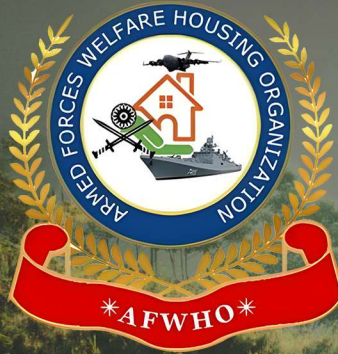
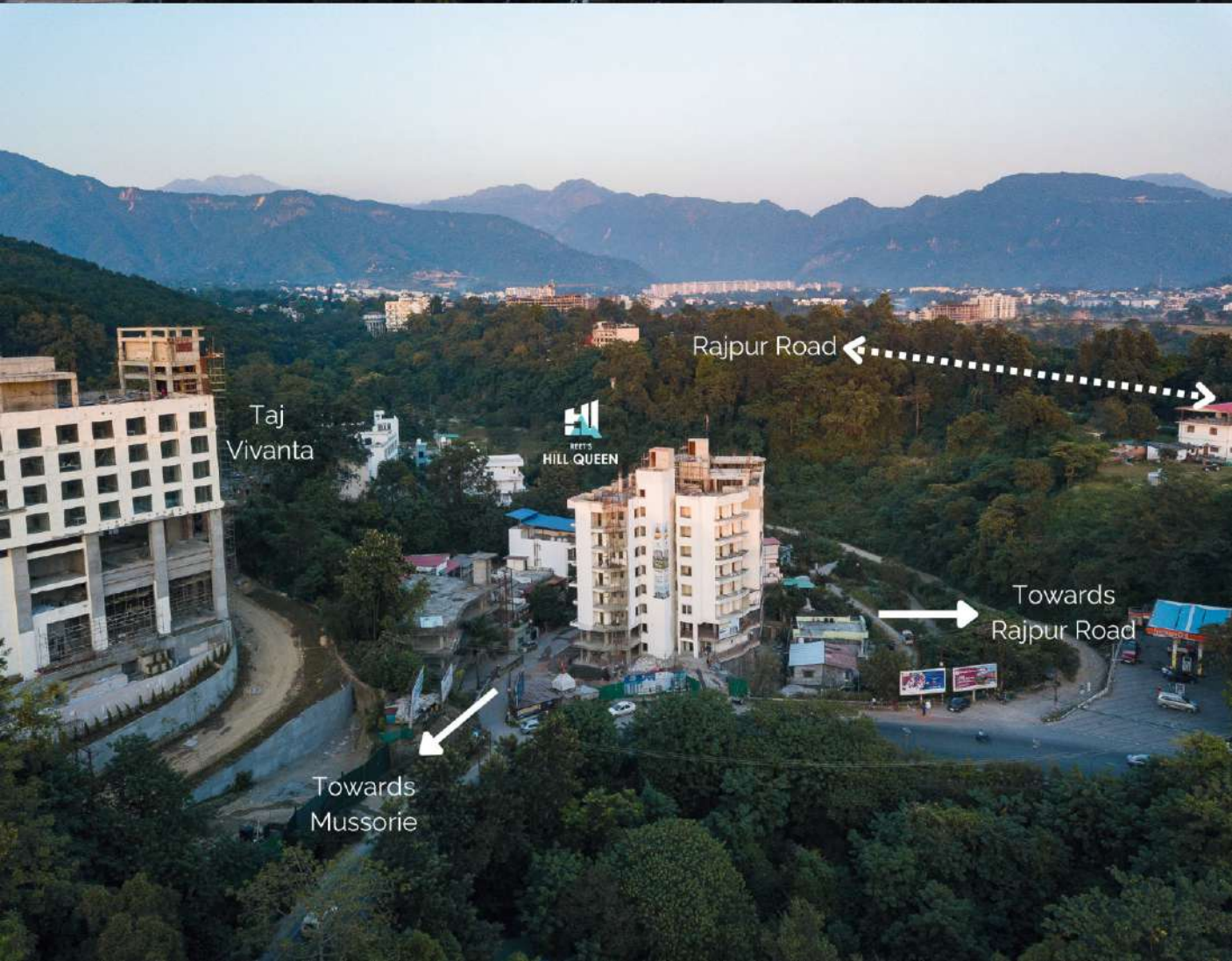




‘Smart Homes’ for the ‘Smart You’

Introducing tech enabled homes
for the first time in Dehradun



Elevate Your Lifestyle with Smart Home Technology



Control lighting, curtains, appliances, and personalized scenarios tailored to your lifestyle, all through the convenience of your mobile app. This is the future of living, where your home adapts to your needs, ensuring your environment is always perfectly attuned to your preferences.

