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Sultanpur Road, Dhaurahra, Near Amethi.

Disclaimer:

Images mentioned in this brochure are for representational purposes only.
We are committed to surpassing the standards and class shown in the brochure, delivering quality beyond expectations.

Variation in specification during the development may occur without prior notice. This brochure is not to be construed as an offer, contract or agreement between the promoter and the buyer. This project is subject to all applicable laws, regulations and approvals. Developer reserves the right to make changes to the project, design and specifications as required for compliance with legal and regulatory requirements.

All dispute are subject to Lucknow Jurisdiction only.



**WHERE LUXURY
FIND PEACE**

A serene world crafted for families
who deserve more than a home — they deserve a beautiful life.

WHERE
NATURE
WHISPERS,
AND LIFE
LISTENS.

A luxury farmhouse experience crafted for those who value space, silence, and togetherness—just beyond Lucknow.

MOMENTS
WITH
FAMILY,
FRAMED
BY PEACE.

Because luxury is feeling present.



**WHERE
YOU
BREATHE
FREEDOM
AND EMBRACE
LOVE.**

**THE
COTTAGE**
FARMS & RESORTS
SULTANPUR ROAD, LUCKNOW



WHERE
CHILDHOOD
LAUGHTER
ECHOES
ACROSS
OPEN
MEADOWS.



LUCKNOW'S MOST PRECIOUS ADDRESS OF TOMORROW

Sultanpur Road is no longer just a location.

It is Lucknow's next growth story—where infrastructure, connectivity, and lifestyle converge to create unmatched value.

Just as new-age cities grow outward toward opportunity, Sultanpur Road has emerged as the city's most promising corridor—planned, expansive, and future-ready. Living on Sultanpur Road means staying effortlessly connected to the city's most prestigious, essential, and fast-developing destinations. This location places you at the centre of growth, not on its edge.



PRIME LANDMARK CONNECTIVITY

Chaudhary Charan Singh International Airport – Smooth and quick access for domestic & international travel

Gomti Nagar – Close to Lucknow's most premium residential and commercial zone

Hazratganj – Easy connectivity to the cultural and commercial heart of the city

Charbagh Railway Station – Seamless rail connectivity for intercity travel



EDUCATION, HEALTHCARE & LIFESTYLE—ALL NEARBY

SGPGIMS – One of India's most renowned healthcare institutions

Lulu Mall – World-class shopping, entertainment & dining

Reputed schools, universities & coaching hubs within easy reach

Upcoming retail zones, business parks & lifestyle destinations

THE
COTTAGE
FARMS & RESORTS
SULTANPUR ROAD, LUCKNOW



ABOUT US

THE COTTAGE (Farms & Resorts) is a vision taking shape — a landmark project in the heart of Lucknow.

The Cottage Farms is a managed farmland project associated with the Sapians Group of Companies.

This luxury farmhouse project is nestled across 100 acres of picturesque, verdant landscape in Lucknow, Uttar Pradesh, on Sultanpur Road.



THE
COTTAGE
FARMS & RESORTS
SULTANPUR ROAD, LUCKNOW

The Cottage Farms & Resorts goes above and beyond in providing unparalleled luxury, sophistication, functionality, comfort, and style — all coming together in perfect harmony to create a home that inspires the future of living.

Each owner will have the privilege of owning their own majestic luxury farmhouse, thoughtfully designed to exude elegance and opulence. The enchanting landscape is adorned with gazebos, inviting fire pits, and an aesthetic entrance gate, creating a truly captivating ambience.

To further enhance the experience, the farmland project boasts an array of exotic flora and fauna, enveloping farm owners in a vibrant tapestry of colours and scents.

The Cottage Farms & Resorts offers you a life of balance with the right amount of individual space, peaceful living, and companionship — a memorable lifetime experience with like-minded individuals in spaces as unique as yourself, in the lap of nature. Join us and let us take you on a journey that will leave you spellbound.

Join us, and let us take you on a journey that will truly leave you spellbound.

