

An aerial photograph of a modern, multi-story villa complex built into a hillside. The architecture features dark, flat roofs and large glass windows that reflect the surrounding greenery. The villa is surrounded by dense, lush tropical forest. In the background, a river flows through a valley. The overall atmosphere is serene and elegant.

LYF INFRA

PRESENT  
ELITE VILLAS

“WHERE SERENITY FLOWS AND ELEGANCE RISES”



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# YOUR DREAM HOME IN THE HILLS

IMAGINE A HOME IN THE PEACEFUL MOUNTAINS OF  
JEOLIKOTE, WHERE EVERY DAY FEELS LIKE A VACATION.  
OUR VILLAS ARE DESIGNED FOR YOU TO RELAX AND ENJOY  
THE BEAUTIFUL SCENERY ALL AROUND.

WHAT MAKES OUR VILLAS SPECIAL?

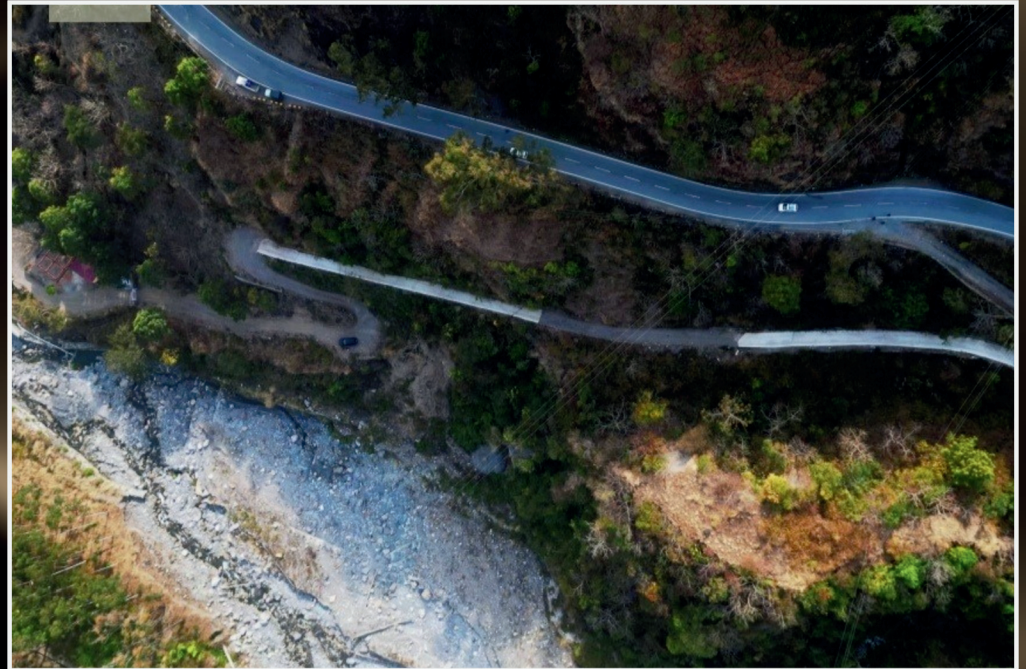
- **AMAZING VIEWS:** WAKE UP TO INCREDIBLE VIEWS OF THE HIMALAYAS AND GREEN FORESTS RIGHT FROM YOUR WINDOW. IT'S A PEACEFUL AND BEAUTIFUL WAY TO START YOUR DAY.
- **LOTS OF SPACE:** OUR HOMES ARE BIG AND OPEN, GIVING YOU PLENTY OF ROOM TO LIVE, RELAX, AND HAVE FUN WITH FAMILY AND FRIENDS.
- **YOUR OWN GARDEN:** STEP OUTSIDE INTO YOUR OWN PRIVATE GARDEN. IT'S A QUIET SPACE WHERE YOU CAN ENJOY THE FRESH AIR, PLANT FLOWERS, OR JUST SIT AND UNWIND.



# LOCATION HIGHLIGHT

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- A SMALL, PEACEFUL HILL STATION AT 1,219 M, CALLED THE “GATEWAY TO NAINI LAKE.”
- FAMOUS FOR BUTTERFLIES, FLORICULTURE, BIRD WATCHING, AND ORCHARDS.
- ONCE USED BY THE BRITISH AS A RESTING SPOT BEFORE REACHING NAINITAL.
- KNOWN FOR COLONIAL COTTAGES, MEDITATION RETREATS, AND SERENE NATURAL BEAUTY.
- CLOSE TO NAINITAL, BHIMTAL, SATTAL, PANGOT & KILBURY BIRD SANCTUARY.



