



LUXURY LIVING AMIDST NATURE – KUMBHALGARH

www.kumbhalmysticvillas.com

INTRODUCTION

Kumbhal Mystic Villas,
Independent 9000 Sqft Duplex Villas
set in the serene hills of Kumbhalgarh. Designed with a modern rustic theme,
these villas combine natural materials with contemporary
comfort to create a peaceful, premium lifestyle.

A PRIVATE SANCTUARY CRAFTED FOR TIMELESS LIVING



LOCATION HIGHLIGHTS

WHERE RUSTIC CHARM MEETS

MODERN LUXURY IN KUMBHALGARH.

- ★ Located near the National Highway of Nathdwara. (90 meters only)
- ★ 16 km from Kumbhalgarh Fort (UNESCO World Heritage Site)
- ★ 27 km from Nathdwara Temple (World-famous pilgrimage)
- ★ Easy road connectivity & government-approved approach road.
- ★ Close to major tourist attractions in Rajasthan.
- ★ In Kumbhalgarh, wellness begins with the air you breathe—crisp, clean, and naturally healing.



WHY KUMBHALGARH



Kumbhalgarh is more than a destination—it's a refined lifestyle. Renowned for its iconic fort walls, among the longest in the world after the Great Wall of China, along with its rich wildlife and tranquil landscapes, it offers an exceptional setting to create your dream farmhouse.

- ★ Kumbhalgarh is famous for its massive fort with the world's second-longest continuous wall.
- ★ Kumbhalgarh Fort – UNESCO World Heritage Site
- ★ Upcoming Kumbhalgarh Tiger Reserve Project.
- ★ One of Rajasthan's top tourist destinations.
- ★ Known for natural beauty, heritage, and wildlife.
- ★ Growing hospitality & tourism sector.



VILLA SPECIFICATIONS

- ★ 9000 Sqft (Independent Villa)
- ★ Luxury Duplex Villa (G+1)
- ★ Modern Rustic Architecture
- ★ Gated Villa property
- ★ Well-planned bedrooms with attached bathrooms
- ★ Private Swimming Pool
- ★ Nature-facing villa with scenic views
- ★ Peaceful & low-density living environment
- ★ Perfect for holiday home / investment
- ★ Kumbhalgarh Aravalli hills & forest views
- ★ Peace, Secure & Premium Lifestyle

LUXURY,
PRIVACY,
AND
PERFECTION —
ALL IN ONE EXCLUSIVE
VILLA EXPERIENCE.



MASTER PLAN

In the majestic landscape of Kumbhalgarh rises a lifestyle destination defined by royal elegance and modern sophistication—where every detail reflects timeless luxury.

GROUND FLOOR



FIRST FLOOR



DESIGNED
FOR CALM,
BUILT FOR LUXURY.

Disclaimer: Images are for illustrative purposes only. Final design, layout, and specifications may vary.

INVESTMENT POTENTIAL

- ★ High potential for luxury villa rentals.
- ★ Increasing demand for weekend homes & resorts.
- ★ Excellent appreciation prospects due to location.
- ★ Ideal for both personal use & income Generation.
- ★ Limited supply ensures exclusivity & Value growth.

WAKE UP TO BIRDSONG,
WALK THROUGH LUSH GREENERY, AND UNWIND UNDER STARLIT SKIES
— MORE THAN A HOME, IT'S A LIFESTYLE RETREAT.



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KUMBHALGARH VILLAS & LIFESTYLE SPACES

VILLAS : Spacious, beautifully designed duplex villas form the heart of the project, blending rustic charm with modern architecture—featuring airy interiors, large windows for natural light, and private garden spaces for comfortable living.

GARDEN AREAS : The township features landscaped gardens and open green spaces where you can relax, meditate, or enjoy a morning walk. The natural beauty of Kumbhalgarh is seamlessly woven into the design, giving you a peaceful retreat.

SWIMMING POOL : A modern swimming pool is planned as a refreshing escape for both relaxation and recreation. Whether it's a leisurely dip or a fun family time, the pool area offers a perfect spot to unwind.

- ★ Luxury living combined with heritage and nature.
- ★ A dream lifestyle retreat just a few hours from Udaipur & Nathdwara.

