



ATITHI SUITES
POKHARA

ATITHI
SUITES

A LUXURIOUS SERVICED APARTMENTS

NATURE, LUXURY AND SAFETY



Local Developer Global Reputation

Design by



Construction by



Developer and
Service Operator



About the Project

49 TOTAL NUMBER OF
APARTMENTS

07 APARTMENTS
IN A FLOOR

Apartment in tower 1 & 2 in a floor

03

Apartments in
Tower I

04

Apartments in
Tower II

**01ST - 02ND
GOLD**

NPR. 22 K per sq. ft.

**03RD - 04TH
PLATINUM**

NPR. 25 K per sq. ft.

**05TH - 07TH
DIAMOND**

NPR. 27 K per sq. ft.

PENT HOUSE

NPR. 30 K per sq. ft.





ATITHI
SUITES





Atithi Suites

Where luxury meets location

LOVE IT? LIVE IT.

Between the shimmering waters of the Phewa Lake and the lush green surrounding hills, is an exclusive destination where excellence has no limitations.

Immerse yourself in a lifestyle like no other in the nature's lap in Pokhara. Serviced by the Atithi Group, this unique development offers owners the extraordinary in every form. Savor staggering waterfront views, sweeping architectural design, swish materials and finishes, unprecedented location, plush amenities and services like no other.

Inspiring Luxury

This is where your senses are free to soar. Opulent apartments and luxury penthouses offer a selection of exquisitely appointed 1, 2, 3 bedrooms, each with a unique floorplan and generous spaces. Relax amongst the ultimate luxury design features, enveloped in endless hours of sunshine and cooling lake breezes. The much-loved Atithi approach to life seamlessly blends with a track record of excellence, a future of possibilities and true exclusivity.

Welcome Home to Atithi Suites, Pokhara.













Exclusivity

only at Atithi Suites

- Luxury Safety and most sought after location in the city
- Rooftop infinity swimming pool adjoining hot Jacuzzi and pool bar
- Centralized smart gas pipeline system for kitchen
- Wrap – private balcony with fewa lake & jungle 180 view
- Butler on call for rest personalized services
- Grocery and shopping arcade with fine dining restaurant
- Most advance surveillance security and access control
- Green vision oriented complex
- Luxurious duplex penthouse





