

निरवना  
at Sunny  lake

*A view to die for.*



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Disclaimer: All floor plans, layouts and specifications are purely conceptual/indicative and not a legal offering. The elevations, area, designs, layouts, specification, etc are tentative and are merely indicative in nature and are subject to variations and modifications by the developer or the competent authorities. Soft furnishing, furniture and gadgets are not part of this offering.



A home where a cloud gently floats by

A home where restlessness swiftly passes by

A home where we can endlessly gaze

at each other

Just the nature and I



## *A view within...*

Perched in Kumaon foothills of the Himalayas, these villas offer expansive views of the lakes and the never-ending lines of the Pine and Deodar trees. Dazzling downtown, mature trees and airy architecture create a stunning feast for the resident's eyes. Every villa takes full advantage of the views with airy indoor and outdoor living areas overlooking the brow.





## *A unique point of **View...***

Where freshness blooms

Where life blossoms

Where the most exotic of greenery engulfs and

Elevates you to a new level of tranquil existence

# A *VIEW* personalized

Magnificent View



Gated Community



24 X 7 Power Backup



Unlimited Water Supply



Ample Parking Space



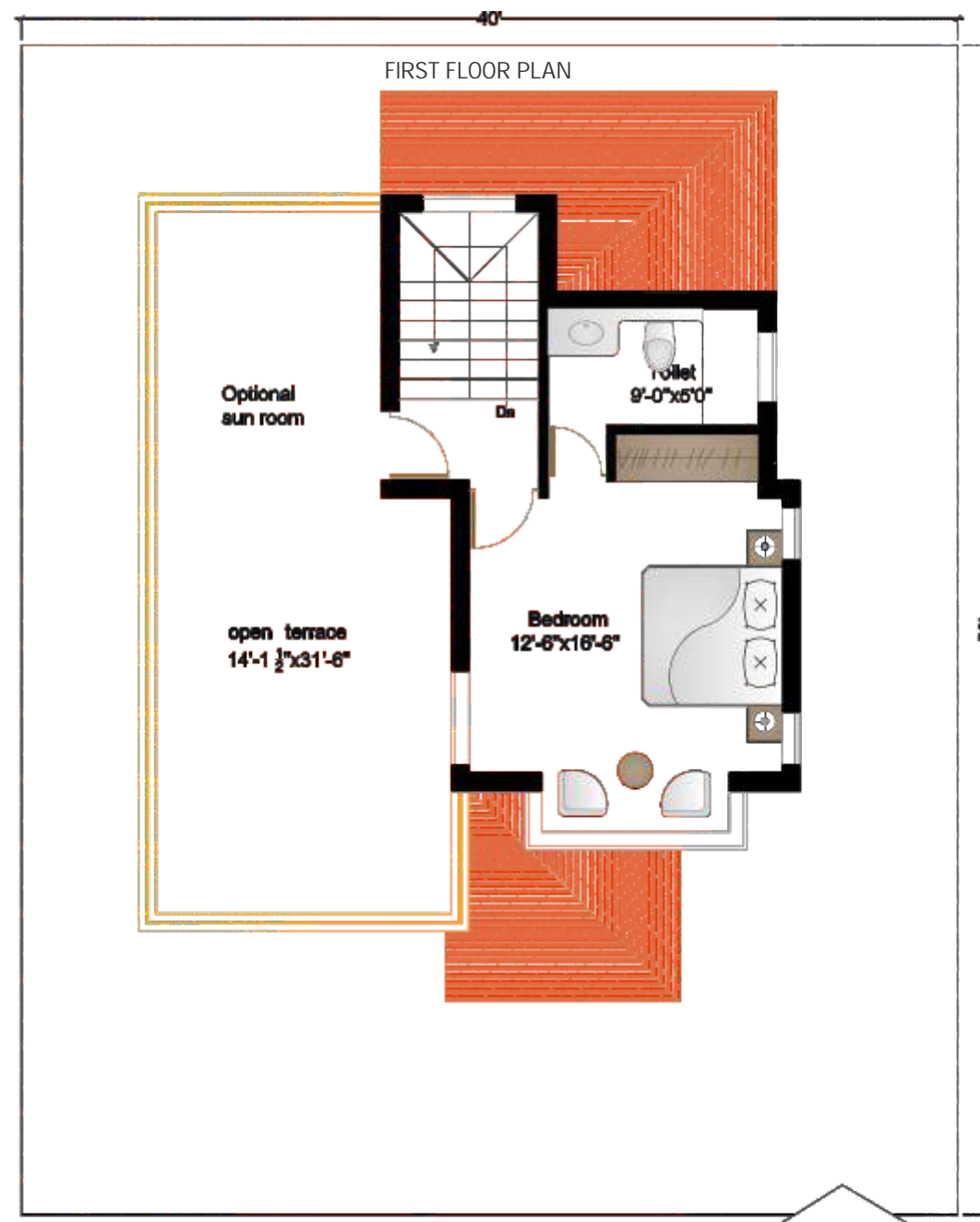
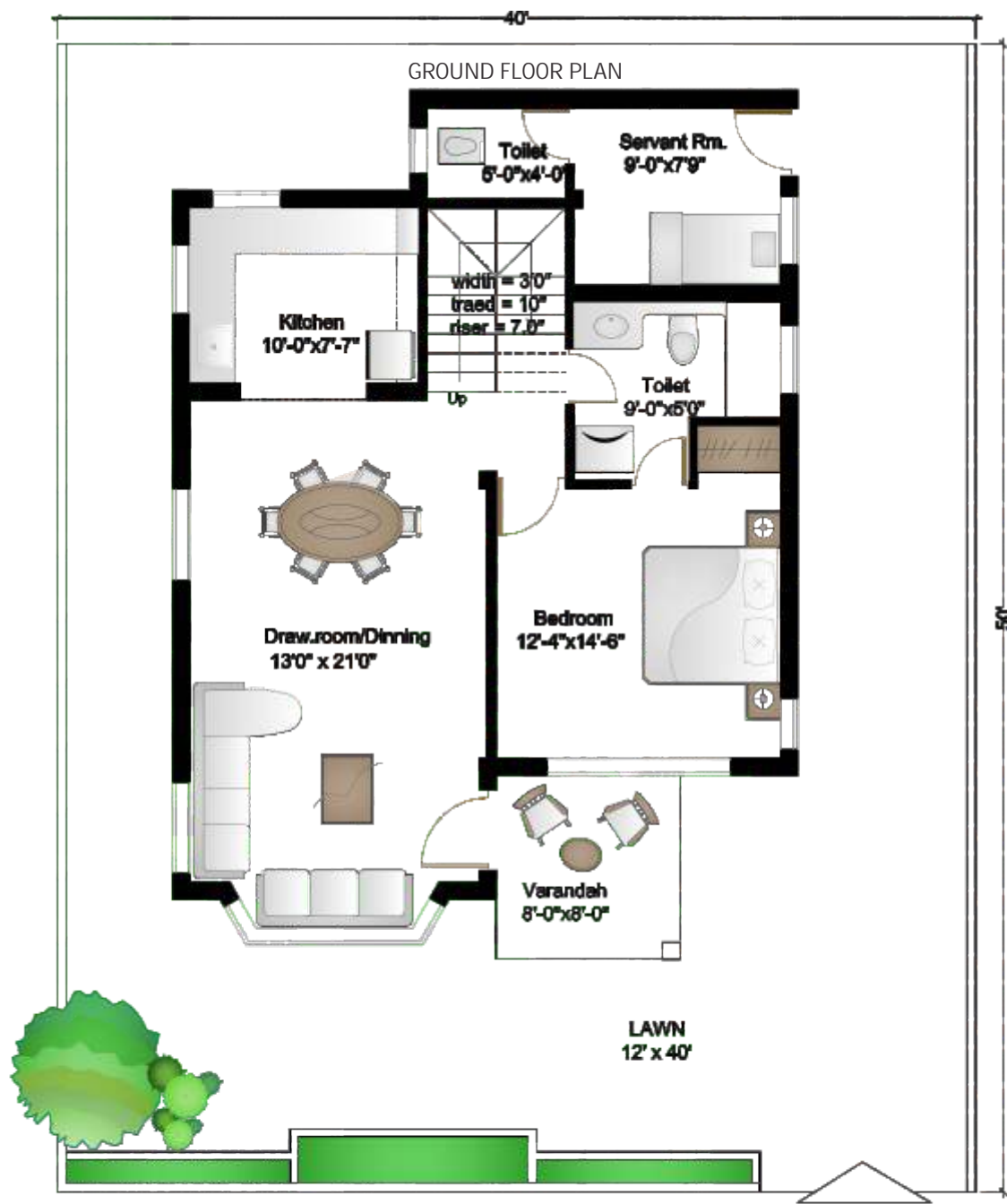
Recreation Centre



