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Della Racecourse Raipur – A New Icon of Luxury Living

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Introduction to Della Racecourse Township

Luxury living in India has always been synonymous with big metro cities like Mumbai, Delhi, or Bangalore. However, the winds of change are sweeping across the country, bringing world-class lifestyles to emerging cities. One such shining example is **Della Racecourse Raipur**—Chhattisgarh’s first-ever equestrian-themed luxury township. Spread across 55 acres, this township is not just a place to live but a **statement of sophistication, culture, and prestige**.

What makes this township so unique is its **international equestrian inspiration**. Built around the concept of polo, racecourses, and equestrian activities, it’s designed for individuals who appreciate grandeur, heritage, and exclusivity. Imagine waking up to the view of a lush racecourse, attending weekend polo matches, indulging in European medical wellness treatments, and dining at celebrity-chef restaurants—all without stepping outside your community.

Raipur, a city once known primarily as a growing industrial hub, is now stepping into the luxury spotlight. This township marks a turning point, signaling Raipur’s transformation into a **destination for ultra-luxury living and high-yield real estate investment**. With Della Racecourse, the city joins the ranks of India’s most aspirational addresses.

Visionary Leadership Behind the Project

Every landmark project has a visionary, and for Della Racecourse Raipur, it is **Jimmy Mistry**, the design futurist and founder of the **Della Group**. Known for pioneering unique hospitality and lifestyle experiences across India, Mistry has once again redefined what luxury townships can be. The project is built on Della’s **CDDMO™ model (Conceptualize, Design, Develop, Market, Operate)**—a framework that ensures every aspect of the township is not just built but curated to global standards.

But Mistry is not alone in this grand vision. The project is backed by stalwarts of Indian real estate and business:

- Vinod Dugar, Chairman of RDB Group
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- Dheeraj Rathi, CMD of RKCAXT

This collaboration brings together expertise in luxury design, real estate development, and large-scale investments. It also ensures that **Della Luxury Township Projects Raipur** is not a standalone experiment but part of a **strategic national vision to position India on the global luxury lifestyle map**.

The Township That Redefines Raipur’s Real Estate

Raipur’s Entry into India’s Luxury Map

For decades, luxury living in India was defined by Mumbai’s sea-facing apartments, Delhi’s Lutyens’ bungalows, or Bangalore’s tech-driven gated communities. Smaller cities rarely made it to the conversation. However, **Della Racecourse Raipur has changed the narrative completely**.

By bringing India’s **second equestrian-themed luxury township** to Raipur (after Pune), Della has repositioned the city on India’s luxury map. It’s not just about building homes; it’s about crafting **a lifestyle ecosystem inspired by polo clubs and European wellness destinations**. This makes Raipur attractive not only for locals but also for investors and NRIs looking for **high-yield opportunities in untapped markets**.

The township is designed to be more than a residential space—it’s an **experience destination**. Whether you are a resident or a visitor, you are exposed to a lifestyle benchmarked to international standards, making Raipur synonymous with luxury, culture, and wellness.

55 Acres of Global-Standard Development

The scale of the Della Racecourse township is impressive—**55 acres of meticulously planned luxury development**. But what truly sets it apart is how this land has been utilized. Instead of maximizing plots for profit, Della has designed the township around **biophilic architecture**—an approach that blends modern design with natural landscapes.

Every villa, penthouse, or branded residence is built to create harmony with nature. The township integrates open green spaces, curated equestrian trails, and community zones that encourage outdoor living. Unlike conventional townships, which often feel congested, Della Racecourse offers an **expansive yet intimate lifestyle**.

Highlights of the master plan include:

- **8 Acres of Racecourse and Equestrian Facilities** – A rare privilege in India.
- **International Polo Club (20,000 Sq.ft.)** – The township’s cultural and social heart.
- **European Medical Wellness Centre (15,000 Sq.ft.)** – Making wellness a way of life.
- **International Business Club (50,000 Sq.ft.)** – A hub for Raipur’s entrepreneurs.

This isn’t just real estate—it’s a **luxury township designed as a global destination**.

