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GLIDE INTO THE WORLD OF  
*naya gadon*



## WHAT EXACTLY IS NAYA GAON CONCEPT



Welcome to Naya Gaon, a premium luxury condos offering an exceptionally fine living. A place that is unique in itself. As the name "NAYA GAON" describes its high class living interiors with all modern amenities with a touch of Uttarakhand's Heritage exterior look. This is where sophistication meets the best of both worlds to give the best of the best, a dwelling as supreme as their stature. Located at Uttarakhand's most prestigious address, it has some absolutely fantastic 2 BHK and 3 BHK+ options with the clear view of the Himalayas covered with dulcet snow. Naya Gaon comes to you from a constellation of top-notch, international architects, interior designers, landscape and lighting experts. A reflection of elite tastes, Naya Gaon is truly, an exclusive address! Naya Gaon, the new address for impressive lifestyle awaits you... it is a place that can be vouched as perfect confluence of simplicity, elegance and natural beauty. Designed eminently, lush green landscape and bring to you glorious cottages with lavish rooms.





## ABOUT THE COMPANY

Nayyar's Group is an infrastructure and real estate developer with experience in developing, Office, Hospitality, and Residential projects. Our unique focus is on real estate projects that conductively fit into India's infrastructure development policy and partner in our nation's effort to be a world leading economy over the coming decade.

The superior value added comes from risk mitigated infrastructure development investment for financial and strategic investors and end users. Therefore we enjoy an unparalleled investor confidence. Not with standing, a belief in our timely delivery and consistent quality. The development projects are located at key business districts and benefit from high tradability and yield on investment.

Nayyar's Group has taken an astronomical leap in the real estate arena with an impressive portfolio of projects to be released in near future. Exciting new projects in the field of commercial, residential and hospitality are the reflection of company's out of box thinking approach that encompasses the winning technology and best global practices.



## UNPARALLELED LIFESTYLE

With a contemporary international facade and design that make it a landmark, NAYA GAON VILLAS offer you the life.

Sunshine following in through the windows. And your favorite painting on the silken walls. Your living room makes you feel so alive.

A room that reflects your personality, and radiates happiness. Finally, you have a living room that's as full of life as you are. A room that whispers that you're special. Take your own exclusive place in a world of NAYA GAON. The best of everything is now at your command.



## WORLD CLASS FEATURES

### Security :

#### 3 tiers of Security :

- Entire project Enclosed by Fencing
- CCTV cameras on Roads
- Guard for Manual Vigilance

### A lot to do :

- A Place which is loved by Kids and Seniors.....Enjoyment.....
- Outdoor Activities like Jungle Tracking, Bird Watching, Etc
- More than 60% of the open land with greenery.
- 360 degrees of Reserved forest around the property.
- Indoor activities like Swimming Pool, billiards, board games, karaoke Etc

### Electrification System:

- Efficient Power Distribution System
- Power Backup



## COMFORTABLE LIVING

Enscoced within these landscaped gardens are premium living, residences, with elevated courtyards, open terraces and private gardens. Discover a home where modern architecture merges seamlessly with the natural landscape, giving luxury a whole new meaning.

When you make a decision to be a part of NAYA GAON community, you will also enjoy the advantage. All routine maintenance is addressed. All your demands are satisfied when you chose to be a resident at NAYA GAON.

Its time to choose a new home today!



## ULTRA MODERN SPECIFICATIONS

### TOILETS

- Flooring : Ceramic – Anti skid tiles
- Walls : Ceramic tiles as per architectural design
- Chinaware : European Type WC, Wash Basin in star white shade, CP fittings
- Counter : Marble/Granite Counter
- Water Supply : Provision for Hot and Cold water supply
- Other Fixtures : Looking Mirror, Towel Ring/Rod, Paper-holder, Soap Dish and Health Faucet

### KITCHEN

- Flooring : Ceramic – Anti skid tiles
- Dado : Ceramic tile cladding as per architectural design
- Water Supply : Provision for Hot and Cold water supply
- Fittings : CP fittings
- Sink : Stainless steel sink

### JOINERY

- Windows : Anodized/Powder Coated Aluminium / wooden windows with toughened glass
- Doors : Decorative main door, other flush doors with deco paint
- Internal : Walls shall be finished with plastic emulsion or equivalent paint in pleasing shades as per architectural design
- External : Pleasing elevation as per architectural design / All Weather Exterior paints

### OTHER FEATURES

- Electrical : Concealed copper wiring with Modular Switches, Provision of TV Aerial Points in Drawing room, 1 LCD in each bed room, Hot and Cold AC in bed rooms, Lights as per architectural design.

Furniture : All cottages will be delivered fully furnished as per architectural designs.

Note: The Above specifications are just for illustrations. It will be provided as per availability and designs available in the market.



## RESIDENCY OF JOY & HAPPINESS

Standing out as a sparkling gem, Naya Gaon is a sanctuary of luxury and splendor. A sense of mystery, sensuality and intimacy, where no borders lie between the residential community and the natural world. This is a place of harmony.

This is the heart of emotional connections. Where all space, both inside and outside, public and private are purposefully and intentionally curated with the sublime.

This is the pure life. This is Naya Gaon.







## FULFILLING YOUR DREAM LIFE

Everything about the villas signals a residence in a league of its own, especially its striking appearance.