MISSION & VISION

In today's fast-paced, crowded, and stressful lifestyle, people truly need a space where they can slow down, breathe freely, and spend peaceful moments with their families.

Our vision is to create a premium and luxurious living experience that brings comfort, openness, and peace of mind.

Our mission is to thoughtfully design a space that caters to every age group — children, youth, and senior citizens — keeping their comfort, lifestyle, and needs in mind.

We aim to create a harmonious blend of nature, modern living, and luxury — a place where families can reconnect with themselves and with each other.

In today's busy world, a second home or farmhouse is no longer a luxury — it has become a real necessity.



WHY BUYING A FARMHOUSE OR FARMLAND TODAY IS A SMARTER DECISION

Than Investing in a Residential Plot or Flat

Lucknow, the capital of Uttar Pradesh, is widely known as the City of Nawabs. Over the past decade, the city has witnessed rapid growth in population, infrastructure, and real estate demand.

Real estate experts believe that this may be the last decade to acquire large land parcels in Lucknow at reasonable prices. The availability of open land is limited, and as development continues, land values are expected to rise significantly.

Instead of investing in a small residential flat or plot, owning a farmhouse or managed farmland offers the opportunity to own **10 times larger land**, providing both lifestyle benefits and long-term appreciation potential.

Over the last 10 years, the demand for land in Lucknow has increased at a very high rate. The city is currently undergoing major infrastructure developments, including projects like the Lucknow Green Corridor, aimed at improving connectivity and urban expansion. Several revolutionary initiatives are underway to transform Lucknow into a modern, technology-driven, and sustainable metropolis by 2031.

In such a rapidly developing environment, investing in farmland or a farmhouse is not just a lifestyle choice – it is a strategic and forward-thinking investment decision.

BENEFITS OF OWNING A FARMHOUSE OR FARMLAND

Owning a farmhouse or farmland offers a unique blend of lifestyle and investment benefits:

- A peaceful escape in a clean and healthy environment
- Ample space and complete privacy
- Ideal as a weekend getaway or second home
- Strong and steady long-term appreciation
- Potential tax benefits
- Opportunity to generate multiple income streams
- A tangible and stable asset
- The opportunity for self-sufficiency and organic living

Owning farmland is not just an investment – it is an investment in lifestyle, security, and long-term growth.



BIGGEST CHALLENGES FOR FARMHOUSE OWNERS AND BUYERS

- High investment – low returns
- Additional financial burden of society maintenance
- Most of the time it remains vacant
- Due to the farmhouse being vacant, extra preparations and inspections have to be made before going there for your stay
- Extra expense on appointing workers/helpers like gardener, cleaner, sweeper and guard etc. to keep your farmhouse in maintained condition
- Fear of misuse of the property in your absence always remains
- Lack of security and privacy
- Being away from the city, it is difficult to find basic facilities like electrician, plumber, helper, doctor etc.

HERE YOUR ALL PROBLEMS END

The Cottage is not just a farmhouse project.

It is a solution for all the problems investors and farmhouse buyers always had to face.

SPECIAL FEATURES THAT MAKE US DIFFERENT

PRIVACY

At The Cottage, your privacy is our priority.

- Each unit is secured with a 10-Foot boundary wall.
- Mobile-operated automatic opaque (fully covered) main gate.
- Two-way audio CCTV camera at the main entrance.
- Built-in smart drop box at the gate to receive parcels without any face-to-face interaction.

Once you enter your farmhouse, you can enjoy peaceful and memorable moments with your loved ones – completely free from disturbance.

SECURITY

We provide a high-level, multi-layered security system to ensure complete safety:

- Advanced smart surveillance system with high-definition cameras
- Motion sensors with remote monitoring capabilities
- 24x7 trained and professional security guards
- Fire-fighting system for added protection

Your safety and peace of mind are always assured.



THE COTTAGE SUNSHINE RESORT

This Resort is specially designed to attract tourists with most beautiful honeymoon cottages, dome houses, tree houses, beautiful selfie points to capture memorable moments, water bodies and beautiful green landscapes.

We are not only claiming our farmhouse owners for lifetime rental income on their farmhouses.

