

BEACON GREEN I

Kulhan, Dehradun



ABOUT US ..

Beacon Hill Estate LLP brings together a team of like-minded professionals driven by a shared vision of community living and thoughtful real estate development. Backed by nearly three decades of collective experience, the promoters have successfully delivered multiple projects across the NCR region, earning the trust of homebuyers through consistent quality, value-driven offerings, and strong customer relationships. With a growing presence in Uttarakhand, the company is committed to creating spaces that blend modern living with natural surroundings.

THE PROJECT - BEACON GREENS I



Introducing Beacon Greens I, a thoughtfully planned group housing development in Dehradun, designed to offer a premium lifestyle at an accessible value. Strategically located near Rajpur Road, at the foothills of Mussoorie, the project enjoys serene surroundings with lush greenery and unobstructed mountain views.

Spread across approximately 1210 square yards, Beacon Greens I offers well-designed 1 & 2 BHK apartments starting from 824 sq. ft., crafted to deliver comfort, functionality, and a premium finish. Every home is planned with attention to detail, ensuring optimal space utilization and modern amenities for a convenient lifestyle.

Residents benefit from excellent connectivity and proximity to key landmarks. Within a short distance are leading malls, reputed healthcare facilities like Max Super Speciality Hospital, premium hospitality brands, and everyday conveniences including schools, banks, and restaurants. Dehradun Helipad and city-level recreational spaces are also easily accessible.

The location offers seamless access to Mussoorie (within 25 km) and is set to benefit from enhanced connectivity to Delhi via the upcoming Delhi-Dehradun Economic Corridor, reducing travel time to under three hours.

Beacon Greens I is where modern living meets natural charm—crafted for those who seek comfort, connectivity, and long-term value.

WELL CONNECTED TO WHAT MATTERS MOST....

Unlock a Life of Tranquility and Convenience in Kulhan, Dehradun!

Strategic Location: Just a 15-minute drive (approx. 11 km) from Dehradun city center, Kulhan keeps you connected while offering a refreshing escape.

Educational Hub: Surrounded by esteemed institutions such as Sambhota Tibetan School, The Aryan School, and IMS Unison University, ensuring quality education at your doorstep.

Healthcare Access: Proximity to Sakya Hospital provides peace of mind for you and your family.

Thriving Localities Nearby: Explore vibrant neighborhoods like IAS Officers Colony, Govind Vihar, and Sahastradhara Road, offering a range of amenities and opportunities.

Your Gateway to a Better Life Awaits!

- **Road Access:** Direct connectivity from Delhi, Gurgaon, and Noida via new Expressway in 4 Hours
- **Rail Connectivity:** Dehradun Railway Station – approx. 11 km
- **Air Travel: Jolly Grant Airport (DED)** – approx. 30 km
- Mussoorie (Queen of Hills): ~25 km | 45–60 mins
- Sahastradhara: ~8 km | 20 mins
- Robber's Cave (Gucchupani): ~10 km | 25 mins
- Tapkeshwar Temple: ~12 km | 25–30 mins
- Lachhiwala Nature Park: ~30 km | 45 mins

WHY TO INVEST IN KULHAN, DEHRADUN ?

Discover a destination where natural beauty meets smart investment. Kulhan stands out as one of Dehradun's most desirable residential hubs, offering premium living with strong appreciation potential. Property values in this area have shown consistent growth, supported by rising demand from professionals, retirees, and second-home buyers seeking a serene yet connected lifestyle.

Strategically located near Sahastradhara and Rajpur Road, Kulhan ensures seamless access to key city zones, schools, healthcare, and leisure destinations. Ongoing infrastructure development further enhances connectivity and livability, adding to its long-term value.

What makes Kulhan truly compelling is its balance—relatively affordable compared to metro cities, yet positioned in a premium, low-density environment. With limited land availability in this scenic belt, future supply remains constrained, strengthening investment potential.

