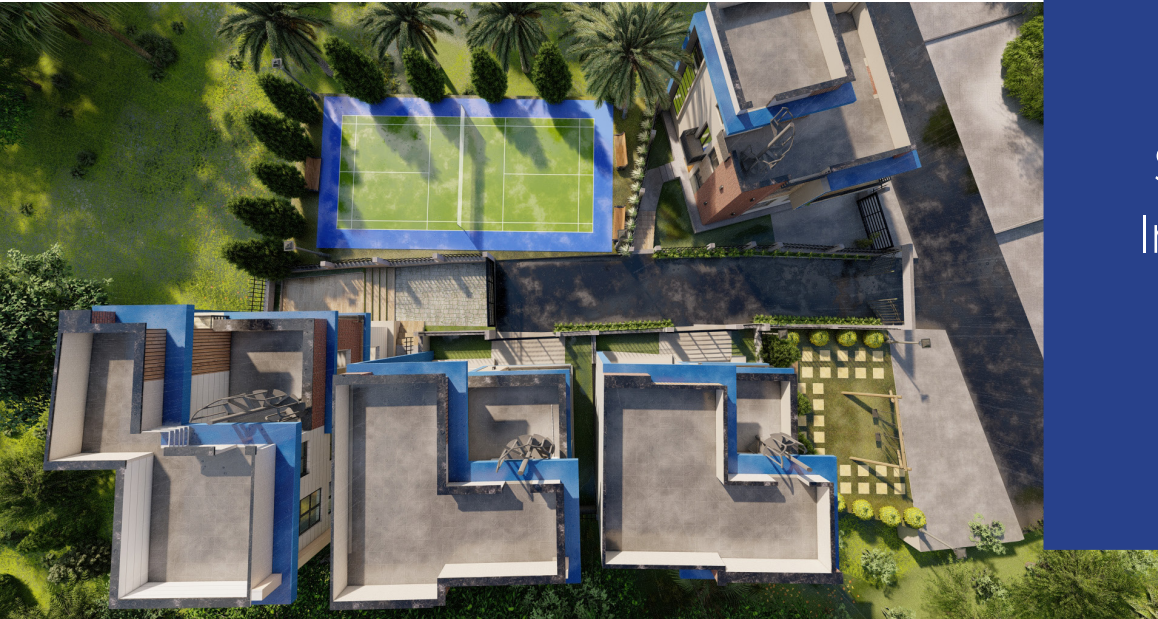




 **YES Colony**  
**Godawari** by  
YES Venture  
Pvt. Ltd.



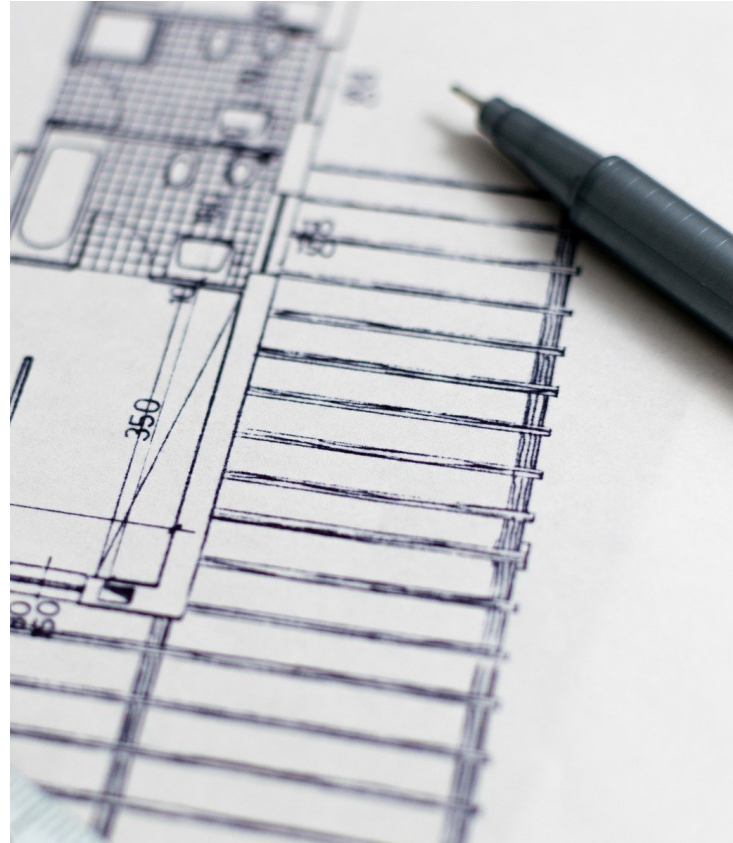


Finance  
Real estate  
Share Market  
Infrastructure,  
technology  
bases  
companies

Yes Venture Pvt Ltd is an alliance Company of HARATI Group having 20 years of business experience in IT and other business segment in Nepal. We are a longterm investment perspective and prefer to grow organically through acquisitions in fields where thereare growing demand of opportunities. As Nepal is rapidly developing, we aim to increase investment in the sectors that are keys of development including finance, real estate, share market, infrastructure and technology based companies.



REASONABLE  
PRICE,  
QUALITY  
CONSTRUCTION  
and  
COMFORTBALE  
FEEL.



YES Colony by Yes Venture Pvt Ltd, a HARATI Alliance Company is the first project of YES Venture Pvt. Ltd. at Kathmandu Valley. We called it as a Phase I. We have started this colony to develop a petite YES community. This colony is targeted for all the customers who are searching for affordable modern design houses. YES Colony focuses on "REASONABLE PRICE, QUALITY CONSTRUCTION and COMFORTBALE FEEL".

# PROJECT HIGHLIGHTS

Highly desirable and rarely available area.  
Scenic view.  
Easily accessible from ring road.  
500 meters from Taukhel.  
6 meters main road access.  
Project facing towards East Direction.  
