

GARG RESIDENCY'S PRESENTS

SUKKOON

THE LUXURY PROJECT IN MOUNTAINS

— PANGOT, UTTARAKHAND —

FULLY FURNISHED LUXURY VILLA COTTAGE



GARG
RESIDENCY PVT LTD.

SUKKOON

FULLY FURNISHED LUXURY VILLA COTTAGE

Garg Residency is thrilled to announce its latest development project in Pangot, Uttarakhand - a collection of 23 luxury independent cottages featuring fully furnished luxury villa cottage. Nestled amidst the serene beauty of Uttarakhand's picturesque landscapes, this project aims to provide residents with an enchanting getaway experience.

Each cottage has been thoughtfully designed to provide a luxurious and cozy living space while harmonizing with the natural surroundings.



G A R G
RESIDENCY PVT LTD.

Pangot

Located in the scenic village of Pangot, which is renowned for its lush greenery and breathtaking views of the Himalayan range, these cottages offer a perfect blend of modern comfort and rustic charm. Each cottage has been thoughtfully designed to provide a luxurious and cozy living space while harmonizing with the natural surroundings.



G A R G
RESIDENCY PVT LTD.

Proximity



5.6 Km / 17 mins
BIRD SANCTUARY



15.7 Km / 44 mins
NAINITAL LAKE



73.3 Km / 2 hr 16 mins
JIM CORBETT



20 Km / 57 mins
**NEEM KAROLI BABA
ASHRAM, NAINITAL**



58.2 Km / 2hr 5 mins
KOTABAGH



67.3 Km / 2hr 3 mins
HALDWANI













83.5Km / 2 hr 46 mins
PANTNAGAR

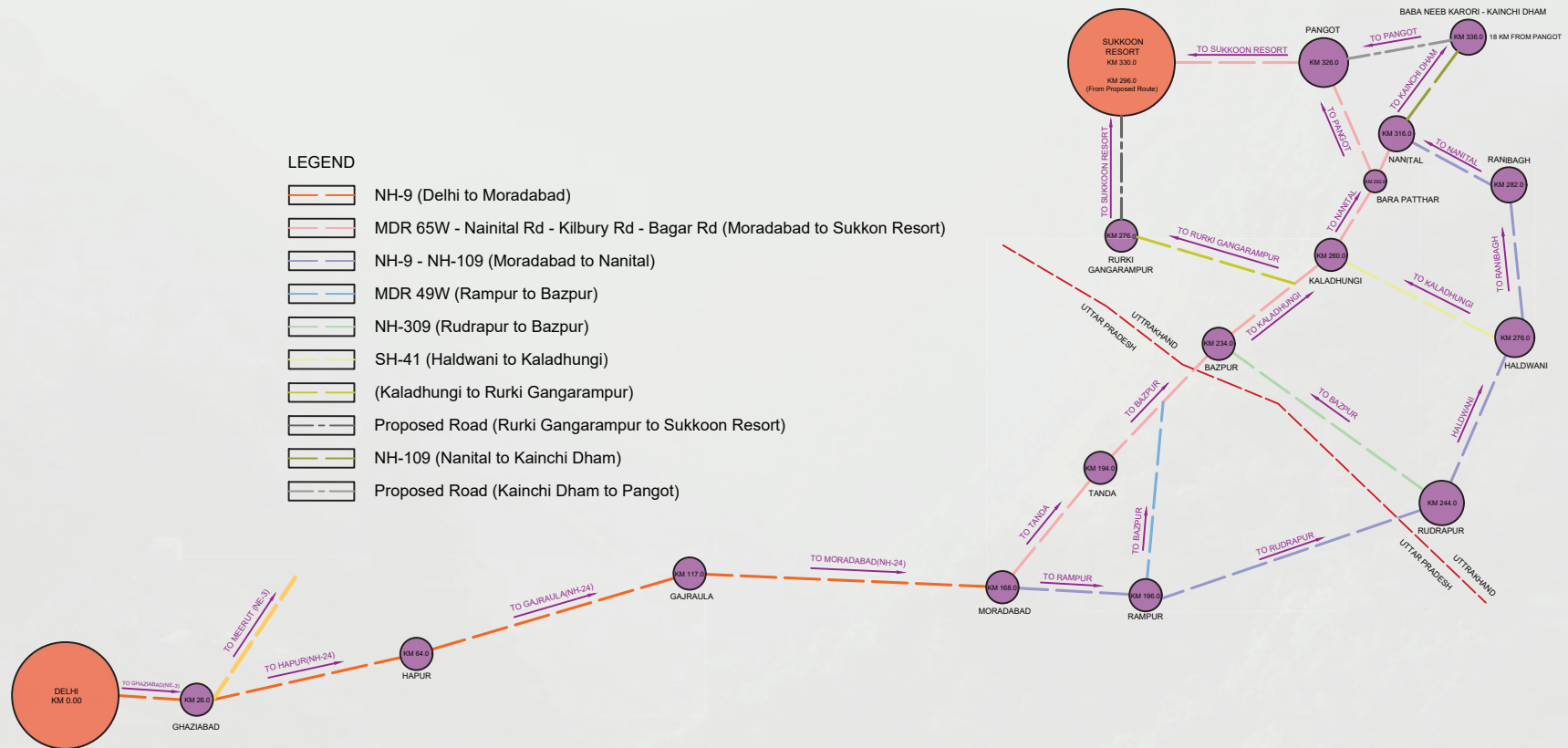



61.4 Km / 2hr 24 mins
BHIMTAL

Connectivity Map DELHI - SUKKOON RESORT

LEGEND

-  NH-9 (Delhi to Moradabad)
-  MDR 65W - Nainital Rd - Kilbury Rd - Bagar Rd (Moradabad to Sukkon Resort)
-  NH-9 - NH-109 (Moradabad to Nainital)
-  MDR 49W (Rampur to Bazpur)
-  NH-309 (Rudrapur to Bazpur)
-  SH-41 (Haldwani to Kaladhungi)
-  (Kaladhungi to Rurki Gangarampur)
-  Proposed Road (Rurki Gangarampur to Sukkon Resort)
-  NH-109 (Nainital to Kainchi Dham)
-  Proposed Road (Kainchi Dham to Pangot)





Garg Residency takes
pride in providing a
luxurious and
comfortable lifestyle
