

LUMORA  
ESTATES

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Saharanpur, Uttar Pradesh

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AVACASA

Green is the new luxury





# LUMORA

ESTATES

Welcome to Lumora Estates, where passion meets purpose. Founded in 2024, we have swiftly become a trailblazer in the real estate sector, transforming challenges into opportunities and turning ideas into impactful solutions. As a trusted partner, we drive success for our clients through innovation, commitment, and a customer-first approach. At the core of our organization is a dynamic team of professionals who bring their expertise, creativity, and dedication to every project. Together, we strive to make a lasting impact, ensuring excellence in all aspects of our business.



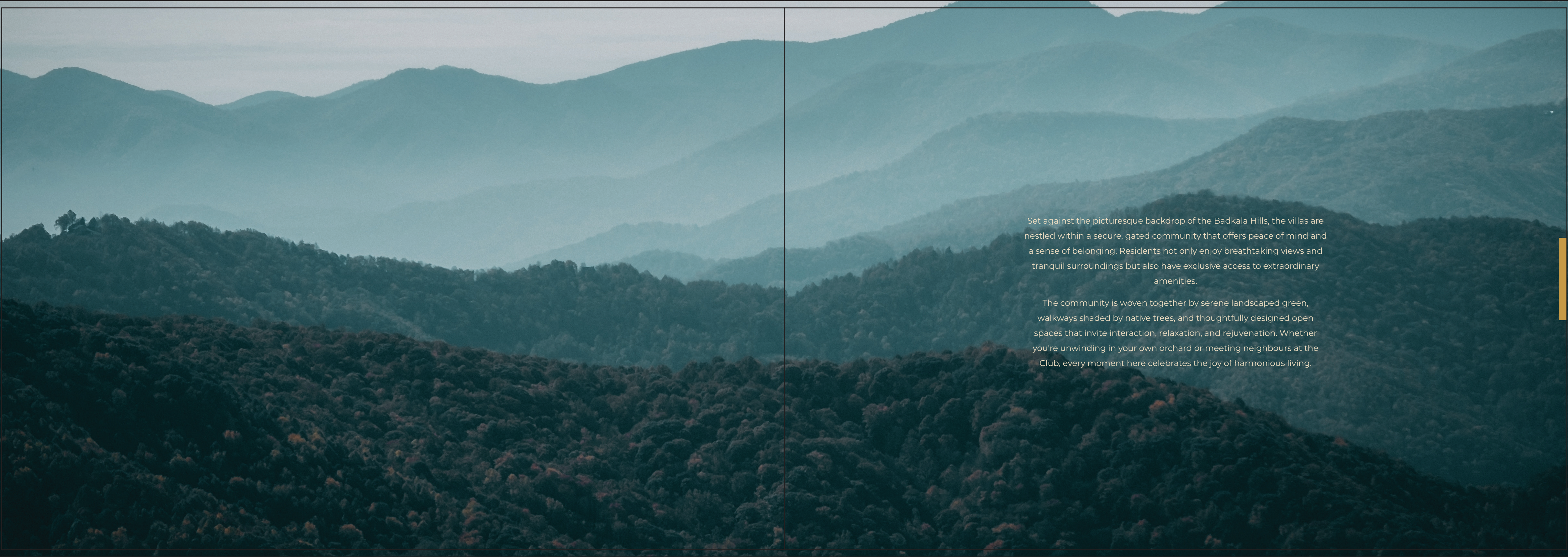


LUMORA

AVACASA

In a world where ordinary is omnipresent, crowd is the only visual while chaos is the heart of the atmosphere, imagine a realm that defies the mundane. Imagine a world where the boundaries of luxury are pushed to new heights. Amidst the lush greenery, located is Avacasa that redefines your vacation with its opulence and warmth. Get soaked in serenity with your family and friends.





Set against the picturesque backdrop of the Badkala Hills, the villas are nestled within a secure, gated community that offers peace of mind and a sense of belonging. Residents not only enjoy breathtaking views and tranquil surroundings but also have exclusive access to extraordinary amenities.

The community is woven together by serene landscaped green, walkways shaded by native trees, and thoughtfully designed open spaces that invite interaction, relaxation, and rejuvenation. Whether you're unwinding in your own orchard or meeting neighbours at the Club, every moment here celebrates the joy of harmonious living.





In hours, leave  
the noise behind

**R**each the Avacasa by a three  
hours car drive from Delhi and  
experience the beautiful  
journey through the  
magnificent Delhi-Dehradun  
Expressway. Your second  
home awaits you at the  
serenity of the green grandeur.



A photograph of a person wearing a bright green shirt, hugging a large, textured tree trunk. The background is a soft-focus forest with green foliage. The word "Hiding" is written in a large, elegant, white script font across the middle of the image, partially overlapping the person's arm and the tree trunk.

