



THE
VILLA PROJEKT

CRAFTED FOR QUIET LUXURY.

EKANT VILLAS

PRIVATE LUXURY VILLAS

Crafted for Quiet Luxury.

THE VILLA PROJEKT

A Different Kind of Luxury

Real luxury, we believe, is rarely loud. It is a house that knows when to stay quiet — where the most insistent sound in the room is the wind moving through the valley outside. The Villa Projekt was built on a simple conviction: that privacy, natural materials and considered architecture hold their value longer than ornament ever could. Ekant Villas is that conviction, built — fifteen private residences set into a hillside in the Kumaon Himalayas, each one designed to hold its own silence.

“Luxury, here, is measured in solitude.”





EKANT VILLAS

Welcome to Ekant Villas

A boutique collection of fifteen private, independently owned villas, set on a forested hillside between Nainital and the wider Corbett landscape. Each residence opens onto its own hill view and its own plunge pool — a gated, private world with the forest as a permanent neighbour.

Modern architecture, built in stone and timber, is set deliberately behind the landscape rather than in front of it.

- Fifteen Villas Only
- Independent Ownership

- Private Plunge Pool
- Hill & Jungle Views



THE VILLA PROJEKT

THE SETTING

Where Nature Meets Home

The site sits in the Kosi–Ramganga hill corridor of Nainital district, Uttarakhand — barely a kilometre from the Sitabani Wildlife Reserve, and within a comfortable hour of Nainital's hill-station calm. A rare address: close enough to reach with ease, far enough to still hear only birdsong.



SCALE & PROPORTION

Considered, Down to the Last Square Foot

45'×60'

PLOT DIMENSION

2,700

SQ.FT. PLOT AREA

~1,550

SQ.FT. BUILT-UP

10'×18'

PRIVATE POOL

45'×8'

FULL-WIDTH DECK

45'×14'

FRONT GARDEN

2 + 2

ENSUITE BEDROOMS & BATHS



2 BHK HILL VIEW VILLA

Floor Plan

Master Bedroom — 15'x16', ensuite

Bedroom 2 — 14'x15', ensuite

Living Room — 18'x20'

Dining Area — 12'x12'

Open Kitchen — 12'x14', with island

Utility & Powder Room

Entry Porch & Foyer

Full-Width Deck & Private Pool

Front Garden, 8' Landscape Strip

2 BHK
HILL VIEW VILLA

PLOT SIZE : 45' X 60'
(2700 SQ.FT.)
BUILT UP AREA : ~1550 SQ.FT.

LEGEND

- ① SIDE GATE (ENTRY)
- ② ENTRY STEPS
- ③ ENTRY PORCH
- ④ FOYER
- ⑤ LIVING ROOM
18'0" X 20'0"
- ⑥ DINING AREA
12'0" X 12'0"
- ⑦ OPEN KITCHEN
12'0" X 14'0"
- ⑧ KITCHEN ISLAND
- ⑨ MASTER BEDROOM
15'0" X 16'0"
- ⑩ MASTER TOILET
8'0" X 10'0"
- ⑪ BEDROOM 2
14'0" X 15'0"
- ⑫ BEDROOM 2 TOILET
8'0" X 8'0"
- ⑬ UTILITY
6'0" X 8'0"
- ⑭ POWDER TOILET
5'0" X 7'0"





DESIGN PHILOSOPHY

Architecture Inspired by Nature

Large glazing dissolves the line between indoors and out. Natural stone and timber carry the palette of the hillside itself. A wide, low-pitched roof shelters deep verandahs from monsoon and midday sun alike — architecture written in the same materials as the land it sits on.



EXTERIOR

Facade, Light and Landscape



Stone-clad columns, warm sconces and a landscaped threshold announce the villa long before the door does. Every material was chosen for how it ages — not for how it photographs on day one.



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OUTDOOR LIVING

Life Opens Outdoors

A private plunge pool, a full-width deck, and an evening that asks nothing of you. This is where the villa quietly does its best work — not in any single

but in the space between them.
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LIVING ROOM

A Room That Slows You Down

Vaulted timber ceilings and soft daylight give the living room a sense of height rarely found in a single-storey home. Warm textiles and natural wood keep it grounded; the garden, visible through every sightline, keeps it alive.