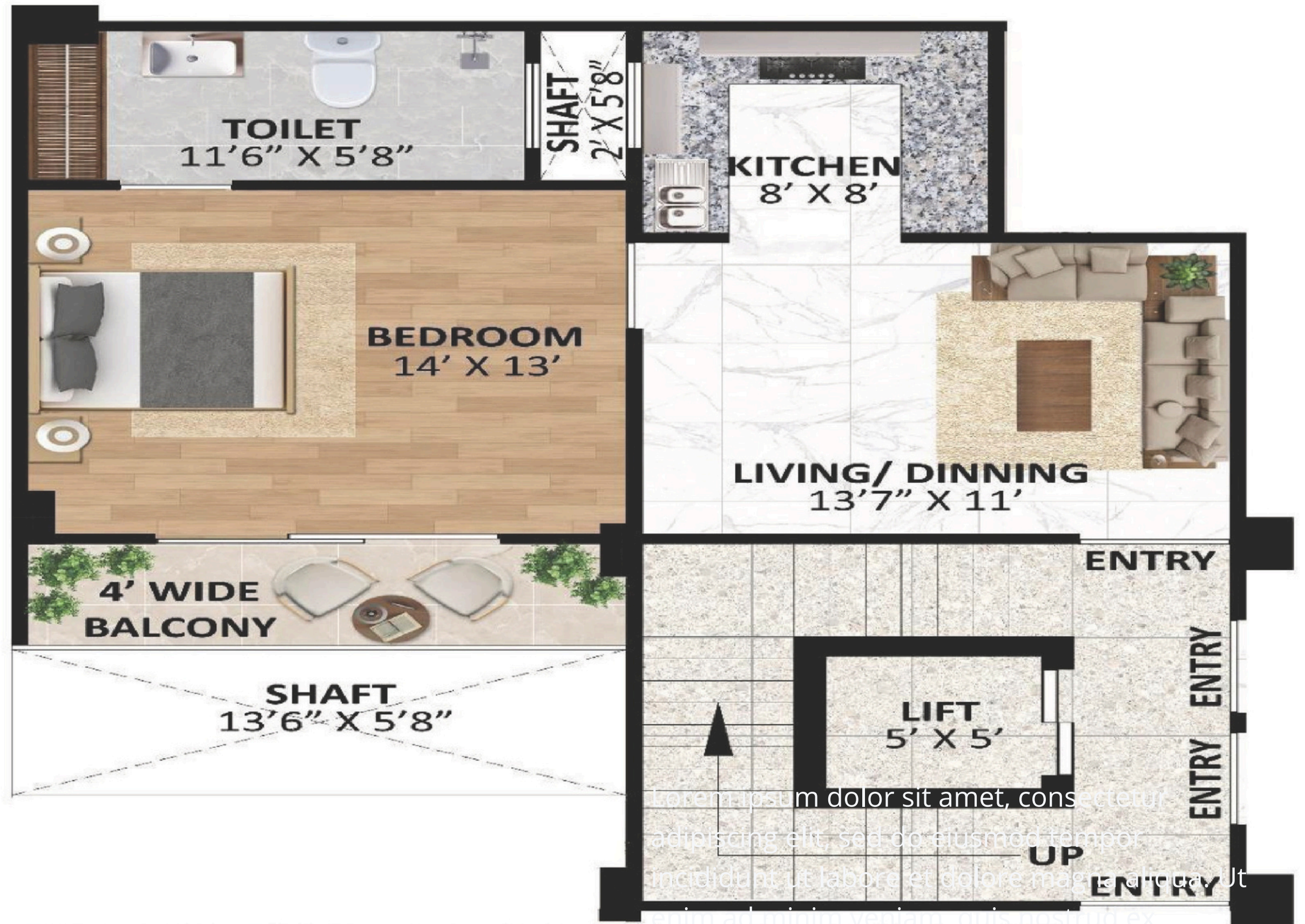
A perfect blend of lifestyle, location, and lasting value—Kulhan is where your investment grows naturally.

Site Plan



1 BHK

824 sq . ft.