# Hiding

into a life full of amity and solitude

A

peaceful natural space that sings you the sweetest harmony of life. A place that resonates the enchantment of calm and composure.

Experience a living amidst the beauty of nature, escaping the dull and mundane life full of chaos. Get away on a journey toward Avacasa where life has so much to offer. Quietude to your mind, serenity to your soul.





# Avacasa Badkala Hills Location Map

## DISTANCE CHART

	Time	km
Shakumbhari Devi Temple, Uttar Pradesh	10 min	05 km
Hathni Kund Barrage, Haryana	35 mins	30 km
Kalesar National Park	40 mins	42.7 km
Rajaji National Park & Tiger Reserve (Mohand), Uttarakhand	45 mins	31 km
Saharanpur Railway Station, Uttar Pradesh	1 hr	43.4 km
Dehradun, Uttarakhand	1 hr 05 mins	55.5 km
Paonta Sahib, Himachal Pradesh	1 hr	58.6 km

Map not to scale.  
Approximate Distance.



Flora and fauna





# MASTER PLAN



## LEGEND

- 1 Entrance Plaza
- 2 Villa
- 3 Club



## CLUB PLAN



## Legends

1. Entrance Plaza
2. Drop Off
3. Pathway
4. Gazebo Sitting
5. Lawn
6. Sculpture With Olive Tree
7. Trellis Walk
8. Retention Pond
9. Sculpture Garden
10. Floating Walkway
11. Interactive Fountain
12. O.a.t
13. Mond With Termalia Mantaly
14. Topiary Garden
15. Rolling Garden
16. Flower Garden
17. Glow Garden
18. Waterfall Area
19. Grassland
20. Kid's Play Area
21. Lake View Seating
22. Citrus Garden
23. Tree House
24. Floating Deck
25. F & B Area
26. Yoga Deck
27. Bamboo Walk
28. Floating Pods With Koi Pond
29. Pickel Ball Court
30. Pavillion Garden
31. Steppingstone
32. Skating Rink With Seating
33. Aroma Garden
34. Jacaranda Tree Court
35. Hedge Garden



