



JIM CORBETT

# CORBETT AQUA VILLAS

BY



AROHA  
FOUNDATION OF TRUST



INTRODUCING...

JIM CORBETT

# CORBETT AQUA VILLAS

Welcome to Corbett Aqua, an exclusive retreat nestled in the serene landscape of Kilawali, within the breathtaking surroundings of Jim Corbett National Park.- Surrounded by swaying palm trees, lush green pathways, exotic plantations, and soothing water features, the resort offers a peaceful sanctuary immersed in nature.

Designed as a tranquil tropical retreat, Corbett Aqua combines luxurious villa living with the serenity of nature. Surrounded by lush greenery, palm-lined pathways, and calming water features, the resort offers a refreshing escape inspired by elegant tropical design aesthetics.

# LOCATION

Kilwali,  
Uttarakhand



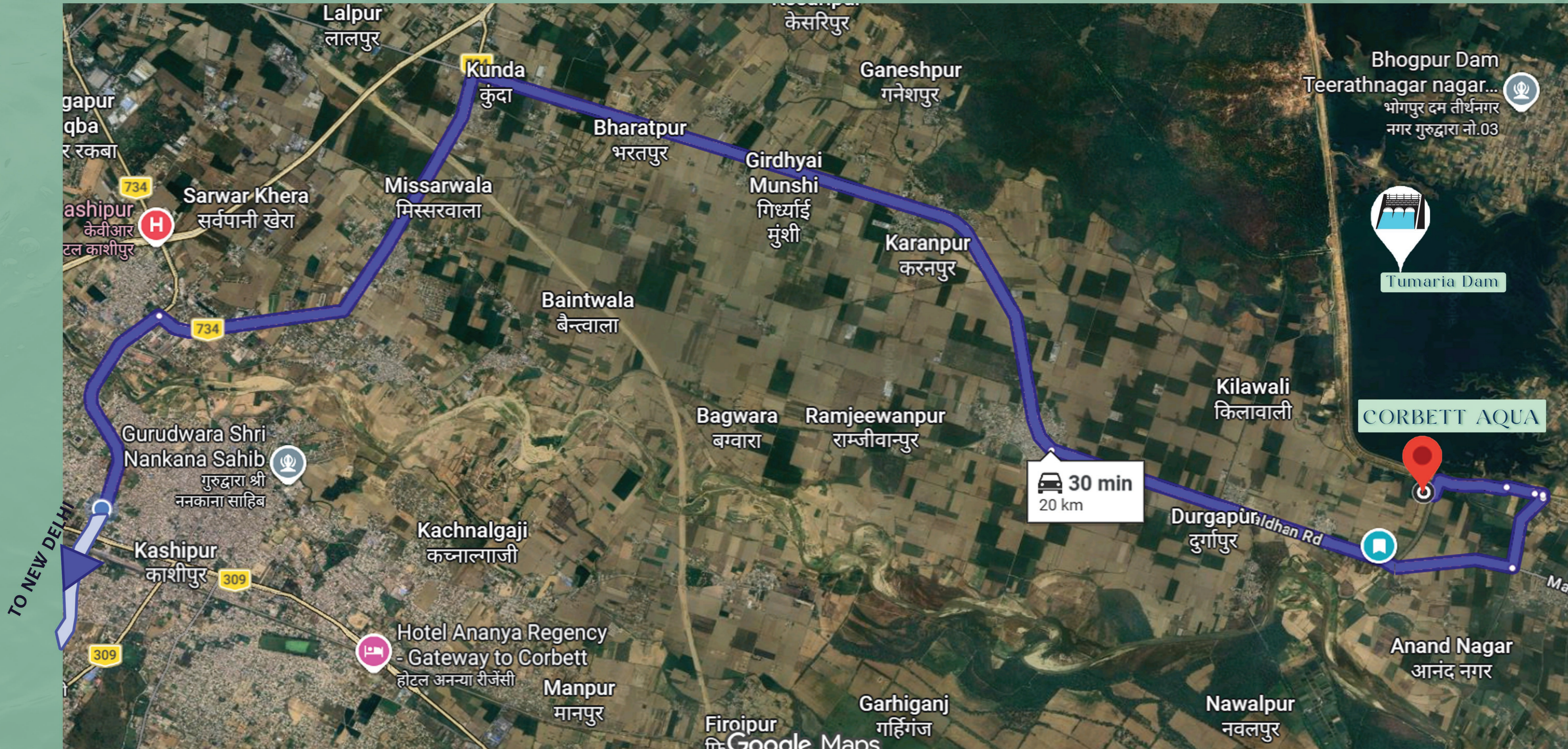
5 hrs away from the  
INDRA GANDHI INTERNATIONAL  
AIRPORT  
1.5 hrs away from PANTNAGAR  
AIRPORT



