

Luxury cottages in the lap of nature...



# Celebrating The Success Of COUNTRY INN, VRINDAVAN

Presenting Country Homes, Vrindavan, in collaboration with the prestigious Country Inn Hotels & Resorts. This opulent 4-star resort, offered under the Sale & Leaseback model, promises exceptional returns and a secure investment.

Delight in exquisite dining experiences with renowned franchises like Sagar Ratna, Moti Mahal, Barista and US Pizza, all set in a backdrop of unmatched elegance.





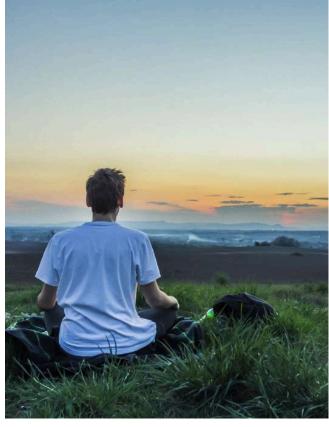




In the vibrant mosaic of modern Indian cities, the specters of global warming, pollution, and relentless population growth overshadow urban allure. Amidst this chaos, the elite seek more than mere shelter; they desire a haven where luxury and tranquility seamlessly converge.

This sanctuary transcends mere escape, creating a realm of unparalleled elegance and grace. Here, harmonious living is perfected, every detail designed to indulge the senses and nourish the soul, offering a refined respite from the urban jungle.



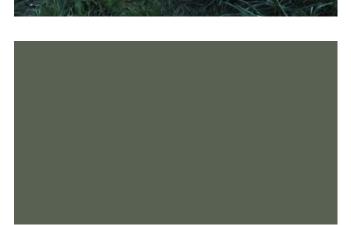




Welcome to Country Homes, a luxurious eco-friendly haven and resort in Agrakhal, Narendra Nagar, Uttarakhand. Our gated community offers exclusive 1BHK & 2BHK Cottage residences designed to cocoon you in opulence.

In a world abuzz with activity, we invite you to reconnect with the natural beauty of Mother Earth. From indulgent natural spas to elite clubs, we provide amenities tailored to your every desire.

Whether it's your vocational retreat, a future holiday home, or a mere investment, at Country Homes, our purpose is simple: to evoke smiles, foster tranquility, and immerse you in holistic wellness. Welcome to a sanctuary where luxury meets serenity.





# SALE & LEASEBACK MODEL



# Invest & Own Your Unit Choice

Clients can own charming 1 & 2 BHK Cottages with the option for immediate registry, ensuring instant property ownership.

# Construction & Possession

We commit to constructing and delivering possession of the property within 15 months, contingent upon the chosen unit option and location.

# Leaseback & 4 - Star Resort Transition

Operating as a 4-star resort, customers are provided with a 30% revenue share model (with 6% Minimum Guarantee), postpossession, providing high returns.

# Capital Appreciation & Other Benefits

Experience exponential capital gains, 10+ complimentary nights each year, and a free lifetime event/wedding with the entire hotel reserved exclusively for you.\*

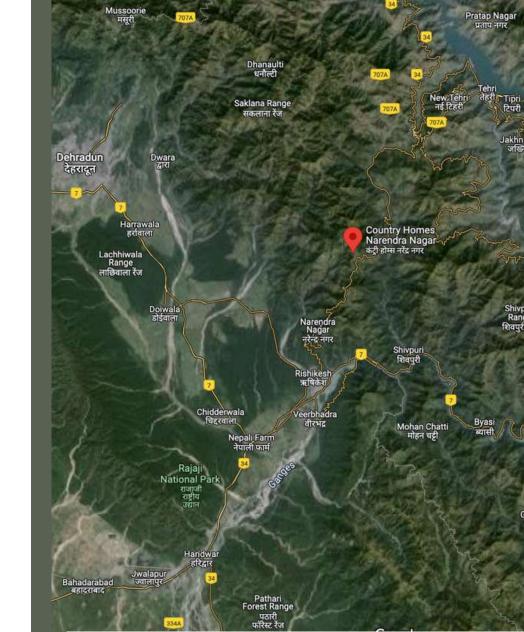




Nestled in the heart of Narendra Nagar, Agrakhal, Country Homes offers a prime location renowned for its tranquility and breathtaking views. Surrounded by lush greenery and cradled by the foothills of the majestic Himalayas, this serene haven provides an idyllic retreat from urban life. Residents are treated to the enchanting spectacle of clouds gracefully descending to touch the land during the rainy season, adding to the picturesque charm of the surroundings.

Conveniently situated near National Highway 34 and New Tehri - Rishikesh State Highway, residents enjoy easy access to nearby cities like Rishikesh, Dehradun, and even New Delhi, making it an ideal choice for those seeking both tranquility and convenience.