BUT

We are creating reasons for tourists who come to Lucknow to enjoy and see the beauty of Lucknow to come here and stay at our project.

- Sitting Zone
- Relaxing (Chill) + Greenery + Sitting Zone
- Wooden Bridge
- Swimming Pool



Selfie Points



Tree House



Dome House

MEDICINAL PARK WITH
PANCH TATWA WALKING TRACK
MEDICINAL PLANT STORE · SENIOR SITTING ZONE

HEAL. WALK. BREATH. BELONG.

This park will include Panch Tatwa walking track and medicinal plants where people can walk and relax. Visitors can spend time in a peaceful environment and feel connected with nature.

The park will have sitting areas where people can relax and release stress.

The medicinal plant store reconnects you with nature's wisdom.
Pick a plant. Take it home. Grow health not just around you—but within you.



INCOME OPPORTUNITY

**INVEST ONCE AND EARN LIFETIME RENTAL INCOME
FROM YOUR FARMHOUSE.**

We are partnering with some of India's leading hospitality and vacation rental platforms. Through these partnerships, you can lease your farmhouse and generate attractive rental income.

The platform partners will take care of everything — marketing, guest bookings, monitoring, maintenance, and revenue management — to help maximize your earning potential.

Whenever you wish to use your farmhouse for personal stay, simply inform them in advance. Your property will be handed over to you in a fully maintained and ready-to-use condition.

This way, your farmhouse becomes not just a lifestyle investment, but a smart income-generating asset.



FACILITIES & MANAGEMENT

To ensure a seamless and premium living experience, The Cottage Farms & Resorts offers dedicated departments including:

- Administration
- Maintenance
- Security
- Cultural & Community Management
- Financial & Operational Management

These teams work round the clock to maintain the peace, functionality, and high standards of the community – for both residents and guests.

MEDICAL FACILITY

- 24×7 Medical Centre for primary healthcare and emergency support

Your safety and well-being remain our top priority.

CENTRE OF ATTRACTIONS

Designed to attract tourists and offer unforgettable experiences, The Cottage Farms & Resorts provides world-class lifestyle and leisure amenities:

- Prime location just minutes away from the main city, airport, and railway station
- Large party-style swimming pool with LED screen, floating beds, and in-water lounge chairs
- Musical fountain with synchronized colorful lighting
- Exclusive honeymoon cottages
- Unique tree houses
- Dome houses with private jacuzzi
- Beautifully designed selfie and scenic points
- Water cottages
- Medicinal park
- Five Elements acupuncture walking track
- Premium spa, wellness, and Panchkarma center
- Artificial pond
- Dedicated yoga and meditation center
- Multi-cuisine restaurant and bar

Every feature is thoughtfully curated to create a harmonious blend of luxury, nature, wellness, and recreation.

NOT JUST A SWIMMING POOL. THE HUM OF YOUR EXPERIENCES.

This is where joy gathers.

A beautifully designed swimming pool surrounded by rhythm, light, and laughter—where water reflects smiles, music flows gently, and evenings stretch longer than planned.

LED screen parties, mocktails in hand, memories in motion



A musical fountain
that turns water into emotion



A kids' pool zone where
laughter never echoes alone



Recliner chairs
that invite you to do nothing—and enjoy it

— ■ Birthdays. Celebrations. Unplanned gatherings. ■ —
This is where moments stop being ordinary and start becoming stories.

SPA &
PANCH KARMA
ZONE

WHERE
THE BODY
REST...
AND THE
SOUL LETS
GO.





THE COTTAGE

FARMS & RESORTS

SULTANPUR ROAD, LUCKNOW

Where nature whispers, and life listens.

Set along the calm, fast-developing stretch of
Sultanpur Road in Lucknow,
The Cottage Farmhouses offer a rare balance—
close to the city's energy, yet far from its noise.

This is not just land.
This is space—space to breathe, to pause, to reconnect.

The Cottage Farmhouses invite you to slow down.
To wake up to open skies instead of alarms.
To trade traffic for trees,
screens for sunsets,
and rushed weekends for unplanned moments with family.

