



BASERA CORBETT

VILLA

MADE EVEN MORE APPEALING LUXURY



FIND THE
PERFECT LAYOUT
THAT SUITS YOUR *Lifestyle*



BASERA CORBETT
VILLA

Discover a new haven at Basera Corbett Villa by JKG Builder—where luxury meets nature's grandeur, and each day is a serene escape from the ordinary. Immerse yourself in refined living: savor exquisite comforts, encounter breathtaking landscapes, and embrace a lifestyle reserved for the truly discerning. Claim your sanctuary. Book your private villa today and become part of the Basera Corbett Villa legacy by JKG Builder—where your dream lifestyle becomes a reality.



NAINITAL

Nainital is a popular hill station in the Indian State of Uttarakhand Commonly Known as the "Lake District of India", There are seven lakes in and around Nainital, these are Bhimtal, Sattal, Naukuchiatal, Khurpatal, Malwatal, Harishtal and Lokhamtal. Bhimtal is the biggest one, Nainital is the most visited and Sattal is the most beautiful and least visited. Nainital is one of the most beautiful hill station in north India. Surrounded by mountains on three sides Nainital is located around the beautiful Lake Naini Lake.

JIM CORBETT NATIONAL PARK

Jim Corbett National Park is a forested wildlife sanctuary in northern India's Uttarakhand State. Rich in flora and fauna, it's known for its Bengal tigers. Animals, including tigers, leopards and wild elephants, The Tourist Zones, Dhikala Zone, Bijrani Safari Zone, Durga Devi Zone, Dikala Zone, Sitabani Zone, Jhirna Zone etc. On the banks of the Ramganga Reservoir, the Sonanadi zone is home to elephants and leopards, along with hundreds of species of birds.

Introduction

Basera Corbett Villa is an exclusive villa community by JKG Builder, situated in the heart of Jim Corbett National Park, Tehsil Ram Nagar, Village Chandpur, Uttarakhand. Surrounded by dense forest, the melodies of birds, and the gentle flow of the river, this is a highly sought-after tourist destination offering unmatched peace and closeness to nature. Experience easy access to all major hill stations of Kumaon, such as Ranikhet, Bhimtal, Nainital, and Bhowali, along with renowned spiritual landmarks including Kainchi Dham Temple, Hanuman Dham, Sitamani Temple, and Girjadevi Temple, all within 20-60 km of Basera Corbett Villa. The development is also conveniently proximate to Corbett Waterfall, Ram Ganga River, bungee jumping, jungle safaris, and more, just a 4 to 5-hour drive from Delhi/NCR via excellent roads and National Highway connectivity. JKG Builder presents a signature lifestyle—a blend of rejuvenation and luxury in the lap of nature. All valued clients are invited to be a part of this unique and tranquil world at Basera Corbett Villa.





