

# SURYOTHAN

*Luxury Apartments*



# ABOUT US

At Suryotthan Luxury Apartments, we've made that choice simple — by creating a space where nature, comfort, and thoughtful design come together in perfect harmony.

Perched above Pokhara, Suryotthan is surrounded by breathtaking views of the Machhapuchchhre, Annapurna, Manaslu, and Dhaulagiri ranges. Lush greenery from Methan Hills wraps around the site, while Phewa Lake mirrors its beauty below. Just minutes from Pokhara City, this location offers both peaceful retreat and easy access to urban life.



Developed by Jaya Bhadrakali Developers Pvt. Ltd., the apartments are carefully crafted to celebrate the landscape. Imagine waking up to the golden sunrise over snow-capped peaks — all visible right from your bed. Large balconies and generous windows frame uninterrupted views, allowing you to live high above the city without ever needing to draw the curtains.

Inside, open and airy layouts offer a blend of





modern convenience and cozy warmth. From light-filled bedrooms to kitchens and living rooms designed for connection, every space invites you to slow down and feel at home. Outside, jogging trails, fitness corners, and detailed landscaping make every step around the property feel intentional and refreshing.

Suryotthan Luxury Apartments bring you the charm of city living paired with the serenity of nature — a lifestyle of balance, beauty, and quiet luxury.





## LOCATION MAP

### Location Details

Project: Suryothan Luxury Apt.  
Location: Sarangkot

### Location Distance

Pokhara Int. Airport to Apt = 35 min (vech)

### Location Distance

Phewa Tal to Apt = 44 min (vech)

# MASTER PLAN



## Design Ideas

The design consists of three separate blocks, each placed thoughtfully based on their function and capacity. Located in Sarangkot, the layout takes full advantage of the natural surroundings. In the BHK units, balconies are carefully positioned to offer stunning views of Pokhara, Phewa Lake, and the majestic mountains.

The project is deeply embedded in the natural landscape. Jogging trails and gym corners are integrated into the design, encouraging a healthy lifestyle. Every corner of the site has been carefully planned and detailed to create a peaceful, nature-connected living experience.

## LEGEND

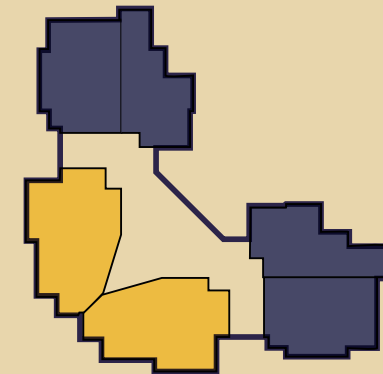
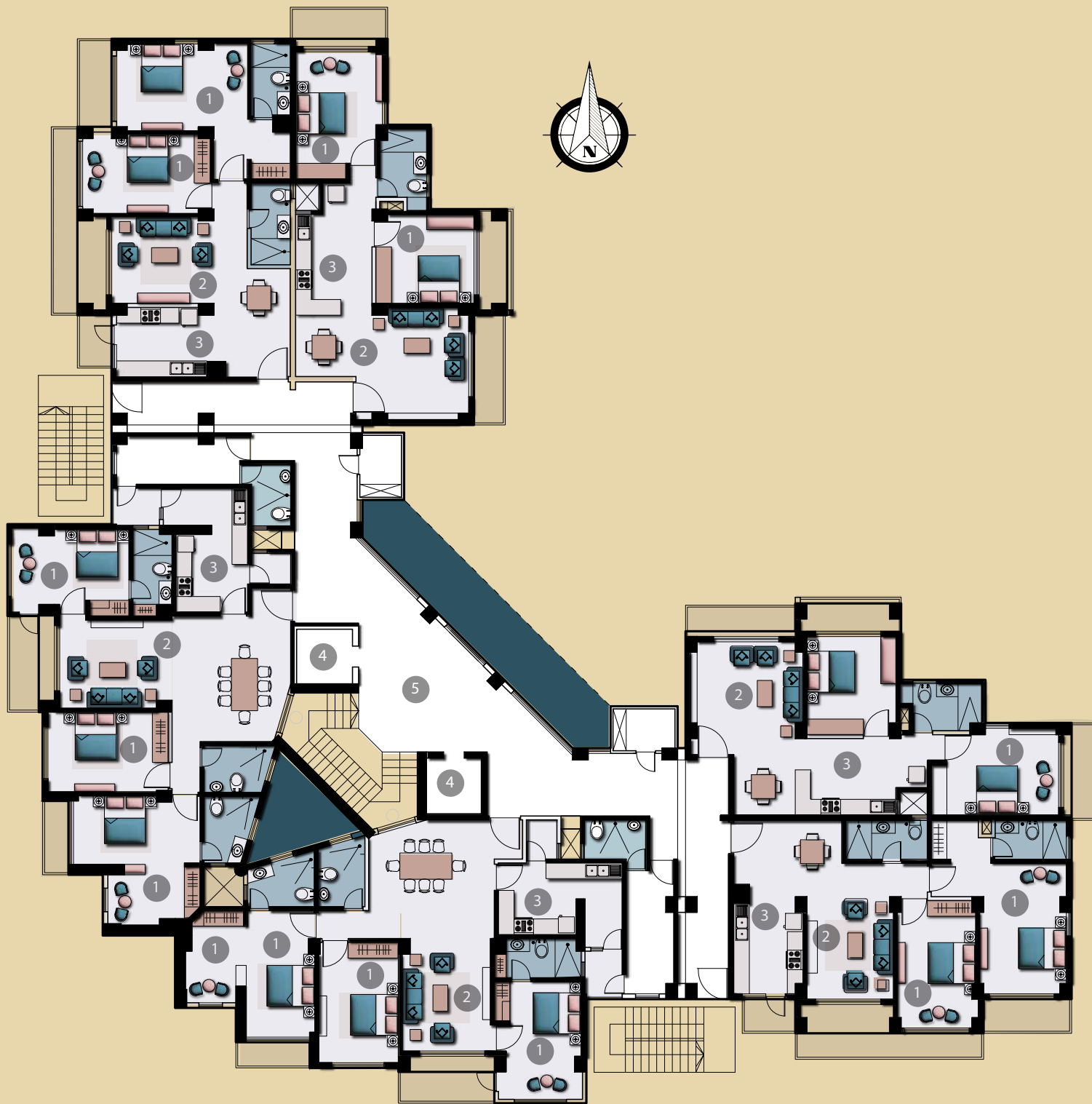
1. Tower A
2. Tower B
3. Tower C

