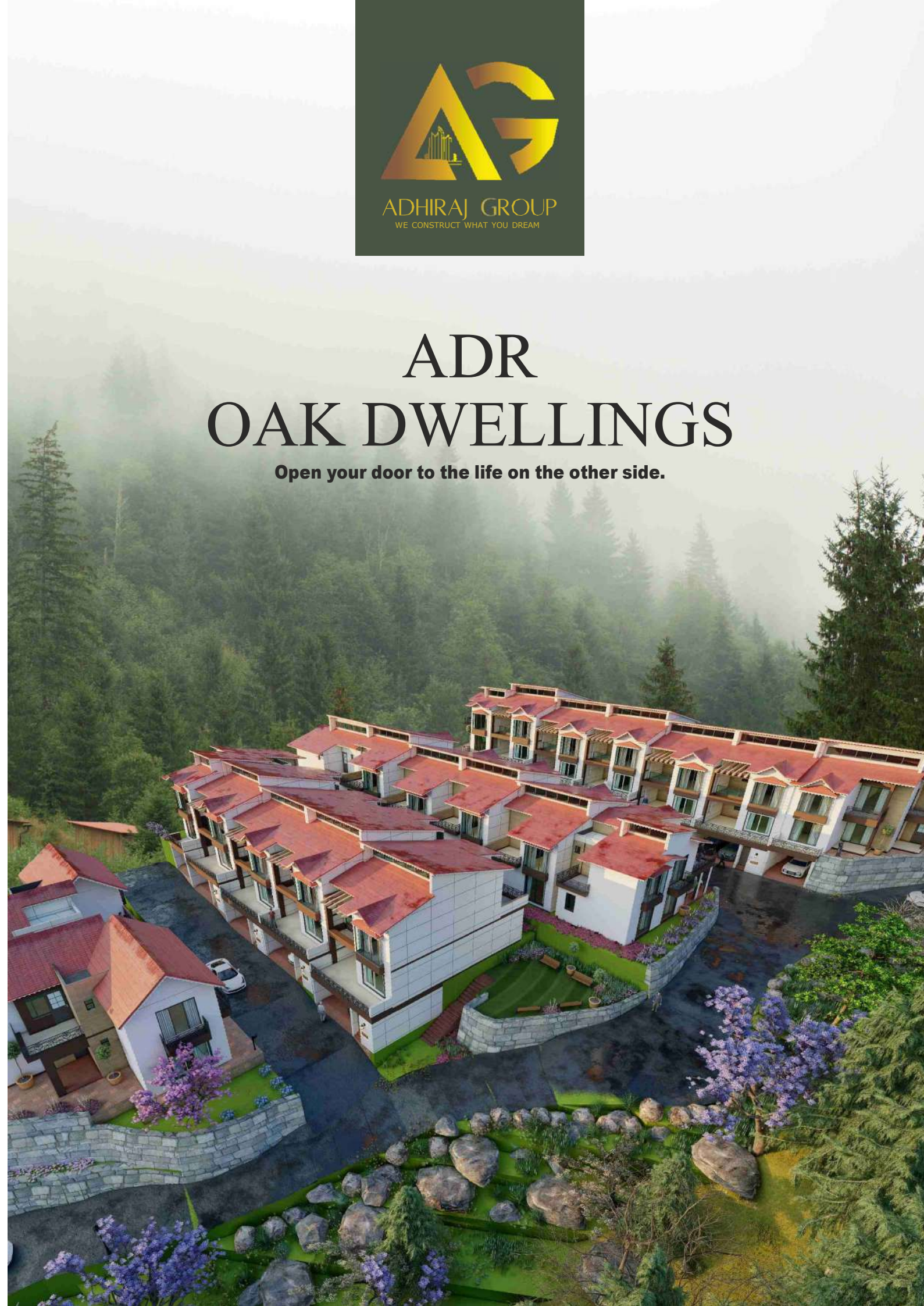




ADR OAK DWELLINGS

Open your door to the life on the other side.

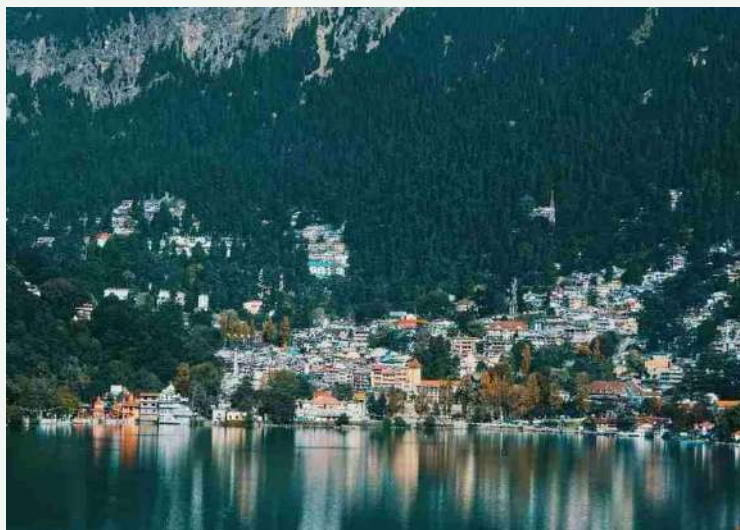


NEEM KAROLI BABA TEMPLE

Kaichi Dham Temple is not
just a place of worship;
it's a sanctuary where the soul finds
solace amidst the serene beauty of nature.