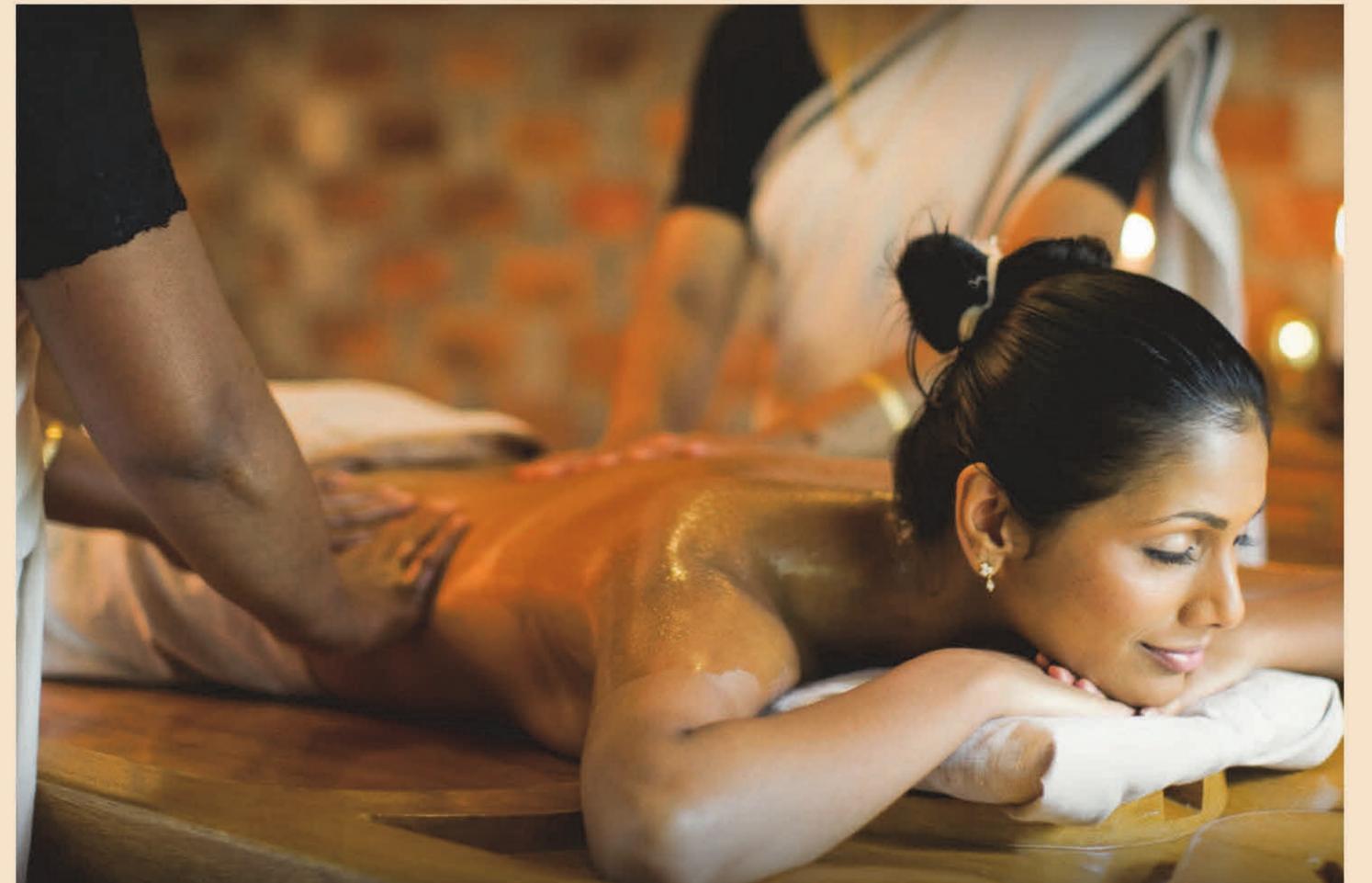
^a *Lifestyle*
beyond expectation

THE GRAND CLUB

"THE GRAND CLUB" Step into a realm of prestige and indulgence with our 5-star level Clubhouse of 36,000 sq. ft., the crown jewel of the community.

Sprawling over an impressive 10,000 sq. ft., the grand banquet hall offers the perfect setting for unforgettable celebrations, sophisticated gatherings, and elegant events—all set against a backdrop of opulence and fine design.

Elevate your wellness journey at our world-class health club, featuring state-of-the-art fitness equipment, personal training zones, yoga and meditation spaces, and luxurious spa facilities. Whether you're working up a sweat or winding down in tranquility, every moment here is designed to pamper and inspire.



Ayurveda
Spa
Meditation
Ayurveda



we believe in
Delivering
the

Best



5 BHK
FULLY FURNISHED
4500
SQUARE FEET

Pool Side Barbeque with Bar Counter Private Pool

3 BHK
FULLY FURNISHED
2700
SQUARE FEET

Pool Side Barbeque with Bar Counter Private Pool

3 BHK
FULLY FURNISHED
1800
SQUARE FEET

Private Pool



Structure Work

R.C.C Framed Structure with External R.R. Massory
Earthquake Resistant Structure
Cement - Ambuja or equivalent



Flooring

Vitrified tile in all toilet - Kajaria or equivalent



Doors & Window

Outdoor doors & windows of UPVC
Main doors veneer finish flush shutter of 8-00" height
SS. finish hardware fitting (per door)-Hettic / doorset or equivalent
Individual RO unit for drinking water



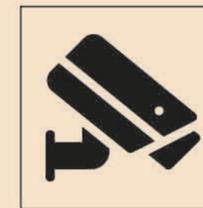
Toilet

Italian counter wash basin
Chinaware Jaquar or Equivalent
CP fittings jaguar or equivalent
PVC pipe supreme or equivalent
Mirror, towel ring & towel shelf-SS, finish
Wall finishing upto ceiling height-vitrified tiles
Glass cubicle for shower area in all toilets-modi or equivalent
Ceiling exhaust fan in each toilet



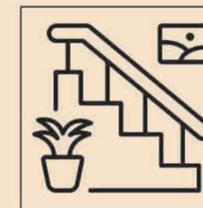
Electrical & fire fighting works

Copper wire in PVC conduits with MCB supported circuits, adequate power & light points in wall & ceiling-Legrand or Equivalent
Elegant design light shades & chandelier
Geyser in all toilets



Infrastructure Proposed

24x7 Surveillance through CCTV
Common Area Maintenance
Yoga and Meditation Centre
Gym, Pool, Billiard, Carom, Chess, Table Tennis etc.
Large Size Swimming Pool
Club House/Community Hall (24x7 Water, Electricity and internet Supply).
Kids Play Area



