



BLUE
LAKE

*Welcome
to*

BLUE



FULLY FURNISHED LUXURY HOMES



LAKE

*Naukuchiatal,
Bhimtal, Uttarakhand*



EXCELLENT RETURN ON INVESTMENT

*Fully
Furnished*



REPRESENTATIONAL IMAGE

*Excellent
ROI*



REPRESENTATIONAL IMAGE



KAINCHI DHAM SHRI NEEM KAROLI BABA

50 Mins Away

NAINITAL

59 Mins Away

NAINITAL LAKE BOAT POINT

58 Mins Away

SHREE MAA NAINA DEVI TEMPLE

60 Mins Away

ST. XAVIER'S SCHOOL

60 Mins Away

NAINITAL LAKE

50 Mins Away

KHURPATAL LAKE

1 Hr 20 Mins Away

NAINA DEVI HIMALAYAN BIRD
CONSERVATION RESERVE

60 Mins Away

ST. STEPHEN'S SCHOOL

50 Mins Away

ST. JOSEPH'S COLLEGE

58 Mins Away

*Close to
Far from the*

BHOWALI

25 Mins Away

MAHARISHI VIDYA MANDIR

25 Mins Away

BHALUGAAD WATERFALL

50 Mins Away

TO PADAMPURI
- MUKTESHWAR

GHORAKHAL MANDIR

20 Mins Away

SAINIK SCHOOL GHORAKHAL

30 Mins Away

GRAPHIC ERA HILL UNIVERSITY

18 Mins Away

BUTTERFLY RESEARCH CENTRE

15 Mins Away

SATTAL LAKE

25 Mins Away

BHIMTAL

10 Mins Away

BHIMTAL LAKE

10 Mins Away

BLUE
LAKE

JANGALIA GAON

15 Mins Away

HANUMAN MANDIR
BHAKTI DHAM

15 Mins Away

HERMANN GMEINER SCHOOL

15 Mins Away

KAMAL TAAL

5 Mins Away

NAUKUCHIA TAAL

5 Mins Away

NAUKUCHIATAL

*everything.
noise.*



Open Air Layouts

For light, air, and view



Walkable Design

Everything within reach



Community Spaces

Built for connection



Natural Finishes

Warm, tactile, earth-rooted



Mindful Amenities

For body, mind, & moments



Fully Furnished Homes

Move-in ready comfort,
thoughtfully designed

An aerial photograph of a resort complex. The main building is a long, multi-story structure with a dark grey shingled roof and multiple gables. It features numerous balconies with wooden railings and large windows. To the right of the main building is a parking lot with several cars parked. Further right is another building with a similar shingled roof but with a more modern, angular design. In the foreground, there are several smaller, single-story buildings with flat roofs. The entire complex is surrounded by lush green trees and landscaping. The lighting suggests late afternoon or early morning, with long shadows cast across the scene.

Built for Balance

Blue Lake homes are designed around sunlit movement, quiet rituals, and natural beauty.

This is where our vision of your well-being synergises with your requirements.

Every house is fully furnished and ready to live in.

REPRESENTATIONAL IMAGE

*Crafted for Comfort.
Built to Endure.*



REPRESENTATIONAL IMAGE

Specification

Delivered fully furnished — designed for comfort, ready from day one.

SUPER STRUCTURE

- RCC frame, engineered for wind & seismic resistance

LIVING & DINING

- Premium vitrified tile flooring
- Laminated flush doors (Sal/Teak frame)
- Glazed aluminum windows (Hindalco or equivalent)
- Oil-bound distemper (internal), weatherproof paint (external)

BEDROOMS

- Pre-laminated wooden flooring
- Same doors, windows & paint as living spaces

BALCONIES

- Vitrified tile flooring
- Painted MS railings

WATER SUPPLY

- Bore-well + rainwater harvesting
- Overhead tanks with pressure pumps

BATHROOMS

- Vitrified tile flooring
- Designer wall tiles (up to 7 ft)
- Laminated flush doors
- GROHE or equivalent fittings

KITCHEN

- Vitrified tile flooring
- Modular setup with granite countertop
- Designer wall tiles (2 ft above counter)
- Glazed aluminum windows

ELECTRICAL

- Concealed copper wiring
- Modular switches
- AC, geyser, fridge, microwave points
- Washing machine point
- Individual 3-phase supply with prepaid meters
- LEGRAND or equivalent DBs & MCBs

Amenities

Every element at Blue Lake is designed to bring ease, beauty, and safety into your daily rhythm.

