



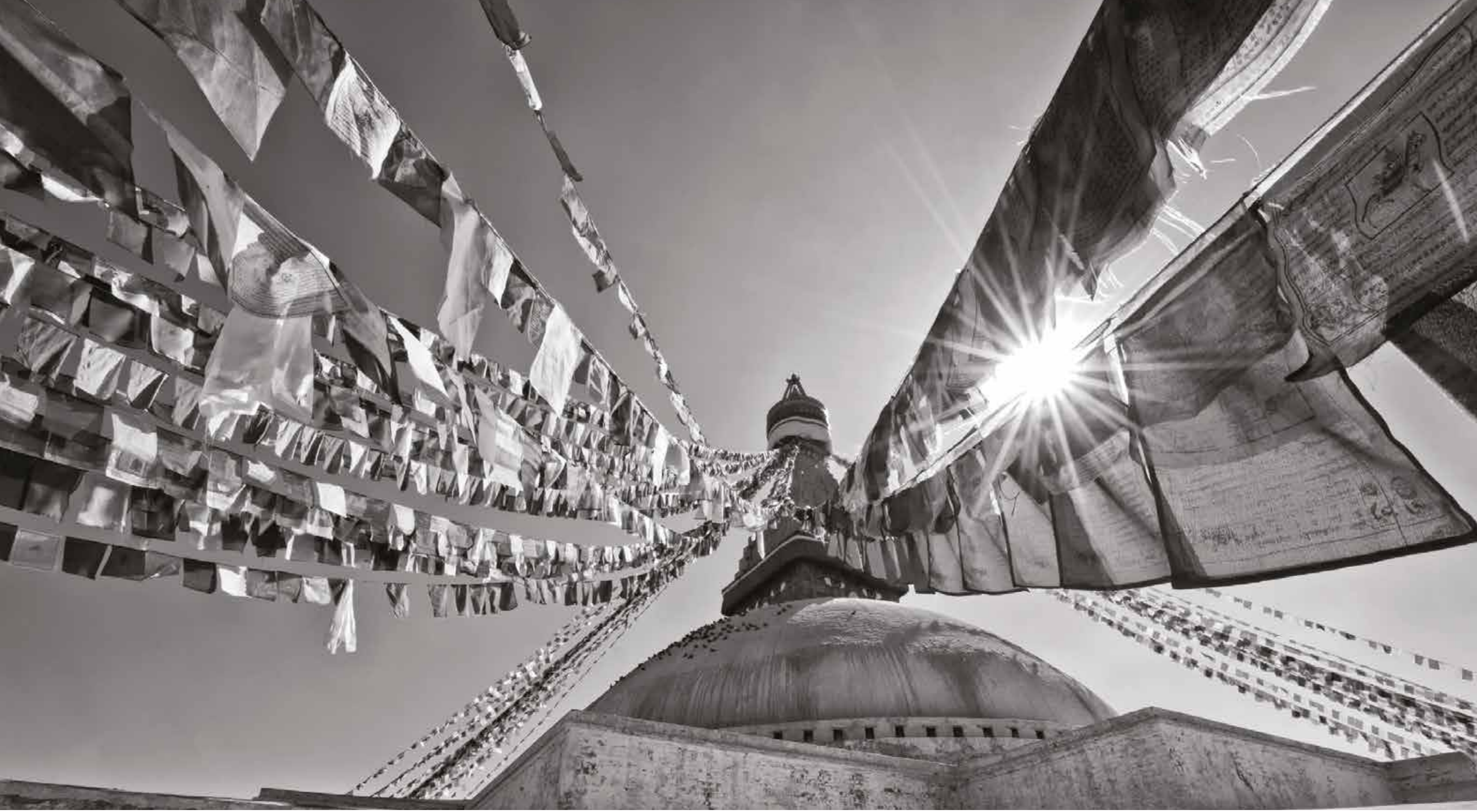
THE LEAF  
NAGARKOT

[WWW.THELEAF.COM.NP](http://WWW.THELEAF.COM.NP)

# LIFE ABOVE THE CLOUDS

Imagine..... waking up to a surreal morning - drifting flog flows over your feet and all you can see are the Himalayas turning golden - everything else is below the clouds. Chants from the monastery slow time, as you unwind for yoga and meditation, or enjoy a freshly brewed coffee as you laze. Clouds gently disappear, revealing the forest in its fullest glory. This is not a dream but your real heaven at the LEAF, the most exclusive getaway at Nagarkot.

