

*Unfolding the
Serenity Luxury Villas
in the heart of Jim Corbett*



A higher order of

Luxe Life...

Creativity. Convenience. Connectivity.

A Symphony of open spaces opulence blended with beautiful green vistas.



Transforming a land to a
Landmark...

vast. Vivid. A vision. A dream. We are developing a plot of land into a milestone of aesthetics marvel, in tandem with latest trends and available topography. Drawing inspiration from the infinite possibilities of nature we have conceived this green building project. Our ultimate goal is to magically transform a plot of LAND to a LANDMARK development.

WHY INVEST IN CORBETT ??

CLASSIC BEAUTY. STUNNING VIEWS.

Nature is full of infinite causes
Leonardo Da' Vinci



Booming Tourism Hub - Jim Corbett attracts over **1.5 million tourists annually**, ensuring steady demand for vacation rentals & luxury stays.



High ROI Potential - Short-stay villas in this region generate attractive rental yields due to year-round footfall.



Scenic & Serene - Nestled amidst lush forests and hills, properties here combine natural beauty with exclusivity.



Limited Supply of Luxury Homes - Very few premium developments exist, making this a rare opportunity.



Accessibility - Located on the state highway. Excellent road and rail connectivity to Delhi-NCR & Uttarakhand hubs (Nainital, Haldwani, Ramnagar, Pantnagar airport).

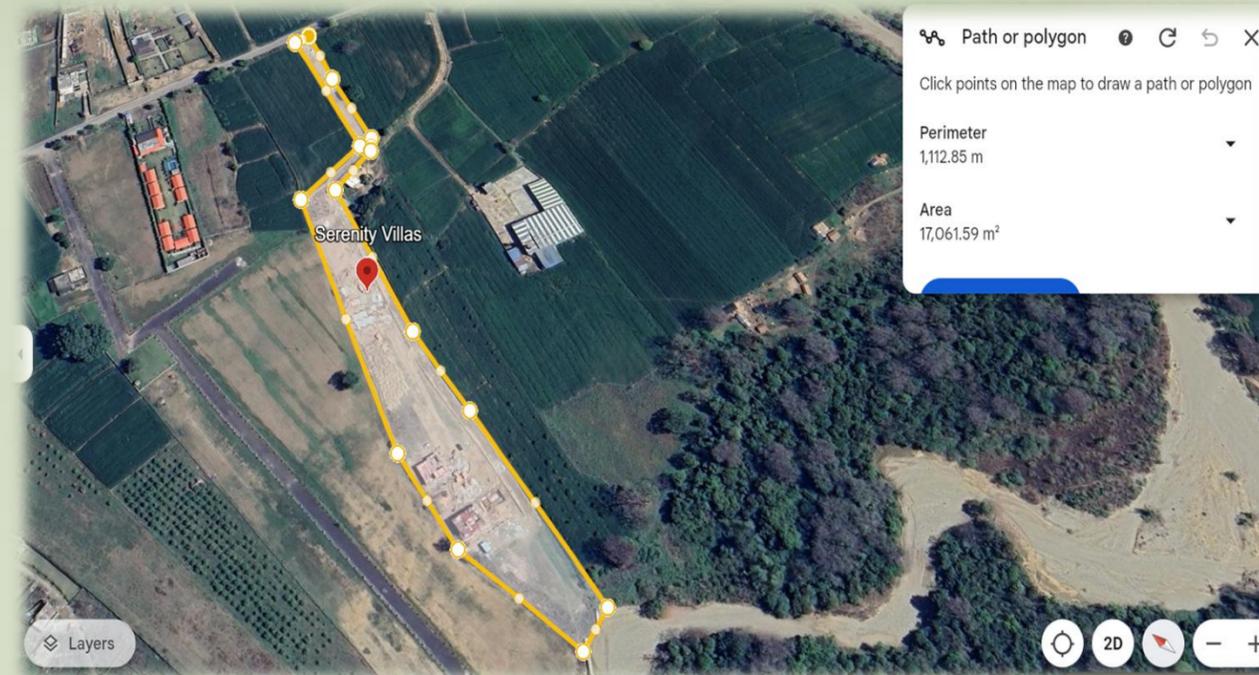
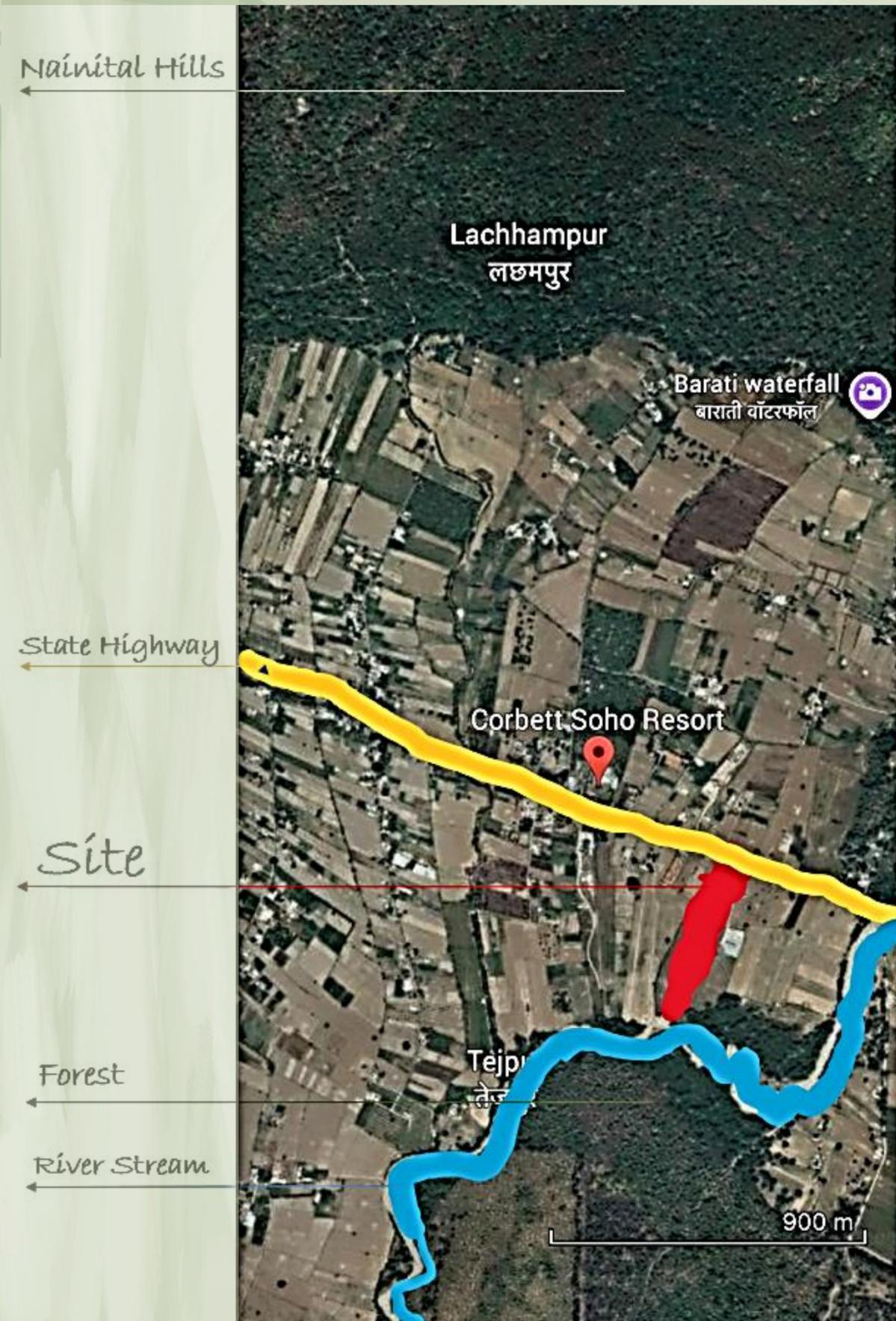
Why invest in Serenity Villas ?

