



JIM CORBETT

RIVERSHORE

VILLAS

TALLI SETHI

INTRODUCING...

TALLI SETHI

RIVERSHORE VILLAS

Welcome to RiverShore VILLAS, the newest addition to our portfolio in the charming riverside village of Talli Sethi, Nanital District. Nestled in between the Kosi River, rolling hills and the lush expanse of Jim Corbett National Park, RiverShore VILLAS embodies both luxury and a pristine, nature-filled ambiance.

This project has been thoughtfully crafted to provide our clients with an immersive sensory experience, setting it apart from the rest. It offers an unparalleled opportunity to create a personal retreat, a home away from home, where one can embrace the extraordinary.

LOCATION



NORTH

SITE PANORAMAS



NORTH

SITE SITUATION



NORTH



Image © 2024 Airbus

TALLI SETHI
RIVERSHORE
VILLAS

SITE PANORAMAS



NORTH



MASTER PLAN CONCEPT

nature meets tr

Total Area	1,33,960 Sqft (3 Acres)
Plots A – X (22 No.s)	2,700 Sqft (25' x 108')
Resort	8,534 Sqft
Party Lawn	19,000 Sqft

CIRCULATION PLAN

S
I
M
T
A
Y
A

B
R
I
D
G
E

K O S I R I V E R

CLUB HOUSE

A B C D E F G H J K L M N P Q R S T U V W X

2700
Sqft Sqft

PARTY LAWN
19000 Sqft

RESORT

Main Road

Main Road

-  Sloped Road to Site 20'
-  Internal Road 20'
-  Service Lane 10'



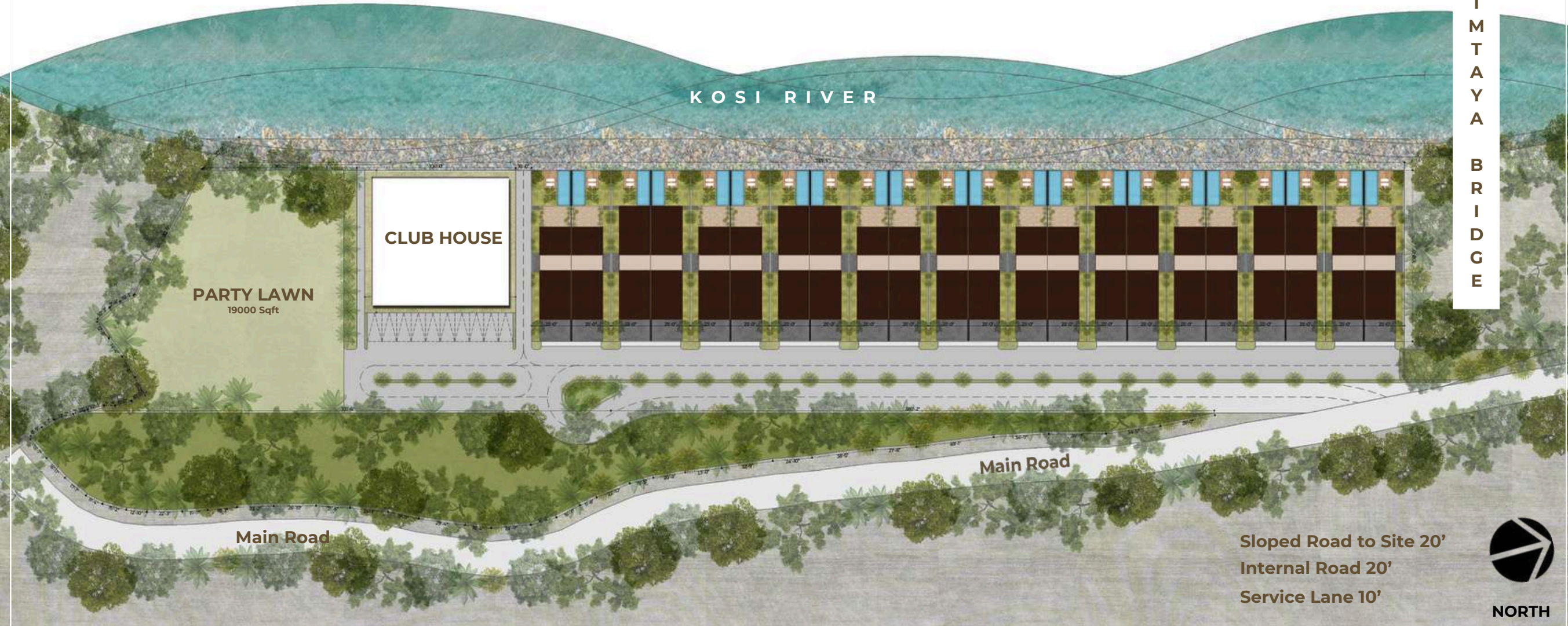
NORTH

TOTAL AREA: 1,33,960 Sqft or 3 Acres

MASTER PLAN

S
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CLUB HOUSE

PARTY LAWN
19000 Sqft

Main Road

Main Road

Sloped Road to Site 20'
Internal Road 20'
Service Lane 10'