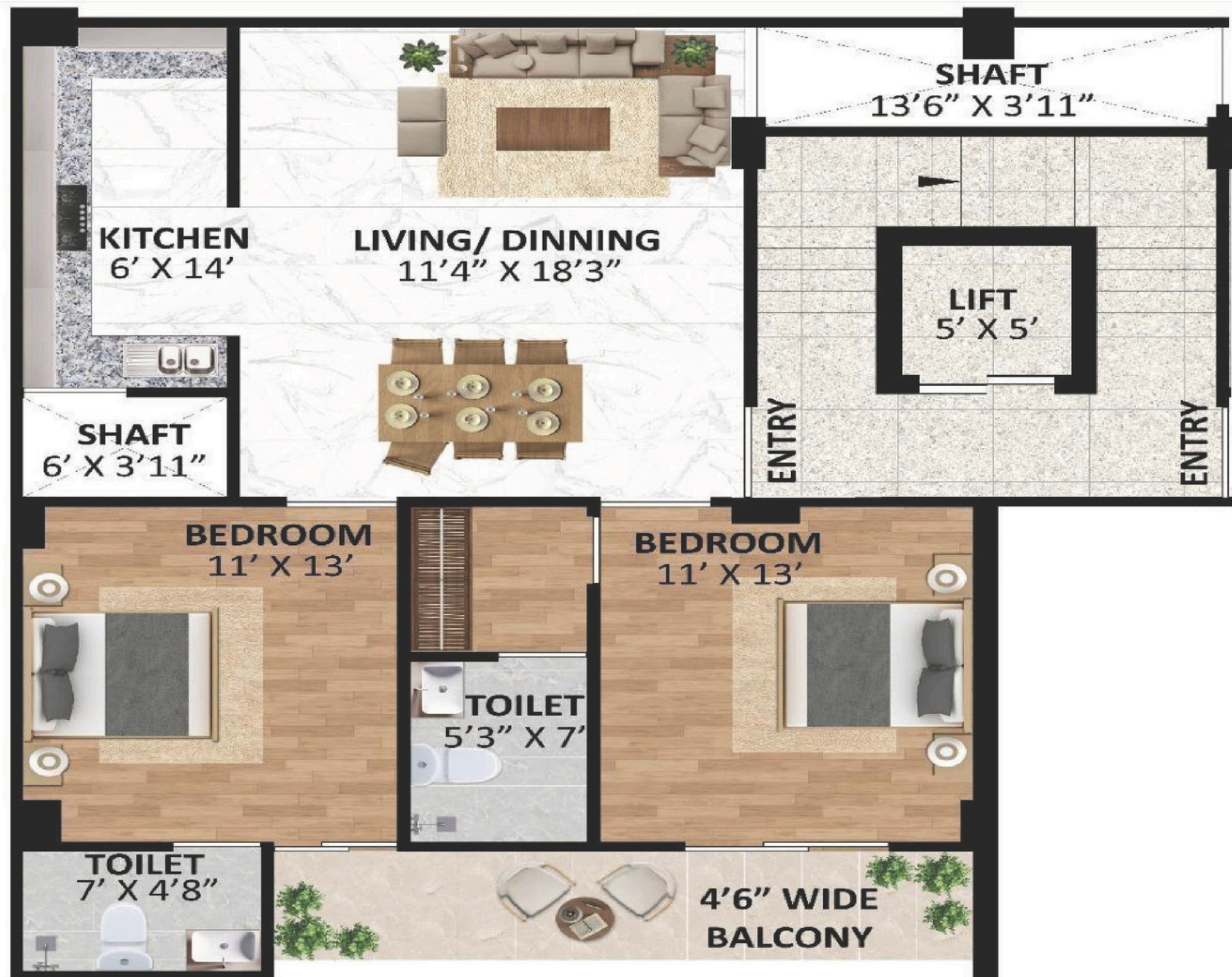
TYPICAL FLOOR PLAN OF TYPE B (1 BHK)

2 BHK
1160 sq. ft.



TYPICAL FLOOR PLAN OF TYPE A3 (2 BHK)

2 BHK
1360 sq. ft.



TYPICAL FLOOR PLAN OF TYPE A2 (2 BHK)

2 BHK
1410 sq. ft.



TYPICAL FLOOR PLAN OF TYPE A1 (2 BHK)

SPECIFICATIONS

Thoughtfully Curated for Modern Living

Each residence at Beacon Greens I is designed to deliver comfort, convenience, and functionality through carefully selected features:

- Contemporary modular kitchen with efficient space utilization
- Premium chimney and hob installation for a seamless cooking experience
- Provision for RO water purification system in the kitchen
- Well-crafted wardrobes in bedrooms for organized living
- High-quality geyser installation in bathrooms
- Elegant lighting fixtures and ceiling fans in all rooms
- Reliable power backup for essential lighting and fans in every apartment

Designed to offer a harmonious blend of comfort, lifestyle, and modern urban living.....

PROPOSED FEATURES

Enhancing Lifestyle with Thoughtful Amenities

- Landscaped green zones and serene water features for a tranquil environment
- Multi-functional community hall for social gatherings and events
- Exclusive open-air terrace café with BBQ area for leisure and entertainment
- Dedicated terrace recreational spaces offering relaxation with scenic views



Thank You