TYPOLOGIES: 2 BHK



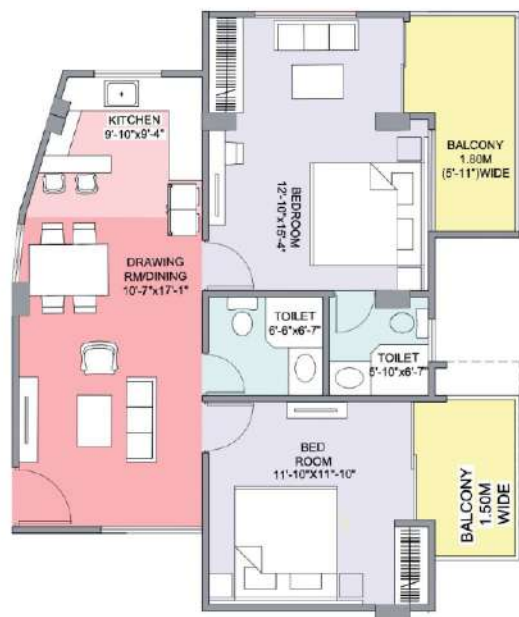
Super Area 1253



Super Area 1239



Super Area 1306



Super Area 1306

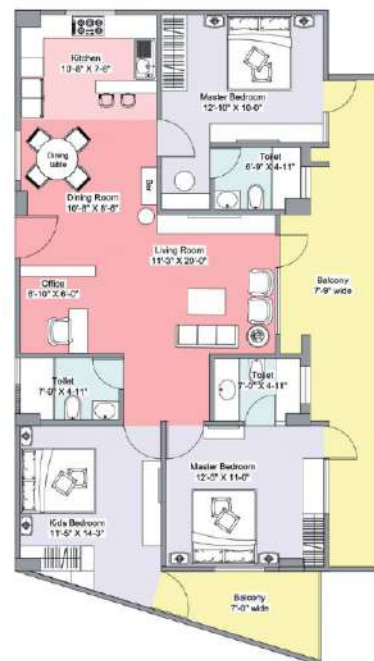
TYPOLOGIES: 3 BHK



Super Area 1543



Super Area 1747



Super Area 1924

AMENITIES



Open Gym



Kids Play
Area



Recreation
Center



Senior Citizens +
Physiotherapy Area



Yoga
Area



Club House &
Party Area



Smart Homes
Enabled



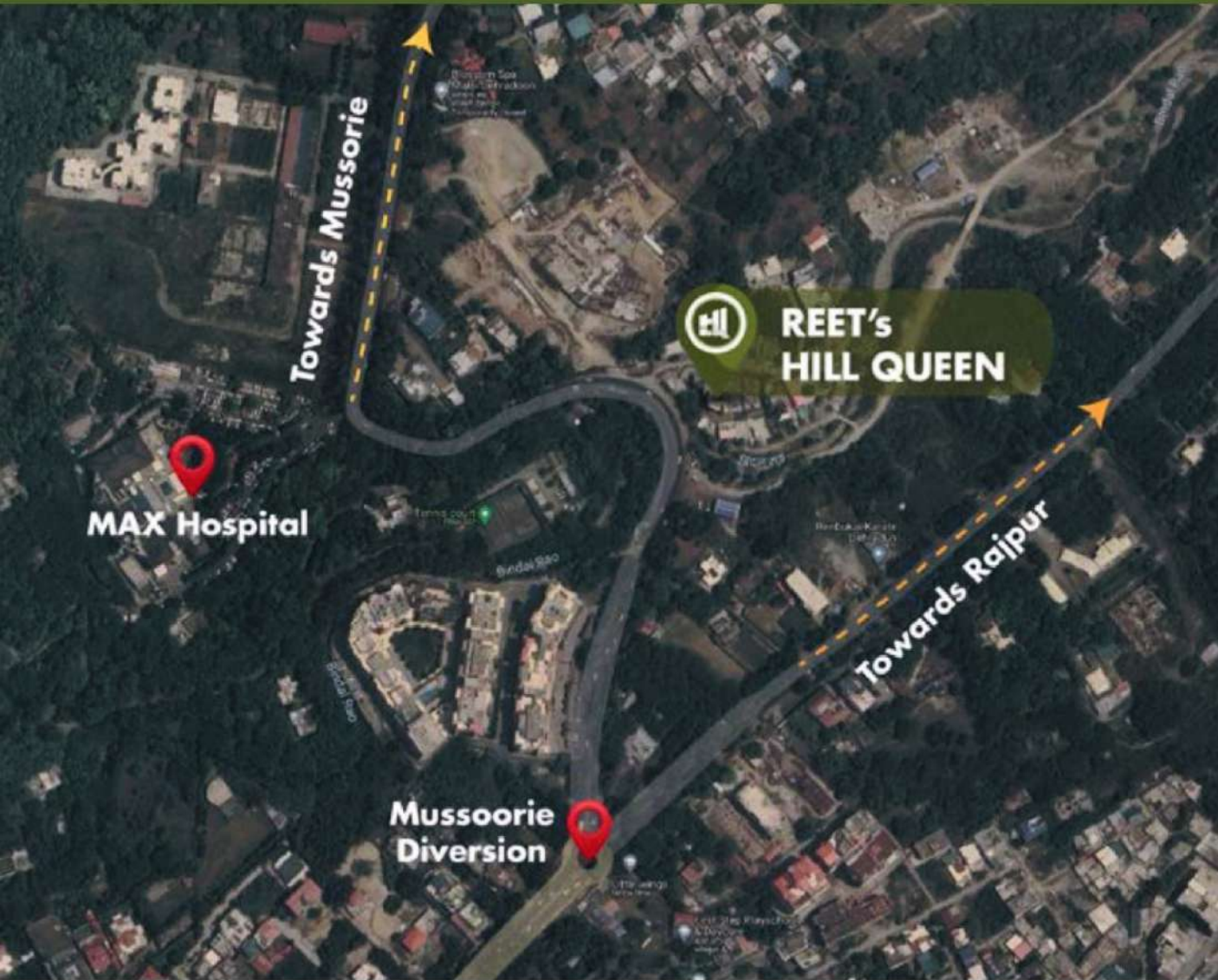
Separate
Resident's Parking



Secured
Campus

Our residential project is thoughtfully designed with a comprehensive suite of amenities that cater to the diverse needs and preferences of our residents. From leisure and wellness to entertainment and social interaction, every aspect of modern living has been considered to create a harmonious balance of comfort, convenience, and community.

Luxury Living at Mussoorie's Foothill



Max
Hospital
2 Mins



Airport
45 Mins



Railway
Station
20 Mins



Clock
Tower
10 Mins



Mussoorie
45 Mins



SPECIFICATIONS

STRUCTURE:

Earthquake-resistant RCC frame structure

FLOORINGS:

Living - large-sized vitrified tiles

Kitchen - anti-skid joint-free tiles

Bathroom flooring - anti-skid tiles

Master bedroom - large-sized vitrified tiles

Other bedrooms - large-sized vitrified tiles

Balcony - water-resistant Moroccan tiles

DOORS AND WINDOWS

Main door of apartment - 8ft wooden door with premium finish

Internal room doors - 8ft wooden frame with flush/skin doors

Windows - UPVC

WALL FINISH

Living - premium wall finish with emulsion paint with POP punning and false ceiling as per design

Master bedroom - premium wall finish with emulsion paint with POP punning and false ceiling as per design

Other bedroom - premium wall finish with emulsion paint with POP punning and false ceiling as per design

Bathroom - premium quality wall large scale tiles up to ceiling height

