

...a unique opportunity that appeals to heart & head.



### About Deodar Cottages

Sun kissed. Caressed by the breeze. Where little lakes peek at you behind the trees on each walk down meandering pathways. Explore each one to your heart's content. Read a book sheltered by green trees next to the glassy water. Go for a boat ride with the singing boatman. They have all the time in the world. Just like you will!

Because everything that you might need is taken care of at DEODAR COTTAGES. Nice spacious accommodation. Caretakers at your beck and call. Time enough to ponder the skies and the clouds. Go for walks or just relax and spend time with your family.

Two kinds of cottages beckon. Each with its own charm. Cottages that overlook the valley and have the rising sun entering through the gates. Accommodation which you can call your own. A little place in the hills. Where you can run away to when the city becomes too much to bear.

Welcome to paradise. Where the sun rises in front of your eyes, brilliantly gold and sparkling. Where the sunlight warms you to the core and the breezes cool your skin like the touch of a feather. Greet each day with blue skies gently decorated by floating clouds. Greet each evening with the rising of the pale moon, enriching a sky already rich with bright sparkling gems.

Our project Deodar Cottages in Bhimtal can certainly provide you with the best of the locations where you can have a home of your own and can also feel the beauty and grandeur of the great Himalayas in the kumoun region of the Utrakhnad State.

Most of the cottages are east facing & having view of great Himalayas.

we offer sophisticated architectural design and scenic beauty with thoughtful features like a fireplace, wooden flooring adding a touch of class to your personal holiday home.

Just few yards away you can have a complete view of Himalayas on a cloudless day.

Designed for connoisseur of nature

### Specifications

- > **Structure:** Semi-load bearing walls and RCC framed structure
- > **External Finish:** Long Lasting texture paint / grit wash
- > **Wall-Finish:** Internal walls-POP punning and painted with pleasing shades of oil bound distemper
- > **Bed-Rooms:** Wooden laminated flooring
- > **Living-Room:** Vitrified / Marble
- > **Kitchen/Bathrooms:** Anti Skid Tiles
- > **Toilets:** Ceramic/Glazed titles up to ceiling, Wash basin, EWC, Chrome finish bathroom fittings
- > **Kitchen:** Granite Platform with S. S. sink 2 Ft. high ceramic tiles above counter
- > **Door & Windows:** Good quality hard wood, painted or polished OST flush doors with complete hardware
- > **Woodwork:** Wardrobes in bedrooms
- > **Electrification:** Copper concealed wiring with modular switches and standard fittings

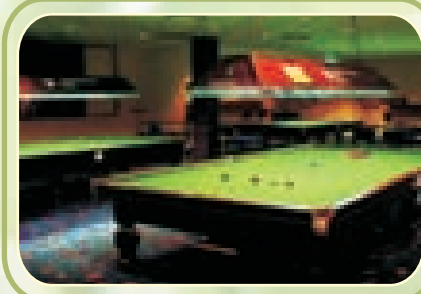
Here Investment Smiles: Deodar Cottages is the most lucrative investment opportunity of your life time. Bhimtal is definitely a better place due its location and scenic beauty. In near future not even a inch of land will be available at these locations because of high demand and prices. We are offering these cottages at highly competitive prices and above all with buy back scheme. YOUR PROPERTY EARNS FOR YOU.. no matter where you are, we assure guranted earning under buy back scheme. Our project has LDA, Nainital approval and bank loan is easily available. Needless to say, this opportunity is brought to you by Ambika Trading & Construction Co. (P) Ltd., a leading name in building construction.

### Project Details:

- > **Project Area :** 4840 sq. yd. (One acre) first face
- > **Type A :** 2500 sq. ft. Independent Villa (4 BHK, 1 Drying Room, 1 Sun Room)
- > **Type B :** 1800 sq. ft. 3 BHK Duplex Independent Cottage
- > **Type C :** 950 sq. ft. (2 BHK) Flat



\* **Disclaimer:** This brochure is purely conceptual and is not clear offering the company / architect reserves the right to change / modify specifications / design etc.



Club Facility



Proposed Spa

### Temperature

Summer: 10.6°C to 26.5°C  
Winter: 2.5°C to 16°C

Rainfall: 2600mm  
Snowfall: 850mm

Himalaya View 20 kms  
Snow 25-30 kms drive

Near Saattaal Bhimtal  
Naukuchiatal

Our completed projects:



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