



Sitla
RESIDENCES

SITLA ESTATE & SITLA RESIDENCES

For over two decades, Sitla Estate in Uttarakhand has built a reputation for being the preferred luxury home stay destination for the discerning mountain traveller. Owned and run by Vikram Maira, Sitla Estate with its spectacular panoramic views of snow capped peaks and lush forest, generously proportioned private guest cottages, personalised loving attention to detail and superb cuisine, has enticed enthusiastic explorers, walkers, budding naturalists and birders, as well as hedonists with nothing more on their mind than the book they're currently immersed in.

Taking his vision forward, with Sitla Residences Vikram now offers you the chance to acquire your very own piece of paradise on his orchard dotted estate.



ABOUT THE PROJECT

Sitla Residences has been conceived as a modern development that showcases contemporary chic with a nod to gracious old-world living. The project is limited to “By Invitation Only” exclusive getaway homes, ensuring privacy, compatibility and a common sensibility.

The project site is nestled among apple orchards that are part of the larger 40-acre Sitla Estate, home to the owner-promoter. As one of the last few tracts of vast pristine mountain forest, carefully tended and nurtured by Vikram, Sitla Residences offers uninterrupted views of the snow capped Himalayan peaks stretching across the entire north and lush forested views towards the eastern and southern prospects.



MY VISION

Sitla Residences displays a keen sensitivity to the environment and modern design aesthetics. Minimalist clean, linear exteriors and thoughtfully planned interiors that celebrate natural light and embrace the great outdoors are a reflection of this philosophy. The homes are designed with a large open plan public realm - the very heart of the home - while smaller private spaces are arranged all around. Natural light, ventilation and views are ensured with large oversized windows gently allowing an interior / exterior blur. This allows the home to speak to its environs and its natural references thus underlying its sense of place. The often-asymmetrical projections allow for privacy within the unit for personal spaces. All the homes enjoy uninterrupted views and sunlight along the north-south corridor offering unparalleled privacy and exclusivity with only the surrounding forests for company.

ARCHITECT'S NOTE

Sitla Residences features rich design specifications that are contemporary yet timeless. Rugged traditional exterior elements, encasing luxuriously appointed interior spaces, create super luxe homes that fit organically into the landscape, creating a harmony that respects history while not being held back by it.

Local Uttarakhand stone with its time-tested insulating qualities and traditional natural lime plaster surfaces are used extensively. The natural beauty of native oak and pinewood is enhanced by its treatment with the age-old Japanese technique of *'Shou Sugi Ban'* or wood charring which preserves wooden detailing and exteriors without the use of chemicals, paint or other surface treatment. Elegant in their simplicity, these local materials lend the project its inherent sense of context.

The central Grand Room is designed with 180-degree views that take in the mountains to the north, the orchards and forest to the east and welcoming sunlight towards the south. Large wrap-around decks are a main design feature in the homes where indoor and outdoor living merge seamlessly and conveniently. Every bedroom will have access to significant outdoor spaces - either in the form of private decks or natural ground and will feature premium fittings and fixtures.