Connectivity from all major railway  
stations through  
KASHIPUR AND MORADABAD



30 min Drive from KASHIPUR  
4 hrs Drive from NEW DELHI



# SITE SCENES



TUMARIA DAM



PHATO GATE

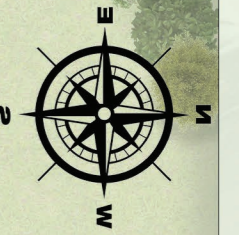


JUNGLE SAFARI

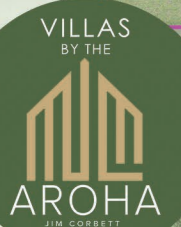


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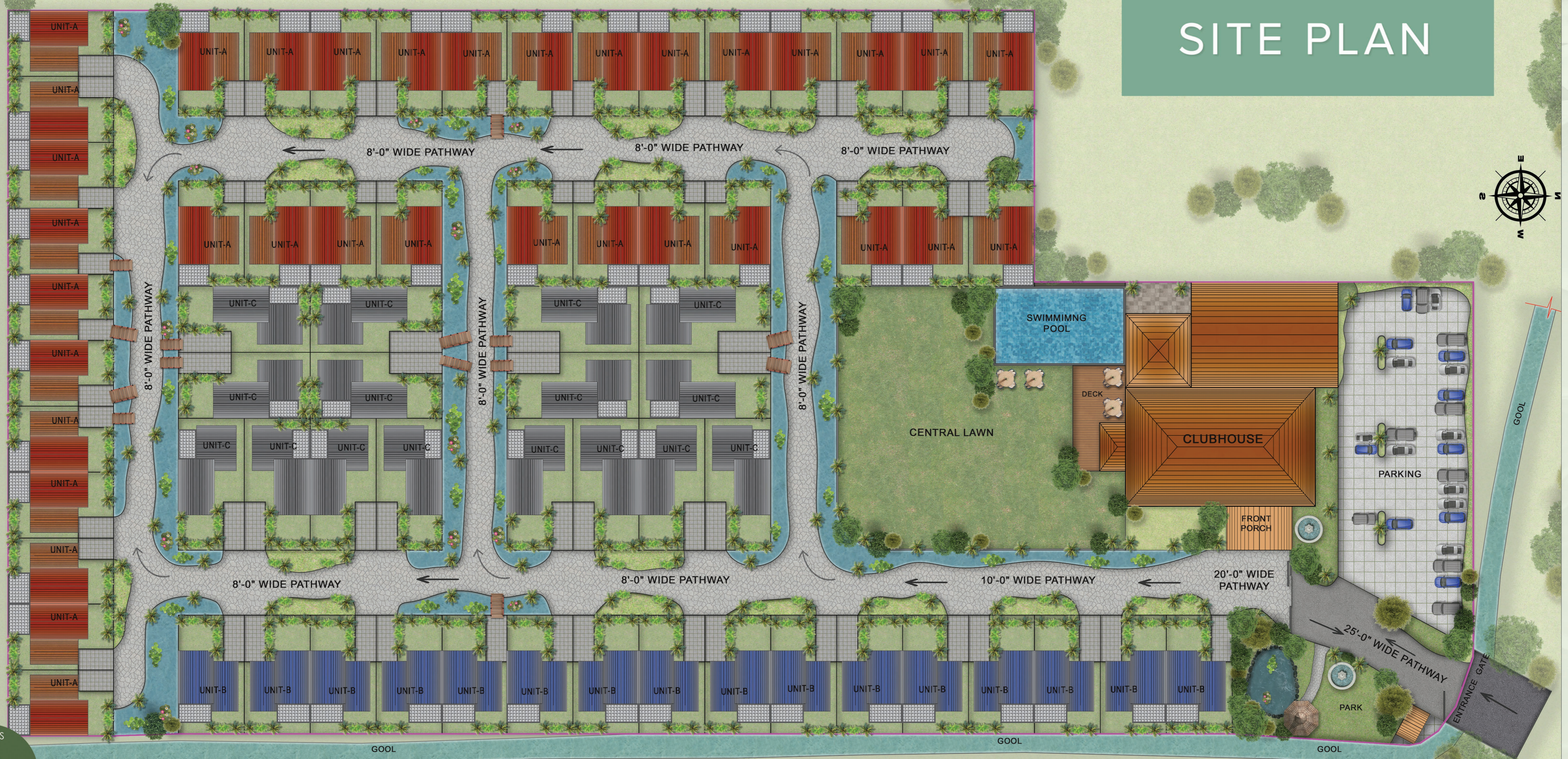
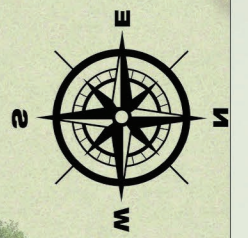
# PLOT PLAN



