



HILL HOMES

LANSDOWNE

Urban Comforts. Timeless Mountain Living.



35 Exclusive
Mountain Residences



A Thoughtfully
Curated Community
Inspired by Nature



Crafted with
Enduring Values.
Designed for Generations.





BEYOND SUCCESS LIES SIGNIFICANCE

There comes a time when success seeks something deeper than another address. A place where mornings begin with birdsong, weekends are measured in moments, and families reconnect with nature, wellness, and one another.

Welcome to Hill Homes — an exclusive collection of mountain residences designed for a life of balance, beauty, and lasting meaning.

INSPIRED BY A LEGACY OF COURAGE

Nestled in the historic Lansdowne region, Hill Homes draws inspiration from the enduring legacy of the **Garhwal Rifles Regiment**. These hills reflect values of discipline, integrity, resilience, and service—creating a peaceful, secure, and timeless environment.

A COMMUNITY INSPIRED BY NATURE.
STRENGTHENED BY HERITAGE.

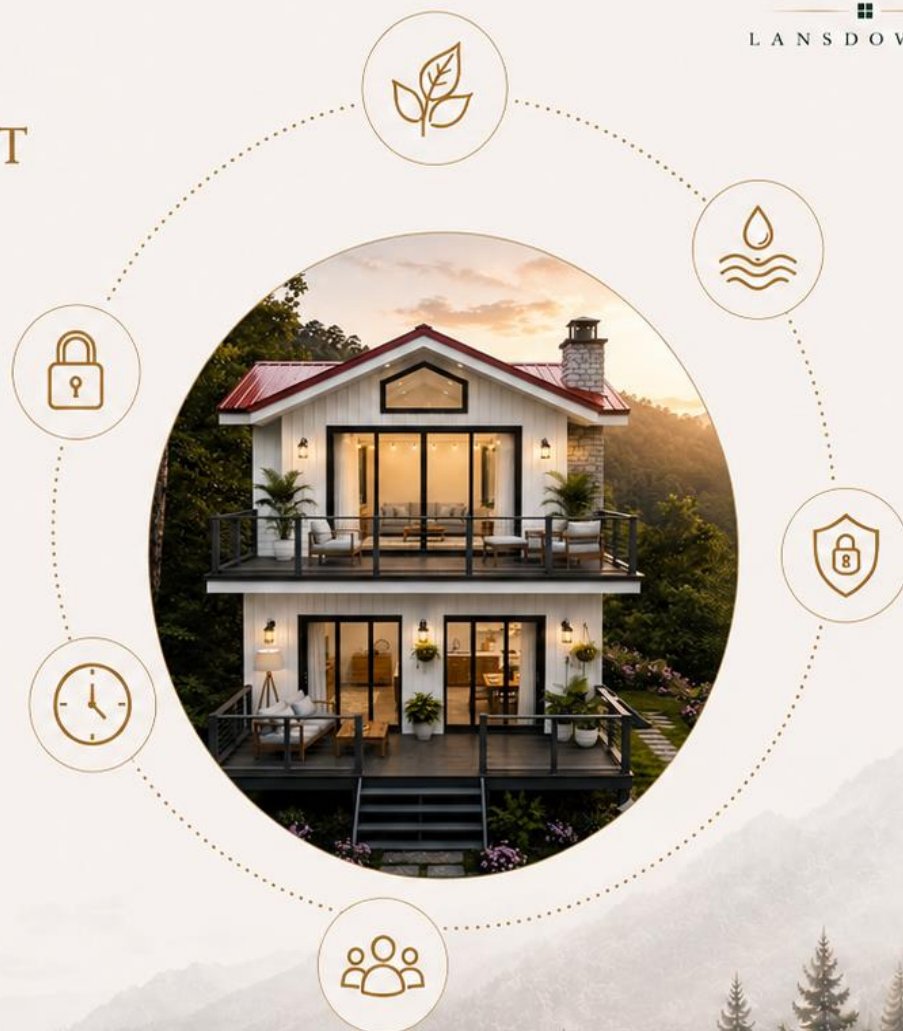


A VISION, NOT JUST A DEVELOPMENT

Hill Homes is more than a development—it's a thoughtfully planned mountain estate for families seeking nature, community, and lasting value.

Built by a team of entrepreneurs, lawyers, MBA Graduates and professionals, it is founded on trust, quality, and timeless living.

NATURE REMAINS THE ULTIMATE LUXURY.





ROOTED IN NATURE, BUILT FOR LIFE



LUXURY

Elegant mountain living.
Comfort without compromise.



