



**LTN528 - NAINITAL**  
**6 BEDROOM VILLA**

# ABOUT THE VILLA

## **LTN528 is special because of its:**

- Quintessential location in the midst of nature's splendour
- Uninterrupted views of the verdant hills and slopes
- Aesthetically pleasing interiors that offer warmth and comfort
- Sprawling lush green lawn with a gram-worthy pastel green backdrop
- Indoor jacuzzi
- Abundance of luxe amenities
- Provisions for a romantic candlelight dinner
- Immersive experiences such as movie nights under the stars
- Plethora of indoor games
- Sumptuous northern gastronomical delights
- Provisions for various activities such as Trekking, Nature Walk, Yoga, and much more
- Proximity to Ramgarh's famous tourist attractions

## **We care for your absolute comfort! To that effect, we provide:**

- Generator, heater, TV, Wi-Fi access
- Jacuzzi, barbecue kit, bonfire, bar area, indoor games
- Medical kit, mosquito repellent, fire extinguisher
- Torch, clothes dryer, 24-hour hot water service
- Wardrobe, lockers, hangers
- Electric kettles designated workstation
- Geysers, towels, hair dryers, toiletries
- Massage chairs, towel warmers
- Secured parking space for up to 3 cars

This is a wheelchair-friendly property. Pets are not allowed.

## **The Space:**

### **BEDROOMS**

- With the interiors of this charming abode exuding a taste of luxury and exclusivity, its premises also house 5 opulent bedrooms - 2 on the lower ground floor, 1 on the ground floor, and 2 on the first floor.
- All bedrooms are designed with charming furnishings and modern comforts and offer splendid views of the misty skies, verdurous valleys, and equally lush mountainscapes.

# ABOUT THE VILLA

- All bedrooms offer a spectrum of amenities such as a king-sized bed, extra foldable bed, TV, Wi-Fi access, wardrobe, locker, heater, electric kettle, and a designated workstation.
- Each of the rooms also features a massage chair.
- Both the rooms on the first floor offer an attached terrace with a stunning backdrop of the mystical landscape of the verdant valleys.
- One of the rooms on the first floor and one on the ground floor are equipped with an attached balcony with equally stunning views of the surroundings.
- One of the rooms on the first floor also features an indoor jacuzzi.
- All rooms are equipped with an ensuite bathroom that also offers a wall-mounted towel warmer.
- All rooms are equipped with an ensuite bathroom.

## BATHROOMS

- There are a total of 5 ensuite bathrooms and 1 powder room - on the ground floor.
- All bathrooms are equipped with geysers, towels, hair dryers, and luxe toiletries.
- The bathrooms also feature a wall-mounted towel warmer and one of the bathrooms has a jacuzzi.

## INDOOR AREAS

- Adorned in hues that tickle your senses and offer one's soul and mind a rejuvenating experience; the interiors of this lavish abode are the epitome of luxury.
- With muted tones, the cosy wooden interiors of the living room on the ground floor offer a myriad of amenities such as a TV, Wi-Fi, a heater, and a music system.
- A roomy sofa-style seating arrangement can be seen here that can accommodate up to 10 people comfortably.
- A walk through the confines of the luxe living area will take you to the dining area with its wooden table that can seat up to 8 people.
- It is not equipped with an AC or TV.
- The classy interiors also offer an abundance of tastefully done cosy nooks that provide a picture-perfect view of the surroundings.
- The ground floor of this abode is equipped with an attached spacious balcony with ample seating arrangements for up to 20 people.
- Imagine unrivaled views of the valleys and the mellow skies while enjoying a quick catching-up session with your loved ones. This spot definitely sets the right tone for a good time.
- The first floor also features a common area that is replete with a sofa arrangement that can seat up to 10 people comfortably.
- The lower ground level also features a games room, where guests can indulge in friendly matches of pool and table tennis.

## OUTDOOR AREAS

- Make your way to the verdurous and sprawling exteriors of this charming abode that features a lush green lawn.
- Complementing the equally green surroundings, this lawn spreads across an area of about 10,000 sq.ft.
- It is replete with a variety of seating arrangements that include a swing, hammock, and comfortable outdoor seating for up to 10 people.

# ABOUT THE VILLA

- Guests can enjoy a sumptuous barbecue meal here while getting a glimpse of the starlit sky.

## **KITCHEN**

- Guests do not have access to the kitchen.
- It is equipped with a water purifier, crockery and cutlery.

## **FOOD**

- Breakfast is complimentary.
- All meals can be provided in-house on an a la carte basis.
- Guests can also request the chef for any food preferences apart from the a la carte menu.
- Consumption of non-vegetarian food is allowed.

## **HOME TRUTHS**

- This is not a pet-friendly property.
- This is a wheelchair-friendly property. However, there are steps leading to the villa. Please note that the caretakers will be available to assist with the same.
- Please note that the premises of the property are not equipped with an AC.
- In case of a power outage, the 20 KVA generator can support most appliances for up to 7 hours.
- All mobile networks work fairly well here.
- Please be mindful and keep noise to a minimum after 10 PM.
- The property is located in a secluded area.
- Guests are advised to remain cautious of bugs and insects owing to the property's surroundings.
- There are CCTV cameras that capture the external areas of the property for security purposes.
- This is a standalone property.
- The caretaker resides on the premises of the property and will be available from 7 AM to 11 PM.

- Visit the very popular Kainchi Dam

## **Getting Around:**

- Distance from Pantnagar Airport - 83 km.
- Distance from Kathgodam Railway Station - 49 km.
- Distance from Nainital Bus Stand - 31 km.
- Distance from Ramgarh Market - 10 km.















































# PLEASE NOTE

- Security Deposit is payable at the villa at the time of Check-in, which is 100% refundable if no damage is made
- Loud Music after 10 p.m. is not allowed in the pool area, however, you can play normal music inside the villa
- While booking shares the exact number of guests, every additional guest above double occupancy will be chargeable
- No outside guests allowed without prior information
- All illegal activities are prohibited
- Full retention if canceled within 35 days of check-in date
- 15% Retention if canceled before 35 days of check-in date
- Smoking by the balconies, pool and open areas is allowed
- Airport transfers, Barbeque arrangements, and Cook and yacht bookings can be done at additional costs.

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