

Welcome to

INDUS VALLEY MUKTESHWAR
THE HIMALAYA VIEW COTTAGE, NANITAL



INTRODUCTION

INDUS VALLEY MUKTESHWAR project is the perfect choice for the nature lover, located at the height of about 7500 ft from the sea level, this project is one of the biggest in the area. It consists of ready to move in premium cottages with gardens, as well as customized cottage, apartments and studios. The project is spread out over 10 acres of land, and is easily accessible as it is located on the main Highway.

Each residential unit has a wonderful view of the snowcapped Nanda Devi range. Many cottages have already been handed over to satisfied customers.



OVERVIEW

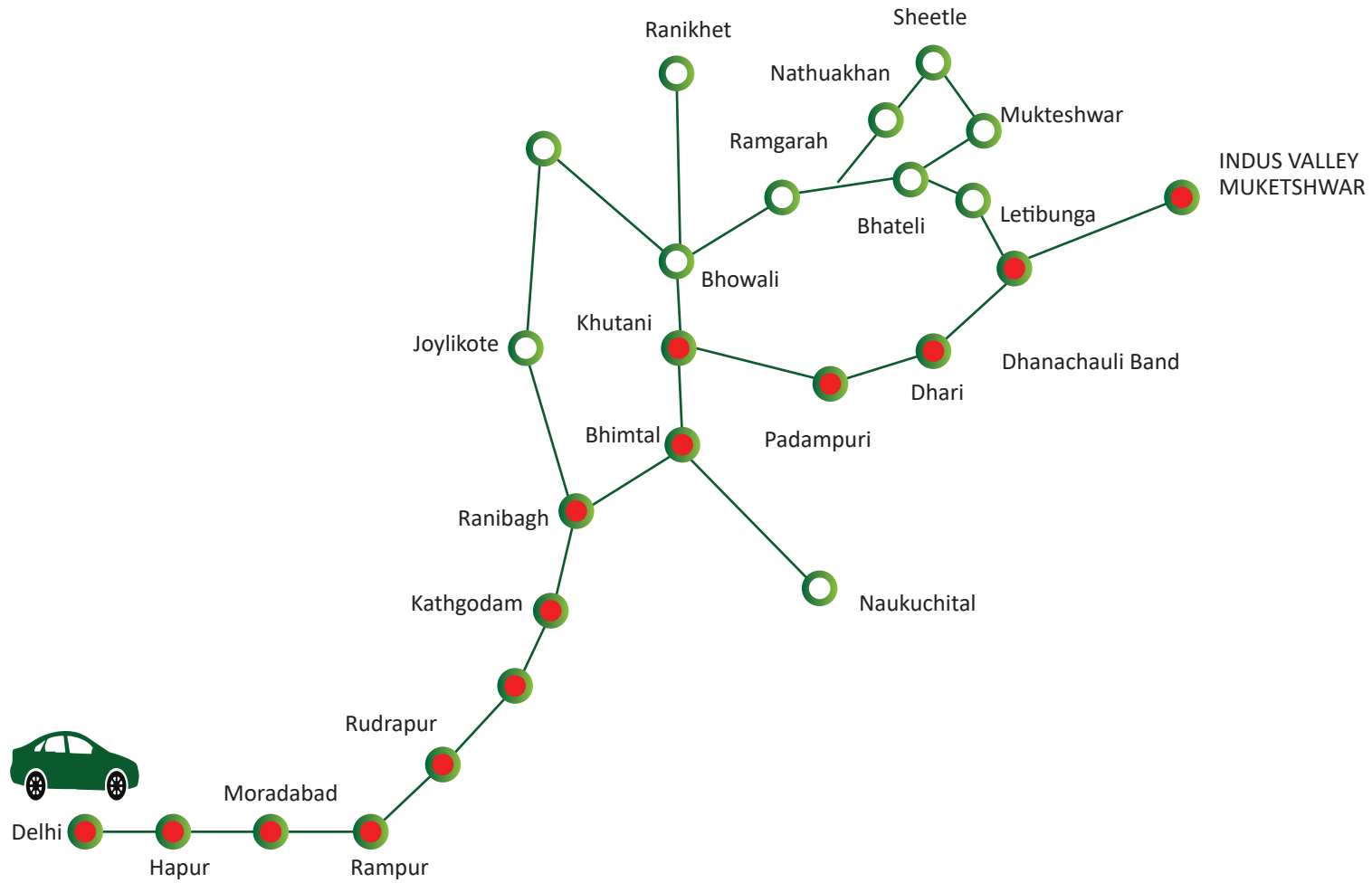
INDUS VALLEY MUKTESHWAR CEDAR DUPLEX COTTAGE