Branded Residences & Villas – The Epitome of Prestige

128 Branded Residences & Penthouses

When it comes to luxury, branded residences hold a special place. They combine **high-end living with world-class hospitality services**. At Della Racecourse Raipur, 128 branded residences and penthouses redefine what it means to live in style.

Each residence is designed with **resort-style living in mind**—spacious interiors, curated furnishings, and access to exclusive services like concierge, housekeeping, and fine dining. The penthouses, in particular, offer panoramic views of the **racecourse and equestrian grounds**, making them some of the most prestigious addresses in Raipur.

Living in a branded residence means you don’t just own a home—you own **an experience curated to global standards**. Whether it’s a private wine-tasting evening, a polo match weekend, or rejuvenating at the wellness center, life here feels like a never-ending vacation.

272 Private Villas with Polo Views

For those seeking exclusivity, the **272 private villas** are the crown jewel of the township. Designed around **three exclusive clusters**, they ensure both privacy and prestige:

- **Cluster A – Racecourse Plots:** Villas directly touching and facing the polo ground.
- **Cluster B – Polo Pavilion:** Front-row villas with unobstructed racecourse views.
- **Cluster C – Derby Enclave:** Premium villas offering serenity and exclusivity.

Each villa design embraces **contemporary biophilic architecture**, ensuring harmony with the natural surroundings while maintaining a unified elegance across the township. Owners can choose from multiple design styles, giving them the freedom to personalize while retaining the estate’s cohesive beauty.

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Imagine stepping out of your villa balcony and watching a live polo match, or hosting an evening gathering with the racecourse as your backdrop. These villas don’t just offer luxury—they offer a **once-in-a-lifetime lifestyle experience**.

Polo, Racecourse & Equestrian Lifestyle

8 Acres of Racecourse & Dressage Events

At the heart of the township lies its **most iconic feature**—the 8-acre racecourse. This is not just a sporting ground; it’s a cultural statement. Designed for **polo matches, equestrian trails, and dressage events**, it transforms the township into a living, breathing equestrian paradise.

Residents can indulge in:

- **Daily Riding Sessions** with professional trainers.
- **Equestrian Trails** designed for both beginners and enthusiasts.
- **Live Polo Matches** that bring the community together.

This unique offering makes Della Racecourse one of the **only townships in India where equestrian living is an everyday experience**. Whether you are a seasoned rider or someone who simply admires the elegance of horses, the racecourse ensures you are always connected to the spirit of equestrian life.

The Stables – 10,000 Sq.ft. of Grandeur

Luxury townships often highlight gyms, clubhouses, or spas, but **Della Racecourse Raipur takes it a step further** with a full-fledged equestrian facility—the **10,000 sq.ft. Stables**. These stables are not just functional but designed to embody the same level of sophistication and comfort that the township promises to its residents.

The stables are equipped with **modern amenities for equine care**, including climate-controlled stalls, veterinary services, and specialized grooming areas. Horses here aren’t just animals; they are a part of the lifestyle, nurtured with the best standards of care. For residents who are passionate about horse riding or polo, owning or boarding a horse in such a facility is a rare privilege.

But the stables also go beyond being a utility—they serve as a **community bonding space**. Families, children, and equestrian enthusiasts can gather here, watch training sessions, interact with trainers, and participate in community horse-riding programs. It’s a space where luxury meets tradition, where the heritage of equestrian sports blends with modern living.

For many, the stables will become a second home within the township, offering an atmosphere of heritage and prestige while deepening the connection between man, nature, and horses.

World-Class Lifestyle Amenities

The 20,000 Sq.ft. International Polo Club

Every great township has a social heart, and for Della Racecourse Raipur, that heart is the **International Polo Club**. Spanning **20,000 sq.ft.**, this is not just a clubhouse—it’s a destination in itself. Inspired by **global polo culture**, it combines fine dining, luxury retail, and lifestyle spaces into one elegant hub.

During the day, it serves as a lively center where residents meet for coffee, shop at luxury boutiques, or host informal meetings. By evening, it transforms into a **cosmopolitan hotspot** for Raipur’s elite—featuring gourmet dinners, exclusive events, and elegant gatherings. With celebrity chef-led restaurants and curated retail outlets, the club offers a lifestyle unmatched in central India.