## Suryothan Master Plan

Site Area: 8268.97 sq.m

G. Coverage: 32%





Index

3 BHK

2 BHK

**LEGENDS**

- 1. Bedroom
- 2. Living Space
- 3. Kitchen & Dining
- 4. Elevator
- 5. Foyer

**BLOCK A**

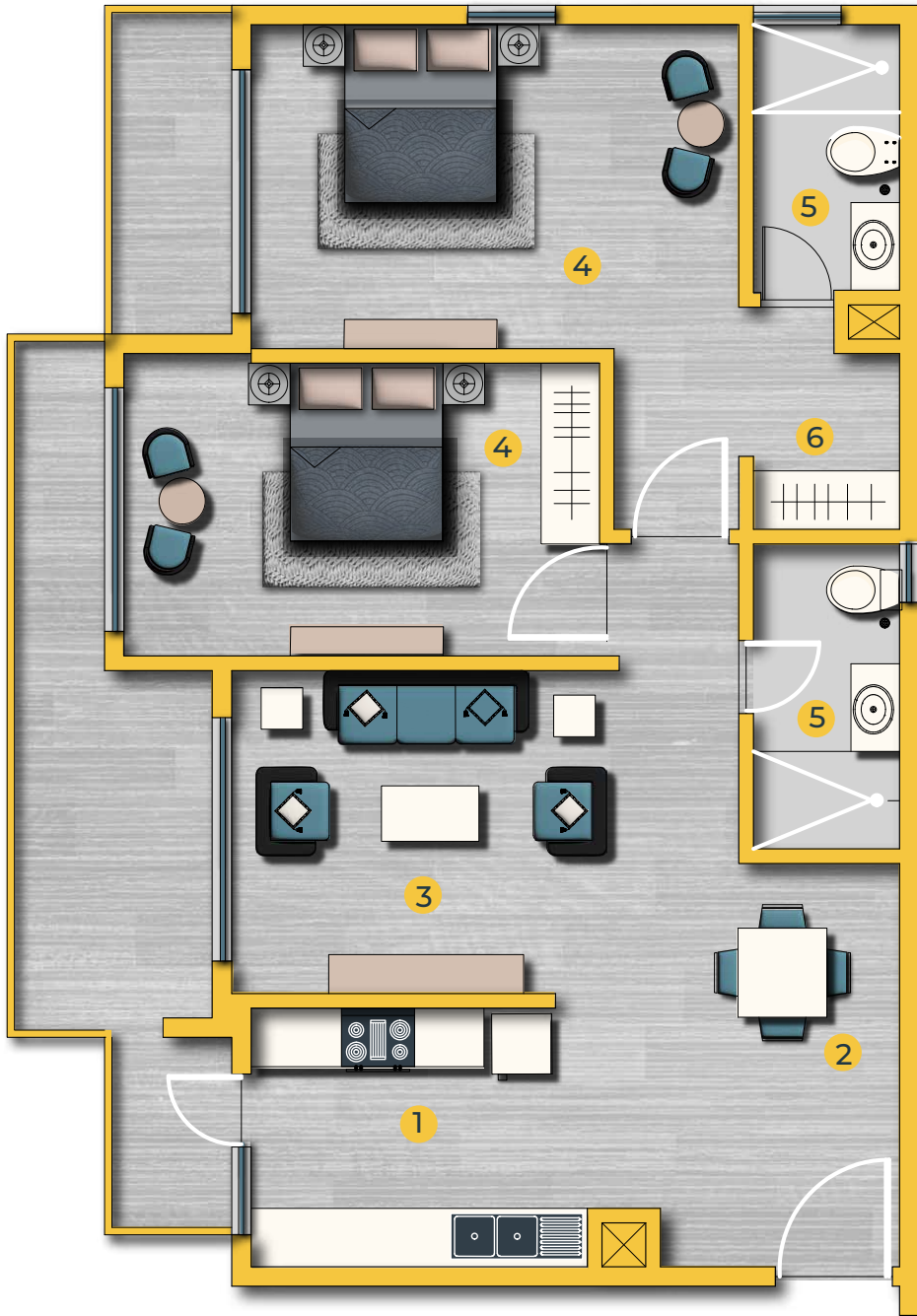
**First-Seventh Floor Plan**

Floor Area: 851.67 Sq.m

Floor Ht: 3.35 m



*Amidst*  
the heaven in  
*Sarangkot*



## Blow up plan of **2BHK**

### LEGENDS

1. Kitchen space
