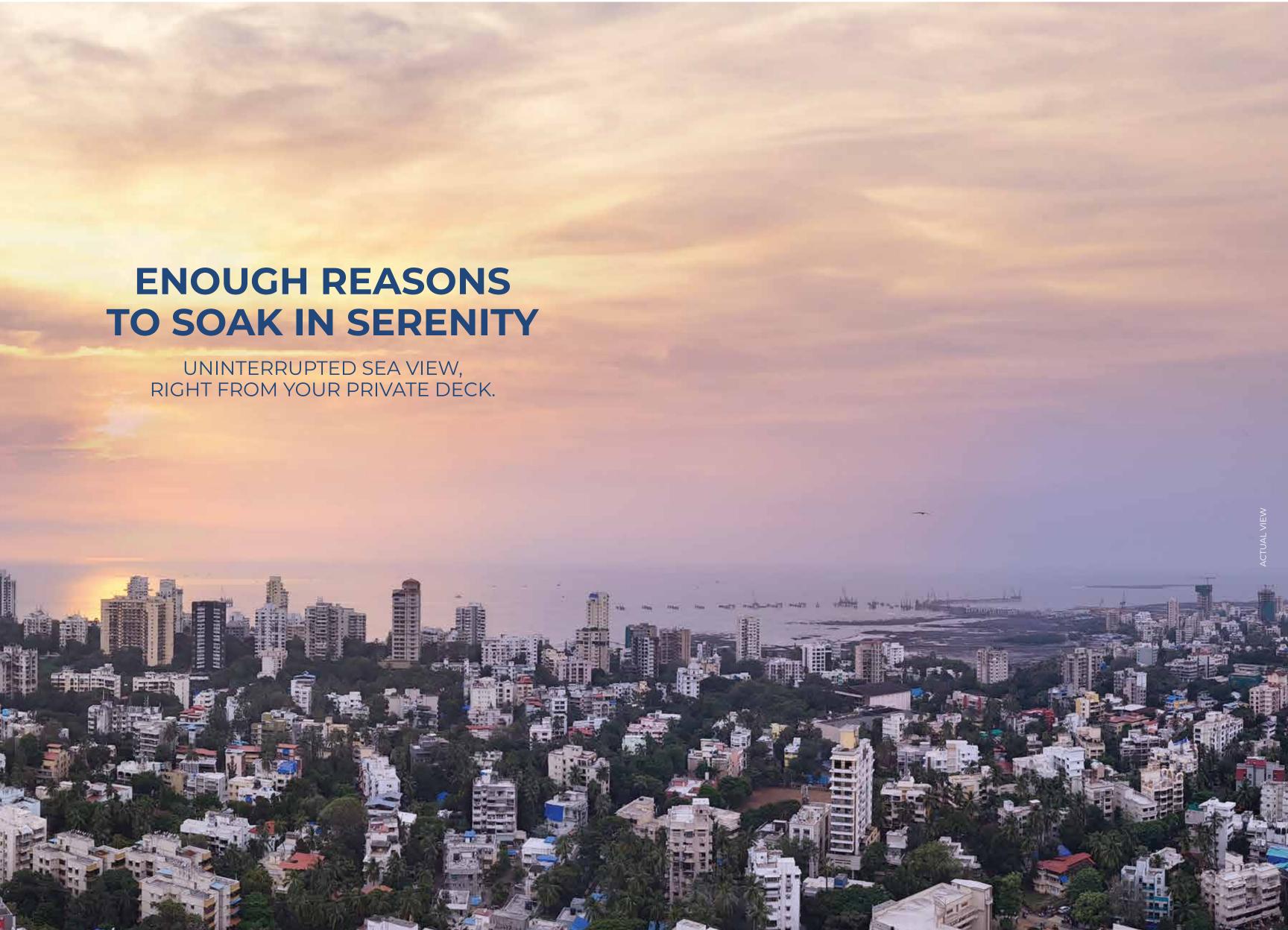




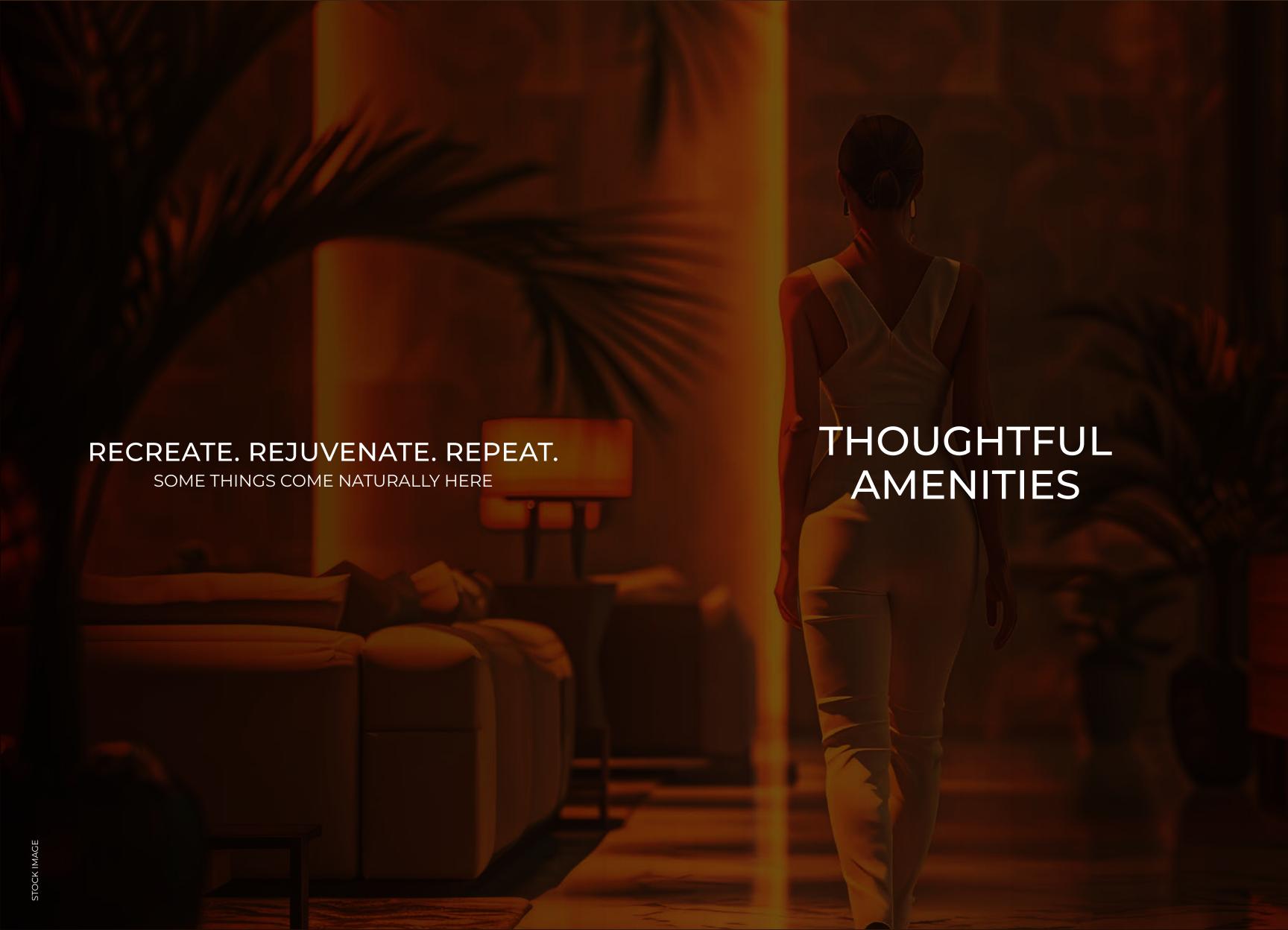








