



The Riverfront – Serene Villas on the Banks of the Ganges

Haridwar, Uttarakhand

SAFFRONART



Located on the verdant plains of the Ganges River, this luxurious development is nestled against the foothills of the Chila and Shivalik mountains, and surrounded by untouched reserve forests

Property furnished and styled for this catalogue by Tarun Vadhera (www.vadhera.com)

A Relaxing and Verdant Riverside Getaway

Located on the verdant plains on the banks of the Ganges River, the luxurious Riverfront development is nestled against the foothills of the Chila and Shivalik ranges of mountains, and surrounded by untouched reserve forests. Just outside the holy city of Haridwar, this property offers a well-appointed and peaceful holiday getaway for city residents as well as a comfortable home for visitors to local shrines.

Easy to get to by road, rail and air, the Riverfront site is accessed by a quiet tree lined road that runs next to lush fields and the thick Chila Reserve Forest. A mere 20 minute drive from Haridwar railway station, and 40 minutes from Jolly Grant Airport in Dehradun, Riverfront also has a helipad on the grounds and may be reached by private helicopter from Delhi and other cities.

The development comprises a limited edition of twelve luxury villas, all facing the Ganges. Both the 'Type I' and 'Type II' villas have three bedrooms across their two levels. The layout of the lower entry level includes a dining room and large formal living room with a fireplace that open up onto tiled decks that may be used as sit-outs, another family or television room opening onto the largest outdoor deck, a common powder room, a guest bedroom with a walk-in wardrobe and bathroom en suite, a modular kitchen, and a utility or store room with a separate external entrance that leads to the staff quarters. The upper level of these villas include the master bedroom with a walk-in wardrobe and bathroom en suite, another bedroom with a bathroom en suite, outdoor planters, an outdoor Jacuzzi, and two outdoor decks.

Each villa also includes slate clad exteriors, exclusive private gardens and sit-out spaces, individual parking, and modular kitchens fitted with granite countertops, a hob and built-in oven, chimney, and stainless steel sink. The villa flooring is laid with Spanish tiles, except for the bedrooms which have laminated wood floors, and all the interior doors have Oakwood frames with veneered shutters. Each bathroom has granite or marble countertops, and high quality fittings by Kohler or equivalent brands. The villas also offer provisions for having satellite televisions in each room, and split air conditioning units in all the living spaces.

In addition to the villas, the site will include a common riverside swimming pool, meditation pavilions, water bodies with lotuses and water lilies, several landscaped courtyards, and a steam room. Patrolled by onsite security personnel around the clock, and bounded by a well-lit perimeter wall, this site ensures the safety and security of all residents.



The development comprises twelve luxury villas, available in two distinct models, all facing the Ganges





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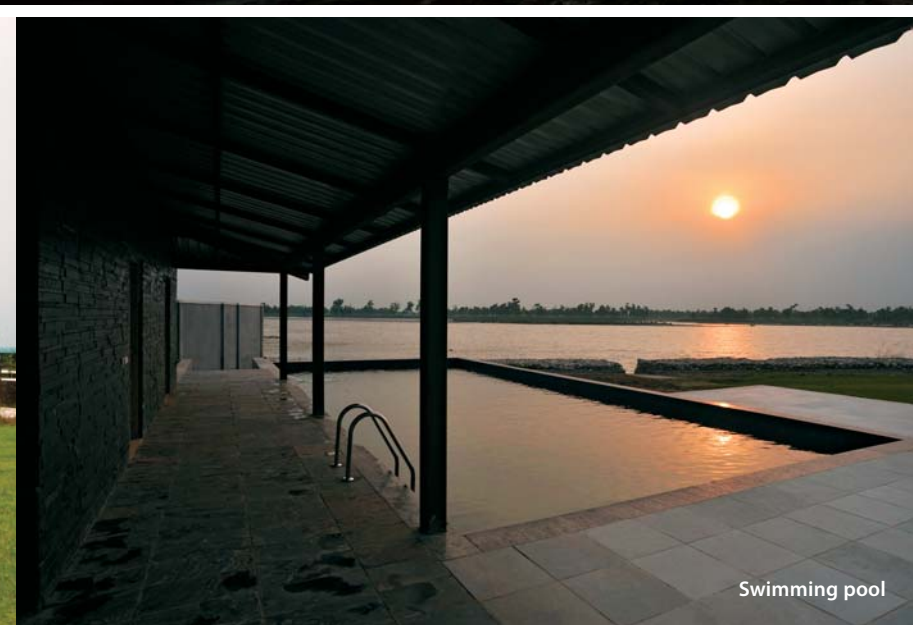
The River Front property is located on the banks of the Ganges, nestled at the foothills of the Chila Range, on the fringes of the Rajaji National Park