2. Dining Space
3. Living Room
4. Master Bedroom
5. Toilet Space
6. Closet Space

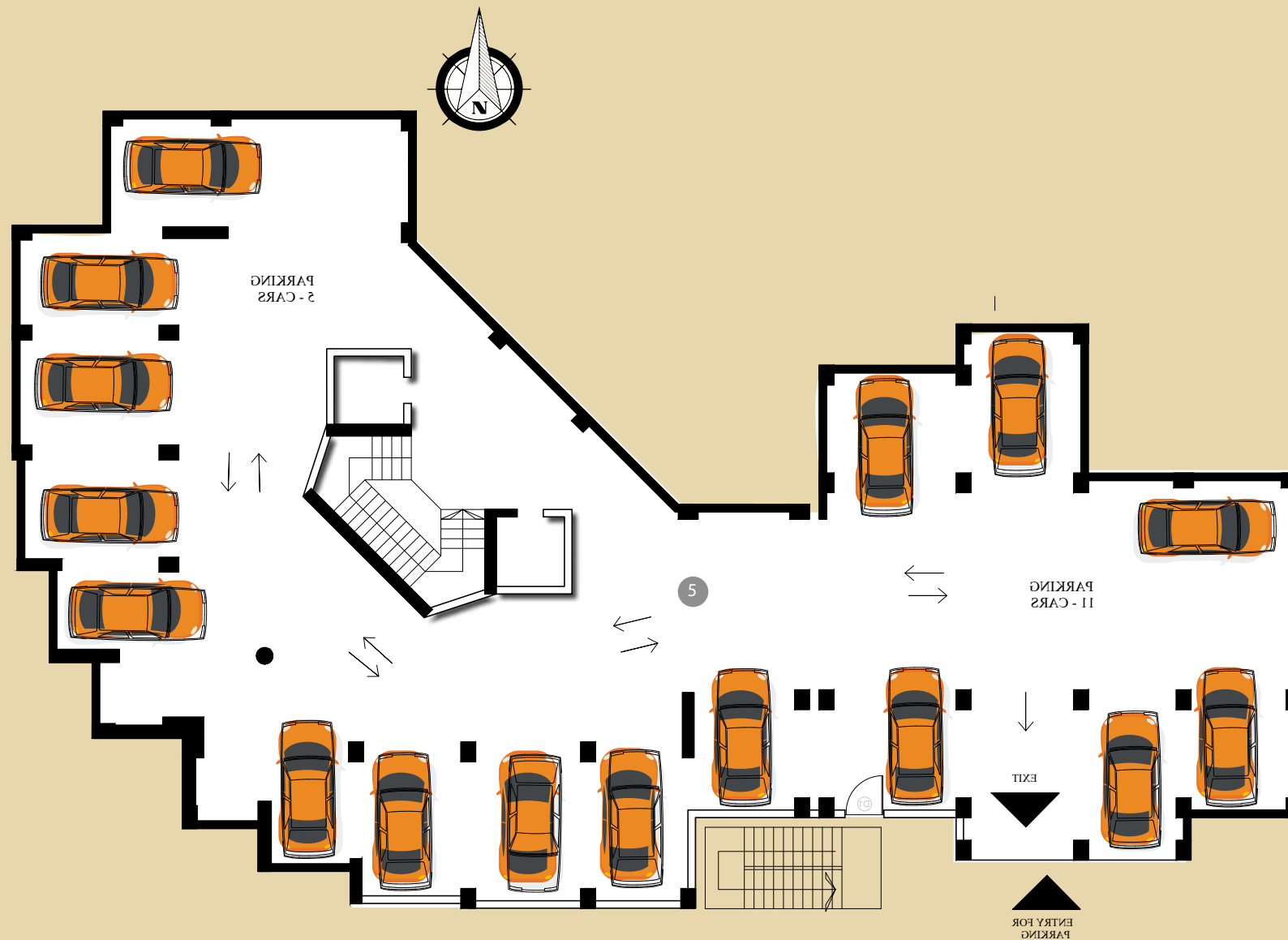


## BEDROOM INTERIORS

Featuring Master Bedroom, side seating areas and a minimal bedroom

Let the stress of the day fade as you relax in a peaceful bedroom. Wake up to sunlight gently filling the room and mountain views greeting you at