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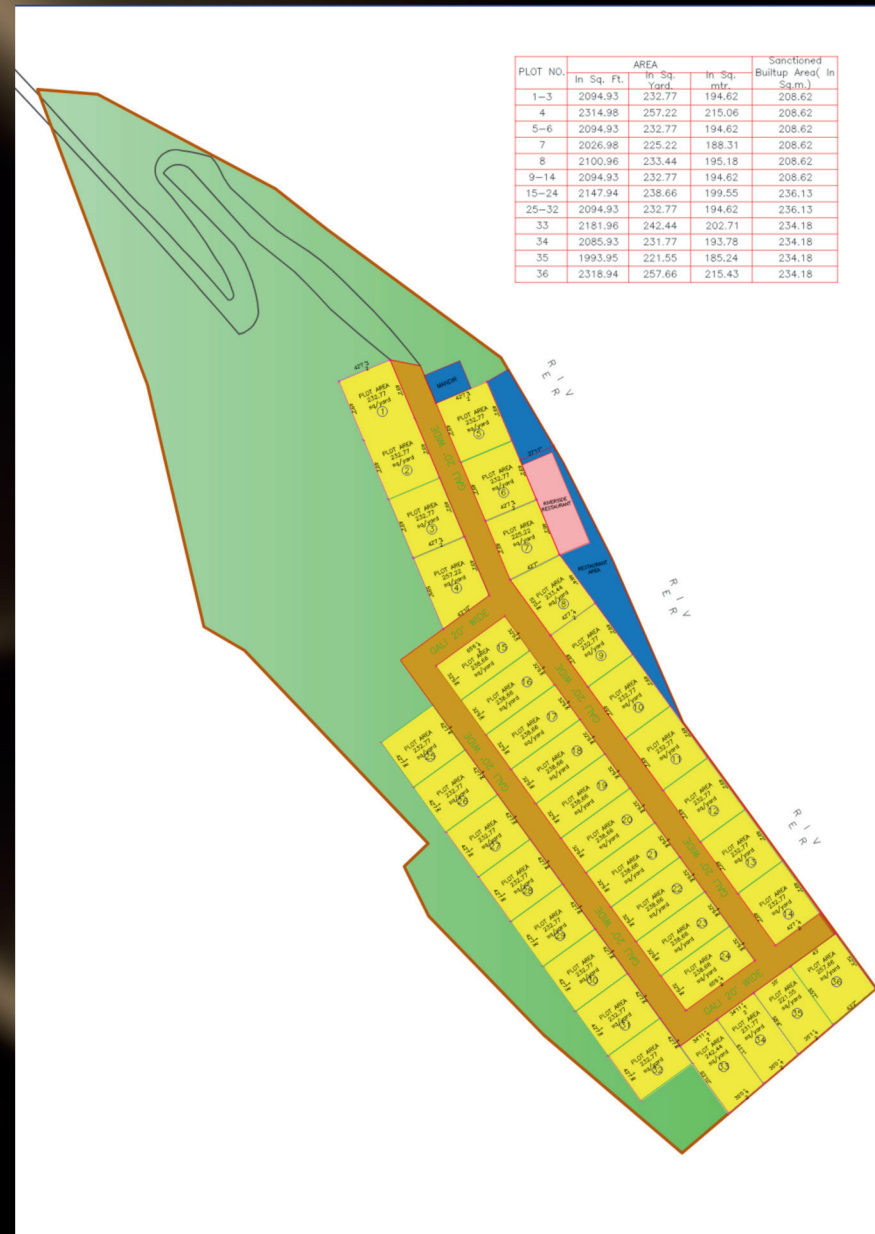
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# SITE PLAN & DIMENSIONS

| PLOT NO. | AREA       |              |             | Sanctioned Builtup Area( In Sq.m.) |
|----------|------------|--------------|-------------|------------------------------------|
|          | In Sq. Ft. | In Sq. Yard. | In Sq. mtr. |                                    |
| 1-3      | 2094.93    | 232.77       | 194.62      | 208.62                             |
| 4        | 2314.98    | 257.22       | 215.06      | 208.62                             |
| 5-6      | 2094.93    | 232.77       | 194.62      | 208.62                             |
| 7        | 2026.98    | 225.22       | 188.31      | 208.62                             |
| 8        | 2100.96    | 233.44       | 195.18      | 208.62                             |
| 9-14     | 2094.93    | 232.77       | 194.62      | 208.62                             |
| 15-24    | 2147.94    | 238.66       | 199.55      | 236.13                             |
| 25-32    | 2094.93    | 232.77       | 194.62      | 236.13                             |
| 33       | 2181.96    | 242.44       | 202.71      | 234.18                             |
| 34       | 2085.93    | 231.77       | 193.78      | 234.18                             |
| 35       | 1993.95    | 221.55       | 185.24      | 234.18                             |
| 36       | 2318.94    | 257.66       | 215.43      | 234.18                             |