Highlights and Amenities:

Type I and II Villas

- Limited edition of twelve two-level villas with a built-up area of 3510 square feet
- 3 bedrooms with bathrooms en suite, including master suite on upper level
- Living and dining areas, lounge and common powder room on lower level
- Modular kitchen with granite countertops, hob and built-in oven, chimney and stainless steel sink
- Utility or store room and staff quarters with separate entrance on lower level
- Outdoor decks on each side of the lower level
- Outdoor planters and two outdoor decks with an outdoor Jacuzzi on the terrace
- All walls and ceilings finished with acrylic emulsion
- Spanish tiles on floor and wall dados
- Laminated wood flooring in all bedrooms
- Laminated wardrobes in all bedrooms
- Kohler fixtures and fittings or equivalent in all bathrooms



- Polished Oak frame with veneered flush shutters on all interior doors
- UPVC glazed exterior doors
- Polished timber staircase
- Air conditioning in all living spaces
- Provision for satellite televisions in all rooms
- Modular switches, fans, light fixtures and geysers installed

Common features

- Riverside swimming pool
- Meditation pavilions
- Water bodies
- Landscaped courtyards
- Steam room
- Helipad
- 24 hour power backup with two standby generators
- Onsite sewage treatment plant
- 24 hour security personnel on property
- Well-lit perimeter wall