Land area spreads in 16 Aana.  
Area covered by road 3 Aana.  
4 meters internal road access.  
Plot area ranging from 2.5 to 3.5 Aana.  
East and North Facing Houses.

Design as per Nepal Building code.  
Earthquake resistant building structure.  
Naturally ventilated and complete sun light.  
Carefully planned infrastructure.  
Buildings are design in terrain.

Domestic water supply.	CCTV
Underground water tank.	Street Light
Security Door Lock System	Sewages
Drainage	Security Alarm

## Available houses

No. 1  
**1591 sq.ft.**  
2.5 floors

No. 2  
**1353.13 sq. ft.**  
2.5 floors

No. 3  
**1311 sq. ft.**  
2.5 floors

No. 4  
**1421 sq. ft.**  
2.5 floors



# PARTNERS

## Insurance Partner



10 years of House Insurance

## Security Device Partner

Harati Computer Services Pvt. Ltd.



## Banking Partner

Standard Chartered



Sunrise Bank



Mega Bank





## House no. 1

This design integrates modern living culture with comfort and well-being. It has been conceived specifically to respond to the demands of a 21st century lifestyle. Here, you will walk into your own home and cherish the feeling of Luxury, Quality and Workmanship as each house is designed to give you the freedom to grow and flourish your homely lifestyle.

The **1485 sq.ft.** sq. feet houses takes a downward layout which includes 3 floors with 2 bedrooms, living area, balconies, personal car porch and a big terrace.

