



KONCEPT INFRA  
STUDIOS

# EQUISTRAIN RETREAT

NORTH INDIA'S  
PREMIER EQUESTRIAN  
RESORT &  
THOROUGHBRED  
BREEDING ESTATE



WHERE LUXURY HOSPITALITY MEETS ELITE EQUINE GENETICS →



# Introduction

## LUXURY EQUINE RETREAT

This is **North India's first** fully integrated equestrian ecosystem, combining **three high-margin revenue** streams under one roof:

1. **Luxury Resort** (20 private villas, corporate offsites, weddings)
2. **FEI-Standard Riding & Dressage Arena** (school/college tieups, corporate team-building)
3. **Thoroughbred Stud Farm** (20 broodmares, breeding studio, yearling sales)

This is not just a resort. It is a profit-generating asset ecosystem where breeding stock appreciates, land value surges with infrastructure, and hospitality revenue provides immediate cash flow.





# The Vision

To transform an area of land into **India's premier equestrian destination**, solving a critical gap for 18,000+ HNIs and 500+ college equestrian clubs who currently have zero access to premium, integrated facilities within a 2-hour drive.

**First-Mover Advantage:**

0 integrated equestrian resorts in North India

**Triple Revenue Safety:** Diversified income (Resort 40%, Riding 30%, Breeding 30%)

**Asset Appreciation:** Land + breeding stock + brand equity

**Hospitality Industry:**

High margins constantly growing economy

**Sport Industry:**

A evergreen industry with a royal sport like horse riding

**Animal Husbandry Industry :**

A gatekeeper industry promising steady revenue

# The Hospitality Pillar: *Living among Horses*

## Core Concepts:

1. **Wake Up to Horses at Your Doorstep:** 20 luxury villas designed so guests see horses grazing from their private terrace. No fences between you and the herd—authentic coexistence with equine life.
2. **Camp Among the Herd:** Open garden for students and corporate groups to sleep under the stars, tethered to the rhythm of horses. Morning trail rides, evening stable storytelling, fire pit gatherings.
3. **Recover Like a Rider:** Spa designed for post-ride recovery: sauna, steam, jacuzzi, and cold plunge. Specialized treatments for horseback riders (muscle relief, fatigue reduction, flexibility restoration).
4. **Single-Point Hospitality Experience:** Front office handles everything: villa booking, trail ride scheduling, camp reservations, spa appointments, and corporate event coordination. No fragmented service—one team, one seamless experience.

“Where every moment is immersed in the rhythm of horse life”



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# What does the Hospitality Wing comprises

For giving the user an excellent experience in hospitality we have finalised the below enlisted things that we want to make a part of this venture.



**20 Guest Villas (Luxury Horse-View Accomodation)**



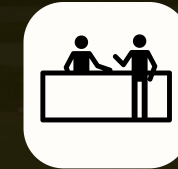
**Open Garden Camping Space (Student & Corporate Group Hub)**



**Boutique Restaurant (80 + 40 Seats)**



**Central Commercial Kitchen**



**Front Office & Reception**



**Spa with Sauna, Steam & Jacuzzi (Post-Ride Recovery)**



**Infinity Luxury Pool**



**Horse Grooming & Stable Workshops**



## 20 Guest Villas (Luxury Horse-View Accommodation)



**Luxury horse-view accommodation that lets guests live inside the equestrian landscape.**

- Private villa clusters are designed to face pasture and stable activity, so the horse environment becomes the core view, not a distant amenity. **The Equestrian Hotel in Ocala** uses arena-facing rooms to make equestrian activity part of the stay experience.
- Each villa should feel like a quiet retreat, with open-to-view glazing, a private terrace, and a seamless indoor-outdoor threshold that keeps guests visually connected to horses and greenery.
- The concept is not “resort living” in the generic sense; it is **immersion living**, where waking up, sitting outside, and relaxing at night all happen in direct contact with the equestrian setting.
- The layout should preserve privacy for guests while keeping the pastoral edge visible, so the villas feel exclusive without losing the living-with-horses character.
- The emotional promise is simple: **guests are not visiting a horse property for a few hours, they are staying inside it.**



## Open Garden Camping Space (Student & Corporate Group Hub)

An outdoor stay-and-event landscape built for students, corporates, and experiential group travel.

- The open garden is designed as a flexible social hub where **camping, bonfires, workshops**, and group events happen in one landscape.
- It creates a strong outdoor contrast to the villas by adding energy, scale, and community-facing hospitality.
- The setting supports both **leisure stays and programmed experiences**, making it useful for school groups, corporate offsites, and retreat-style gatherings.
- The design should feel **rustic-luxury**, with clean lawns, warm lighting, fire circles, and an amphitheater-like social core.
- The horses remain part of the atmosphere, so the camping experience still feels rooted in Equistrain's equestrian identity.



