



LIVE REMARKABLY

LANCO
CEDAR-HILLS

A COMMUNITY BY KATHMANDU LANCO









Kathmandu Lanco Pvt. Ltd is a premier real estate development company involved in the organized housing, apartment, and commercial real estate sectors. In addition to residential housing projects, Kathmandu Lanco's plans include high quality, aspirational, and innovative mixed use spaces in and beyond the Kathmandu Valley.

Founded by a group of professional businessmen and leading institutional investors, Kathmandu Lanco seeks to enable Nepalis to LIVE REMARKABLY.





ABOUT THE PROJECT

LOCATION

Bhaisepati, Lalitpur

DEVELOPERS

Kathmandu Lanco

COMMENCEMENT OF CONSTRUCTION

September 2022

NUMBER OF VILLAS

33

ARCHITECTURE DESIGN FIRM

LEAD ARCHITECT

AJ Studios (India) in association
with Pumori Group & V.S Infrastructure

FACADE CONSULTANT

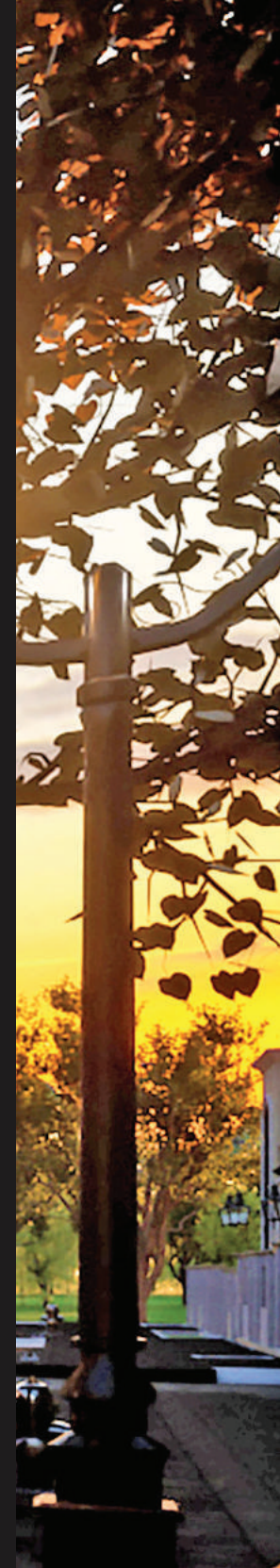
Svarga

INTERIOR DESIGN

Svarga (Designed in Germany)

LANDSCAPE ARCHITECT

Er. Ruchi Bajracharya



LANCO CEDAR-HILLS

Lanco Cedar-Hills is our first residential community, which aims to set the benchmark for beautifully designed, high-quality, and comfortable housing in Nepal offering a beautiful view of the valley, rolling hills, and the himalayyas.

An ode to the Hacienda style architecture, inspired from the Tuscan and Spanish style living, the community is optimised for the modern family with ample entertainment, common spaces, private courtyards and family lounge spaces. The buildings are structured to let in as much natural light as possible and each house is light and airy, with a special focus on ensuring open and green spaces throughout the community.

Designed by leading architects of India, in collaboration with experts from Nepal, Lanco Cedar-Hills offers stunning aesthetics with contemporary efficiency.







KIRTIPUR

ZOO

LALITPUR

EKANTAKUNA
JAWALAKHEL

 Patan Hospital

GWARKO

 Nepal Medicity

NAKKHU

SATDOBATO

BODHIGRAM

 Bhat Bhateni
Super Market

Bagmati River

Makhu Khola

AVAAS
BHAISEPATI


 Big Mart

 Police
Station


 Silauti Resort

TAUDAHA

 Korea EPS
Center Nepal

 HATTIBAN

 SIKALI
TEMPLE

 Gems School

BHAISEPATI

 Embassy
of Egypt

 LANCO
CEDAR
HILLS

 Karya Binayak
Temple

 Rato Machindra
Nath Temple

 Embassy of
the state of Qatar

VIBRANT LOCATION

●
IMADOL
SWIMMING
POOL

⊕
Nepal Plastic
Surgery Hospital

Schools

- Euro Kids (7 min)
- Samsara the Little School (14 min)
- St. Mary's (14 min)
- St. Xaviers School (14 min)
- Rato Bangla (16 min)
- Ullens (16 min)
- The British School (17 min)

Retail

- Bigmart (5 min)
- Korean Mart (6 min)
- Bhatbhateni (16 min)

Hospital

- Medicity (8 min)
- Patan Hospital (15 min)

Connectivity

- Nakhu Corridor
- Ringroad (10 min)

