

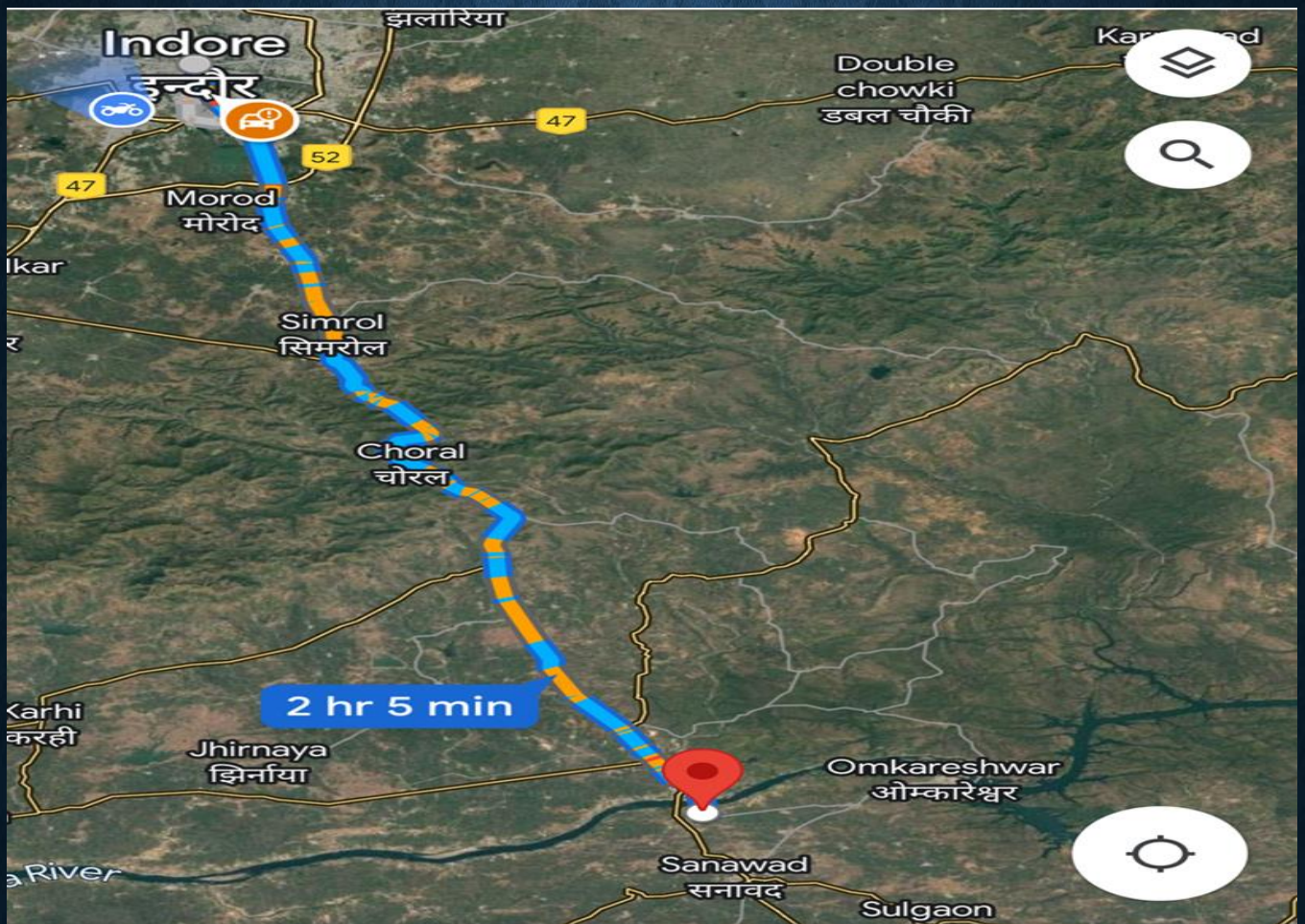
Sethji Ni Wadi

2



- ❖ Escape to a world of unparalleled beauty and serenity with our exquisite villas nestled near the enchanting river Narmada. These luxurious retreats offer a unique opportunity to embrace the tranquil allure of riverside living
- ❖ Investing in one of these exclusive villas means embracing a lifestyle where nature intertwines seamlessly with luxury

LOCATION DETAILS



- ❖ The project is located approximately 60kms from India's cleanest city Indore
- ❖ Nearby another historical location called Maheshwar

- ❖ Accessibility to the project location is through upcoming 6 lane Indore - Icchapur National Highway. NH43 (estimate completion by early 2025)

- ❖ Distance to Omkareshwar Jyotirling is 12 kms from the site located on main Omkareshwar road

- ❖ Omkareshwar temple is one of the twelve Jyotirling in Hindu culture. It is a celebrated town for shiva's devotees

BENEFITS OF LOCATION

- ❖ Project is uniquely located as its front is connected to main road & at the back river Narmada bank is in proximity
- ❖ With a developed riverbank and natural trees plantation along the riverbank ,tourists get access for holy dip/ other activities such as forest camps
- ❖ With a very heavy footfall of devotees on every occasion, the project attracts both religious crowd and weekend getaway for people from Indore, Bhopal and other nearby places

FEEL THE LUXURY

- ❖ **Villas**, the epitome of luxury and comfort, stand as magnificent havens with full amenities. These splendid dwellings offer a harmonious blend of opulence, privacy, and convenience, creating an idyllic retreat for those seeking the finest living experience
- ❖ The villa's design is a seamless fusion of elegance and modernity, where every detail has been meticulously crafted to create an ambiance of lavishness