for its guests at
Sukkoon



As you gaze out through the floor to ceiling glass windows, you are greeted with panoramic vistas of the **Himalayan range.**

These cottages offer residents the opportunity to connect intimately with nature's beauty right from the comfort of their own homes.

During the different seasons, the view transforms, offering a new and unique experience each time.

A dark green, monochromatic landscape of a mountain valley. The scene is dominated by steep, forested slopes and jagged mountain peaks in the distance. The lighting is soft and diffused, creating a misty or ethereal atmosphere. In the lower-left foreground, a small cluster of buildings with dark roofs is visible, nestled in the valley. The overall color palette is a range of dark greens, from deep forest green to a lighter, hazy green in the sky and distant peaks. The word "Amenities" is centered in the middle of the image in a white, elegant serif font.

Amenities



Panoramic View Cottage

Private Jacuzzi



Personal Bonfire



Spa & Massage



Sauna & Steam Bath



Amenities & Features

Garg Residency's cottage project in Pangot offers an array of amenities and features to enhance the living experience. Some of the key highlights include:



Jogging
Track



Children's
Play Area



24/7
Security



Parking
Facilities



High Speed
Internet



Badminton
Court



Restaurant



Power
Backup

Explore the Best of Nature at Bird Sanctuary



Unveil the Breathtaking Beauty of Local Gem



Kilbury Bird
Sanctuary



China Peak
Trek



Kunjkharak Forest
Rest House



Waterfall
Trek



Brahmasthanali
Trek

Play, Dream, & Enjoy the Snowfall



A dark green, monochromatic landscape of a mountain valley. The scene is dominated by steep, forested slopes that rise from a valley floor. In the lower-left corner, a small cluster of buildings, likely a village, is visible. The background shows more distant, hazy mountain peaks. The overall atmosphere is serene and somewhat somber due to the dark color palette.

