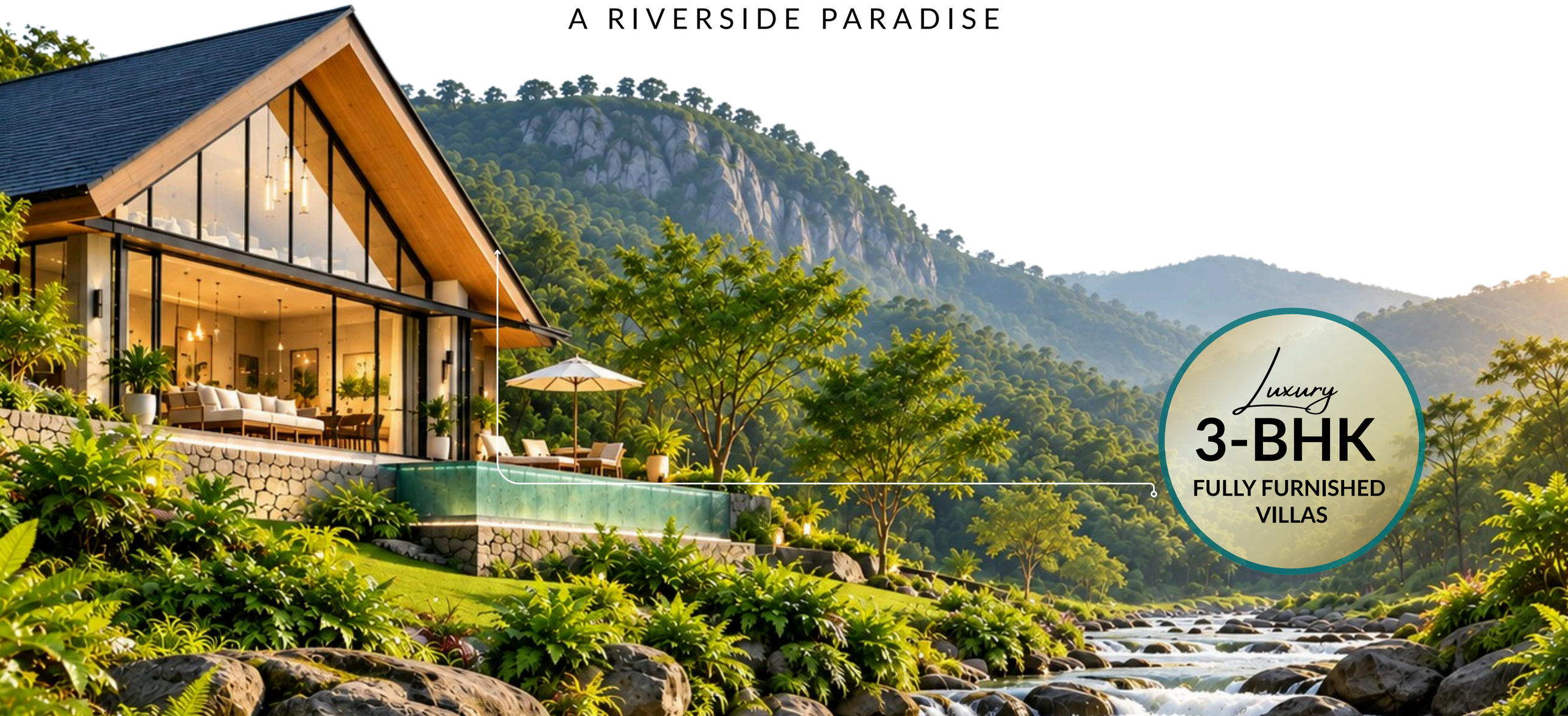
NEHLIA
DEVELOPERS
Beyond Living. Beyond Luxury.

NEHLIA AQUA VILLAS

A RIVERSIDE PARADISE















Welcome to your riverside escape

A place to slow down, breathe deeply, and reconnect with nature. Enjoy peaceful mornings by the river, relax in the comfort of your surroundings, and let every moment feel like a getaway.



Starting at

₹ 1.80 CR

Please note: GST and applicable government charges are additional.

