



**Homage – Contemporary Riverside Villas on the Banks of the Ganges
(newly available for re-sale)**

Neergarh, Uttarakhand

SAFFRONART



Located just outside Rishikesh, on the serene slopes of the Garhwal Himalayas, this newly available three bedroom contemporary riverside villa is nestled on a plot surrounded by lush reserve forests, and faces a clear blue stretch of the holy River Ganges.

A Lavish Riverside Holiday Villa

Located just outside Rishikesh, on the serene slopes of the Garhwal Himalayas, this newly available three bedroom contemporary riverside villa is nestled on a plot surrounded by lush reserve forests, and faces a clear blue stretch of the holy River Ganges. Adding to the picturesque surroundings are the several fresh water streams that crisscross the hills and land, and a natural perennial waterfall which cascades into the river.

The development includes 27 villas, many of which are now sold out, ranging from two-bedroom, single floor homes to four-bedroom, triple floor ones. Drawing inspiration from the natural surroundings to create a luxurious and comfortable living experience, each of the villas offers residents a tranquil and serene getaway from the hustle and worries of city life. In addition, since the site is surrounded by reserve forest land, residents can rest assured that there will be no future developments around it.

The present property is one of a series of highly desirable and much sought-after limited edition 3 bedroom villas admeasuring approximately 3600 square feet and occupies one of the best locations within the development, a stone's throw away from the river. This villa comes replete with the latest high-end fittings and fixtures. This villa offers its residents a clear view of the River Ganges with well-manicured lawns and gardens that stretch right up to the river bank which is a few short steps below.

Homage has been conceived and planned by the Singapore based firm, SCDA Architects, and exquisitely executed to provide residents with an ethereal experience that makes the most of the area's abundance of fresh air, flowing water and natural sunlight. The muted sounds of Ganges flowing by and the soft chirping of the forest birds add to each villa's peaceful ambiance. A short walk downhill from the property is a beautiful, white-sand beach, where residents may relax, sunbathe, or take a cleansing dip in the holy river.

The external finishing of each villa and the landscaping, by Tierra from Australia, has also been conceptualized to complement the location and atmosphere. While the villas are built with the best natural materials including Sukabhumi stone sourced from Indonesia and Burma teak, the landscaping includes two streams that flow through the property, and greenery handpicked from all over the country. Each villa is surrounded by plants and shrubs, ensuring the privacy of every resident in this open community development.

With either a view of the majestic Ganges, or of the hills through which it descends from the snow-capped Himalayas, each of these contemporary hillside villas seems to merge with its picturesque surroundings. Designed keeping nature in mind, with clean surfaces of wood, water and stone, each villa comes with spacious living areas and every amenity needed in a luxurious home away from home.



Rishikesh

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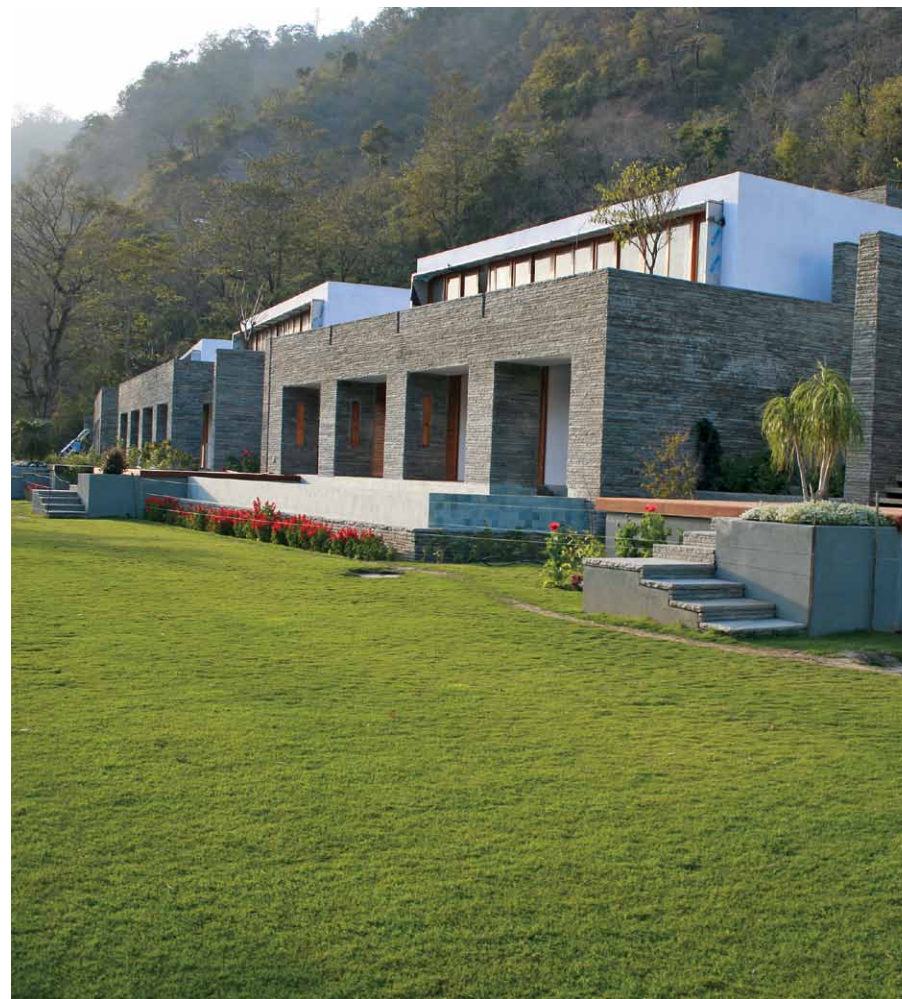
Highlights and Amenities:

Two-Bedroom Deck Villas - Limited availability

- A limited edition of 10 villas with a built up area of 2475 square feet
- Light court
- Kitchen with vitrified rectified tile floor and sliding Burmah teak doors
- T&G Merbau timber flooring
- Sliding and fixed grid doors in Burmah teak and toughened glass
- Veneer board and toughened glass wardrobes in bedrooms
- Master bathroom in beige Italian marble with German Duravit tub, glass screened shower and Dornbracht fittings
- Staff quarters and restroom
- Terrace partly landscaped with turf and Japanese style Zen garden with natural river pebbles
- Water bodies created with Indonesian Sukabhumi stone tiles

Three-Bedroom Pool Villas – 1 villa available for re-sale

- A limited edition of 15 villas with a built up area of 3605 square feet
- Two floors
- Each villa faces the river Ganga
- Reflective pool
- Outdoor deck
- Infinity lap pool
- Kitchen with vitrified rectified tile floor and sliding Burmah teak doors
- T&G Merbau timber flooring
- Sliding and fixed grid doors in Burmah teak and toughened glass
- Veneer board and toughened glass wardrobes in bedrooms
- Bathroom in beige Italian marble and vitrified tiles with German Duravit tub (in master suite), glass screened shower and Dornbracht fittings
- Staff quarters and restroom
- Water bodies created with Indonesian Sukabhumi stone tiles



Four-Bedroom Pool Villas – Sold out

- A limited edition of 2 villas with a built up area of 5019 square feet
- Three floors
- Panoramic views of the river Ganga and surrounding Himalayan foothills and National Park
- Elevator with lobby
- Recreation room, home theatre room and bar area on the lower ground level
- Outdoor decks on the lower and upper levels
- Infinity lap pool
- Extensive storage space
- Kitchen with vitrified rectified tile floor and pocket sliding Kanpur timber doors
- T&G Merbau timber flooring
- Sliding and fixed grid doors in Burmah teak and toughened glass
- Veneer board and toughened glass wardrobes in bedrooms
- Master bathroom in beige Italian marble with German Duravit tub, glass screened shower and Dornbracht fittings
- Staff quarters and restroom
- Water bodies created with Indonesian Sukabhumi stone tiles
- Staff quarters and restroom



All Villas

- Generous water supply from three sources – on-site streams and tube well, and the Ganges – with a water treatment/filtration plant on the property
- Power supply is backed up by on-site generators to ensure an uninterrupted supply
- All air conditioning ducts, diffusers and tubing are provided
- Parking spaces for approximately 35-40 vehicles at the entrance.

One of the world's most renowned centers for yoga and meditation, Rishikesh is also the gateway to the Himalayas and a great location for water sports

NOTES:

- Please call Saffronart for pricing information about the newly available 3 bedroom villa and 2 bedroom units.
- Photographs and computer-rendered images shown are of a sample villa, which is representative of the materials, fittings, appliances and finish for all villas. Actual layouts will vary depending on the villa type.
- Kitchens are provided without fittings, so residents may customize them to their needs
- All plans and measurements shown are approximate and may not be to scale



Location Profile:

A quaint town on the banks of the holy River Ganges, Rishikesh is considered one of the most sanctified places to visit in India, and plays host to the famous Kumbh Mela once every four years. Besides being one of the world's most renowned centers for the teaching and practice of yoga and meditation, Rishikesh is the gateway to the Himalayas and a great location for water sports, particularly whitewater rafting on the rapids of the Ganges. Rajaji National Park, located round the corner, is an important component of the ecosystem of the Himalayan foothills or Shivaliks, and is a veritable paradise for nature lovers and wildlife enthusiasts. Other nearby attractions include Laxman Jhoola, the Kunjapuri Temple and Rishikund. Rishikesh is well connected by rail, road and air; the nearest railhead is Haridwar which is about twenty one kilometers away, and the closest airport, Jolly Grant in Dehradun, is about the same distance from Rishikesh.

Asking price: 2 BR, 3 BR - On request

Available villas include 2 bedroom models (limited availability), and one 3 bedroom model (available for re-sale)
Built up area: 2475 square feet (2 BR), 3605 square feet (3 BR)

For additional information on this property and to arrange a viewing, call us on any of the numbers listed on page 6 or email properties@saffronart.com. You may also fax us the form at the end of this catalogue, or fill it out online at www.saffronart.com

