



RERA NO : UKREP08250000669  
 DATE : 19 AUGUST, 2025  
 WEBSITE : WWW.UKRERA.UK.GOV.IN  
 COLLECTION A/C DETAILS : UMESH KUMAR COLLECTION A/C FOR CORBETT COUNTY  
 BANK NAME : ICICI BANK, A/C NO : 77705159901, IFSC CODE : ICIC0001599

Where Wilderness Meets Luxury

# CORBETT COUNTY



**CORBETT COUNTY**  
 NATURE'S SELECT RESIDENCES

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# Welcome to the Natural Haven of Corbett County

At Corbett County, every morning begins cleaner, every moment feels lighter, and nature surrounds you with quiet luxury—designed for families who value peace and purity.





## India's Leading Second Home Developer

Belvoir Realty is India's leading name in second-home development. We believe second homes are no longer just lifestyle retreats but long-term assets that offer wellness, peace, and strong appreciation.

Our flagship project, Corbett County, perfectly reflects this vision. Set in a pollution-free, lush green environment in the heart of Jim Corbett, it offers a resort-style living experience that blends meaningful lifestyle with a smart investment opportunity.



# Effortless Accessibility

Corbett County sits where calm meets convenience—close to everything you need, yet wrapped in nature so pure that the world feels near, but the noise feels far.



Garjiya Devi Temple  
45 mins



Shri Hanuman Dham  
10 mins



Dhangarhi Gate  
45 mins



Sitabani Temple  
45 mins



Corbett Waterfalls  
15 mins



Nainital  
1.5 hrs



Haldwani  
60 mins



Kainchi Dham  
2 hrs



Bhimtal  
2 hrs



# 18 Acre Master-planned Community



## 5-Star Multinational Resort

An upcoming world-class hospitality destination managed by the prestigious Best Western Premier chain, featuring luxury amenities like a sparkling swimming pool, grand banquet hall, and elegant cottages for an unmatched vacation lifestyle.

## Sylvian Park : The Active Zone

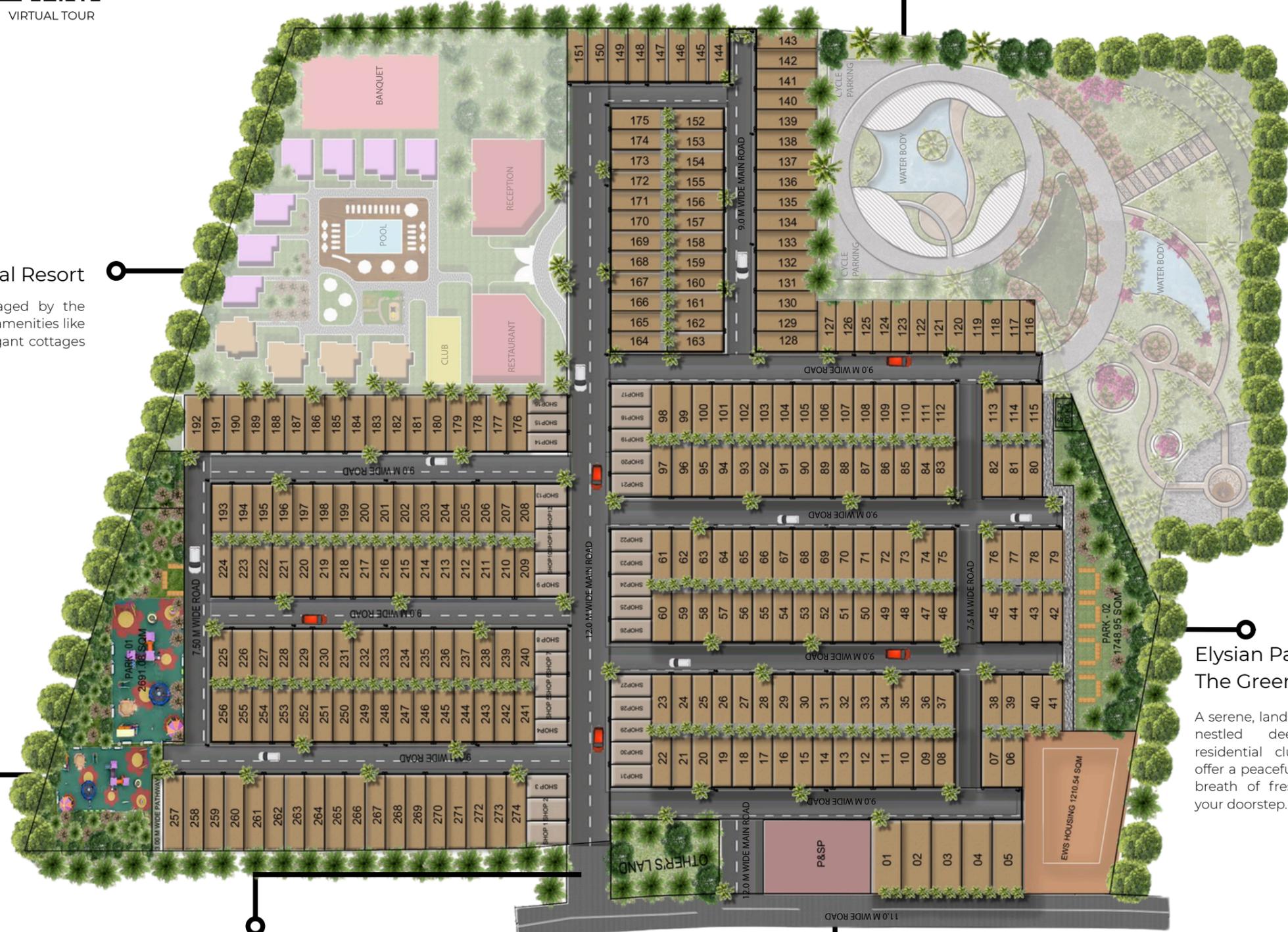
A vibrant, family-centric recreational zone featuring a dedicated kids' play area with colorful equipment, ensuring a safe and energetic environment for children to explore and socialize.