NEAREST PLACE



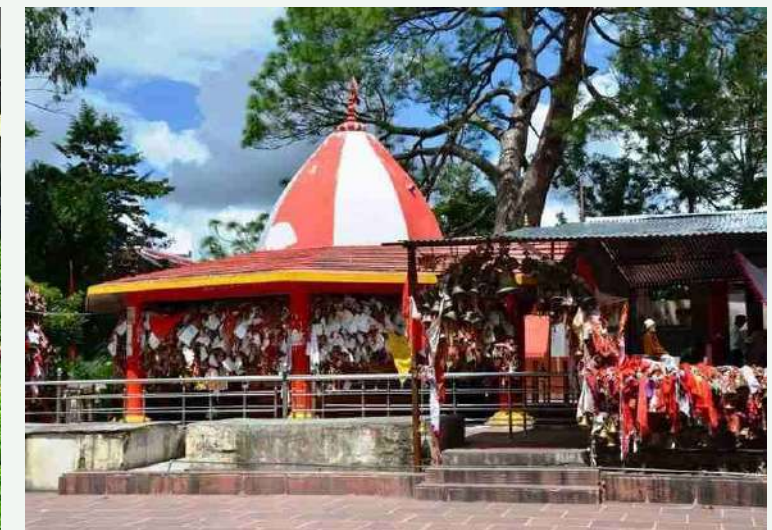
NAINITAL
12.5 Km



JAGESHWAR DHAM
86.2 Km



KAUSANI
104 Km



CHITAI GOLU DEVTA TEMPLE
59 Km

NEAREST PLACE



GAGAR
HIMALAYA
13 Km



KHURPATAL
26.5 Km



BHALUGAAD WATERFALL
MUKTESHWAR
28 Km

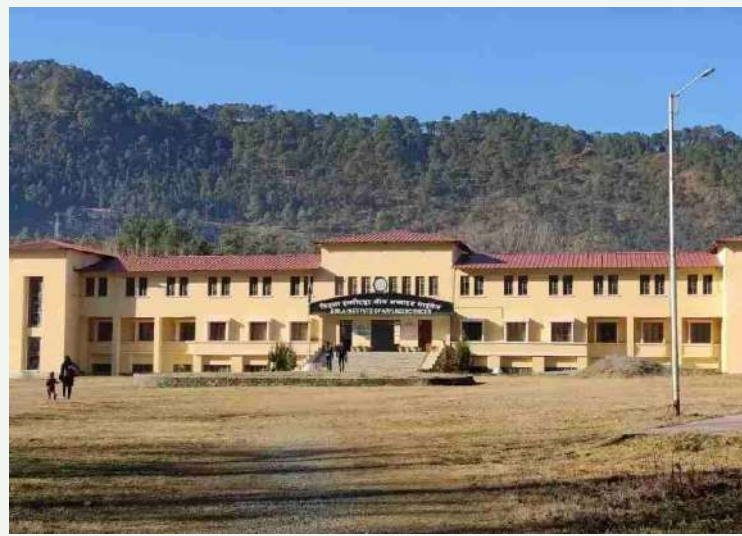


NAUKUCHIYATAL
14.1 Km

NEAREST COLLEGES



GRAPHIC ERA, BHIMTAL
5.7 Km



BIRLA INSTITUTE OF APPLIED
SCIENCE
8.1 Km



ST. JOSEPH'S COLLEGE
NAINITAL
12.1 Km



M.P.BIMER COLLEGE,
NAINITAL
13.7 Km

Site Advantages



LUSH GREEN OAK FOREST



NATURAL SPRING WATER



CC ROADS & LIGHTS 20 FT WIDE
ROAD ALONG WITH PROPER
STORM WATER DRAINAGE



FREE HOLD LAND & IS
RESIDENCIAL USE AS IT IS IN
MUNICIPAL LIMITS OF
BHOWALI NAGAR PALIKA



PETROL PUMP HARDLY
500MTRS FROM THE SITE



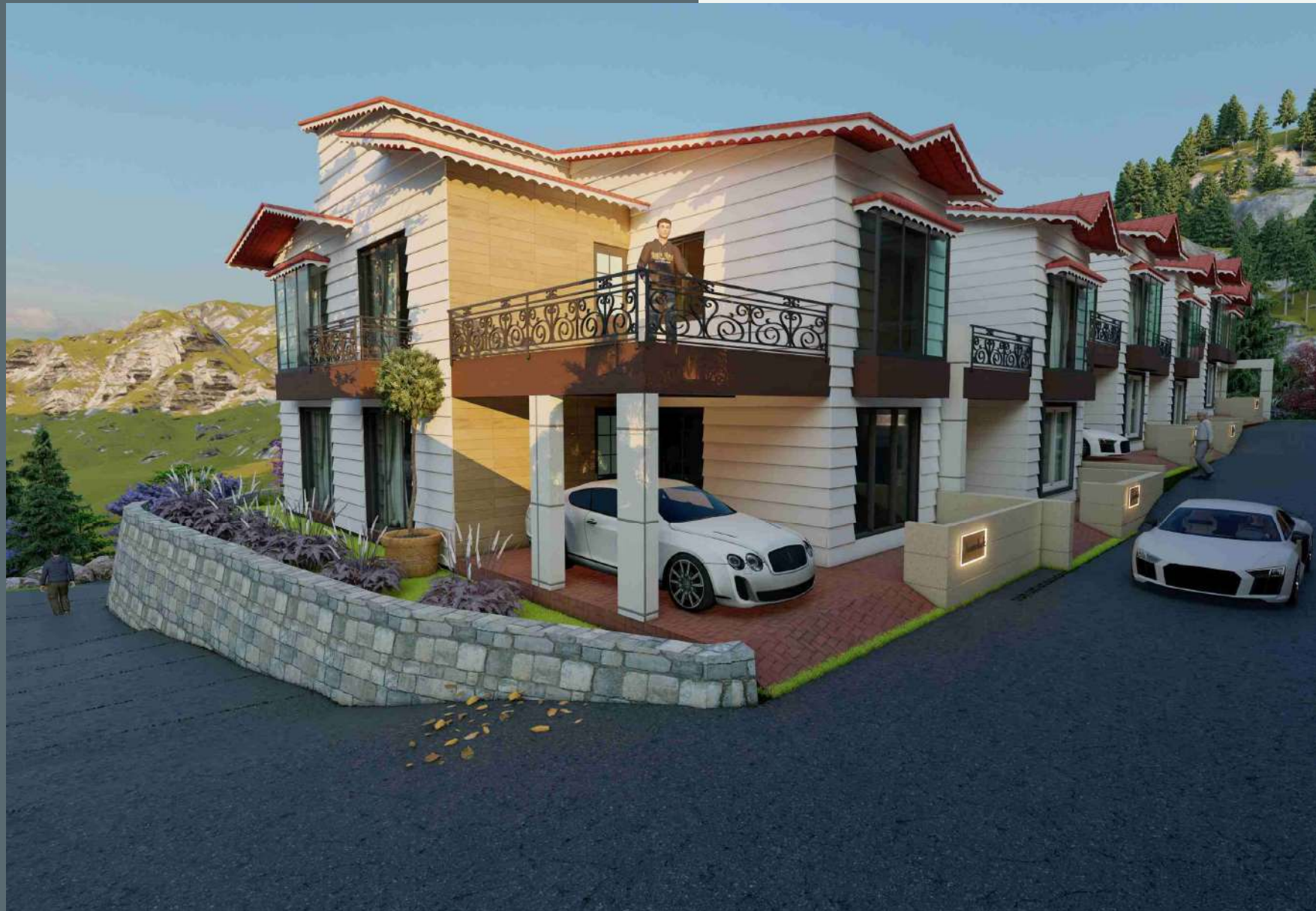
SUPERMARKET ALONG WITH
DAILY NEEDS AVAILABLE AT
400 MTRS FROM THE SITE



BIRDS HABITAT & NATURE
WALK AT YOUR DOORSTEP



PLACE FOR PLAY AREA
& BONFIRE



Explore

the charm of your mountain cottage, where each sunrise unveils new adventures and every sunset whispers tales of tranquility amidst the majesty of the Himalayas."



