

NAUKI VALLEY



BOOK YOUR DREAM HOME NOW!

LUXURIOUS 3 BHK VILLAS, BEAUTIFULLY DESIGNED WITH ALL MODERN AMENITIES, NESTLED IN THE LAP OF HIMALAYAS.

10180 square yards — Eighteen Villas — Three Bedroom Villas — Modern Amenities
Luxurious Interiors — Ample Parking — Valley View Cottages



Embrace the scenic Himalayas, and feel at one with nature - at one of the most picturesque destinations in the Kumaon region, protected by rolling valleys and mighty mountains. Nestled delicately in the lap of nature, surrounded by precious flora and fauna, Nauki Valley aims to be a landmark address of class and comfort in Naukuchiatal, Uttarakhand. A perfect address in the hills to live your convenience - a lifestyle second home project is a thoughtful attempt to create an interdependent natural world in one of the most beautiful locations.

Nauki Valley boasts of eighteen independent luxurious 3-bedroom premium villas. Every cottage in this project is bright on sunlight yet cool at shades. It's strong at form yet flexible at function. It's rooted in native geographies yet

poised for a universal appeal.

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NAUKUCHIATAL, UTTARAKHAND



BY ROAD

300 kms by road from Delhi



BY TRAIN

Train to Kathgodam,
Followed by a 30 minutes
drive to Naukuchiyatal



BY FLIGHT

Pantnagar Airport (PGH),
Followed by one & a half hour
drive to Naukuchiyatal



LOCATION & DEMOGRAPHICS

Surrounded by hills on all sides, perched at an elevation of 4500-5000 feet above sea level in the Nainital district of Uttarakhand state, Naukuchiatal naturally attracts tourists being closest to Delhi and other parts of the country in the mountain ranges of Kumaon in Uttarakhand.



The local economy is largely agricultural and tourism based while non-agricultural economic activities includes restaurants & cafes, skilled and unskilled labor in construction works, Government service & private jobs, retail, transport etc.



With a sub temperate climate and a hilly terrain, the temperatures range in Summer: 11°C to 26°C, Winter: -2°C to 14°C. Set amongst dense forests of oak and pine trees, these locations are a paradise for migratory birds.

PROJECT HIGHLIGHTS



3 BHK Luxurious
Cottages



5 kms from Bhimtal
25 kms from Nainital



Eco-Friendly



Modern, Spacious
& Designed for Comfort



Fully Furnished



Lush-Green Spaces



Ventilation



Heating



Vernacular Design



Fire Protection



Insurance



Power Back-up

PROJECT HIGHLIGHTS

Located in the lush green valley overlooking the majestic view of snow-peaked mountains and serene lakes.

*3 BHK Luxurious Villas,
Approved by Nainital
Lake Development
Authority*

*Vaastu Friendly Layout
& Construction,
aesthetically & spaciouly
designed villas with
modern amenities*

*Open Lush Green spaces
amongst the woods,
noise & dust free living
environment*

*Fully Furnished homes
with modern amenities,
power backup, and
ample parking spaces*

*Your new home in the
mountains has a close
proximity to hospitals &
local markets with 24
hours electricity & water
supply*

*Where luxury meets
nature...*





Exterior View - Front Façade

Cottage design blends well with the local architecture style. With sloping roof and ample windows not only to have good views but to maximize solar passive gain inside the cottages.



Exterior View - Rear Elevation

Large glazed windows bring in a profusion of natural light as the captivating luxury of spacious and well-designed interiors invites you to revel in the cozy warmth. A perfect combination of luxuriousness and tradition.



Exterior View - Front Façade

The extraordinary luxury habitat spreads over 10180 sq yards, set amidst the pleasant, natural surroundings of serene lakes, hills and valley. Great level of privacy and the beautiful outdoor areas, ensure quality and high living comfort.



THE GROUND FLOOR

Built Up Area
836 SQUARE FEET

With a lovely front and back porch - it accommodates a spacious living room, a beautiful open kitchen and a dining hall, a powder room and one master bedroom with an attached bathroom.

