



# Fully Furnished Studio Apartments

Near Neelkanth Temple, Rishikesh



RERA No. UKREP10240000584

# What is Willow Estates?

Willow Estates Rishikesh is a premium, RERA-approved resort-themed gated township spread across 8.6 acres of scenic Himalayan landscape, located approximately 20 km from Rishikesh on the route to Neelkanth Mahadev Temple. It offers fully furnished studio apartments of 555 sq. ft., complete with world-class amenities such as a swimming pool, 4-star clubhouse, yoga and wellness center, and star gazing decks. Designed as both a luxury holiday home and a smart investment opportunity, the project promises strong rental returns in one of India's most visited spiritual destinations.

# Why Invest In Willow Estates

Tourism + Wellness Hub – Near Patanjali Wellness Centre & nature retreats

Peaceful Natural Environment – Surrounded by hills, waterfalls & greenery

Strong Rental Income Potential – Ideal for short stays, holiday rentals & Airbnb

Excellent Connectivity – Easy access to Rishikesh, Haridwar, Airport & Railway Station

Perfect for Holiday Home & Passive Income – Dual benefit (personal use + rental)

## 1. Proximity to Spiritual Destinations:

- Just a short drive from the renowned Neelkanth Temple, a significant pilgrimage site.
- Close to the Patanjali Wellness Centre, offering holistic health and wellness services.

## 2. Access to Recreational Hotspots:

- Located near popular camps and resorts, including the luxurious Anand One, ideal for weekend getaways.
- Laxman Jhula is only a 35-minute drive, offering iconic views and adventure activities.

## 3. Natural Retreats Nearby:

- The serene Garud Chatti Waterfall is just 30 minutes away, perfect for nature lovers and trekkers.

## 4. Convenient Connectivity:

- Easy access to key spiritual, wellness, and recreational spots, making it an ideal location for both residents and visitors.

## LOCATION ADVANTAGES

- Near by Neelkanth Temple
- Near by Patanjali Wellness Centre
- Near to All famous camps and Resort like Anand one
- Laxman Jhula 35 minutes Drive.
- Garud Chatti water fall 30 minutes Drive.
- Natraj Chowk 45 minutes Drive
- Rishikesh Railway Station 45 minutes Drive
- Jolly Grant Airport, Dehradun 60 minutes Drive.
- Hari ki Pauri, Haridwar 60 minutes Drive.

# A Symphony of Amenities & Nature



Mountain Views



Nature Immersion



Resort-Style Living



Spiritual Proximity



Star Gazing Point



Hammocks in Woods



Trail & Rock Garden



Tree House



*Premium Roads*



*Leisure Spaces*



*Nature Trails*



*Mountain Views*



*Family Gardens*



*Sports Courts*

# ClubHouse



## A CLUBHOUSE PAR EXCELLENCE

Managed by a hospitality partner, the luxurious clubhouse at Willow Estate is a haven of leisure and recreation. Inside, state-of-the-art amenities and world-class surroundings provide a variety of indulgences.



