



# BHOWALI VALLEY CHALETs

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GIVING SERENITY A NEW MEANING

AGV EXPERENTIAL HABITAT LLP



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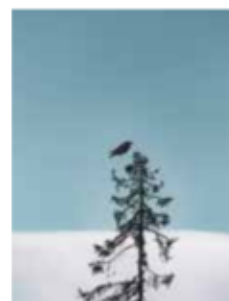
We are now in the mountains and they are in us, kindling enthusiasm, making every nerve quier, filling every pore and cell of us.

John Muir



The tranquility of the mountains is an open invitation for you to live life in harmony with nature. The fresh air rejuvenates you with every breath, life is good!

# DISCOVER TRANQUILITY



Take a stroll along lush green mountain sides and soothe your senses or indulge in adventure sports for that adrenaline rush.

Gather your thoughts; plan that day trip to the woods on a safari, as you set sail across the seven lakes. Drop anchor at places of convergence of people from different walks of life.

Come back home, enjoy a cup of tea in your backyard and soak in the golden rays of majestic sunsets.

Take that special someone for a candle lit dinner to a fine dining restaurant near by on a moon night or just think of yourself as a wanderer, bar-be-queing the fresh produce of the land under the blanket of a million stars in the night sky.

# INSPIRATION

Designed around you



Surrounded by brilliant colours and fragrant blooms, relax your mind by meditating in the Zen garden with the soothing background sounds of flowing water.

Let the kids go crazy in their own adventure zone while you take a dip in the pool. Let your creativity flow in the lounge room. Pen down those ground breaking entrepreneurial ideas or write that book that's been long pending. Watch a movie on a state-of-the-art entertainment system or let the well lit walk ways give you an excuse to go house calling. Drive up for that dinner party in an eco-friendly Golf Cart, automobiles are not within your living space, they have a space of their own.







- ✦ Aromatic and Zen Garden
- ✦ Leisure swimming pool
- ✦ Pool side decks and sit outs
- ✦ Water trails and water bodies
- ✦ Power back up
- ✦ Dedicated car parking area
- ✦ Gym
- ✦ Nature walking trails
- ✦ Kids adventure zone
- ✦ Golf Carts and trails connecting all chalets
- ✦ Lavish club house
- ✦ Media room, gaming room and pool table
- ✦ Cozy Lounge
- ✦ Outdoor terrace garden lounge
- ✦ Indoor games and activities area for kids

# HIGHLIGHTS

## LOCATION

6.5 Hr Drive from NCR & 45 Minutes from Kathgodam (Nearest Rail Head)

Located at an elevation of 1,654 metres (5,426 feet) which makes it a perfect Summer & Winter Destination

Within 20 mins driving distance from a number of lakes and key tourist destinations like Nainital, Bhimtal, Naukuchiatal, Satal etc.







## COMMUNITY

- ❧ Gated Community of 50 Chalets nestled in the foothills of Bhowali
- ❧ Independent 2,3 and 4 Bedroom Chalets
- ❧ The Chalets are on 3/4 sides and with the lavish use of glass all over to bring in plenty of natural light
- ❧ Golf Carts and Walking Trails connecting all Chalets- No vehicles allowed inside the community
- ❧ State of the art club house, walking trails, adventure zones, kids gaming zone and a swimming pool with decks
- ❧ Every Chalet has a Barbeque Pit & a Fireplace



# YOUR CHALETS

## The Design Concept



Inspired by nature our concept of living in the hills is not just to get away from the city life but to experience nature in her full glory. Painting this vision onto a life size canvas, we designed your Chalet to ensure that you are not holed up between four walls and a roof. With extensive use of glass, the chalet ensures clear view of the mountains and skies, whether you are sitting and enjoying the warmth of a cozy fire or just lying in bed and gazing at the stars.

Your most private space, soaking in a tub of hot water, lets you gaze out into a private garden, protected by a privacy wall designed specifically for this purpose.