Landscaped Garden



Overlooking the majestic Bhimtal Lake every villa offers the finest of amenities. Far from the maddening crowd residents can experience stillness that replenishes the soul. Spread across a staggering 10 acres of land, every detail has been thought of and well executed at Nirvana @ Sunny Lake -from the wide open roads to the airy architecture to the recreation center to the landscaped garden to the magnificent view. Extra feature includes serene, secured and noise free locality.

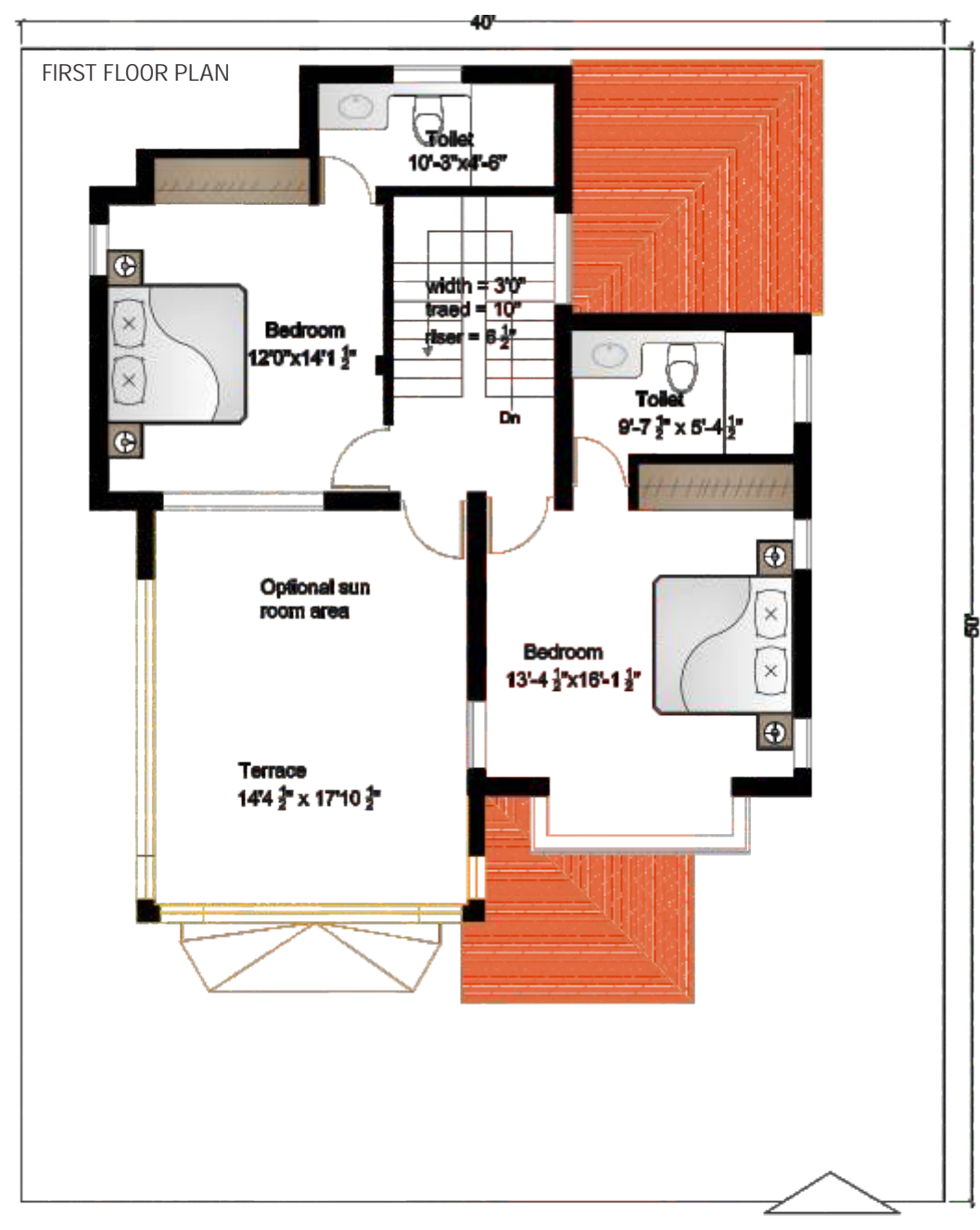
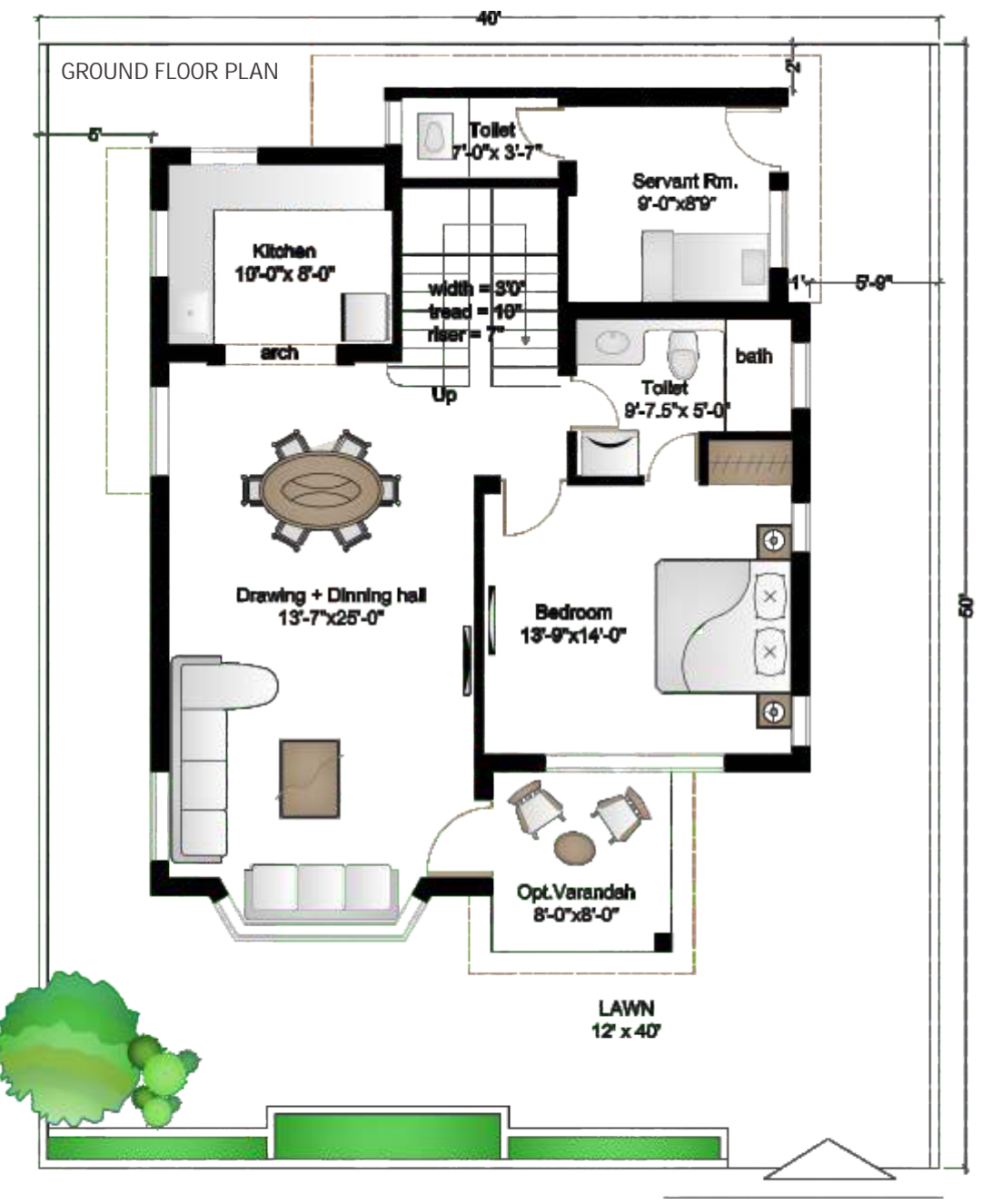


TWO BEDROOM PLAN

**AREA STATEMENT**

Total Plot Area	= 2000 sq.ft.
Ground Covered Area	= 862 sq.ft.
Covered Verandah	= 64 sq.ft.
Add 50%	= 32 sq.ft.
First Floor Covered Area	= 392 sq.ft.
Total Covered Area	= 1286 sq.ft.
Open Terrace Area	= 233 sq.ft.
Open Area	= 1106 sq.ft.