Here are some key features :-

- Cottage's land area 419 sq. yards.)
- Cottage's build up super area 2400 sq. ft.)
- 4 Bedroom with attached toilet + Living Area + Lobby with Dining Area + 1 Servant Room with attached toilet + 2 Balcony + Patio + Personal Parking two cars.)
- Open modular Kitchen.)
- Fireplace in living room.)
- 4 Large Bedrooms with attached bathrooms)
- Wooden Flooring across the villa.)
- High-End Bathroom Fittings & UPVC Fenesta windows.)
- Large windows all around the villa for better sun light and with 180 degree Himalayan view.)
- Large open personal garden.)
- Wide front view.)
- Complete privacy from surrounding villas)

INDUS VALLEY ROUTE MAP



SITE PLAN

CEDAR COTTAGE LOCATION ON SITE



EXTERIOR 3D VIEWS



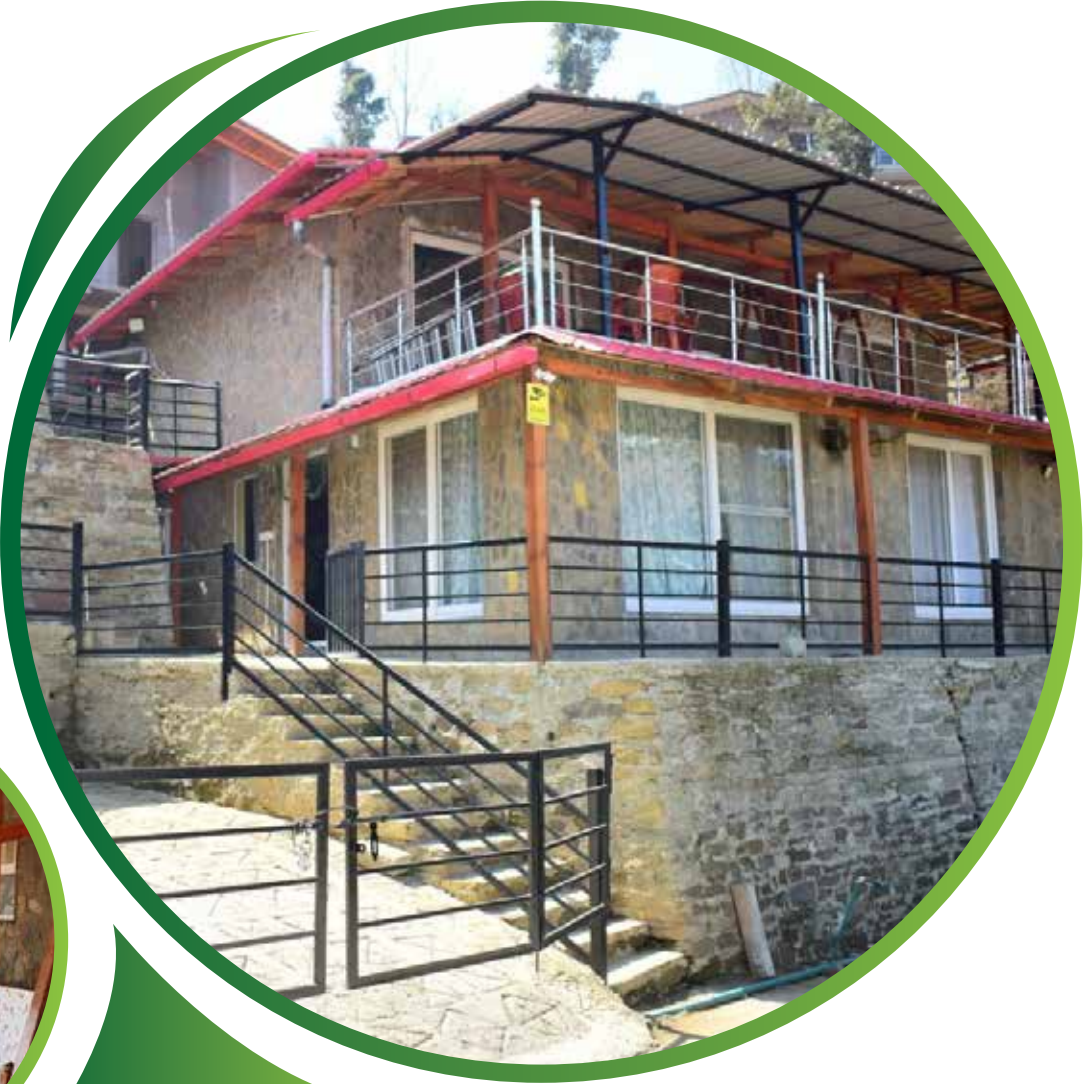
● GROUND FLOOR 1320 sq.