The Feeling

in mountain cottages is peaceful and calm. The fresh air, beautiful views, and cozy inside make it feel like a relaxing getaway from busy life."





It Serves

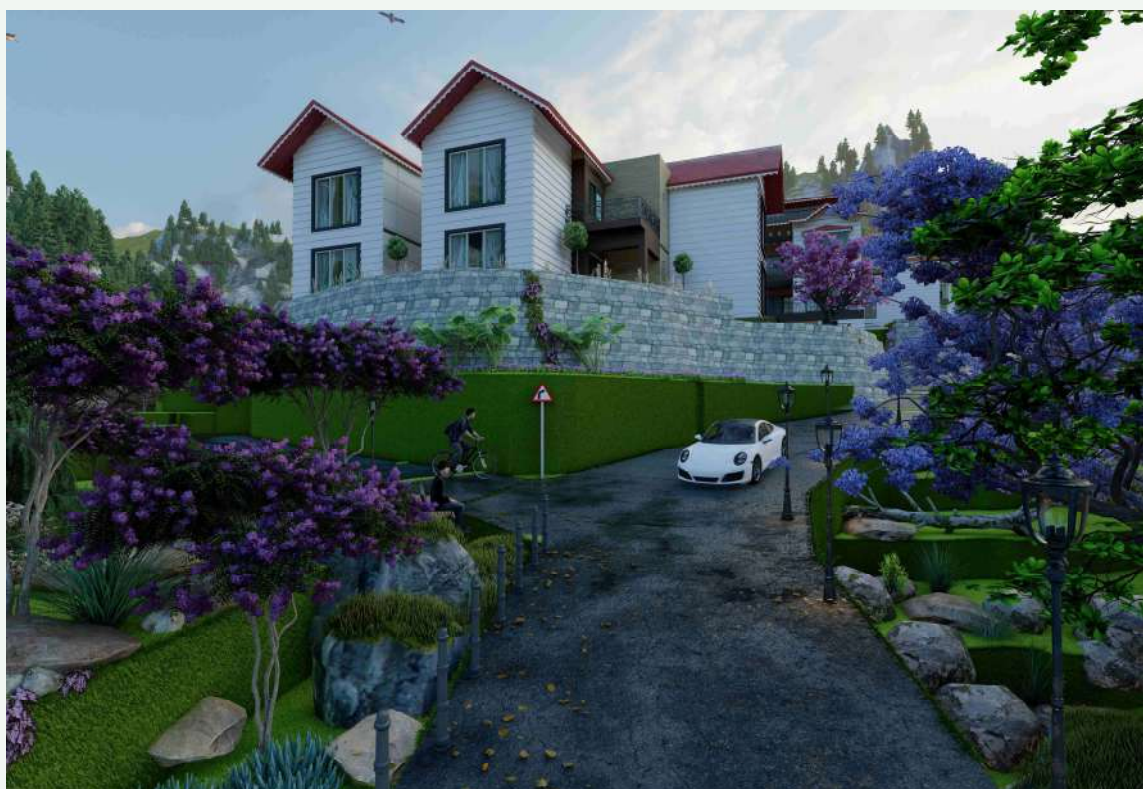
as a hub for family life, where memories are made, and bonds are strengthened through shared experiences and activities.



Feel

the Peaceful Vibes of Your Mountain Home: Where Fresh Air, Stunning Views, and Nature's Calmness Surround You.





Relaxing

in the outdoor sitting of a cottage, surrounded by nature's beauty, feels like finding peace in a cozy corner of the world.



Mountain

homes are like cozy hideaways in the wild. They're comforting places where you can relax and recharge, surrounded by the calming beauty of nature.



Sun Sets

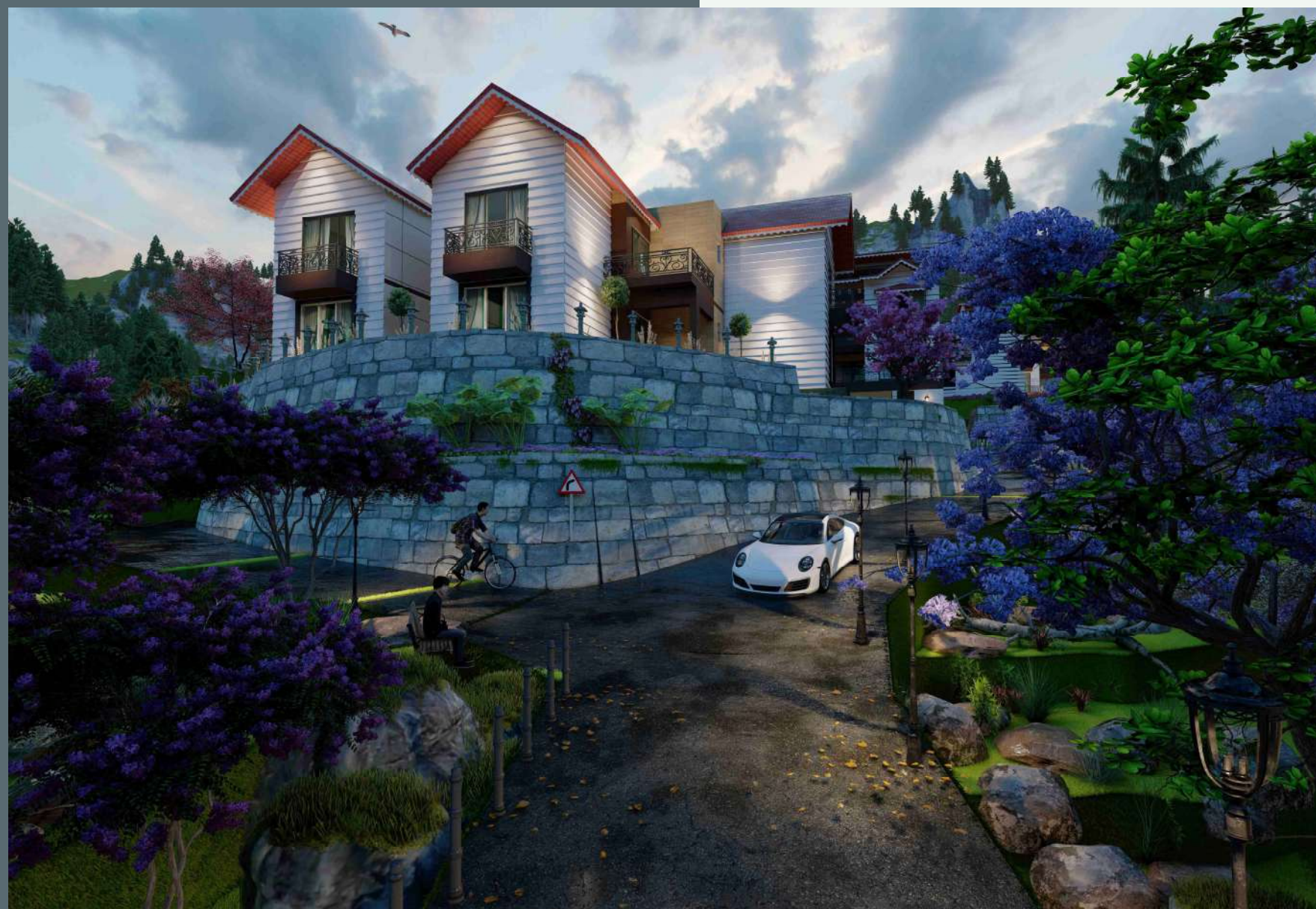
behind mountain cottages, the evening
paints a picture of tranquility, inviting you to
unwind amidst nature's soothing embrace.