THREE BEDROOM PLAN

AREA STATEMENT

Total Plot Area	= 2000 sq.ft.
Ground Covered Area	= 952 sq. ft.
Covered Verandah	= 64 sq. ft.
Add 50%	= 32 sq. ft.
First Floor Covered Area	= 642 sq. ft.
Total Covered Area	= 1626 sq. ft.
Open Terrace Area	= 233 sq. ft.
Open Area	= 985 sq. ft.

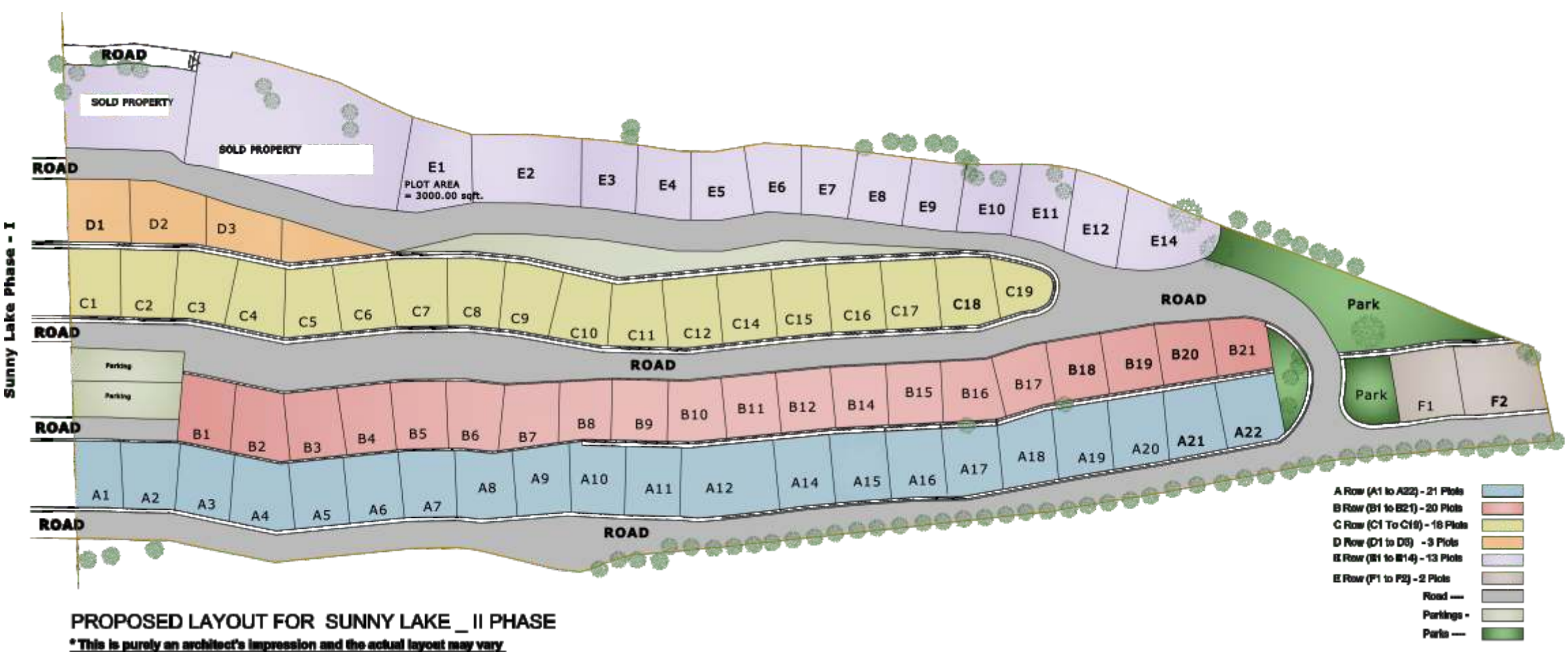


3 BHK

**SPECIFICATIONS OF COTTAGES – NIRVANA AT SUNNY LAKE**

- Structure** – Earth quake resistant structure as per latest IS Codes considering stability in specified earth quake zone.
- Brick Work** – Load bearing brick work with first class bricks in cement Mortar 1:6 and 1:4 in half brick walls.
- External Finishes** – Coarse sand plaster painted with textured paint or Equivalent paint Sloping roof shall be decorated with tiles or painted with spectrum or equivalent.
- Frame & Shutter** – Door and window frames will be provided in class 1 Sal wood and shutters will be provided in Sheesham wood with glass panes. All doorframes will be provided in flush doors.
- Flooring** – Vitrified Tile Flooring on entire ground floor and common areas of first floor. Bedrooms will be provided with laminated wooden flooring. Entrance verandah, terrace on first floor will be tiles with anti skid external flooring tiles. Anti skid ceramic tiles in Toilets.
- Toilet** – Colored Glazed tiles Border Up to 7'-0" ht. From floor Level. Matching Fixtures of standard make with counter wash basin & fancy CP fittings of reputed brand.

- Finishes** – Smooth plaster with lamination of Birla Putty, POP Design on ceiling and Painted with Oil Bound Distemper polished Brass fittings.
- Electrical Fittings** – Sufficient electrical points in every room. All electrical fittings of reputed brand with multi core fire resistant wires (Anchor/ Havells) with MCB's change over switch gear for back up in case of electrical failure. TV and telephone points.
- Kitchen** – Granite on Kitchen counter, Stainless steel kitchen sink and colored Glazed tiles 2'-0" ft. above the counter.
- Common Amenities** – Parks and Gardens, sufficient parking, external site lighting, complete guarded complex with 24 hr security.



