

Inviting you to the next in
LUXE LIVING



PREMIUM FULLY-FURNISHED APARTMENTS

WHERE LIFE CELEBRATES YOU.

DEHRADUN OFFICE: Sara Eminent, 7/1, Pritam Road, Dalanwala, Dehradun - 248001

SITE OFFICE: Park Belles, Malsi, Dehradun Mussoorie Diversion Road, Dehradun - 248003

RERA NUMBER: UKREP05240000559

WEBSITE: www.parkbelles.com | **PHONE:** 88515 56849

The images and illustrations in this brochure are architectural drawings and impressions for illustration purposes only.
These are subject to minor modifications during execution. The height of the buildings will be subject to approval from the competent authority.
Interiors of residences are illustrative.

IT'S NOT AN ADDRESS
BUT A WHOLE NEW LEVEL
OF LUXURY.

We all take pride in celebrating life one milestone at a time. But only the few who lose count of those milestones drive home to Park Belles.

- Located on the main Dehradun-Mussoorie diversion
- 3 and 4 BHK luxury residences
- Only 103 units available



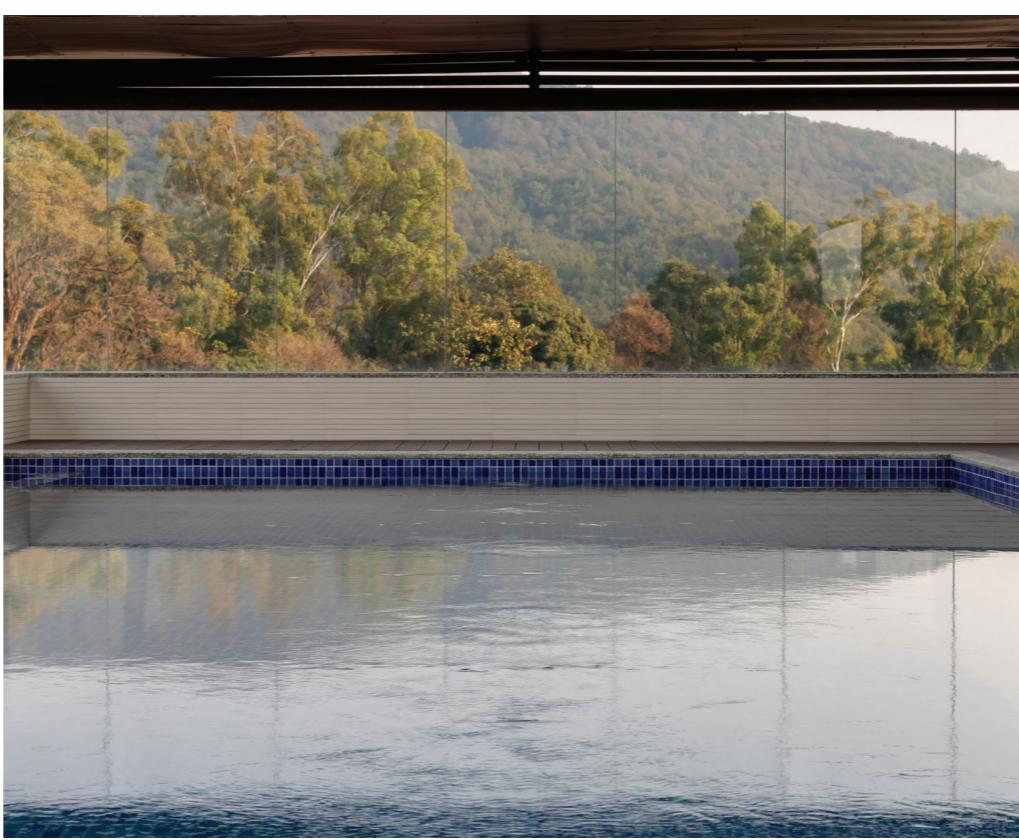
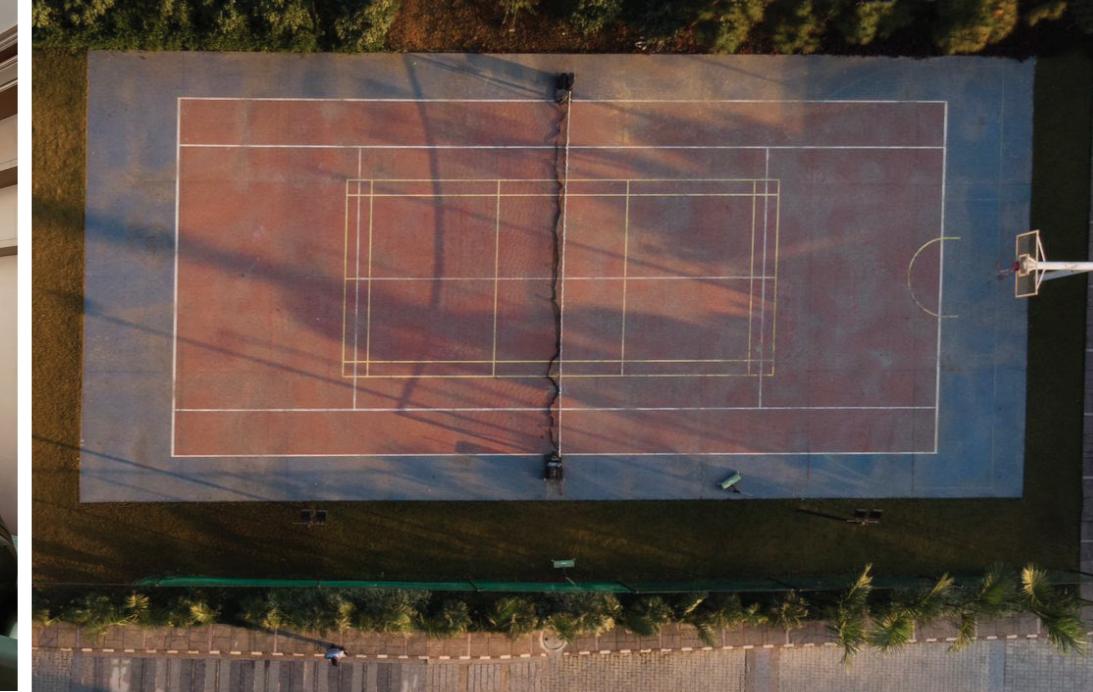