## Boutique Restaurant (80 + 40 Seats)



A **boutique dining anchor** serving riders, guests, and events with a horse-aware, wellness-led menu.

- The restaurant is the culinary identity of the retreat, designed around fresh, seasonal, and locally sourced food.
- It serves both leisure guests and **performance-focused riders**, so the menu must feel premium, nourishing, and practical.
- The space should feel intimate and refined, not oversized or generic, with views that keep the equestrian setting present.
- A **horse-safe menu** logic is essential for the environment, especially when dining areas sit close to stables and guest circulation.
- The concept supports daily dining, destination dining, and event dining from a single boutique format.



## Central Commercial Kitchen



A **production-grade kitchen** that supports villas, restaurant service, events, and staff meals from one control point.

- The kitchen is the operational backbone of the hospitality pillar and must handle both guest dining and team provisioning.
- It should be designed for speed, hygiene, and smooth workflow rather than front-of-house aesthetics.
- The layout needs clear separation between receiving, prep, cooking, plating, wash, and storage zones.
- HACCP-style food safety and disciplined circulation are essential because the kitchen serves multiple demand streams. HACCP is a food safety management system built around identifying and controlling critical hazards in food handling and production.
  - The guest-facing value is invisible but critical: consistent food quality, fast service, and event readiness.

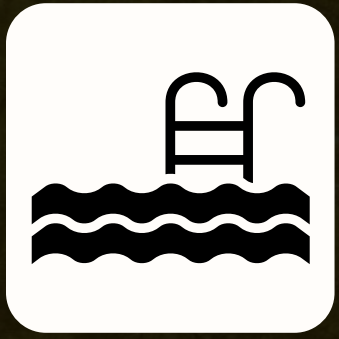


## Spa with Sauna, Steam & Jacuzzi (Post-Ride Recovery)



**A post-ride recovery sanctuary built for riders, guests, and wellness-driven stays.**

- The spa is positioned as a recovery space rather than a decorative luxury amenity.
- **Sauna, steam, and jacuzzi** create a thermal reset after riding, trail activity, or long outdoor stays.
- The treatment mix should emphasize sports massage, muscle release, and restoration.
- The environment should feel quiet, warm, and deeply private, with a direct connection to the resort's wellness identity.
- A well-designed spa in a luxury equestrian setting can function as a full-service renewal space, much like premium wellness destinations that pair massage with steam and sauna recovery.



## Infinity Luxury Pool



- A hillside water feature that turns the horse landscape into a premium visual experience.
- The pool should function as both a leisure amenity and a signature visual landmark.
  - A zero-edge or infinity design works especially well on a slope because it visually merges water with the horizon and landscape.
  - The experience should feel calm and elevated, with lap zones, lounge zones, and a view-first layout that keeps horses in the background.
  - Heated water, cabanas, and a poolside bar help extend usage into more hours of the day and across seasons.
  - The pool should feel like a private luxury overlook rather than a generic resort water body; infinity pools are a common high-end feature in luxury hotels and resorts with strong view orientation.



# The Riding Academy Pillar

INSTITUTIONAL ASSET



LEARNING

PRACTICE

PERFORMANCE





# The Riding Academy Pillar

A world-class equestrian training engine for riders, schools, corporates, and future competition talent.

- This pillar is the sport and skill-development core of Equistrain Retreat, built to train riders from beginner level to advanced discipline work.
- The academy should be positioned as a serious equestrian institution, not a casual riding club.
- Its infrastructure must support structured lessons, safe horse handling, dressage training, and repeatable coaching programs.
- The facility also creates a strong moat for the project because it continuously generates rider engagement, memberships, and training demand.
- India already has established riding schools and academies using world-class training standards, which supports the credibility of this pillar.



# The Stud Farm Pillar

A high-value breeding engine focused on genetics, foaling, young stock development, and yearling sales.

- This pillar is the long-term asset builder of Equistrain Retreat, designed to create value through bloodlines, breeding discipline, and saleable young horses.
- It should be positioned as a professional stud operation, not a hobby farm.
  - The system must support mare care, stallion management, breeding coordination, foaling, and early-stage horse development.
  - Artificial insemination and modern breeding technology are part of the operating logic in India's equine sector, especially for genetic planning and preservation.
  - Stud farms in India are already established as serious breeding enterprises with yearling sales and championship-line production as core value drivers.



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