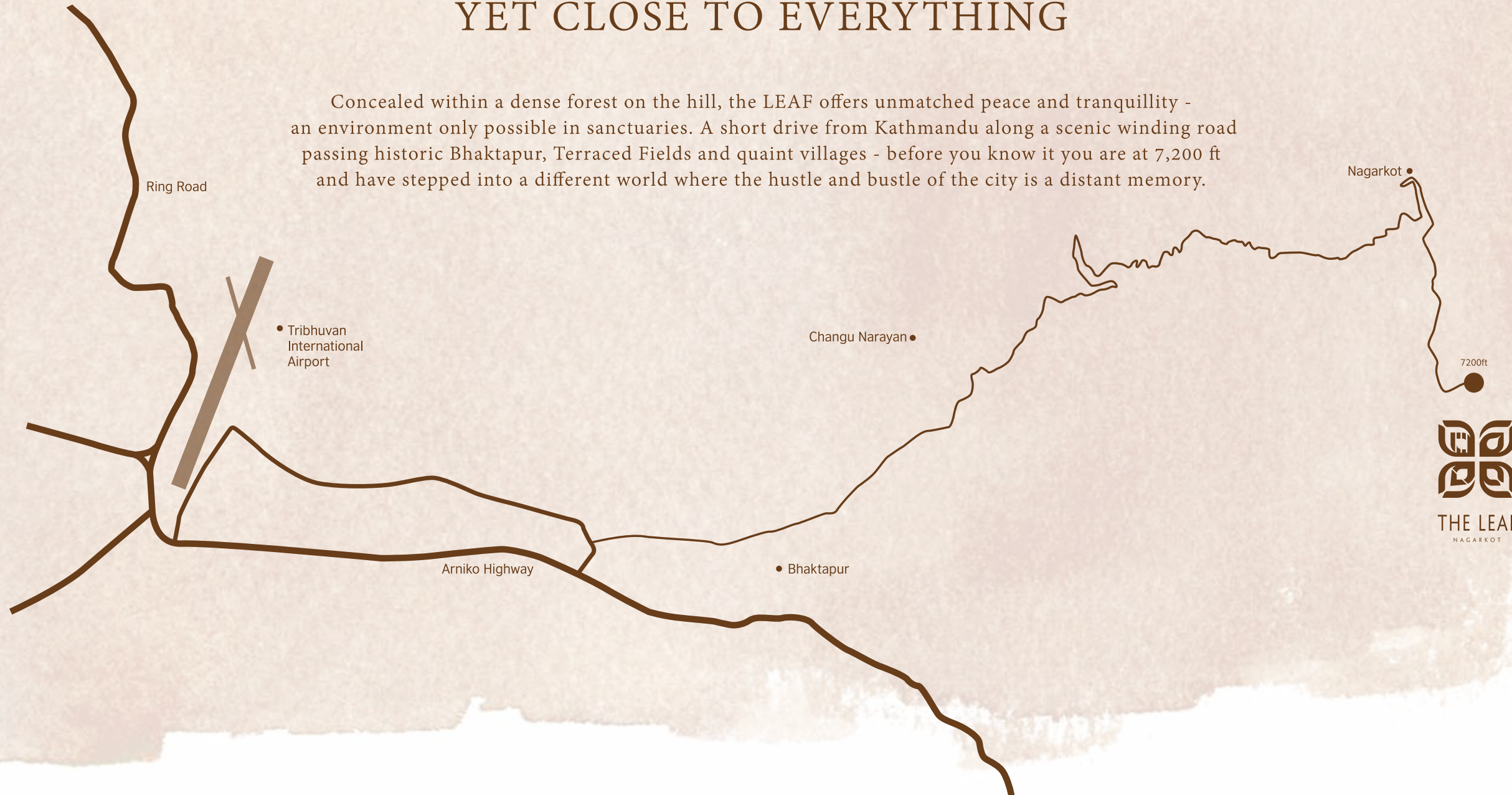






# DISCRETE LOCATION YET CLOSE TO EVERYTHING

Concealed within a dense forest on the hill, the LEAF offers unmatched peace and tranquillity - an environment only possible in sanctuaries. A short drive from Kathmandu along a scenic winding road passing historic Bhaktapur, Terraced Fields and quaint villages - before you know it you are at 7,200 ft and have stepped into a different world where the hustle and bustle of the city is a distant memory.





A black and white photograph of a mountain landscape. In the foreground, there are prayer flags and a small structure on a rocky slope. The middle ground shows a valley with a river or stream. The background features a range of snow-capped mountains under a cloudy sky.

# EXPERIENCE FIVE STAR LUXURY

The LEAF combines the best of nature and modern luxuries into an exquisite living experience. Residents will have access to world class amenities, and at the same time achieve harmony with nature in unmatched peaceful and tranquil surroundings. To be able to live in a most secluded environment yet have best of the services at your fingertips is truly the definition of simple luxury.





A woman with long dark hair, seen from behind, is sitting in a meditative pose (Padmasana) on a rocky outcrop. She is wearing a blue tank top and dark pants. Her hands are in the Anjali mudra (prayer position) with palms facing each other. The background is a vast, hazy mountain range under a clear sky, suggesting a high-altitude Himalayan setting.

## LIFESTYLE INSPIRED BY THE HIMALAYAS

Synonymous with freshness and health, the LEAF is designed to celebrate mountain living. Natural elements of the site - the hill, forest, springs and views of the Himalayas beyond become part of the ultimate lifestyle - subtly reminding us of our origins. Handpicked berries and locally grown vegetables will form the core of simple yet gourmet meals offered in alfresco style dining. The freshwater from the springs and herbs from the forest will be judiciously used in spas and ayurvedic massages.

Walking trails will lead to forgotten monasteries and temples, or down to quaint hillside villages. For the adventurous and the playful - mountain biking are horse riding across this amazingly versatile and beautiful terrain will provide once in a lifetime experience.

Get closer to nature by walking on an organic garden and picking your own vegetables for dinner or immerse yourself in yoga and discover spirituality - LEAF is about experiencing life to its fullest.



# EXCLUSIVE MANAGED VILLAS

With only 20 well-appointed villas and offered by invitation, The LEAF is exclusive to a select few - making it the elitist hillside property to own. The arrangement of the villas protects the forest, safeguarding each villa's privacy and mountain views. The main drive meanders up the site, providing access to all villas and finally culminating at the clubhouse - the highest point on site with great amenities and fabulous views.

The LEAF's innovation programme allows owners the option to lease back their villas to a hospitality company. This option eliminates maintenance costs and ensures immediate returns on investment, over and above the value appreciation of owning a rare jewel.







An aerial photograph of a mountainous landscape. In the foreground, a large, multi-story villa complex is visible, nestled among trees. The villa has several wings and a prominent central tower. A road or driveway leads towards the villa. In the background, a series of rolling mountains and hills stretch across the horizon under a hazy sky. The overall tone is dark and atmospheric.

