

*Welcome to*

**INDUS VALLEY MUKTESHWAR**  
**PINE GROVE COTTAGE, NAINITAL**



# 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

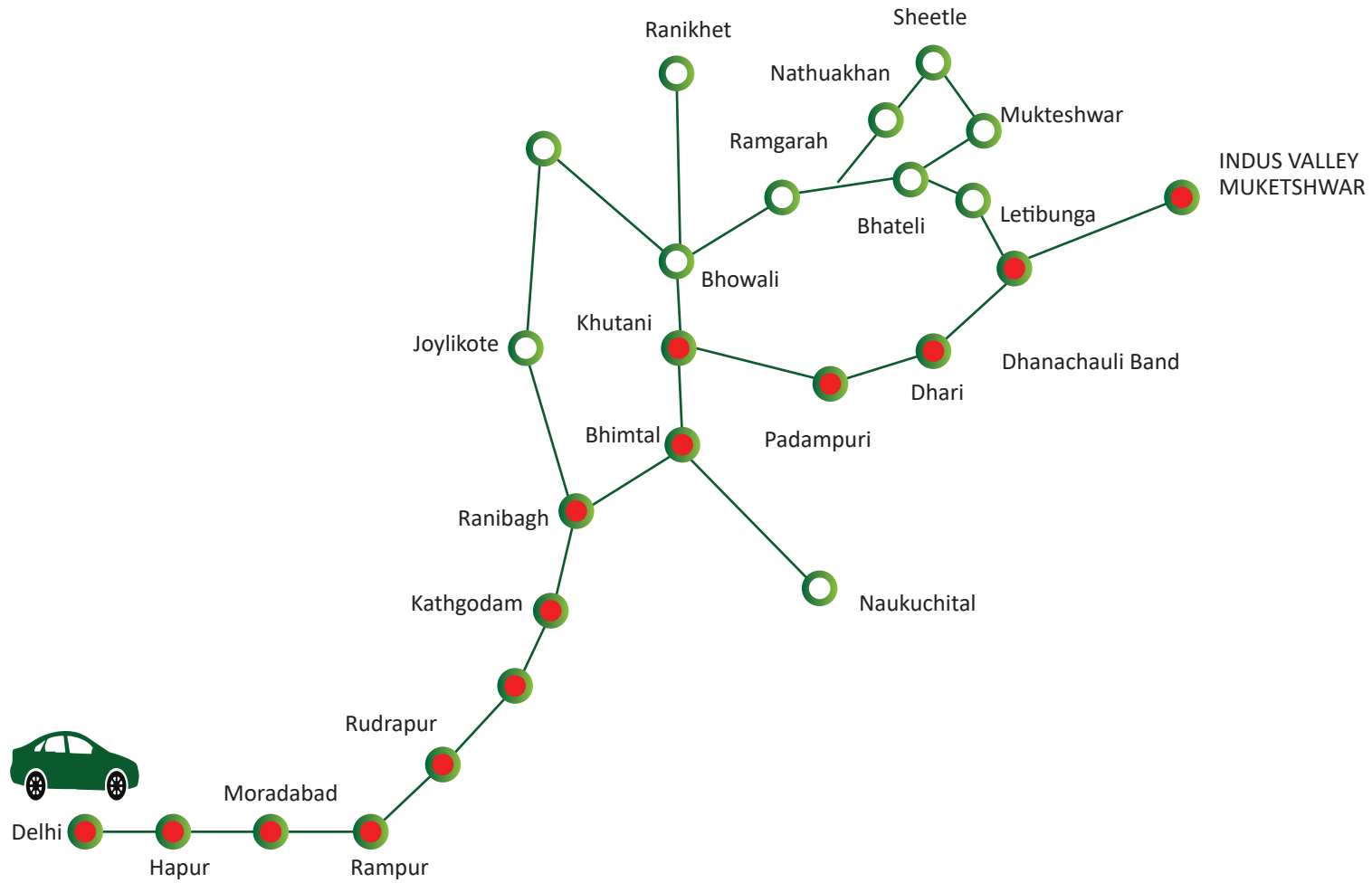
## INDUS VALLEY MUKTESHWAR PINE GROVE DUPLEX COTTAGE



