



*Le Virsa*

Premium Serviced Homes in Holly City Amritsar

  
*Le Vira*



*Golden Rays of  
Shri Golden Temple*





*"Come Home and enjoy the flavors of world class  
Comforts blended with Punjabi culture and  
heritage at your very own  
Le Virsa - The Premium Serviced Homes."*



APARTMENTS OUTSIDE AERIAL VIEW

  
*Le Virsa*







## *The Concept*

Popular in the US, now in India, we provide the second home owner , the opportunity of staying in his dream home at no extra cost and no extra worries – Just Enjoy Your Home.

Ownership of Professionally Managed Second Homes

No Housekeeping Charges

To Stay in fully furnished and Maintained Star Resort

Prospects of Good Income /returns when not occupying

Good appreciation as managed by an international Hotel Chain.

Le Virsa - The heritage of Punjab in holly city Amritsar is designed to cultural and heritage Style bungalows and Apartments and offers an environment which is away from the crowds-right into the lap of nature.

Le Virsa is being developed by RaaiLand Group. The project comprises 16 bungalows and 160 fully furnished apartments with 20 thousand square feet of world class Club house & entertainment zone spread across 23 acres of landscaped environment friendly project based in a heritage/culture of Punjab. You can spoil yourself in spa, read a book in the café library or have a drink by the side of a pool or just take a walk in to the acupressure track or in the beautiful ly landscaped gardens.



  
*Le Virsa*

“At your service Sir...!”



## *True Hospitality*

Five Star Serviced Apartments –Elegant Modern Comfortable Interiors

Fully Furnished and Fully Serviced at Zero Maintenance Cost.

Managed By a Five Star International Hotel

Biggest Club in Amritsar – The City Club

20,000 Sq Ft of Dining, Conveniences, Banqueting and Entertainment Area

Shopping Kiosks, Theatre, Elegant Street Furniture, Joggers Track, Shopping,

Library, Lobby –Cake Coffee Shop, Presentation Room, Meeting Rooms

Swimming Pool, Spa and Wellness Center, Yoga Centre, Doctor on call,

Children's Area, Ladies and Gents Get-together zones, Gym, Squash, Badminton, TT, Lawn Tennis, Billiards, Balling, Pubs,

Packaged Tours to Heritage City – Shri Golden Temple, Jallianwala Bagh, BSF Border Retreat, Water Sports in Lake Hari K Pattan, Alexandra's Place, Baradari of Rani Morran, Ram Tirath.

Options of One BHK, Two BHK and Three BHK Designer Villas - Fully Open Spaces and Eye-Soothing Lush Green Landscaping



  
*Le Virsa*

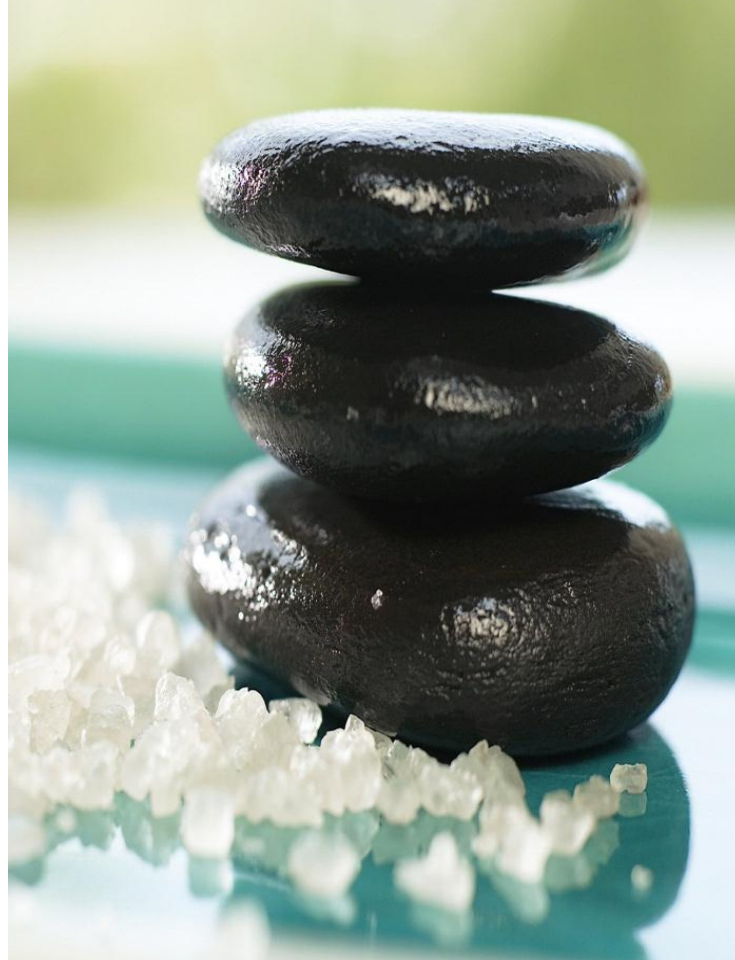
RESTAURANT CUM TERRACE GARDEN VIEW







*The Gastronomical Delights at  
World Class  
Cafés And Specialty Restaurants 1*