SAFETY & SECURITY

- 24x7 security cabin at the main gate
- CCTV surveillance across open spaces & walkways
- Site boundary with integrated security design
- Street bollards for vehicle control

NATURE & LANDSCAPING

- Landscaped gardens across the community
- Cobbled stone connecting pathways
- Tree-lined avenues with shaded zones
- Lake & mountain-facing views from select areas

COMFORT & ACCESS

- Stilt parking across towers
- Lifts in all buildings for smooth vertical access





REPRESENTATIONAL IMAGE

2 & 3 BHK Floor Plans



REPRESENTATIONAL IMAGE

Tower A

STILT PARKING

3 BHK & 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

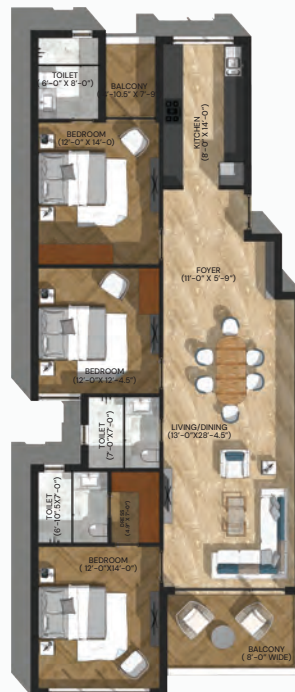
Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE I - 3 BHK

**TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR**

CARPET AREA: 1256.30 SQ FT
COVERED AREA: 1586.53 SQ FT
SUPER BUILTUP AREA: 1685.45 SQ FT

ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE II - 2 BHK

**TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR**

CARPET AREA: 911.17 SQ FT
COVERED AREA: 1197.91 SQ FT
SUPER BUILTUP AREA: 1296.83 SQ FT

Tower B

STILT PARKING

Two 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE I - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 915.24 SQ FT
COVERED AREA: 1244.88 SQ FT
SUPER BUILTUP AREA: 1346.16 SQ FT

ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE II - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 929.28 SQ FT
COVERED AREA: 1314.27 SQ FT
SUPER BUILTUP AREA: 1415.55 SQ FT

