
where the forest becomes HOME
AARANYA
VILLAS

Uttarakhand

Where nature’s majesty and spiritual serenity unfold at every turn. Picture-perfect valleys with emerald forests, snow-capped peaks piercing the sky, and rivers weaving through quaint villages — Uttarakhand is nature’s finest canvas.

Every journey here is an adventure, every destination a revelation. From Nainital’s tranquil lakes to Rishikesh’s spiritual aura and Auli’s snowfields, each corner tells its own story, inviting travellers to discover its mysteries.

Lansdowne

Timeless charm meets modern comfort in the heart of the Himalayas. As you pass through oak and pine forests, the air grows crisp and fragrant with wildflowers. With an AQI of 25–45, every breath renews your spirit.

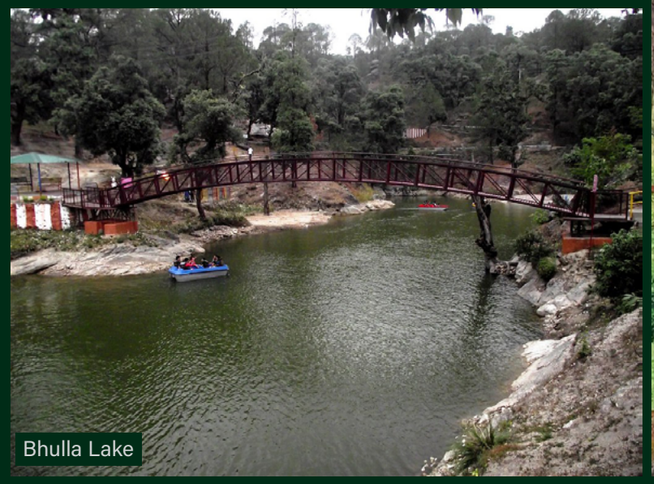
Colonial-era cottages and architecture add old-world charm, blending seamlessly with modern amenities, reliable networks, and well-maintained roads connecting easily to Delhi and Dehradun.

Above all, Lansdowne’s true allure lies in its tranquillity.

Tourist Attractions Nearby

Surrounded by forests, rivers, lakes, and wildlife, the location offers a rare blend of peace and adventure. Every sunrise brings the promise of discovery — from quiet reflection in nature's silence to exhilarating encounters with the wild.


Garhwal Rifles Regiment


Bhulla Lake



Tarkeshwar Dham


Vatanvasa Safari


Kalagarh Tiger Reserve


Khoh River


Sidhbali Dham

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* Artistic render

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Your personal haven of luxury, where gurgling streams and birdsong wake you each morning.

An exclusive community of 14 colonial-style villas in the heart of Uttarakhand — aesthetically designed for comfort and crafted to be your sanctuary from the world's hustle. Thoughtfully equipped with modern amenities for a seamless experience.

A lifestyle that blends refined comforts with breathtaking valley views and star-filled skies.



* Artistic render



* Artistic render



Uttarakhand's Growth Boosters

Tourism
- 50 Million visitors expected by 2025
- Tourist inflow to rise 20% in next 2 years

Connectivity
- Delhi - Kotdwar 6 lane expressway underway
- Rishikesh - Karnaprayag rail line ready by 2026

Infrastructure
- 11 stations to be redeveloped as Amrit stations
- National Games 2026 to spur infra & tourism
- World-class healthcare: AIIMS Rishikesh & Haldwani

Year-Round Appeal
- AQI ~35: clean, green, pollution free
- Blend of adventure, pilgrimage & ecology

Location

- 5 min drive from the small, charming local market, Duggada.
- Hospitals, schools, shopping centres, and railway stations are all within driving distance in Kotdwar.
- Jungle safari pick-up right from your doorstep.
- Multiple tourist hotspots in the vicinity to enjoy.
- Less than 4 hrs.' drive from Akshardham, New Delhi.