In Evening

mountain cottages glow warmly against the dark
landscape, inviting with flickering lights and a sense of
serenity





Night

in the cottage with family is a symphony of togetherness, where the soft glow of lamps illuminates shared moments of joy, creating a cozy haven where love and laughter intertwine.

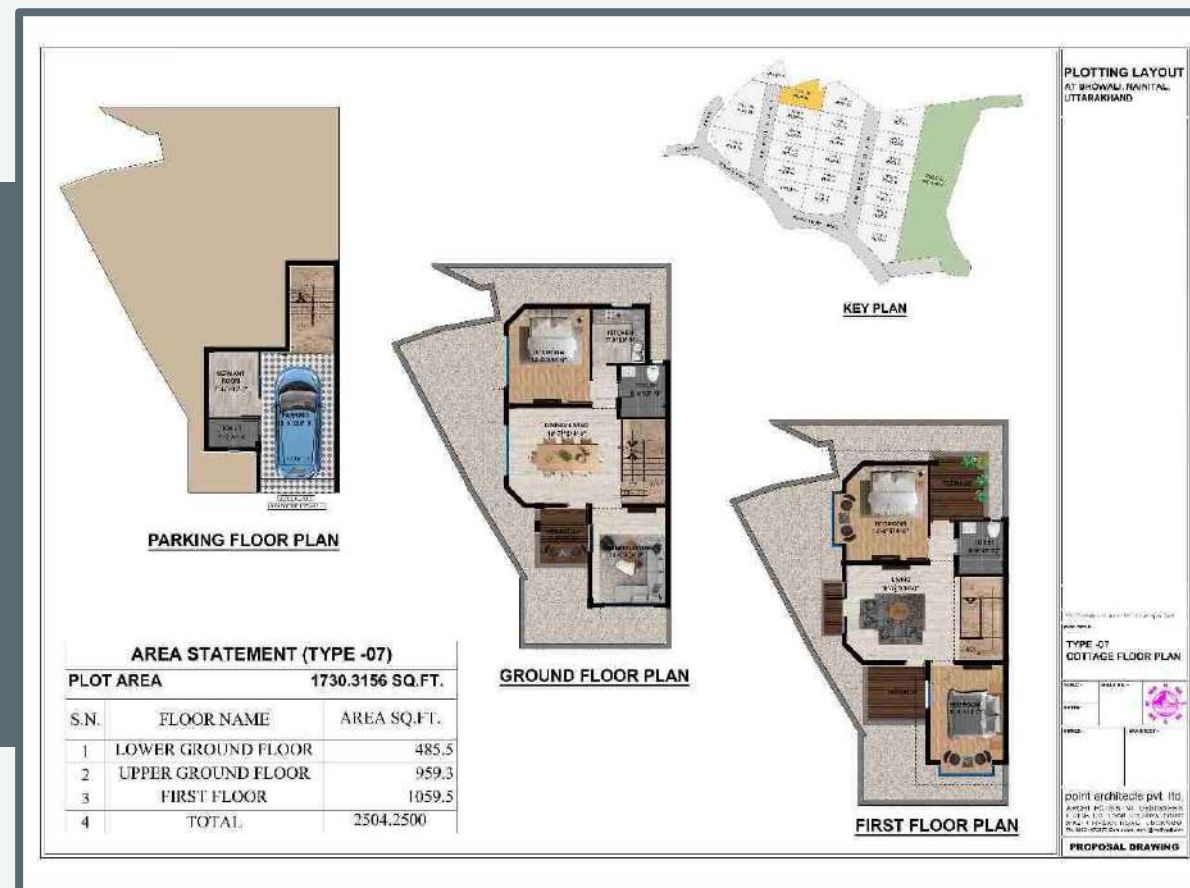
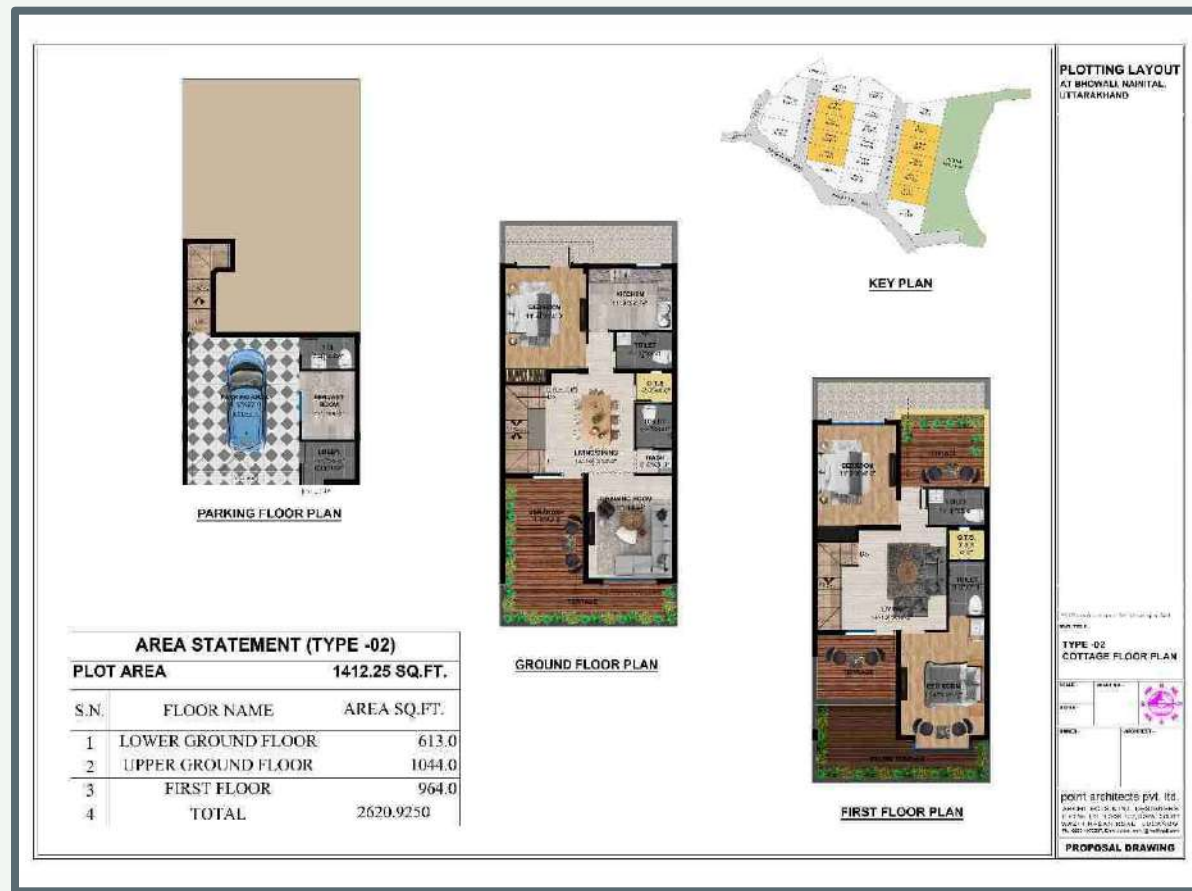