CLUB HOUSE INTERIOR



CLUB HOUSE EXTERIOR



# Premium Plotted Township



# STUDIO APARTMENT DETAILS

RERA Approved Studio Apartments in Rishikesh



**1.5 Acres**

Land Parcel: 1.5 Acre development



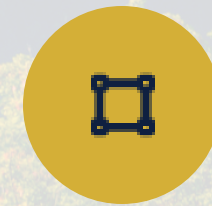
**Stilt+4**

Structure: Stilt + 4 floors



**52 Units**

Inventory: 52 premium studio units

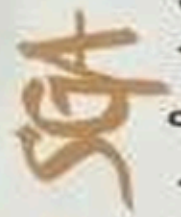


**555 sq.ft.**

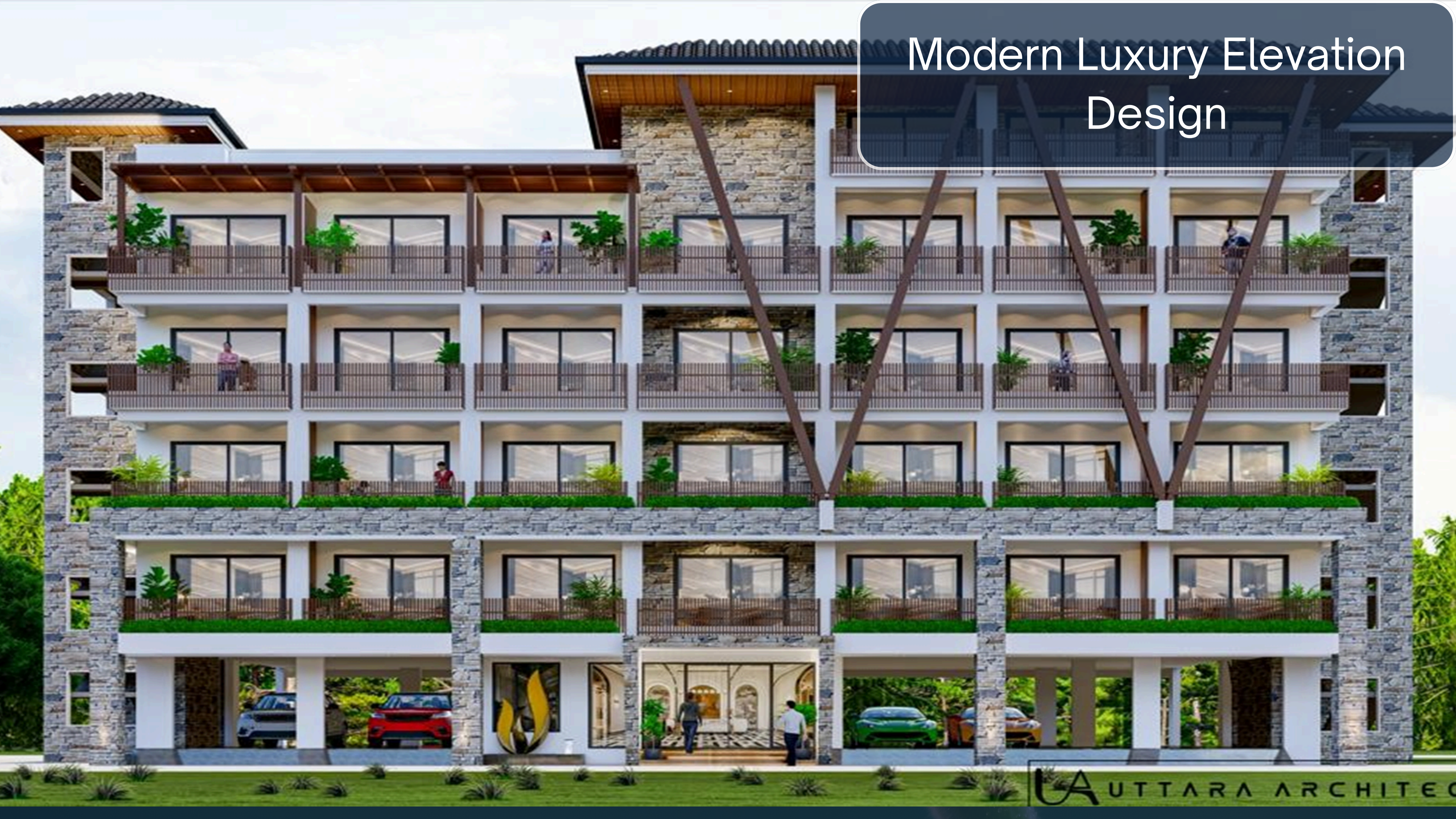
Unit Size: 555 sq.ft.