LIFESTYLE

Nature-inspired everyday living.
Wellness, balance, and connection.



LEGACY

Built for generations.
Made for lasting memories.

LOCATION ADVANTAGES



Hill Homes, Sakniyani – Near Lansdowne

	Lansdowne Market	– 8 Km
	Garhwal Rifles War Memorial	– 8 Km
	Bhulla Tal Lake	– 9 Km
	St. Mary's Church	– 8 Km
	Tip-In-Top View Point	– 10 Km
	Tarkeshwar Mahadev Temple	– 28 Km
	Satpuli	– 32 Km
	Kotdwar Railway Station	– 45 Km
	Jolly Grant Airport, Dehradun	– 145 Km
	Haridwar	– 115 Km
	Delhi NCR	– 255 Km
	Hotel Hayat	– 8 Km




At 4,500 ft
Above Sea Level,
Perfectly Located On
The **State Highway.**



AN ESTATE RESERVED FOR THE FEW

THIRTY FIVE RESIDENCES, NO COMPROMISE — HILL HOMES

A limited collection of just **thirty five private residences**, thoughtfully positioned amid nature. Each residence is designed to offer:



Private gardens



Independent boundaries



Expansive open space



Panoramic mountain views



Complete peace and privacy



Parking space



Gated society



Security and 24*7 surveillance



Restaurant



Plantation



Each cottage with
Independent boundaries



Gallery



4 swimming pool



Plantation



Not a crowded township. Not a commercial holiday destination.

A refined mountain estate where urban comfort
meets timeless village roots.



MASTERPLAN

A COMMUNITY DESIGNED AROUND NATURE

MASTERPLAN HIGHLIGHTS:



Thirty five private residences



Internal road network



Landscaped open spaces



Community zones



Walking trails



Dedicated parking areas



Future amenity spaces



*Designed to preserve openness,
privacy, and harmony with nature*

JUST
1 FT
APART

CHAIN LINK FENCE
ALONG ENTIRE BORDER

130 FT WIDE ROAD

PARKING AREA
(AT ROAD LEVEL)

RESTAURANT & RESIDENCE
(SECOND FLOOR)

SMALL LIBRARY &
COMMON AREA
(SECOND FLOOR)

WALKWAY CONNECTING
ALL COTTAGES

MAIN
ENTRY



AN ESTATE RESERVED FOR THE FEW

THIRTY FIVE RESIDENCES, NO COMPROMISE.

A limited collection of just thirty five private residences,
thoughtfully positioned amid nature.

Where privacy, comfort and nature exist in perfect harmony.

- PRIVATE GARDENS
- INDEPENDENT BOUNDARIES
- EXPANSIVE OPEN SPACES
- PANORAMIC MOUNTAIN VIEWS
- COMPLETE PEACE & PRIVACY
- DEDICATED PARKING SPACE

TEHSIL - LANSDOWNE DISTT. - PAURI
GARHWAL, UTTARAKHAND.

OUR SOCIETY LAYOUT

130 FT WIDE ROAD

PARKING AREA
(AT ROAD LEVEL)

RESTAURANT & RESIDENCE
(SECOND FLOOR)

SMALL LIBRARY &
COMMON AREA
(SECOND FLOOR)

WALKWAY CONNECTING
ALL COTTAGES

CHAIN LINK FENCE
ALONG ENTIRE BORDER

JUST
1 FT
APART

ESTATE HIGHLIGHTS

- GATED SOCIETY
- 24*7 SECURITY & SURVEILLANCE
- RESTAURANT
- GALLERY
- 4 SWIMMING POOLS
- PLANTATION
- EACH COTTAGE WITH INDEPENDENT BOUNDARIES
- PARKING SPACE
- EXPANSIVE OPEN SPACE
- PANORAMIC MOUNTAIN VIEWS

SITE DETAILS

- TOTAL LAND AREA
3735.88 sq.m. (18.67 Nali)
= 40212.67 Sqft
- CONTOUR INTERVAL
1.00 m.

OUR PREMIUM COTTAGE



2 BEDROOMS | ATTACHED BATHROOMS
KITCHEN | LIVING AREA | OPEN TERRACE
MODERN DESIGN | PREMIUM COMFORT



RICH HERITAGE



SPIRITUAL SOJOURN



NATURAL BEAUTY



THRILLING ADVENTURES



EVERYDAY LIFE, THOUGHTFULLY ENRICHED



Thoughtfully envisioned spaces designed to enrich everyday living.