## The Grand Entrance

An elegant, secure entrance gate that sets the tone for a refined and welcoming arrival.

## The Community Orchard\*

Experience a large, nature-filled orchard with a water body and trails. It's the perfect spot to enjoy fresh air while running or strolling.



## Elysian Park : The Green Retreat

A serene, landscaped green pocket nestled deeply within the residential clusters, designed to offer a peaceful visual retreat and a breath of fresh air right outside your doorstep.

## The Clubhouse

An exclusive community hub situated adjacent to the resort precinct, serving as the premier destination for resident gatherings, indoor leisure, and fostering a tight-knit neighborhood spirit.



Spa



Gym



Yoga Studio



Swimming Pool



Banquet



Restaurant



Gazebo



Celebration Hall



Live Shows



Cultural Space



Karaoke



Gaming Zone



Play Area



Tennis Court



Cycle Track



Senior Zone

Premium Clubhouse  
50+ Amenities for All

# Wellness Retreat



Spa



Swimming Pool



Gym



Yoga Studio

A thoughtfully curated wellness retreat offering a complete mind-body rejuvenation experience. Indulge in calming spa therapies, practice mindfulness in the serene yoga studio, unwind by the refreshing swimming pool, or energize yourself at the fully equipped gym—each space designed to promote balance, relaxation, and holistic well-being in a tranquil, nature-inspired setting.



# Community Networking



A vibrant community networking ecosystem designed to bring people together through shared experiences. Enjoy curated dining at the restaurant, meaningful conversations in the social spaces, and grand gatherings at the banquet hall. From engaging live shows to intimate interactions, every space encourages connection, collaboration, and memorable moments.



# Family Centric



Gaming Zone



Celebration Hall



Kids Play Area



Senior Zone

A thoughtfully planned family-centric environment where every generation feels at home. From an engaging gaming zone and a safe, joyful kids' play area to a peaceful senior zone and a versatile celebration hall, each space is designed to create lasting memories, encourage togetherness, and celebrate life's special moments as one family.



## Luxury Comes to Jim Corbett



-  Global hospitality brand trust
-  Higher rentals, stronger demand
-  Enhanced long-term asset value
-  Hassle-free lease-back option



# Sylvian Villas

The Villa design envisions a harmonious fusion of contemporary urban living with nature, where architecture becomes a mediator between privacy, light, and openness.



# Elysian Villas

The Phase-2 Villas reinterprets the idea of townhouse living through a lens of warm minimalism, creating spaces that breathe, adapt, and connect inhabitants to their surroundings.



Best Western Villas

Experience unmatched luxury and comfort at Best Western Villas, where every corner is thoughtfully crafted. Elegance meets modern living, offering you a lifestyle of serenity and sophistication.

\*artistic impression\*

# Living Area

Villa Configuration

Step into a living room that effortlessly commands attention, filled with abundant natural light. A sculptural floating staircase stands as a statement piece, adding an artistic edge to the space. Expansive glass panels open up to verdant greenery, blurring the lines between indoors and outdoors. Finished with a Smart TV, premium lighting, and a 1.5-ton air conditioner for year-round comfort, this living area embodies contemporary luxury at its finest.



