



RERA NO- UKREP02240000543

**HD MOUNTAIN HIGH
DEVELOPERS LLP**

presents

THE COURTYARD

LUXURIOUS 3BHK/4BHK APARTMENTS
at EC Road, Dehradun





THE COURTYARD



Welcome to the *Luxury Residences in the Heart of Doon.*





THE COURTYARD



Luxury Redefined for the Elite Few

***The Courtyard** is meticulously designed for the who's who and the privileged few. Nestled in the heart of the doon city, at E.C. Road, is a confluence of commendable architecture and luxurious living spaces. It's a fine first impression that lasts a lifetime, with no second thoughts about it.*

Our 3 BHK / 4BHK units have been designed with an abundance of openness around each, crafted with utmost attention to detail, these exceptional homes offer independent rooms for each family member with ample space



THE COURTYARD



FEATURES

- . MDDA and RERA Approved
- . Expected completion by July 2025
- . Home Loan availability from PNB, LICHL, Union Bank of India.
- . Exceptional Amenities
- . Best-in-class material and fixtures



THE COURTYARD



WHY The Courtyard?

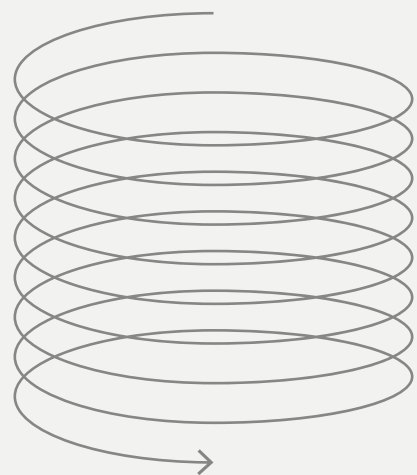
- *The Courtyard embodies the essence of design, freedom, and ample space, serving as a lasting symbol of these qualities. Enveloped by lush green trees it strikes a harmonious equilibrium between embracing nature and indulging in a lavish urban lifestyle within the city.*
- *Close proximity to esteemed hospitals, marketplaces, and renowned schools.*
- *Spacious apartments offer families and working professionals a modern and opulent living experience.*
- *Security and Safety with Gated Entrance, Access Control, CCTV Surveillance, and 24 X 7 Security*
- *Recreational amenities for individuals of all ages guarantee a vibrant and fulfilling lifestyle. It includes a well-maintained Rooftop Garden, Club House, Yoga Arena, Gymnasium, All-weather Swimming Pool, Kid's Play area, Outdoor Gym, and many more.*

AMENITIES

Our apartments offer a secure and luxurious contemporary living experience for both families and working professionals with an array of exceptional recreational activities

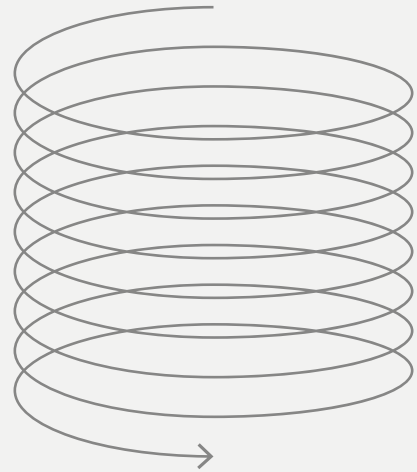
- *Well-maintained Rooftop Clubhouse for gatherings and celebrations*
- *State-of-the-art Gymnasium and Fitness Center*
- *Rooftop Garden and Yoga Arena*
- *All-weather semi-closed Swimming Pool*
- *Outdoor Gym*
- *Children's Play Area*
- *Gated Entrance*
- *Access Control*
- *24 x 7 Security*
- *CCTV Surveillance*



