



# SATBUNGA VALLEY HOMES

IT'S TIME FOR A PLEASANT SOLITUDE

LOCATION : SATBUNGA  
DISTRICT - NAINITAL  
UTTRAKHAND  
INDIA

[HTTP://VALLEYHOMESINFRA.COM](http://valleyhomesinfra.com)



EXPERIENCE  
TRANQUILITY

# LOCATED IN THE LAP OF MOTHER NATURE

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SATBUNGA, UK (INDIA)  
ELEVATION – 7200 FEET  
LUSH GREEN LANDSCAPE  
NANDA DEVI PEAK FACING  
180° VIEW OF HIMALAYAN RANGE  
NEARBY LAKES, TEMPLES AND WATERFALL

# BENEFITS THAT DEMAND CATALYST

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## **FOCUS ON WELL BEING**

STAY COCOONED IN AN ECOSYSTEM OF  
WELLNESS AND SECURITY.

## **CLIMATE CHANGE LIFESTYLE**

EXPLORE YOUR OWN PLOT OF LAND.

## **EXPERIENCE SPIRITUALITY**

STRENGTHEN YOUR PHYSICAL AND  
MENTAL FITNESS IN NATURAL  
ENVIRONMENT.





# AVENUES OF GROWTH

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## **APPRECIATION**

LAND IS AN ASSET THAT ALWAYS APPRECIATE.

## **RENTAL**

ONCE PROPERTY IS READY, CAN BE PUT AS HOMESTAY/GUEST HOUSE TO EARN IMMEDIATE RENTALS.

## **EXPERIENTIAL**

EXPERIENTIAL DEVELOPMENT APPRECIATES 2X / 3X FASTER.

## **SECURITY**

SAFEST INVESTMENT



# AMENITIES TO FLOURISH

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**FREEHOLD LAND**

**GATED COMMUNITY**

SERENE & SECLUDED SOCIETY

**POWER & WATER SUPPLY**

**WELL CONNECTED ROAD**

MUKTESHWAR TO RAMGARH HIGHWAY

**PRIVATE ROAD**

WIDTH OF 16-20 FEET

**VEHICLE ACCESS TO EVERY VILLA**

**MESMERIZING VIEW**

FROM EACH VILLA

**FLEXIBLE PAYMENT PLAN**



# MASTER PLAN



# DETAILS OF LAND AND PLOTS

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TOTAL LAND AREA	: 38,940 SQ. M
VILLA AREA	: 23,375 SQ. M
ROAD AREA	: 5,900 SQ. M
RESORT AREA	: 5,300 SQ. M
AMENITIES/OPEN	: 4,365 SQ. M
PLOTS FOR VILLA	: 111
VILLA PLOT SIZES	:
A	- 167 SQ. M (1,798 SQ. FT)
B	- 200 SQ. M (2,153 SQ. FT)
C	- 250 SQ. M (2,691 SQ. FT)



# LOCATION MAP



355 KMS - DELHI



80 KMS PANT NAGAR AIRPORT



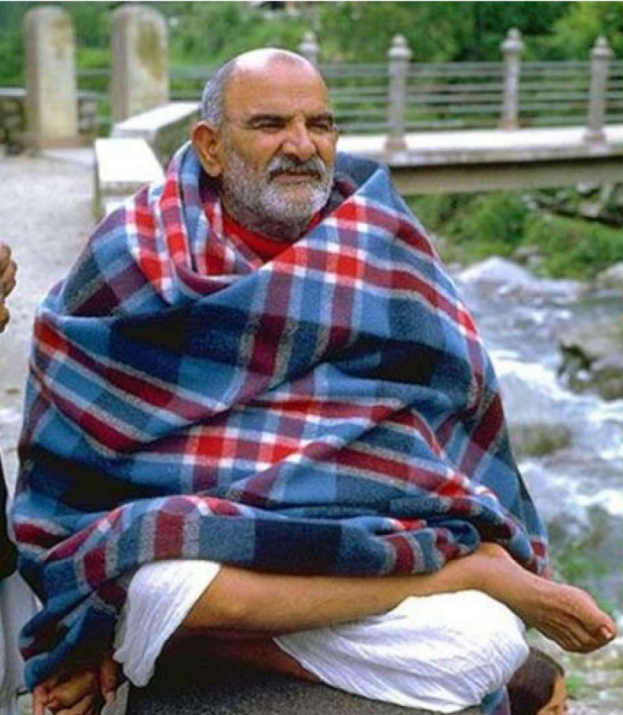
60 KMS HALDWANI BUS TERMINAL



54 KMS KATHGODAM RAILWAY STATION







# NEARBY FAMOUS HOTSPOTS

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## SPRITUAL

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- KAINCHI DHAAM, SHREE NEEM KAROLI  
ASHRAM – 33 KMS
- MUKTESHWAR TEMPLE – 12 KMS
- DOL ASHRAM – 40 KMS