Cottage Interior

King size bed in all the rooms
A/C in bed rooms
Sofa with center Table in Living Area
32" LED in all the rooms
Sitting Chairs with Center Table in Terrace Garden
Geyser in all the bathrooms
Pantry in Living Area
Mini Refrigerator in Living Area
Cattle & Induction in Living Area
Dressing Area
Personalized Garden Area with each Villa



BASERA CORBETT VILLA

MADE EVEN MORE APPEALING LUXURY

5 BHK
FULLY FURNISHED
4500
SQUARE FEET

Pool Side Barbeque with Bar Counter Private Pool

3 BHK
FULLY FURNISHED
2700
SQUARE FEET

Pool Side Barbeque with Bar Counter Private Pool

3 BHK
FULLY FURNISHED
1800
SQUARE FEET

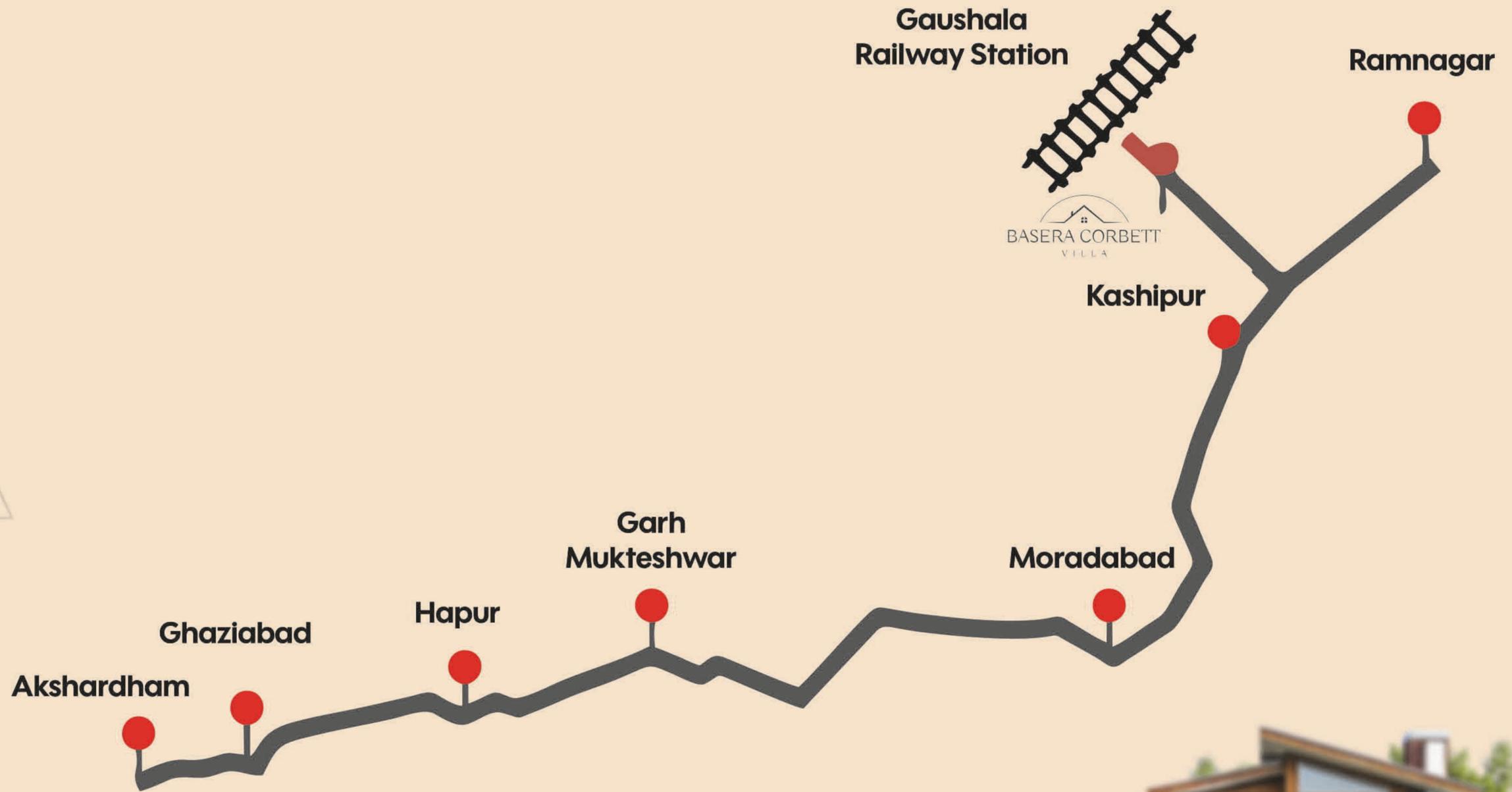
Private Pool





Sample Villa Development


BASERA CORBETT
VILLA





Site Office:

Basera Corbett Villa, Village Chandpur, Kashipur,
Uttarakhand

Corporate Office:

G-6, B-41, Sector 63, Noida (Near Sector 62 Metro Station)