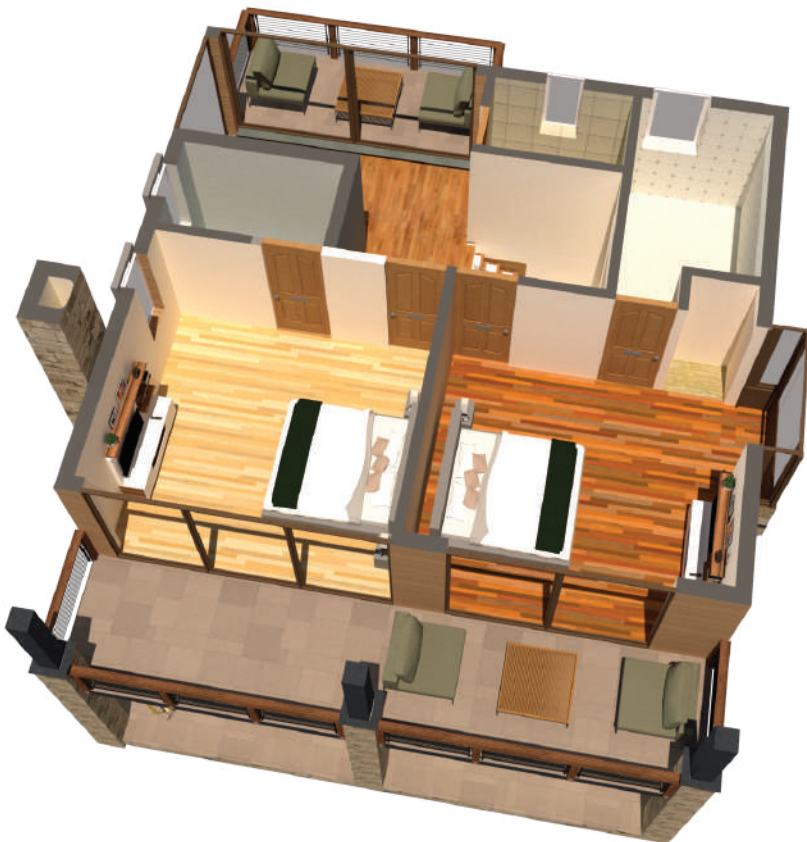


THE FIRST FLOOR

*Built Up Area
836 SQUARE FEET*



Along with a huge terrace and deck to enjoy the view of the valley - it accommodates 2 bedrooms with attached bathrooms, a storage room and a common area perfect for recreational activities



Structure

*Earthquake resistant
Metal & RCC structure*

Ceiling

*Pinewood rafters and purlins
Pinewood shingles on inside
Rust resistant metal sheet on outer surface*

Flooring

*Anti skid vitrified tiles in common areas
Anti skid ceramic tiles in bathroom and kitchen floors
Laminated wooden flooring in living rooms
Use of local stone and slate wherever possible*

Bathrooms & Kitchen

*Ceramic tiles on bathrooms walls
Good quality sanitary fixtures and CP fittings
Geysers in all bathrooms alongwith cabinets for storage
Granite counter tops for Kitchen & Vanity*

Doors & Windows

*Frames in Pinewood with polish
Shutters in Pinewood with polish*

Wall Finishes

*Frames in Pinewood with polish
Shutters in Pinewood with polish*

Electricals

*Master Electrical Panel at entrance
Adequate power and light outlets
Fire resistant multi strand copper wires-ISO grade
Modular switches
TV points in all bedrooms and living room
Power back up through single battery inverter*

Water Management

*Overhead fresh water storage tank (1000L)
Low flow fixtures to be used*

Security & Automation

Fencing around each cottage

Miscellaneous

*Wardrobe in all bedrooms
Wood and metal railings for Balconies
Stone pavers for pathways and driveways
Cement concrete road with guard rails
Chimney top for fireplace*

4-seater Sofa with Coffee Table

Set of cushions, carpets and curtain

Fire Place equipment

TV Unit complete with TV, console & cabinets

Display Frames, Flower Pots and show pieces

Chandeliers / Lighting Fixtures

5-seater Dining Table

Display Cabinet / Shelves

LIVING ROOM & DINING

Double bed (King / Queen Size) with Bedside Tables

TV Unit complete with TV, console & cabinets

Dresser & Wardrobe

Mattress with Pillows

Bedroom Linens (Curtains, Sheets, Covers)