## Ground Floor

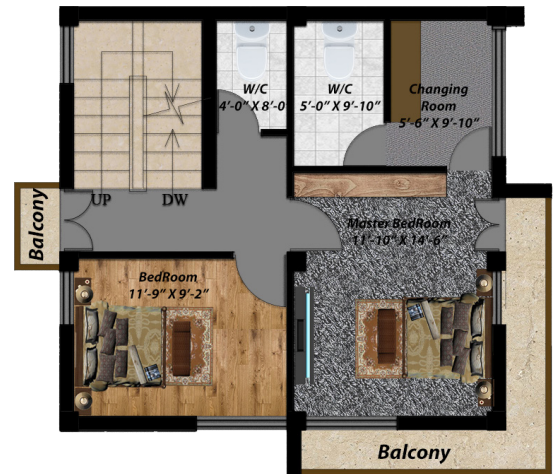


Living Room	10'-9" X 12'-9"
Kitchen/dining	11'-9" X 8'-9"
Bedroom	11'-9" X 8'-9"
Common Bathroom	4'-0" X 8'-0"
<b>Super Built-up area</b>	<b>630 sq. ft</b>

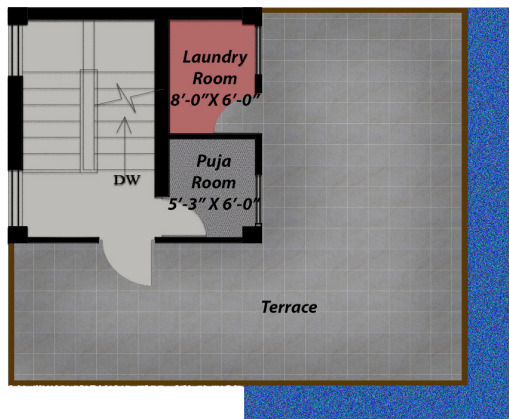
## First Floor

Master bedroom	11'-0" X 14'-6"
Attached bathroom	5'-0" X 9'-10"
Changing	5'-6" X 9'-10"
Bedroom	11'-9" X 9'-2"
Common Bathroom	4'-0" X 8'-0"

**Super Built-up area 721 sq. ft**



## Top Floor



Puja room	6'-3" X 6'-5"
Laundry	8'-1" X 6'-0"

**Super Built-up area 240 sq. ft**





## House no. 2

This design integrates modern living culture with comfort and well-being. It has been conceived specifically to respond to the demands of a 21st century lifestyle. Here, you will walk into your own home and cherish the feeling of Luxury, Quality and Workmanship as each house is designed to give you the freedom to grow and flourish your homely lifestyle.

The **1333.03 sq.ft.** houses takes a downward layout which includes 3 floors with 3 bedrooms, living area, balconies, personal car porch and a big terrace.

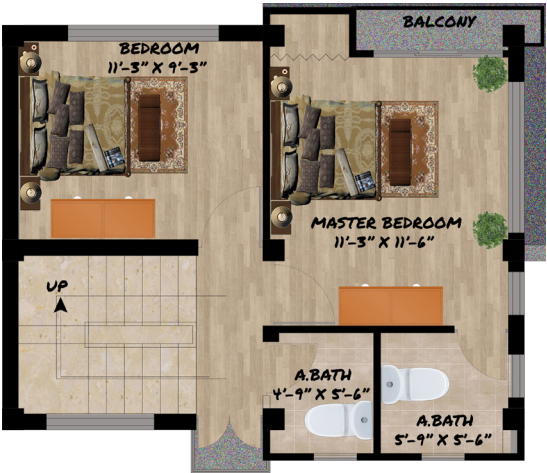
## Ground Floor



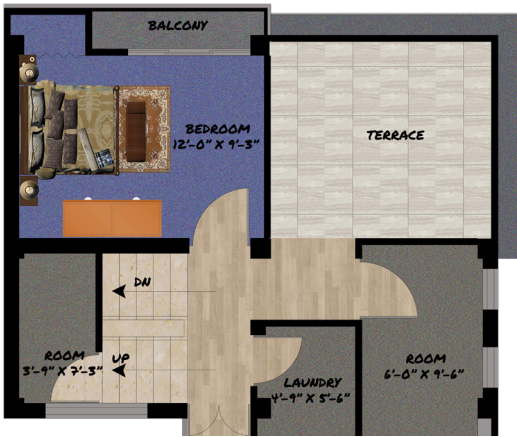
Living Room 12'-0" X 9'-6"  
Kitchen/Dining 11'-0" X 9'-0"  
**Super Built-up area 472.13 sq. ft**

