AFS-NA25012

Luxe

Nainital, Uttarakhand, India

4 BHK | 4 Baths | 11 Guests



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USPs

 Barbecue Grill

 Bonfire

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Description



This grand 4-bedroom stone-crafted villa offers a perfect blend of European architectural charm and modern comfort, featuring uninterrupted views of Naini Lake from every bedroom. Perched just minutes from Mall Road yet away from the crowds, the multi-level layout includes elegant drawing rooms, a bar lounge, and a luxurious master suite with a private deck. Every corner of the home, from the spacious dining areas to the wide parking and staff quarters, is designed for an intimate and seamless Nainital experience. Its prime location—35 km from Kathgodam and 50 km from Pantnagar Airport—ensures the estate is easily accessible while remaining a private and peaceful sanctuary. Whether you are relaxing in the stone-walled interiors or soaking in the serene lake beauty from your balcony, this villa promises an unforgettable mountain retreat. It is the ultimate destination for families and groups seeking sophisticated design in the heart of the hills.

Amenities



- Air-conditioning (Bedroom & Living Room)
- Basic Toiletries (Soap, Shampoo, etc.)
- CCTV / Security Surveillance
- Chauffeur / Driver Service
- Children Friendly
- Coffee Machine / Kettle
- Heater / Electric Blanket
- High-Speed Wi-Fi / Internet
- Microwave
- On-site Caretaker
- Secured Parking / Valet Parking
- Staff Accommodation / Maid Stay
- Towels and Linens

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Gallery





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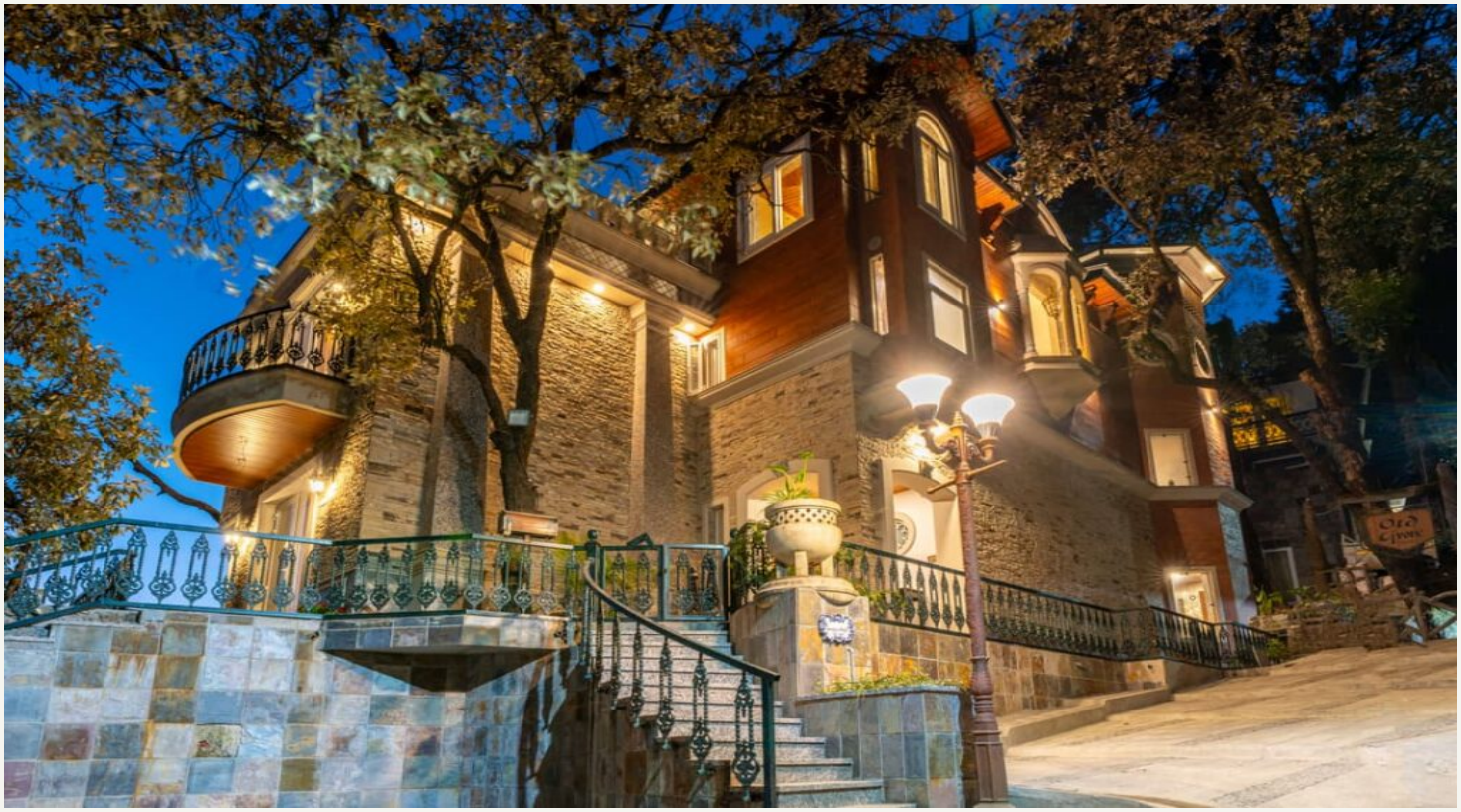




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Meals & Dining



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	71.6 km
Kathgodam Railway Station	38.2 km
Nainital Bus Stand	3.8 km
Bhimtal Lake	24.2 km
Naini Lake	3.6 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

AFS Villas

- 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).

AFS
Villas

Get In Touch

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