Banks

- Laxmi Bank (6 min)
- Nabil Bank (6 min)
- Prabhu Bank (6 min)

Other Landmarks

- Egypt Embassy (2 min)
- Qatar Embassy (3 min)
- Ministry Quarters (6 min)
- Myanmar Embassy (7 min)

Popular Restaurants Nearby

- Roadhouse Pizza (5 min)
- Himalayan Java (5 min)
- Madang Korean Kitchen (5 min)
- Sweet Fix (5 min)
- Sky Park (Rooftop Lounge) (5 min)
- Jammy's Bubble Tea (5 min)
- Kathmandu Coffee (5 min)

Gyms

- Gold's Gym (5 min)
- Bajra & Nanita's (5 min)

Other Areas

- Jawalakhel (14 min)
- Jhamiskhel/Sanepa (16 min)
- Airport (28 min)

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WE SHAPE OUR
BUILDINGS;
THEREAFTER
THEY SHAPE
US.

WINSTON CHURCHILL











MASTER BEDROOM





BOY'S BEDROOM





GIRL'S BEDROOM

AMENITIES & MASTERPLAN



2 Car Parking



Electric Vehicle Charging



Swimming Pool



Fully Equipped Gym



Green Area



Working Space



Play Ground



State of the Art Security System



Smart door lock



Pet-Friendly



Motorized main gate



Earthquake Resistant Structure



Vaastu Compliant Layouts



24 Hour Security Guard



COLOR	CLUSTER
● PINK	1
● ORANGE	2
● PURPLE	3
● YELLOW	GRANDE



PRIVATE COURTYARD WITH
INDOOR AND OUTDOOR ACCESS

“

Home is the
nicest word
there is

LAURA INGALLS WILDER,
AUTHOR





DINING





KITCHEN

KITCHEN









STORAGE







“

An ode to
the Hacienda
language of
architecture
from the regions
of *Spain*,
Tuscany, & the
Mediterranean.

LANCO CEDAR-HILLS

SPECIFICATIONS

LIVING / FOYER / DINING / FAMILY LOUNGE

Floor

Premium Quality Tiles or laminated wood

Walls

Acrylic Emulsion Paint on Wall Putty

Ceiling

Acrylic Emulsion Paint on Wall Putty / Gypsum False Ceiling (as per design)

MODULAR KITCHEN

Floor

Premium Quality Tiles

Walls

Premium Quality Wall Tiles + Acrylic Emulsion Paint on Wall Putty

Counter Top

Granite / Synthetic Stone

BEDROOMS / CLOSETS / DRESSING ROOMS

Floor

Laminated Wooden Floors

Walls

Acrylic Emulsion Paint on Wall Putty

Ceiling

Acrylic Emulsion Paint on Wall Putty / Gypsum False Ceiling (as per design)

ELECTRICAL

DTH Connection in living area and bedrooms

Multiple points for High Speed Internet

Modular switches

Adequate power points in the entire villa

DOORS & WINDOWS

Main Door

Premium Quality Imported Laminated Door or equivalent

Internal Door

Premium Quality Imported Laminated Door or equivalent

Door Frame

Wooden or equivalent

Windows

UPVC/Aluminium with mesh

TOILETS

Floor

Anti-Skid Vitrified Tiles

Walls

Premium Quality Wall Tiles + Acrylic Emulsion Paint on Wall Putty

Ceiling

False ceiling as per design

Counters

Granite or Synthetic

Fixtures

Towel Rack, toilet paper holder, Robe hooks of standard make

Sanitary Ware / CP Fittings

Kohler, Duravit, Jaguar or Equivalent

Enclosure

In Master Bathroom

TERRACES

Premium Floor Tiles

Wally Putty + Emulsion Paint

REFINED • QUALITY • LUXURY

FLOOR PLANS

Type A



GROUND FLOOR

TYPE A



FIRST FLOOR

TYPE A



SECOND FLOOR

TYPE B



GROUND FLOOR OPTION I

TYPE B



GROUND FLOOR OPTION II

TYPE B



FIRST FLOOR



SECOND FLOOR

DISCLOSURE

All renderings, floorplans, features and specifications are conceptual and subject to change. The architectural details, dimensions and area in the plan are based on schematic design information and all dimensions may vary with actual construction. The images and masterplan are for illustrative purposes and do not represent the size, features, specifications, fittings and furnishings; all of it is subject to change to comply with government regulations and permits. Developers have the right to change the details shared without any liability.

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Email:

info@ktmlanco.com

Contact Number:

9801961457, 9802345619, 9801961455

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