Google Maps' Location: https://maps.app.goo.gl/eezSfUbgVqacrCBe7

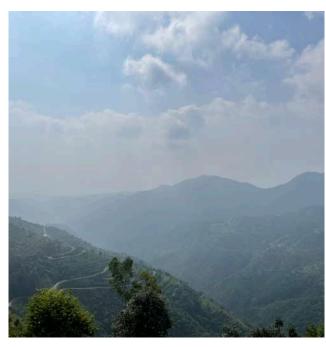
















New Delhi

297 kms or 5.2 Hours by Road

Rishikesh

30 kms or 40 Minutes by Road

Haridwar

50 kms or 1.4 Hours by Road

Dehradun Airport (J.G.)

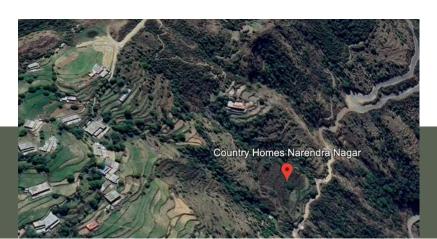
38 kms or 1 Hour by Road

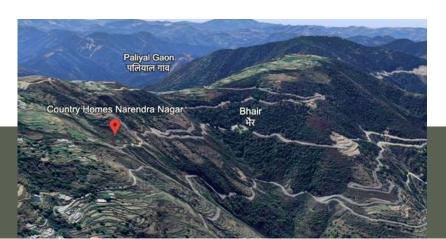
Rishikesh Railway Station

32.3 kms or 55 Minutes by Road

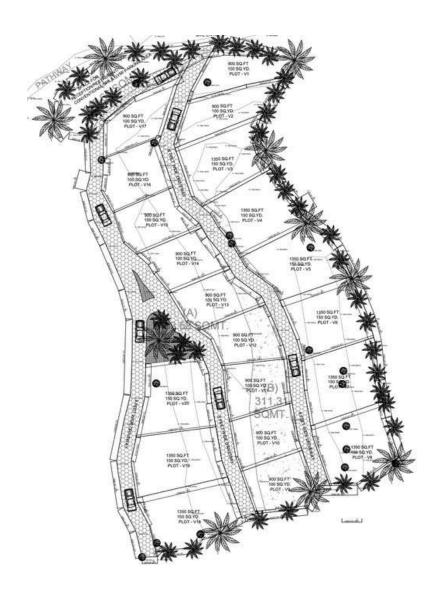
New Tehri

45 kms or 1.5 Hours by Road









# Master LAYOUT

Step into a world of aesthetic allure and refined luxury with our meticulously designed layout. Each unit offers maximum space, privacy, and uninterrupted views of breathtaking valleys, inviting you to immerse yourself in the natural beauty that surrounds you with wide pathways ensuring comfort as you explore the exquisite landscape.

# **UNIT OPTIONS**

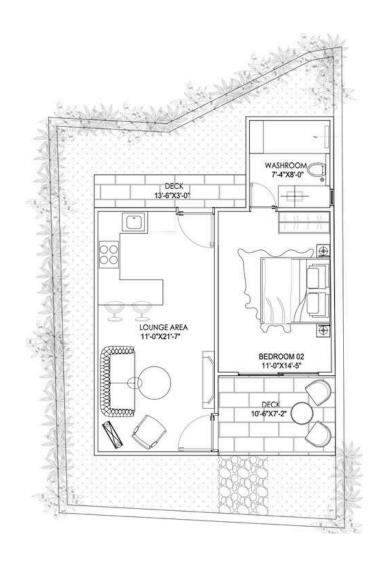
1 BHK | 100 SQ. YD. | GARDENIAS 2 BHK | 150 SQ. YD. | ZINNIAS

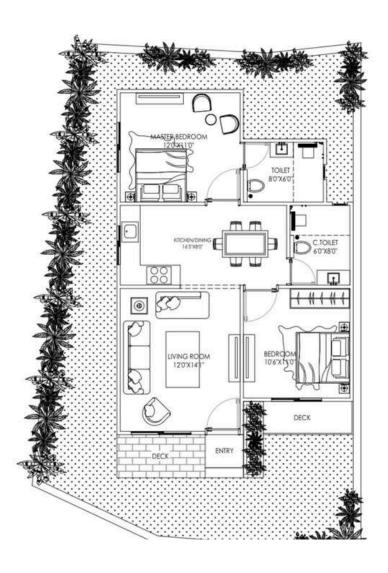




Experience the charm of our Gardenia cottages, where every detail is designed for ultimate comfort. The open layout seamlessly blends the living space with nature, offering tranquility and privacy. Enjoy a private deck, perfect for relaxing with panoramic views of lush gardens.

(Layout Specific To Gardenias 1 BHK Cottage Option)







The Zinnia cottages offer spacious elegance with two beautifully crafted bedrooms, ideal for families or those seeking extra space. The modern design ensures a smooth flow between the living areas, with a dedicated deck to take in the breathtaking surroundings. Luxury and functionality, perfectly balanced.