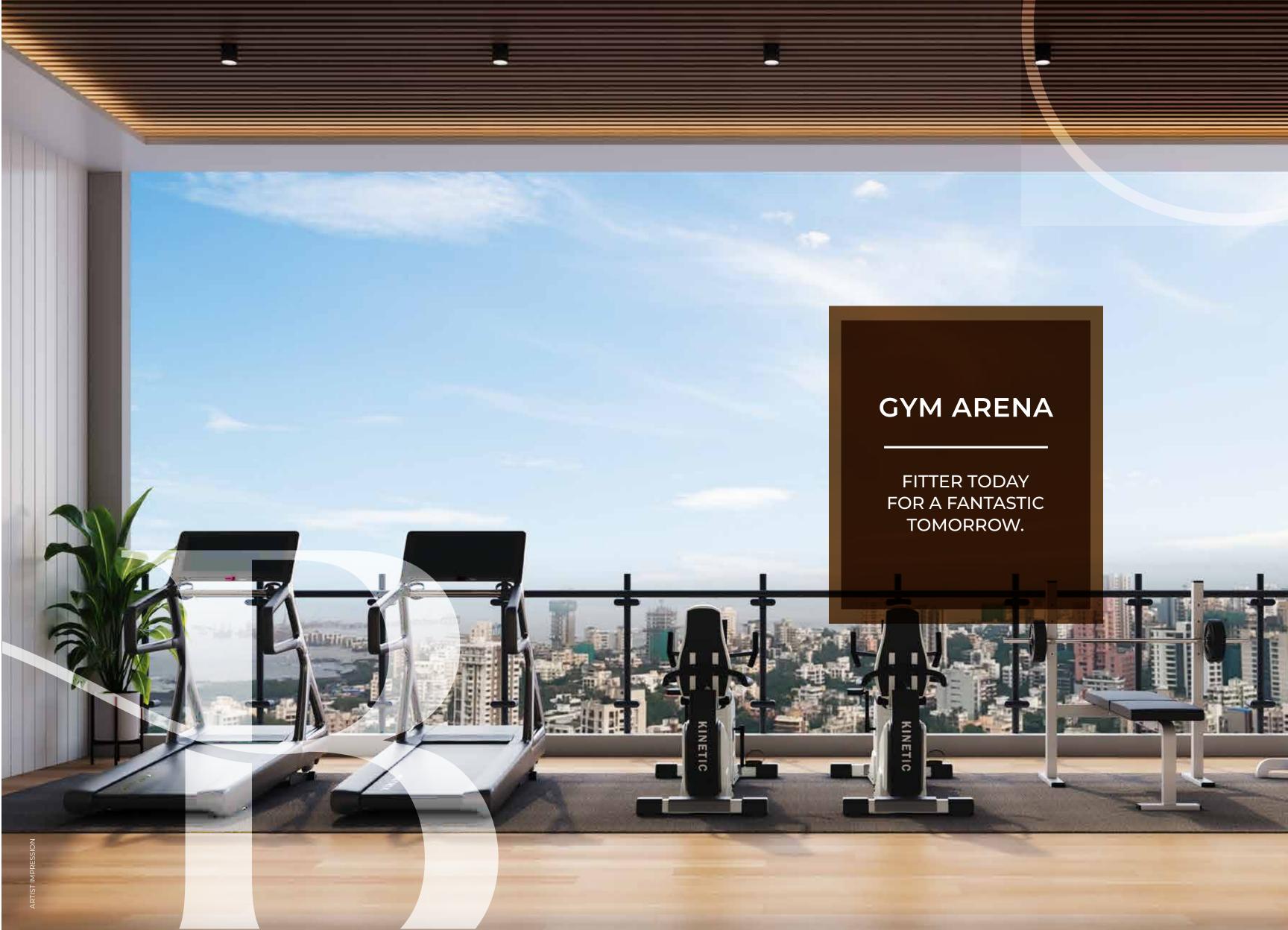




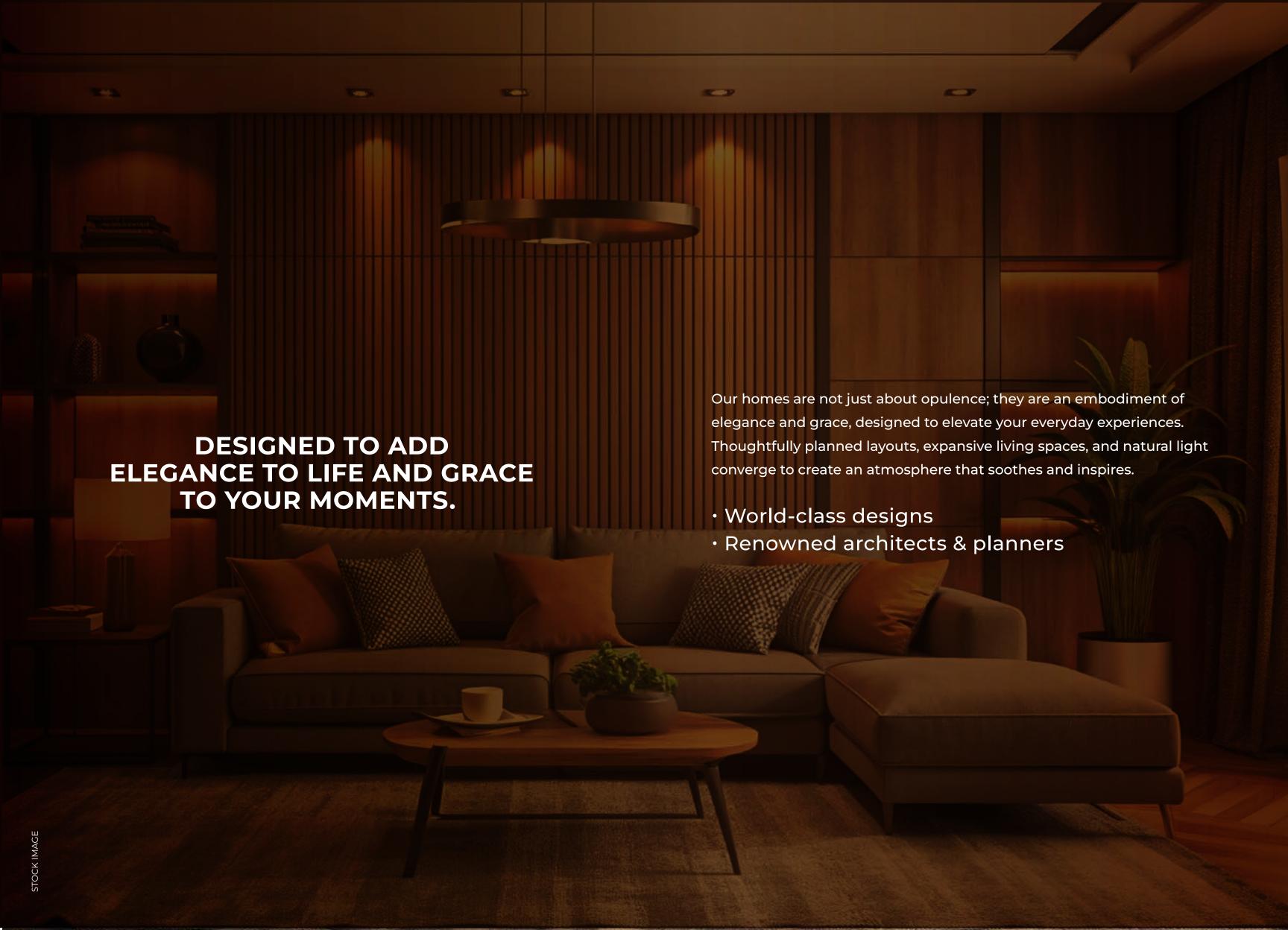


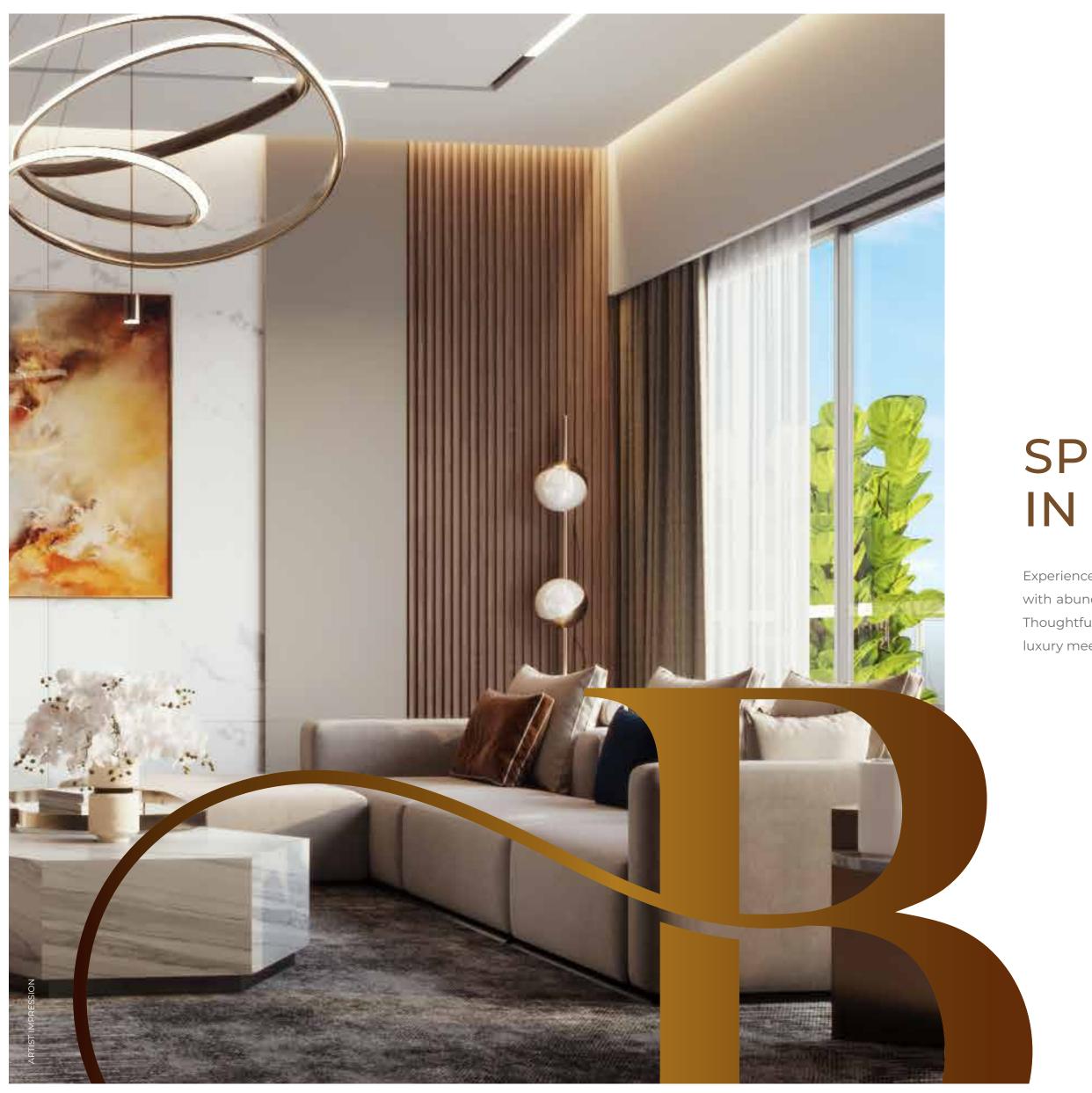






