



CG

VILLAS

— SUNAKOTHI —



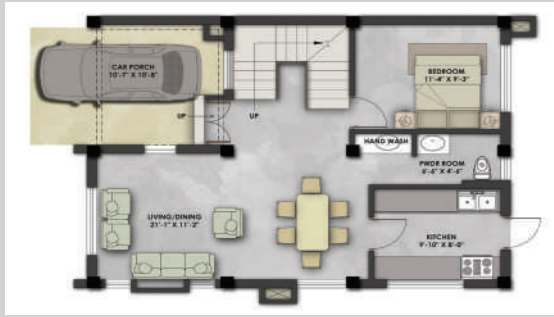


- Modernist Architecture.
- 20 feet wide road.
- As per the Latest Nepal building code
- Greenery & Beautiful Landscape.
- In home parking.
- Away from the humdrums of the metropolis.
- Solar back up for common area Lightings.
- Earthquake resistant Building structure.
- Treated water supply.
- Provision for telephone, cable tv, internet in all villas.
- CCTV Surveillance.
- Provision for emergency power backup.
- Sufficient open space.
- Convenience and security at doorstep.
- Each villa has an individual underground water storage.
- Club house facilities.
- Swimming Pool.
- Gynasium
- Community Hall

PROJECT HIGHLIGHTS

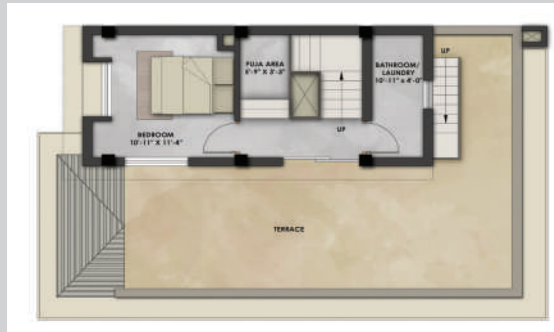


PEARL A1



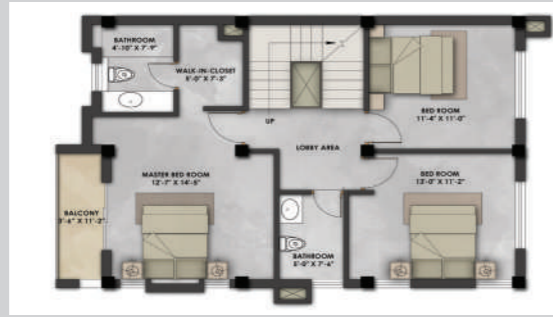
GROUND FLOOR (AREA-793.14 SQ. FT.)

- CAR PORCH 10'-7" X 10'-8"
- LIVING ROOM 21'-1" X 11'-2"
- BEDROOM 11'-4 X 9'-3"
- KITCHEN 9'-10" X 11'-0"
- POWDER ROOM 6'-6" X 4'-6"



BUILT UP (AREA-337.87 SQ. FT.)

- MASTER BED ROOM 12'-7"X14'-5"
- WALK-IN -CLOSET 5'-0"X 7'-3"
- ATTACHED BATCH 4'-10"X 7'-9"
- BED ROOM 11'-4"X11'-0"
- BED ROOM 13'-0"X11'-2"
- COMMON BATH 5'-0"X7'-6"
- BUILT UP AREA 849.27 SQ. FT.



FIRST FLOOR (AREA-849.27 SQ. FT.)

- MASTER BEDROOM 12'-7" X 14'-5"
- WALK-IN-CLOSET 5'-0"X 7'X 3"
- ATTACHED BATHROOM 4'-10" X 7'X9"
- BALCONY 3'-6" X 11'X2"
- BEDROOM 1 13'-0" X 11'-2"
- BEDROOM 2 11'-4" X 11'-0"
- COMMON BATHROOM 5'-0" X 7'-6"



ROOF PLAN

BED ROOM: 5
LIVING ROOM: 1
KITCHEN: 1
BATHROOM: 4
PUJA ROOM: 1
BUILT UP AREA: 1980.28 SQ. FT.



PEARL A2



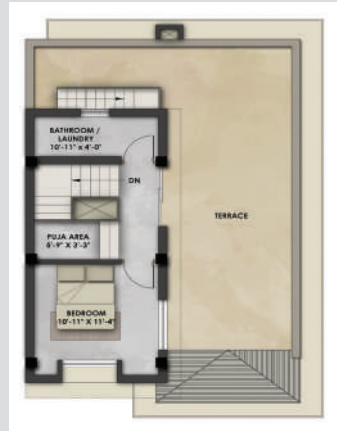
GROUND FLOOR (AREA-793.14SQ. FT.)