DOMES HOUSES

NIGHT THAT FEEL LIKE MAGIC.

As the sky darkens, something special begins.

Stay inside beautifully crafted dome retreats—
where curved architecture embraces you, ambient lights soften time,
and the night sky feels close enough to touch.



KIDS' PLAY AREA

WHERE CHILDHOOD RUNS FREE.

Childhood here doesn't happen indoors.

Slides, swings, sand zones, climbing frames—
designed for scraped knees, loud laughter, and fearless play.

Here, children don't wait for permission to explore.
They grow stronger, happier, and more confident—
while parents watch, relaxed and present.



HAMMOCK DECK

LIE BACK. FLOAT ABOVE THE WORLD.

Time moves differently here.

Soft hammocks sway between trees.

Books open halfway. Eyes close slowly. Thoughts drift.

This is the art of doing nothing— and enjoying every second of it.

OPEN-AIR
COASTAL LOUNGE

ISLAND
CALM.
EVERYDAY
CLOSE.

Wooden decks. Breezy textures. Coastal moods.

A space that feels like a beach vacation—without leaving the city.

Here, weekends feel lighter.

And every visit feels like time well spent.

FOOD- WHERE FLAVOURS BRING FAMILIES TOGETHER

Food is never just food.

It is memory. It is comfort. It is togetherness.

At **The Cottage Farmhouses**, food slows down time.

Here, mornings begin with warm tea in open air.

Afternoons carry the aroma of fresh, wholesome meals.

Evenings stretch into conversations over shared plates and laughter.

Where meals become moments, and moments become memories.



CENTRE OF ATTRACTIONS

Where Culture, Comfort & Celebration Come Together

Set in the heart of one of India's most soulful cities, this destination is thoughtfully crafted for tourists, families, couples, and wellness seekers—to come, explore, feel, enjoy, and stay longer.

**ONE OF INDIA'S

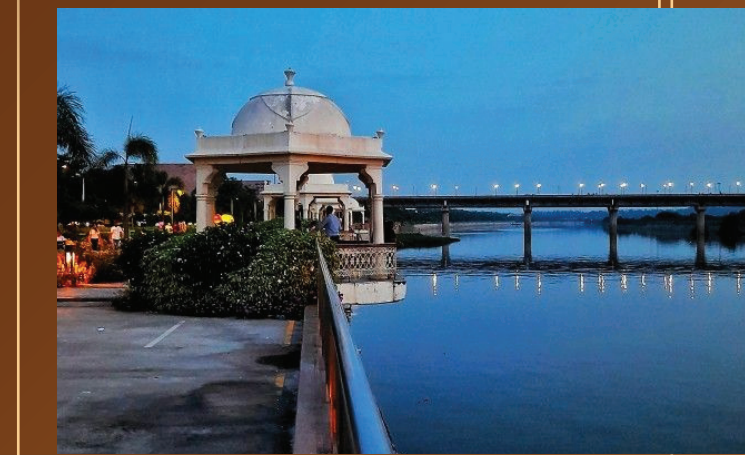
MOST CULTURALLY RICH & LIVEABLE CITIES**

Lucknow

Lucknow—the city of Nawabs—stands as a timeless blend of heritage, culture, and modern urban growth. Known for its refined lifestyle, classical arts, cuisine, and gracious living, the city carries centuries of Awadhi legacy while seamlessly embracing contemporary infrastructure, education, healthcare, and technology.

Strategic infrastructure developments including expressways, metro connectivity, and international airport expansion have transformed Lucknow into one of North India's most promising destinations—making it ideal for leisure, living, and long-term value.

THE
COTTAGE
FARMS & RESORTS
SULTANPUR ROAD, LUCKNOW



SIGNATURE ATTRACTIONS & EXPERIENCES

- Large-size party swimming pool with
- Musical fountain with colourful lights
- Artificial pond with landscaped surroundings
- Most beautiful selfie & experience points
- Honeymoon-special private cottages & tree houses
- Luxury dome houses with jacuzzi
- Exclusive water cottages for a truly immersive stay



Wellness, Healing & Balance

- Medicinal park with curated healing plants
- Five-elements acupressure walking track
- High-Class spa, wellness & Panchkarma centre
- Dedicated yoga & meditation centre
- Stylish bar & lounge
- Comfortable indoor and open-air seating zones



From quiet dinners to
lively evenings—every mood
finds its space.