HILL HOMES AMENITIES —



Community library



Reading lounge



Tea house & café



Family restaurant



Daily convenience store



Organic produce marketplace



Landscaped walking trails



Community gathering spaces



Pool



WiFi



Water



Work space



Gated society



24*7 security services



Generator Back up



*Because true luxury is convenience
without compromising nature.*



CULTURE, SPIRITUALITY, AND ADVENTURE AT YOUR DOORSTEP

A destination surrounded by
culture, spirituality, nature, and adventure.

Discover experiences
that extend far beyond
your doorstep.

NEARBY ATTRACTIONS



CHAREKH
DANDA



TARKESHWAR
MAHADEV
TEMPLE



LANSDOWNE
CANTONMENT



SIDDHBALI
DHAM



BHULLA
LAKE



DURGA MATA
MANDIR



TIP-IN-TOP
VIEW POINT



BHAIRAV
BABA
TEMPLE



DARWAN SINGH
MUSEUM



JIM CORBETT
NATIONAL
PARK



GURUDWARA



HOTEL HAYAT



RICH HERITAGE



SPIRITUAL SOJOURN



NATURAL BEAUTY



THRILLING ADVENTURES



Life at
Hill Homes

Breathe deeper. Live lighter.





PRIVATE GARDENS

Your own green space to relax and unwind.



INDEPENDENT BOUNDARIES

Complete privacy and personal space.



DEDICATED PARKING

Convenient parking right at your doorstep.



PANORAMIC VIEWS

Breathtaking mountain views all around.



EXPANSIVE OPEN SPACES

Room to breathe, play and grow.



SAFETY & SECURITY

A secure community for complete peace of mind.

PLAY • WORK • LIVE

AMBITION AND WELLBEING, IN BALANCE



PLAY

- Explore scenic forest trails
- Discover outdoor adventures
- Create unforgettable family moments
- Experience the beauty of every season



WORK

- High-speed internet connectivity
- Reliable digital infrastructure
- A remote-work-friendly environment
- Seamless connectivity with the world



LIVE

- Wake up to panoramic mountain views
- Breathe cleaner air every day
- Embrace a healthier lifestyle
- Build meaningful relationships

A LIFESTYLE WHERE AMBITION AND WELLBEING
EXIST IN PERFECT BALANCE.





THE BEST OF BOTH WORLDS

Strategically positioned for both accessibility and exclusivity, Hill Homes offers the best of both worlds. Unlike remote mountain properties, the estate provides year-round connectivity while preserving complete tranquility.



- Adventure at Your Doorstep
- Hiking & Nature Trails
- Fresh Air, Open Spaces
- Active, Healthy Living
- Reconnect with Nature



- Work from Nature
- High-Speed Connectivity
- Peaceful & Productive
- Balance of Work & Life
- Inspiration Every Day



- Quality Time with Family
- Safe, Secure Environment
- Community You Belong To
- Make Memories Together
- A Legacy for Generations

A destination where you can:



Work remotely



Retire gracefully



Invest wisely



Reconnect with life

Thirty Five Private Residences. One Extraordinary Mountain Estate

WHY INVEST IN HILL HOMES?

MORE THAN A PROPERTY.
A LIFESTYLE, A LEGACY & A LONG-TERM INVESTMENT.

WHY HILL HOMES STANDS APART



Limited to Only
35 Exclusive Residences



Low-Density
Community Living



Prime Location
Near Lansdowne



Wellness-Focused
Mountain Lifestyle



Strong
Appreciation Potential



Ideal for Personal Use &
Holiday Rentals



Growing Demand
for Second Homes



Work From
Anywhere Destination



Clean Air, Pure Water &
Natural Surroundings



Legacy Asset for
Future Generations

AN INVESTMENT BEYOND RETURNS

Own a residence that offers more than financial value. Enjoy a lifestyle defined by peace, privacy, and connection with nature while securing an asset in one of Uttarakhand's most desirable emerging destinations.

Whether as a personal retreat, a holiday home, or a long-term family asset, Hill Homes is designed to deliver value for generations to come.

INVEST IN A PLACE YOU'LL LOVE TO VISIT,
AND BE PROUD TO PASS ON.



35
EXCLUSIVE
RESIDENCES



NEAR
LANSDOWNE



LOW
DENSITY



HOLIDAY RENTAL
POTENTIAL



LEGACY ASSET
FOR FUTURE GENERATIONS



BUSINESS OPPORTUNITY FOR PROPERTY OWNERS

Unlock the true potential of your property with Hill Homes – a trusted property management partner that ensures consistent returns, seamless operations and long-term value.