When it rains, we have channeled the flow of the rain water in such a manner that your lounge and master bedroom have natural water curtains.

If you are an epicurean of sorts, your private kitchen garden allows you to grow your favourite herbs for that special barbeque marinade, making those terrace parties a hit.





- Independent 2 and 3 bedroom duplex chalets
- Three & four side open chalets to ensure spacious and airy living
- Lavish use of glass all over to bring in plenty of natural light
- Unique water curtains for the lounge and master bedroom
- Terrace garden with sit out and barbeque area



FRONT  
VIEW





REAR  
VIEW

# YOUR PERSONAL SPACE

- 
- Fireplace in your lounge room / library
  - Master bedroom surrounded with landscape private garden
  - Walk-in closets in the master bedroom
  - Large floor to ceiling windows, bringing the greenery into the Chalet
  - Kitchen with eat-in dining area that opens up in to a kitchen garden
  - Cozy sitting areas with large floor to ceiling and skylights
  - Chalet's open out to gardens and sit out areas with greenery and trees





# TWO BEDROOM

INTERIOR VIEW

# CHALET LAYOUT 1

2 BHK + FAMILY LOUNGE + TERRACE - 1,500 Sq. Ft.



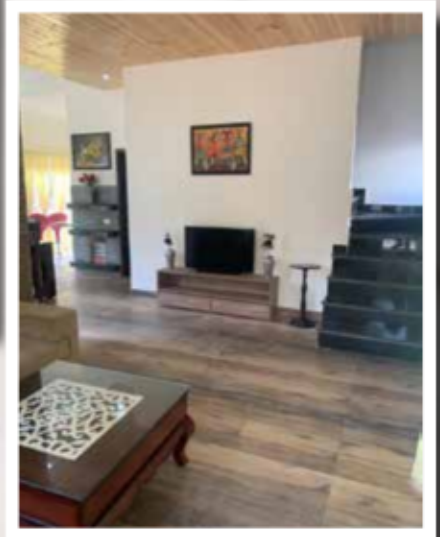


# CHALET LAYOUT 2

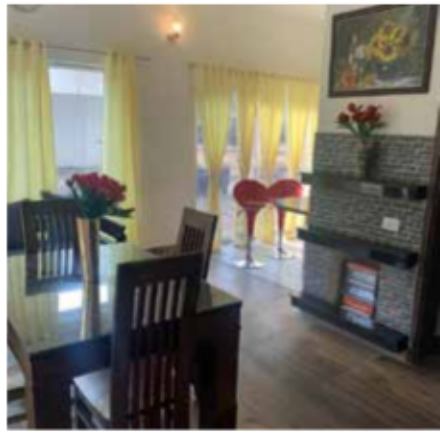
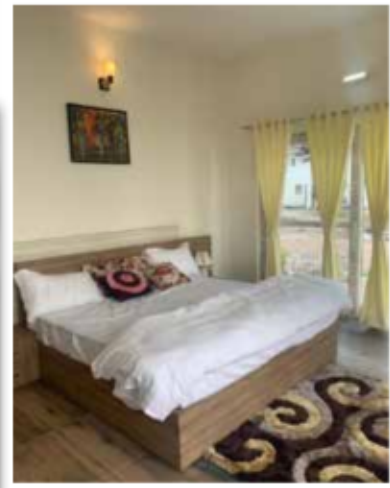
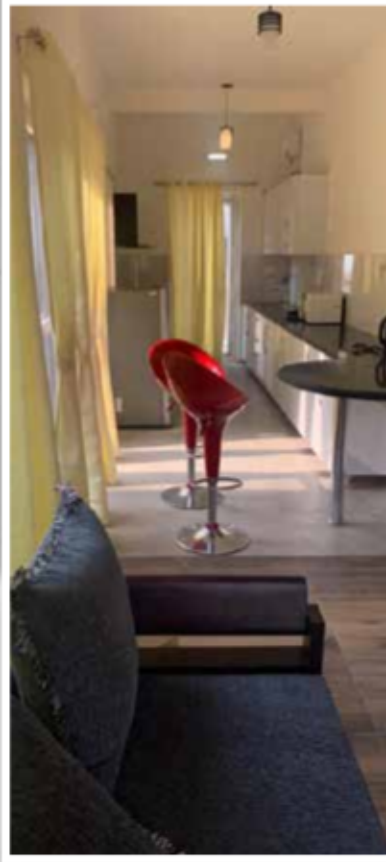
3 BHK + FAMILY LOUNGE + TERRACE – 2,000 Sq. Ft.