3 BHK
Fully Furnished
Riverside Villas

Private All-Weather
Pool & spacious
outdoor bonfire decks.

Prime connectivity
directly on the State Highway.



Location map

The driving distance from New Delhi to Dugadda, Uttarakhand, is approximately 234 km, taking about 4 hours via the NE 3 and NH 534.





ROUTE & LOCAL PROXIMITY

Directly on the State Highway

Easy access for a smooth and convenient journey.

Local Market 1 Km

All your daily essentials just minutes away.

Close to Popular Destinations

Nature, wildlife and hill stations within a short drive.

Nearby

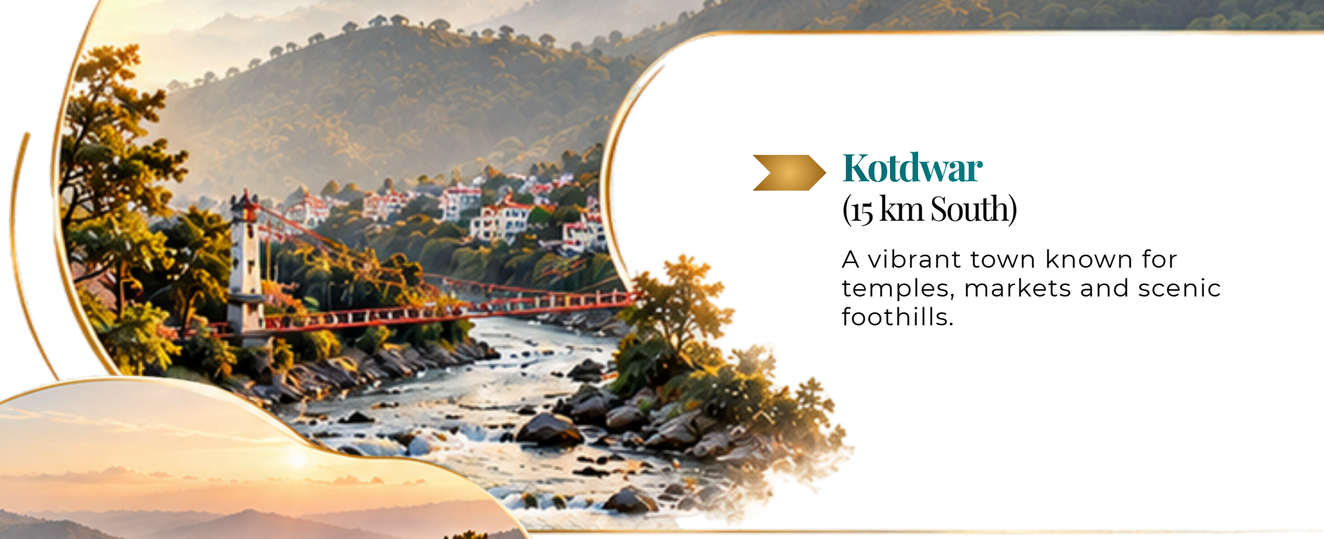
TOURISTN DESTINATIONS

Lansdowne
(25 km Northeast)

A serene hill station with lush forests, panoramic views and colonial charm.

Jim Corbett National Park
(Approx. 35–40 km)

India's oldest national park, renowned for its rich wildlife and adventure experiences.



Kotdwar
(15 km South)

A vibrant town known for temples, markets and scenic foothills.





Bhim Pakora
(22 km Northeast)

A natural rock formation amidst dense forests, known for its mythological significance.



A lifestyle that feels Different

"Imagine mornings by the river. Evenings surrounded by mountains. And weekends that feel like a vacation."