Steady Occupancy: Jim Corbett records an average occupancy rate of ~60% (even under pessimistic estimates).

Rising Asset Value: Land prices are projected to appreciate significantly in the coming years.

Sustainable Scenic Appeal: The region's natural beauty is preserved by the Uttarakhand Government's strict land-use regulations, ensuring long-term value retention.

Government Push for Tourism: Uttarakhand government is promoting sustainable tourism. Infrastructure improvements (roads, hospitality, eco-friendly policies) further boost property value.

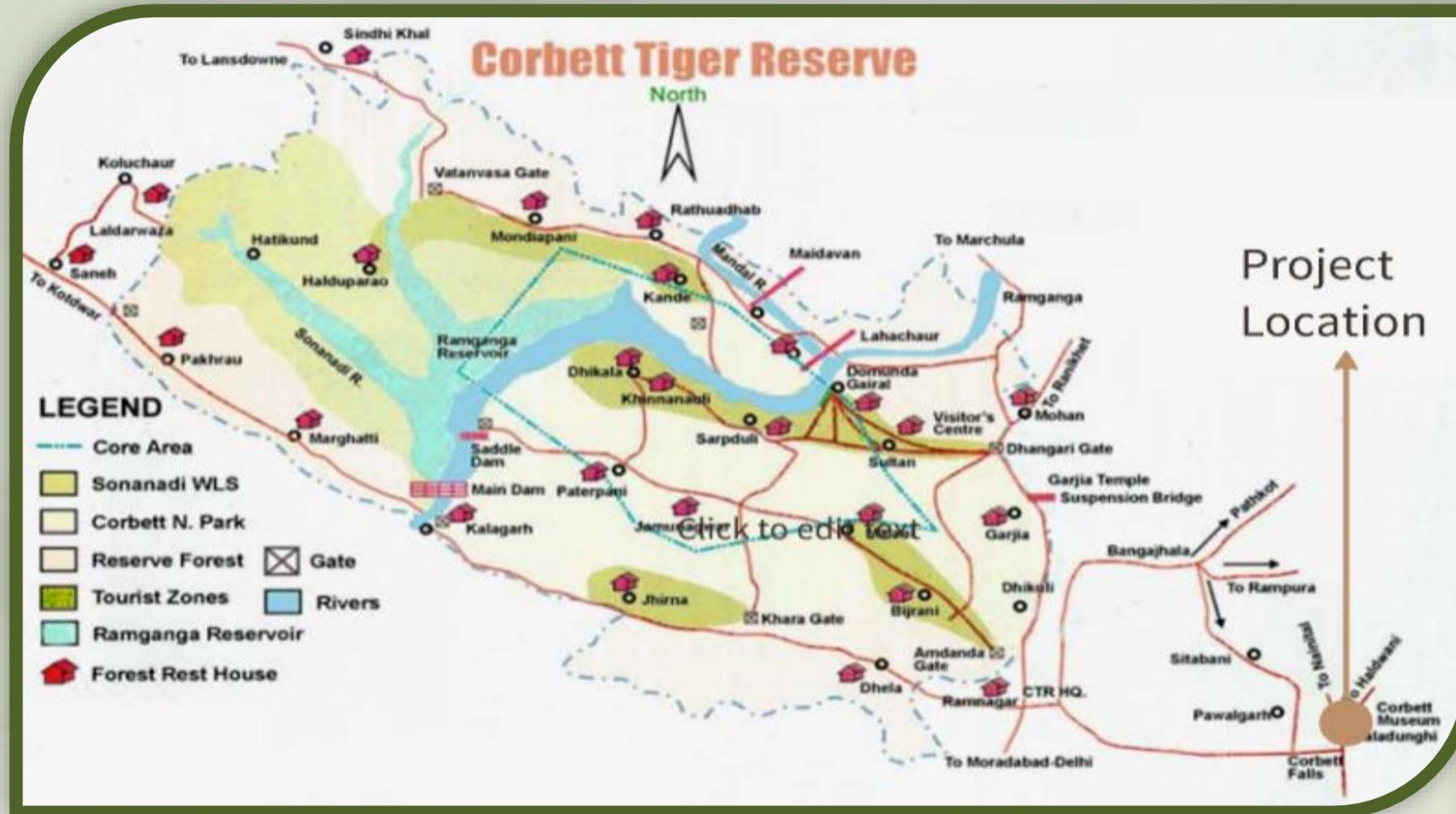


After Moradabad to Nainital State Highway

Delhi : 2.5-3 hours
Moradabad : 0.5 hours

Commute with ease

Wherever you please



📍 Strategic Location: Located at State Highway



2 Km Barati Rau (5 mins drive)



3 km Corbett Falls (5 mins drive)



7 km Kaladunghi gate wild safari (10 mins drive)



10 km Jim Corbett's village (15 mins drive)