NORTH

TOTAL AREA: 1,33,960 Sqft or 3 Acres



TALLY SETHI
RIVERSHORE
VILLAS

BIRDS EYE-VIEW



OUR VILLAS

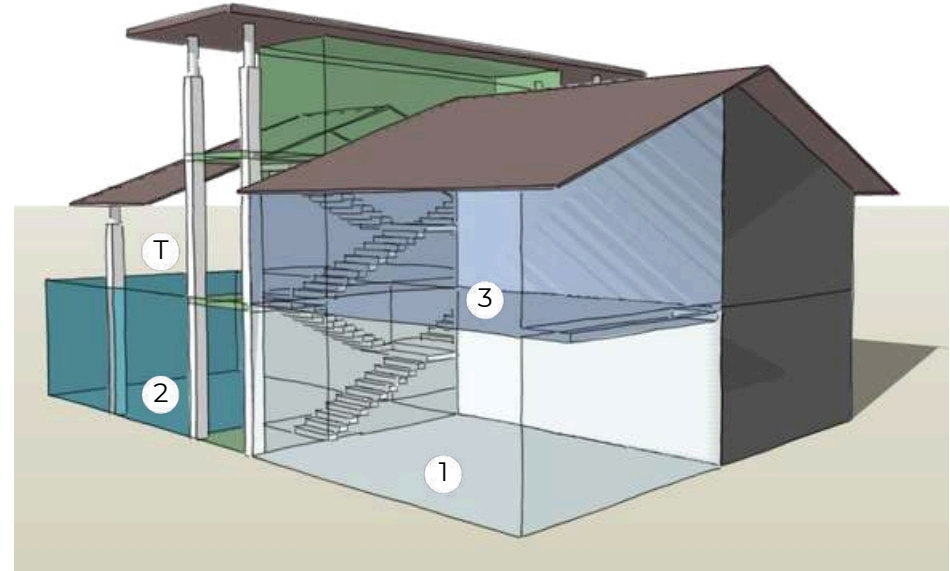
- MODULE A
- MODULE B
- MODULE C

Module A

Module B



MODULE A



3 Suites Villa

Each villa is open from 3 sides, and consists of:

- 3 private suites
- Elevated open and covered terrace spaces (580 sqft) facing the Kosi River.
- Front car parking for 2 cars
- Landscaped sidewalk + entry porch
- River facing private splash pool + pool deck
- Private backyard lawn

•Riverside hammock

Every suite features three distinct spaces:

- Living lounge + kitchenette
- Bedroom
- Ensuite bathroom.



NORTH

SITE PLAN

3 SUITES VILLAS

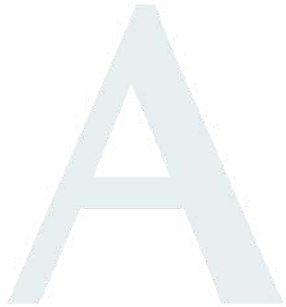
A

Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	540 Sqft
Terrace Space	580 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





G FLOOR PLAN 3 SUITES VILLAS



Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	540 Sqft
Terrace Space	580 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





NORTH

1st FLOOR PLAN 3 SUITES VILLAS

A

Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	540 Sqft
Terrace Space	580 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'