*Willow*  
**ESTATES**  
NATURE IS CALLING  
**JULEDI MASTER PLAN**  
**AT RISHIKESH**



# Modern Luxury Elevation Design



# Modern Luxury Elevation Design



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# STUDIO-FLOOR PLAN



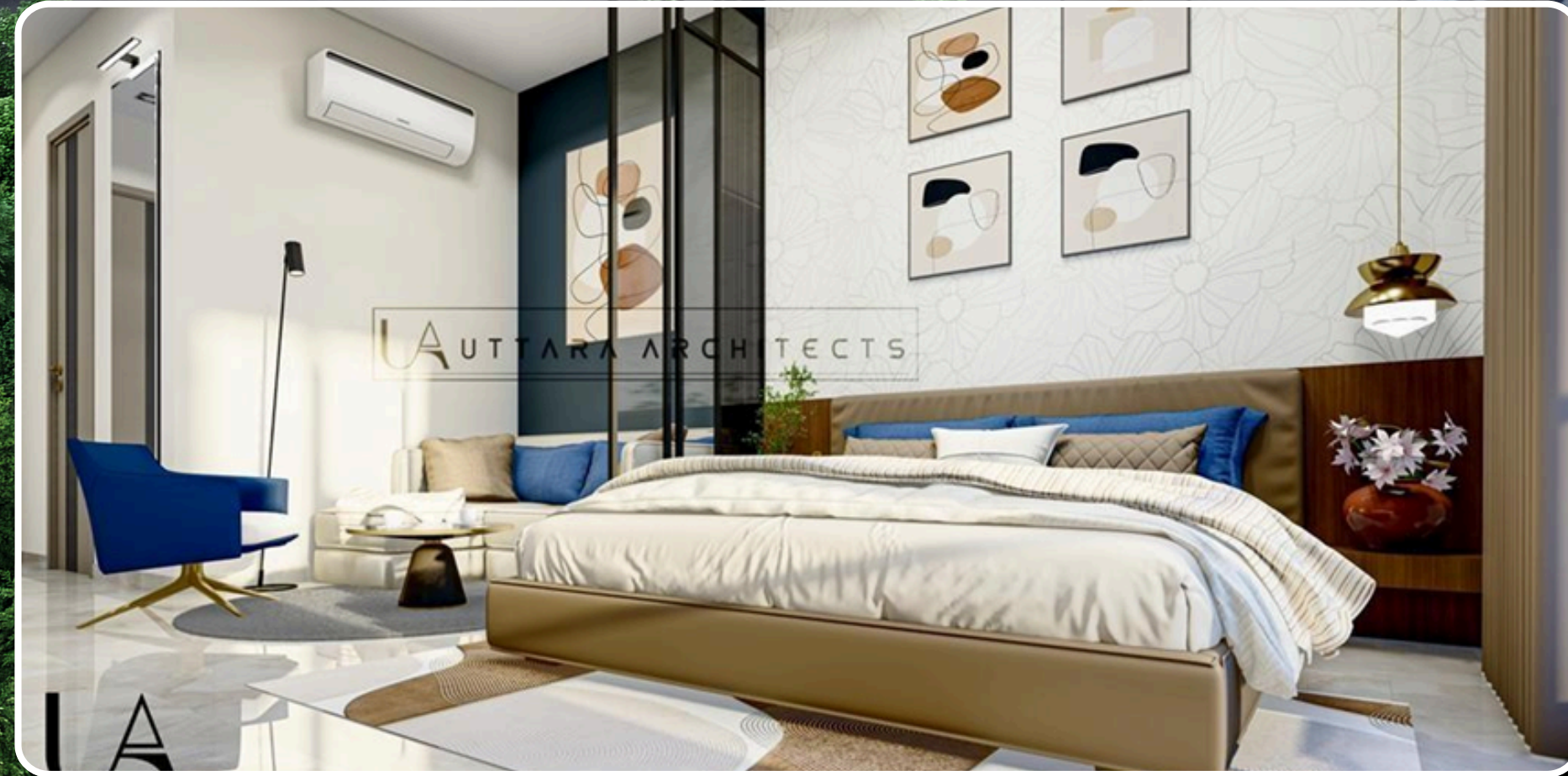
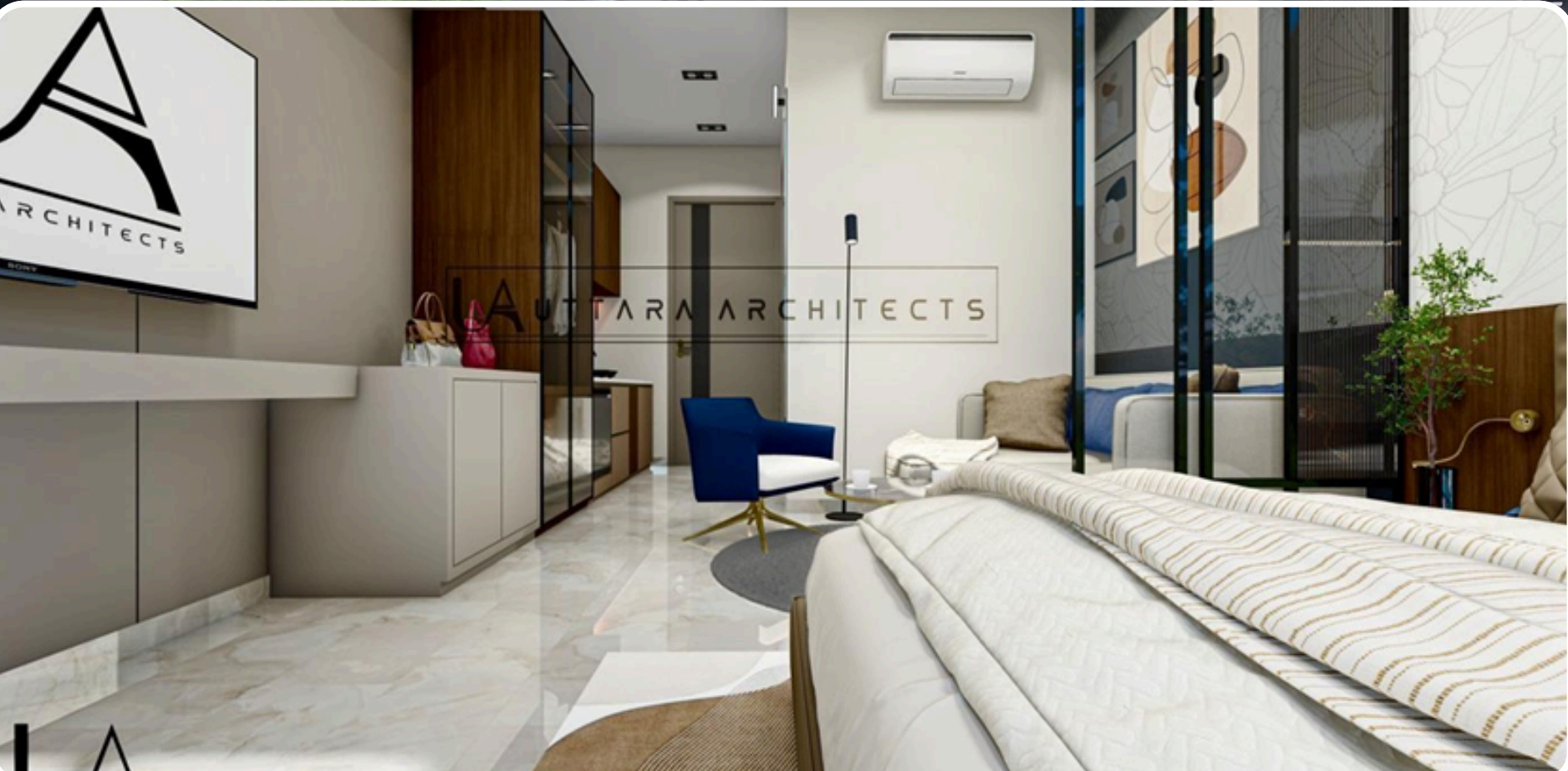
# STUDIO- LAYOUT