15 Km Ramnagar Railway Station (15 mins drive)



18 Kms Sitabani wild safari (20 mins drive)



28 Km Girja Devi Temple (30 mins drive)



30 Km Haldwani (40 mins drive)



40 Km Nanital (45 mins drive)

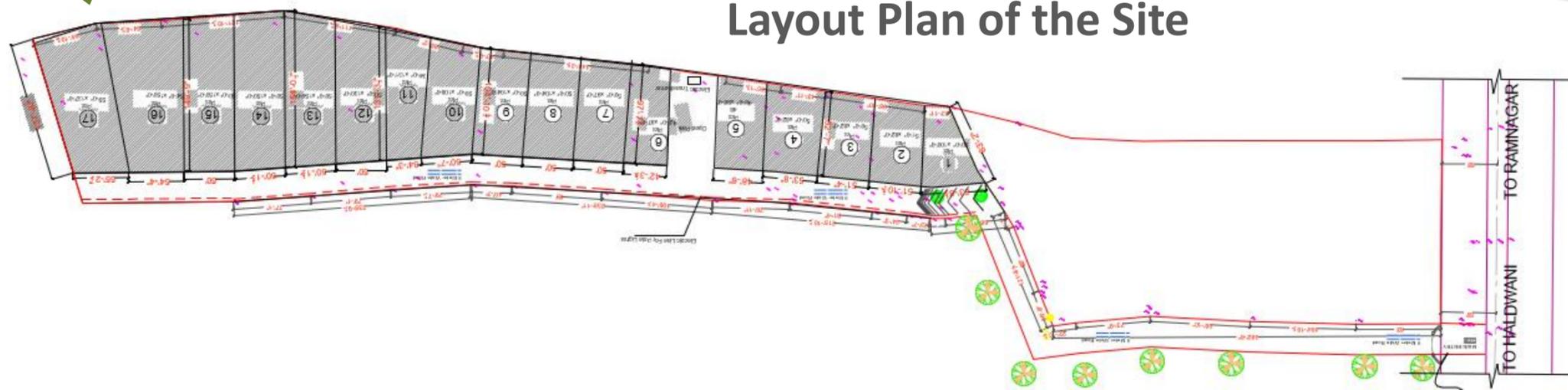


50 Km Pantnagar airport (1 hour drive)

Aerial View of the Site



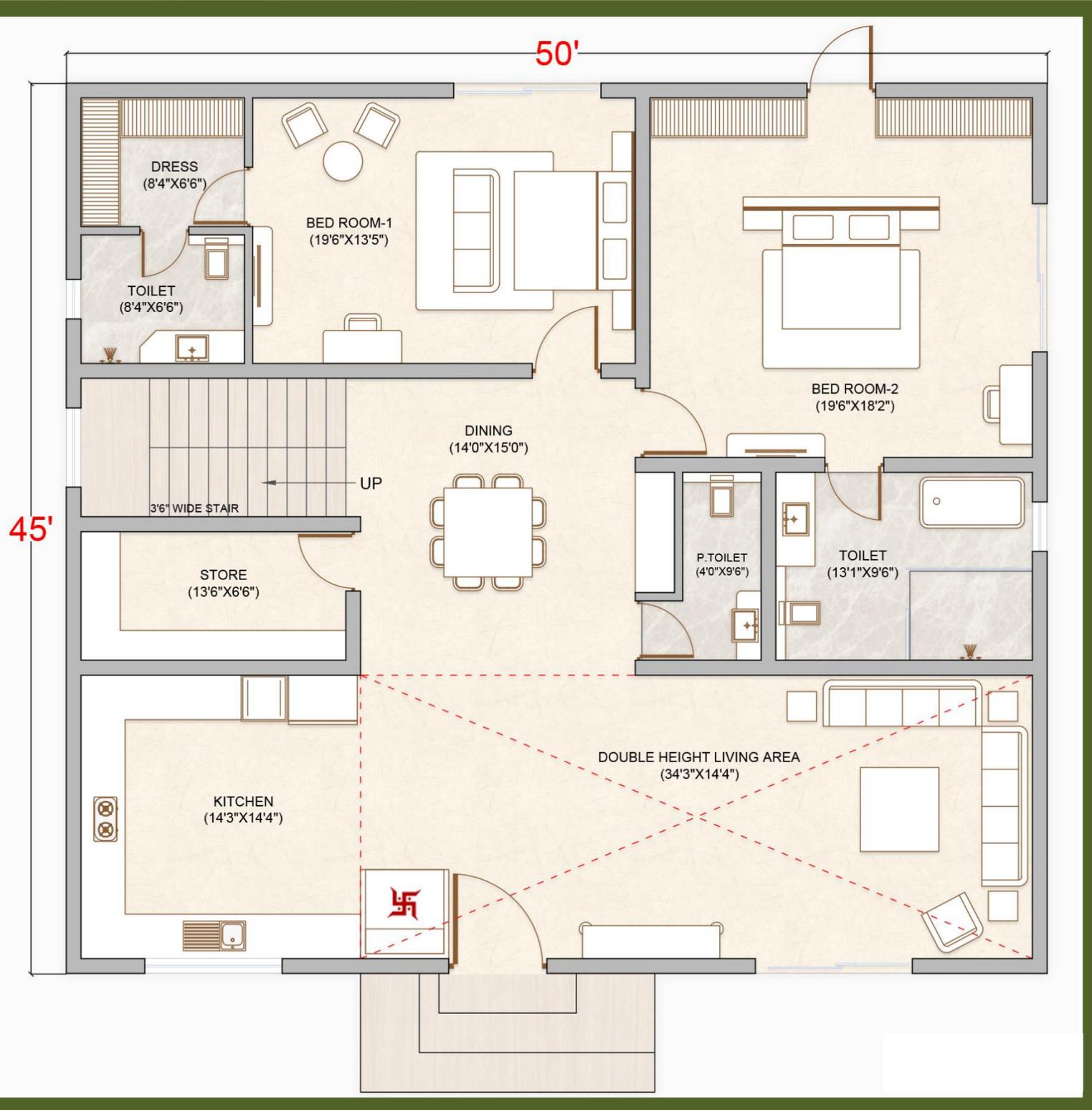
Layout Plan of the Site



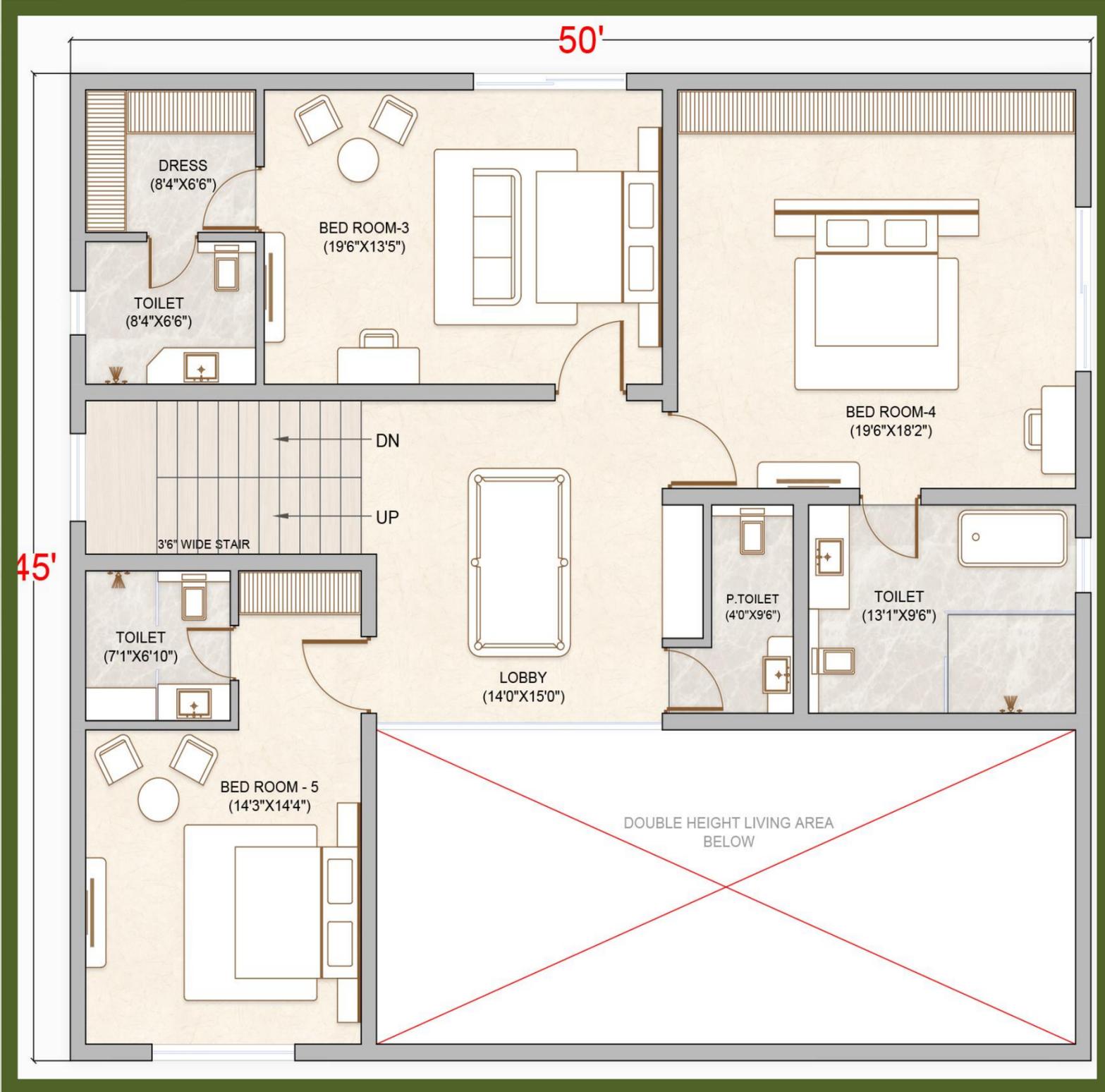
Site Plan Type 4 & 5



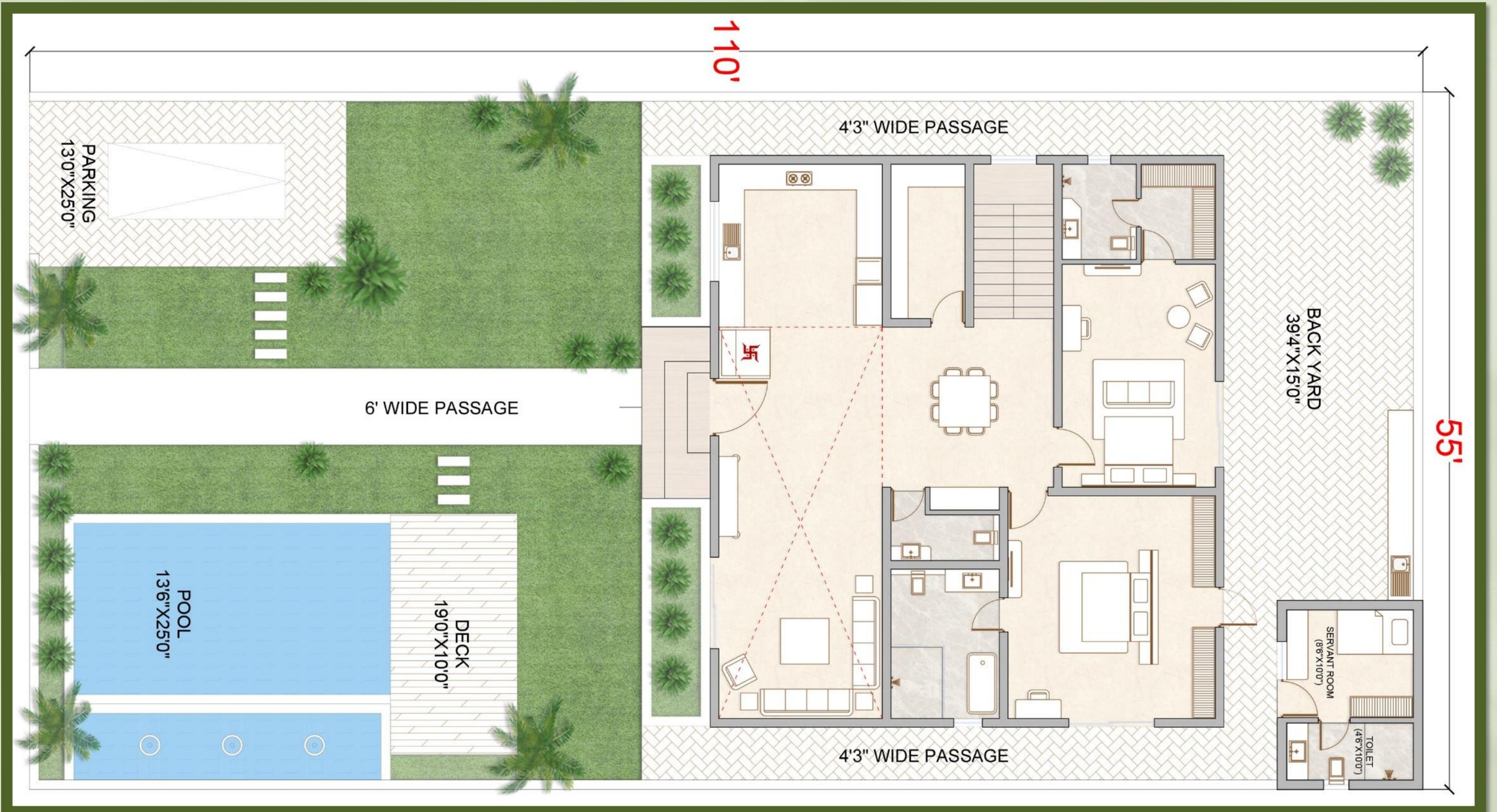
Typical Floor Plan – Ground Floor



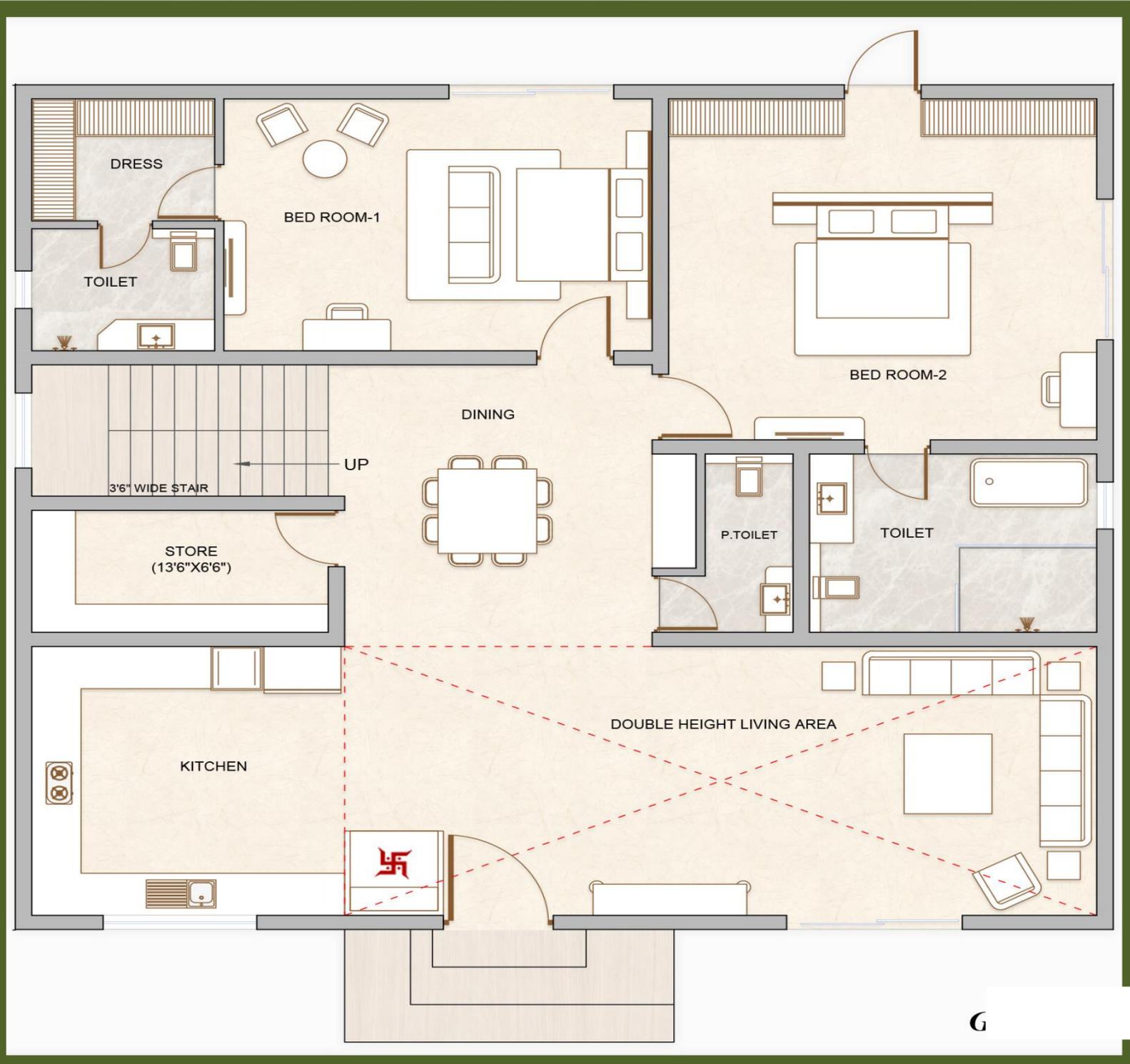
Typical Floor Plan – First Floor



Site Plan for Type 2 & 3

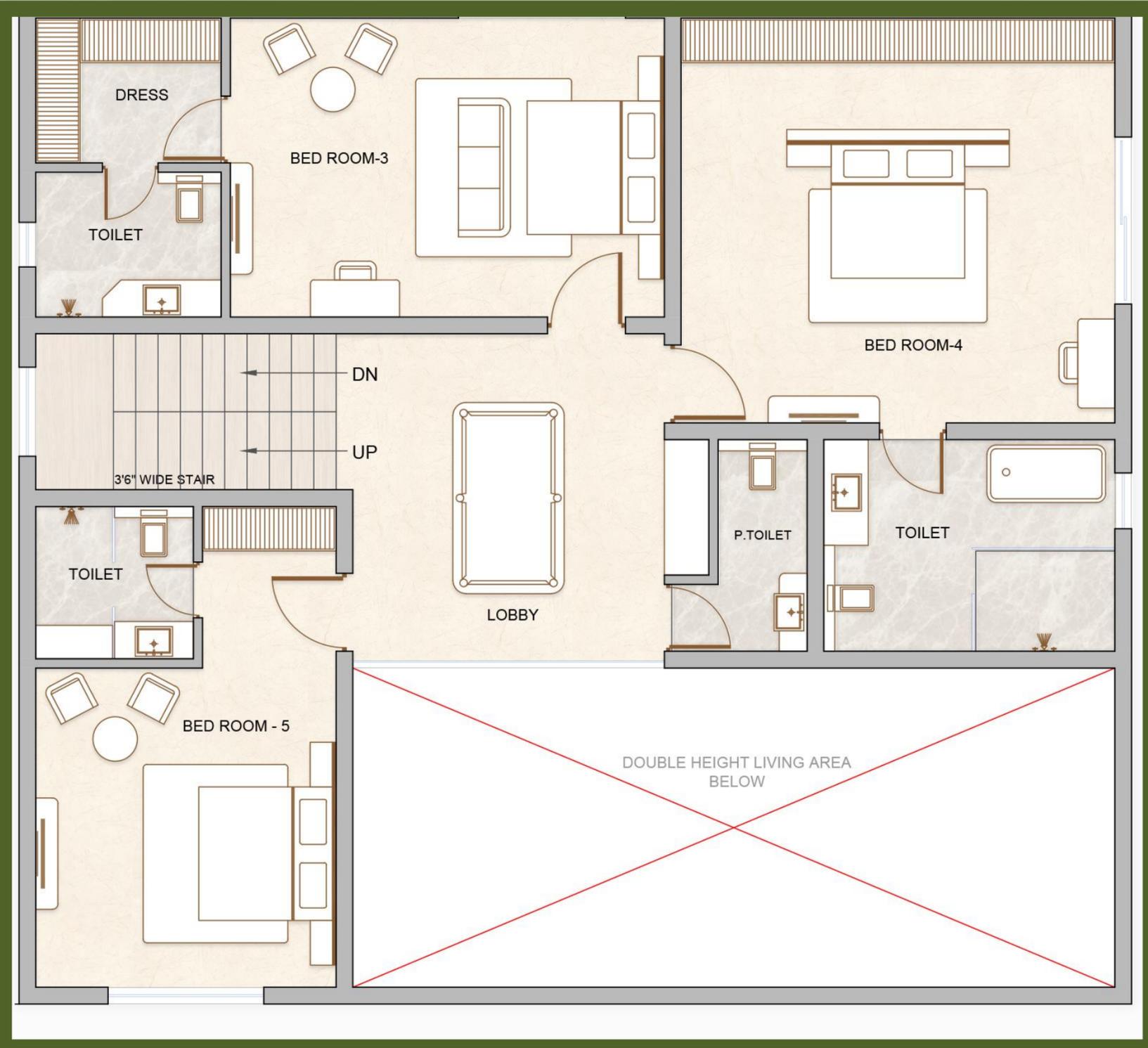


Typical Floor Plan – Ground Floor



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Typical Floor Plan – First Floor



Building services

Designed, Detailed, Delivered, Villas with Everything Inside

All You Bring Is Yourself, We've Done the Rest