## First Floor

Master bedroom 11'-3" X 11'-6"  
Attached bathroom 5'-9" X 5'-6"  
Bedroom 11'-3" X 9'-3"  
Common Bathroom 4'-9" X 5'-6"  
**Super Built-up area 493 sq. ft**



## Top Floor



Bedroom 12'-0" X 9'-3"  
Room 3'-9" X 7'-3"  
Laundry 4'-9" X 5'-6"  
Room 6'-0" X 9'-6"  
**Super Built-up area 388 sq. ft**



## House no. 3

This design integrates modern living culture with comfort and well-being. It has been conceived specifically to respond to the demands of a 21st century lifestyle. Here, you will walk into your own home and cherish the feeling of Luxury, Quality and Workmanship as each house is designed to give you the freedom to grow and flourish your homely lifestyle.

The **1269.67 sq.ft.** houses takes a downward layout which includes 3 floors with 3 bedrooms, living area, balconies, personal car porch and a big terrace.



# Ground Floor



Car Porch	11'-6" X 10'-0"
Living Room	10'-0" X 9'-3"
Kitchen/dining	10'-0" X 9'-9"
<b>Super Built-up area</b>	<b>460 sq. ft</b>

# First Floor

Master bedroom	9'-6" X 13'-3"
Attached bathroom	5'-3" X 6'-0"
Bedroom	12'-3" X 9'-3"
Common Bathroom	4'-0" X 6'-0"
<b>Super Built-up area</b>	<b>489 sq. ft</b>



# Top Floor



Bedroom	9'-0" X 10'-0"
Room	5'-3" X 10'-0"
Common bathroom	4'-0" X 6'-0"
Room	3'-9" X 7'-3"
<b>Super Built-up area</b>	<b>362 sq. ft</b>



## House no. 4

This design integrates modern living culture with comfort and well-being. It has been conceived specifically to respond to the demands of a 21st century lifestyle. Here, you will walk into your own home and cherish the feeling of Luxury, Quality and Workmanship as each house is designed to give you the freedom to grow and flourish your homely lifestyle.

The **1439.41** houses takes a downward layout which includes 3 floors with 3 bedrooms, living area, balconies, personal car porch and a big terrace.

# Ground Floor



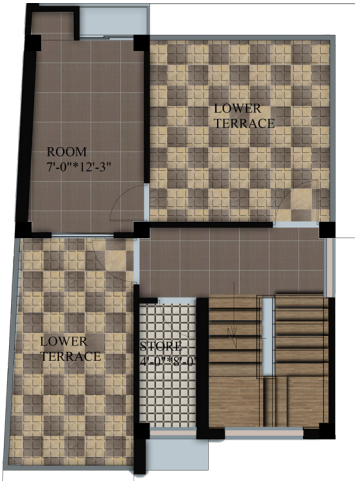
Living Room	11'-0" X 11'-3"
Kitchen	7'-0" X 6'-0"
Dining	7'-0" X 6'-9"
Bedroom	11'-3" X 11'-0"
<b>Super Built-up area</b>	<b>545 sq. ft</b>

# First Floor

Master bedroom	11'-9" X 11'-9"
Attached bathroom	6'-3" X 5'-0"
Bedroom	11'-6" X 9'-9"
Common Bathroom	7'-6" X 4'-0"
<b>Super Built-up area</b>	<b>577 sq. ft</b>



# Top Floor



Store Room	4'-0" X 8'-0"
	7'-0" X 12'-3"
<b>Super Built-up area</b>	<b>299 sq. ft</b>