Private All-Weather Pool


Outdoor Decks & Bonfire Lawns


Hanging Outdoor Bamboo Bed

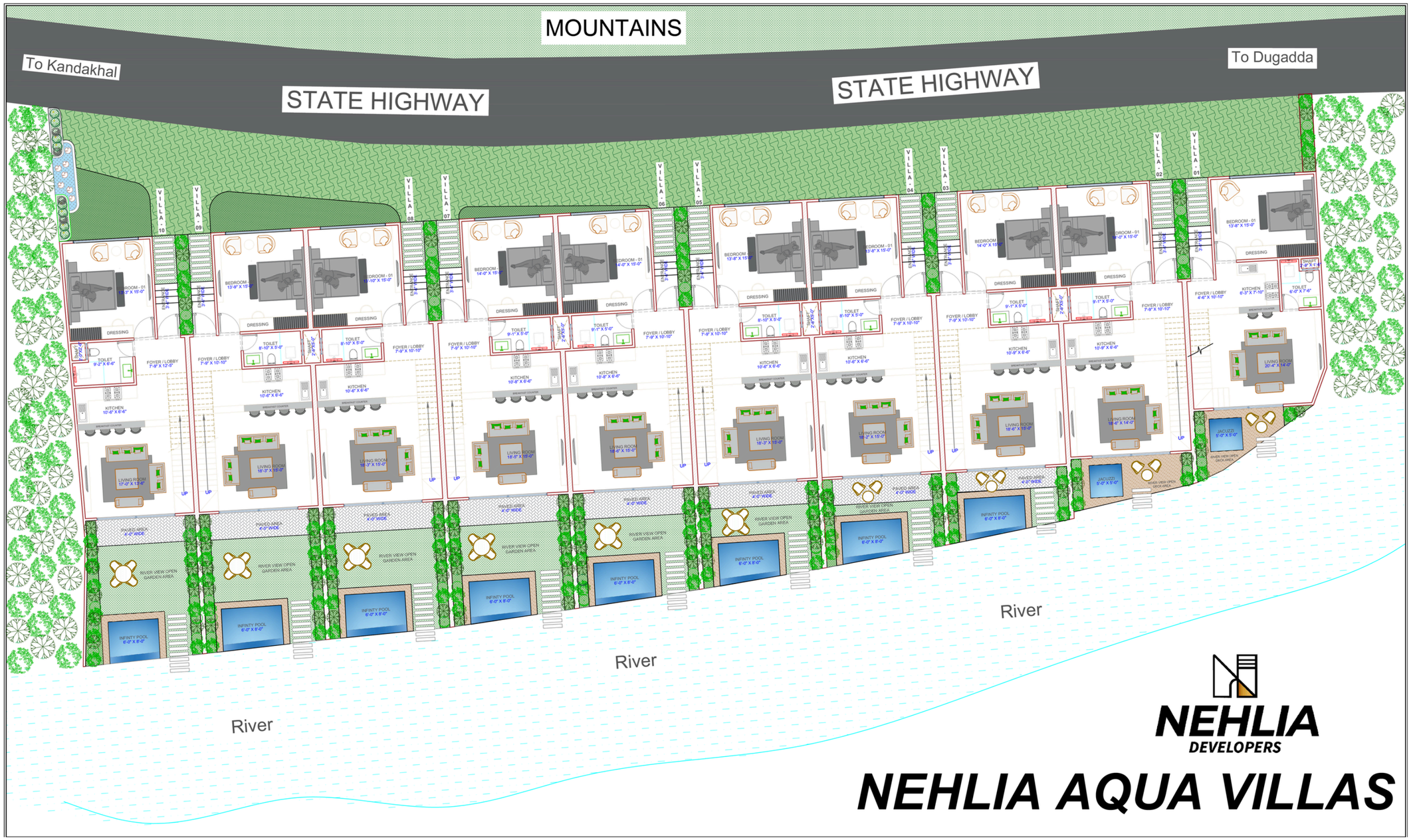

Seamless Indoor-Outdoor Living


Suites & Bathrooms


Living & Dining

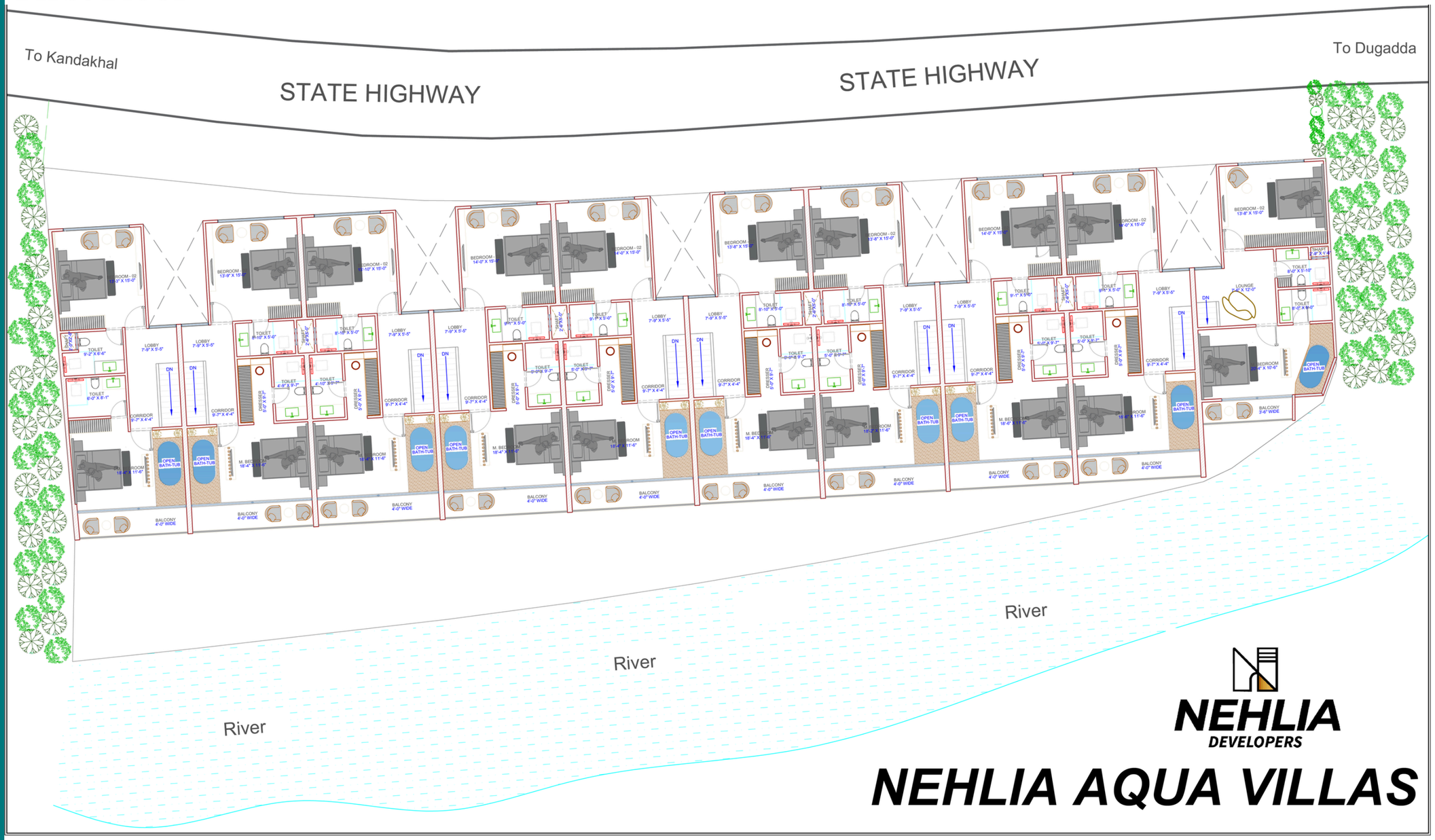
SITE PLAN

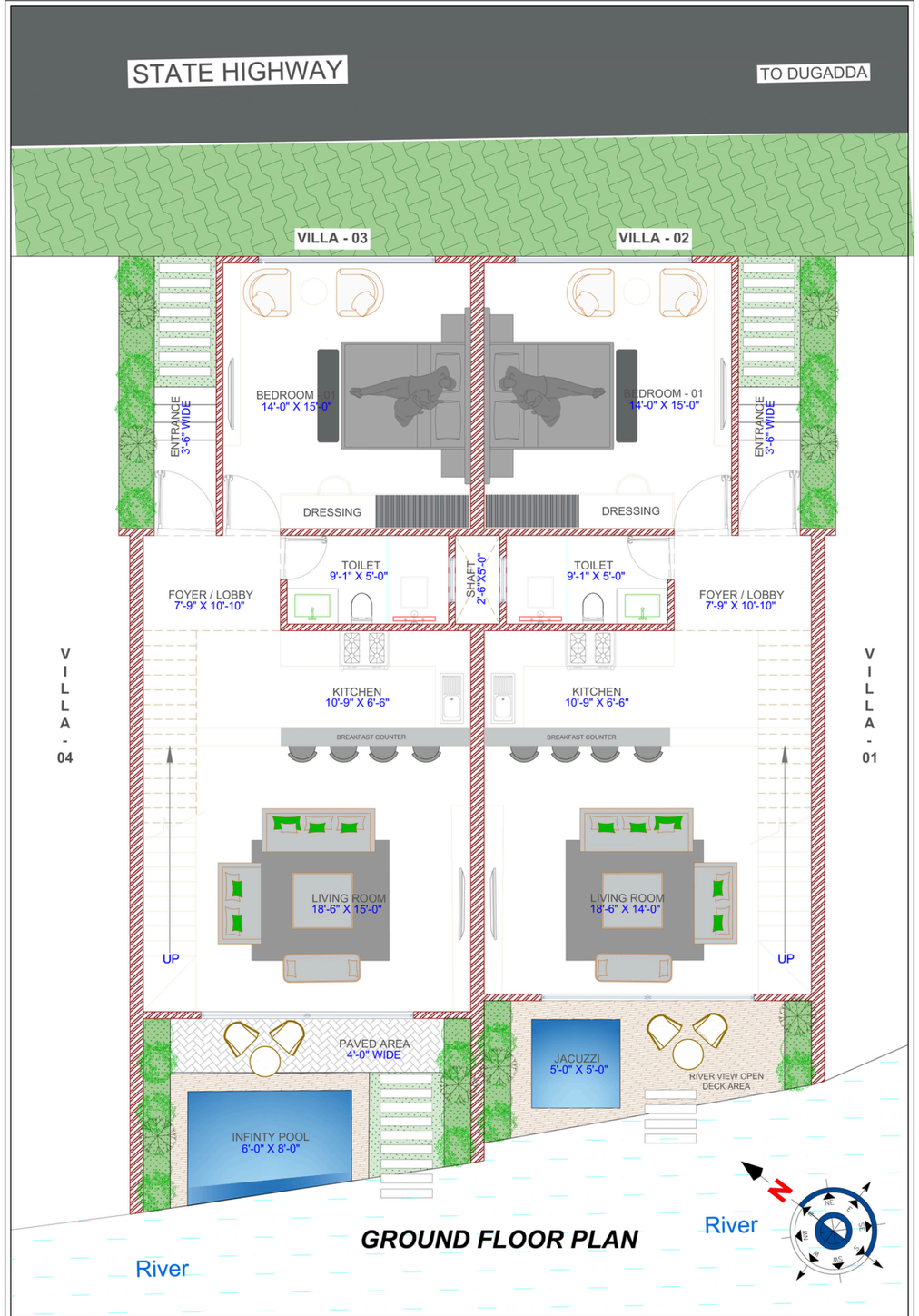
