



# POKHARA RESIDENCY

YOU ARE NOT JUST BUYING A HOME,  
BUT THE LANDMARK.





## Introduction

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Located in the heart of Nepal's most sought after tourism destination, Pokhara Residency aims to redefine the living style. The rapid growth in urbanization has increased value of land making it next to impossible for people with moderate income to own a property in the city core. And this very factor makes this project a perfect match for people from all the social stratum. With modern day amenities and scintillating architecture, Pokhara Residency replicates your dream paradise in the City of Lakes. Moreover, the project will also be a major landmark in Pokhara ensuring that you are not just buying a home, but a landmark.



## Infrastructure

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The definition of living has evolved with time. Today, it's not just about having a home. It's about having infrastructure that enhances convenience. At Pokhara Residency, we understand your needs and hence have designed the property accordingly. We have put in all our knowledge, skills and expertise to ensure that all the basic necessities are fulfilled.

Moreover, the infrastructure is designed in such a way that you can choose your abode that is facing towards south-east and south-west that will be ideal for direct sunlight or those facing towards the majestic Himalaya range offering view to die for.



## Facilities

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Understanding need of healthy body and mind, the Pokhara Residency features host of facilities like a swimming pool, community hall, yoga hall and fitness center among others. The green lawn extending to the pool from multipurpose hall can be used as a gym as well as community hall for recreational activities or a cozy party.

The parking space having capacity to accommodate 115 four-wheelers will not just add convenience to you but also your friends and relatives. A temple will be built to keep positive energy and vibration around. Space has also been allocated for designated prayer room and a small store room in all the apartment units.



## Locality

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Situated at Tersapatti in Mahendrapool, Pokhara Residency is just in the city core. The property is suitable in every possible manner with hospitals, education institutions, groceries and shopping streets among others located at a stones thrown away distance.

Major sites in Pokhara like Fewa Lake, Mahendra Cave, Davis Fall and New Road lie a couple of kilometres away. The location of Pokhara Residency makes it a top pick for people having varied needs. Remember your home is not just about you. It's about your family. And that's what this location offers. It caters to everyone's needs.



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FISH TAIL HOSPITAL  
WITHIN 200 M