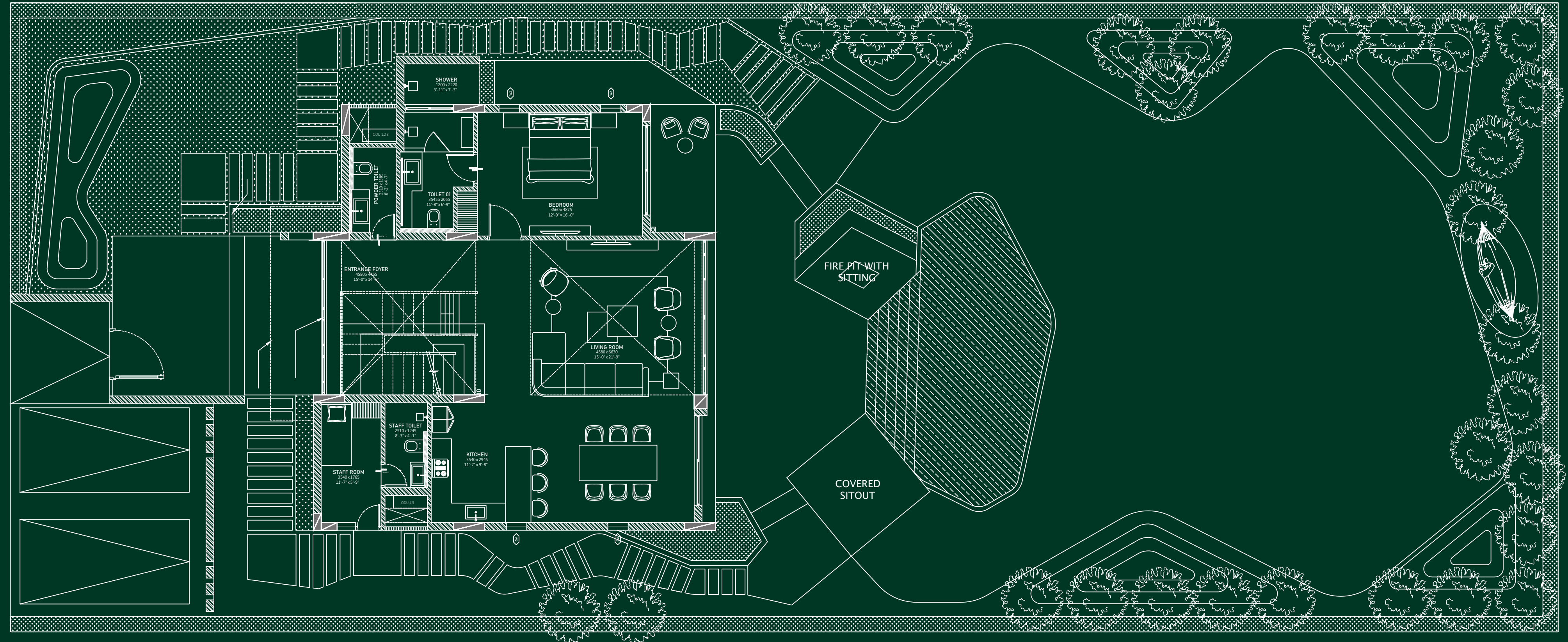
## FLOOR PLAN - GROUND FLOOR

### *Villa Amenities*

- Double-Height Living Room
- Designer Open Kitchen with an extended breakfast counter
- Three Spacious Bedrooms with attached bathrooms
- Luxury master bathroom with bathtub and skylight.
- Private Plunge Pool
- Outdoor Open-Air Shower
- Manicured Front Lawn
- Spacious Backyard Lawn
- Kitchen Garden
- Dedicated 2-Car Parking
- Staff Room with Toilet
- Rainwater Harvesting pit

