



YES Colony
Biratnagar 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 there are 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 .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

Project's land area totalling 24 Kattha
Total 44 Units
2 types of house
South & North facing House
20 feet pitch road
Highly desired location
Beautiful and quiet delightful atmosphere VIP location
Very good and safe area to live
Architectural design as per vastu shastra
Earthquake resistant building structure
Carefully planned infrastructure
As per Nepal Building Code
Day and sun light all around from morning to evening
Schools, hospitals, safety or other facilities are nearby
CCTV, security door lock system, security alarm
All security provision at individual house and project premises
10 years home insurance facility
Hassel free banking and finance facility
Easy payment options

Available houses

Type : A
1,323.25 sq. ft.
2.5 floors

Type : B
1479.07 sq. ft.
2.5 floors

PARTNERS

Insurance Partner



10 years of House Insurance

Banking Partner

Standard Chartered



Sunrise Bank



Mega Bank



Laxmi Bank

Security Device Partner

Harati Computer Services Pvt. Ltd.





House
Type : A

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 **1,323.25 sq. ft.** houses takes a downward layout which includes 2.5 floors with 3 bedrooms, living area, balconies, personal car porch and a big terrace.

Ground Floor



Living Room 13'7" x 12'8"
 Guest Room 8'5" x 10'5"
 Toilet 4'7" x 6'4"
 Kitchen/Dinning 10'2" x 10'10"

Super Built-up area 568.38 sq. ft

First Floor

Master Bedroom 10'5" x 15'1"
 At. Toilet 6'6'4"
 Bedroom 9'10" x 10'10"
 Toilet 6' x 4'

Super Built-up area 554.87 sq. ft



Top Floor



Puja Room 3'2" x 7'5"
 Laundry 3'3" x 7'5"
Super Built-up area 200 sq. ft



House
Type : B

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 **1479.07 sq. ft.** houses takes a downward layout which includes 2.5 floors with 3 bedrooms, living area, balconies, personal car porch and a big terrace.

Ground Floor



Living Room 13'12"10"
 Bed Room 9'9"5"
 Toilet 4'4"6"6"
 Kitchen/Dinning 8'7"12'4"
Super Built-up area 619.82 sq. ft

First Floor

Master Bedroom 13'9"5"
 At. Toilet 5'3"8"2"
 Bedroom 8'7"12'4"
 Toilet 4'4"6"6"
Super Built-up area 610.23 sq. ft



Top Floor



Puja Room 4'8"4'11"
 Laundry 4'6"8'11"
Super Built-up area 249.02 sq. ft

SPECIFICATION

Structure

Beam, Column, Slab
According to municipality
approval drawing.

Interior Flooring

Living Room
Laminated parqueting

Bedroom
IPS flooring

Dining
Tile

Laundry Kitchen
Tile Tile

Stair Puja Room
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

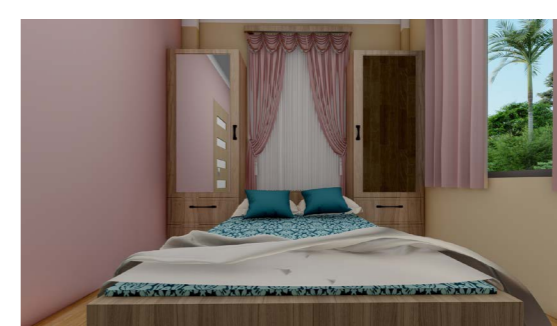
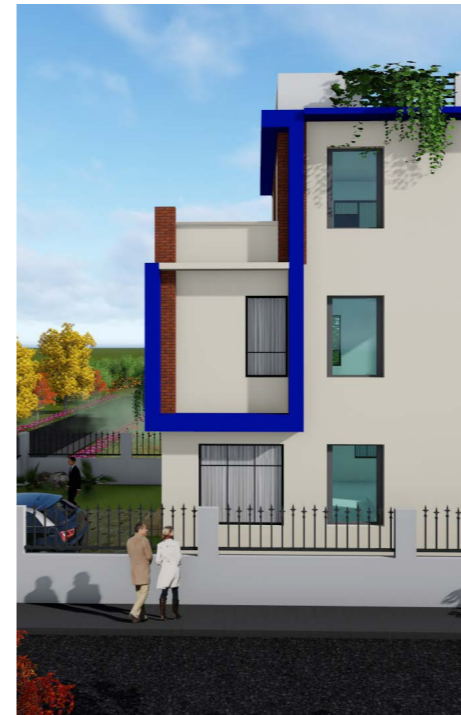
Electrical

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

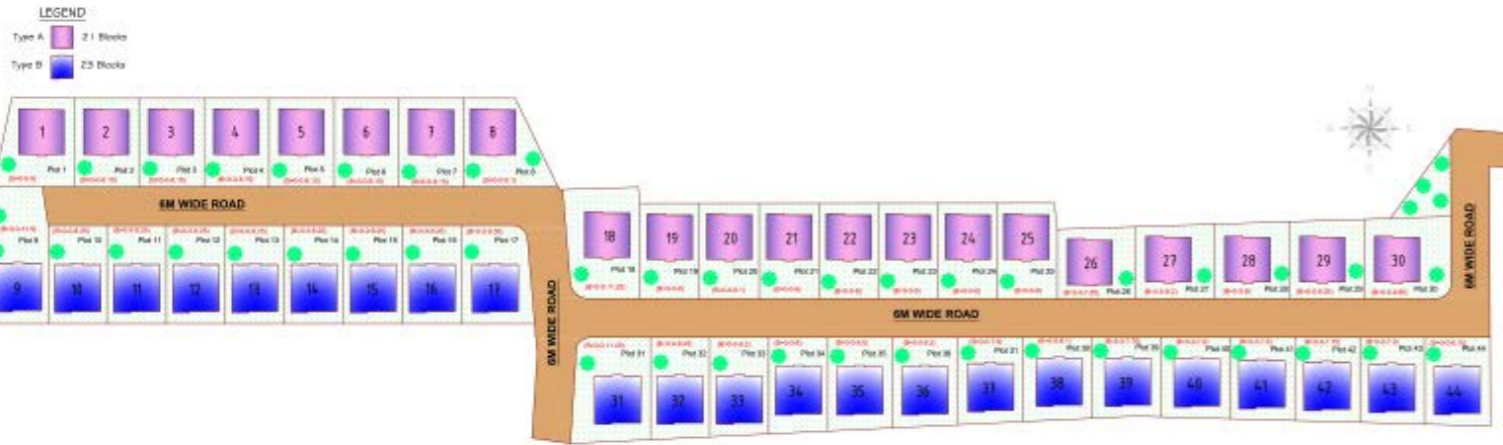
Vaastu

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

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



MASTER PLAN



MASTER PLAN
Total Site Area = 86834.23 Sq. Ft.



Corporate Office

YES Venture Pvt. Ltd.
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Site Office

Dharan Road Chast,
Kanchanbari, Biratnagar