# FOREST VILLAS

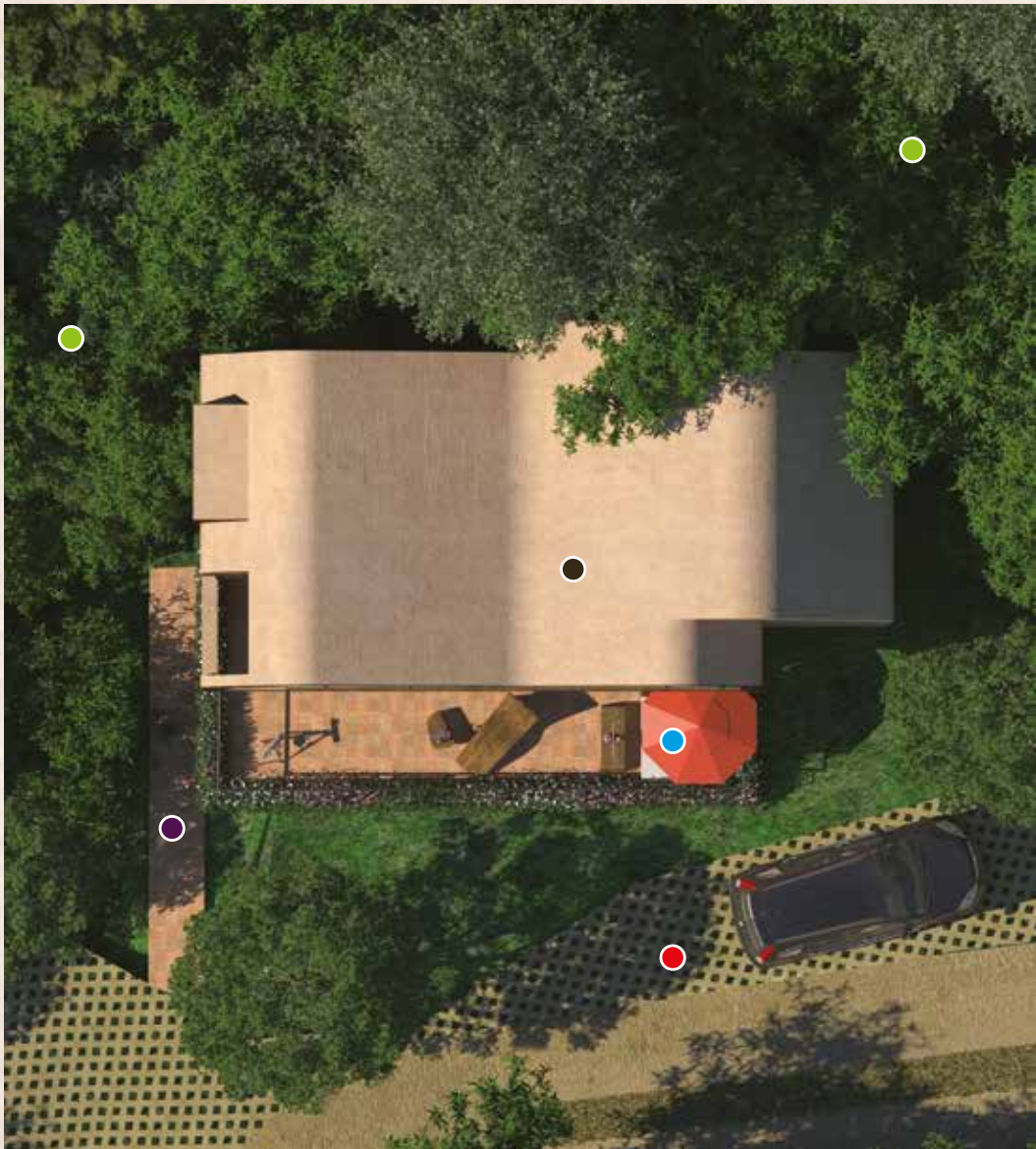
Tucked in the forest and with 2,504SF of area, this is the most premium villa offered at the LEAF.  
Cascading steps connect the driveway and the villa via a naturally landscaped front yard.  
Expansive patio necklaces the living floor, while the hanging verandas decorate the  
luxurious bedrooms placed on the upper levels.