dawn. From the comfort of your bed, watch the snow glow in the morning light. High above the city, there's no need for curtains — just open skies, quiet mornings, and the soft twinkle of city lights at night. It's a space made for calm, comfort, and a deeper connection to nature.





**LEGENDS**

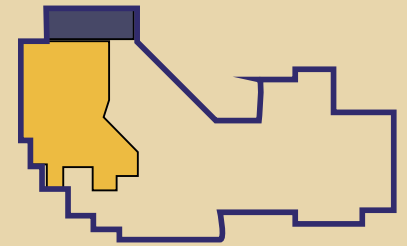
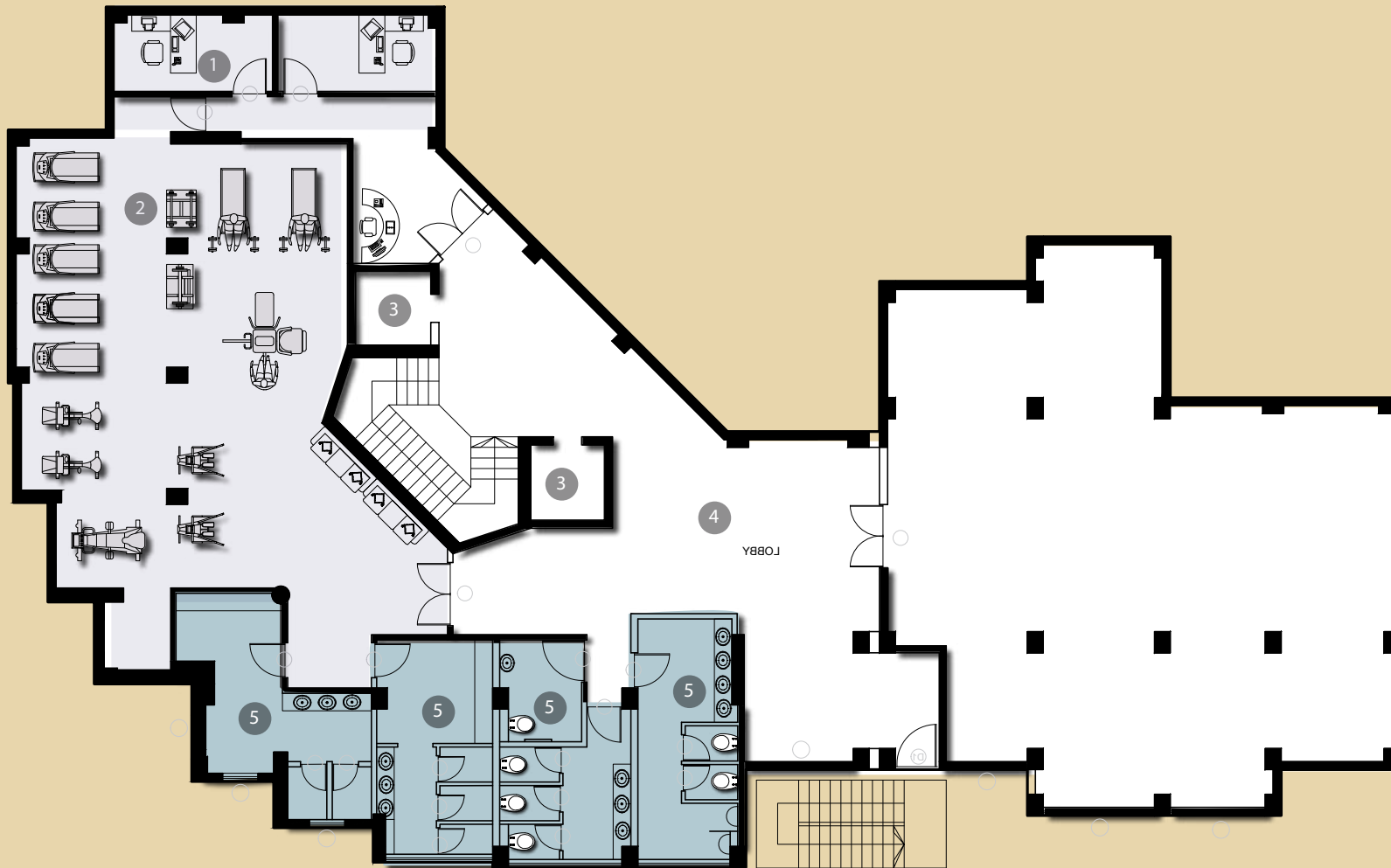
1. Parking