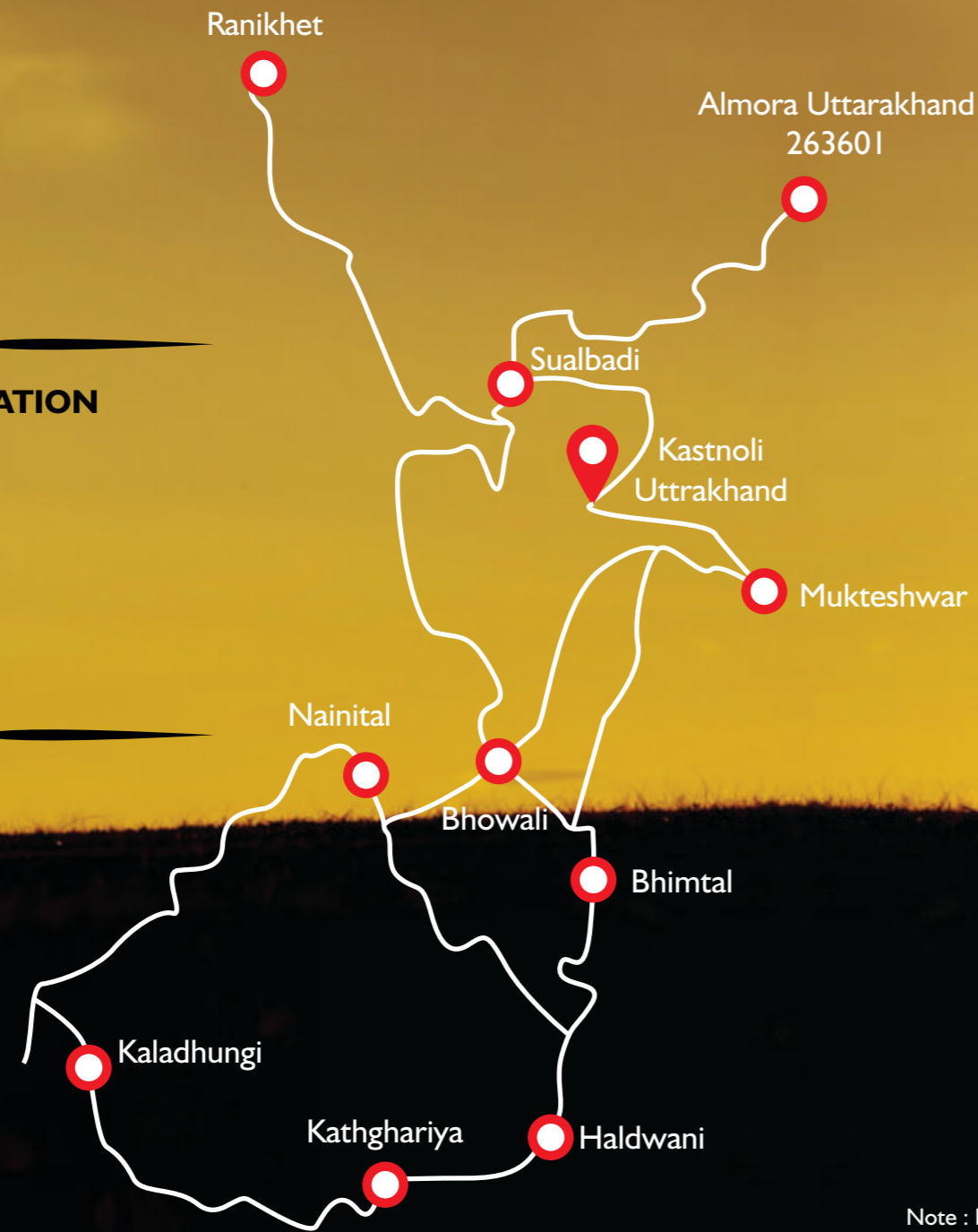
Surrounding you with style and luxury, even before you step into your residence. Take it for sure; there are some things that will never enter your bedroom... boredom of any kind. Your bedroom should put you to sleep only if you want it to. Get ready for the bedroom of your dreams, where monotony and distractions will never make their presence felt.

Relish the simple, unfettered joy of life. Recreate your own joyous experiences, in the sprawling, imaginatively designed bedroom. This has been devoted to creating the magical enchantment of your dream, in an enchanting environment to relax, unwind and catch up with friends.

## LOCATION MAP

### STRATEGICALLY THOUGHT OF LOCATION

- 12 km from Sualbadi
- 45 km from Bhimtal on Almora Road
- 65 km from Haldwani



Note : Map not to scale

# A LIFETIME FULL OF JOY, HARMONY AND TRANQUILITY



# FLOOR PLANS

## 3 BHK GROUND FLOOR | CONSTRUCTION AREA : 1120 SQFT

### SPECIFICATIONS

- Bedroom 1 : 14'x14'
- Bedroom 2 : 14'x14'
- Living Room : 14'x14'
- Toilet : 8'6"x6'
- Toilet : 8'6"x6'
- Dressing Room : 5'x6'
- Dressing Room : 5'x6'
- Kitchen : 14'x6'



# FLOOR PLANS

## 3 BHK FIRST FLOOR | CONSTRUCTION AREA : 1120 SQFT

### SPECIFICATIONS

- Bedroom 3 : 14'x14'
- Dress : 5'5"x5'
- Toilet : 5'5"x8'



2 BHK | CONSTRUCTION AREA : 720 SQFT

SPECIFICATIONS

- Bedroom 1 : 12'x14'
- Bedroom 2 : 12'x14'
- Toilet : 5'6"x6'
- Toilet : 5'6"x6'
- Kitchen : 12'x6'
- Drawing Room : 12'x14'
- Dressing : 5'x6'
- Dressing : 5'x6'