ONLY
THE BEST
FOR THE
BEST.



Hold your head high and your expectations higher. Because every inch of your Park Belles apartment exudes luxury like never before. From furnishings to fittings, it's all for the *crème de la crème*.

- Carefully selected neighborhood
- Three-tier security
- Water treatment plant
- Sewage treatment plant
- Rain water harvesting
- Provision of piped gas
- 100% power load backup
- Kids' play zone
- Senior citizen walking nodes
- Hassle-free post possession experience
- Stamp quality of Sara Group



Surrounded here by the infinite beauty of nature, our luxury offerings might be finite but they have been handpicked keeping you in mind. Care to indulge?

Boutique club with all-weather swimming pool, gymnasium, lounge, cards room, billiards room, library, party/aerobics/yoga hall, multifunctional court-tennis/badminton/basketball

Actual Images of the Club House

FEATURES & SPECIFICATIONS

STRUCTURE AND OTHER	<ul style="list-style-type: none"> R.C.C structure designed for highest seismic consideration stipulated by code ensuring better safety. A.C.C block walls External walls in texture paint and stone finish.
FLOORING	<ul style="list-style-type: none"> LIVING AND DINING - Ottoman Beige - quarried in Turkey and Brown Emperador – quarried in Spain, engineered wooden floor BEDROOMS - Ottoman Beige - quarried in Turkey and Brown Emperador – quarried in Spain, engineered wooden floor KITCHEN - Ottoman Beige - quarried in Turkey TOILETS - Anti-skid vitrified tiles BALCONIES - Anti-skid vitrified tiles UTILITY AREAS - Anti-skid vitrified tiles LOBBIES AND COMMON AREAS - Combination of marble and anti-skid vitrified tiles
KITCHEN	<ul style="list-style-type: none"> Modular kitchen with Blum hardware with accessories Adequate storage with cutlery tray, dish rack, etc. Crystal quartz working counter top and backsplash Fully loaded kitchen with appliances from renowned German brand SEIMENS <ul style="list-style-type: none"> Hob, Oven, Microwave, Dishwasher & Chimney R.O by ZeroB
WOOD WORK	<ul style="list-style-type: none"> Modular wardrobes/ cupboards in all bedrooms. Shutters in 18mm thick plywood board finished with veneer/ glass/ laminate as per design. Fittings with stainless steel drawers with telescope channels and pull-outs
DOORS AND WINDOWS	<ul style="list-style-type: none"> INTERNAL/ EXTERNAL DOORS - 40mm teak wood frame with decorated teak ply along with premium hardware. WINDOWS - HPVC windows by Finista or equivalent.
FINISH - INTERIOR	<ul style="list-style-type: none"> PLASTER OF PARIS - Plaster of Paris, Punning, cornices, coves, and false ceiling in entire apartment WALLS - Combination of acrylic emulsion paint and designer wood panels as per architectural requirements
FINISH - OTHERS	<ul style="list-style-type: none"> SANITARY INFRASTRUCTURE - Corrosion-free cpVC pipes & fittings for water supply, uPVC pipes & fittings for soil and waste (Supreme or equivalent) SANITARY FITTINGS AND FIXTURES - Kohler/ Artize or equivalent BATHROOM ACCESSORIES - Shower cubicle/ partition with SS fittings and grab bars, table-top basin, mirror and vanities FITTINGS - Magnetic catchers, decorative handle, tower bolts, mortise locks, door stopper, cupboards & handles. All stainless steel fittings (Hettich/ Hafele or equivalent)
ELECTRICAL	<ul style="list-style-type: none"> INTERNAL - Fire-retardant low smoke (FRLS) copper electrical wiring in concealed fire-resistant HPVC conduits (Polycab or equivalent) MCB based distribution board with modular switches and sockets (Havells or equivalent) High performance large pad electrical switches and sockets (Le Grand or equivalent) Lightning arrester for safety Telephone and internet provisions in all rooms including points for WIFI. Remote operated BLDC ceiling fan (Crompton or equivalent) Exhaust fan in all washrooms (Amaryllis or equivalent) Energy saving VRV air-conditioning by Daikin or equivalent Ceiling mounted Geysers in all toilets (AO Smith/ Racold or equivalent) Energy-efficient LED lights in false ceiling and decorative lights as per architectural requirements (Jaquar or equivalent)
SECURITY	<ul style="list-style-type: none"> Digital lock main door by YALE VDP CP Plus or equivalent. Integrated CCTV surveillance of the whole campus and all common spaces
AUTOMATION	<ul style="list-style-type: none"> Home automation by Lutron or equivalent. Motion sensors in all washrooms Complete mood lighting with motorized curtains



THE PEOPLE BEHIND THE PROJECT

SARA GROUP is headed by Mr. Vijay Kumar Dhawan. His philosophy that 'customer is Supreme' and his focus on ensuring the highest quality standards has resulted in the inception of several world-class business ventures located at Dehradun include:

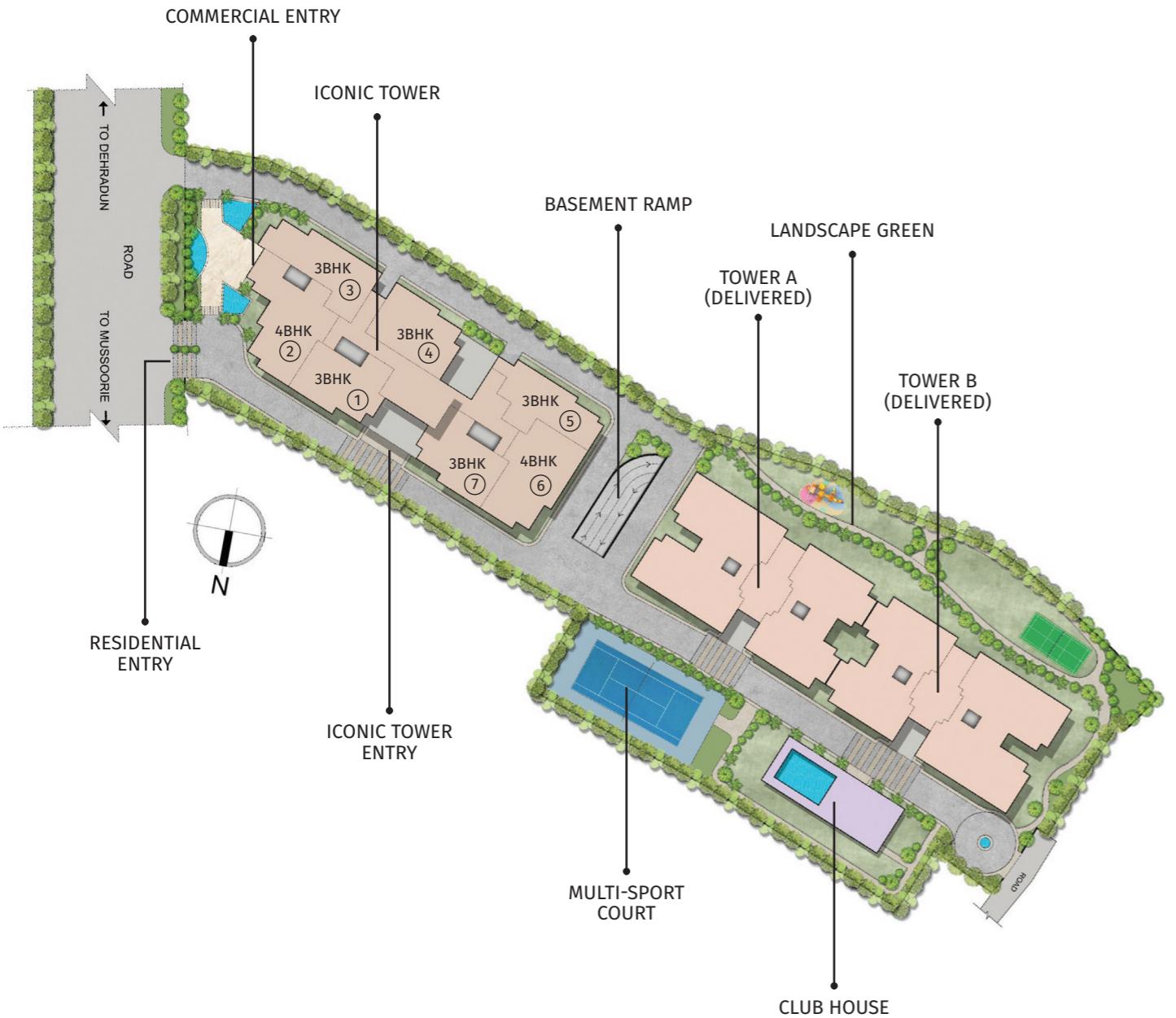
- Sara Sae Private Limited
- Involute Engineering Private Limited
- Sara Industrial State Limited
- Planet Herbs Lifesciences Private Limited

Mr. Dhawan is a visionary with a passion for excellence. He is also the founder Chairman of CII, Uttarakhand, and has been on the Board of Governors of IIT Roorkee.