**BLOCK A**

**L. Basement**

Floor Area: 622.78 Sq.m

Floor Ht: 4m



-  GYM.H
-  Office

### LEGENDS

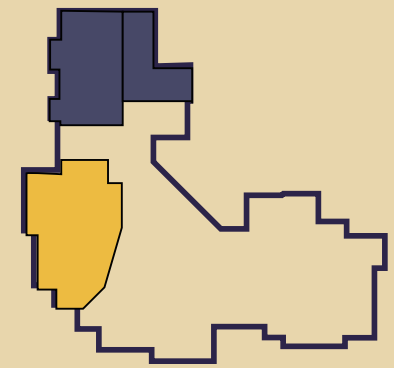
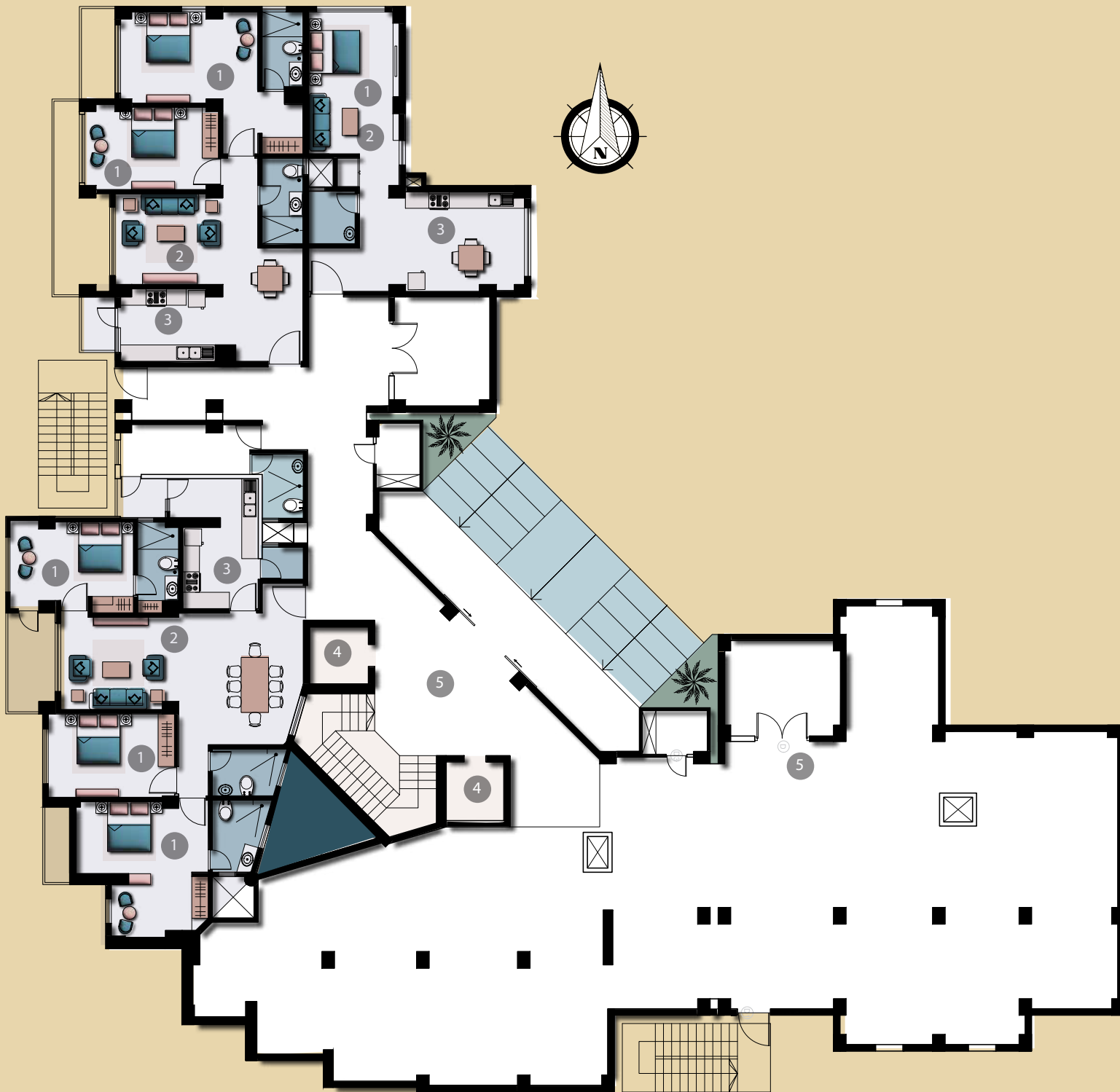
- 1. Office
- 2. GYM Hall
- 3. Elevator
- 4. Foyer Space
- 5. Locker & Toilet Space