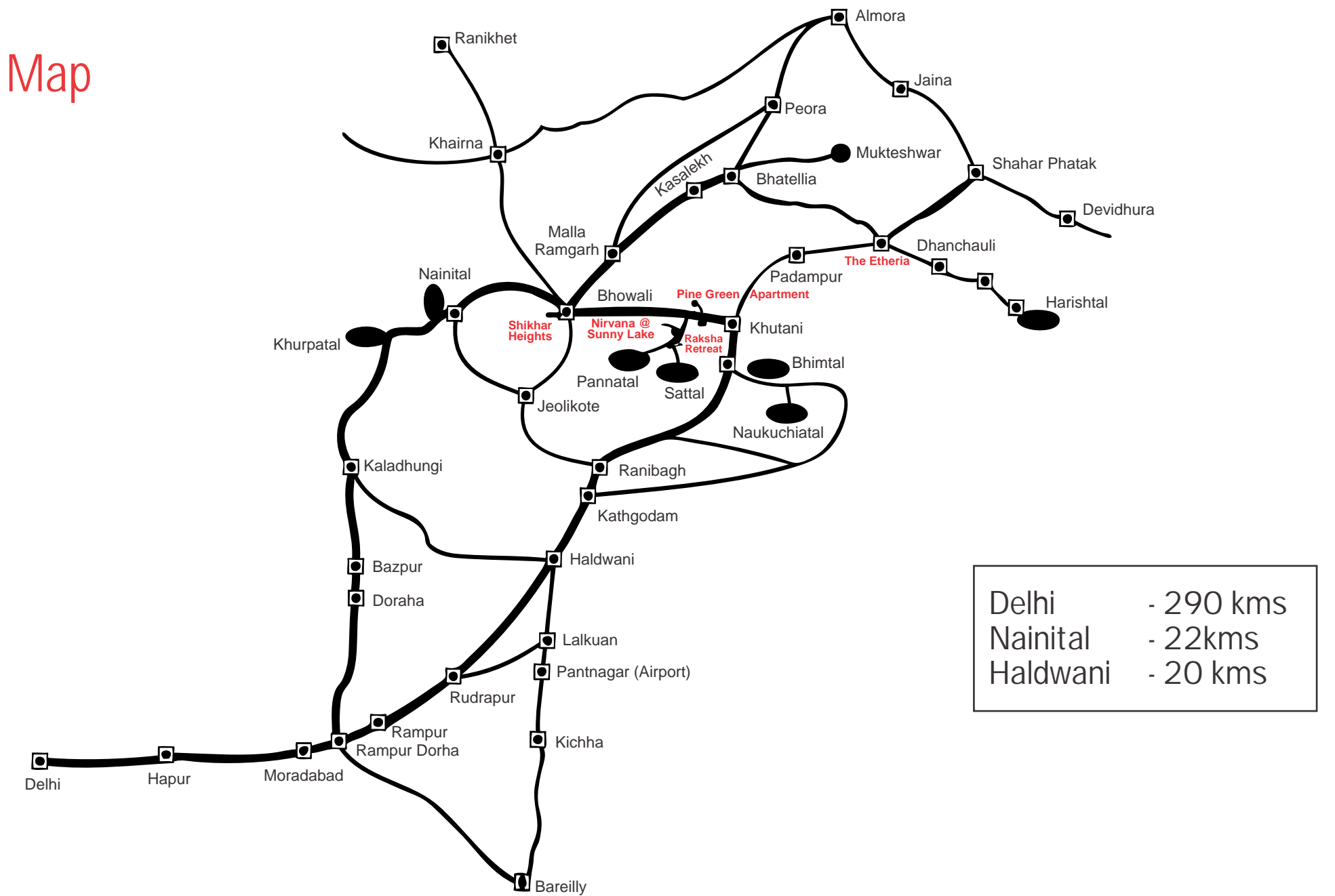
# Shikhar Group

Since the foundation of the group in the year 1992, the Shikhar brand name has earned renown as a developer of the most prestigious possessions in the Uttaranchal state. Driven by the needs, we provide a professional environment and innovative real estate products and services to our customers, clients and agents. Our marketing team is in perpetual motion, delivering exceptional results by making the whole process of owning a house all the more transparent and