Fully Loaded Living : Interiors, Furnishings, Elegance Included



Backyard



A look of Washroom



Bed-Room

HOME AUTOMATION

- Personal Wi-fi in indoor and outdoor TV
- Telephone
- Sufficient 5 amp +15 amp sockets
- Video Door phone

COMFORT CONDITIONING

- Cooling throughout via Ductable air conditioning.

VENTILATION

- Openable windows and sliders of Aluminum Profiles
- Exhaust ventilation to bathrooms and Kitchens

ELECTRIC WIRING FITTING:

- Polycab/ Havells wires
- Plug points & switches- Legrand
- Central Air conditioning- Carrier
- Lights and Fans - Phillips/ Havells
- Central Gyeser (heat pump) jaguar

INTERIOR LIGHTING

- Lighting design incorporates energy efficient light fittings
- Advanced lighting control with scene setting
- Provision for motorized window treatments to all windows



FLOORING

- Italian Marble stone floor and skirting comprising different stone types with complementary colours.
- Island Kitchen with natural stone floors.
- All bathrooms finished with premium natural marble stone.

CEILING

- Painted, suspended POP ceiling throughout with recessed and cove light fittings with magnetic track lights

BATHROOMS

- High-quality sanitary ware complemented by a modern range of bespoke bathroom brassware from JAQUAR.
- Premium natural stone shower surround with large format glass screens.
- Vanity units finished in veneer and with natural stone counter tops.
- Bath-tub in master bathrooms.
- Towel rails and coat hooks in master bathroom.

KITCHENS

- High quality modular kitchen imported with high quality hardware.
- Kitchen Air Conditioning
- Appliances (Faber/ Kaff):
 - Refrigerator
 - Microwave
 - Oven
 - Hob
 - Chimney

INTERNAL WALLS AND DOORS

- Internal walls painted with high quality paint.
- High quality contemporary timber veneered doors with lipping and timber door frames.

JOINERY

- Bespoke and crafted, using high quality hardwood and veneers, where applicable.
