

GODAWARI HEIGHTS

YOUR
DREAM
LIVING
SPACE





Godawari offers scenic views, particularly of the Himalayan Ranges, and is known for its rich wildlife and serene environment, making it a popular hiking destination. The place is perfect for those seeking a peaceful retreat, and its accessibility makes it an accessible yet rejuvenating escape. For those yearning to reconnect with nature, Godawari is an ideal destination.



For its botanical garden and the nearby Phulchowki Hill. The area is also popular for its perfect blend of natural beauty, cultural richness, and spiritual calm. Its proximity to Kathmandu makes it an ideal spot to rest, recharge, or explore Nepal's cultural and religious heritage, Godawari is an unparalleled choice.

ABOUT US



Welcome to our thoughtfully designed housing apartments, the perfect home for small families and individuals whose children live abroad. Combining comfort, security, and convenience, these apartments offer a peaceful living environment with modern amenities. Whether you're enjoying your retirement years or looking for a cozy, manageable space, this community is ideal for maintaining independence while staying connected with loved ones across the globe.



BHOOMI

BUILDING FOR A BETTER TOMORROW



Bhoomi Developers is a real estate developer dedicated to providing luxurious and functional living spaces with amenities. At Bhoomi Developers, we provide properties with all of the amenities required for a modern and first-rate lifestyle. Bhoomi Developers has been promoted by three prominent business groups of Nepal Vishal Group, Debenara Group, and Baba Group. To be more specific, Bhoomi Developers is a confluence of expertise, reputation, and experience. Bhoomi Developers' motto is "Incorporating luxury with comfort."

In the pristine yet elegant area of Godawari, surrounded by lush greenery, Godawari height will allow you to relax and unwind in the serene nature.

VIBRANT LOCATIONS

SCHOOLS

- St. Xavier's School Godawari (3mins)
- Little Angels School (15 min)

RETAILS

- Salesberry (3mins)
- Big Mart (10min)
- Bhatbhateni Super Store (30 mins)

RESORT/HOTEL

- Godawari Village Resort (5mins)

BANKS/ATM

- NIC ASIA Bank (1mins)
- Everest Bank (3mins)
- Prabhu Bank (5 mins)
- NMB Bank (5 mins)
- Sanima Bank (7 mins)
- Siddharth Bank (10 mins)
- Laxmi SunriseBank (12 mins)



KITINI-3, GODAWARI, LALITPUR

HOSPITALS

- Godawari Midcity (8mins)
- Harisiddhi Cancer Hospital (10 mins)
- B & B Hospital (22 mins)
- Patan Hospital (22 mins)
- Medicity Hospital, Nakkhu (25 mins)

CONNECTIVITY

- Satdobato (15mins)
- Balkhu (25 mins)
- Koteswor (28 mins)



MASTER PLAN

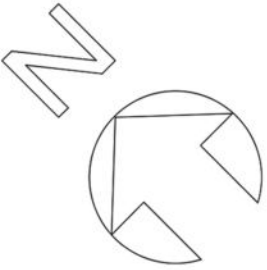
MASTER PLAN

- RESIDENCE
- TYPE A
- TYPE B
- TYPE C
- PARK
- RESIDENTIAL CLUB
- GUARD HOUSE
- TEMPLE
- AMPHITHEATRE





MASTER PLAN





FEATURES

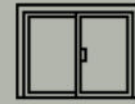
AMENITIES



EARTHQUAKE

The apartment is built with earthquake resistance in mind, incorporating advanced engineering and construction techniques to ensure safety during seismic events.

The apartment is equipped with safety features like emergency evacuation plans, clearly marked exits, and structural designs that prioritize the safety of all residents.



extended windows for beautiful view and ample sunlight



accessible to 4 lane main road



24 HRS POWER BACK UP SUPPLY

The apartment is equipped with a reliable 24/7 power supply, ensuring that residents never experience disruptions in electricity. The power supply is carefully managed to ensure consistent service throughout the day and night, making it a secure and convenient living environment for all.



children play area



rooftop cafe/bar



24 HRS SECURITY SURVEILLANCE

The apartment is equipped with state-of-the-art CCTV surveillance to ensure the safety and security of all residents. High-definition cameras are strategically placed throughout the property, including entry and exit points, common areas, and parking lots, providing 24/7 monitoring.



amphitheatre



swimming pool



24 HRS WATERSUPPLY

The apartment is designed with a reliable and consistent water supply system to ensure residents have access to clean water at all times. The building is equipped with modern plumbing and water storage solutions, including large water tanks that are regularly maintained and refilled.



