

The Koru Ville Announces Coming Soon Resort-Themed Plots Near Jim Corbett in Kilawali, Uttarakhand

Experience a nature-inspired lifestyle with premium resort-themed plots, modern amenities, and the freedom to build your dream retreat just minutes from Jim Corbett National Park.



Kilawali, Uttarakhand

live where *wildlife*
becomes your
neighborhood

Coming Soon

Resort Theme Based Plots

Live in **complete**
harmony with Nature



Close to
Safari Zone



Pure Air
Zone



Covered with
Nature



Inside Jim
Corbett Belt



Close to
Tumaria Dam

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residential township offering plotted land and villas along the Kashipur–Ramnagar highway corridor, at the doorstep of Jim Corbett National Park — home to India's oldest national park and the birthplace of Project Tiger.

Spanning 3.5 acres in Kilawali, Uttarakhand (244712), the development sits just outside the notified boundary of the reserve, giving future residents daily proximity to the forest without encroaching on protected land. The location places homeowners within a comfortable drive of established towns, safari access points, a railway station, and an airport, along with a cluster of well-known hill stations including Nainital, Ranikhet, Almora, and Pangot.

"The Koru Ville is designed for people looking for a genuine second address in one of North India's most enduring ecotourism belts, not just a plot of land near a popular destination," said a project spokesperson. "Every element of the township, from plot sizing to shared amenities, has been planned around how people actually want to use a second home."

Project Highlights

- **Plot sizes** starting at 111 sq. yd, with additional options at 125 sq. yd and 139 sq. yd
- **Restaurant-themed plots**, a dedicated cluster planned around open dining and gathering spaces for residents who see their home as a place to entertain as much as to live in
- **Private swimming pools** available with select villas
- **Planned infrastructure** including internal roads, boundary security, and organized plotting
- **Walking distance to Tumaria Dam**, a quiet, birdlife-rich water body
- **Convenient access** to safari zones, Gaushala Railway Station, and Pantnagar Airport

A Location Rooted in the Terai

Kilawali sits within Uttarakhand's Terai belt, an area known for its sal forests and grasslands, and has served for generations as a gateway corridor to Jim Corbett National Park. The Koru Ville is positioned to appeal to a wide range of buyers: second-home seekers from Delhi-NCR, nature and wildlife enthusiasts who visit Corbett regularly, long-term land investors, NRIs seeking a documented asset for extended family use, retirement planners, and hospitality-minded investors drawn to the restaurant-themed plot concept.

Availability

Launch details, including plot allotment timelines and site visit scheduling, will be announced in the coming weeks. Interested buyers can register for updates and early access at thekoruvilla.com.

About The Koru Ville

The Koru Ville is a gated plotted and villa development located in Kilawali, Uttarakhand, at the gateway to Jim Corbett National Park. The project combines planned residential infrastructure with proximity to nature, positioning itself as a low-maintenance second-home destination for buyers across Delhi-NCR and beyond.

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