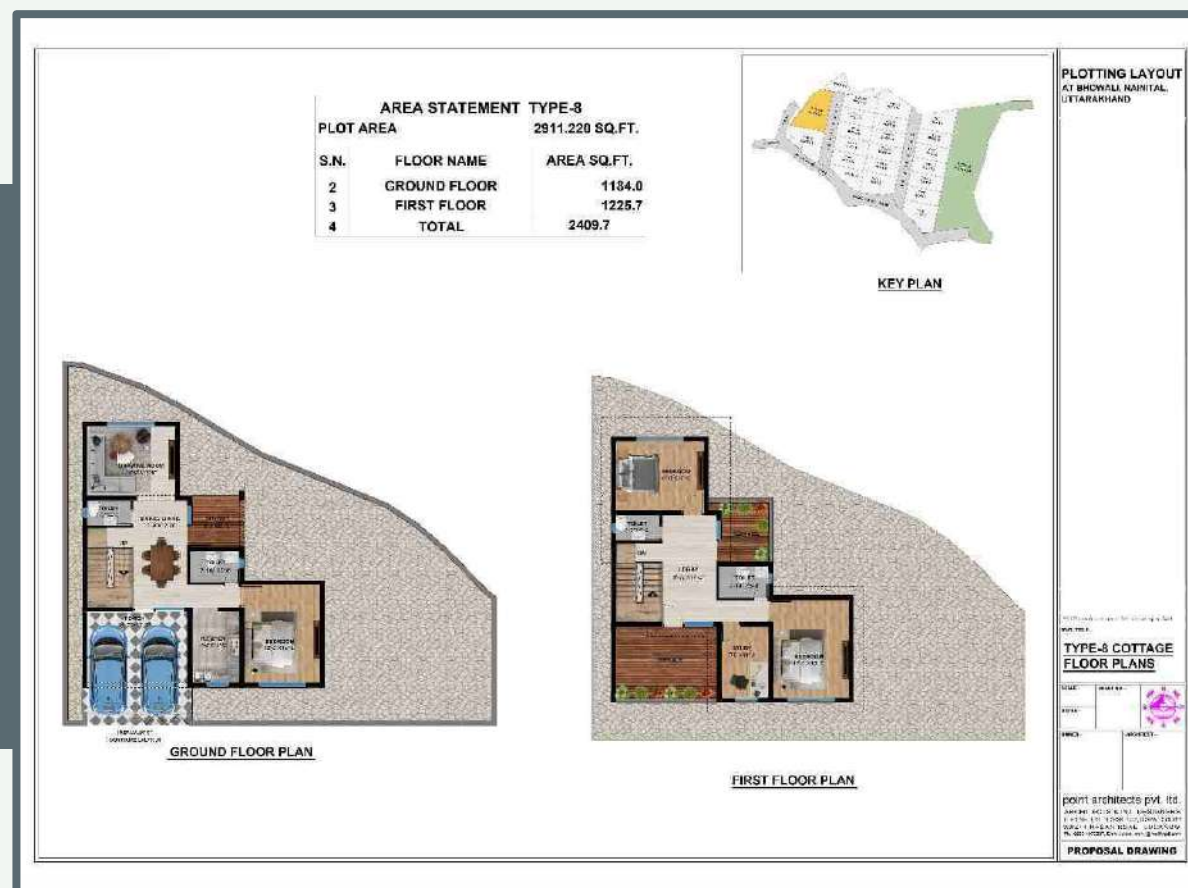
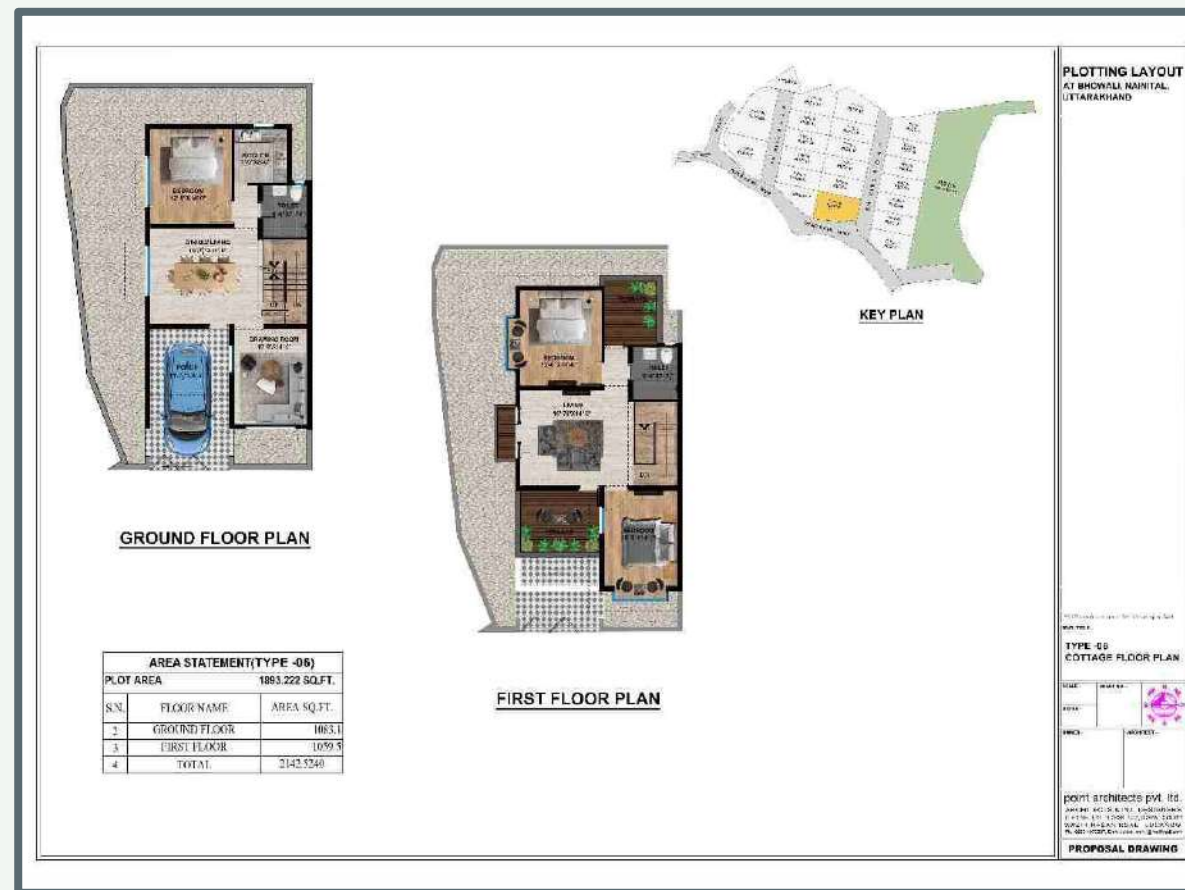