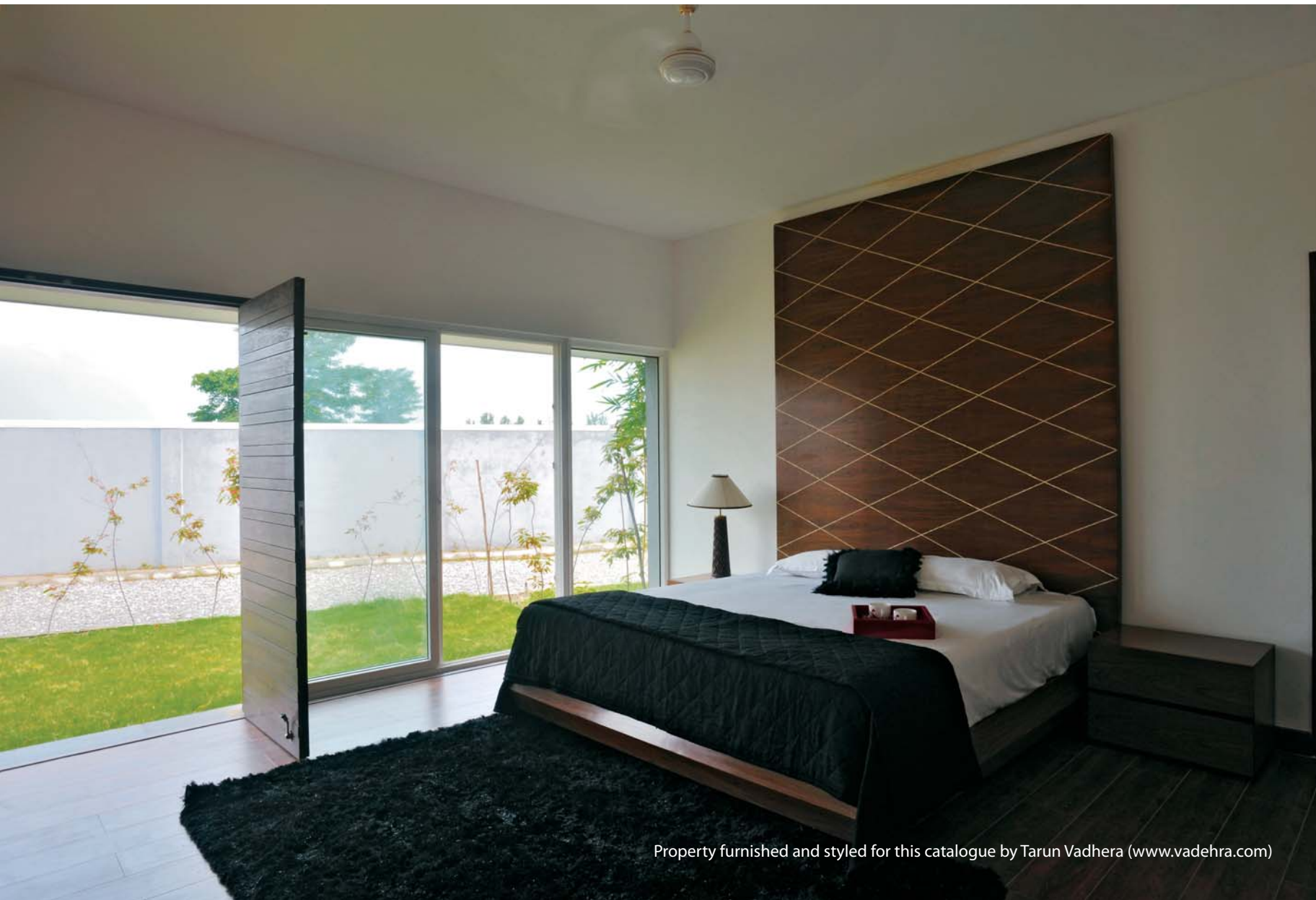




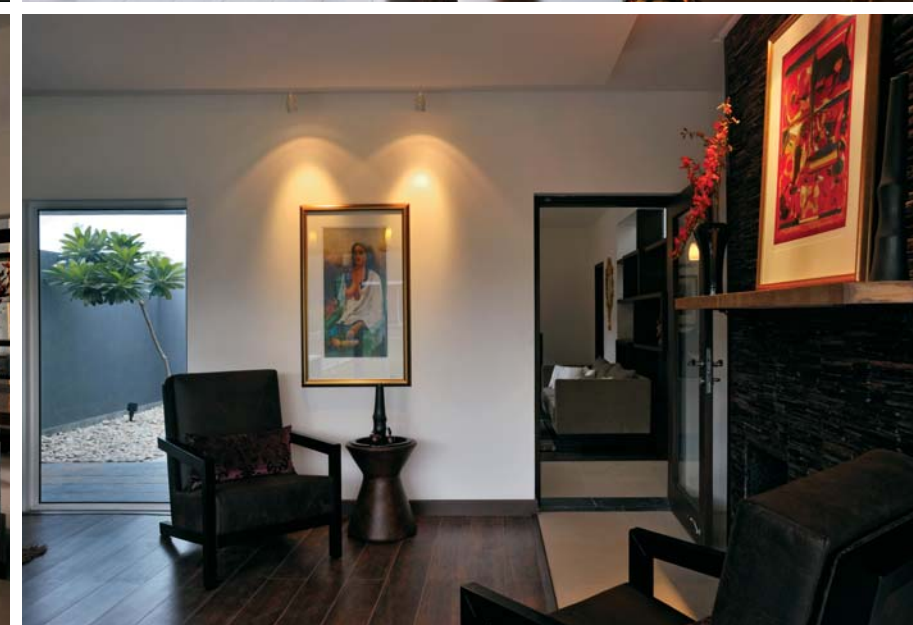
Living room



Lounge



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Location Profile:

The Riverfront property is located on the banks of the Ganges, nestled at the foothills of the Chila Range, on the fringes of the Rajaji National Park. The gate to the national park is 4 kilometers from the development, and the actual forest is merely 500 to 1,000 meters from the property. For wildlife enthusiasts, the property provides easy access to a number of nature trails. 70 to 80 Kms of the drive leading to the property is along the forest which lies to the left of the road. The final approach road to the property is concretised. The ghats of Harki Pauri are a mere 8 km drive away, and the property is within easy reach of a bank, police station, petrol pump, all of which are less than 1.5 kilometers away. The closest railhead at Haridwar is a 20 minute drive (about 14 kilometers) from the site, and Dehradun's Jolly Grant Airport is a 40 minute drive (about 22 kilometers) away. The nearest hospital is just 17 kilometers away. The property also has a helipad for residents who wish to arrive and depart by air.

Asking price: Rs. 2.9 crores (US \$645,000) and above

No fee will be charged to the buyer by Saffronart or Cushman & Wakefield for purchases in this development

Available villas include two different 3 bedroom models

Built up area: 3510 square feet (Type I and II)

For additional information on this property and to arrange a viewing, call us at +91 (0) 22 4333 6200 (India), +1 212 627 5006 (USA), +44 (0) 20 7409 7974 (UK) or email properties@saffronart.com. You may also fill out an online form at www.saffronart.com, where additional images and details can be viewed

NOTE: Villas sold unfurnished. Photographs shown are of a sample villa, which are representative of the materials, fittings and finish for all villas in the development. Actual villas and layouts will vary depending on the villa type