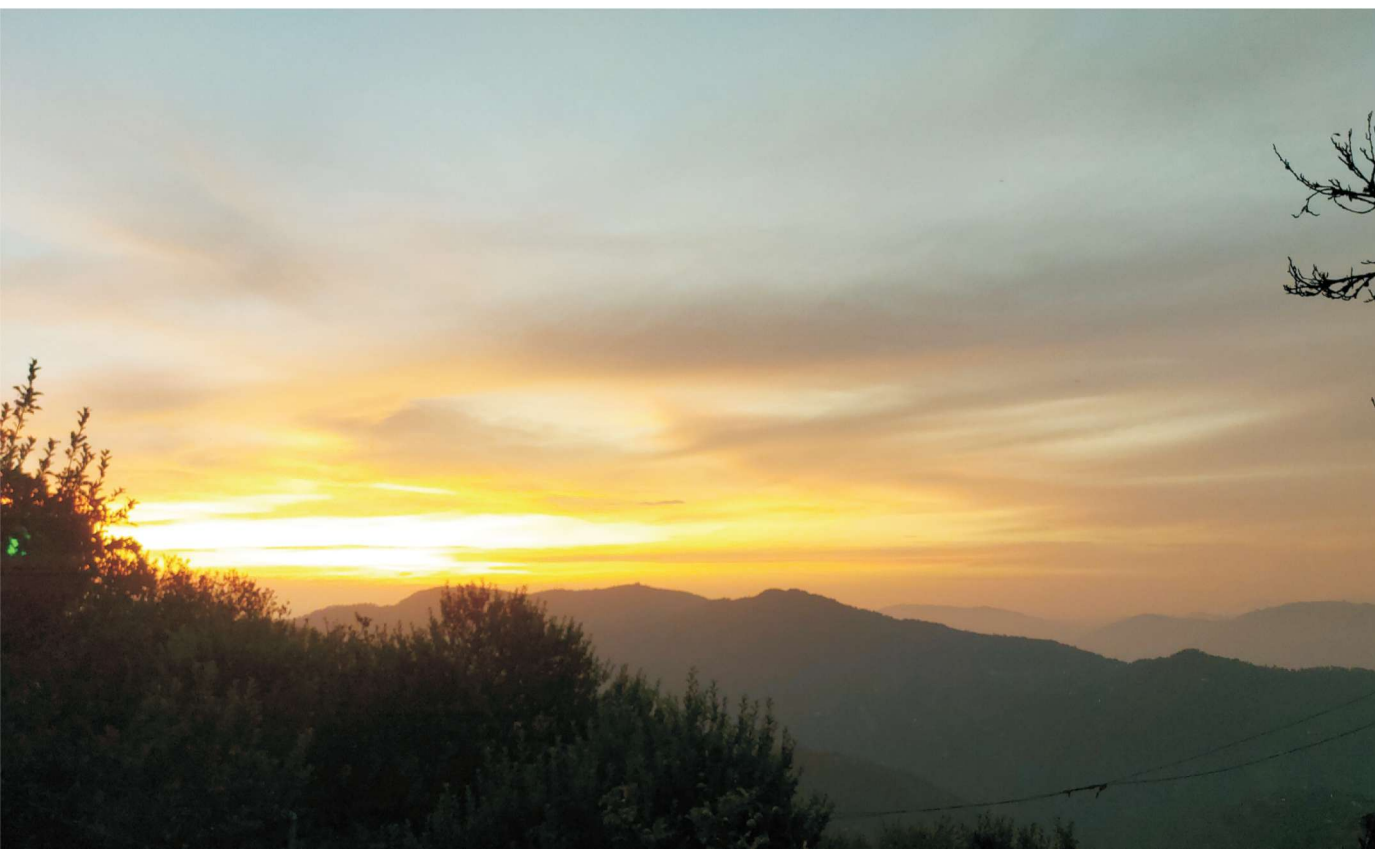
## EXPERIENTIAL

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- NAINITAL LAKE – 38 KMS
- BHEEMTAL LAKE – 34 KMS
- BHALUGAAD WATERFALL – 10 KMS
- CHOULI KI JAALI – 13 KMS
- BINSAR – 75 KMS



# Glimpses - "Unleash the human within us"



# Glimpses - "Unleash the human within us"





# Valley Homes Infra Services

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Plan your Calmness with Us

CONTACT US-

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