● FIRST FLOOR 1080 sq.



ACTUAL SITE PICTURES



SPECIFICATIONS

FLOORING

- . Vitrified tiles with the wooden look in Bedroom & Living Room
- . Anti-Skid tile in Bathroom

TOILET & BATHROOM

- . Pedestal Basin
- . Fixtures and fittings in SS
- . Wall hung the flush system
- . Walls tiles up to 7ft

INNER WALL FINISH

- . POP and wall putty
- . Acrylic paint finish

DOORS & WINDOWS

- . UPVC – Fenestra or equivalent

KITCHEN

- . Modular kitchen with granite top
- . Single bowl sink in stainless steel
- . Cabinet on walls
- . Colored designer tiles on walls up to 2ft above counter

ELECTRICAL WORKS

- . Wiring, MCB, and distribution boards as per ISI
- . White modular switches
- . Spotlights
- . Musical doorbell

BEDROOM

- . Wall built-in almirah

OUTER WALL FINISH

- . Stone finish

RAILINGS

- . Stainless Steel

FIREPLACE

- . In Living Room(only for cottages)

ROOF

- . Wooden Flash Cement Board
- . Shingles Roof



FEATURES AND FACILITIES

KITCHEN

- . Exhaust fan
- . Chimney
- . Instant Geyser
- . Refrigerator (in cottages)
- . Microwave oven
- . Induction cooking stove
- . One induction cooking set
- . One dinner set
- . Cutlery Set
- . Kitchen knife & chopping board
- . 4 Glasses,4 coffee mugs & 1 Tray
- . Spice Jars

LIVING ROOM

- . Curtains
- . One sofa set
- . One center table
- . 4 Seater dining table
- . One-color LED 32"
- . Tata Sky connection
- . One central designer lampshade
- . Oil Radiator
- . One medium-sized floor rug
- . Doormat

WASHROOM

- . Geyser
- . Exhaust fan
- . Cabinet with mirror
- . 1 designer towel set
- . Towel holder
- . Soap case with holder
- . Toothbrush holder
- . Shower curtains

BEDROOM

- . Wooden double bed with two side tables
- . Mattress with two pillows sets
- . Wall Built-in Almirah with mirror
- . Two bedsheets sets
- . One medium-sized floor rug
- . Two warm blankets
- . Table lamp
- . Curtains



FEATURES AND FACILITIES



180° snowcapped Himalayan View



Customized cottages



Fully furnished



Ready-to-move



Easy payment plans



Gated community



Security



Clubhouse & Restaurant Located on the main road



Borewell and Rainwater Harvesting system



Lush greenery



Winter snowfall



Cool summers



Located on the main road

Note: As per maintenance agreement



THANK YOU

FOR YOUR TIME & INTEREST

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