# STUDIO- LAYOUT



# Modern Luxury Interior Design



# On-Site Development Progress



# On-Site Development Progress



# STUDIO APARTMENT SPECIFICATIONS

• FLOORING	:	VITRIFIED TILES ACRYLIC EMULSION
• WALL	:	FALSECEILING WITH CONCEALED LIGHTING
• CEILING	:	UPVC WITH GLAZING
• EXTERNAL DOOR	:	FLUSH DOOR WITH VINNER
• INTERNAL DOOR	:	MODULAR WITH GRANITE TOP & SINK
• PANTRY	:	ANTISKID TILES, DESIGNER WALL TILES
• TOILET	:	BRANDED ISI MARK CP FITTINGS AND CHINAWARE
• SANITARY FITTINGS	:	ANTISKID TILES WITH RAILING
• BALCONY	;	VITRIFIED TILES FLLORING
• COMMON AREA	;	VITRIFIED TILES WITH STONE FASCIA 2 Nos. 13
• LIFT LOBBY	:	PASSENGER
• LIFT	:	STONEFLOORING WITH RAILING
• STAIRCASE	:	

## FURNITURES AND FIXTURES

- 1.KING SIZE BED WITH MATTRESS AND PILLOWS
- 2.BED SIDE TABLES
- 3.SOFA SET
- 4.CENTER TABLE
- 5.STUDY DESK WITH CHAIR
- 6.WARDROBE WITH LUGGAGE RACK
- 7.COFFEE TABLE
- 8.LED TV RUNNER
- 9.OUTDOOR FURNITURE IN BALCONY
- 10.AIR CONDITIONER
- 11.SMART LED TV 40”
- 12.CEILING FAN
- 13.CURTAIN WITH ROD

