

GARG RESIDENCY'S PRESENTS

SUKKOON

THE LUXURY PROJECT IN MOUNTAINS

— PANGOT, UTTARAKHAND —

FULLY FURNISHED LUXURY VILLA COTTAGE



G A R G
RESIDENCY PVT LTD.

SUKKOON

FULLY FURNISHED LUXURY VILLA COTTAGE

Garg Residency is thrilled to announce its latest development project in Pangot, Uttarakhand - a collection of 23 luxury independent cottages featuring fully furnished luxury villa cottage. Nestled amidst the serene beauty of Uttarakhand's picturesque landscapes, this project aims to provide residents with an enchanting getaway experience.

Each cottage has been thoughtfully designed to provide a luxurious and cozy living space while harmonizing with the natural surroundings.



G A R G
RESIDENCY PVT LTD.

Pangot

Located in the scenic village of Pangot, which is renowned for its lush greenery and breathtaking views of the Himalayan range, these cottages offer a perfect blend of modern comfort and rustic charm. Each cottage has been thoughtfully designed to provide a luxurious and cozy living space while harmonizing with the natural surroundings.



G A R G
RESIDENCY PVT LTD.

Proximity



10 mins
BIRD SANCTUARY



30 mins
NAINITAL LAKE




40 mins
JIM CORBETT
(in future)



Connected to
NEEM KAROLI BABA
ASHRAM, NAINITAL

Well Connected to
DELHI - PANGOT 6 HOURS DRIVE, IN FUTURE 3.5 HOURS



Garg Residency takes
pride in providing a
luxurious and
comfortable lifestyle
for its guests at
Sukoon



As you gaze out through the floor to ceiling glass windows, you are greeted with panoramic vistas of the **Himalayan range.**

These cottages offer residents the opportunity to connect intimately with nature's beauty right from the comfort of their own homes.

During the different seasons, the view transforms, offering a new and unique experience each time.

A dark, atmospheric landscape of a mountain valley. The scene is dominated by steep, forested slopes and jagged mountain peaks under a heavy, overcast sky. The lighting is low, creating a moody and somewhat somber atmosphere. In the lower-left foreground, a small cluster of buildings with brown roofs is visible, nestled in the valley. The word "Amenities" is overlaid in the center in a large, white, serif font.

Amenities



Panoramic View Cottage

Private Jacuzzi



Personal Bonfire



Spa & Massage



Sauna & Steam Bath



Amenities & Features

Garg Residency's cottage project in Pangot offers an array of amenities and features to enhance the living experience. Some of the key highlights include:



Jogging
Track



Children's
Play Area



24/7
Security



Parking
Facilities



High Speed
Internet



Badminton
Court



Restaurant



Power
Backup

Explore the Best of Nature at Bird Sanctuary



Unveil the Breathtaking Beauty of Local Gem



Kilbury Bird
Sanctuary



China Peak
Trek



Kunjkharak Forest
Rest House



Waterfall
Trek



Brahmasthanali
Trek

Play, Dream, & Enjoy the Snowfall



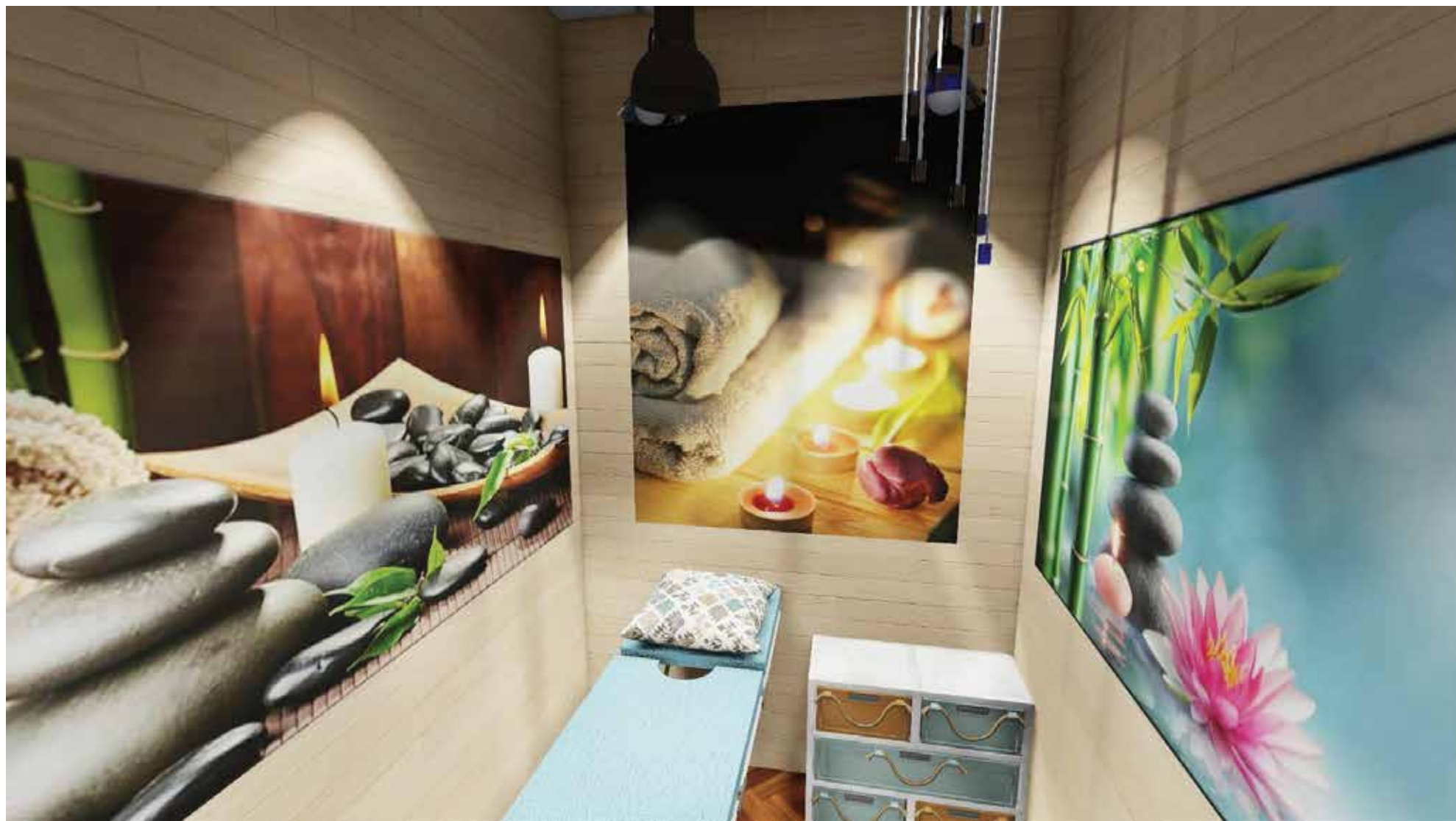
A dark, atmospheric landscape of a mountain valley. The scene is dominated by deep green and black tones, suggesting a dense forest or a misty, overcast day. In the foreground, a small cluster of buildings with brown roofs is visible, nestled in a valley. The background features jagged mountain peaks and ridges, some partially obscured by mist or low clouds. The overall mood is somber and mysterious.

Admin Block











A dark, atmospheric photograph of a mountain valley. The scene is dominated by dense green foliage and steep, forested slopes. In the lower-left corner, a small cluster of buildings, likely a village or farmstead, is visible. The overall mood is serene and somewhat mysterious due to the low light and misty atmosphere. The text 'Studio Cottage Layout' is overlaid in a white, elegant serif font, centered in the upper half of the image.

Studio Cottage Layout



Studio Cottage

SIZE - 60 SQ. YD.



FLOOR PLAN







Premium Cottage Layout



2 BHK Premium Cottage

SIZE - 120 SQ. YD.



GROUND FLOOR

2 BHK Premium Cottage

SIZE - 120 SQ. YD.