*** Sitla Residences also offers customised bespoke interiors on request at an additional cost.**

HILL RESIDENCE

COVERED AREA - 4,050 Sq.ft.
PLOT AREA - 0.5 Acre

EXTERIOR VIEWS



PERSPECTIVE VIEW FROM THE SOUTH-EAST SIDE LOOKING TOWARDS THE RESIDENCE



PERSPECTIVE VIEW FROM THE SOUTH SIDE

INTERIOR VIEWS



THE GRAND ROOM



THE GRAND ROOM

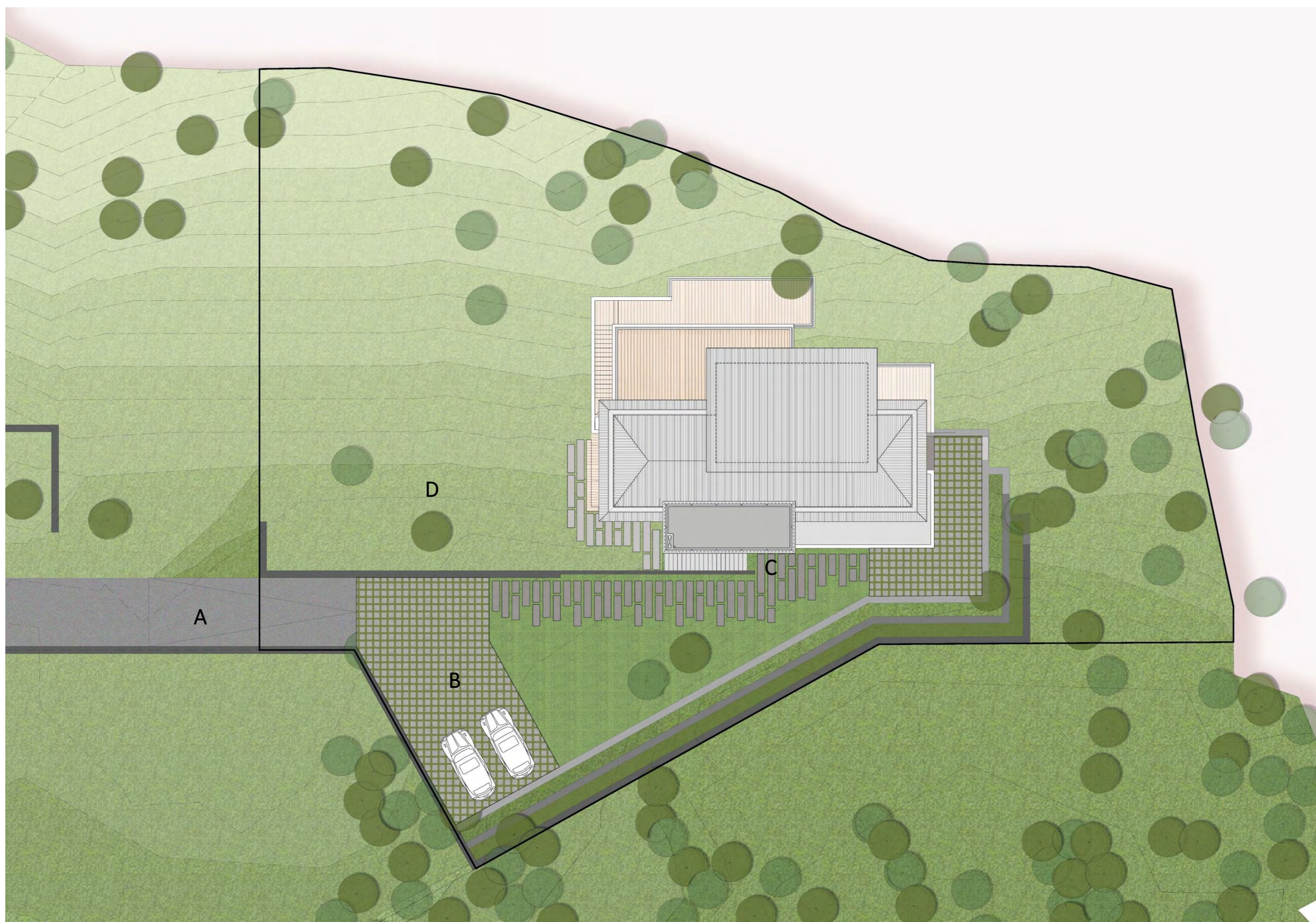


MASTER BEDROOM



DEN

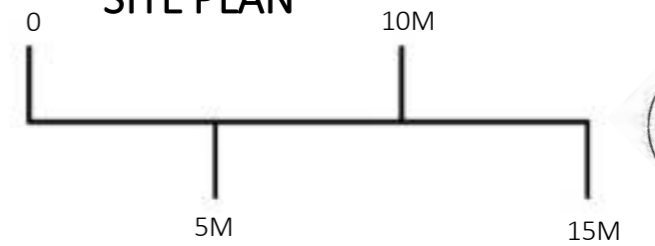
FLOOR PLANS



LEGEND

- A. SITE ENTRY
- B. DRIVEWAY/PARKING
- C. ENTRY LEVEL
- D. LOWER LEVEL

SITE PLAN

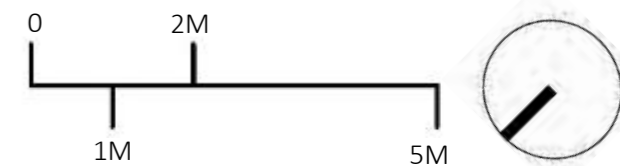




LEGEND

- | | |
|-------------------------------------|---------------------------------|
| 1. ENTRANCE VERANDAH 7'-4" X 7'-11" | 9. STAFF TOILET 6'-6" X 4'-6" |
| 2. ENTRANCE 18'-0" X 8'-4.5" | 10. STAFF ROOM 8'-4.5" X 10'-9" |
| 3. POWDER ROOM 5'-4" X 8'-9" | 11. DECK AT UPPER LEVEL |
| 4. BEDROOM-1 14'-4" X 12'-3" | 12. STAIRCASE |
| 5. DRESS-1 5'-5" X 10'-6" | 13. STAIRCASE |
| 6. TOILET -1 5'-11" X 8'-7" | 14. DECK 1 AT LOWER LEVEL |
| 7. GRAND ROOM 30'-0" X 19'-2" | 15. DECK 2 AT LOWER LEVEL |
| 8. KITCHEN 20'-3" X 8'-4.5" | 16. COURT AT LOWER LEVEL |
| | 17. DECK AT LOWER LEVEL |

ENTRY LEVEL PLAN

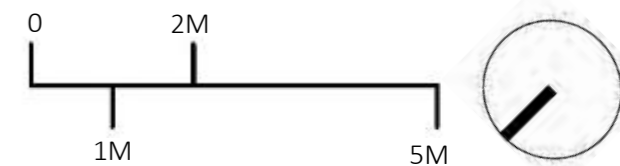




LEGEND

- | | |
|-------------------------------------|-------------------------------|
| 1. LOBBY 19'-0" X 6'-9" | 9. BEDROOM 2 15'-5" X 12'-3" |
| 2. DEN 14'-7" X 19'-2" | 10. DRESS 2 11'-6" X 5'-3" |
| 3. COVERED VERANDAH 7'-10" X 14'-5" | 11. TOILET 2 5'-11" X 8'-7" |
| 4. DECK 1 | 12. BEDROOM 3 14'-1" X 15'-6" |
| 5. UTILITY STORE 7'-10" X 11'-0" | 13. DRESS-3 5'-11" X 8'-6" |
