



CG | VILLAGE  
PANAUTI



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**WHERE DREAMS COME HOME**



## MASTERPLAN



- Saleable land
- Housing Units
- Green open space
- Commercial space
- Road area

TOTAL SITE AREA: 56516.8429 Sq.m  
(111-1-1-3.67)





## Old world charm meets new age urbanity in a home that blends comfort with class

220 comfortable villas presenting a blend of classical and modern architectural styles to appeal to your heart. It is brilliantly planned and laid out to satisfy your mind. CG Village is a blissful dwelling community, where life takes on a joyful hue as you reside in the company of like-minded people.

Secure, peaceful, self-contained! Accessibly located in the sought-after suburb of Kathmandu, well within easy reach of all the necessities of life: schools, hospitals, shopping centers and leisure hotspots. Discover a home where exclusivity is now within your reach.





## PARADISE REDESIGNED

A home after your heart, far away from the city's noise and bustle and yet within ready reach of all its conveniences.

Set to the backdrop of the picturesque Panauti, across 111 ropani is Nepal's most awaited premium property - CG Village. Dedicated to perfecting the art of lifestyle living. Set upon the most scenic area of Panauti, CG Village offers you the most majestic view of the serene hills. These villas offer you a view like no other. CG Village sits on lush green, manicured gardens giving you the feeling of dwelling in a clean, green space, enhanced by airy

living spaces, the villas have large breathing space indoors too. While sights of the never-ending greens outside are striking, it is equally impressive on the inside with spacious living areas, bedrooms and open terraces.

Discover Premium amidst the trees in the tranquil environs of Panauti. A nature's bliss that brings you the inimitable elegance of world class community living. Aesthetically designed and intelligently planned spacious 4 bedrooms villas each adorned with its own garden and lawn to make your home truly your castle.

## PARADISE REDESIGNED





## HIGHLIGHTS

- Modernist Architecture.
- 20-26 feet wide roads.
- As per the latest Nepal building code
- Greenery & beautiful Landscape.
- Laminated wooden flooring in all bedrooms and living room
- Fully fitted modular kitchen
- Covered, in-house parking.
- Away from the humdrums of the metropolis.
- Power back up for common area Lightings.
- Treated water supply.
- Sewage Treatment Plant
- Provision for telephone, cable tv, internet intercom in all villas.
- CCTV Surveillance.
- Ample open space.
- Convenience and security at doorstep.
- Retail commercial space.

GROUND FLOOR PLAN (EAST FACING)



GROUND FLOOR PLAN (EAST FACING)  
AREA: 875.85 SQ.FT.

FIRST FLOOR PLAN (EAST FACING)



FIRST FLOOR PLAN (EAST FACING)  
AREA: 760.61 SQ.FT.



SECOND FLOOR PLAN (EAST FACING)



SECOND FLOOR PLAN (EAST FACING)  
AREA: 366.94 SQ.FT.

GROUND FLOOR PLAN (WEST FACING)



GROUND FLOOR PLAN (WEST FACING)  
AREA: 875.85 SQ.FT.

FIRST FLOOR PLAN (WEST FACING)



FIRST FLOOR PLAN (WEST FACING)  
AREA: 760.61 SQ.FT.

SECOND FLOOR PLAN (WEST FACING)



SECOND FLOOR PLAN (WEST FACING)  
AREA: 366.94 SQ.FT.

# THE SPECIFICATIONS

| STRUCTURE                               |   |
|---|---|
| WALL                                    | RCC FRAMED CONSTRUCTION WITH BRICK WALLS  |
| WALL FINISHES                           |   |
| INTERIOR                                | PUTTY WITH PAINT  |
| EXTERIORS                               | PUTTY / WEATHER COAT PAINT  |
| FLOORING                                |   |
| LIVING & ALL MASTER BEDROOMS            | LAMINATED FLOORING  |
| DINING /FAMILY /MULTIP-URPOSE/PUJA ROOM | TILE FLOORING (DIFFERENT GRADE & TYPE)  |
| STAIRCASE/LOBBY                         | EGYPTIAN MARBLE   |
| KITCHEN                                 | ANTISKID TILE   |
| EXTERIOR FLOORING                       |   |
| LOWER TERRACE                           | ANTISKID TILES  |
| UPPER TERRACE                           | ANTI SKID TILES   |
| CAR PORCH/GRAND BACKYARD                | COMBINATION OF TILES/STONE /GRASS/CONCRETE BLOCK  |
| KITCHEN                                 |   |
| MODULAR KITCHEN FOR 65 SQFT             | MODULAR KITCHEN FOR 65 SQFT   |
| BATHROOMS                               |   |
| WALL/FLOOR                              | IMPORTED CERAMIC TILES  |
|   | ATTACHED BATHROOMS COUNTER TOP BASIN,BRANDED SANITARYFIXTURES,CP FITTINGS, PROVISION FOR GEYSER |



# THE SPECIFICATIONS

| SANITARY FIXTURES |  |
|-------------------|--|
|                   | BRANDED SANITARY FIXTURES WITH COUNTER TOP BASIN, CP FITTINGS                                |
| WINDOWS           |  |
|                   | 90 SERIES POWDER COATED ALUMUNIUN SLIDING /CASEMENT WINDOWS WITH STANDARD HARDWARE           |
| DOORS             |  |
| INTERNAL DOORS    | SEASONED HARDWOOD FRAMES WITH FLUSH DOOR SHUTTERS  |
| MAIN DOOR         | DESIGNED PANEL DOORS WITH TEAK VENEERED POLISH   |
| ELECTRICAL        |  |
|                   | COPPER ELECTRICAL WIRING IN CONCEALED CONDUIT WITH PROVISION                                 |
|                   | FOR LIGHT POINTS, MODULAR SWITCHES,TV AND TELEPHONE SOCKETS WITH PROTECTIVE MCB AND FIXTURES |
|                   | INTERCOM PROVISION IN ALL VILLAS   |
| RAILINGS          |  |
| BALCONIES         | MS RAILING   |
| STAIRCASE         | MS RAILING WITH WOODEN HANDRAIL  |



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