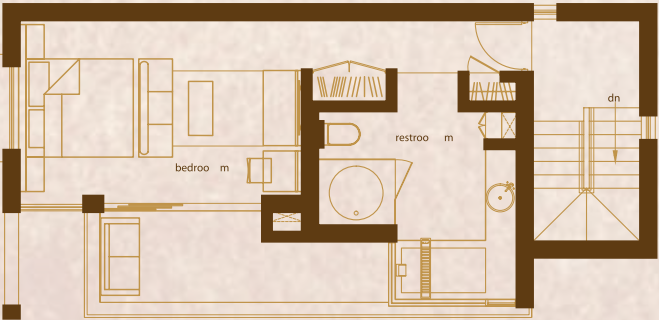
PLANS & LAYOUTS



- MAIN VILLA
- CASCADING STEPS
- PARKING
- HELPERS QUARTER/ GAZEBO
- FOREST

**G+2 Floor**

BEDROOM	- 197.66 SF
RESTROOM	- 105.01 SF
STAIRCASE	- 91.5 SF
VERANDA	- 106.56 SF



**G+1 Floor**

BEDROOM	- 197.66 SF
RESTROOM	- 105.01 SF
STAIRCASE	- 91.5 SF
VERANDA	- 106.56 SF



**Ground floor**

LIVING ROOM	- 224.5 SF
KITCHENETTE	- 166.62 SF
POWDER ROOM	- 30.67SF
STAIRCASE	- 91.5 SF
GRAND PATIO	- 356.3 SF



Note: All the details including illustrations, graphics and numbers, and accompanying attachments represented in this brochure are subject to future variations and thus non-binding in nature.



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The floor to ceiling and wall windows blurs the distinction between inside and outside where the patio becomes a natural extension of the living space inside. The sculptural fireplace and wavelike ceiling define a unique decor with picture-perfect views setting the mood.





Designed as a room in a 5-star resort, the bedrooms open out to floating verandas perfect for yoga, or simply reclining on a chair to watch the majesty of nature. Transparent windows make the mountains an essential part of the interiors. The master bedroom boasts a lofty ceiling, giving it a royal appeal.





A four-fixture bathroom redefines the indoor bathing experience. The combination of expansive windows and wall to wall mirror, give the space an outdoor feel with the mountains experienced from every corner.





# SKY VILLAS

Elevated on the slopes, the 2,164SF villa is entered on its top level.  
The living space with its glorious ceiling height opens up to breath-taking views.  
The verandas extend out from the interior space giving a sense of being suspended in the sky.  
Walk down two levels to grand bedrooms fitted with elaborate vanity rooms,  
each facing the valley and the Himalayas.







A small, grey-toned bird is perched on the edge of a weathered wooden post. The bird is facing right, with its head slightly turned. The background is a solid, light grey. The overall image has a muted, artistic feel.

## TERRACE VILLAS

A boutique version of the Sky Villa, this 1,545SF residence is an exclusive one bed room property. The magnanimous living room space on the entry level perfectly captures the views and the bed room on the ground level opens up to gardens and private cabana - making the overall experience intimate and romantic.







