



CLASSIQUE  
**WILLOWBELL**





# CLASSIQUE WILLOWBELL

*Unmistakably Classique. Exclusively Yours.*

CRAFTED FOR THE DISCERNING FEW

# A statement in *serene sophistication*

Classique Willowbell isn't just a residence; it's a statement-designed for those who seek rarity, serenity, and effortless sophistication. Tucked away in North Bengaluru, within a gated-community on a 60 feet wide tree lined road it offers exclusivity and tranquility, while staying seamlessly connected.

For those who appreciate that true luxury is not loud but quietly confident, Classique Willowbell is not just a home – it's an experience.



## KEY PROJECT HIGHLIGHTS

# Everything you need *to know at a glance*



### LOCATION

Kanakashree Layout, Kannur Village,  
Hennur Road, North Bengaluru



### SETTING

Exclusive gated community ensuring  
privacy & security



### RESIDENCES

10 + 1 Floors, 90 upscale homes – 2BHK, 3BHK & 4BHK  
with premium specifications



### LAND AREA

36,046 square feet



### DESIGN PHILOSOPHY

Efficient design with good lighting  
and ventilation

ELEVATED LIVING

# World-class amenities, *thoughtfully curated*

Our amenities enrich every facet of life – whether you seek relaxation, recreation, or connection, you'll find it all within our thoughtfully designed community.

60 FT WIDE TREE-LINED BOULEVARD

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WORLD-CLASS CIVIC INFRASTRUCTURE

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OPEN & AIRY FLOOR PLANS WITH NATURAL LIGHT

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RESORT-STYLE ROOF TOP POOL & FITNESS CENTRE

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BEAUTIFULLY LANDSCAPED SOFT & HARDSCAPES

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EXCLUSIVE GATED COMMUNITY

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An air-conditioned fitness centre equipped for every goal.



Above the city a semi-covered pool with pergola offering a resort-style retreat.



Where neighbours become a community.



Thoughtfully planned spaces.



Where the city stretches out, and the day slows down.



Fresh air, open skies, and nowhere else to be.



Rest, restored.



A space that brings everyone to the table.



The heart of the home, crafted with intention.



A private sanctuary, finished to perfection.



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A HOME DESIGNED FOR YOU

# Where life *unfolds beautifully*

Whether you're a family seeking space and tranquility, a professional needing seamless connectivity, or a retiree looking for comfort and community – Classique Willowbell is crafted to enhance your lifestyle.

Classique Willowbell balances luxury, well-being, and convenience. It offers a sanctuary tailored to your needs – a place where every day feels like it was made just for you.

*“True luxury is not loud — it is quietly confident”*



**FOR FAMILIES**  
Expansive spaces, kids' play areas,  
and pet-friendly zones.



**FOR PROFESSIONALS**  
Peaceful retreat with excellent  
connectivity to city and airport.



**FOR SENIOR CITIZENS**  
Designed for comfort, well-being,  
and community living.



**FOR NATURE ENTHUSIASTS**  
Walking tracks, lush green spaces,  
and fresh air daily.

## PREMIUM FEATURES AND SPECIFICATIONS

# Built with precision, *finished with intent*

### PREMIUM FEATURES

Factory-made taller and wider PU polished veneer doors

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High-end bathroom fittings

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Double charged vitrified tiles 1800mm × 1200mm

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Four lifts

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### SMART, SUSTAINABLE, SECURE

100% Generator Back-up per apartment

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3-Phase Power (5KW & above)

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Centralised Piped Gas

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Rainwater Harvesting, Recharge & Water Recycling

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#### MULTIPURPOSE HALL

Air-conditioned, perfect for family events and gatherings



#### SEMI-COVERED ROOF-TOP SWIMMING POOL

With pergola, designed for all-weather use



#### FULLY EQUIPPED GYM

Air-conditioned and ready for your fitness goals



#### LANDSCAPED GARDENS & SEATING

Relax at both ground and terrace levels



#### INDOOR GAMES & SPORTS

Pool, table tennis, and classic board games



#### CHILDREN'S PLAY AREA

Safe, dedicated space for play



Positioned along the proposed Bengaluru Business Corridor (BBC), formerly the Peripheral Ring Road (PRR), with Hardware Park, Aerospace Park, Aerotropolis, Kempegowda International Airport, Bhartiya Mall, Decathlon, Byg Brewski, Sparsh Hospital, and schools including Eurokids, New Horizon International, and St. Norbert. All close by.

## STRATEGIC LOCATION

# Positioned for *the modern life*

Located in the fast-growing North Bengaluru corridor, Classique Willowbell is ideally positioned for both work and leisure. With easy access to tech parks, shopping centres, and educational institutions, you'll enjoy the perfect balance of convenience and peace.

## PROXIMITY TO MAJOR TECH PARKS

Minutes away from Hardware Park, Aerospace Park, and Aerotropolis

## INTERNATIONAL AIRPORT

Quick access to Kempegowda International Airport

## DEVELOPMENT GROWTH

Near Bagalur – a rapidly emerging property hub

## GREEN SURROUNDINGS

Ample green spaces for an eco-conscious lifestyle

CRAFTING CLASSIQUE LIVING EXPERIENCES

# Decades of *built excellence*

Allegro Mahabaleshwara Ventures LLP specialises in the development and sale of residential and commercial properties, with a strong focus on boutique and luxury apartment projects.

The partnership brings together the extensive real estate expertise of Mr. D. B. Mehta and Mr. Sanjith Naik, leveraging their combined experience across the Mangalore and Bangalore markets.

## **ALLEGRO BUILDERS & DEVELOPERS**

Strong presence across Karnataka, Maharashtra, and Gujarat in various business verticals with several completed real estate projects.

## **MAHABALESHWARA PROMOTERS & BUILDERS**

Established 1992. Over 30 residential projects in Mangalore.  
Expanding into boutique residential properties in Bengaluru.



# Mr. D. B. Mehta

## *Finance & Real Estate Leader*



A Chartered Accountant and former senior officer in the Indian Revenue Service, D. B. Mehta is the force behind Allegro Builders & Developers, shaping Mangalore's real estate skyline.

Known for his media insights on economics, finance, and real estate, he enjoys a wide audience online.

### **KEY ROLES**

Promoter, Allegro Builders & Developers

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President Elect, CREDAI Karnataka

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Past Chairman, IGBC Mangalore

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Past President, CREDAI Mangalore & Kanara Builders' Association

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Independent Director, Mangaluru Smart City Ltd

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[www.allegrobuiltersindia.com](http://www.allegrobuiltersindia.com)

# Mr. Sanjith Naik

## *Architect, Developer & Educationist*



With a degree in Architecture from MIT-Manipal, an MBA from Texas State University, and an Executive Real Estate Program from Harvard University, Sanjith Naik brings over 25 years of hands-on experience in the fields of real estate development and construction across Mangalore and Bangalore.

Deeply passionate about education, he is actively associated with the management and growth of a leading educational institution. An avid golfer, he brings the same focus and drive both on and off the course.

### **KEY ROLES**

Executive Director, Mahabaleshwara Promoters & Builders

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Proprietor, Mahabaleshwara Projects, Bangalore (6 projects)

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Secretary, Shakthi Residential School & P U College

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Managing Trustee, Shakthi Education Trust

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Trustee, Shree Gopalakrishna Temple Trust

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[www.mpb.co.in](http://www.mpb.co.in)



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