# ACTUAL CHALET IMAGES









VILLA AZURA





VILLA AZURA

Artistic Impression. Design is subjective and for information only. Does not constitute a legal offer.

# AZURA LAYOUT

## PROPOSED HOUSE PLAN FOR 2700 Sq Ft Plot

GROUND FLOOR PLAN  
Covered Area - 1324 Sq Ft  
Porch Area - 61 Sq Ft





FIRST FLOOR PLAN  
Covered Area - 1340 Sq Ft



# MASTER PLAN



not to scale



# SPECIFICATIONS

## Living & Lounge

- ✦ Floors Wooden / Vitrified Tiles
- ✦ Wall Pop punning with oil bound distemper
- ✦ Ceiling Pop punning & bound distemper
- ✦ Electrical Fixtures Designer wall lighting & modular switches
- ✦ Extra Features Built-in fireplace and seating in living room

## Kitchen & Dining

- ✦ Floors Wooden / Vitrified Tiles
- ✦ Wall Pop punning with oil bound distemper
- ✦ Ceiling Pop punning with oil bound distemper

## Balcony

- ✦ Floors Designer antiskid titles
- ✦ Wall Weather proof paint

## Bedrooms

- ✦ Floors Wooden / Vitrified Tiles
- ✦ Wall Pop punning with oil bound distemper
- ✦ Ceiling Pop punning with oil bound distemper
- ✦ Woodwork Wooden wardrobe
- ✦ Electrical Fixtures Designer wall lighting and modular switches

## Toilets

- ✦ Floors Designer antiskid tiles
- ✦ Wall Pop punning with oil bound distemper DADO upto 5ft
- ✦ Ceiling Pop punning with oil bound distemper
- ✦ Fixtures & fittings Chinaware and chrome plated sanitary fittings
- ✦ Extra Features Designer wall lighting and modular switches

# FULLY FURNISHED

## Living and Lounge

Wooden / Vetrified tiles  
Built in fireplace  
Built in sitting  
32" LED TV  
Sofa set & Table lamps  
Side tables & Ashtrays  
Outdoor Furniture

## Kitchen & Dining

Stainless steel sink with double bowl  
Modular kitchen and woodwork  
Chimney and Hob  
Refrigerator & microwave  
Dining table - 4 seats  
Tea/coffee maker

## Bedrooms

Wood cabinets in all rooms  
Wooden / Vitrified tiles  
Dustbins & hangers  
Double bed  
LED TV in all bedrooms

## Toilets

Water gyesers & mirror  
Washing machine  
Hair dryers

## Furnishing

Bedcovers & bedsheets  
Mattresses  
Pillow with pillow covers  
Puffs cushions  
Set of blankets  
Curtains

## INCLUSIONS



# SITE PICTURES



# EXPLORE BHOWALI

## NAINITAL



Bhowali is at an elevation of 1,654 meters (5,426 ft.). Bhowali is a gateway to many places like Almora, Bageshwar, Mukteshwar and Nainital. There are a number of lakes around Bhowali- Bhimtal, Sattal, Nakuchiyatal, and Nainilake. The town is also home to the Ghorakhal Temple which is dedicated to Golu Devta. The temple has hundreds of bells as devotees offer bells as a dedication to the deity. Other places of interest are the Shyamkhet Tea Garden and Kaichi Dham. Being situated at a major junction in the Kumaon region Bhowali is a major market for fruits like apples, pears, plums, peaches, apricots, etc., apart from a large food bazar which sells Kumaon's Bal mithai, juices and pickles. Bhowali is 11 kilometers from Nainital.