YOUR PERSONAL



RETREAT,



SURROUNDED



BY NATURE.

KUMBHALGARH VILLAS & LIFESTYLE SPACES

PARKING : A dedicated and well-planned parking space ensures convenience and safety for both residents and guests. Ample space is provided to prevent congestion while maintaining a premium living experience.

DRAWING ROOM : A warm and elegant space thoughtfully designed for families and guests to gather, relax, and create meaningful moments together.

BEDROOMS & INTERIORS : Thoughtfully designed bedrooms offer the perfect blend of comfort, privacy, and refined luxury, with spacious layouts, premium finishes, and serene views for a calm and restful living experience.

- ★ Private and peaceful environment surrounded by jungle.
- ★ Perfect getaway for families, friends, and events.

NATURE-FACING



SCENIC VIEWS.



VILLA WITH



SPECIFICATIONS

PROJECT OVERVIEW

Project Name : Kumbhal Mystic Luxury Villa
Location : Kumbhalgarh Morcha
Configuration : 3BHK Luxury Villa with Balcony & Attached Baths
Plot Area : 1000 Gaj (9000 Sq.ft)
Construction Area : 2400 Sq.ft
Amenities : Private Pool, Gazebo & Landscaped Garden
Type : Fully Furnished Lock & Key Project
Handover : Timely Handover Commitment

FINISHING

Main Door : Designer teak wood entrance
Internal Doors : Laminated flush doors
Windows : UPVC/Aluminium with mosquito mesh
Interior Paint : Premium branded finish
Exterior Paint : Weather-resistant coating
Ceiling : Elegant false ceiling
Wall Tiles : Designer tiles in kitchen & bathrooms

PLUMBING

Piping : High-quality CPVC pipeline system
Sanitaryware : Premium WC & wash basin fittings
Fittings : Branded CP fittings
Water Tank : High-capacity overhead tank
Pump : Efficient water pressure system
Geysers : Premium quality geyser system

CIVIL WORK

Foundation: RCC structure with high-grade concrete & steel
Structure: Strong RCC slab & beam construction
Masonry: Premium brick/AAC with natural stone elevation
Plaster: Smooth internal & external finish
Flooring: Premium vitrified tiles
Staircase: RCC staircase with modern finish

ELECTRICAL

Wiring : Concealed copper wiring system
Switches : Modular premium switches
Lighting : Energy-efficient LED lighting
Fans : Branded ceiling fans
Power Backup : Inverter system with battery
AC Points : Provision in all rooms

KITCHEN

Cabinets : Modular kitchen with premium finish
Countertop : Granite / Quartz top
Sink : Stainless steel branded sink
Appliances : Chimney & hob setup
Refrigerator : Premium brand
Microwave : Premium brand
Water Purifier : RO system

LUXURY LIVING NATURE &
INSPIRED BY HERITAGE.

SPECIFICATIONS

BEDROOMS

Bed : King-size bed with storage
Wardrobe : Sliding designer wardrobes
Furnishings : Premium bedding sets
AC : Inverter split air conditioning
Lighting : Designer bedside lighting
Curtains : High-quality window drapes

OUTDOOR LUXURY

Swimming Pool : RCC pool with filtration system
Deck : Anti-skid poolside tiles
Gazebo : Designer outdoor structure
Seating : Premium outdoor furniture
Landscaping : Lush garden with irrigation
Lighting : Ambient solar & LED lights

HANDOVER

Testing : Electrical & plumbing quality checks
Possession : Ready-to-use lock & key handover

BATHROOM

Shower Area : Glass partition cubicle
Geyser : Instant hot water system
Vanity : Mirror with storage cabinets
Accessories : Premium bath fittings

LIVING & DINING

Sofa : Premium 6-seater sofa set
Center Table : Designer handcrafted table
TV Unit : Modern entertainment unit
Smart TV : 55-inch display
Dining : 6-seater dining setup
Decor : Elegant wall art & rugs

FROM VISION TO
REALITY —
A COMPLETE
LOCK &
KEY LUXURY
LIFESTYLE.



OWN YOUR LUXURY VILLA TODAY AND BE
PART OF KUMBHALGARH'S LEGACY!

GET IN TOUCH



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