# SPECIFICATION

## Structure

**Beam, Column, Slab**  
According to municipality  
approval drawing.

## Interior Flooring

**Living Room**  
Laminated parquetting

**Bedroom**  
IPS flooring

**Dining**  
Tile

<b>Laundry</b>	<b>Kitchen</b>
Tile	Tile

<b>Stair</b>	<b>Puja Room</b>
Parquet	Tile

## Windows

Aluminum sliding

## Doors

**Room Doors**  
Wodden door

**Main Doors**  
Designed frame door

## Wall

**Exterior**  
as per 3D design

**Interior**  
Wall putty

## Exterior Flooring

**Upper Terrace**  
IPS Flooring

**Lower Terrace**  
Tile

**Balcony**  
Tile

## Railing

**Balconies**  
Iron

**Staircase**  
Iron and wooden handrail

## Bathroom

**Wall / Floor**  
Tile  
Branded sanitary fixtures

## Interior Flooring

**Kitchen / Dining / Puja  
Room / Laundry**

Tiles

## Exterior Flooring

**Car Porch**  
Concrete interlocking block

## Electrical

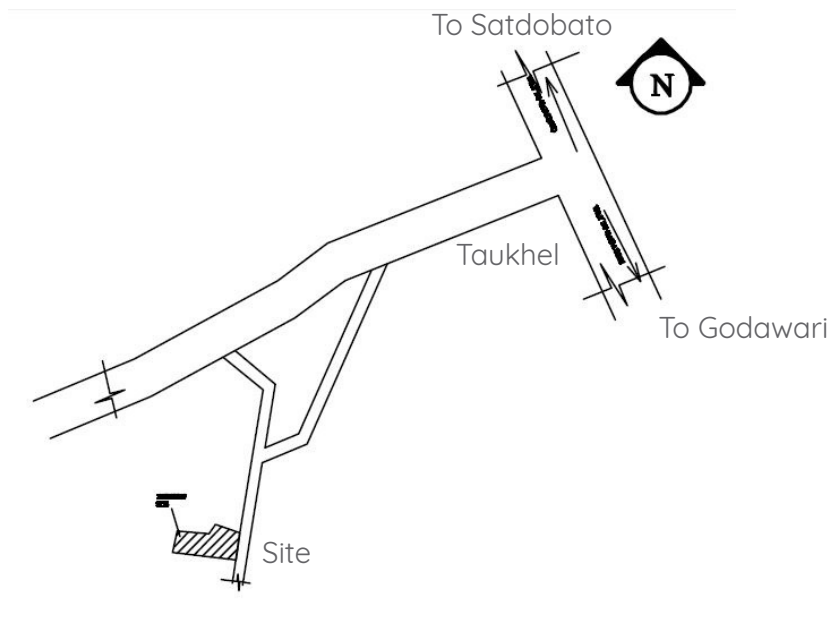
Copper electrical wiring in  
concealed with provision  
for light points, switches,  
T.V. and telephone  
sockets with MCB.

## Vaastu

Houses has been properly  
checked right from the  
entrance of a house to  
the Bedroom, Kitchen,  
Bathroom and Pooja room  
following all Vastu.

Note: All building areas, layouts, specifications etc, are tentative and subject to variation and modification by the company or competent authorities sanctioning such plans.





Godawari Village Resort	0.4 Km
Kitini School	0.3 Km
International Convention Hall	2 Kms
Phulchoki Hills	10 Kms
Godawari Botanical Garden	4 Kms
Saint Xavier's School	3 Kms

Godawari Mid City Hospital	2 Kms
Nepal Cancer Hospital	4 Kms
Little Angel's School	5 Kms
Premier International School	6 Kms
B&B Hospital	8 Kms
Tribhuvan International Airport	12 Kms

#### Corporate Office

Kumari Marg, Kupondole  
Lalitpur, Nepal

Tel +977-01-5440244, 5440115, 5440058, 5451514

Email [info@yescolony.com.np](mailto:info@yescolony.com.np)

Website [www.yescolony.com.np](http://www.yescolony.com.np)

#### Site Office

Godawari, Lalitpur, Nepal