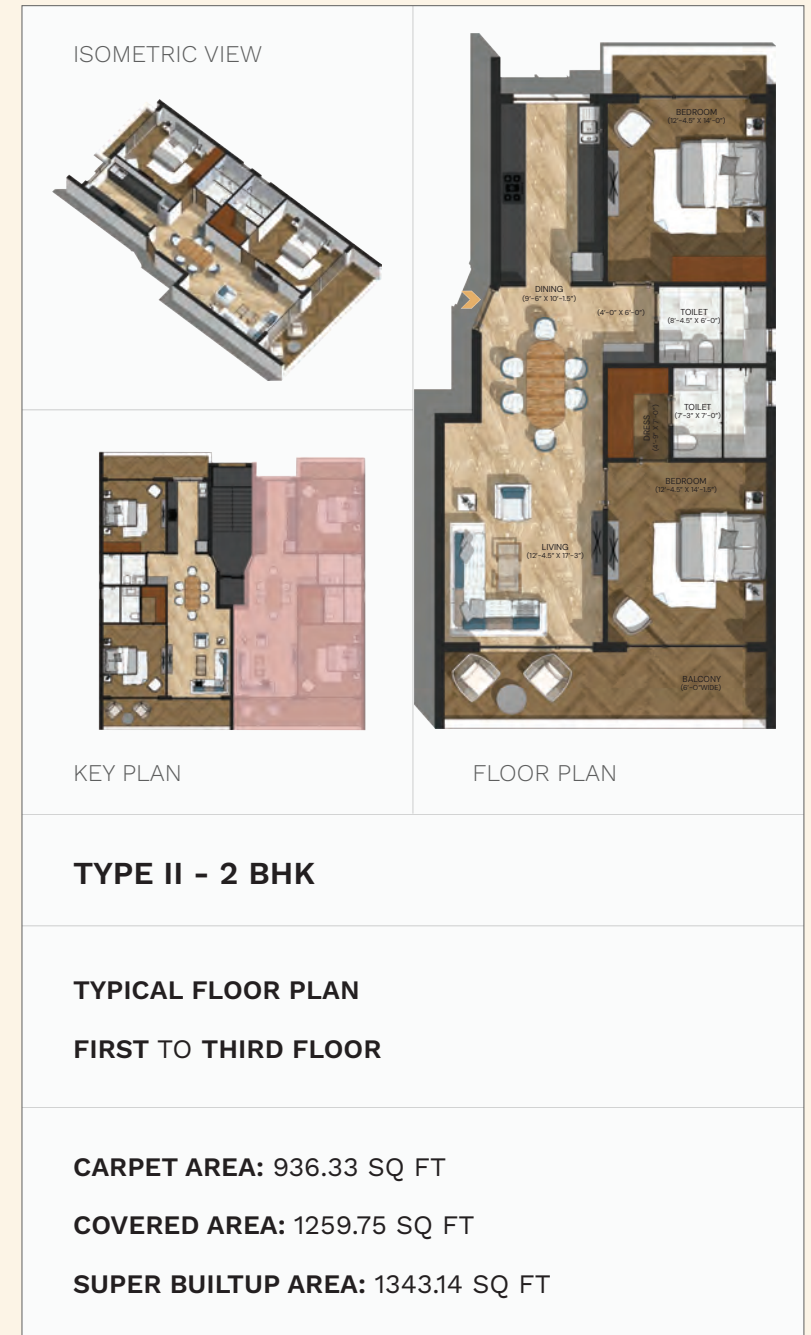
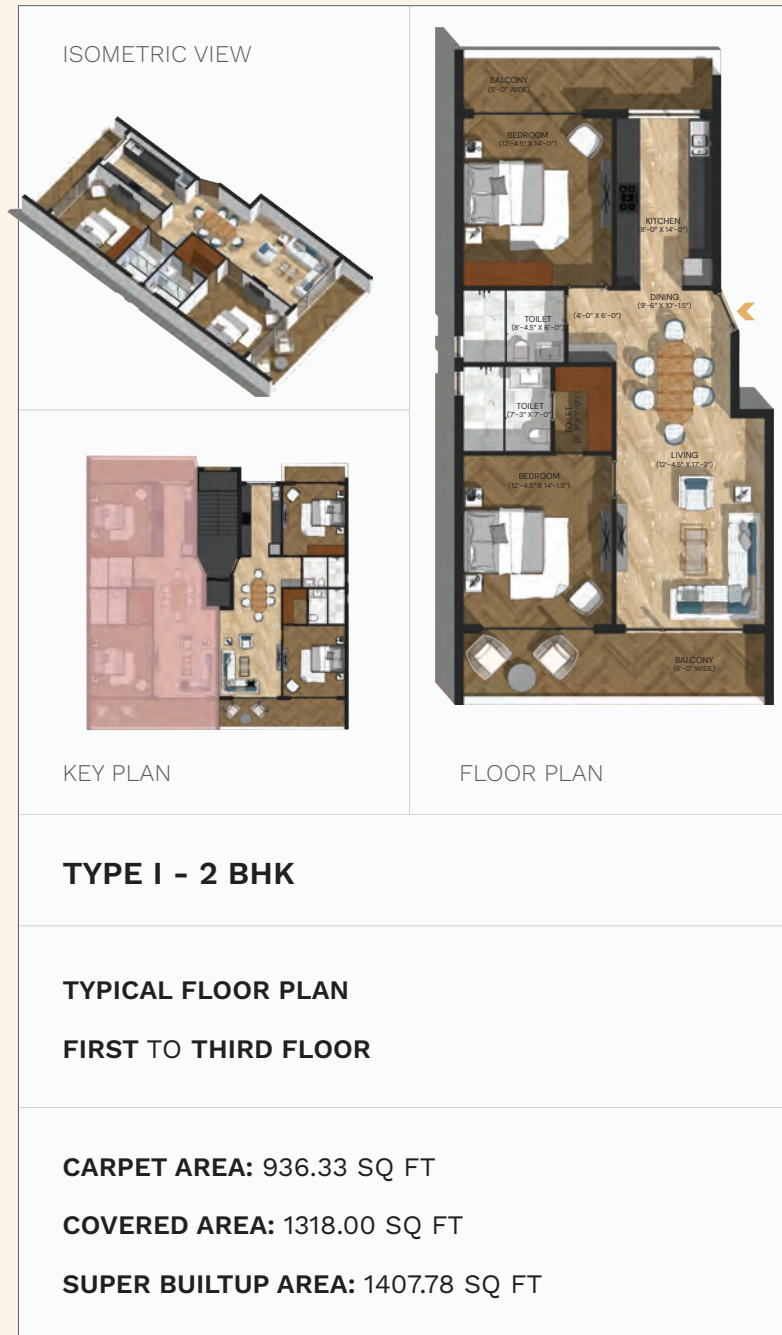
Tower C