Lamps

Fire Place equipment

BEDROOMS

KITCHEN

Modular Kitchen

Chimney Hob

Refrigerator

RO Water Purifier

Oven & Microwave

Dishwasher

MISCELLANEOUS

All Sanitary Fixtures

Bathtubs

Balcony & Lawn

Planters

Bookshelves

Outdoor Seating Area

ENTRANCE

MAIN DOOR

FIREPLACE

BEDROOM 1
14'-6" x 13'-6"

DRAWING & DINING AREA
14'-6" x 19'-0"

UP

DOWN

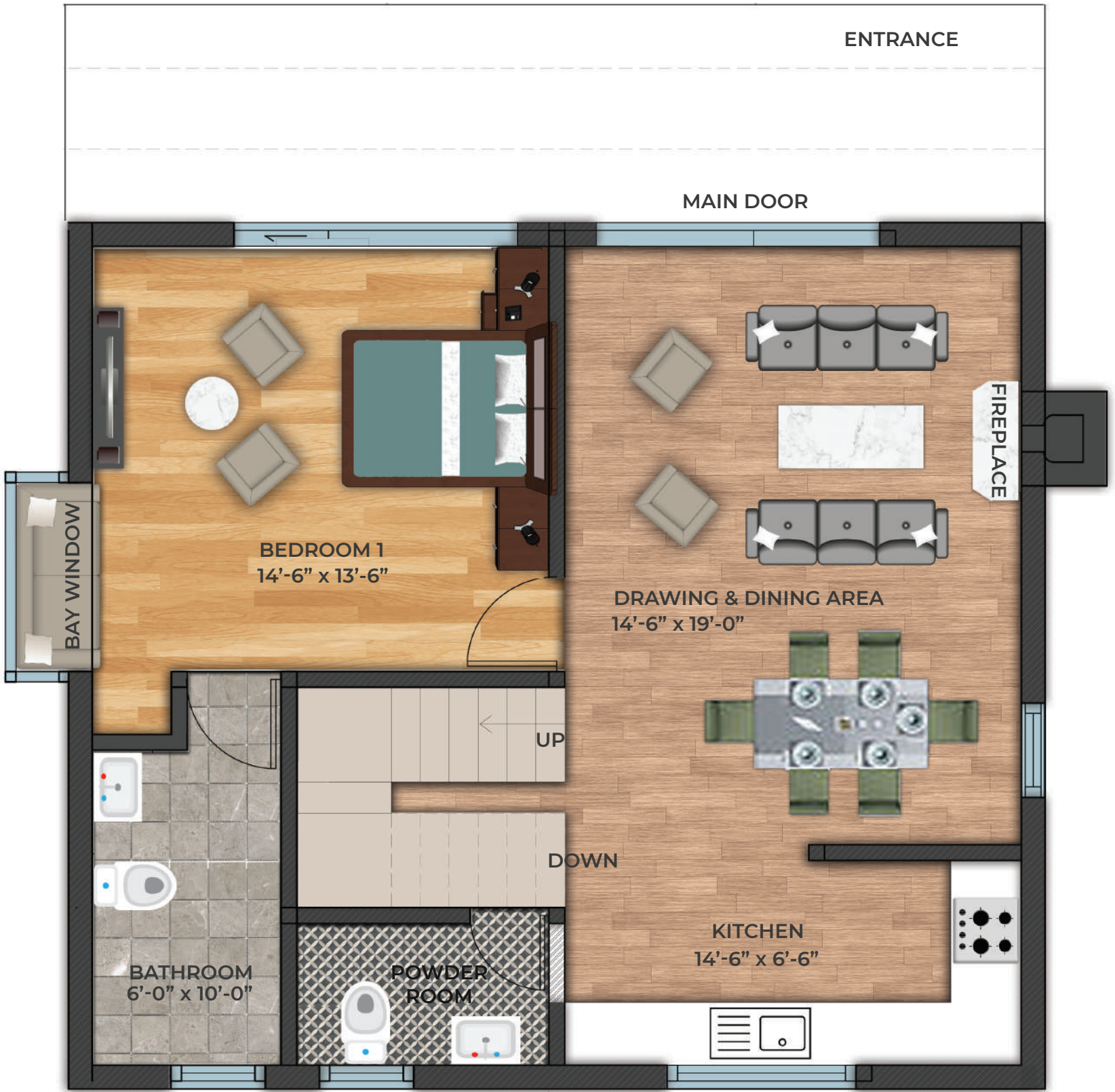
BATHROOM
6'-0" x 10'-0"

POWDER ROOM

KITCHEN
14'-6" x 6'-6"

BAY WINDOW

GROUND FLOOR



FRONT BALCONY



BEDROOM 2
14'-6" x 13'-6"

BEDROOM 3
14'-6" x 13'-6"

BATHROOM
9'-0" x 5'-0"

BATHROOM
6'-0" x 10'-0"

LAUNDRY ROOM

COMMON AREA

UP

DOWN

BAY WINDOW

TERRACE / BALCONY

FIRST FLOOR



Beautiful, stylish & functional residences that you would be proud to call home.