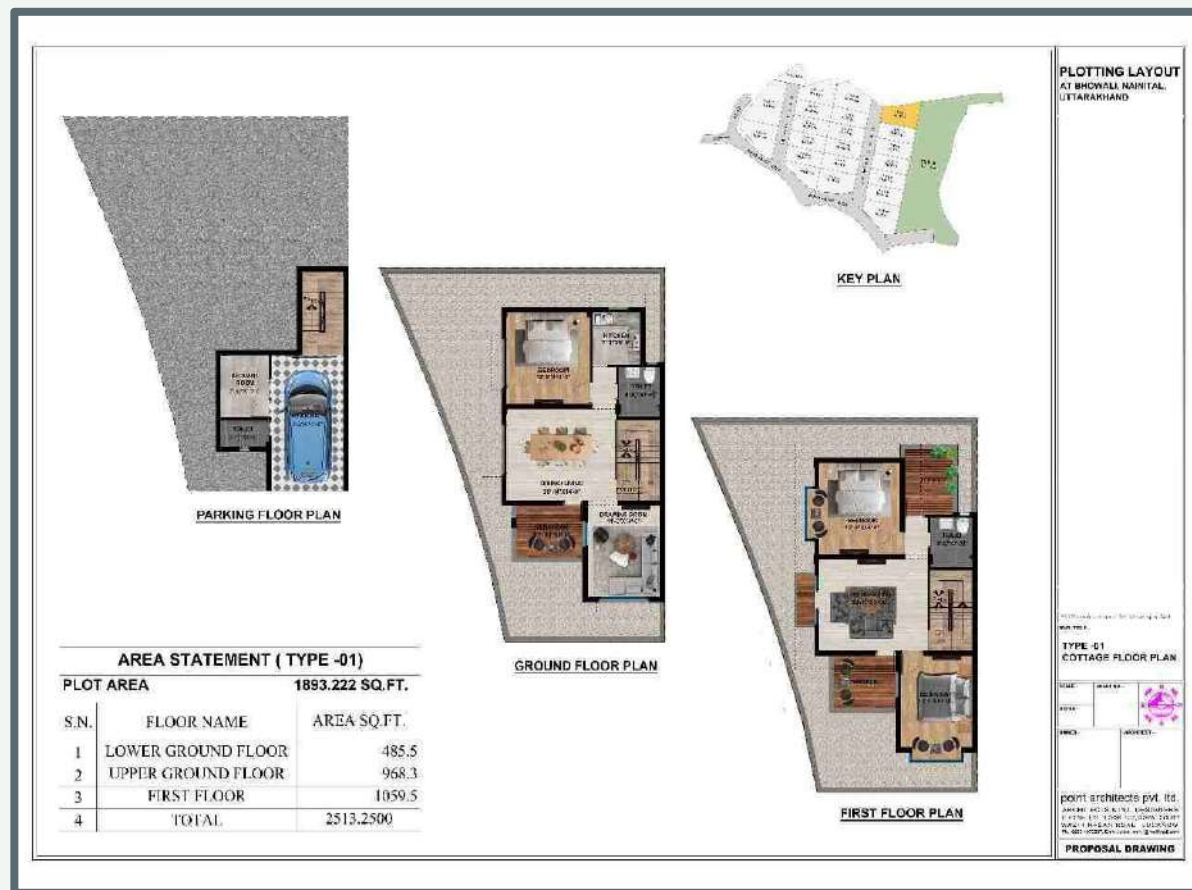
Under