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KITCHEN & DINING

Open, Considered, Unhurried

An open kitchen with a full island, built for a house where people gather without being asked to. Premium finishes throughout, with a separate



from keeping the everyday out of view.
THE VILLA PROJECT



MASTER BEDROOM

Wake to the Hills

A private garden view, natural materials underfoot, and lighting warm enough to forget what time it is. Comfort here takes its cues from a well-



el suite — without ever feeling like one.
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Materials & Specifications

Structure

RCC-framed construction, engineered for hillside terrain

Doors & Windows

Solid timber doors; UPVC/aluminium glazing for insulation

Bathrooms

Ensuite throughout, natural stone finishes, branded fittings

Plumbing

CPVC/UPVC piping, dedicated water storage per villa

Lighting

Layered interior lighting; landscape and facade lighting outside

Pool

Tiled private plunge pool, filtration system included

Flooring

Large-format vitrified and natural stone, room-appropriate

Kitchen

Modular island kitchen, quartz counters, premium hardware

Electrical

Concealed copper wiring, modular switches, backup-ready

Painting

Weather-resistant exterior finish; premium emulsion interior

Landscaping

Native planting, defined lawn and garden zones

Security

Gated community access, provision for CCTV

WHAT COMES WITH IT

Amenities



PRIVATE PLUNGE POOL



PRIVATE GARDEN



2-CAR PARKING



FULL-WIDTH DECK



LANDSCAPED GROUNDS



HILL VIEW



MODERN OPEN KITCHEN



ENSUITE BATHROOMS



GATED SECURITY

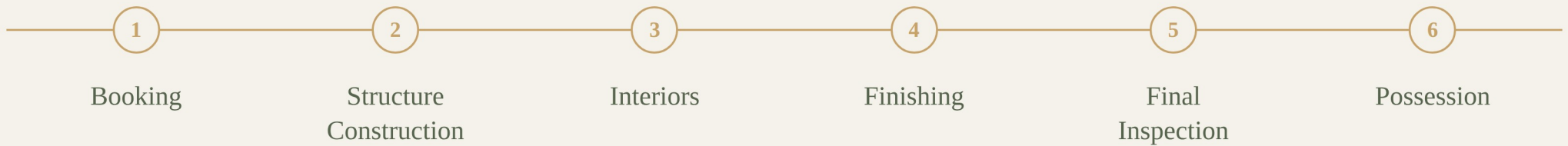


INDEPENDENT VILLA



FROM BOOKING TO HANDOVER

Construction Journey



EKANT VILLAS

PAYMENT PLAN

CONSTRUCTION-LINKED PAYMENT STRUCTURE



THE
VILLA PROJEKT
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PAY WITH CONFIDENCE.
PAY IN ALIGNMENT WITH PROGRESS.

At Ekant Villas, we believe in transparency, trust and a hassle-free home buying experience. Our construction-linked payment plan ensures that your investment is aligned with the actual progress of your dream villa.



SECURE INVESTMENT

Your land is registered in your name at the very first step.



TRANSPARENT PROCESS

Payments are structured around clear construction milestones.



PEACE OF MIND

You only pay as we build. Your trust, our commitment.



BUILT TO PERFECTION

Every milestone reflects our dedication to quality and craftsmanship.

YOUR JOURNEY TO YOUR DREAM VILLA

STEP		PAYMENT	MILESTONE	WHAT IT MEANS FOR YOU
1		25% AT BOOKING	LAND REGISTRATION & BOOKING Land is registered in your name upon booking.	➤ You become the legal owner of the land right from the beginning, securing your investment with complete peace of mind.
2		25% ON STRUCTURE COMPLETION	STRUCTURE COMPLETION Completion of the main structure including walls, roof and slabs.	➤ You pay as the villa takes shape, ensuring your investment is aligned with tangible progress.
3		15% ON BASIC INTERIORS COMPLETION	BASIC INTERIORS Completion of flooring, plastering, electrical, plumbing and basic finishes.	➤ Your villa moves closer to completion with the essential interiors in place.
4		15% NEAR FINAL COMPLETION	NEAR FINAL COMPLETION Finishing works, fixtures, fittings and final touches.	➤ The villa is almost ready. You see your dream home come to life in its final form.
5		10% ON FINAL INSPECTION VISIT	FINAL INSPECTION You visit your villa for a complete inspection and walkthrough.	➤ You inspect, review and approve your villa before the final handover.
6		10% ON POSSESSION / DELIVERY	POSSESSION / DELIVERY Final handover of your villa.	➤ You take possession of your beautiful villa and begin your new chapter.



This construction-linked payment plan ensures that you pay in alignment with progress, with complete transparency and peace of mind at every step.

YOUR DREAM VILLA.
OUR PROMISE.
BUILT TOGETHER.

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Why Ekant Villas

01

INDEPENDENT
OWNERSHIP

02

CONSTRUCTION-LINKED
PAYMENTS

03

CONSIDERED
DESIGN

04

BOUTIQUE — ONLY
FIFTEEN VILLAS

05

NATURE AT THE
DOORSTEP

06

A LONG-TERM
HOLDING

07

A TRANSPARENT
PROCESS

08

GENUINE
CRAFTSMANSHIP

A CONSIDERED ACQUISITION

A Home Worth More Than Its Address

Only fifteen villas will ever exist here. That scarcity, paired with premium construction and a location genuinely close to protected forest, is what gives a home like this its staying power — as a second home, a weekend retreat, or eventually, a quieter place to retire to. We build for people who intend to keep what they buy.





Schedule Your Private Viewing

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