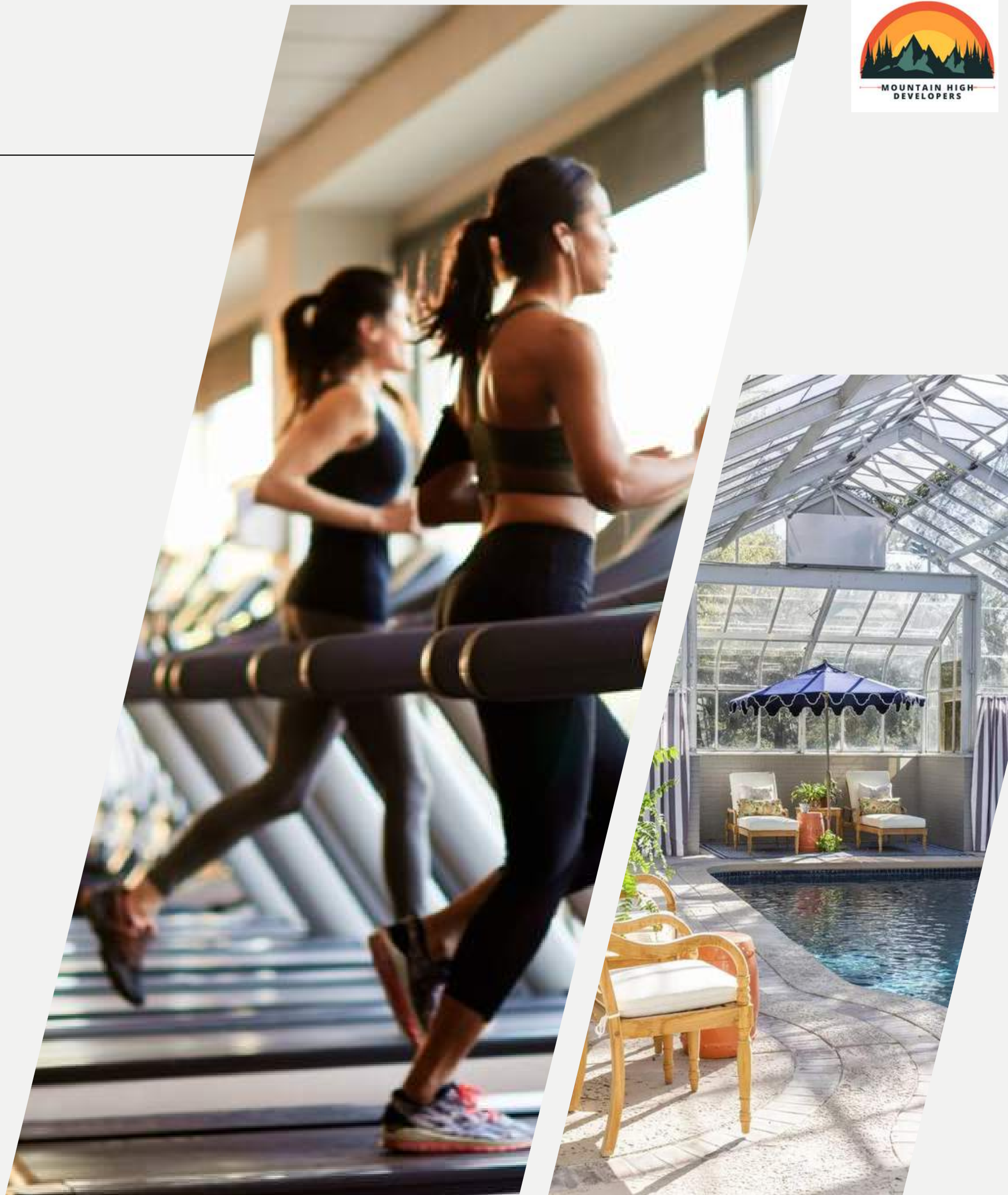


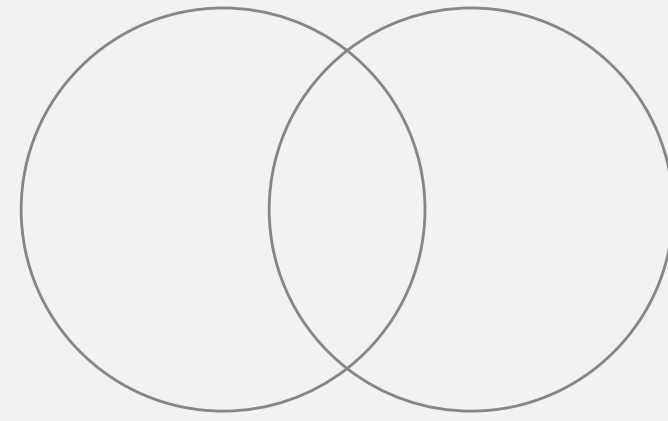
Rooftop Garden, Club House and Yoga Arena provide a serene environment for relaxation and rejuvenation.