MANIPAL HOSPITAL  
10 MINS DRIVE



NEW GALAXY SCHOOL  
PASCHIMANCHAL  
SCHOOL

WITHIN 100M



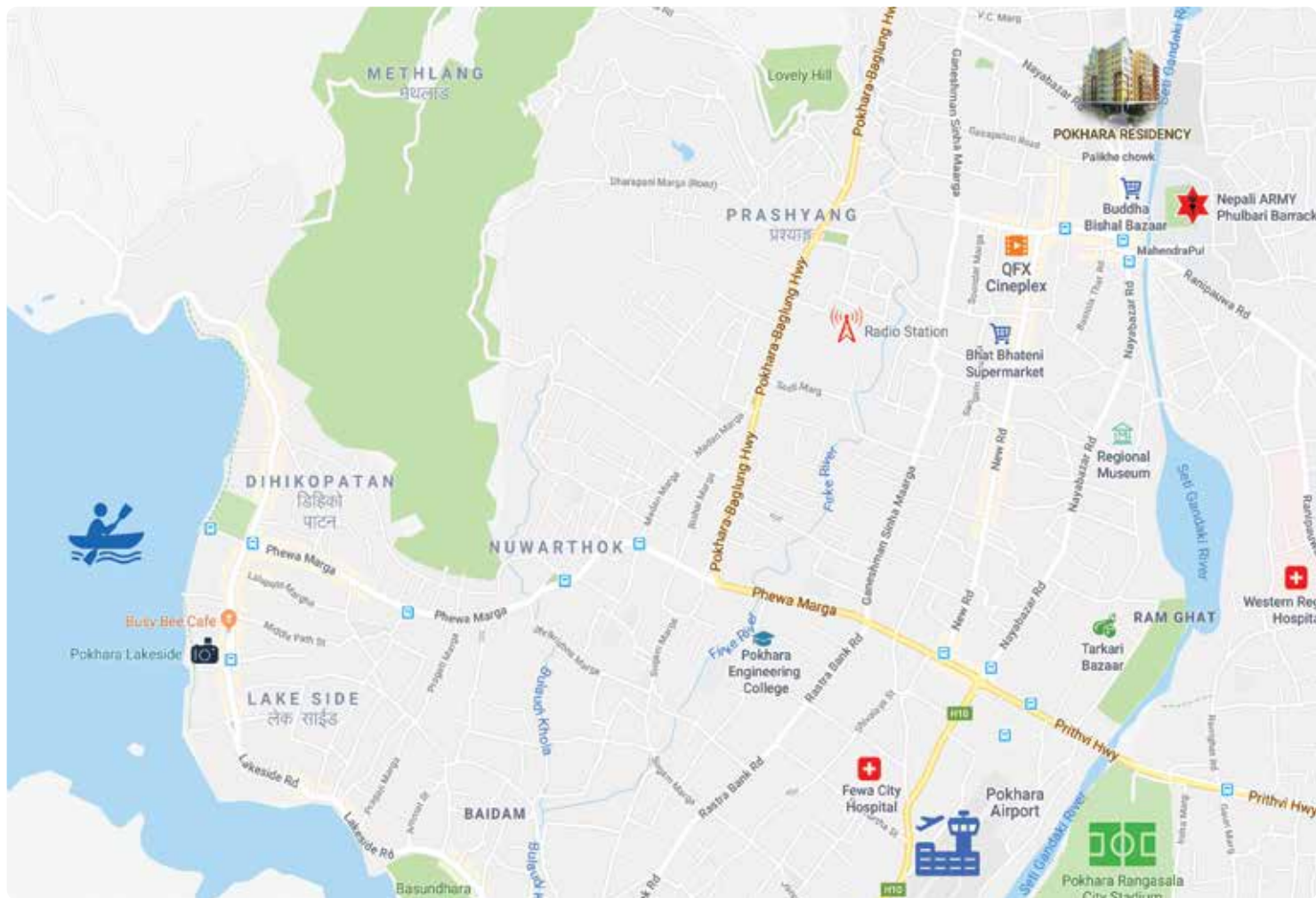
BINDABASINI CINEMA  
SRI KRISHNA CINEMA

WITHIN 100M



BUDDHA BISHAL BAZAR  
WITHIN 200 M

BHATBHATENI SUPER  
STORE WITHIN 300M





# GARDEN



The Pokhara Residency offers a majestic garden. The children will play in harmonious space – thanks to the lush greenery and landscape that brings alive the ambience. It's a perfect place for you to unwind and feel the nature, on your doorsteps, every day. A cup of tea or coffee while you stroll around will help one rejuvenate instantly.

Indulge in a mini-picnic or simply tan your body in a bright sunny day.



SAFE PLAYING SPACE  
FOR CHILDREN



NATURAL  
GREENERY



SPACIOUS GARDEN  
LANDSCAPE



SEASONAL  
FLOWERS



# LIVING ROOM



One look at the project features and you will agree that apartments in Pokhara Residency have been crafted as per modern living standards. There's room for every essentials and still ample space to fulfill other several needs like a get-together with family and friends. The color combination and lights give neatly choreographed design that makes it the best, one can think of.

Every living room or dining space features standard balcony offering stunning view of the beauty of Pokhara.



MODERN LIVING  
STANDARD



WIFI  
CONNECTION



DIGITAL TV  
CONNECTION



NATURAL  
SUNLIGHT





# BED ROOM



An individual's bedroom is a reflection of their personality. It's not just about place where one sleeps. It is that private space, where an individual, spends most of his time while in home. At Pokhara Residency, we have put in maximum effort to ensure that your bedroom becomes a creative and cozy space.

Comfort factor has been taken care of as your bed room is also the best place for relaxation and sharing the best time with your loved one.



SPACIOUS INTERIOR  
DESIGN



ATTACHED  
BATHROOM



MODERN  
FURNISHING



NATURAL  
SUNLIGHT



# KITCHEN



Technological advances have brought major changes to the kitchen and also added convenience. Our apartments offer modular kitchen space that has been crafted neatly, understating your needs and desire. It also has a service balcony that can be used for several kitchen affairs and laundry point.

Our experience in building home has been replicated in this project as we believe, understanding the psyche of the master chef at your home.



MODULAR KITCHEN  
DESIGN



SERVICE  
BALCONY



QUALITY  
PLUMBING



WATER SUPPLY AND  
CLEANING PROVISION





# BATH ROOM



Bathroom is another major private zone at your home. We have designed common as well as attached bathrooms in such a way that it offers premium feel within limited space. From towel bars to towel rings and medical cabinet for personal hygiene products and medicals, and drawers or shelves for storing bathroom essentials we understand all your needs.

World class products have been used to ensure durability and convenience in everyday use. Lighting, mirror and color just add to the ambience making it just the way you love it.



MEDICAL  
CABINET



ATTACHED  
STORE



QUALITY  
PLUMBING



CENTRAL WATER  
SUPPLY



# SWIMMING POOL



Don't miss the fun of summer staying in the home. The luxurious and clean swimming pool will help you refresh. After all it's all about romancing with the nature; the sun and water. Moreover, the pool helps you stay fit while also learning one of the most needed lifesaving skills.

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SEPARATE  
CHILD POOL



FRESH  
WATER



SPACIOUS  
AREA



MODERN  
DESIGN





# PROJECT LANDSCAPE

## Ground Floor Plan



### PROJECT AREA

LAND AREA  
PLINTH AREA  
BUILT UP AREA

6-7-1-0  
3,284 SQM  
1,403 SQM  
13,140 SQM



### NO OF STOREY

SEMIBASEMENT  
GROUND  
+ 10 FLOORS

# SALIENT FEATURES

## FACILITIES AVAILABLE

- Parking in ground and semibasement for 115 cars
- Swimming pool with changing room, sauna & jacuzzi
- Multipurpose hall, gym hall and yoga hall
- Green lawn extending to pool deck from Hall
- Temple
- 24 hrs. security guard

## INFRASTRUCTURE FACILITIES

- Deep boring with water treatment plant.
- Each service area with staircase and 2 lift core
- Firesafety with fire hydrant and fire escape
- Separate transformer for the project
- Hot water system
- Emergency power backup

## FACILITIES WITHIN THE APARTMENT

- Ready to move-in apartments with furniture and furnishing
- Most of the apartment will have either mountain view of south sun
- Kitchen with furniture, fridge and cooking facility
- Living room with furniture and TV
- Dining with dining table and crockery rack
- Bedrooms with wardrobe
- Provision for store/Puja/study in most of the Units
- Each to have two balconies one formal and one service
- Service balcony to have provision for washing machine
- Provision for AC in master bed and living room

ALL SPACES WITHIN THE APARTMENT NATURALLY LIT AND VENTILATED.

## AVAILABLE APARTMENTS

APARTMENT TYPE	NOS	AREA RANGE
2 BEDROOM	46	884 SQ.FT. - 1,110 SQ.FT.
3 BED ROOM	55	1,280 SQ.FT. - 1,386 SQ.FT.
4 BED ROOM	6	1,552 SQ.FT - 1,770 SQ.FT.



#### DEVELOPER

##### **Comfort Goodwill Developers Pvt. Ltd**

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#### CONSULTANT

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