STILT PARKING

Two 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

Fully furnished —
thoughtfully styled
& ready to move in



Tower D

STILT PARKING

Two 2 BHK
on each floor

3 FLOORS
+ **PENTHOUSE**

Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE I - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 965.30 SQ FT
COVERED AREA: 1272.54 SQ FT
SUPER BUILTUP AREA: 1356.23 SQ FT

ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE II - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 988.80 SQ FT
COVERED AREA: 1368.94 SQ FT
SUPER BUILTUP AREA: 1452.63 SQ FT

Tower E

STILT PARKING

Two 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE I - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 890.51 SQ FT
COVERED AREA: 1211.63 SQ FT
SUPER BUILTUP AREA: 1298.61 SQ FT

ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE II - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 860.38 SQ FT
COVERED AREA: 1101.18 SQ FT
SUPER BUILTUP AREA: 1188.16 SQ FT

Tower F

STILT PARKING

Two 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN

TYPE I - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 883.65 SQ FT

COVERED AREA: 1136.64 SQ FT

SUPER BUILTUP AREA: 1230.87 SQ FT

FLOOR PLAN



ISOMETRIC VIEW



KEY PLAN

TYPE II - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 913.34 SQ FT

COVERED AREA: 1198.26 SQ FT

SUPER BUILTUP AREA: 1292.49 SQ FT

FLOOR PLAN



Tower G

STILT PARKING

3 BHK & 2 BHK
on each floor

3 FLOORS
+ PENTHOUSE

Fully furnished —
thoughtfully styled
& ready to move in



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE I - 2 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 871.35 SQ FT

COVERED AREA: 1240.80 SQ FT

SUPER BUILTUP AREA: 1328.72 SQ FT

ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

TYPE II - 3 BHK

TYPICAL FLOOR PLAN
FIRST TO THIRD FLOOR

CARPET AREA: 1056.09 SQ FT

COVERED AREA: 1399.50 SQ FT

SUPER BUILTUP AREA: 1487.42 SQ FT

Penthouse Floor Plans



REPRESENTATIONAL IMAGE

A

Super Builtup Area
2954.19 Sq Ft



A 3D architectural rendering of a modern, multi-unit residential building. The structure is composed of several interconnected volumes with white walls and dark brown accents. It features a central courtyard area with a glass-enclosed staircase and a glass-enclosed elevator. The units are furnished with contemporary decor, including beds, sofas, and dining tables. The building is shown from an elevated perspective, highlighting its complex layout and the integration of indoor and outdoor spaces.



Room Schedule:

Room	Dimensions
Bedroom (Top Left)	15'-0" X 16'-3"
Bedroom (Top Right)	12'-0" X 15'-0"
Bedroom (Middle Left)	12'-0" X 14'-10.5"
Bedroom (Bottom Left)	12'-9" X 12'-3"
Bedroom (Bottom Right)	12'-9" X 12'-3"
Living & Dining	13'-0" X 28'-4.5"
Kitchen	12'-0" X 15'-0"
Lobby	15'-3" X 4'-4.5"
Staff	12'-9" X 12'-3"
Dress (Top Left)	9'-0" X 8'-7.5"
Dress (Top Right)	12'-0" X 5'-0"
Utility	6'-0" X 10'-0"
Balcony (Top Left)	7'-0" Wide
Balcony (Top Right)	6'-0" Wide
Balcony (Bottom Left)	6'-0" Wide
Balcony (Bottom Right)	6'-0" Wide
Toilet (Top Left)	9'-0" X 6'-0"
Toilet (Top Right)	6'-10.5" X 7'-0"
Toilet (Middle Left)	9'-0" X 6'-0"
Toilet (Bottom Left)	6'-10.5" X 7'-0"
Toilet (Bottom Right)	6'-10.5" X 7'-0"
Powder	4'-0" X 5'-0"
Lift	5'-0" X 9'-0"