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|                   |         |
|-------------------|---------|
| Nainital          | 18 KMS  |
| Kainchi Dham      | 23 KMS  |
| Kathgodam         | 20 KMS  |
| Bhimtal           | 27 KMS  |
| Pantnagar Airport | 54 KMS  |
| Delhi             | 295 KMS |
| Lucknow           | 385 KMS |



Train To Kathgodam, Followed By 45 Mins Drive To Elite Villas.



298 KMS By Road From Delhi.



Flight To Pantnagar Airport, Followed By 1 hour 30 mins Drive To Elite Villas.



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# 3D RENDERS





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# PLOT TYPE A

## AREA DETAILS



## GROUND FLOOR

### -BEDROOM WITH ATTACHED TOILET

SPACIOUS AND ELEGANTLY DESIGNED FOR COMFORT, FEATURING PREMIUM FITTINGS AND A RELAXING AMBIENCE.

### -MODERN KITCHEN

SMARTLY PLANNED SPACE WITH AMPLE STORAGE AND VENTILATION, COMBINING STYLE AND FUNCTIONALITY.

### -LEISURE AREA

PERFECT FOR FAMILY TIME OR ENTERTAINING GUESTS, OFFERING A COZY AND WELCOMING VIBE.

### -PARKING FOR 2 CARS

DEDICATED AND SECURE PARKING SPACE WITH EASY ACCESS.

### -PRIVATE SWIMMING POOL

AN EXCLUSIVE POOL DESIGNED FOR LEISURE, RELAXATION, AND A LUXURY LIFESTYLE.

### -OPEN GARDEN

BEAUTIFULLY LANDSCAPED OUTDOOR SPACE, IDEAL FOR PEACEFUL EVENINGS AND NATURAL SURROUNDINGS.



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# PLOT TYPE A



## FIRST FLOOR

### -BEDROOM WITH ATTACHED TOILET

SPACIOUS AND DESIGNED FOR COMFORT, FEATURING PREMIUM FITTINGS AND A RELAXING AMBIANCE.

### -FAMILY LOUNGE WITH ATTACHED TOILET

A COZY AREA FOR QUALITY FAMILY TIME, OFFERING PRIVACY AND COMFORT FOR EVERYDAY LIVING.

### -BALCONY WITH MOUNTAIN VIEW

ENJOY BREATHTAKING MOUNTAIN VIEWS FROM YOUR PRIVATE BALCONY — PERFECT FOR PEACEFUL MORNINGS AND RELAXING EVENINGS.



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# PLOT TYPE A



## SECOND FLOOR

### -2 SPACIOUS BEDROOMS

THOUGHTFULLY DESIGNED FOR COMFORT AND PRIVACY, FEATURING ELEGANT INTERIORS AND AMPLE NATURAL LIGHT.

### -BALCONY ACCESS FROM MASTER BEDROOM

THE MASTER BEDROOM OPENS TO A PRIVATE BALCONY WITH SCENIC VIEWS — PERFECT FOR MORNING COFFEE OR EVENING RELAXATION.

### -ATTACHED TOILETS

PREMIUM FITTINGS AND MODERN DESIGN FOR A COMFORTABLE LIVING EXPERIENCE.



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# PLOT TYPE B

## AREA DETAILS



## GROUND FLOOR

### -BEDROOM WITH ATTACHED TOILET

SPACIOUS AND ELEGANTLY DESIGNED FOR COMFORT, FEATURING PREMIUM FITTINGS AND A RELAXING AMBIENCE.

### -MODERN KITCHEN

SMARTLY PLANNED SPACE WITH AMPLE STORAGE AND VENTILATION, COMBINING STYLE AND FUNCTIONALITY.

### -LEISURE AREA

PERFECT FOR FAMILY TIME OR ENTERTAINING GUESTS, OFFERING A COZY AND WELCOMING VIBE.