the night sky, mountain cottages gleam like stars, creating a cozy heaven within nature's embrace

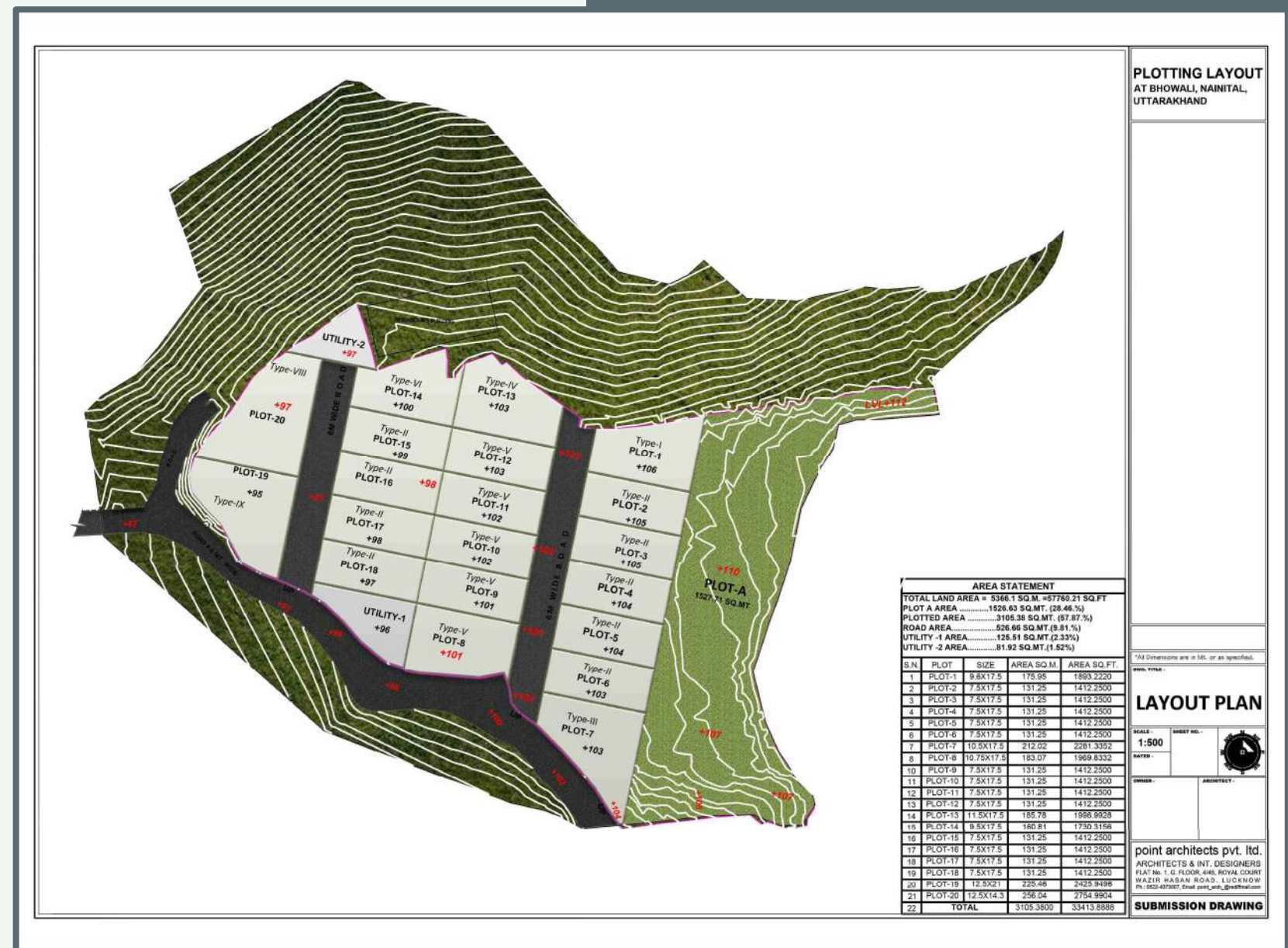
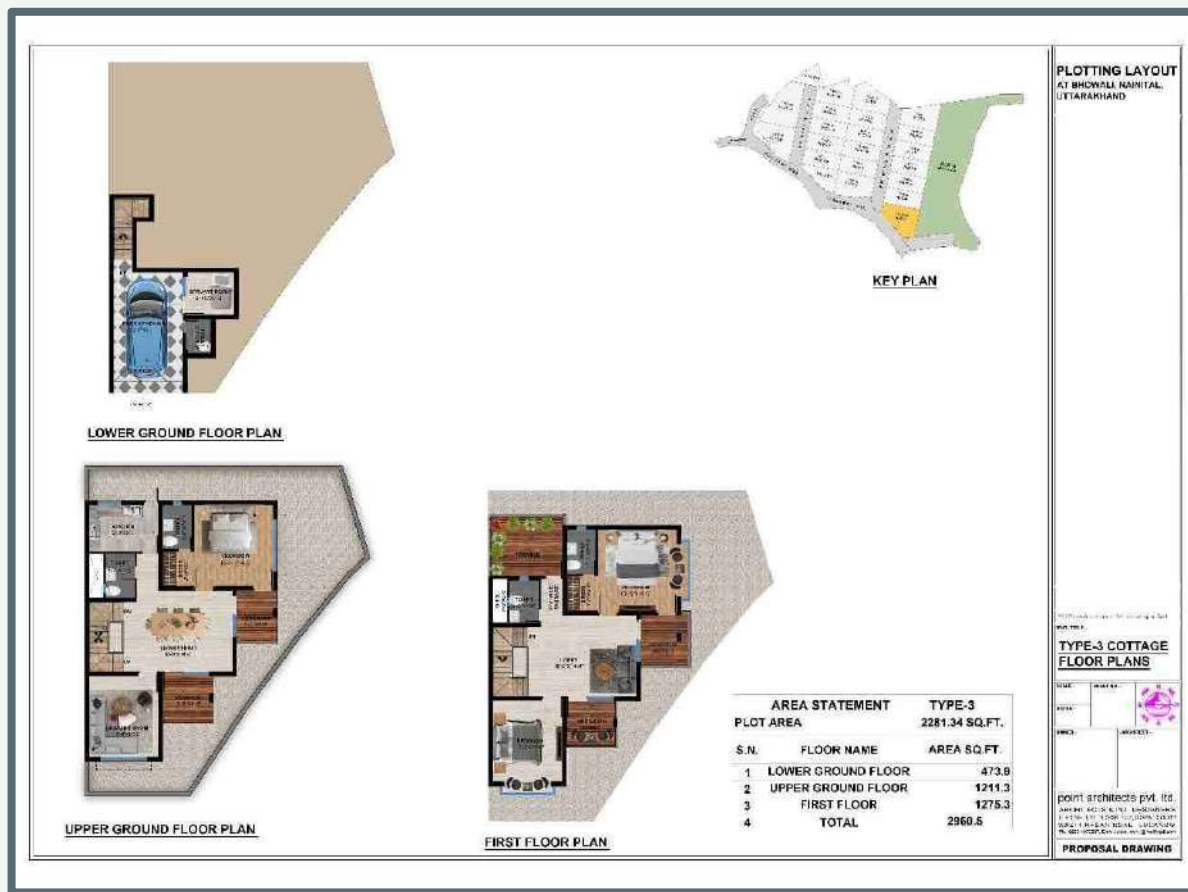