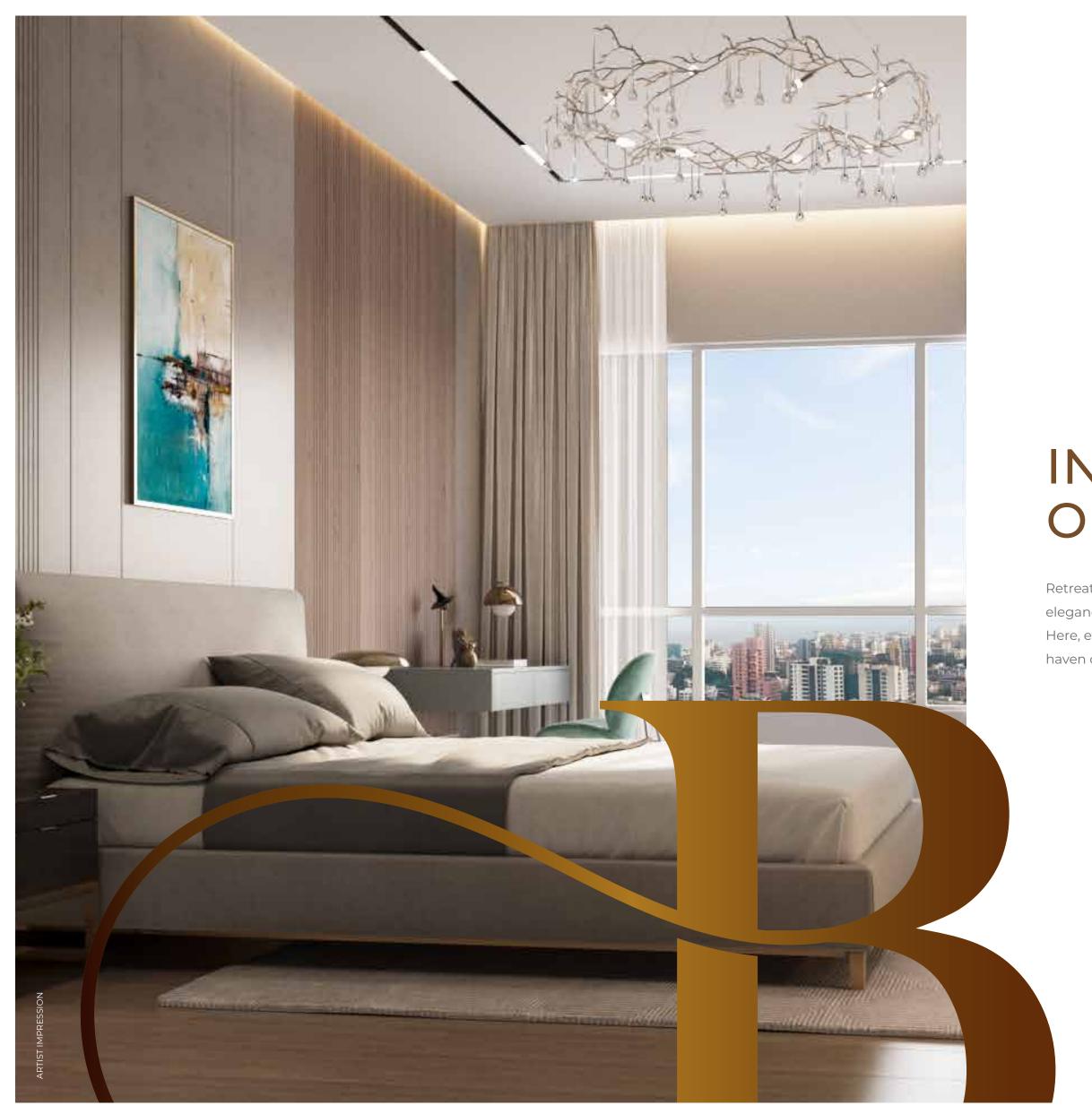






# SPECTACULAR IN EVERY SENSE.

Experience a living room that elevates your everyday moments with abundant space, elegant design, and stunning natural light. Thoughtfully crafted for comfort and style, this is where modern luxury meets timeless charm.