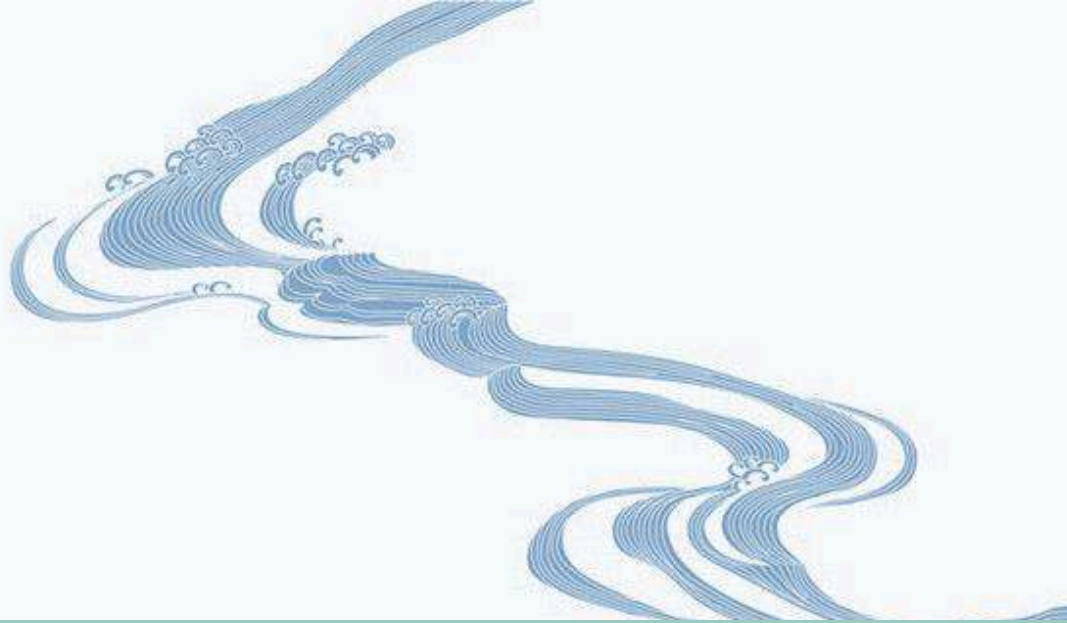


3 Suites villa Views

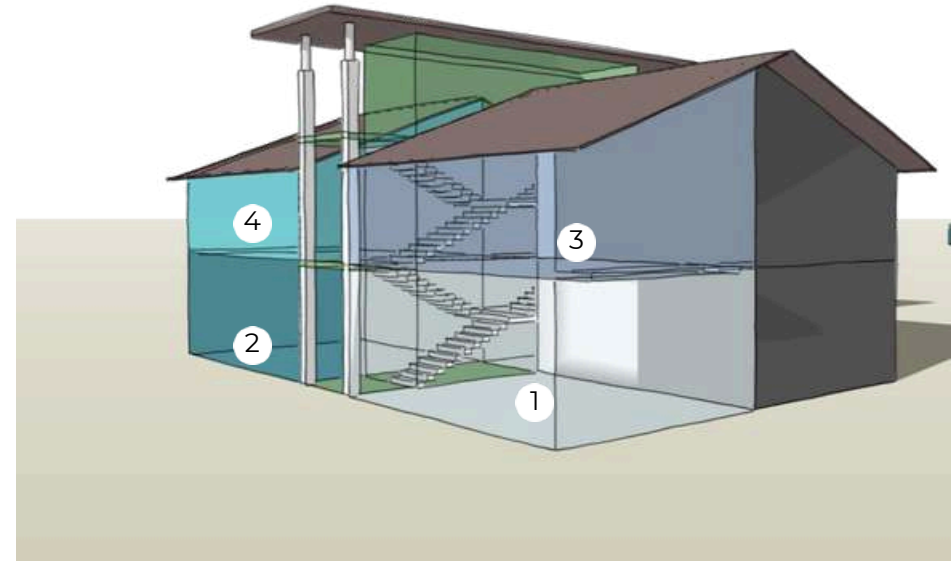
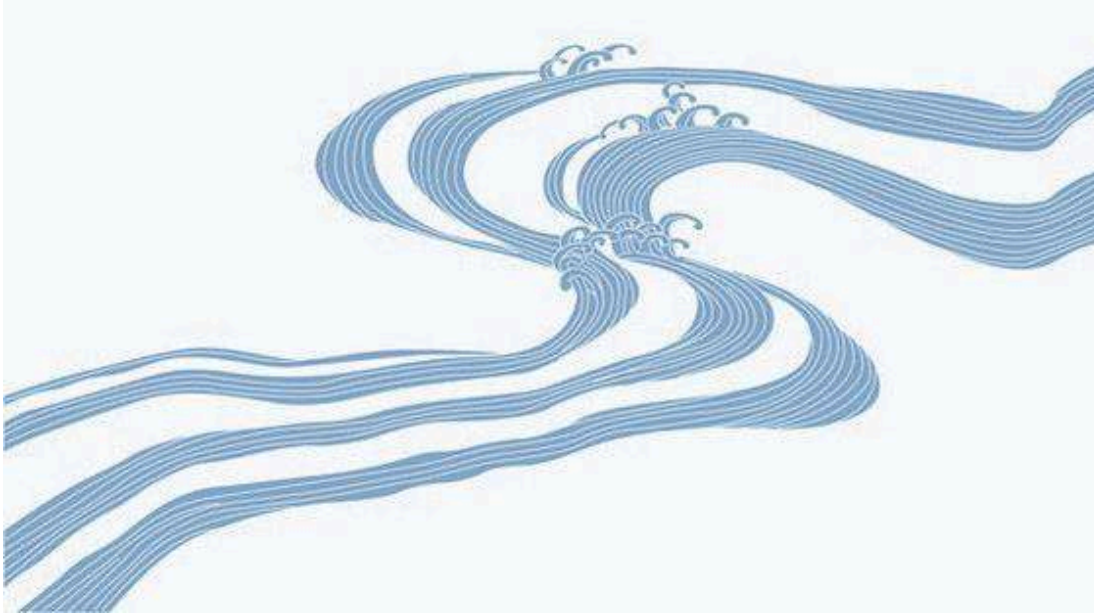