PLANS & LAYOUTS



- MAIN VILLA
- CASCADING STEPS
- PARKING
- HELPERS QUARTER/ GAZEBO
- FOREST

**G+2 Floor**

LIVING ROOM	- 189.12 SF
KITCHENETTE	- 124.86 SF
POWDER ROOM	- 30.67 SF
STAIRCASE	- 72.65 SF
VERANDA	- 227.19 SF

**G+1 Floor**

BEDROOM	- 197.66 SF
RESTROOM	- 105.01 SF
STAIRCASE	- 72.65 SF
VERANDA	- 92.56 SF

**Ground floor**

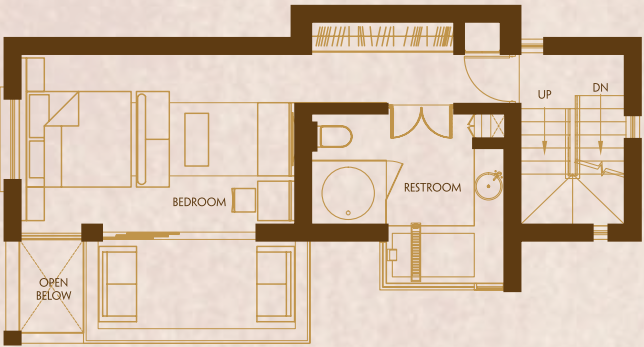
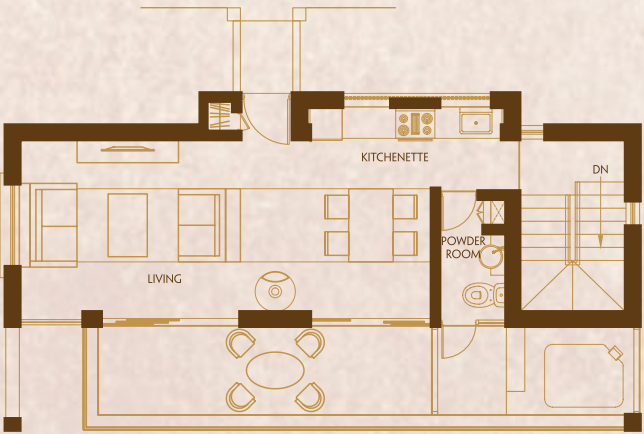
BEDROOM	- 197.66 SF
RESTROOM	- 105.01 SF
STAIRCASE	- 72.65 SF
VERANDA	- 96.44 SF

**SKY VILLA**

SUPER BUILTUP AREA	2,164 SF
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**TERRACE VILLA**

SUPER BUILTUP AREA	1,545 SF
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terrace villa  
sky villa

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Inspired by the mountain forms, the walls and ceiling come together to create a signature space. Fully transparent on one side, the room magnifies the views from each area defined by the custom designed fireplace. A wide sky terrace cantilevers out - naturally extending the living floor into the outdoors.





Designed as a room in a 5-star resort, the bedrooms open out to floating verandas perfect for yoga, or simply reclining on a chair to watch the majesty of the nature. Transparent windows make the mountains an essential part of the interior.



The image shows a high-end bathroom interior. On the left, a large, rectangular jacuzzi is filled with water, with a wooden slatted deck and a white towel resting on its edge. To the right of the jacuzzi is a vanity area featuring two large, white, cylindrical pedestal sinks with gold-colored faucets. The vanity counter is made of a light-colored stone or concrete. Below the counter, there are built-in shelves holding stacks of white towels and small gold-colored bottles. The walls are covered in large, floor-to-ceiling windows that provide a panoramic view of a serene landscape with a calm lake and majestic snow-capped mountains under a clear sky. The ceiling is dark with recessed lighting, and the floor is made of dark wood. A pair of white slippers is visible on the floor near the jacuzzi.

Optional jacuzzi in the already four fixture bathroom, with the view of the snow mountains, make winter mornings more romantic. The combination of expansive windows and mirrors, give the space an outdoor feel in a private and cozy setting.

















# INVESTMENTS IN LUXURY VILLAS IN NEPAL

Those fortunate enough to own a Villa with The Leaf shall enjoy Luxury 5 star accommodation in a stunning location. This unique investment concept allows individual owners to have villas with full resort facilities and world class services. Besides incredible holidays and huge accommodation cost savings, investors enjoy capital appreciation, the pride of ownership of limited available villas and financial gain through our unique rental pool scheme.



# DISCOVER YOURSELF

THE MAJESTY OF THE MOUNTAINS  
THE SIMPLICITY OF NATURE  
THE MAGIC OF THE LAND

# EXPERIENCE THE LEAF











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