**MORE THAN A DESTINATION.

IT'S A FEELING.**

A place where Lucknow's elegance meets resort-style living.
Where every visit feels special.
And every stay feels like it should last longer.



LIVE THE TRANQUILITY.

EXPERIENCE RESORT LIVING.**

RESORT SPECIFICATIONS

ARCHITECTURE & DESIGN

- Contemporary cottage architecture with resort-inspired aesthetics
- Thoughtfully planned layouts for maximum privacy and natural light
- Seamless indoor-outdoor connection with sit-outs and decks
- Low-rise development harmonised with landscape and nature

STRUCTURE

- Earthquake-resistant RCC framed structure
- High-quality construction as per approved structural design
- Weather-resistant external finishes for long-term durability

FLOORING

- Premium vitrified / stone flooring in living, dining, and bedrooms
- Anti-skid tiles in bathrooms and outdoor areas
- Natural stone or wooden-finish tiles in sit-outs and decks

DOORS & WINDOWS

- Designer main door with premium locking system
- Laminated flush doors for internal rooms
- Powder-coated aluminium / UPVC windows
- Mosquito mesh shutters for enhanced comfort
- Large openings for ventilation and scenic views

KITCHEN

- Designer dado tiles up to lintel level
- Stainless steel sink with premium fittings
- Granite / artificial stone kitchen platform
- Modular kitchen setup with chimney and hob provision

BATHROOMS

- Premium branded sanitaryware and CP fittings
- Wall-mounted WC and designer washbasins
- Hot & cold mixer with shower in master bathroom
- Concealed plumbing for a clean finish
- Solar water heating provision

ELECTRICAL

- Concealed copper wiring of premium quality
- Modular switches and sockets
- Adequate power points in all rooms
- Provision for air-conditioning in bedrooms
- TV and internet points in living area

PAINTING & FINISHES

- Premium interior emulsion paint
- Weather-proof exterior paint with textured finish
- Elegant colour palette inspired by nature and resort themes

HOME AUTOMATION (SELECT UNITS / OPTIONAL)

- Video door phone
- Smart lighting provision
- Automation-ready electrical layout

SAFETY & SECURITY

- Gated community with controlled access
- CCTV surveillance at common areas
- Well-lit internal pathways and roads

SUSTAINABILITY FEATURES

- Rainwater harvesting system
- Landscaped green zones for micro-climate cooling
- Energy-efficient lighting in common areas

COMMON AREAS & AMENITIES

- Resort-style clubhouse
- Swimming pool with deck area
- Landscaped gardens & walking trails
- Wellness & recreation zones
- Dedicated parking spaces

THE COTTAGE

FARMS & RESORTS

SULTANPUR ROAD, LUCKNOW

WHERE LEISURE BECOMES A LIFESTYLE

PROJECT AT A GLANCE

PROJECT HIGHLIGHTS

- Low-density luxury cottage resort development
- Elegantly designed private cottages amidst landscaped greens
- 10 feet boundary wall for each unit
- Resort-inspired planning with expansive open spaces
- Thoughtfully curated lifestyle & wellness amenities
- Ideal for second homes, weekend retreats & leisure investment
- Seamless blend of nature, comfort, and privacy
- Ample internal roads, parking & green buffers
- High appreciation potential in a fast-growing destination

SIGNATURE RESORT EXPERIENCES

- Nature-inspired walking & jogging trails
- Open-air leisure decks & sit-out zones
- Celebration lawns & social gathering spaces
- Tranquil meditation & relaxation zones
- Curated wellness & rejuvenation experiences

PODIUM / CENTRAL AMENITIES

Leisure & Recreation

- Resort-style swimming pool with deck
- Poolside lounge & relaxation seating
- Indoor games zone
- Outdoor board games & activity lawn
- Mini amphitheatre / bonfire zone
- Barbecue & party area