FLOOR PLAN

B

4TH
FLOOR

3 BHK PENTHOUSE FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

Carpet Area
1844.80 Sq Ft

Covered Area
2186.37 Sq Ft

Super Builtup Area
2761.53 Sq Ft



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN



C

**4TH
FLOOR**

3 BHK
PENTHOUSE
FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

Carpet Area
1867.27 Sq Ft

Covered Area
2124.84 Sq Ft

Super Builtup Area
2721.33 Sq Ft



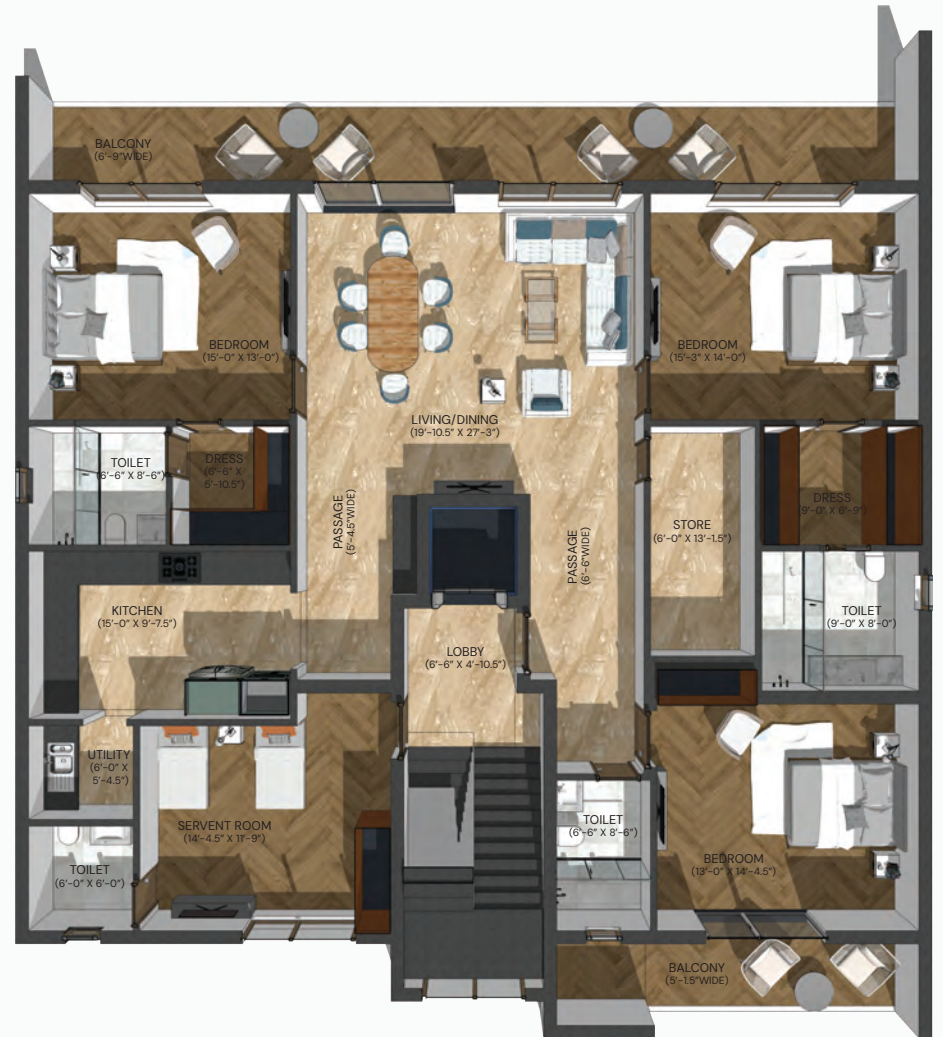
ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN



Tower D

4TH
FLOOR

4 BHK
PENTHOUSE
FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

Carpet Area
1938.36 Sq Ft

Covered Area
2225.00 Sq Ft

Super Builtup Area
2706.27 Sq Ft



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

Tower E

4TH
FLOOR

3 BHK
PENTHOUSE
FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

Carpet Area
1813.30 Sq Ft

Covered Area
2041.33 Sq Ft

Super Builtup Area
2602.50 Sq Ft



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

Tower F

4TH
FLOOR

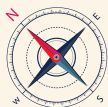
3 BHK
PENTHOUSE
FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