# Living Area

Villa Configuration

Experience a living room designed for warmth, comfort, and refined aesthetics. Fully furnished with premium sofas, elegant side tables, a thoughtfully positioned dining area, and all lights and fans installed, the space is truly move-in ready. A 1.5-ton air conditioner ensures year-round comfort, while the lounge is crafted for the perfect movie night, offering a cozy, theatre-style ambiance with plush seating and soft cove lighting—ideal for unwinding and entertainment.



# Kitchen & Dining

Villa Configuration

The kitchen and dining area are thoughtfully designed for effortless everyday living. A fully equipped modular kitchen features a premium chimney and induction setup for seamless, efficient cooking, while an electric kettle adds convenience for quick beverages and light prep. Adjacent to the kitchen, a 4-seater dining table offers a warm and elegant setting for shared meals and meaningful conversations, making this space both highly functional and inviting.



# Bedroom 1

Villa Configuration

The bedroom is envisioned as a serene retreat, featuring a king-size bed with coordinated side tables and a soothing neutral palette that lends a soft, bohemian charm. Clean, contemporary lines are balanced with inviting details, including a dedicated window seat for quiet moments and a subtle arched element that adds elegance. Designed for everyday comfort, the room is equipped with a Smart TV for relaxed viewing and a 1.5-ton air conditioner to ensure a pleasant climate year-round. All bathrooms come fitted with geysers, offering warm, convenient showers—bringing together modern functionality and a sense of effortless comfort in a personal sanctuary.



# Bedroom 2

Villa Configuration

This bedroom is thoughtfully designed to create a sense of calm, featuring a queen-size bed with a sleek side table offers effortless comfort, complemented by a ceiling fan finished in warm wood tones for a touch of elegance. A 1.5-ton air conditioner ensures comfort, while thoughtfully integrated window seating enhances both form and function, creating a cozy nook to relax, read, or enjoy quiet moments in natural light.



# Terrace

Villa Configuration

The terrace transforms into an elevated leisure zone, featuring a private jacuzzi that lets you unwind beneath the open sky. A dedicated barbecue station adds the perfect touch for hosting cozy grill nights or weekend gatherings. With soft ambient lighting and open lounge space, this rooftop retreat blends relaxation and entertainment, offering a resort-style experience right at home.

