



WHERE
Nature
MEETS LUXURY



Book Your Place
Amidst Nature

www.xyz.com



OWN MORE
THAN A FARMHOUSE.
OWN A RESORT LIFESTYLE.

Breathe

A SANCTUARY WHERE NATURE MEETS LUXURY

Experience a new way of living where luxury, nature and hospitality come together. Designed as a professionally managed farmhouse community, Nehlia Santo Hills offers the perfect blend of relaxation, investment and long-term value.



Resort Living Concept



Managed Farmhouses



Government Approved



CLU & Registry Available



THE LOCATION

CAREFULLY **Chosen** NATURALLY REWARDING

Selected after extensive research, the location offers unmatched connectivity, breathtaking surroundings and excellent future appreciation.

LOCATION ADVANTAGES

- ⌚ 10–15 Minutes from NH-8
- ⌚ Around 1 Hour from Delhi NCR
- ⌚ 3-Side Aravalli Views
- ⌚ Government Approved Zone
- ⌚ No Sensitive Zone
- ⌚ High Growth Corridor



RESORT LIVING

EVERY DAY FEELS LIKE A Holiday

A 75-acre master-planned community designed around luxury, recreation and wellness.

AMENITIES

- ☑ Grand Electric Entrance
- ☑ Seven Waterfalls
- ☑ 5-Acre Resort Zone
- ☑ 1 BHK Luxury Cottages

- ☑ Swimming Pool
- ☑ Horse Riding
- ☑ Golf Cart Mobility
- ☑ Artificial Lake

- ☑ Organic Farming
- ☑ Restaurant & Events
- ☑ Landscaped Greens



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SECURITY & COMMUNITY

PRIVACY. *Security* PRESTIGE.

Designed as an exclusive gated community with premium infrastructure and controlled access for a refined living

FEATURES

- ✓ Digital Gate Pass
- ✓ 24×7 Security
- ✓ CCTV Surveillance
- ✓ Wide Internal Roads
- ✓ Street Lighting
- ✓ Uniform Premium
- ✓ Facades
- ✓ Lush Green
- ✓ Landscaping



SMART OWNERSHIP

YOUR **Investment**
PROFESSIONALLY MANAGED.

Whether you build now or later, your property remains maintained. You can even lease your farmhouse through our managed hospitality model to generate attractive rental income.



WHY INVEST

Luxury IS BECOMING GREEN.

As cities grow denser, nature is becoming the ultimate luxury. Nehlia Santo Hills combines premium living with a future-ready investment opportunity



BENEFITS

- ✓ Professional Maintenance
- ✓ Rental Income Opportunity

- ✓ Hassle-Free Ownership
- ✓ Higher ROI Potential

- ✓ Delhi NCR's First Luxury
- ✓ Managed Farmhouses
- ✓ Strong Appreciation Potential

- ✓ 75 Acres Master Development
- ✓ 3-Side Aravalli Views
- ✓ 20-25% FAR