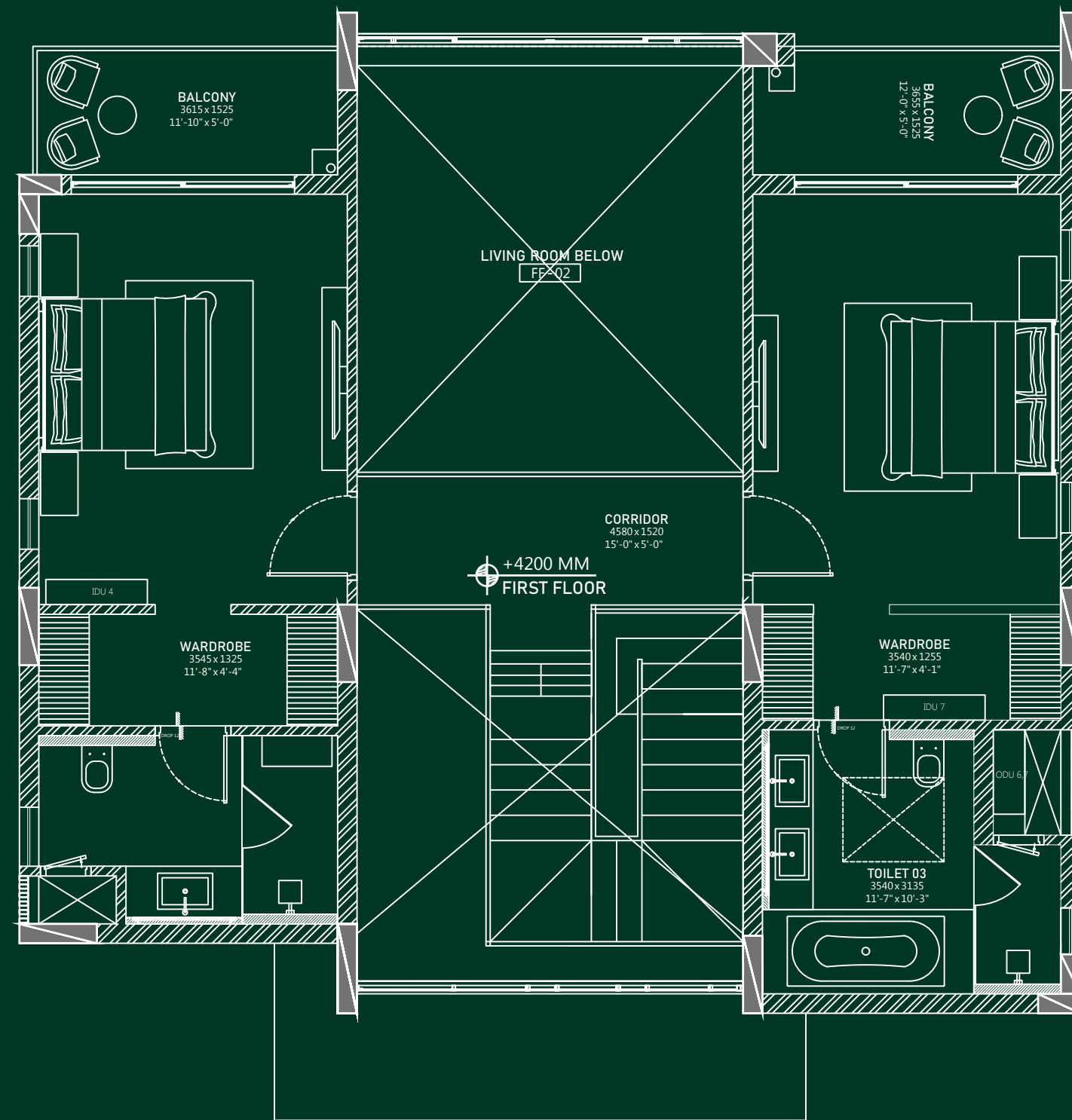
Plot Area- 9000 sq ft

Built-up area- 2531 sq ft





## FLOOR PLAN - FIRST FLOOR







An address of  
*Pleasure*

### *Club Amenities*

- Grand Double-Height Entrance Lobby
- Holistic Spa & Sauna Suite with therapy rooms and aroma steam shower.
- Dedicated Wellness Garden with open-air jacuzzi deck
- Yoga & Pilates
- Gymnasium
- Indoor Games Lounge with table tennis, carrom, board games and foosball
- Billiards/Pool Table Lounge
- Infinity Pool
- Lagoon Pool
- Private Cabanas
- Signature Restaurant
- Sky Lounge
- Terrace Bar & BBQ Deck
- Chic Patisserie & Café
- Fresh Juice & Smoothie Bar
- Boutique Library with cozy corners
- Sunken Lounge Garden

### *Community & Lifestyle Amenities*

- Gated Farm Community
- 24/7 Security
- Water and Electricity Connection
- Convenience Store
- Maintenance Services
- Nature Trail
- Work from Farm
- Organic Farming
- Tuck Shop
- Medical Store



Play the euphony of

# Nature

The infinity-edge club swimming pool, surrounded by lush greenery, offers panoramic hill views and a serene, resort-like space for relaxation, socializing, and wellness.



A woman with long brown hair, wearing a white off-the-shoulder sweater, sits cross-legged on the edge of a swimming pool. The pool has a green mosaic tile border. In the background, there are green trees and a range of mountains under a clear blue sky. The scene is reflected in the calm water of the pool.

Let your inner soul feel the

# Soothe

W

hen pacifying nature is accompanied by extraordinary interiors, living here has to be different. Smooth interiors to give you the feel of comfort and ease. Every corner plays a melody to remember.





# Specifications

## A Sovereign Sanctuary

80+ Villas | Private Pools | Private Greenery | Kitchen Garden  
Open Shower | Natural Water Bodies

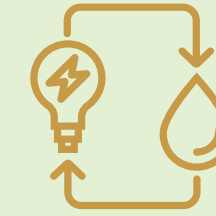
### Key features



Gated Farm  
Community



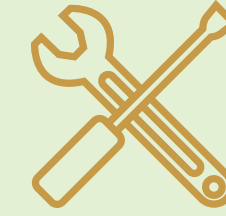
24/7  
Security



Water and  
Electricity



Convenience  
Store



Maintenance  
Services



Nature trail

### The Versatile Investment



Work from Farm



Short Terms Rental



Organic Farming



Tuck Shop



Medical Store



Get all zealous with a luxurious

# Club House

club area 20,000+ sq ft.



A

dynamic place for you to express your real self. Be it letting your stress out after a hectic day at work or a grand celebration with your friends and family, the club at Avacasa showers you with the most premium opportunity of enjoying your evening in a frenzy way.



The wilderness within

# Reach



A vacasa is your sanctuary, your second home built for extraordinary living. Surrounded by lush greenery and fresh air, your mornings begin in serenity and flow into nature trails on horseback and jungle safaris.

It's a way of life only a second home can offer. With a series of trailblazing amenities along with a plush Clubhouse, Swimming pool and restaurant, where each moment will turn into a memory and each day like a new story.





Work from Nature





Villa View



# About the Architects

Confluence is a multidisciplinary design firm with over 26 years of expertise in architectural, interior, and landscape design. Renowned for transforming spaces at both macro and micro scales, the firm brings a progressive approach to sectors including Residential, Commercial, Institutional, Transport, Infrastructure, Hospitality, and Boutique Interiors.

Founded in 1999 by visionary architects Vineeta Singhania Sharma and Vishal Sharma, Confluence has grown into a 170+ member team, united by a strategic and holistic design philosophy.

Each project reflects a commitment to innovation, functionality and relevance in an ever-evolving world. Beyond design, Confluence embodies a value-led practice of crafting spaces that are socially responsible, economically viable, and environmentally sustainable.

## Founder Partner & Principle Architects at Confluence



**Vishal Sharma** is a seasoned architect with over 27 years of experience in architectural design. As a key leader in Confluence, he drives growth and strategic direction. His diverse work portfolio showcases dynamic collaborations that are grounded in the unique programme, site, and cultural context of each project. Vishal combines refined design sensibility with deep knowledge of construction techniques, ensuring flawless project execution.



**Vineeta Singhania Sharma** is an accomplished architect with over 26 years of experience. She leads the design narrative of Confluence, emphasizing efficient systems and processes while integrating the natural and cultural context of each site. Her innovative approach enhances productivity and resource allocation, driving the firm's growth and transforming architectural concepts into reality.