FIRST FLOOR

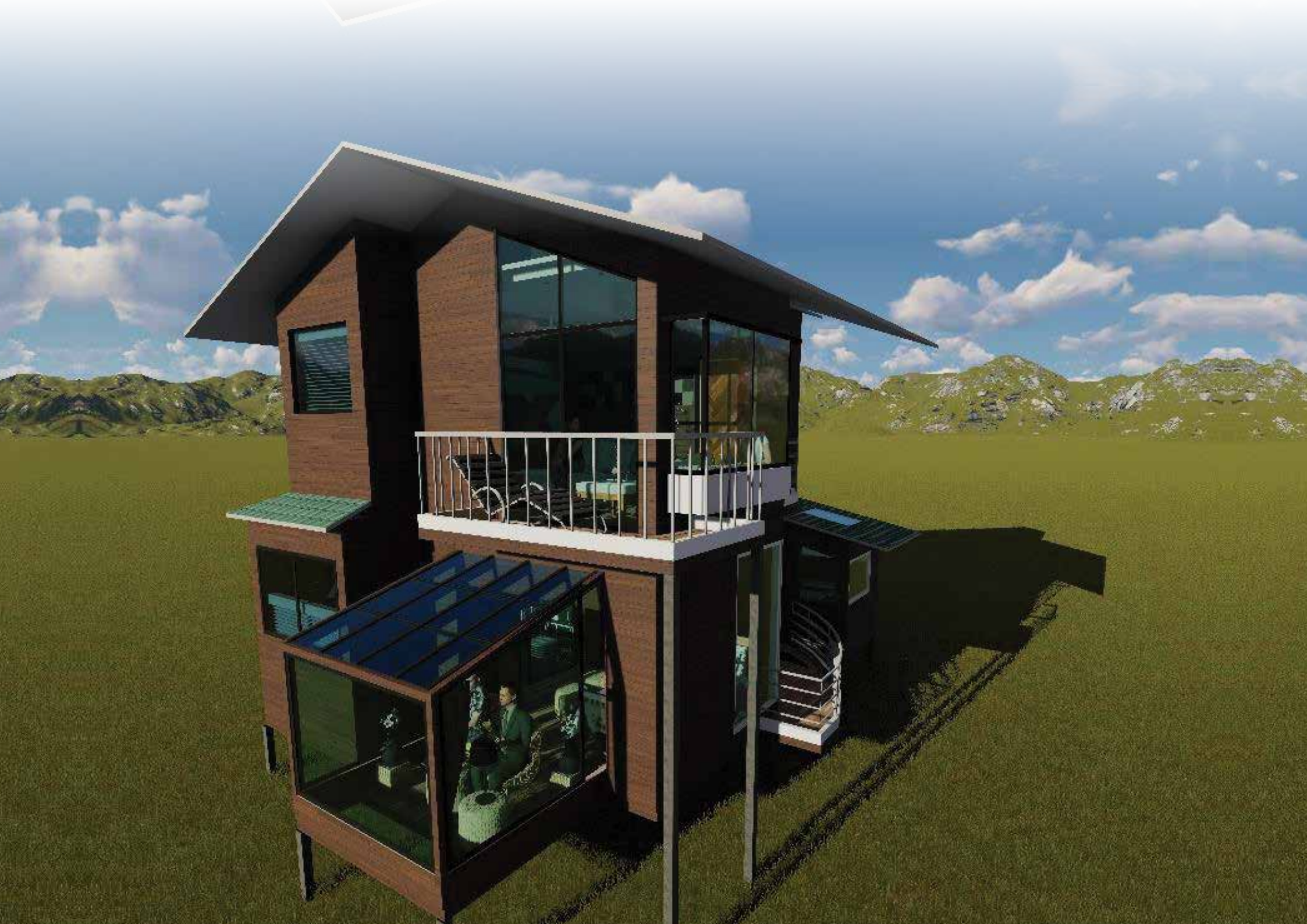






The background is a dark, atmospheric photograph of a mountain valley. The scene is dominated by dense, lush green foliage covering the steep slopes of the mountains. In the lower-left corner, a small, rustic building with a brown roof is visible, partially obscured by the trees. The overall lighting is dim, creating a moody and serene atmosphere. The text is overlaid in a white, elegant serif font.

Executive Cottage Layout



3 BHK Executive Cottage

SIZE - 150 SQ. YD.



GROUND FLOOR

3 BHK Executive Cottage

SIZE - 150 SQ. YD.



FIRST FLOOR







Payment Plan

UNIT ALLOTMENT ON FIRST COME FIRST SERVE BASIS

Flexible Payment Plan

30:30:30:10

Construction-Linked Plan (CLP)

90:10

(Special Discount on this Payment Plan)

EXPECTED POSSESSION MARCH 2026

Booking amount 5 lacs* only

Revenue & Profits

9 YEARS LEASE AGREEMENT

70:30

Profit Sharing

The background is a dark, atmospheric photograph of a mountain valley. The mountains are covered in dense green vegetation, and the sky is a deep, dark green. In the lower-left corner, a small cluster of buildings with brown roofs is visible, suggesting a village or settlement. The overall mood is serene and natural.

Site Layout Plan



LEGEND

- SC - STUDIO COTTAGE
- PC - PREMIUM COTTAGE
- EC - EXECUTIVE COTTAGE













A dark, atmospheric photograph of a mountain valley. The scene is dominated by steep, forested slopes and jagged mountain peaks in the distance. The lighting is low, creating a moody and somewhat somber atmosphere. In the lower-left foreground, a small cluster of buildings with brown roofs is visible, nestled in the valley. The word "Location" is overlaid in the center in a large, white, serif font.

Location

SUKKOON



Kainchi Dham - Neem
Karoli Baba Ashram
4.8 ★★★★★ (30,695)
Hindu temple
Open · Closes 6:30 pm

Nearly Connected



Jim Corbett National
Park
4.4 ★★★★★ (25,209)
National park

40 mins away



Nainital
Uttarakhand

[View details](#)

40 mins away

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BUY YOUR DREAM HOME ON THE HILLS & RETURNS AS WELL



*For more detail please visit : www.gargresidency.com