easy. Over two decades of exponential growth has demonstrated the efficiency of our methodology. Beyond all this, we know the real estate market to the smallest details. We know that when you make a move, every detail is important.

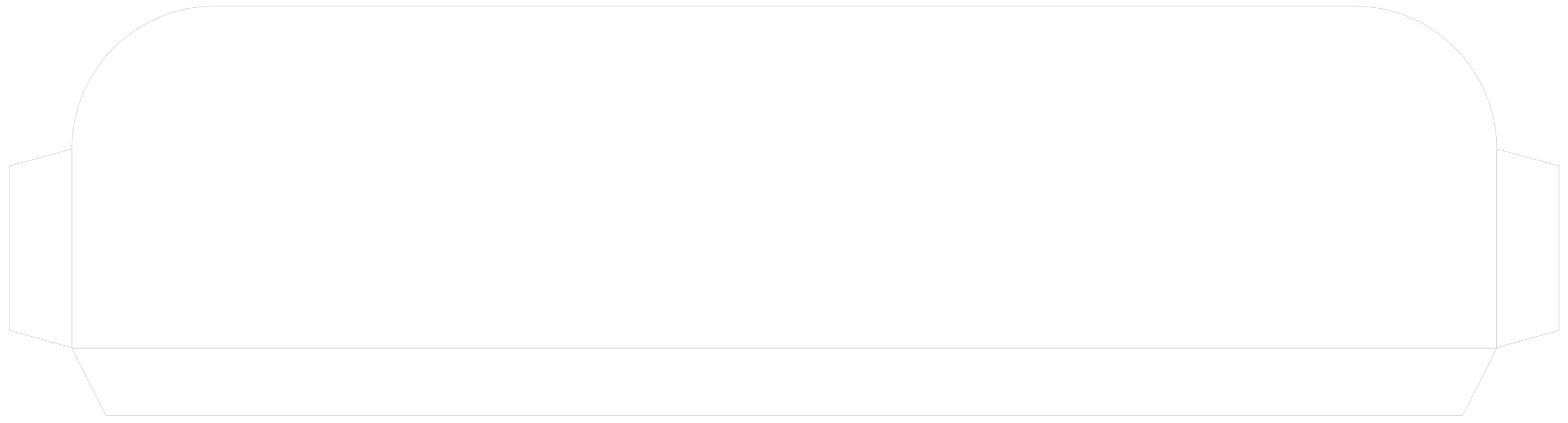
ONGOING PROJECTS - The Etheria, Shikhar Heights, Pine Greens, Nirvana @ Sunny Lake  
COMPLETED PROJECTS - Goludhar, Sunny Lake, Krishna Heritage Cottages, Pine Crest



## Route Map



Delhi	- 290 kms
Nainital	- 22kms
Haldwani	- 20 kms



12.5 INCHES