Admin Block













Studio Cottage Layout



Studio Cottage



FLOOR PLAN







Premium Cottage Layout



2 BHK Premium Cottage



GROUND FLOOR

2 BHK Premium Cottage



FIRST FLOOR

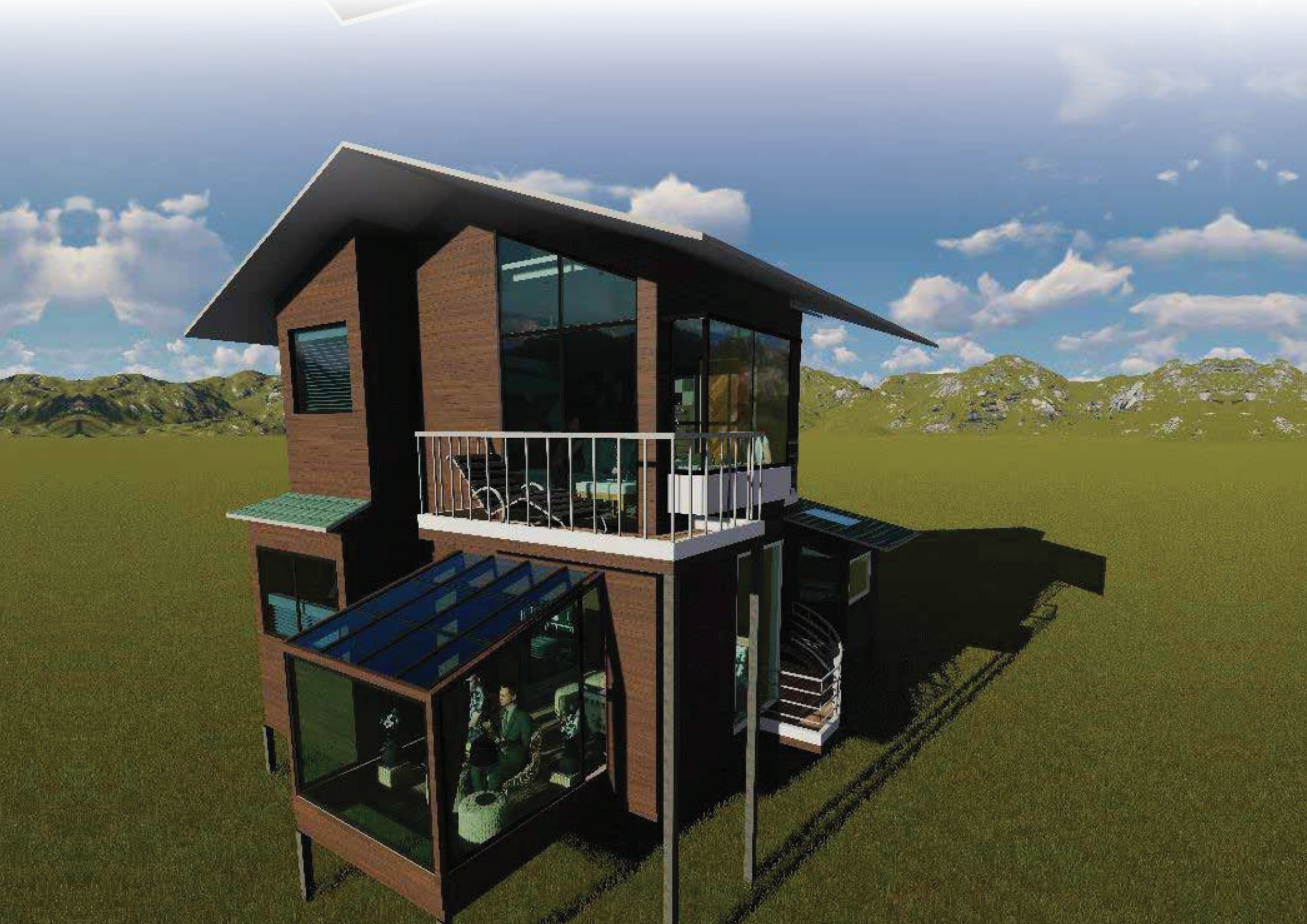








Executive Cottage Layout



3 BHK Executive Cottage



GROUND FLOOR

3 BHK Executive Cottage



FIRST FLOOR







Payment Plan

UNIT ALLOTMENT ON FIRST COME FIRST SERVE BASIS

Flexible Payment Plan

30:30:30:10

Construction-Linked Plan (CLP)

10 : 90 & 90 : 10

(Special Discount on this Payment Plan)