TALLI SETHI
RIVERSHORE
VILLAS

Front Elevation



MODULE B



4 Suites Villa

Each villa is open from 3 sides, and consists of:

- 4 Private suites
- Front car parking for 2 cars
- Landscaped sidewalk + entry porch
- River facing private splash pool + pool deck
- Private backyard lawn

• Riverside hammock

Every suite features three distinct spaces:

- Living lounge + kitchenette
- Bedroom
- Ensuite bathroom

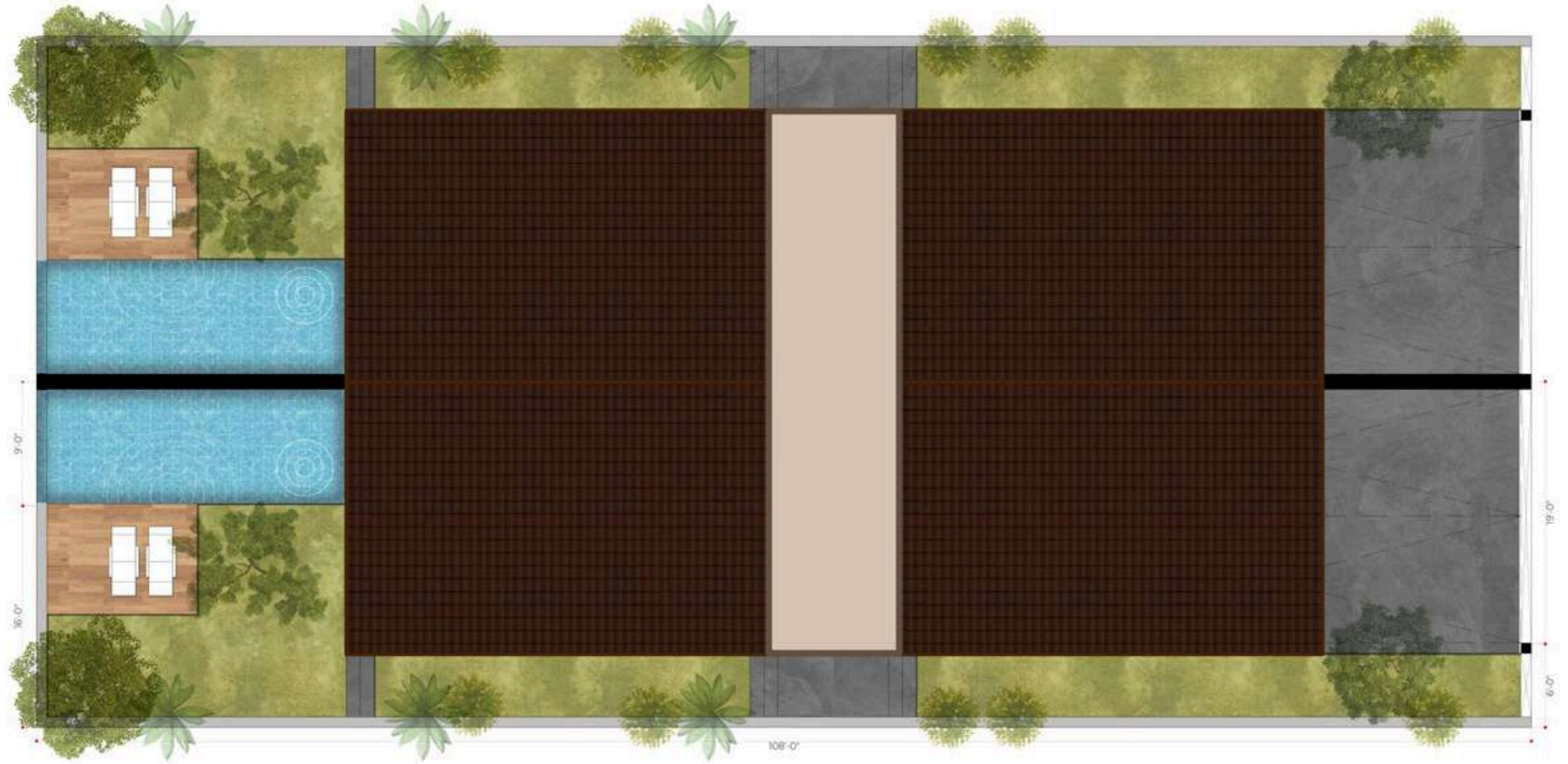


SITE PLAN

4 SUITES VILLAS

B

Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	1308 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





G FLOOR PLAN 4 SUITES VILLAS

B

Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	1308 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





NORTH

1st FLOOR PLAN 4 SUITES VILLAS

B

Plot Size	2700 Sqft
Ground Floor	1308 Sqft
First Floor	1308 Sqft
Built Up Area	2616 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





4 Suites villa Views



TALLI SETHI
RIVERSHORE
VILLAS

River Side Elevation



Experience

Located outside Ram Nagar, Uttarakhand , on the serene rolling hills of the Kumaon Himalayas, these RiverShore VILLAS are nestled on a site surrounded by lush forests that faces a clear blue stretch of the Kosi River.