Kitchen - 2ft dado above countertop

Kitchen counter - granite top on working platforms

Exterior walls - as per the elevation requirement

Toilet - UPVC ceiling in bathrooms

ELECTRICALS

Internal wiring - FRLS ISI certified internal wires with adequate conduits and MCB with digital prepaid meters.

Security systems - provision for CCTV, gated Colony, and 24X7 guards available.

Air conditioning - provision for split ACs in living and bedrooms

Lights - Wipro or similar brand ceiling lights in all rooms

Fans - Fans in living, dining, and bedrooms with exhaust fans in the kitchen and bathrooms

Switches - Modular electrical switches by Le Grand or similar of ISI certification

WOODEN FIXTURES AND FITTINGS

Kitchen - Modular over-counter and under-counter wooden cabinets with stainless steel sink and chimney of leading brand.

Bathroom - Modular vanity with sink.

Bedrooms - Multi-door modular wardrobes termite resistant.

TAPS AND SANITARY FITTINGS

Bathroom taps - Single lever mixers of premium brands with spout and overhead shower

Bathroom sanitary fittings - Premium WC and wash basin with flushing system

Kitchen tap - Hot and cold mixer with provision for geyser

Plumbing - As per standard practice all internal plumbing in GI/CPVC/composite

COMMON AREAS

Lighting - ISI-certified eco-friendly common lights in corridors, adequate lights in green areas and landscaped areas as required Elevators - THAISON or equivalent elevators with adequate capacity.

Security - 3-tier security system with CCTV, perimeter security, fire prevention suppression, detection, and alarm system per fire norms

Power backup - 24 x 7 power backup

Internet - FTTH will be available at every apartment

Waste water and drainage system as per plan.

Tower entrance & corridors - Imported Tiles on floors and decorated wall finish with lighting and false ceiling as per design.