The Polo Club also plays a cultural role by hosting **polo events, social evenings, and private celebrations**. It embodies the spirit of global living while giving Raipur a destination that is both refined and aspirational. In short, it’s where the township comes alive—not just for residents, but also as a landmark for the city.

50,000 Sq.ft. International Business Club

Luxury living is not just about leisure; it’s also about productivity and networking. That’s why Della Racecourse includes a **50,000 sq.ft. International Business Club**, envisioned as Raipur’s most exclusive hub for entrepreneurs and professionals.

This state-of-the-art facility features:

- **Private commercial offices** for business leaders.
- **High-tech boardrooms and conference halls** for professional engagements.
- **Event lounges and networking zones** designed to global standards.

Unlike traditional office spaces, the Business Club is a blend of **prestige and functionality**. It’s designed to encourage collaboration, innovation, and exclusivity. Imagine closing a million-dollar deal while overlooking the polo grounds or hosting a corporate gala in one of Raipur’s most luxurious business venues.

For Raipur’s growing business class, this club is more than infrastructure—it’s a statement that the city is ready to compete with India’s largest metros in terms of enterprise, sophistication, and global outlook.

15,000 Sq.ft. European Medical Wellness Centre

In today’s world, true luxury goes beyond wealth and possessions—it’s about **health, wellness, and longevity**. Della Racecourse Raipur embraces this philosophy with its **15,000 sq.ft. European Medical Wellness Centre**.

This facility is designed to make **wellness a way of life**, offering preventive healthcare, stress management, and rejuvenation therapies inspired by Europe’s leading wellness destinations. Residents can access advanced treatments such as:

- **Whole-Body Cryotherapy** for recovery and anti-aging.
- **Flotation Tank Therapy** for deep relaxation and stress relief.
- **Traditional Hammam Rituals** for cleansing and rejuvenation.
- **Precision Health Programs** focusing on immunity, detox, and holistic balance.

The center isn’t just about treatments—it’s about creating a lifestyle where wellness is integrated into daily living. Whether it’s a weekend detox program, a personalized fitness regime, or an anti-stress retreat, the wellness center makes sure residents always have access to world-class health experiences right at their doorstep.

With this facility, Raipur positions itself among **global medical wellness destinations**, ensuring that its residents are not only living luxuriously but also living healthily.

Gastronomy & Fine Dining

4 Restaurants Including Celebrity Chef Experiences

Food has always been central to culture and lifestyle, and at Della Racecourse Raipur, it becomes an art form. The township features **four distinct restaurants**, including two led by celebrity chefs, ensuring that every meal is an experience to savor.

Residents and guests can indulge in:

- **Fine dining with global cuisine** curated by renowned chefs.
- **24x7 dining options** for spontaneous indulgences.
- **Al fresco terraces** for romantic evenings under the stars.
- **Sky garden rooftops** offering panoramic views of the racecourse.

Dining here is not just about eating—it’s about **celebration, discovery, and storytelling**. From intimate family dinners to grand social gatherings, the culinary ecosystem at Della Racecourse promises to elevate every occasion.

What makes it truly unique is the **fusion of global flavors with local ingredients**. Whether it’s an Italian truffle risotto made with Chhattisgarh’s organic produce or an authentic Indian thali reimaged by a Michelin-starred chef, every dish tells a story of innovation and excellence.

In short, gastronomy at Della Racecourse Raipur isn’t just a service—it’s a **signature lifestyle feature** that sets new standards for dining in Raipur.

Strategic Location & Accessibility

Proximity to Key Areas

One of the most striking advantages of **Della Racecourse Raipur** is its **strategic location**. Situated just **13 minutes from the National Highway by road**, the township balances exclusivity with convenience. For residents, this means living in a serene, private enclave while still being connected to the city’s commercial and cultural core.

Unlike many luxury projects that are often too far from urban centers, Della Racecourse ensures that residents enjoy **seamless connectivity**. Business executives can commute easily to the city center, families can access schools and hospitals without hassle, and frequent travelers can reach airports or railway stations swiftly.