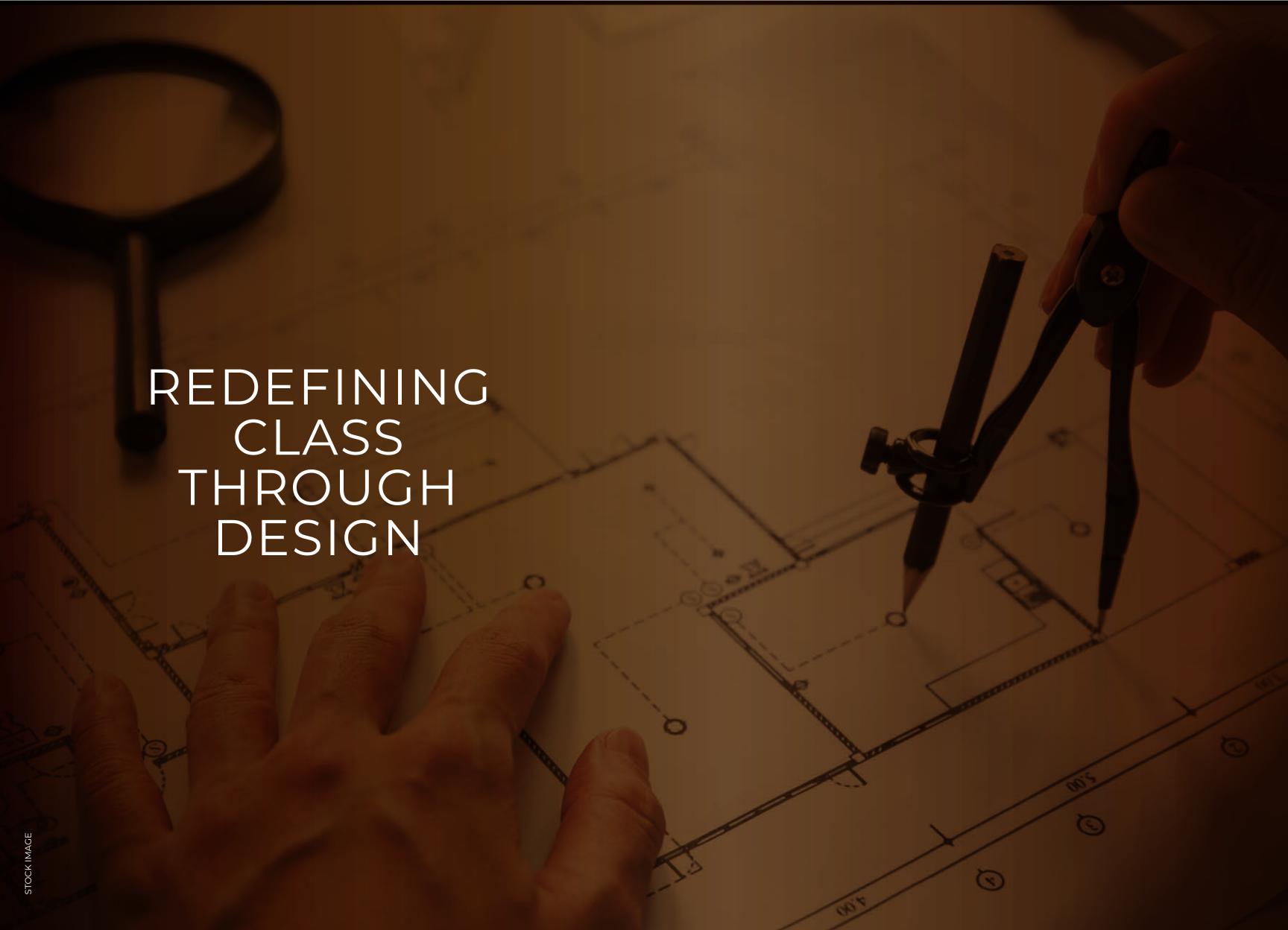


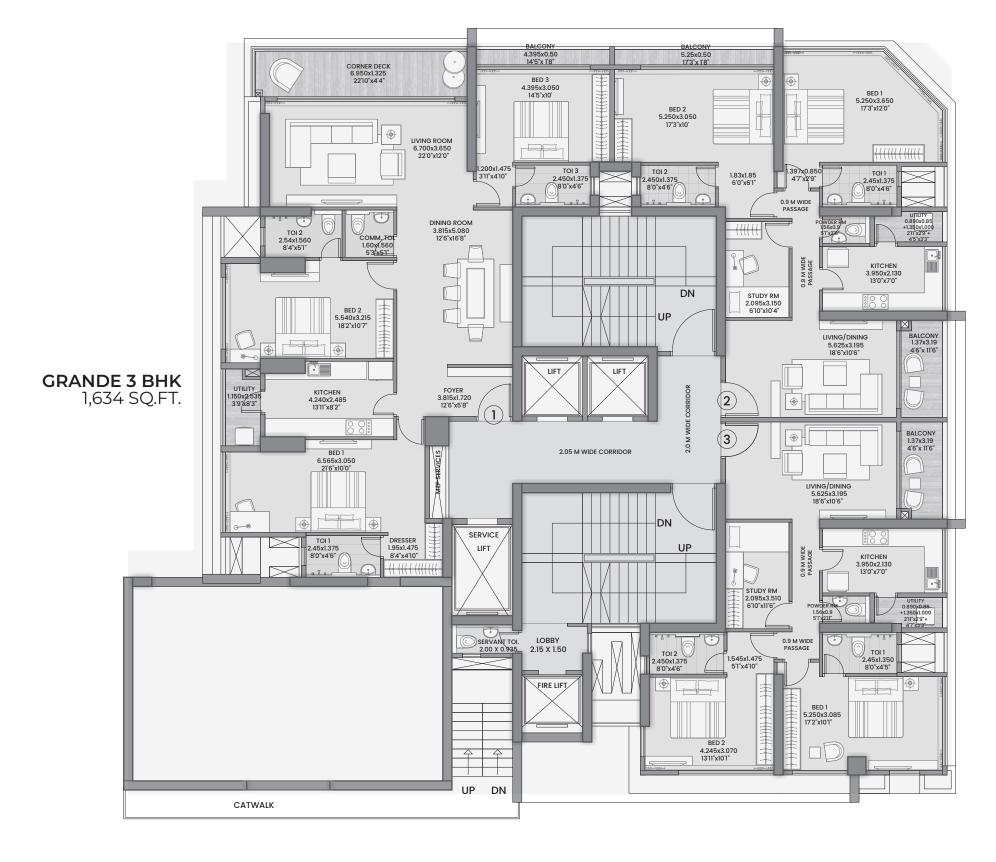
# IN THE LAP OF LEISURE.