TOTAL LAND AREA -140200.00 SQFT OR 3 ACRES



# SITE PLAN



TOTAL LAND AREA -140200.00 SQFT OR 3 ACRES



# OUR CONCEPT

Corbett Aqua is a tropical luxury retreat nestled beside a serene lake in the heart of Jim Corbett. Inspired by nature-driven design, the resort features lush green pathways, palm-lined landscapes, tranquil water elements, and private villas immersed in greenery. The concept blends modern comfort with a peaceful, immersive living experience close to nature.



*Luxury Villas Amidst Nature's Serenity*



# FLOOR PLAN

## ORCHID VILLA

(UNIT-A)

Plot area - 1000 sqft  
Covered area - 624 sqft



### Every Villa features:

- Living Room + Kitchenette
- Bedroom
- Ensuite bathroom
- Plunge Pool surrounded by lush green
- Private front lawn

# FLOOR PLAN

## LOTUS VILLA (UNIT-B)

Plot area - 1125 sqft  
Covered area - 626 sqft



### Every Villa features:

- Living Room + Kitchenette
- Bedroom
- Ensuite bathroom
- Plunge Pool surrounded by lush green and deck
- Private front and backyard lawn

# OUR MOTTO

*An Exclusive Escape Inspired  
by Tropical Serenity.*

Surrounded by lush tropical landscapes  
and calming water features, Corbett  
Aqua offers a peaceful and luxurious  
villa experience designed for refined  
living, relaxation, and timeless  
exclusivity.

*Live the Tropical Retreat Experience*



# FLOOR PLAN

## JASMINE VILLA (UNIT-C)

Plot area - 1250 sqft  
Covered area - 679 sqft

Every Villa features:

- Living Room +Kitchenette
- Bedroom
- Ensuite bathroom
- Plunge Pool surrounded by lush green and deck
- Private front and backyard lawn



# FLOOR PLAN

## PALM GROVE VILLA

(UNIT-C)  
(2 BHK)

Plot area - 1250 sqft  
Covered area - 950 sqft

### Every Villa features:

- Living Room +Kitchenette
- Bedroom
- Ensuite bathroom
- Plunge Pool surrounded by lush green and deck
- Private front and backyard lawn



# AREA ANALYSIS

## TYPES OF VILLAS

Total No. of Villas-67

	<i>No. Of PLOT</i>	<i>PLOT AREA</i>	<i>COVERED AREA</i>
UNIT-A	34	1000 Sqft	624 Sqft
UNIT-B	16	1125 Sqft	626 Sqft
UNIT-C	8	1250 Sqft	679 Sqft
UNIT-C (2BHK)	8	1250 Sqft	950 Sqft

### **TOTAL PLOT AREA**

**1402000 Sqft**

Total Coverage Area

72000 Sqft

Covered Area

44265 Sqft

*(For Plots)*

Total Covered Area

52565 Sqft

Total Green Area

41235 Sqft



*Where Every Path Leads to Peace*

# INTERIOR STYLING CONCEPTS



The living area features elegant seating with a modern pantry, blending comfort, luxury, and functionality.



The bedroom overlooks a lush green backyard, creating a calm and refreshing retreat.

*Redefining Tropical Getaways in Corbett*

# INTERIOR STYLING CONCEPTS



The open washroom concept blends tropical serenity with modern luxury for a spa-like experience inside your own private villa.



The open plunge pool is surrounded by lush tropical plantations, creating a private oasis of peace and relaxation.

*Live Amidst Water. Wilderness & Wellness.*



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