*Le Virsa*

*A Time to Rejuvenate and Relax -  
The Spa at the club Le Virsa Awaits you*

Le Virsa

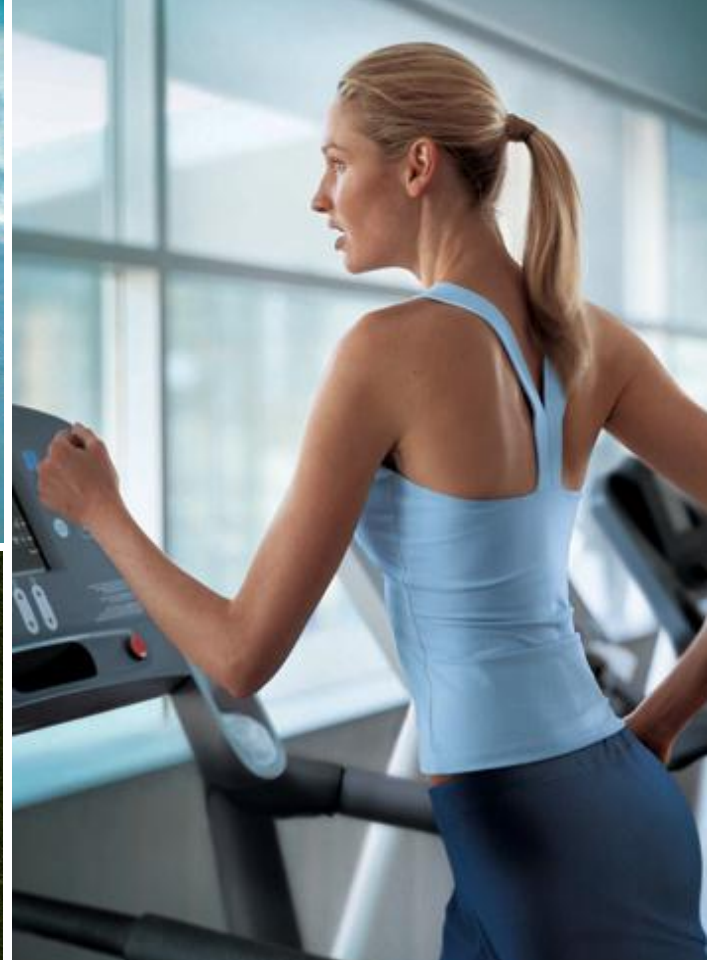






*"Luxuriate in rich fabrics and amenities in your  
bedroom at the  
Le Virsa"*

  
*Le Virsa*







*Working with Sports Academy staff,  
you and your family can receive expert coaching  
from seasoned professionals.*

  
*Le Virsa*

APARTMENTS OUTSIDE VIEW







700 sq.ft.



1245 sq. ft.

*"Deluxe 1 bhk & 2 bhk signature suit"*



VILLAS OUTSIDE VIEW

  
*Le Vira*



**RaaiLand Group**  
Innovating , Creating Neo Life Styles !



### *Distances*

Golden Temple :	10 Mins
Airport :	10 Mins
Ram Tirath	8 Mins
Railway Station :	7 Mins
Bus Stand :	8 Mins
India Gate :	2 Mins
Guru Nanak Dev University :	3 Mins
Mall Road:	6 Mins
Circuit House :	7 Mins
Lumsden Club :	7 Mins
Ram Bagh :	8 Mins
New Cantt.:	1 Mins

### *Calculation of Rental Income as Revenue Sharing*

Calculation of Revenue Sharing of 1 BHK				
Price	45 Lacks			
Occupancy (scenario)	70%	60%	50%	40%
Room Nights	255.5	219	182.5	146
Per Night Rental Rate	5000	5000	5000	5000
Total Revenue	1277500	1095000	912500	730000
40% Share of Investor	511000	438000	365000	292000
Per Month Revenue Share	42583	36500	30417	24333
Return on Investment	11.4%	9.7%	8.1%	6.5%
illustrative example				



  
*Le Virsa*



**RaaiLand Group**  
*Innovating · Creating New Life Styles !*

Home Loan by



**Managed by**

Premium international  
Hospitality Chain

**Site Office:** Opp. New Cantt., Wagha Bye-pass, Amritsar.

**Corporate Office:** RaaiLand Group A - 9 The Laburnums, Opposite Shivaji International Sports Stadium, Near MITCON, Balewadi, Pune, Maharashtra – India

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