Assured
Returns



Hassle-Free
Management



Premium Guest
Experience



Trusted &
Transparent

CHOOSE THE MODEL THAT WORKS BEST FOR YOU



1. PRE-RELEASED ASSURED ROI MODEL

We guarantee you a fixed Return on Investment of

4%
PER ANNUM

- ✓ Fixed ROI of 4% per annum
- ✓ Timely & secure payments
- ✓ Hassle-free management
- ✓ Ideal for worry-free, passive income



2. REVENUE SHARING MODEL 60% – 40%

We pay you **40%** of the booking amount.
The remaining **60%** covers all operational & management expenses.

- ✓ You earn 40% of gross booking
- ✓ All expenses managed by us
- ✓ Professional property management
- ✓ Consistent income with zero hassle



3. 50 – 50 PROFIT SHARING MODEL

Both the property owner and Hill Homes
share the

PROFIT EQUALLY.

- ✓ 50% profit for you
- ✓ 50% profit for Hill Homes
- ✓ We handle end-to-end operations
- ✓ Growth & success, together

WHAT WE TAKE CARE OF



Guest
Acquisition &
Bookings



Hospitality &
Guest
Services



Property
Maintenance



Marketing &
Brand
Promotion



Accounting &
Financial
Reporting



More than a property. It's a partnership for prosperity.

Let Hill Homes manage while you earn and grow – the smart, stress-free way.

*Terms & Conditions Apply

DESIGNED FOR LONG-TERM VALUE



3 Years Maintenance Support



3 Years Water Provision Support



Assistance with Electricity
Connection Formalities



Professional Property
Management Support



Assured Rental Return Program –
4% ROI*



Dedicated Owner
Support Service



24 × 7 Power



Complimentary Pickup from
Kothdwar Railway Station for senior citizen



Free Pick Up and Drop Facility
for Senior Citizens for Kothdwar

NEW

*Terms & Conditions Apply



GROWTH ON THE HORIZON

As infrastructure evolves and tourism continues to flourish, the region is emerging as one of Uttarakhand's most promising lifestyle and investment destinations.



GROWTH HIGHLIGHTS:



Upcoming lake development at Satpuli



Proposed water sports activities



Rising tourism footfall



Enhanced road connectivity



Expanding regional infrastructure



Long-term development potential



A destination positioned for future appreciation and enduring value.



PARTNERS IN EXCELLENCE

BUILT WITH TRUSTED EXPERTISE

Hill Homes is supported by a network of experienced professionals and organisations across:



HOSPITALITY



TRAVEL &
TOURISM



INFRASTRUCTURE
DEVELOPMENT



PROPERTY
MANAGEMENT



COMMUNITY
BUILDING



Together, we are creating a mountain estate
designed for generations to come.



TRUSTED
EXPERTISE

A network of experienced
professionals and organisations.



SHARED
VISION

United by a commitment to
quality, integrity, and excellence.



STRONG
COLLABORATION

Working together to create a
sustainable mountain estate.



BUILT ON
TRUST

Delivering value, reliability, and
peace of mind to every homeowner.



A LEGACY
FOR GENERATIONS

Building more than homes;
building a lasting legacy.

OUR PARTNERS

Stronger together, building a legacy of trust, excellence and values.



**GARHWAL RIFLES
REGIMENT**

COURAGE • HONOUR • DUTY



ONE IS OF
THE PROJECT IS
FOREST.

PANCHHI GROUP

Construction &
Infrastructure Partner

Delivering excellence in construction, infrastructure development, and project execution with a commitment to quality, sustainability, and long-term value.

APNA INDIA INFRA

Land consolidation
Hospitality and
Property Management Partner

Specializing in strategic land aggregation, hospitality operations, and professional property management to ensure seamless development and customer satisfaction.