fitness center

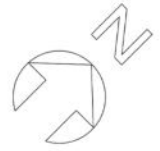


game zone

SALIENT FEATURES

This modern apartment offers a variety of convenient amenities designed for a comfortable and practical lifestyle. Residents enjoy easy access to a well-stocked pharmacy, providing essential health and wellness products right at their doorstep. The unisex salon caters to all grooming needs with professional services in a chic, relaxing atmosphere. For those looking to unwind, a cozy cafe awaits, serving freshly brewed coffee and light snacks in a warm, inviting space. Additionally, a convenience mart on-site ensures that grocery shopping is quick and hassle-free, offering a range of everyday essentials. With these amenities, this apartment complex makes life easier and more enjoyable, all within a vibrant community setting.

TYPICAL FLOOR PLAN



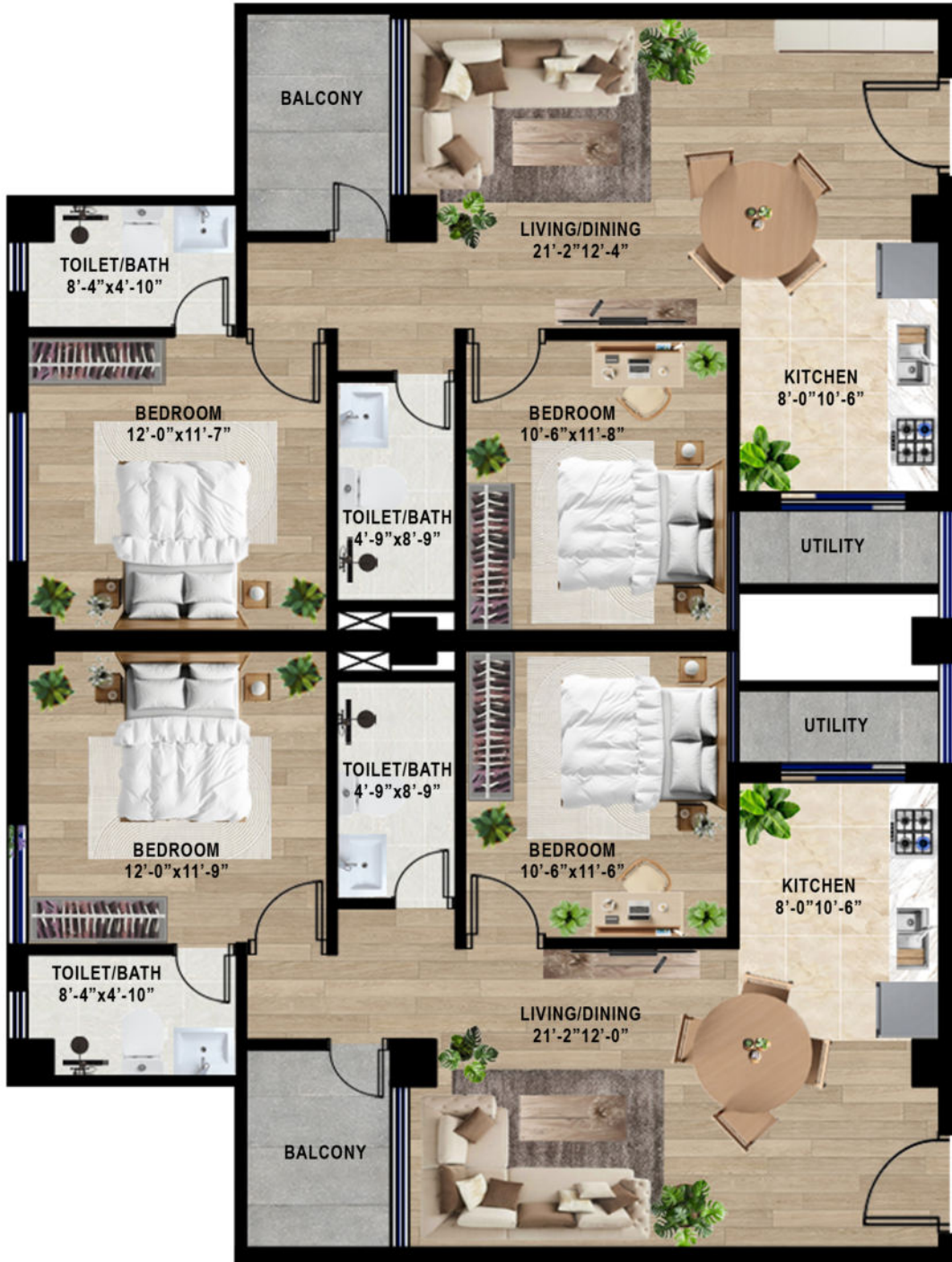
UNIT-1

UNIT-2

TYPICAL FLOOR PLAN



UNIT 3 - 2BHK



UNIT 4 - 2BHK

TYPICAL FLOOR PLAN



UNIT 5- 2BHK



A bright, open living room welcomes you with calm tones and gentle light. The dining area flows effortlessly—perfect for quiet meals or warm conversation. The modern kitchen is sleek, accessible, and thoughtfully arranged for ease. One space. Three experiences. All designed around you.





The bedroom is a calm sanctuary—simple, spacious, and filled with soft light. A smartly designed study cum dressing table offers both function and grace. The wardrobe is streamlined and easy to access, keeping essentials close at hand.





The café inside the apartment building is a warm and friendly place where people can relax and feel at home. Every morning, the smell of fresh coffee and baked goods fills the air, and neighbors stop by to start their day. It's a cozy spot to read, work, or chat with friends. With soft lights, comfy seats, and a view of the garden or courtyard, the café brings the community together. It's not just a place to grab a drink—it's a place to feel connected and at ease.

"Your neighborhood café, where comfort meets community."



DEPARTMENT STORE



Shampoo & Pedicure



Styling Section

SALON



BADMINTON COURT



GYM



SWIMMING POOL



AMPHITHEATRE

SPECIFICATION

SITE & EXTERIOR