### BLOCK A

#### Up. Basement Floor Plan

Floor Area: 622.78 Sq.m

Floor Ht: 4m

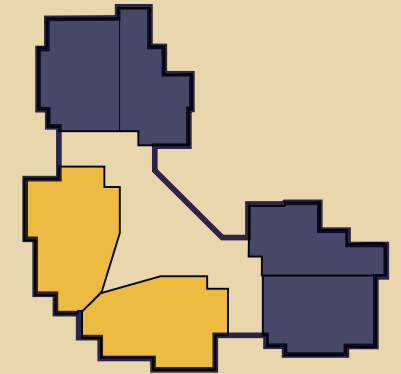


- 3 BHK
- 2 BHK

- LEGENDS**
1. Bedroom
  2. Living Space
  3. Kitchen & Dining
  4. Elevator
  5. Foyer

**BLOCK A**  
**Ground Floor Plan**  
 Floor Area: 705.26 Sq.m  
 Floor Height: 3.35m





- 3 BHK
- 2 BHK

**LEGENDS**

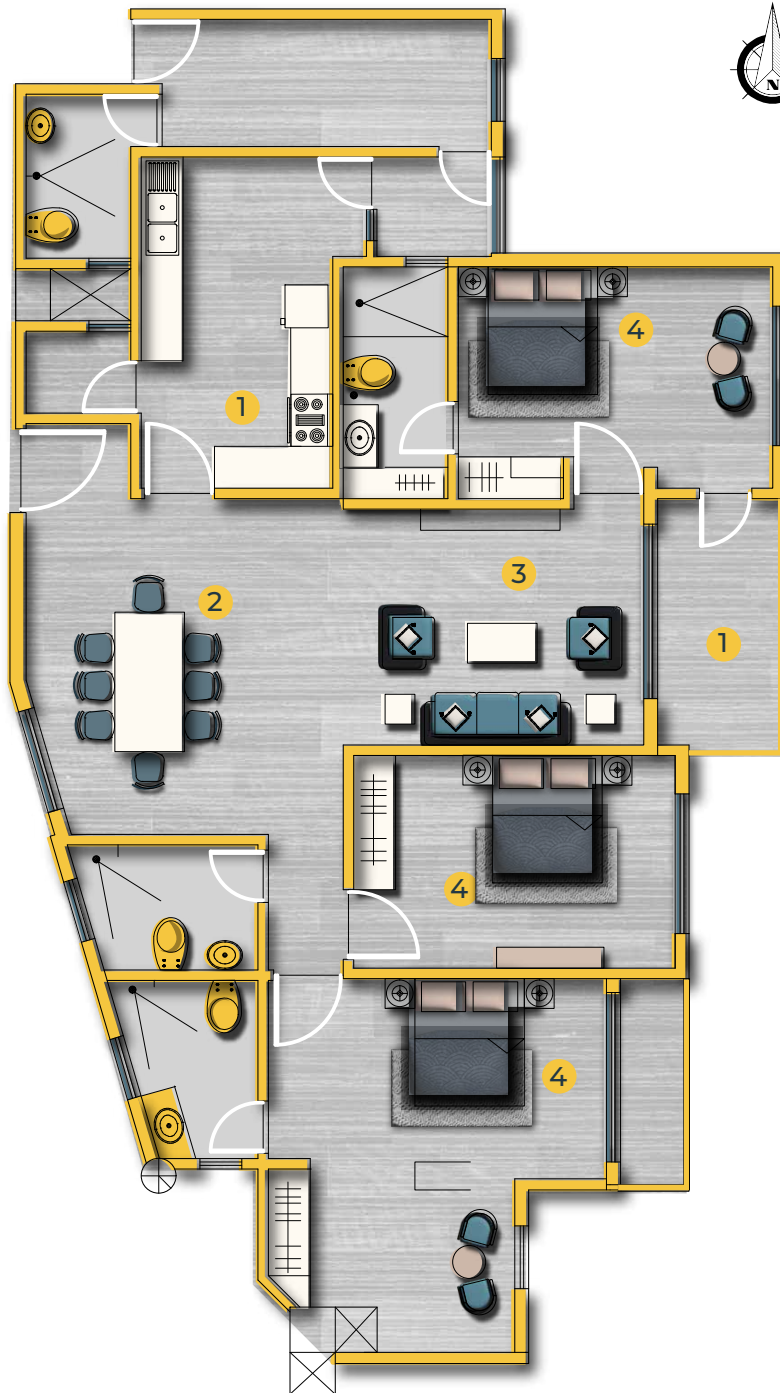
- 1. Bedroom
- 2. Living Space
- 3. Kitchen & Dining
- 4. Elevator
- 5. Foyer

**BLOCK C**

**Ground Floor Plan**

Floor Area: 889.099 Sq.m

*Amidst*  
the heaven in  
*Sarangkot*



Blow up plan of **3BHK**

LEGENDS

- 1. Kitchen space
- 2. Dining Space
- 3. Living Room
- 4. Master Bedroom
- 5. Toilet Space
- 6. Closet Space