### -PARKING FOR 2 CARS

DEDICATED AND SECURE PARKING SPACE WITH EASY ACCESS.

### -PRIVATE SWIMMING POOL

AN EXCLUSIVE POOL DESIGNED FOR LEISURE, RELAXATION, AND A LUXURY LIFESTYLE.

### -OPEN GARDEN

BEAUTIFULLY LANDSCAPED OUTDOOR SPACE, IDEAL FOR PEACEFUL EVENINGS AND NATURAL SURROUNDINGS.



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# PLOT TYPE B



## FIRST FLOOR

### -BEDROOM WITH ATTACHED TOILET

SPACIOUS AND DESIGNED FOR COMFORT, FEATURING PREMIUM FITTINGS AND A RELAXING AMBIANCE.

### -FAMILY LOUNGE WITH ATTACHED TOILET

A COZY AREA FOR QUALITY FAMILY TIME, OFFERING PRIVACY AND COMFORT FOR EVERYDAY LIVING.

### -BALCONY WITH MOUNTAIN VIEW

ENJOY BREATHTAKING MOUNTAIN VIEWS FROM YOUR PRIVATE BALCONY — PERFECT FOR PEACEFUL MORNINGS AND RELAXING EVENINGS.



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# PLOT TYPE B



## SECOND FLOOR

### -2 SPACIOUS BEDROOMS

THOUGHTFULLY DESIGNED FOR COMFORT AND PRIVACY, FEATURING ELEGANT INTERIORS AND AMPLE NATURAL LIGHT.

### -BALCONY ACCESS FROM MASTER BEDROOM

THE MASTER BEDROOM OPENS TO A PRIVATE BALCONY WITH SCENIC VIEWS — PERFECT FOR MORNING COFFEE OR EVENING RELAXATION.

### -ATTACHED TOILETS

PREMIUM FITTINGS AND MODERN DESIGN FOR A COMFORTABLE LIVING EXPERIENCE.



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# PLOT TYPE C

## AREA DETAILS



## GROUND FLOOR

EXPERIENCE MODERN LIVING WITH COMFORT AND STYLE.

THIS THOUGHTFULLY DESIGNED 2BHK HOME OFFERS:

- 2 SPACIOUS BEDROOMS WITH SERENE VIEWS
- DRAWING & DINING AREA FOR FAMILY GATHERINGS
- MODERN KITCHEN WITH SMART LAYOUT
- PREMIUM BATHROOM WITH ELEGANT FITTINGS
- PRIVATE SWIMMING POOL & WOODEN DECK
- LUSH GREEN GARDEN FOR OUTDOOR RELAXATION
- AMPLE PARKING SPACE FOR TWO CARS

A PERFECT BLEND OF LUXURY, PRIVACY, AND FUNCTIONALITY — DESIGNED FOR YOUR IDEAL LIFESTYLE.



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# PLOT TYPE C



## FIRST FLOOR

A PERFECT BLEND OF COMFORT, ELEGANCE, AND OPEN LIVING.

2 SPACIOUS BEDROOMS WITH NATURAL LIGHT AND VENTILATION

LIVING AREA (13'-11" X 11'-11") – IDEAL FOR RELAXATION AND GATHERINGS

LOBBY AREA (13'-11" X 8'-0") – CONNECTING SPACES WITH A SMOOTH FLOW

CONTEMPORARY TOILET (7'-6" X 6'-0") WITH PREMIUM FITTINGS

PRIVATE POOL WITH WOODEN DECK FOR PEACEFUL LEISURE

LUSH GARDEN AREA FOR OUTDOOR SEATING AND FRESH AIR



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## PLOT TYPE C



## SECOND FLOOR

A REFINED SPACE DESIGNED FOR COMFORT, PRIVACY, AND FAMILY LIVING.

3 SPACIOUS BEDROOMS OFFERING NATURAL LIGHT AND VENTILATION

CHILDREN'S ROOM (13'-11" X 11'-11") WITH ATTACHED BALCONY (4'-0" WIDE) FOR OPEN-AIR RELAXATION

LOBBY AREA (13'-11" X 8'-0") CONNECTING ALL ROOMS SEAMLESSLY

MODERN TOILET (7'-6" X 6'-0") WITH ELEGANT FITTINGS

PRIVATE POOL WITH WOODEN DECK – PERFECT FOR LEISURE AND REFRESHMENT



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