### Here are some key features :-

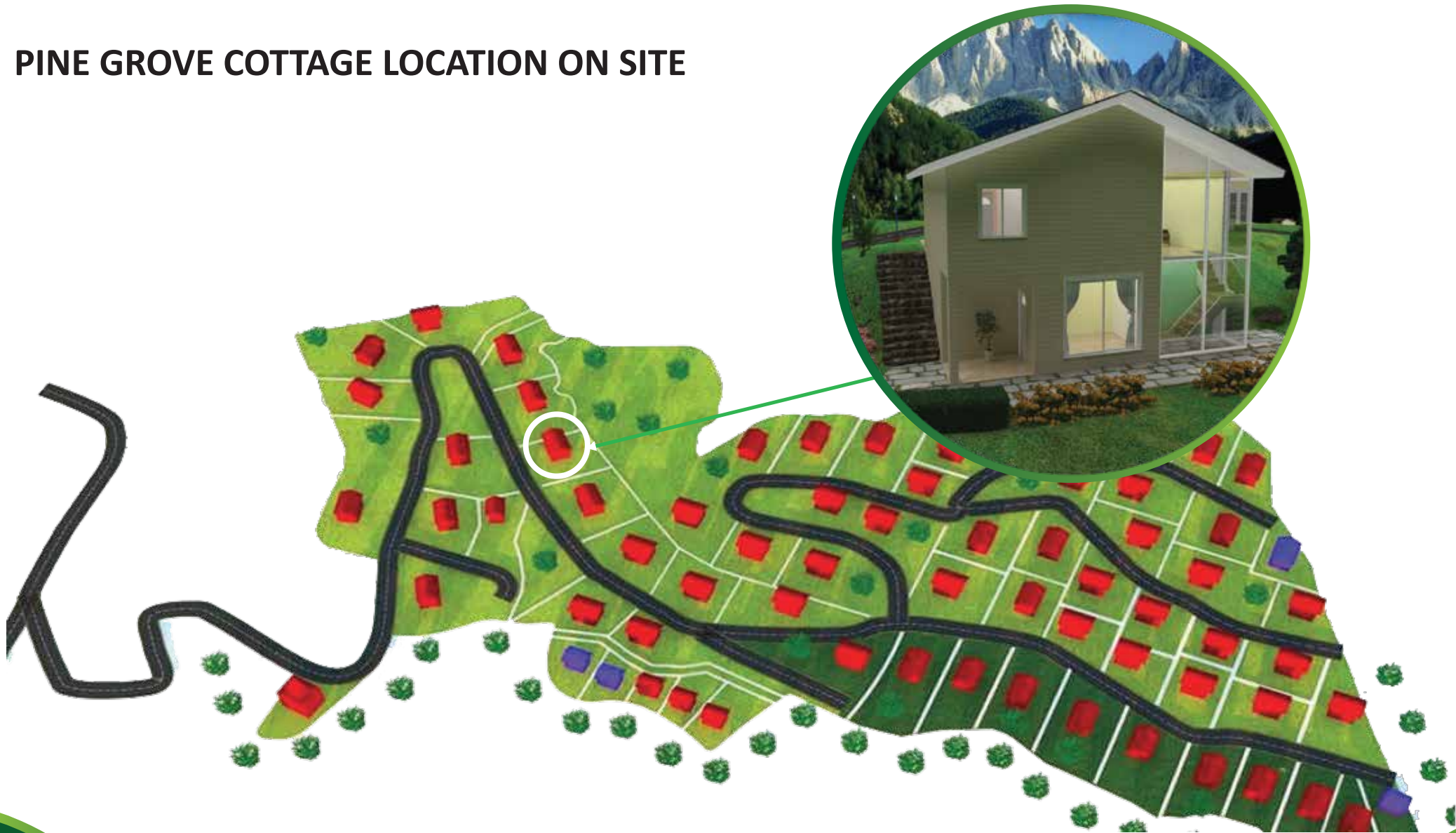
- Cottage's land area 250 sq. yards. )
- Cottage's build up super area 1250 sq. ft. )
- 2 Bedroom with attached toilet + Living Area + Lobby with Dining Area + 1 Servant Room with attached toilet + 2 Balcony + Patio + Personal Parking. )
- Open modular Kitchen. )
- Fireplace in living room. )
- 2 Large 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

## PINE GROVE COTTAGE LOCATION ON SITE



# EXTERIOR 3D VIEWS



GROUND FLOOR 389 sq.



FIRST FLOOR 861 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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