Ground Floor



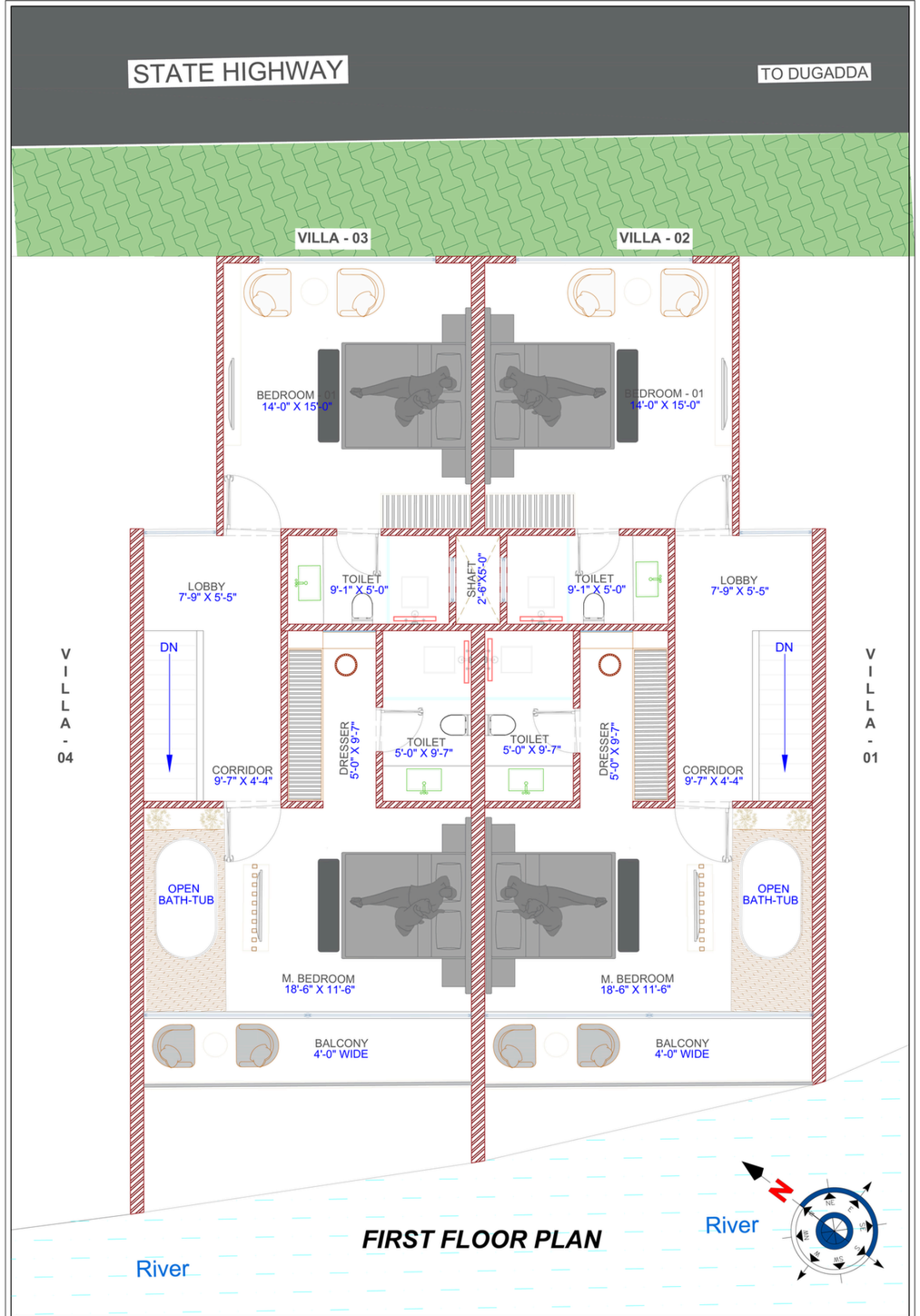
SITE PLAN

First Floor





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Monthly Rental Income

₹1.5 LAKH+

High demand for luxury vacation rentals near Lansdowne & Corbett.



FELXI PAYMENT PLAN

35 : 35 : 30

On Booking | On Structure | On Position

SMART RENTAL PAYMENT PLAN

60 : 20 : 20

On Booking | On Structure | On Position

12% Assured Annual Rental Until Possession



PRICE LIST

Villa No.	PRICE*
1.	1.80 cr
2.	1.85 cr
3.	1.90 cr
4.	1.93 cr
5.	1.96 cr
6.	1.99 cr
7.	2.00 cr
8.	2.03 cr
9.	2.06 cr
10.	2.09 cr

* GST 5% will be extra.

MANAGED PROPERTY SERVICES

Services: 24/7 security, estate maintenance, housekeeping, and rental management for hands-free ownership.





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