Each plot size is 2700 sq feet with setback space between all the cottages and a big green space left open in the center with ample space provided as green common areas for all the residents. Car parking will be given at the start of the plot entry golf cart access to all the eighteen cottages in the vicinity to reduce polluting vehicles entering.

For emergencies, the paved pathway has been provided to any vehicle to reach the cottages. Every aspect of the master plan is defined by the needs of the people and hence create a blend of urban environment that are sustainable, walkable, integrated, vibrant and safe.

Conceived By

Vinay Garg *A pioneer, a self-made entrepreneur with deep sense of business, he has years of experience in delivering several commercial buildings, hotels and resorts in and around Delhi/NCR.*

Col. Ranbir Yadav *A pioneer entrepreneur with a great work ethic. With a wide range of small and large project deliveries to his credit, he is always quality oriented and timelines specific, with a huge belief in perfection and excellence. A lot of years of experience in execution of real estate projects, creating and operating commercial hubs, restaurants and resorts at multiple locations all across the country.*

Developers/Building Partners

Rahul Narang, *Developers are local residents and they have been working in the field of construction & and responsible development for the past one decade and have built several private Hill Style dwellings. With an experienced building team, they have completed various projects in Mangoli, Jeolikot. We strive to achieve the highest degree of technical excellence while maintaining the finest standards of business practices in all our endeavours. It is this trait that has always attracted the most talented people to our company. We believe in delivering value to all our stake holders by creating products and services that enhance the value of life.*

Project Architects

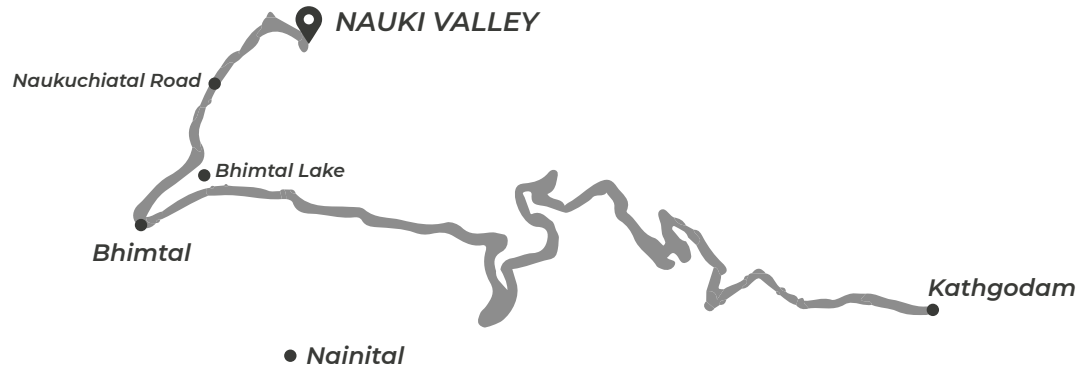
Himanshu Lal, *a graduate from School of Planning & Architecture, New Delhi, has been working on sustainable climate responsive architecture since 13 years. His keen interest in the build environment at high altitudes includes the usage of natural/ local materials. He has been involved from the start with Arch I platform (Delhi), Sustainable Mountain Architecture (Kathmandu), Himalayan Architecture and planning Uttarakhand. Other projects are located in the mountains includes The Birdcage resort Mukteshwar, Kudrat Resort Tirthan (H.P.), The Acorn Mangoli (U.K.), completed individual cottage in Kumaon region.*

Aftab, *a graduate from School of Planning and Architecture, New Delhi, holds 13 years of experience in being involved with small and large Architectural Projects, PMC & Interior Design Projects. His previous and current projects range from luxurious commercial showrooms for brands like Good Earth, to boutique hotels and haveli restorations in Manali, Nainital, Kathmandu, Moradabad and Jaipur.*





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