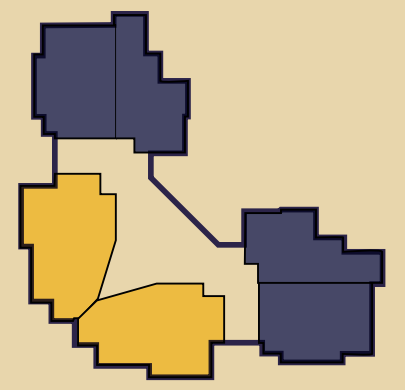
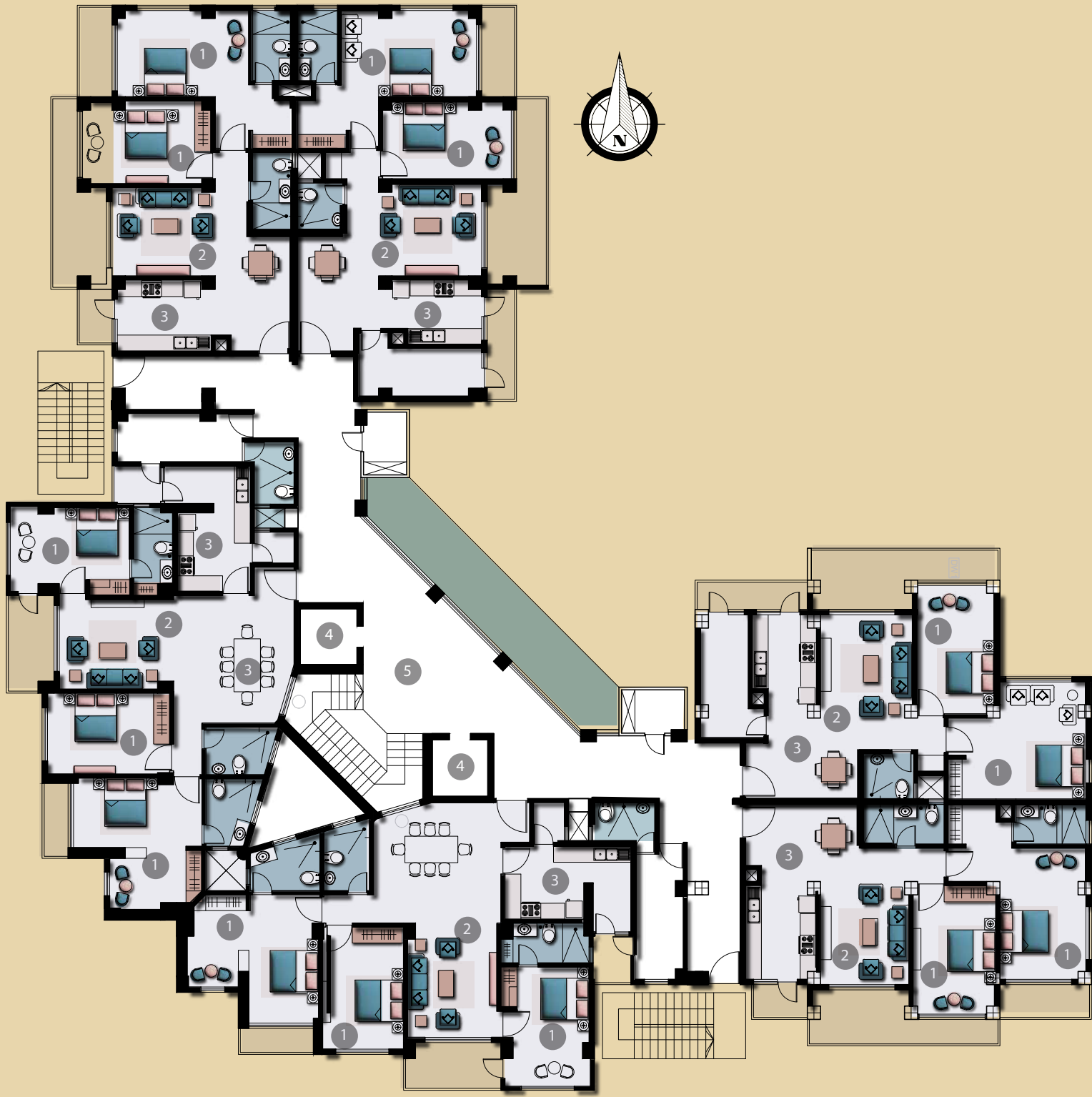
## LIVING & DINING INTERIORS

Featuring Living Room, Dining Space and Kitchen Space.

right and open, the kitchen and living room are filled with natural light. Large windows frame views of the lake, city, and distant mountains.

Whether you're cooking, sharing a meal, or just relaxing, the space feels warm and inviting. It's designed for comfort, connection, and quiet moments that stay with you. A place where every day feels just a little more special.





- 3 BHK
- 2 BHK

**LEGENDS**

- 1. Bedroom
- 2. Living Space
- 3. Kitchen & Dining
- 4. Elevator
- 5. Foyer

**BLOCK C**  
**First-Seventh Floor Plan**  
 Floor Area: 951.76 Sq.m





B






# Security System

There is a state of the art security system from the entrance with individual security arrangements at each tower.

-  Panic Alarm Function
-  Audio Communication from the guard unit to respective Apartment.
-  Barriers at main entrance and exit.
-  CCTV Surveillance & 24 hrs digital video recording surveillance
-  Fire alarm System

# Amenities

-  Exquisitely landscape gardens interspersed with water bodie
-  Two automatic lift system
-  Landscape jogging & Walking Trails
-  Grand entrance hall & well decorated corridors on all lift lobbies.
-  Adequate street light
-  Fire fighting system
-  Provision for Cable Tv, Telephone & Internet in all apartments
-  Seewage treatment plant
-  Emergency Power Backup
-  Round the clock enhanced security with hotline to fire, hospital and police.
-  Ample parking system
-  Sitting & Picnic Area
-  24 hrs Water Supply treated with modern technology
-  Intercom Facility



*Where nature welcomes you home.*

[www.suryothan.com](http://www.suryothan.com)

**Holding of:**

KC Group and Keyal Group



Website



Facebook



Instagram

**Developed by:**

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