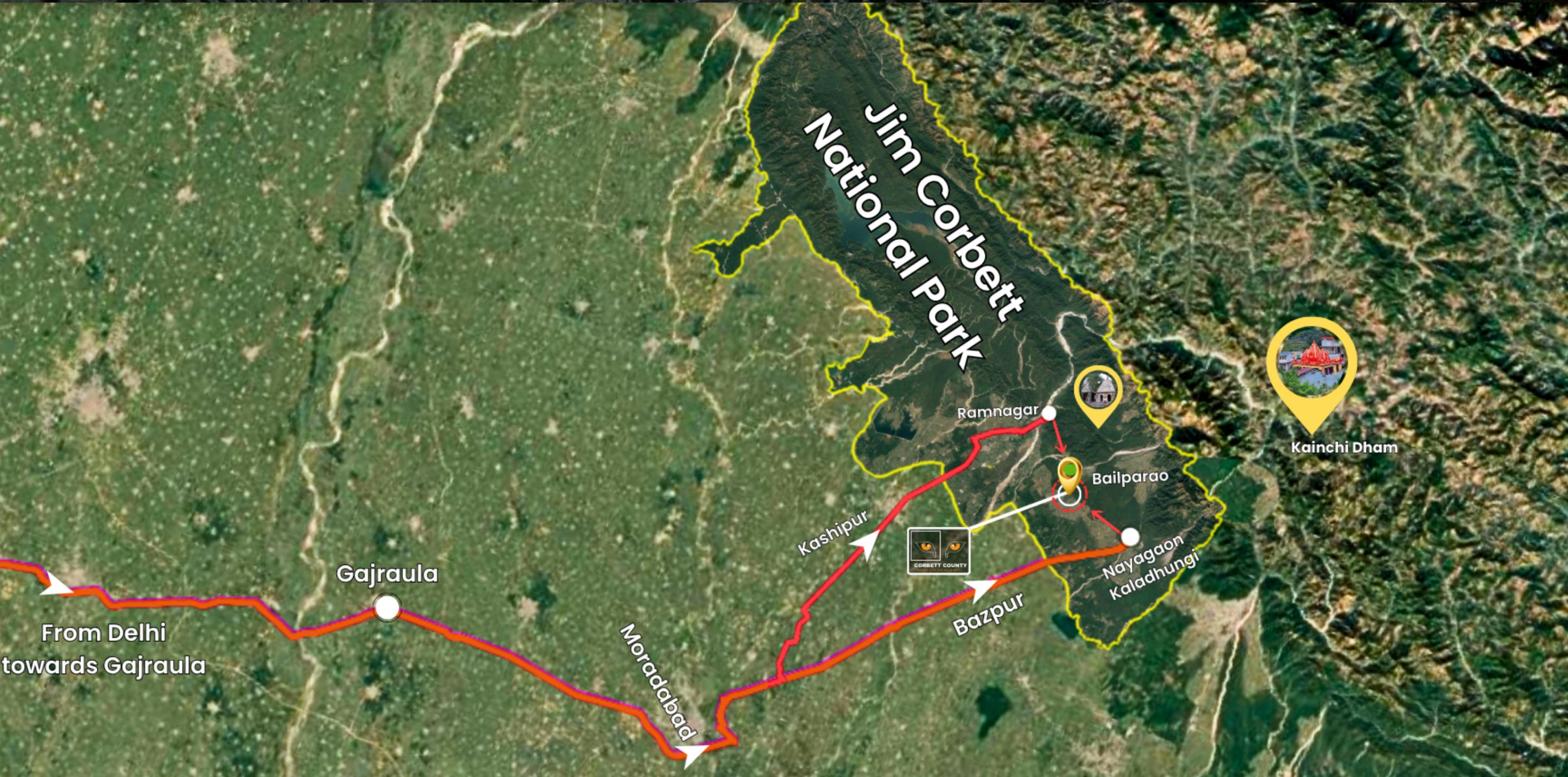


# In The Heart of Jim Corbett

Uttarakhand's Best Investment Hotspot

## PERFECT CONNECTIVITY

5 min from State Highway | 1hr 30 min from Pantnagar Airport | 15 min from Ramnagar Station  
60 min from Haldwani Financial Hub | 30 min from Kaladhungi  
10 min from Barati Waterfall | 15 min from Corbett Waterfall



# Jim Corbett National Park

Gajraula

From Delhi towards Gajraula

Moradabad

Kashipur

Bazpur

Ramnagar

Bailparao

Nayagaon Kaladhungi

Kainchi Dham



# Uttarakhand

is experiencing one of its highest surges in land appreciation



# 6

## Reasons to Invest in Corbett County



### HIGH APPRECIATION POTENTIAL

Invest in a prime location poised for rapid growth, ensuring your property value rises significantly over time.



### SYSTEMATIC TIMELY RETURNS

Benefit from a structured investment approach that enables you to earn consistent monthly rental income with dependable returns.



### POLLUTION FREE LIVING

Escape the city smog and breathe the purest air in a serene environment surrounded by untouched nature.



### 5 STAR RESORT COMMUNITY

Live the vacation life every day with exclusive access to premium amenities and world-class hospitality right at your doorstep.



### 24\*7 SECURITY

Rest easy knowing your family and home are always protected by round-the-clock safety measures in a secure, gated enclave.



### SUSTAINABLE LIVING

Embrace an eco-friendly lifestyle in a community thoughtfully designed to coexist harmoniously with the natural world.

# Corbett County

## Tourism and Hospitality

Heading towards a new era of rapid growth.

Corbett County in Jim Corbett is a leading eco-tourism destination, celebrated for its wildlife, tiger reserve, and year-round tourist demand. With around **365,000 visitors in 2023-24**, rising tourism revenues, and increasing foreign footfall, the region shows strong growth momentum. Its easy access from Delhi and expanding hospitality ecosystem make it attractive for both lifestyle living and income-driven investments.

### WORKCATION TREND

With improving connectivity and rising demand for nature-centric long stays, professionals are increasingly choosing Corbett County for extended vacations, remote working, and wellness retreats.

### 40% PRICE SURGE

Property values near Jim Corbett have shown significant appreciation in recent years. Land prices have reportedly increased approximately 40% over the last 5 years due to rising investor interest and limited supply near protected areas.

### FASTEST-GROWING MARKET

Jim Corbett's real estate market is emerging rapidly, driven by consistent tourist volumes and demand for weekend homes, villas, and managed rentals. Compared with many traditional leisure markets, Corbett offers a unique combination of wildlife appeal and steady visitor footfall.

### 9% RENTAL YIELD

Studies and market reports suggest that hospitality-oriented properties (resorts, cottages, villas) in Jim Corbett can generate annual rental yields in the range of 9-15%, depending on location, property type, and management.

Number of tourists visiting **Jim Corbett National Park** are expected to increase **3X** by 2030.

