AFS-BH25008

Luxe

Bhimtal, Uttarakhand, India

3 BHK | 3 Baths | 9 Guests



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USPs

AFS Villas

- Barbecue Grill
- Bonfire
- Pet Friendly

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Description



Tucked away in the serene hills of Bhimtal, this distinctive three-bedroom villa features a rare octagonal design that ensures every room opens to expansive balconies with sweeping valley views. The warm interiors are highlighted by a cozy fireplace, a striking wooden staircase, and seamless indoor-outdoor living spaces bathed in abundant natural light. Outdoors, the estate offers a large, lush lawn, a dedicated bar setup, and an open-air projector for magical movie nights under the stars. Guests can enjoy authentic home-style meals prepared by a local cook while remaining conveniently close to spiritual retreats like Neem Karoli Baba’s Kainchi Dham and the scenic beauty of Nainital. With ample parking and multiple entry points, this villa promises a peaceful, private, and highly accessible mountain escape for families and friends. It is a one-of-a-kind architectural sanctuary designed for those who appreciate both refined style and the raw tranquillity of the Himalayas.

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Amenities



- Alcohol Allowed in Room
- Basic Toiletries (Soap, Shampoo, etc.)
- CCTV / Security Surveillance
- Chauffeur / Driver Service
- Children Friendly
- Elder / Senior Citizen Friendly
- Heater / Electric Blanket
- High-Speed Wi-Fi / Internet
- Lawn / Garden / Terrace
- Microwave
- On-site Caretaker
- Refrigerator
- Secured Parking / Valet Parking
- Smoking Allowed
- Staff Accommodation / Maid Stay
- Towels and Linens
- TV in Room / Bedroom
- Yoga Equipment / Meditation Room

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Gallery





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Meals & Dining



Meals at Villa are prepared by an on-call chef, offering freshly cooked dining experiences at your convenience. Guests are requested to share any special requirements at least 72 hours in advance. Meals can be enjoyed at flexible timings and venues within the villa. Please note that charges are separate unless specified in the booking, with additional costs for off-menu or imported items.

Nearby Locations

Pantnagar Airport	57.9 km
Kathgodam Railway Station	24.5 km
Nainital Bus Stand	22.8 km
Kainchi Dham	20.1 km
Bhimtal Lake	4.5 km

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Terms & Conditions

- The road leading up to the homestay may not be concrete.
- Guests are not allowed to access the kitchen except for infants with prior permission.
- Smoking is allowed only in the exterior areas of the villa.
- Alcohol consumption is allowed in designated areas and within limits.
- Do not carry food or drinks in and around the pool area.
- Guests are urged to wear swimming attire and shower before entering the pool.
- Children should always be supervised while in or around the pool.
- Playing with hard balls or objects in the yard is not allowed as it might damage glass walls and property.
- Please be mindful and keep noise to a minimum after 10 PM.
- Loud music and late-night revelry are not permitted.
- Guests cannot invite other guests or day visitors during their stay.
- When golfers are at the course, guests are advised not to make loud noise and must maintain golfing etiquette.
- Walking along the golf course path is allowed only during the stipulated time frame.
- Trespassing into the golf course during playtime and jumping off the black railing is strictly prohibited.
- CCTV cameras are installed in common and exterior areas for guest safety.
- All mobile networks work fairly well here.
- Complimentary Wi-Fi is available; network is subject to availability.
- We do not provide or supply any music or audio systems at the property.

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Terms & Conditions

- Guests are requested to treat the home and its belongings with care.
- Guests are responsible for their personal valuables; management is not liable for loss, theft, or damage.
- Illegal activities, including carrying or consuming drugs/narcotics and firearms/weapons, are strictly prohibited.
- Smoking inside villa rooms is not permitted.
- Guests must carry valid government-approved photo ID proof with address (Aadhar Card, Driving License, or Passport).
- Management reserves the right to refuse booking or request guests to leave in case of inappropriate behaviour or violation of house rules.
- Hosting of events, celebrations, or ceremonies (weddings, pre-weddings, milestones, etc.) requires prior permission from management.
- Additional venue charges, deposits, and event-related fees may apply for special occasions.
- We will assist guests in obtaining necessary compliances for hosting approved events.
- Guests are requested to avoid stepping out or making loud noises after dark for their safety.
- In case of a special event, details must be informed at the time of booking.
- Management reserves the right to report any illegal activity to local authorities.
- Security deposit: ₹5,000 per room (may vary by villa; confirm before booking with the team).

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AFS
Villas

Get In Touch

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