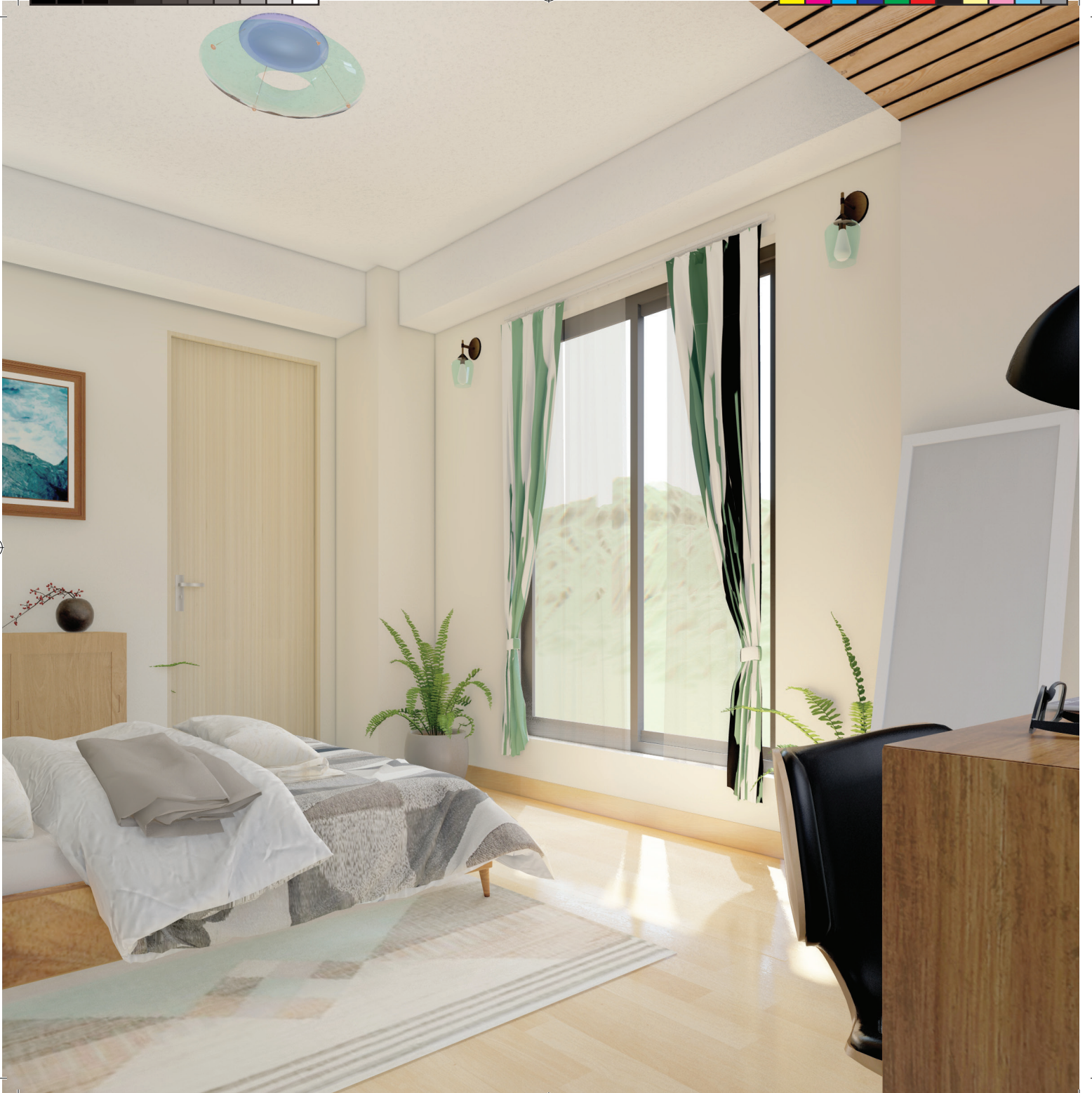
Key Features

- Well-equipped high end conference and business center
- 24 hour electricity backup
- Handicap accessibility
- Spacious and adequate basement parking
- World class flooring, furnishing, bathroom and sanitary
- Earthquake resistant structure
- Advance firefighting system
- Four high speed elevators of reputed make with premium finishes
- Modern L-class kitchen
- Energy efficient ventilation
- 24 hrs high speed internet
- Electric charging station
- 24 housekeeping and maintenance services











Sale and Leaseback / Rental Program:

HIGHLIGHTS OF TERMS AND CONDITIONS

- Mandatory rental pool participation to Apartment's Rental Program for initial period of 10 years and apartment owner have option to renew another 10 years or exit at the end of the initial period.
- Owners receive 60% of the net room revenue on pro-rata revenue distribution basis whereby the remaining 40% is utilized to cover the cost of operations, common area management expenses & operator's expenses.
- Non chargeable stay for owners of 30 days per year during the period of the rental program. However, the complementary stay is exclusive of utility & service charge.
- The apartments shall be marketing globally & domestically by brand using its robust distribution when it is not occupied by the apartment owners.
- The apartment will be well maintained during the rental period.





Location



SUPERMARKET

Sulav Department	5 min drive
Saleways Mart	3 min drive
S - mart Supermarket	2 min drive



RESTAURANTS

Juicery Cafe	2 min walk
Catwalk Club	5 min drive
Himalayan Java	5 min drive
Roadhouse Cafe	3 min drive



AIRPORT

Domestic Airport	10 min drive
International Airport	30 min drive



BANKS

Global IME Bank	5 min drive
Mega Bank	3 min drive
Nepal Investment Bank	5 min drive



HOSPITAL

CIWEC Hospital	5 min drive
Bibhuti Health Cate	15 min drive
Charak memorial Hospital	20 min drive



Site Plan

- 1 Residential Block
- 2 Main Entry/Exit
- 3 Visitor's Parking
- 4 Ramp to Basement parking
- 5 Alternative Entry / Exit
- 6 Main Lobby Drop - off
- 7 Temple Area / Kids Play
- 8 Shopping Arcade
- 9 Community Hall
- 10 Restaurant





Sixth Floor



ATITHI SUITES

Floor Plan

TOWER I & II



1 BHK

627 - 822 sq. ft.

TOWER I

FLOOR	TYPE	SIZE
7	Diamond	627

TOWER II

FLOOR	TYPE	SIZE
1A	Gold	657
1B	Gold	822
2A	Gold	658
2B	Gold	681
3A	Platinum	658
3B	Platinum	681
4A	Platinum	658
4B	Platinum	681
5A	Diamond	658
5B	Diamond	681
6	Diamond	658
7A	Diamond	664
7B	Diamond	681



2 BHK

946 - 1615 sq. ft.

TOWER I

FLOOR	TYPE	SIZE
1	Gold	1104
1	Gold	1262
2	Gold	1104
2	Gold	1340

FLOOR	TYPE	SIZE
3	Platinum	1104
3	Platinum	1340
4	Platinum	1104
4	Platinum	1340

FLOOR	TYPE	SIZE
4	Platinum	1615
5	Diamond	1104
5	Diamond	1340
5	Diamond	1565

FLOOR	TYPE	SIZE
6	Diamond	1104
6	Diamond	1330
6	Diamond	1482
7	Diamond	946

TOWER II

FLOOR	TYPE	SIZE
1	Gold	1186
2	Gold	1186
3	Platinum	1186
4	Platinum	1186
5	Diamond	1186
6	Diamond	1196
6	Diamond	1509
7	Diamond	1196

3 BHK

1572 - 1941 sq. ft.