Retreat to a bedroom designed for ultimate relaxation, where soft elegance and serene ambiance create the perfect sanctuary.

Here, every detail invites comfort, making it your personal haven of tranquility.







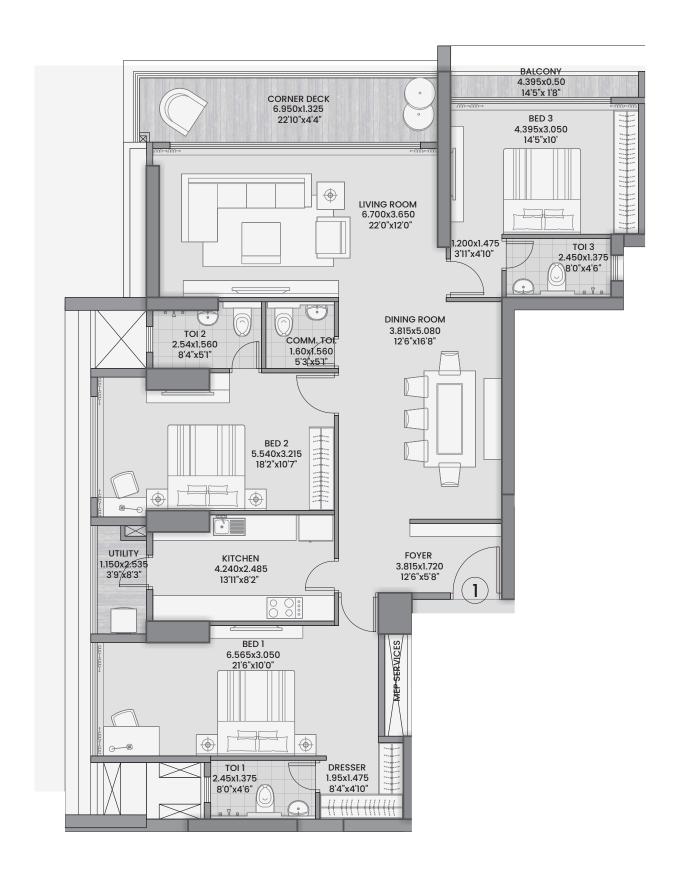
**PRIME 3 BHK** 1070 SQ.FT.