Carpet Area
1741.09 Sq Ft

Covered Area
2003.48 Sq Ft

Super Builtup Area
2423.80 Sq Ft



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

Tower G

4TH
FLOOR

4 BHK
PENTHOUSE
FLOOR PLAN

Fully furnished
for ease of living —
& faster rental value

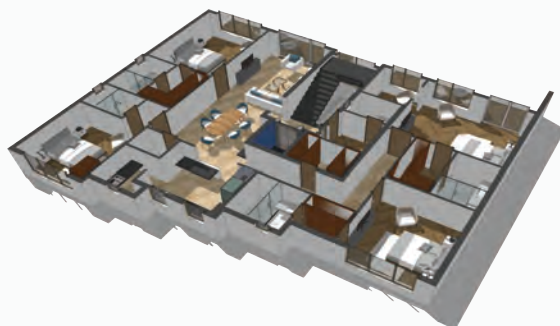
Carpet Area
1931.13 Sq Ft

Covered Area
2196.82 Sq Ft

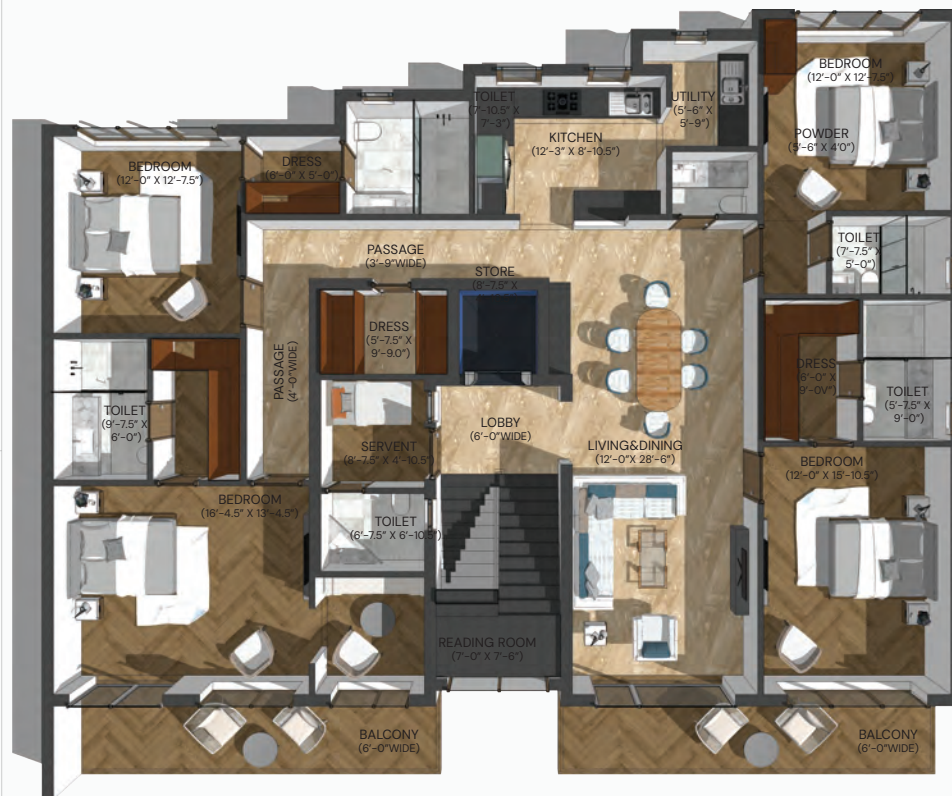
Super Builtup Area
2687.26 Sq Ft



ISOMETRIC VIEW



KEY PLAN



FLOOR PLAN

Our Design Philosophy

At Blue Lake, design is not just about form — it's about feelings.

We believe homes should breathe with you, move with the seasons, and ground you in a slower, more intentional rhythm of life, enriching you with positive energies.

Every element — from open layouts to natural textures, shared spaces to private sanctuaries — has been thoughtfully crafted to nurture connection, well-being, and quiet luxury.





BLUE LAKE

Naukuchiatal,
Bhimtal, Uttarakhand

Developed By:



SITE ADDRESS

Village Bijrauli, Near Gokul Dham
Society, Naukuchiatal, Bhimtal,
Nainital, 263136, Uttarakhand

Exclusively Marketed By:



OFFICE ADDRESS

605-Tower B, ATS Bouquet,
Sector 132, Noida, 201304,
Uttar Pradesh

FOR FURTHER ENQUIRIES

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