Key Plan

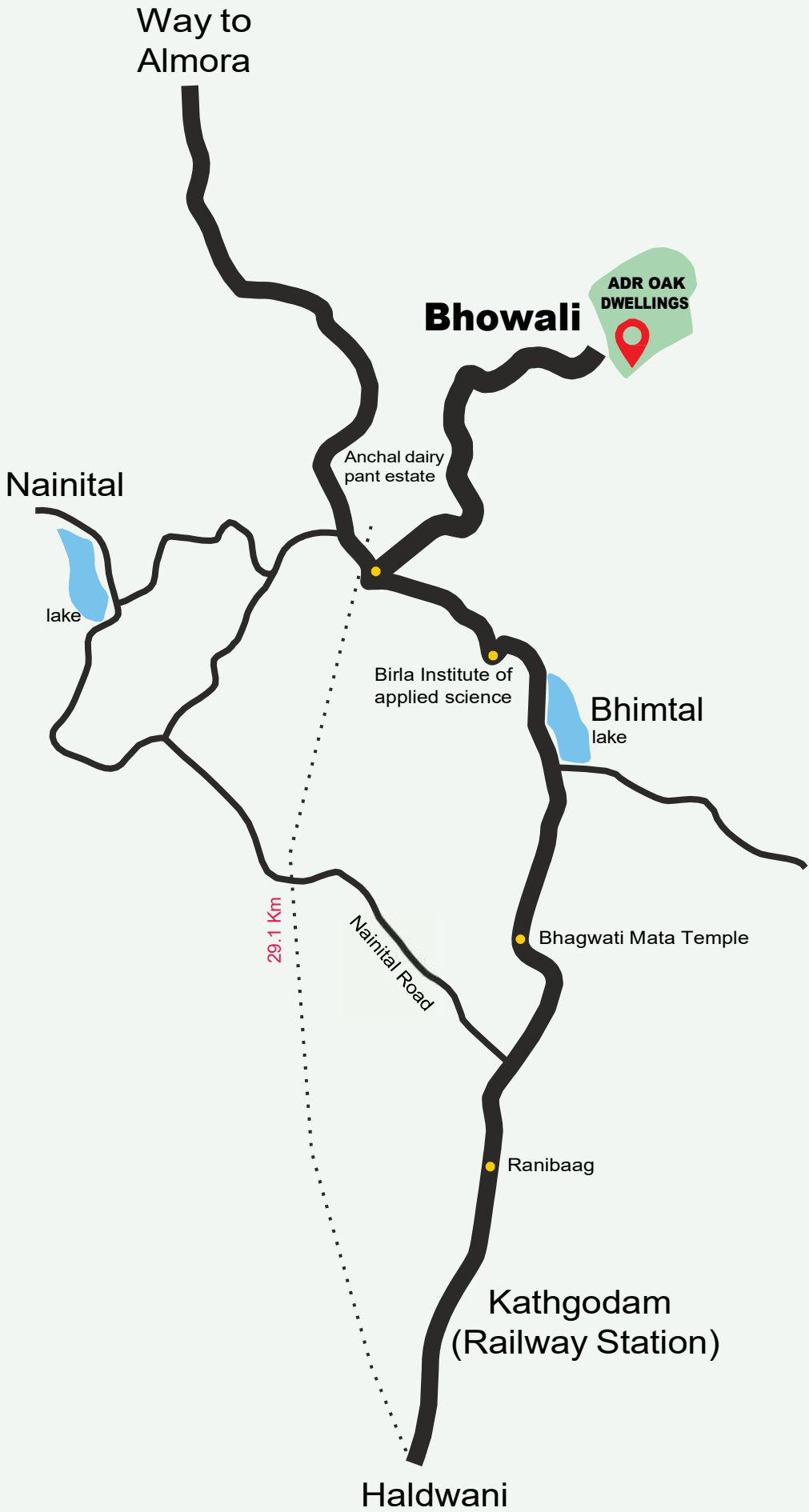





Site Plan



Map



	KATHGODAM RAILWAY STATION	29.4 Km
	KAICHI DHAM TEMPLE	7.2 Km
	GRAPHIC ERA INSTITUTE, BHIMTAL	5.7 Km
	SATTAL	11.2 Km
	NAUKUCHIYATAAL	14.1 Km
	BHALUGAAD WATERFALL MUKTESHWAR	28 Km
	PETROL PUMP	140 m
	SUPER MARKET	2.9 Km

Specifications

Specification / Finishing

Structure designed for the highest seismic considerations of Zone – IV as stipulated by the BIS codes, for better safety.

Casement type PVC / Aluminium windows.

Bedrooms

Floor : Laminated wooden flooring / tiles as per design

Walls : Acrylic emulsion paint finish

Ceiling : Acrylic emulsion paint

Living / Dining / Lobby / Passages

Floor : Imported stone / tiles

Walls : Acrylic emulsion paint finish

Ceiling : Acrylic emulsion paint

Kitchens

Floor : Anti-skid tiles

Walls : tiles up to 2'-0" above counter & Acrylic emulsion paint in the balance areas.

Ceiling : Acrylic emulsion paint

Counter : Marble / Granite

Fittings & fixtures : CP fittings, SS bowl sink with single drain board, exhaust fan.



Cottages at Bhowali



Master Toilets

Floor : Anti-skid tiles

Walls : tiles / Acrylic emulsion paint & mirror.

Ceiling : Acrylic emulsion paint on false ceiling.

Counter : Marble / Granite / Synthetic stone

Fittings & fixtures : Shower partitions / vanities / exhaust fan / towel rail / ring / toilet paper holder / robe hook of standard make.

Sanitary ware / CP fittings: Single lever CP fittings, health faucet, wash basin & EWC of standard make



Others Toilet

Floor : Anti-skid tiles

Walls : tiles / Acrylic emulsion paint & mirror.

Ceiling : Acrylic emulsion paint on false ceiling.

Counter : Marble / Granite / Synthetic stone

Fittings & fixtures : Exhaust fan

Sanitary ware / CP fittings: Single lever CP fittings, health faucet, wash basin & EWC of standard make

Balconies

Floor : Tiles / Stone

Walls & ceiling : Exterior paint.



Doors

Main Apartment Doors : Polished veneer flush door/solid core moulded skin door.

Internal Doors : Painted flush door / moulded skin door.

External Glazing

Windows / external glazing: Energy efficient, glass units with tinted / reflective or clear glass with Aluminium / UPVC frames in habitable rooms and aluminium / UPVC frames with single pinhead/tinted/clear glass in all toilets and utility room.

Electrical fixtures & fittings

Modular switches of Legrand / Crabtree / Siemens / Panasonic or equivalent make, fire resistant
internal copper wirings (complete) and ceiling light fixtures in balconies.

Security System

Secured gated community with access control at entrances and CCTV for parking area and entrance lobby at ground floor and basements.





ADR OAK DWELLINGS

Contact Us : 9528228603, 98373 87445

Email : adroakdwellings@gmail.com

Location : Bhowali, Near Anchal Dairy Pant Estate

Nestled in the mountains, our cottages offer unrivaled comfort.