**PRIME 3 BHK** 980 SQ.FT.





### **UNIT PLAN 1**



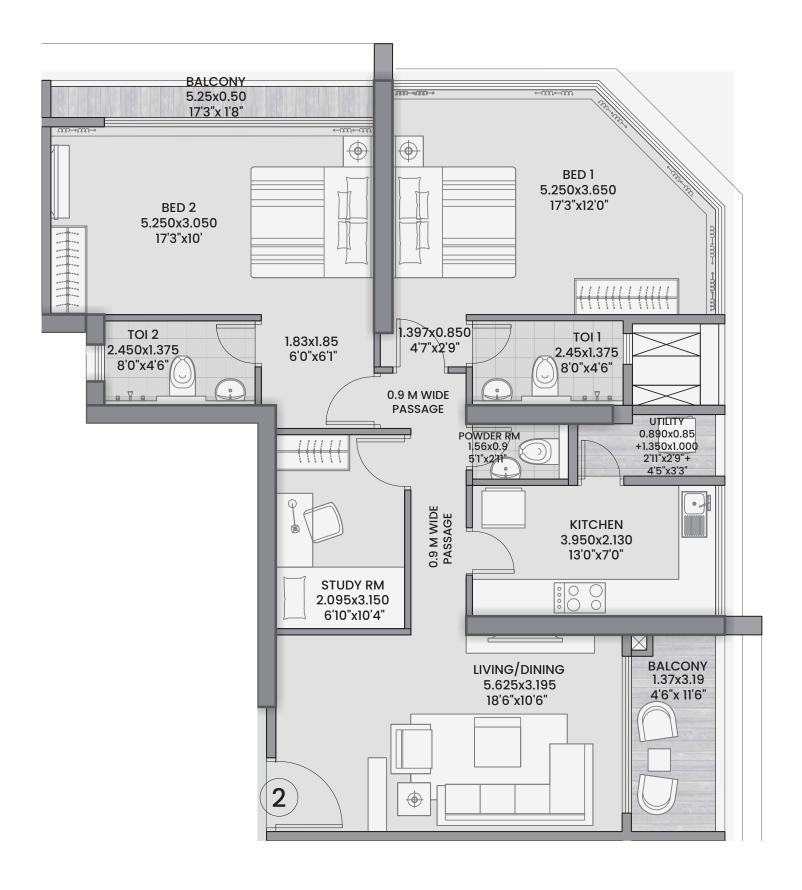




1634 SQ.FT.



### **UNIT PLAN 2**



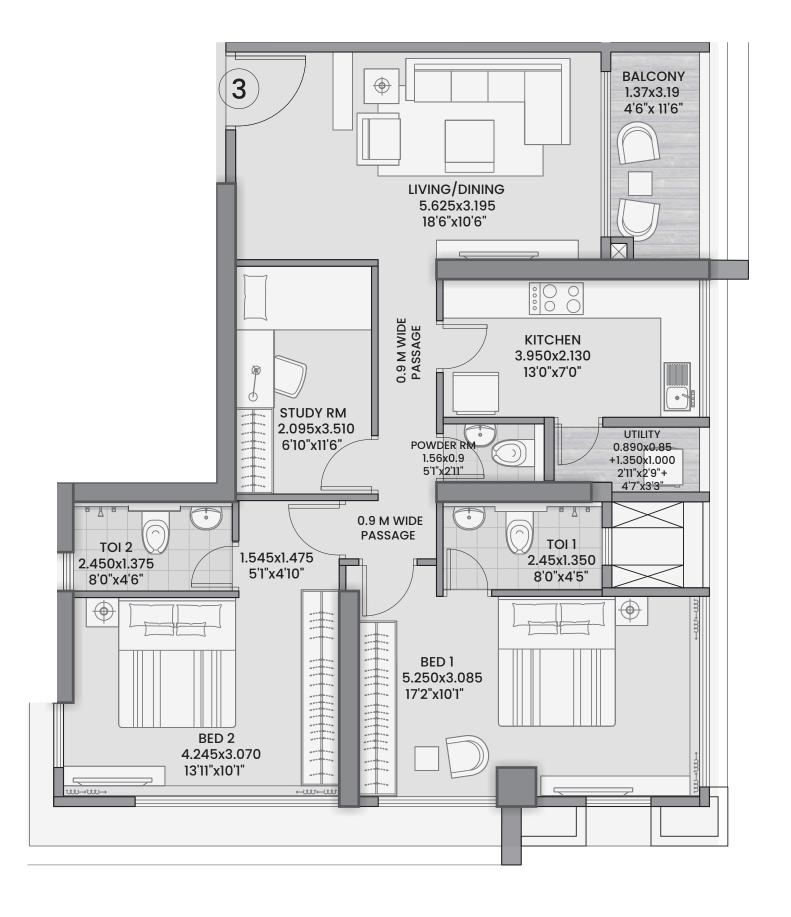




1070 SQ.FT.



### **UNIT PLAN 3**







980 SQ.FT.



## KEY EXTERNAL AMENITIES

- · State of the Art Main Entrance Airconditioned Lobby at Ground Floor.
- · Tower Parking System by Accord Parking Solutions.
- · Fully Equipped Gym on the Rooftop.
- · Kids Play Area.
- · Senior Citizen Area/Party Lawn Area.
- · State of the Art Fire Fighting System.
- · Earthquake Resistant Structure as per IS Code.
- · Separate entry and exit driveway.
- · Rainwater Harvesting System.
- · Fireman evacuation lift.
- · CCTV surveillance.
- · 24x7 security.
- · Servants toilet on midlandings.

### KEY INTERNAL AMENITIES

- · Good Quality Branded Vitrified Tiles in all rooms.
- · CP & Sanitary Fittings of Jaguar/Kohler/Grohe or equivalent make.
- · Premium quality granite Kitchen platform with SS type Franke Sink or equivalent.
- · Domal or equivalent section sound resistant anodised aluminium windows.

# PARTNERS IN PROGRESS AND INNOVATION

#### **FINANCIAL ADVISORS**

SUREFIRE CONSULTANTS AND DEVELOPERS LLP



#### STRATEGIC PARTNER



### **PROJECT ARCHITECT**



#### STRUCTURAL CONSULTANT