APNA ADDA

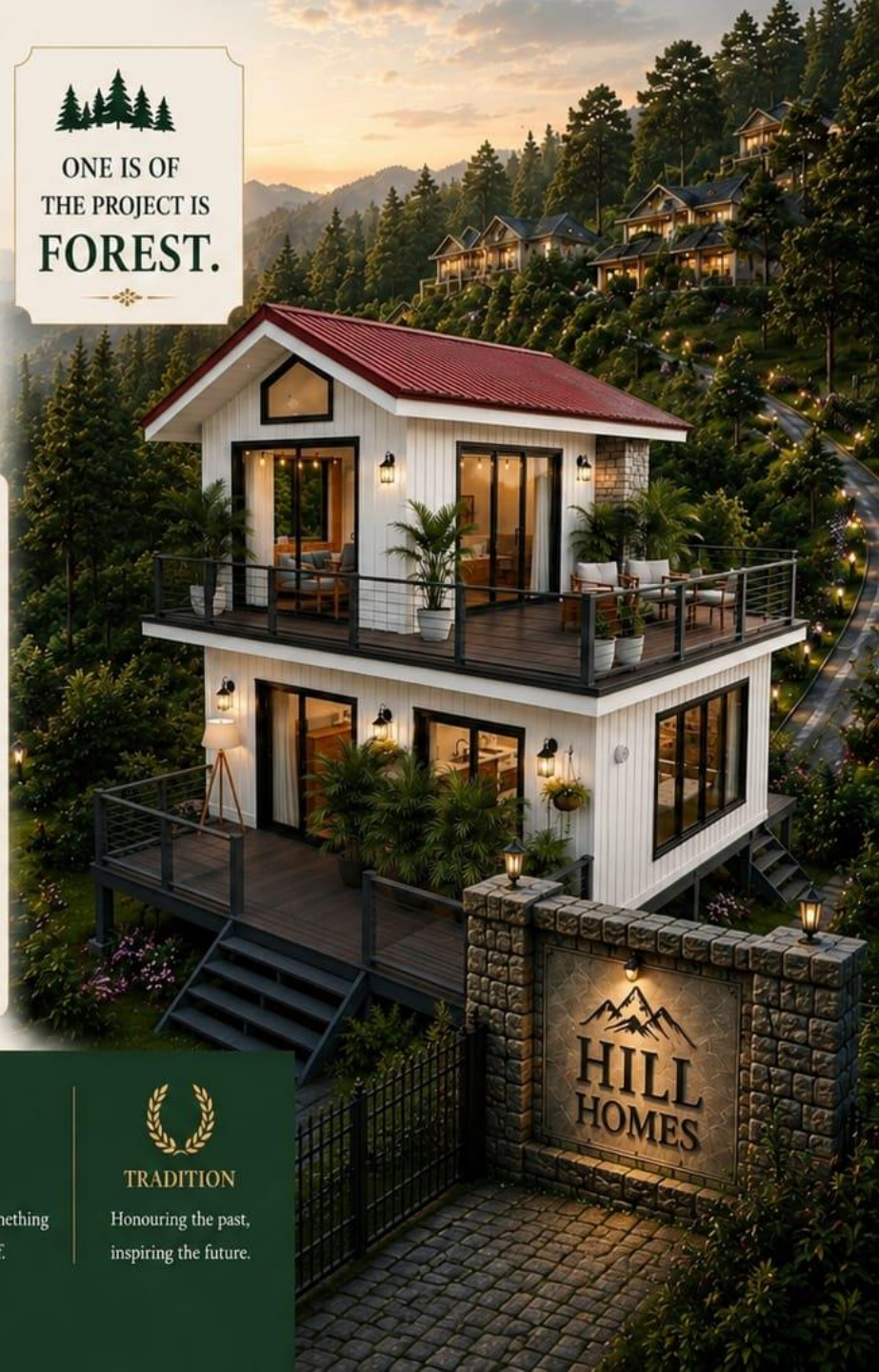
Exclusive
Sales Partner

Driving sales excellence through market expertise, customer engagement, and dedicated support for homebuyers and investors.

DIGITAL ESTATE

Branding, &
Marketing Partner

Creating powerful brand identities, digital marketing strategies, lead generation campaigns, and customer outreach programs that maximize project visibility and growth.



DISCIPLINE

The strength of character
that builds a better tomorrow.



INTEGRITY

Upholding honesty
in every action.



RESILIENCE

The spirit to overcome
and grow stronger.



SERVICE

A commitment to something
greater than self.



TRADITION

Honouring the past,
inspiring the future.

OUR GALLERY

GLIMPSES OF THE LIFESTYLE THAT DEFINES HILL HOMES



20
RESIDENCES



NEAR
LANSDOWNE



LOW
DENSITY



HOLIDAY RENTAL
POTENTIAL



LEGACY ASSET
FOR FUTURE GENERATIONS

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FOLLOW US



INSTAGRAM:
@hillhomes4



FACEBOOK:
Hill Homes

Designed By:  **DIGITAL ESTATE**

Experience Nature. Invest in Legacy.