The development includes 22 VILLAS, where clients can opt for 3 or 4 Private Suite villa modules. Each villa has drawn 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 of city life.

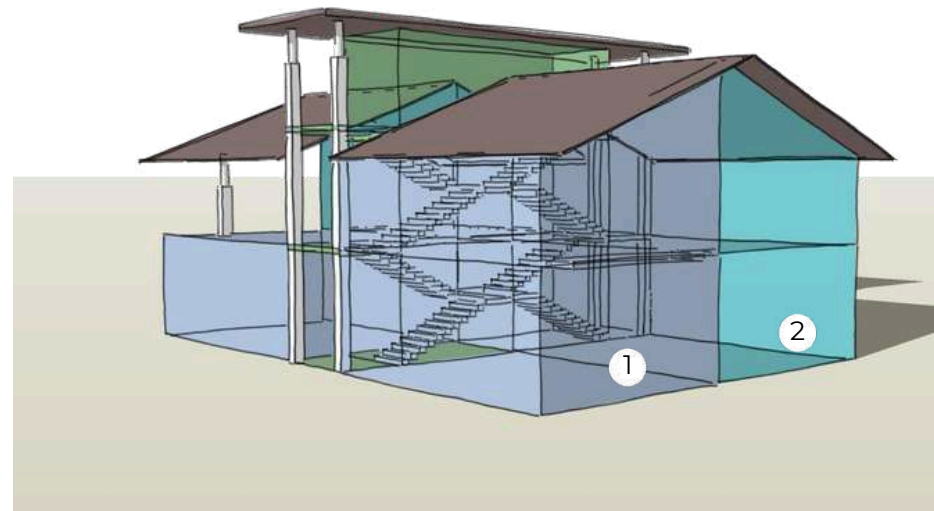


Road View

TALLI SETHI
RIVERSHORE
VILLAS



MODULE C



3 bhk Villa

Each villa is open from 3 sides, and consists of:

- 3 bedrooms, large living lounge + kitchenette
- Elevated open and covered terrace spaces (400 sqft) facing the Kosi River.
- Front car parking for 2 cars
- Landscaped sidewalk + entry porch
- River facing private splash pool + pool deck
- Private backyard lawn
- Riverside hammock



SITE PLAN

3 bhk VILLAS

C

Plot Size	2700 Sqft
Ground Floor	1310 Sqft
First Floor	646 Sqft
Terrace Space	400 Sqft
Built Up Area	1956 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





G FLOOR PLAN

3 bhk VILLAS



Plot Size	2700 Sqft
Ground Floor	1310 Sqft
First Floor	646 Sqft
Terrace Space	400 Sqft
Built Up Area	1956 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





NORTH

1st FLOOR PLAN

3 bhk VILLAS



Plot Size	2700 Sqft
Ground Floor	1310 Sqft
First Floor	646 Sqft
Terrace Space	400 Sqft
Built Up Area	1956 Sqft
Landscape	1390 Sqft
Car-parking	2 No.s
Plot Dimension	108' x 25'





Rivershore View

TALLI BETHI
RIVERSHORE
VILLAS



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