- ❖ Nestled amidst nature's embrace, **hotels** become serene sanctuaries, offering a harmonious blend of luxury and the great outdoors
- ❖ Indulge your senses in lavish accommodations that redefine opulence. From spacious suites adorned with plush furnishings to rooms with breathtaking views, every detail has been carefully curated to create a haven of relaxation and tranquility

OTHER AMENITIES



#1 Amphitheatre



#2 Party Lawn/Restaurant



#3 Sports activities



#4 Security



#5 Riverbank/Ghat



#6 Secured Parking

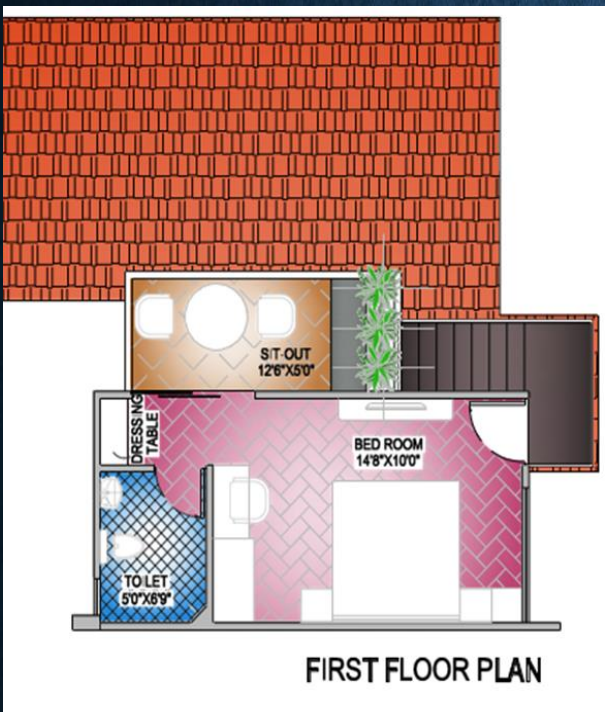


#7 Landscaped Area/Garden



#8 Swimming Pool

VILLA LAYOUT (1/2)



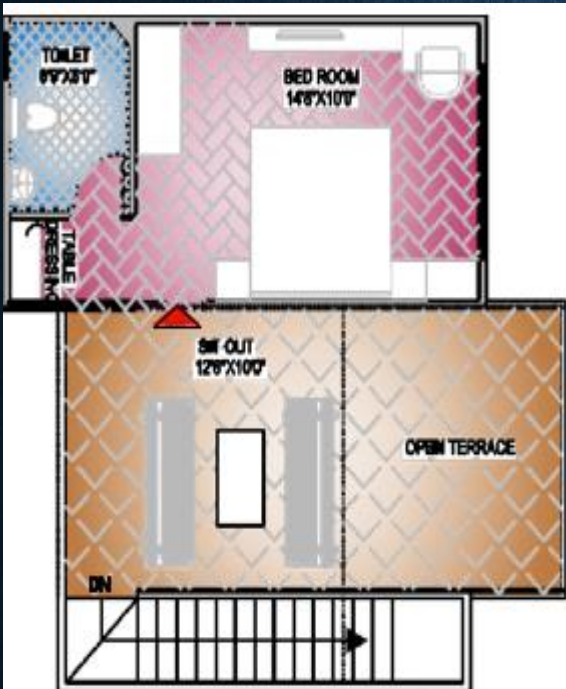
DIMENSIONS

Total Plot Size	1495 SFT
Built up area (one unit)	1030 SFT

AMENITIES TAGGED WITH VILLA

- Furniture and Equipments
- 5-Seater Sofa
- Couch
- 6-Seater Dining Table
- Modular Kitchen and Bathroom
- Fridge
- 2 Double Beds With Side tables
- Dresser In Both Bedrooms
- Wardrobe In Both Bedrooms
- A.C. In Both Bedrooms
- TV Unit With TV
- 2 Outdoor Benches With Centre Table
- 1 Sun Umbrella
- 2 Stone Benches With Table
- Gyser In Both Toilets
- Inverter for Electric Backup
- Curtains
- Light Fixture and Fans
- Mattress With Bedsheets
- 3kW Solar Panel with Additional Cost

VILLA LAYOUT (2/2)



DIMENSIONS

Total Plot Size	1495 SFT
Built up area (one unit)	1030 SFT

AMENITIES TAGGED WITH VILLA

- Furniture and Equipments
- TV Unit With TV
- 5-Seater Sofa
- 2 Outdoor Benches With Centre Table
- Couch
- 1 Sun Umbrella
- 6-Seater Dining Table
- 2 Stone Benches With Table
- Modular Kitchen and Bathroom
- Gyser In Both Toilets
- Fridge
- Inverter for Electric Backup
- 2 Double Beds With Side tables
- Curtains
- Dresser In Both Bedrooms
- Light Fixture and Fans
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- Mattress With Bedsheets
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BUSINESS MODEL

Nestled amidst breathtaking landscapes, this destination offers a unique blend of religious sanctity and natural peace which immerses the tourists in the rich spiritual heritage, as ancient temples, monasteries and other sacred sites dot the pristine surroundings

Couple up your serene experience with the monetary gains with our **LEASE BACK CONTRACT MODEL**

When the villa is occupied by you

- ❖ Enjoy the 3 star+ rated hospitality during your stay

When the villa is vacant

- ❖ Maintenance of property by the vendor selected by the developer
- ❖ Revenue generation by unit being shared in 70%-30% ratio to the homeowners

"A peaceful mind is the foundation of a healthy life, where serenity blossoms and wellness thrives."

THANK YOU

Limited Availability
Resort booking is subject to
availability