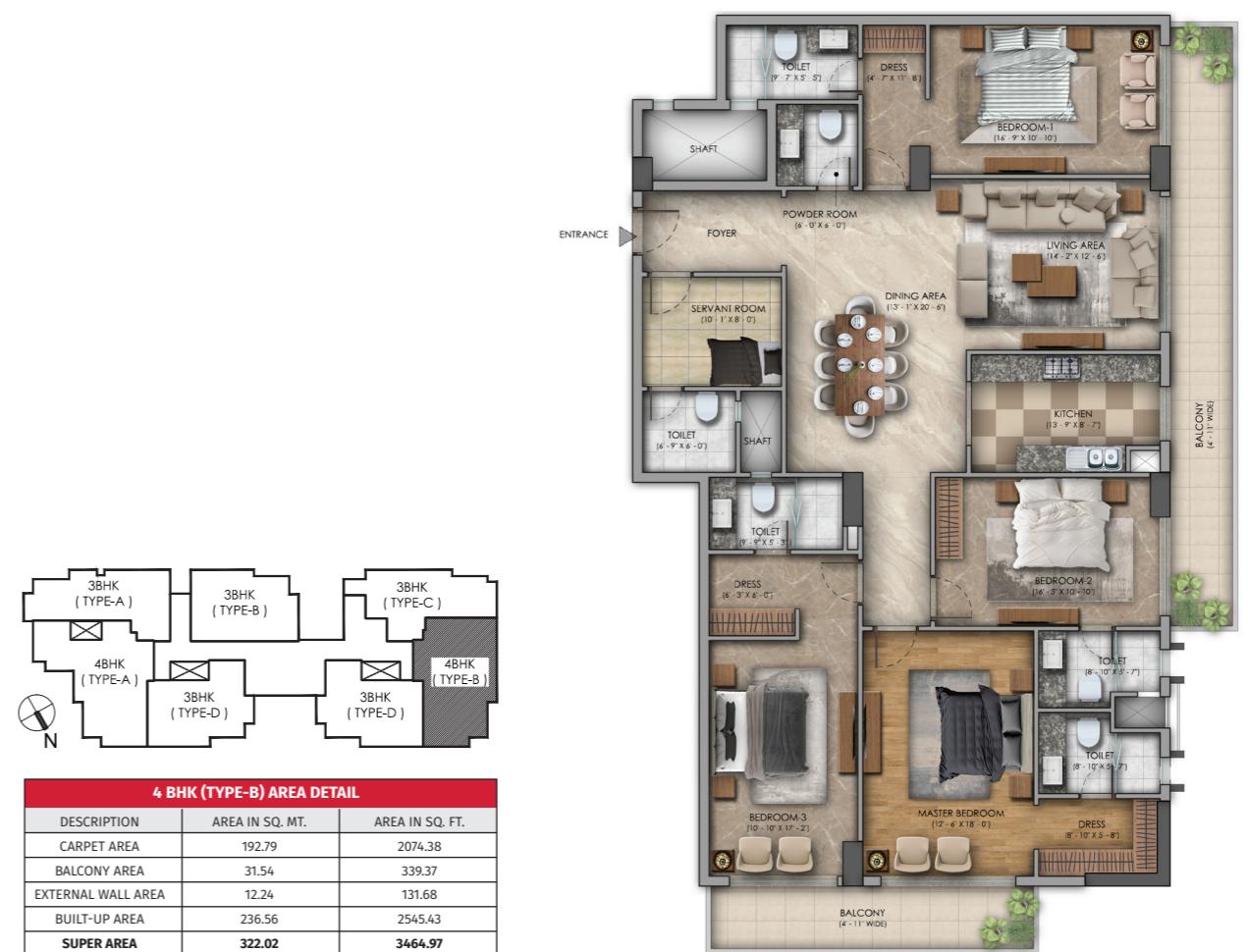
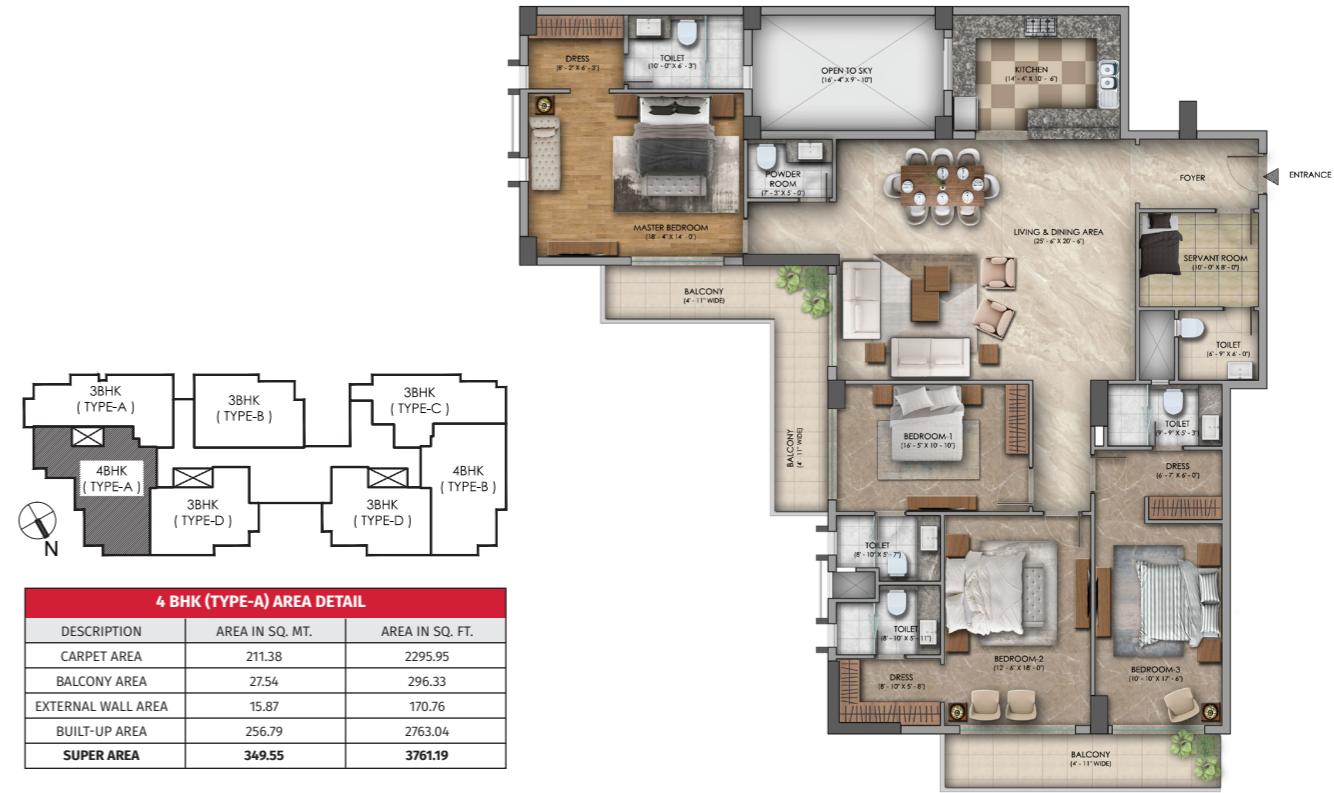
The group's aim is to provide a spiritual and healthy environment with commitment to excellence and endorsement of quality. As a result, we have already delivered two luxury towers to the satisfaction of the residents. The team is made up of successful, dynamic, qualified and experienced Architects, Chartered Accountants, and Project Managers having exposure to international practices. The group believes in cost effectiveness, methodological approach and healthy solutions.