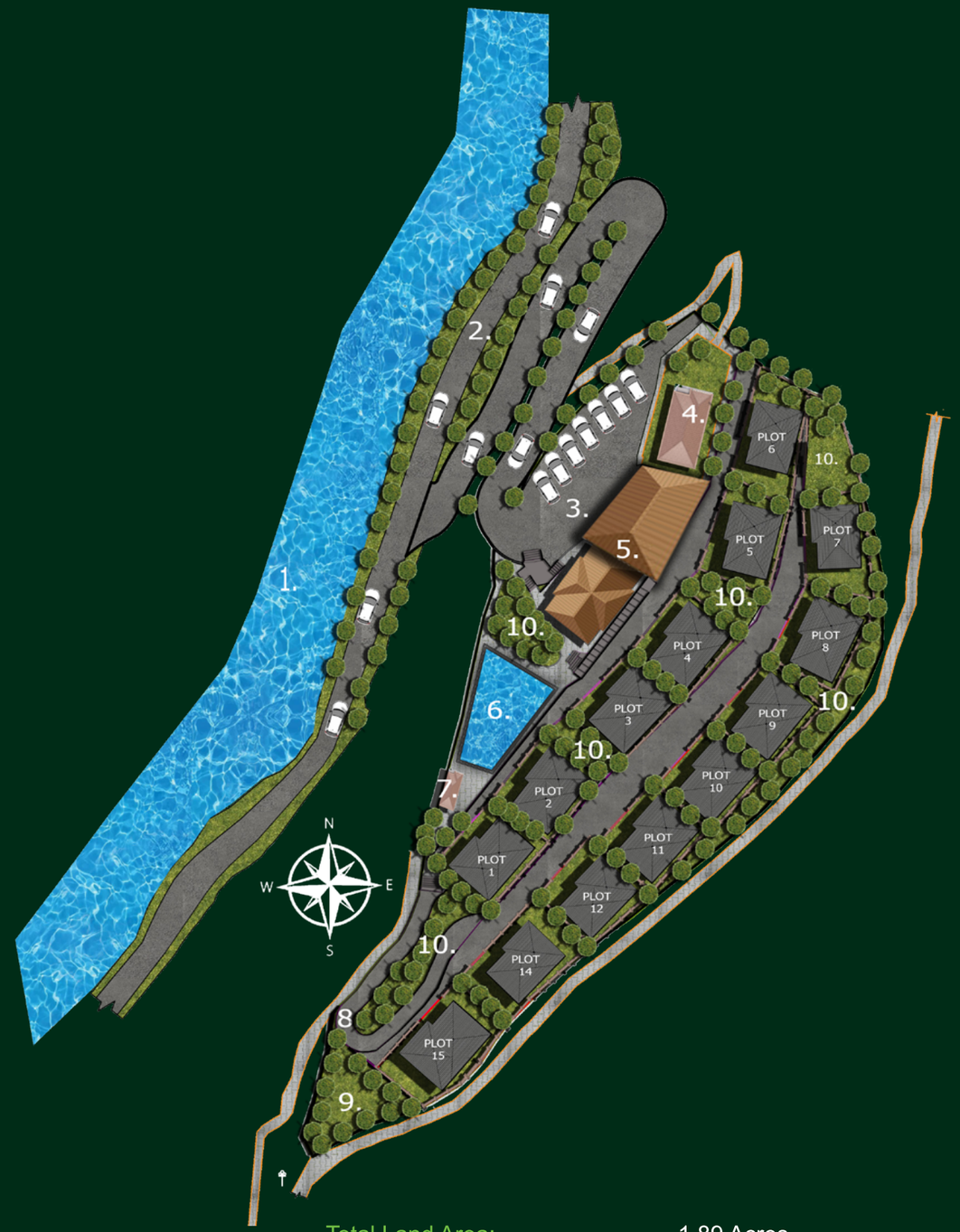
Air Quality Index (AQI)

Very Unhealthy | Unhealthy | Poor | Moderate | Good

6 Lane Highway

Master Layout & Amenities

- Gated Community
- Landscaped Gardens
- 24x7 Security & CCTV Cameras
- Kids' Outdoor & Indoor Play Area
- Electricity + Water
- Nature Trails, Walking Paths
- Power Back Up
- Bird Watching Tower
- Clubhouse
- Dedicated Parking
- Café & Restaurant
- EV Charging Booth
- Gazebos



Total Land Area:	1.89 Acres
Total Number of Plots:	14
Plot Sizes:	150 to 198 Sq. Yds.

	Sq. Yds.	Sq. Ft.	% age
Total Plot Area:	2247	20224	25
Common Development Area:	2664	23976	30
Green & Open Spaces:	4202	37821	45

* Actual Master Layout may vary

Club House



* Artistic render



* Artistic render

Floor Plan

Built Up Villa Area: 150 Sq. Yds / 1354 Sq. Ft



Ground Floor Plan

Ground Floor Coverage: 660 Sq. Ft.



First Floor Plan

First Floor Coverage: 595 Sq. Ft.



Living Room

Step into the promise of comfort and style

- Sofa with Center Table
- Designer Fans on Ceilings
- Music System
- Smart TV
- Elegant Chandelier
- Microwave Oven
- Refrigerator



* Illustrative purpose only





Bedroom

A place to unwind, relax and get a peaceful night’s sleep.

- King-Sized Bed
- Bed Side Tables
- Ambient Lighting
- Air Conditioner
- Smart TV





Luxurious En-Suites

Your private retreat of comfort and elegance.

- Hot & Cold Water Faucets
- Glass Partitioned Shower Area
- Western Toilet
- Vanity Cabinet
- Bathtub

* Illustrative purpose only



KRUPAL HABITAT

Corporate Office: 516, 5th Floor, Supertech Astralis, Sector 94, Noida, U.P.
Contact Details: Phone: +91 99535 45954 | Email Id: info@ whrealtors.in | www.whrealtors.in

INVEST WITH CONFIDENCE. LEGALLY COMPLIANT DEVELOPMENT.

1. Non-Agriculture Certified Land: The development is situated on legally approved Non-Agricultural land, ensuring adherence to legal requirements.
2. Clear Title: The property's ownership and legal documentation have been meticulously validated, ensuring a reliable basis for safe investments.
3. Legally Secure: All facets of the project have been carefully evaluated and authorized, ensuring the prevention of any future legal challenges.

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