- CAR PORCH 10'-7" X 10'-8"
- LIVING/DINING 21'-6" X 11'-2"
- KITCHEN 9'-5" X 10'-1"
- STORE 5'-5" X 4'-1"
- POWDER ROOM 4'-6" X 6'-3"
- MAID ROOM 6'-5" X 6'-3"
- MAID TOILET 4'-0" X 3'-6"
- BUILT UP AREA (INCLUDING PORCH) 793.14 SQ. FT.



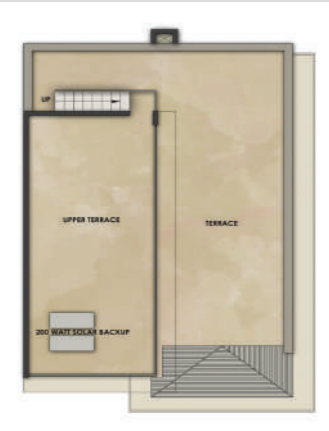
FIRST FLOOR (AREA-849.27 SQ. FT.)

- MASTER BED ROOM 12'-7" X 14'-5"
- WALK-IN -CLOSET 5'-0" X 7'-3"
- ATTACHED BATHROOM 4'-10" X 7'-9"
- BED ROOM 11'-4" X 11'-0"
- BED ROOM 13'-0" X 11'-2"
- COMMON BATH 5'-0" X 7'-6"
- BUILT UP AREA 849.27 SQ. FT.



SECOND FLOOR (AREA-337.87 SQ. FT.)

- BED ROOM 10'-11" X 11'-4"
- BATHROOM/ LAUNDRY 10'-11" X 4'-0"
- LAUNDRY/IRONING 4'-7" X 4'-0"
- PUJA 5'-9" X 3'-3"
- BUILT UP AREA 337.87 SQ. FT.



ROOF TOP

- BED ROOM: 4
- LIVING ROOM: 1
- KITCHEN: 1
- BATHROOM: 5
- PUJA ROOM: 1
- MAID ROOM: 1
- BUILT UP AREA: 1980.28 SQ. FT.



RUBY



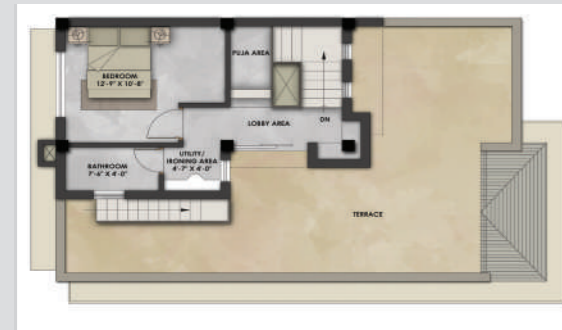
GROUND FLOOR (AREA-865.32 SQ. FT.)

- CAR PORCH 12'-1" X 10'-8"
- LIVING/DINING 24', -5" X 11'-2"
- KITCHEN 9'-5" X 11'-6"
- STORE 5'-1" X 4'-0"
- POWDER ROOM 4'-6" X 6'-0"
- MAID ROOM 8'-0" X 6'-10"
- MAID TOILET 4'-0" X 4'-0"
- BUILT UP AREA (INCLUDING PORCH) 865.32 SQ. FT.



FIRST FLOOR (AREA-921.32 SQ. FT.)

- MASTER BED ROOM 15'-2" X 14'-5"
- WALK-IN -CLOSET 6'-5" X 7'-0"
- ATTACHED BATCH 6'-0" X 7'-9"
- BED ROOM 12'-6" X 11'-0"
- BED ROOM 13'-4" X 11'-2"
- COMMON BATH 5'-0" X 7'-6"
- BUILT UP AREA 921.32 SQ. FT.



SECOND FLOOR (AREA-362.53 SQ. FT.)

- BED ROOM 12'-9" X 10'-8"
- COMMON BATH 7'-6" X 4'-0"
- LAUNDRY/IRONING 4'-7" X 4'-0"
- PUJA
- BUILT UP AREA 362.53 SQ. FT.