EXPECTED POSSESSION MARCH 2026

Booking amount 5 lacs* only

Revenue & Profits

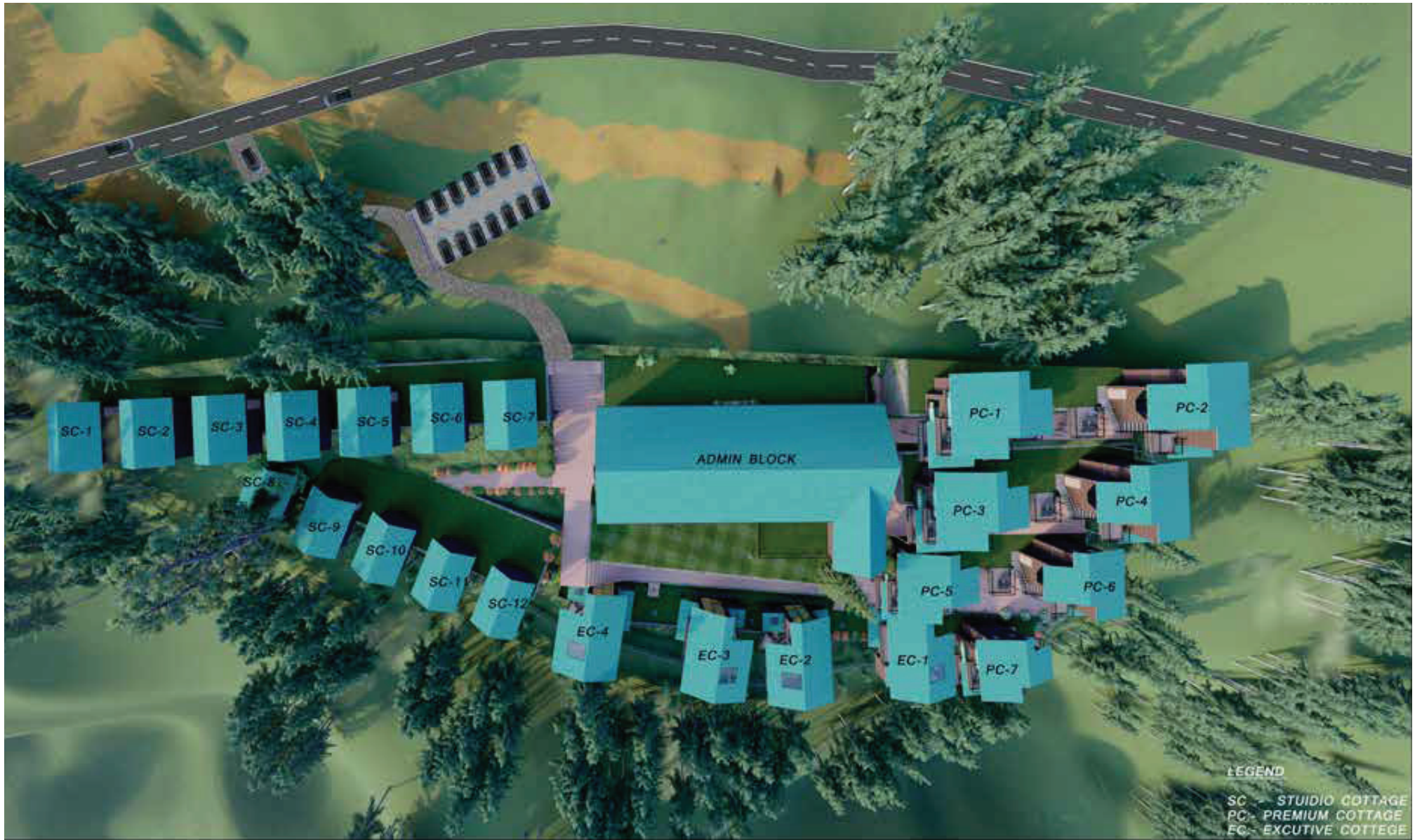
9 YEARS LEASE AGREEMENT

70:30

Profit Sharing



Site Layout Plan



LEGEND

- SC - STUDIO COTTAGE
- PC - PREMIUM COTTAGE
- EC - EXECUTIVE COTTAGE













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BUY YOUR DREAM HOME ON THE HILLS & RETURNS AS WELL



*For more detail please visit : www.gargresidency.com