- Large storage space with new height wardrobes
- Illuminated wardrobes with profile lights

External finishes



The Grand Entrance



Private pool and Bonfire Lounge



Private plunge pool

EXTERNAL WALLS

- Painted in permanent subtle colours

WINDOWS

- Fixed and openable panels with Aluminium profiles

EXTERNAL DOORS

- Sliding doors that open onto balconies/ open areas

ENTRANCE AREAS

- Intimate and welcoming air-conditioned entrance lobby incorporating timber panelled walls illuminated ceiling coffers.
- Bespoke stone floor with decorative stone patterns.

BALCONIES

- Granite on the floor and metal balustrades with low level lighting

OPEN AREAS

- Bonfire lounge
- Barbeque station
- Pool area with deck
- Spacious lawn in front
- Backyard with seating area
- One/ Two private car parking

EXTRAS:

- EV car charging provision in parking
- Solar panel on roof top
- Servant room with toilet
- Pool table/ Activity Area

A Proven Legacy, A Promising Future

With a legacy of landmark projects in South and East Delhi and signature developments in Corbett that harmonize nature with elegance, Ar. Dhanush Aggarwal and Dr. Shikha Gupta continue their journey of redefining living spaces. Their newest landmark in Corbett blends luxury, serenity, and timeless value — crafted to inspire refined lifestyles and offer a destination of distinction.



Our portfolio of Excellence:
Ongoing Projects

Crown Plaza, Corbett – A
landmark in progress,
redefining luxury



Hyatt, Kotabagh – World-
class hospitality

Our Commitment : Completed Projects in Corbett



Leafy Lush
Resorts
94 Rooms
Delivered in 20
months



Anantum Gateway
Resorts
172 Rooms
Delivered in 22
months



Villa Sizes

Villa Type	Land Area (sq. ft.)	Built-Up Area (sq. ft. G+1)	No. of units
Type 1	5000	3600	2
Type 2	6000	4000	4
Type 3	8000	5000	4
Type 4	10000	5500	4
Type 5	11000	5500	3