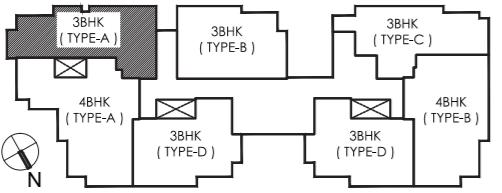
sara eminent

LAYOUT PLAN

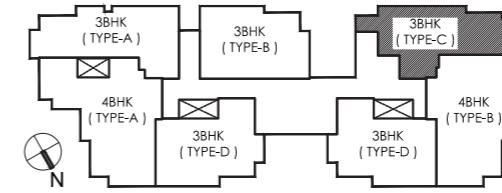


FLOOR PLAN

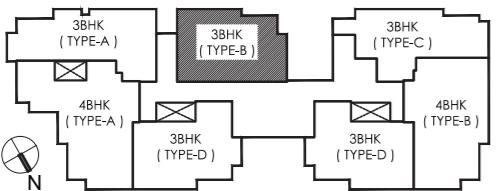




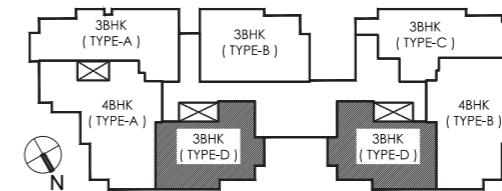
3 BHK (TYPE-A) AREA DETAIL		
DESCRIPTION	AREA IN SQ. MT.	AREA IN SQ. FT.
CARPET AREA	152.35	1639.23
BALCONY AREA	29.03	312.36
EXTERNAL WALL AREA	13.59	146.20
BUILT-UP AREA	194.96	2097.79
SUPER AREA	265.39	2855.62



3 BHK (TYPE-C) AREA DETAIL		
DESCRIPTION	AREA IN SQ. MT.	AREA IN SQ. FT.
CARPET AREA	137.19	1476.13
BALCONY AREA	29.52	317.64
EXTERNAL WALL AREA	15.28	164.36
BUILT-UP AREA	181.98	1958.13
SUPER AREA	247.72	2665.50



3 BHK (TYPE-B) AREA DETAIL		
DESCRIPTION	AREA IN SQ. MT.	AREA IN SQ. FT.
CARPET AREA	145.26	1563.02
BALCONY AREA	26.20	281.91
EXTERNAL WALL AREA	12.54	134.96
BUILT-UP AREA	184.01	1979.89
SUPER AREA	250.48	2695.13



3 BHK (TYPE-D) AREA DETAIL		
DESCRIPTION	AREA IN SQ. MT.	AREA IN SQ. FT.
CARPET AREA	148.66	1599.56
BALCONY AREA	21.26	228.76
EXTERNAL WALL AREA	12.42	133.63
BUILT-UP AREA	182.34	1961.95
SUPER AREA	248.21	2670.70