(Layout Specific To Zinnias 2 BHK Cottage Option)























Discover the epitome of luxury at The Club at Country Homes, one of the finest in Narendra Nagar and Rishikesh. Nestled in the spa capital of India, our state-of-the-art spa offers serene treatments with breathtaking scenic views, ensuring a rejuvenating experience like no other.

Indulge in our hill-view swimming pool, perfect for a refreshing dip, or host memorable events in our elegant banquet hall. Our exotic and premium fine-dine restaurant promises a culinary journey that delights the senses, making every moment a testament to sophistication and elegance.















# The Divine Gem of Uttarakhand NARENDRA NAGAR

#### **Gateway To The Himalayas**

Positioned at the foothills of the Himalayan mountains, Narendra Nagar serves as a gateway to scenic trekking routes, wildlife sanctuaries, and breathtaking landscapes.

#### **Proximity To Rishikesh & Dehradun**

It's proximity to Rishikesh and Dehradun offers easy access to the spiritual and adventure offerings of Rishikesh, as well as the urban conveniences & transportation of Dehradun.

#### Wellness & Spa Oasis

The area is renowned for luxury wellness resorts and spas that offer holistic healing experiences, including yoga, Ayurveda, and meditation, attracting enthusiasts from around the world.

#### **Hub For Adventure Sports**

With its diverse terrain and natural landscapes, Narendra Nagar, has earned recognition as a hub for adventure sports, attracting thrill-seekers from around the globe.

#### **Serene Natural Beauty**

Narendra Nagar is renowned for its mesmerizing natural beauty and scenic landscapes, characterized by lush greenery & majestic mountains, offering a serene retreat for all.

#### **Real Estate Potential**

With its strategic location and growing infrastructure, Narendra Nagar presents immense potential for real estate development, attracting investors seeking lucrative opportunities.



# Exceptional Pariffs & INVESTMENT POTENTIAL

In the cradle of the Himalayas, Narendra Nagar reigns supreme as the epitome of luxury living. Its famed resorts, including the illustrious Ananda in the Himalayas, and the emergence of 5-star establishments like Westin, signal a booming economy.

The demand for exclusive properties-villas, homestays-has reached unprecedented heights, with tariffs reflecting the sheer opulence of this prestigious locale. Seize the opportunity to invest in Narendra Nagar, where every moment is infused with the splendour of nature and the allure of refined living.

Credits: www.makemytrip.com

#### ANANDA IN THE HIMALAYAS





#### Deluxe Garden View Rooms

Sleeps 2 | 1 King Bed | 45 m<sup>2</sup>

Newly renovated deluxe rooms with a private balcony overlooking the manicured Gardens



Per Night **Excluding Taxes &** 

**BOOK NOW** 



#### **Pushp Villas at Amayaah Resorts**

Ghughtiyani Talli I 2.8 km from Narendra Nagar





#### Rajasi Villas Amayaah Resort

Ghughtiyani Talli I 2.8 km from Narendra Nagar

Entire Villa | 3 Bedrooms | Sleeps 6 Guests

Couple Friendly

Free Cancellation



₹ 43,313

Per Night

+ ₹ 16,250 taxes & fees Per Night

Lorin to Book Now & Pay Later!

Very Good 4.0 (19 Ratings)

₹.75.000

₹ 60.440

+ ₹ 13500 taxes & fees Per Night

> Excellent 4.3 (14 Ratings)

> > ₹ 34,750

+ ₹ 6.255 taxes & fees Per Night



#### Amayaah Luxury Spa Resorts | Entire Pool Villa ! Like a 5 \* 1

Ghughtiyani Talli I 2,8 km from Narendra Nagar

Entire Villa | 3 Bedrooms | Sleeps 6 Guests

Couple Friendly



#### The Westin Resort & Spa, Himalayas \*\*\*\*

Narendra Nagar

Couple Friendly

✓ Free Cancellation

Breakfast Included





MBS Group India, headquartered in Delhi NCR, is a distinguished conglomerate engaged in construction, real estate broking & consulting, and hospitality sectors. Our ethos revolves around "Excellence Through Quality".

Partnering with premier builders, we ensure unparalleled customer satisfaction and competitive rates in broking services.

Our diverse construction & hospitality portfolio includes esteemed projects like Country Inn, Country Square, and Meera Premium Vrindavan, with four other forthcoming 4-star resorts (Country Homes) and an opulent villa project in Mukteshwar (The Chalet Homes).

#### COUNTRY INN Vrindavan, U.P.



DELIVERED

#### MEERA PREMIUM Vrindavan, U.P.



**DELIVERED** 

### COUNTRY HOMES Naukuchiatal, U.K.



ONGOING

# COUNTRY HOMES Narendra Nagar, U.K.



ONGOING

### COUNTRY HOMES Mukteshwar, U.K.



ONGOING

## THE CHALET HOMES Mukteshwar, U.K.



ONGOING

### COUNTRY HOMES EXPRESS BHIMTAL, U.K.



UPCOMING

#### CASA PRIMAVERA VAZARE, MAHARASHTRA-GOA



UPCOMING





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