| 6. MASTER BEDROOM 14'-7.5" X 19'-1" | 14. TOILET-3 8'-10" X 5'-11" |
| 7. MASTER DRESS 13'-6" X 8'-4.5" | 15. COURT 28'-1.5" X 7'-10.5" |
| 8. MASTER TOILET 8'-4.5" X 17'-6" | 16. DECK 2 |
| | 17. DECK 3 |

LOWER LEVEL PLAN



AMENITIES

Each home is fitted with a high-speed fibre optic Internet connection allowing residents to efficiently work from home or simply relax with the family over sport or entertainment.

* Homeowners can also opt for extra contracted services such as:

1. Maintenance (Estate plumbers, electricians and carpenters)
2. House keeping
3. Laundry
4. Gardening

** Daily needs, fresh produce and provisions are easily available locally.*

ECO DESIGN

Sitla Residences has been conceptualised keeping the environment and its surrounds in mind. Responsibly sourced, repurposed and energy efficient materials help reduce the carbon footprint. Rainwater harvesting and discreetly concealed solar panels make efficient and economic use of natural resources, without detracting from the over all aesthetics. Construction specifications meet seismic zone standards.



LOCATION

Sitla Residences is located in the small hamlet of Sitla village, 10 kilometres from Mukteshwar, a picturesque hill town in the Kumaon Himalayas in the state of Uttarakhand. Sitla is an easy seven-hour drive from south Delhi and is also accessible by train and flight.

The nearest railhead is two hours away while Pantnagar airport is a three-hour drive from the property. A sanctioned helipad is also coming up a mere 30 minutes away.



*please click on the google map icon
to take you to Sitla on your browser*

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