Description	Floor	Wall & Ceiling	Remarks
Car porch	Parking Tiles	Tiles Skirting	-
Apron	Parking Tiles	Tiles Skirting	-
Exterior walls	External cladding	Weathercoat Exterior Emulsion paint	-
Balcony railing	Toughened glass with steel frame	-	12 Mm Thick
Lower Terraces	Exterior floor tiles	Tiles skirting, wall puty + paint	-
Upper Terraces	Exterior floor tiles	Tiles skirting, wall puty + paint	-
8/6 person lift	-	Tiles/ Granite	-
Landscaping	-	-	-

INTERIOR

Description	Floor	Wall & Ceiling	Remarks
Foyer/passage	Laminate Flooring	Acrylic emulsion paint on wall puty	-
Stairs	Grainite Floor	Acrylic emulsion paint on wall puty	-
Dining	Tiles Flooring	Acrylic emulsion paint on wall puty	False ceiling
Living areas	Laminate Flooring	Acrylic emulsion paint on wall puty & gypsum false ceiling	False ceiling
Kitchen	Tiles	Acrylic emulsion paint on wall puty & glazed wall tiles	Modular kitchen
Toilets	Floor tiles	Acrylic emulsion paint on & glazed wall tiles	All fittings/ All Bathroom
Master Bedroom	Integrated Plaster Surface (IPS)	Acrylic emulsion paint on wall puty	False ceiling
Balcony	Floor tiles	Tiles skirting, wall puty + paint	-

DOORS & WINDOWS

Description	Materials	Remarks
Door frame	Malaysian Sal Wood	3" x 4"
Main door	Laminated Door	-
Interior doors	Laminated Door	-
Windows	Aluminium sliding window (90 series powdered coated)	Jali sliding shutter

AREA CALCULATION SHEET

SN	Floor / Flat / Space	Total Floor area	Super Built up area (Saleable Area)
Basement Floor	Parking	6000	6000
Ground Floor	Total Plinth Construction area	5737	5540
	Space 1		1007.99
	Space 2		1278.61
	Space 3		1300.55
	Space 4		1150.89
	Space 5		998.61
	Common Services Area		
	Total Area		5736.65
1st to 7th Floor		5,540.00	
	Flat 1		1,105.33
	Flat 2		1,086.17
	Flat 3		1,084.73
	Flat 4		1,102.06
	Flat 5		1,161.69
	Common Services Area		
	Total Area		5,540.00
Top floor	Top floor	1063	



Corporate office

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Project Site

Kitini-3 Godawari, Lalitpur

Featured architectural structures are computer generated and don't represent real buildings, Apartments units are sold as unfurnished. Bhoomi developer reserves the right to make revisions and alterations on its own without being liable whatsoever