- 14.DESIGNER LIGHTS
- 15.UNDER COUNTER FRIDGE
- 16.CHIMNEY AND COOK TOP
- 17.STAINLESS STEEL SINK
- 18.GEYSER
- 19.EXHAUST FAN
- 20.WASH BASIN WITH VANITY
- 21.TOWEL RACK AND TOILET ACCESSORIES
- 22.ELECTRIC PRESS
- 23.ELECTRIC KETTEL
- 24.IRONING BOARD
- 25.ELECTRONIC SAFE
- 26.BASIC CROCKERY

# Price & Investment Opportunity



Special Offer

**Pre-launch offer**



Limited Availability

**First 25 customers**

## Starting Price

**₹9000** / sq.ft.

### Area References

Total Area	<b>555 sq.ft.</b>
Without Balcony	<b>321 sq.ft.</b>
With Balcony	<b>393 sq.ft.</b>

### Other Charges

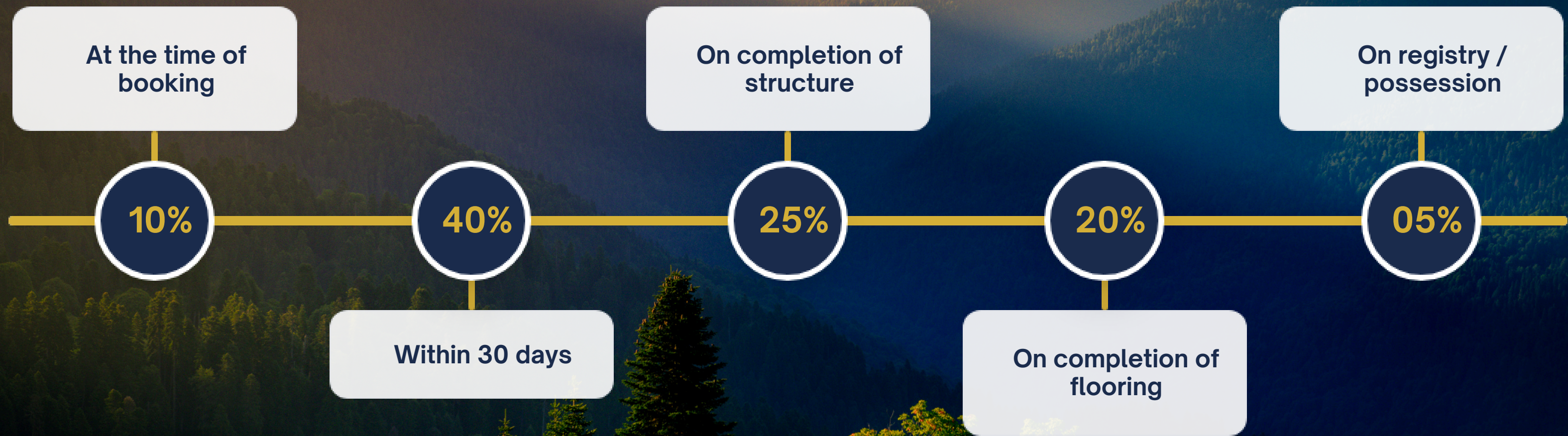
Club Membership ( <i>compulsory</i> )	<b>₹1,00,000</b>
Power Backup (2 Kva)	<b>₹60,000</b>
Dual Meter Charges	<b>₹25,000</b>

### Location Charges

Prime Location Charges (PLC) **View PLC ₹500 / sq.ft.**

 *Notes: Registration & stamp duty extra*

# Payment Plan



✓ *Easy milestone-based payment*

# Account Details

CHEQUE IN FAVOUR OF - DEMIURGE VENAND CONP L  
COLLECTION ACCOUNT

BANK NAME - HDFC BANK

ACCOUNT NUMBER - 99999278250103

IFSC CODE - HDFC0000893



❖ **SITE ADDRESS:**

**Yamkeshwar Block, Village-Juledi,  
Dist. Pauri Garhwal, Near  
Neelkanth Temple, Rishikesh**



# Thank You

[www.willowestatesrishikesh.com](http://www.willowestatesrishikesh.com)



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