ROOF TOP

NATURAL MODERN ARCHITECTURE

- BED ROOM: 4
- LIVING ROOM: 1
- KITCHEN: 1
- BATHROOM: 5
- PUJA ROOM: 1
- MAID ROOM: 1
- BUILT UP AREA: 2149.17 SQ. FT.

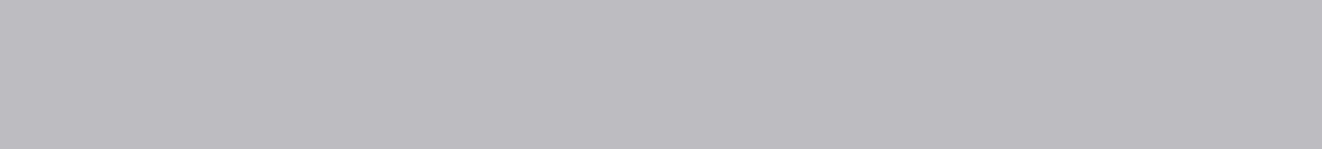




EXPERIENCE CG VILLAS

- ▶ CG Villas offers exceptional homes designed to satisfy every practical need with all modern comforts, offering spaces that are both functional and inspired. Specially selected modern interior styling provides homeowners with finishes that best suit their tastes. When it comes to building a dream homes, CG Villas ensures that a vision of a dream home is turned into a reality. Each home is designed with a choice of perfection, ensuring a unique haven like no other.

MORE GREEN,
MORE LIFE,
MORE WORLD





CG VILLAS PHASE 2 SUNAKOTHI

A serene community of limited, yet priceless possession of 20 villas creating new lifestyle opportunities. These private villas are exemplary with contemporary designs boasting of breath taking views. It is truly a synonym of excellence. Step into the home of your dreams overlooking lush green mountains and panoramic views. CG Villas brings you the ultimate dream homes with a full fledged club house at your convenience with premium amenities. Already setting it's mark in phase 1, CG Villas now ventures out to phase 2 with limited, yet larger plot areas to choose from. It's a leisurely lifestyle with modern day architecture and opulent design, forming a privileged community at a convenient location. The project is a host of amenities with multi-storied clubhouse for your extra curricular activities and most importantly to indulge in some quality time with your loved ones.

DELIVERING
ENVIRONMENTAL
INNOVATION

LOCATION MAP



THE VILLA SPECIFICATIONS

STRUCTURE	WALL	EARTH -QUAKE RESISTANT RCC FRAMED CONSTION WITH BRICK WALLS
WALL FINISHES	INTERIOR	PUTTY WITH WHITE PAINT
	EXTERIORS	PUTTY / WEATHER COAT PAINTING /TEXTURE HIGHLIGHTING (CAR PORCH)
FLOORING	LIVING/MASTER BEDROOM(ONE)	LAMINATED PARQUETTING OVER IPS FLOOR
	DINING /FAMILY /MULTIP-URPOSE/PUJA ROOM	TILE FLOORING (DIFFERENT GRADE & TYPE)
	MARBLE FLOORING	EGYPTIAN MARBLE
	OTHER BEDROOMS /MAID ROOMS	IPS FLOORING
EXTERIOR FLOORING	KITCHEN	ANTISKID TILES
	LOWER TERRACE	ALL WEATHER ANTI SKID TILES
	UPPER TERRACE	ALL WEATHER ANTI SKID TILES
BATHROOMS	CAR PORCH/GRAND BACKYARD	COMBINATION OF TILES/STONE /GRASS/CONCRETE BLOCK
	WALL/FLOOR	SELECTED IMPORTED CERAMIC TILES FINISHER /PAINT
		ATTACHED BATHROOMS GRANITE COUNTER,BRANDED WHITE SANITARY FIXTURES,CP FITTINGS, PROVISION FOR GEYSER
WINDOWS		COMMON BATHROOMS BRANDED WHITE SANITARY FIXTURES WITH PEDESTRAL BASIN,CP FITTINGS
		POWDER COATED ALUMUNIUN SLIDING /CASEMENT WINDOWS WITH STANDARD HARDWARE
DOORS	INTERNAL DOORS	SEASONED HARDWOOD FRAMES WITH EUROPEAN STYLE FLUSH SHUTTERS
	MAIN DOOR	DESIGNED HARDWOOD FRAME DOOR 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
RAILINGS	BALCONIES	COMBINATION OF SS RAILING /TOUGHENED GLASS/MS RAILINGS
	STAIRCASE	MS RAILING WITH WOODEN HANDRALL

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