WELLNESS & FITNESS

- Yoga & meditation deck
- Outdoor fitness zone
- Jogging / walking track
- Spa & wellness rooms

FAMILY & COMMUNITY

- Kids' play area
- Toddler activity zone
- Senior citizens' seating area
- Reading & quiet zones
- Multipurpose gathering space

CLUBHOUSE AMENITIES

- Elegant clubhouse lounge
- Café / refreshment zone
- Indoor recreational spaces
- Guest rooms for visitors
- Indoor seating & social areas

COTTAGE FEATURES

- Vaastu-compliant cottage layouts
- Private sit-outs / decks
- Large windows for natural light & ventilation
- Premium interior & exterior finishes
- Smart planning for privacy & comfort
- Scenic views of landscaped greens

SECURITY & SUSTAINABILITY

- Gated community with controlled access
- CCTV surveillance at common areas
- Well-lit internal pathways
- Rainwater harvesting system
- Landscaped green buffers for micro-climate cooling.
- High class multi-layered security system.

- Smart surveillance system equipped with high definition cameras, motion sensors and remote viewing capabilities.
- 24x7 trained professional security guards and bouncers.
- Fire-fighting system.
- Mobile operated automatic opaque (fully covered) main gate.
- Two-way audio CCTV camera on main gate.
- In-built smart drop box at main gate to receive parcels without connecting face to face to anyone.
- Once you enter your farmhouse, you can make your stay memorable with your loved ones without any disturbance.



KEY DISTANCE

A rapidly developing growth corridor offering seamless connectivity, Strong infrastructure, and excellent future appreciation potential.

CONNECTIVITY

- Amar Shaheed Path Expressway 20 minutes
- Purvanchal Expressway 10 minutes
- Ekana Sports International Stadium 20 minutes
- HCL IT City 20 minutes
- Chaudhary Charan Singh International Airport 40 minutes
- Charbagh Railway Station 30 minutes

HEALTHCARE

- Medanta Hospital 25 minutes
- SGPGI Hospital 35 minutes
- Cancer Hospital 20 minutes
- Apollomedics Super Speciality Hospital 45 minutes
- Sahara Hospital 20 minutes
- Tender Palm Super Speciality Hospital 30 minutes

THE COTTAGE

FARMS & RESORTS

SULTANPUR ROAD, LUCKNOW

EDUCATION

- DPS, Shaheed Path 20 minutes
- CMS Gomti Nagar Extension 30 minutes
- Amity International School 35 minutes
- Jaipuria Institute of Management BBD University 30 minutes
- 40 minutes

TOURISM IN LUCKNOW

- ISKCON Temple 20 minutes
- Gomti River Front 30 minutes
- Janeshwar Mishra Park 30 minutes
- Lucknow Zoo 35 minutes
- UP Darshan Park 35 minutes
- Bara Imambara 45 minutes

SHOPPING & ENTERTAINMENT

- Lulu Mall 20 minutes
- Phoenix Palassio Mall 20 minutes
- One Awadh Center 25 minutes
- Gomti Nagar Market 25 minutes

A LOCATION THAT CONNECTS YOU TO EVERYTHING

Strategically positioned on Sultanpur Road, the site offers fast access to Lucknow's prime residential, commercial, and lifestyle hubs—making it ideal for end-users as well as long-term investors.

A LOCATION THAT'S A Landmark**

Sultanpur Road is rapidly emerging as one of Lucknow's most prestigious and future-ready addresses. Designed to connect the city's present with its tomorrow, this corridor blends seamless accessibility, modern infrastructure, and exceptional growth potential.

Strategically positioned, Sultanpur Road offers unmatched connectivity to Gomti Nagar Extension, Shaheed Path, major commercial hubs, healthcare institutions, educational landmarks, and lifestyle destinations—making everyday living effortless and refined.

This isn't just a place to live.

It's a destination designed for long-term value, comfort, and a higher quality of life



SCAN FOR LOCATION