But it’s not just about convenience. The location has been **carefully chosen to offer scenic surroundings and open landscapes**, which enhance the experience of equestrian living. Imagine wide-open skies, fresh breezes, and the natural beauty of Raipur blending seamlessly with world-class luxury infrastructure.

This blend of **privacy and accessibility** is rare in [Chhattisgarh real estate](#). Della Racecourse Raipur not only elevates lifestyles but also secures long-term value for investors, as properties in prime yet peaceful locations consistently yield higher returns.

Investment Opportunities

High-Yield Real Estate Returns

Della Racecourse Raipur is not just a residential address—it’s also a **high-yield real estate opportunity**. The project is built on Della’s proven **CDDMO™ model**, which ensures that every aspect—from concept to operation—is designed for value appreciation and sustained returns.

Investors can expect strong ROI due to:

- **Limited supply of branded luxury residences in Raipur.**
- **Unique equestrian theme** that differentiates it from all other developments.
- **Resort-style amenities** that attract both residents and global investors.
- **Raipur’s rapid growth as a business and cultural hub.**

Additionally, the inclusion of commercial spaces like the **International Business Club** creates opportunities for **mixed-use investments**. This means residents benefit not only from lifestyle luxury but also from economic and business networking advantages.

For NRIs and high-net-worth individuals (HNIs), Della Racecourse Raipur represents a **rare opportunity to invest in a city before it becomes saturated**. Just like Pune benefitted from India’s first equestrian-themed township, Raipur is poised to become the **next luxury hotspot**, making early investments highly lucrative.

The Lifestyle Experience

Beyond Real Estate – A Culture

What truly sets Della Racecourse apart is that it’s **more than just real estate—it’s a culture**. Most luxury townships focus only on housing and amenities. But here, the emphasis is on creating a **lifestyle ecosystem inspired by equestrian heritage, global gastronomy, wellness, and business networking**.

Living here means:

- Attending **live polo matches** with friends and family.
- Indulging in **European wellness therapies** every weekend.
- Hosting clients at the **International Business Club**.
- Dining under the stars at a **celebrity chef’s rooftop restaurant**.
- Experiencing the **thrill of racecourse views from your private villa**.

It’s not just about owning a villa or penthouse—it’s about owning a **statement of identity**. The township brings together like-minded individuals who value sophistication, exclusivity, and global experiences. In many ways, it is a **private community for Raipur’s new elite**, offering them a lifestyle benchmarked to the world’s finest.

Conclusion

Raipur’s First Luxury Township of Its Kind

Della Racecourse Raipur is more than a township—it’s **a landmark that redefines luxury living in central India**. With its equestrian inspiration, resort-style residences, global dining experiences, European medical wellness, and business networking hubs, it sets a standard that few projects in India can match.

For Raipur, it’s a **historic leap onto India’s luxury map**. For investors, it’s a chance to secure **long-term high returns** in a project that blends exclusivity with global appeal. And for residents, it’s not just about living—it’s about belonging to a culture of elegance, wellness, and prestige.

In every way, Della Racecourse Raipur is not simply real estate—it’s a **legacy in the making**.

FAQs

1. What makes Della Racecourse Raipur unique?

It is India’s **second equestrian-themed luxury township**, offering racecourse views, polo events, branded residences, European wellness, and business clubs—all in one integrated development.

2. Is this project suitable for both living and investment?

Yes, it is ideal for both. Residents enjoy unmatched lifestyle luxury, while investors benefit from **high ROI and Raipur’s emerging luxury market**.

3. How is the equestrian lifestyle integrated?

Through an **8-acre racecourse, stables, dressage events, and polo matches**, ensuring residents experience equestrian culture daily.

4. What wellness and medical services are offered?

The **European Medical Wellness Centre** offers preventive healthcare, cryotherapy, flotation therapy, hammam rituals, and holistic lifestyle programs.

5. How does this township compare with luxury projects in metros?

It rivals metro projects with **international-standard amenities**, while offering exclusivity, open spaces, and investment potential in a growing city.

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