Nainital, the picturesque headquarter of Nainital district and the divisional headquarter of Kumaon Division of Uttarakhand, is home to the beautiful Naini Lake. The pear shaped lake which is set in a valley is about two miles in circumference, and surrounded by mountains, of which the highest is Naina in the north, Deopatha in the west, and Ayarpatha in the south. The Naina Devi temple is on the North shore of the lake. Other attractions in Nainital are, Pandit G.B. Pant High Altitude Zoo, Gurney House- former home of Jim Corbett, the Eco Cave Gardens, the Governor's House and the church of St. John in the Wilderness.



Corbett National Park, India's oldest national park was originally Hailey National Park and was later renamed as Corbett National park in honour of wildlife conservationist Jim Corbett. It is one of India's most beautiful wildlife areas and has a tiger population of around 160, which makes this park an important bastion of this endangered species in India. The rich biodiversity of the park is a perfect place for bird enthusiasts; the area is considered one of the best bird watching areas in India, with some 600 species having been sighted in the park. The park also has the Asian elephant, the Gariyal, Sambar, Chital, apart from 110 tree species, 50 species of mammals, 580 bird species and 25 reptile species.





Sat Tal is a cluster of mysteriously interconnected seven freshwater lakes located in the Nainital district of Kumaon region. Sat Tal is perched at an altitude of 1,370 mts above sea level amidst dense forests of oak and pine trees. Sat Tal is one of the few unspoiled and unpolluted fresh water biomes in India. The names of the seven lakes of Sattal are Puma tal, Ram tal, Sita tal, Laxman tal, Nal Damyanti tal, Sukh tal and Garud tal. It has 500 species of resident and migratory birds, 20 species of mammals, over 525 species of butterflies and over 11,000 species of moths, beetles, bugs and other insects.

Naukuchiatal literally means nine-cornered lake. According to an ancient folklore, anyone who can spot each of the nine corners of the lake attains a stage of nirvana. The lake is one of the deepest in the region, in an enchanting valley with opportunities of angling, bird watching, rowing, paddling or yatching. The lake is fed by an underground perennial spring. The Naukuchiatal lake is also host to "Escape", an annual festival of music and arts held in summer.



The temple was established by a local and very profound saint, Neem Karoli Baba in 1960s. It is also an ashram of Neem Karoli Baba who is believed to be an incarnation of Lord Hanuman. Devotees claim to feel the divine presence of Lord Hanuman and Neem Karoli Baba at the ashram. Steve Jobs, Ex-CEO of Apple Inc, visited the temple. Going through a stressful time in his career, Jobs came to India looking for a place where he could find answers to his questions and attain the ultimate truth of life, Nirvana, and Prajna. Jobs meditated at the ashram and went back enlightened. Later on, Mark Zuckerberg, CEO of Facebook, also visited the Kainchi Dham in search of peace and enlightenment.



Adventure and nature activities - such as trekking to Naina Peak which has breathtaking view of the snow-capped Himalayan ranges, including Nanda Devi, Nanda Kot, Nandaghunti, Trishul, Panchachuli and mountains on the Tibetan border with a bird's eye view of the entire Nainital. Naukuchiatal is a para-glider's paradise. This beautiful hill resort town is surrounded by green forests and the serene lake is host to paragliding activities for both the expert and the novice. Various forms of boating are available in the lakes of the district apart from bird watching, wildlife spotting and angling.





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**\*Note**

- Booking / checking to be made in favour of "AGV Experiential Habitat LLP"
- Prices are subjected to change without prior notice.
- The Prices are on request

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