TOWER I

FLOOR	TYPE	SIZE
1	Gold	1572
2	Gold	1615
3	Platinum	1615

TOWER II

FLOOR	TYPE	SIZE
1	Gold	1941
2	Gold	1941
3	Platinum	1941
4	Platinum	1885
5	Diamond	1824
6	Diamond	1826





PENT HOUSE

TOWER I

FLOOR	TYPE	SIZE
7	Luxury	2126

TOWER I

FLOOR	TYPE	SIZE
7	Luxury	2606



Atithi Suites

Street 23

Pokhara Disneyland

Fewa lake

Tal Barahi

Hallan Chowk

Lakeside

Basundhara Park

Malepatan





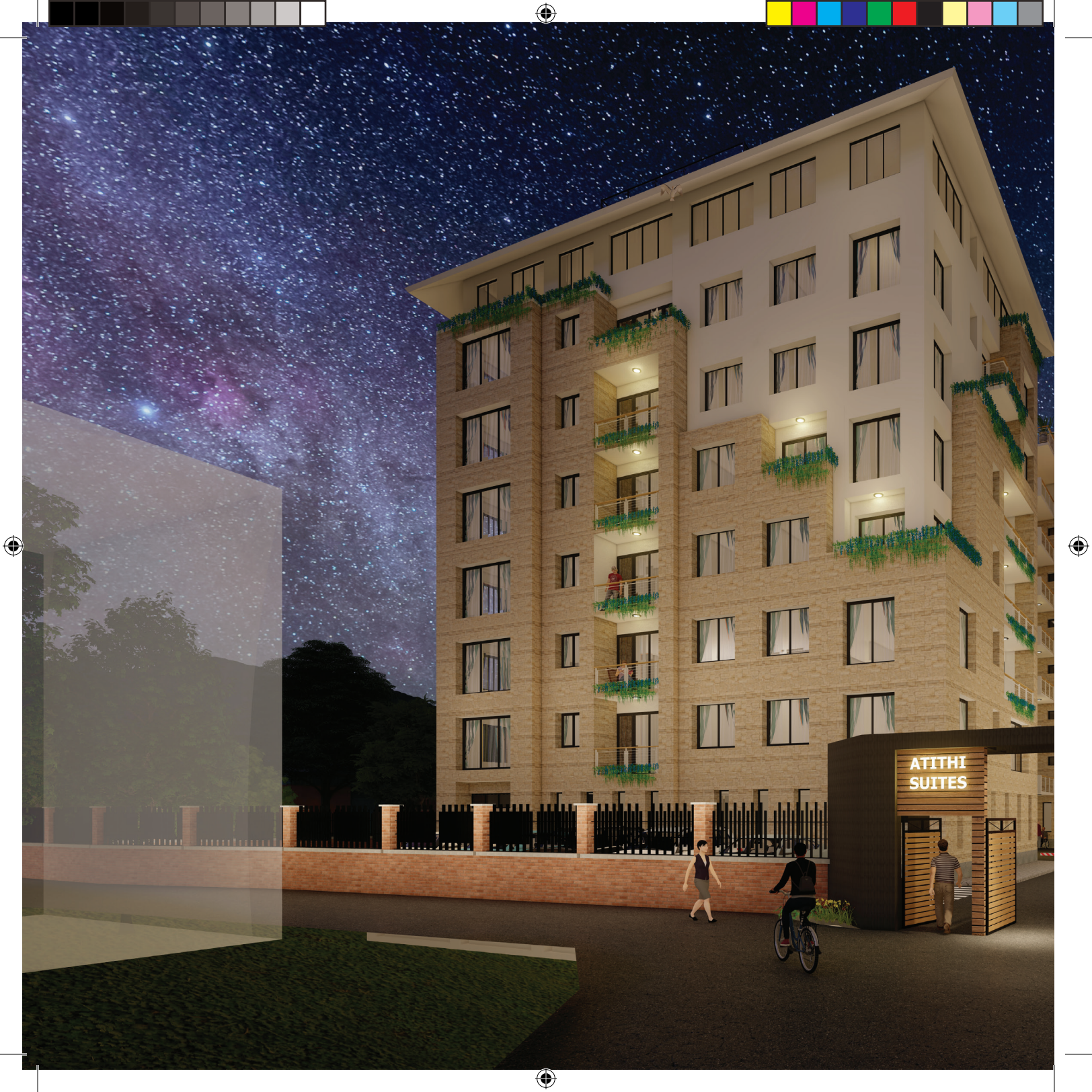
ATITHI SUITES
POKHARA

**IF YOU WOULD LIKE TO VISIT OUR CONSTRUCTION SITE
PLEASE CONTACT US BEFORE YOU VISIT.**

Street No-23, Lakeside, Pokhara
Call: +977 9851160080, 061 - 456760

  @atithisuites

www.atithisuite.com



ATITHI
SUITES