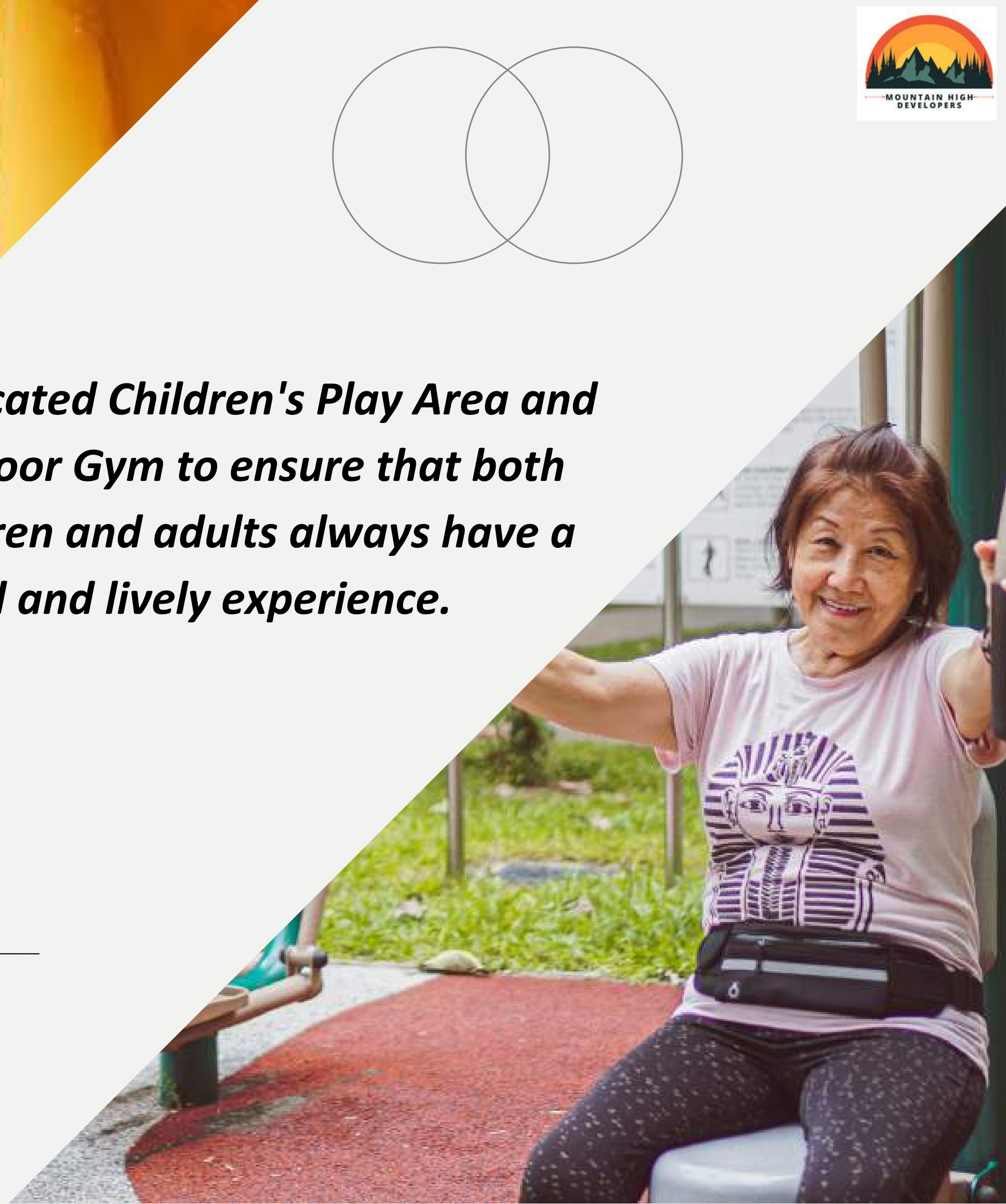
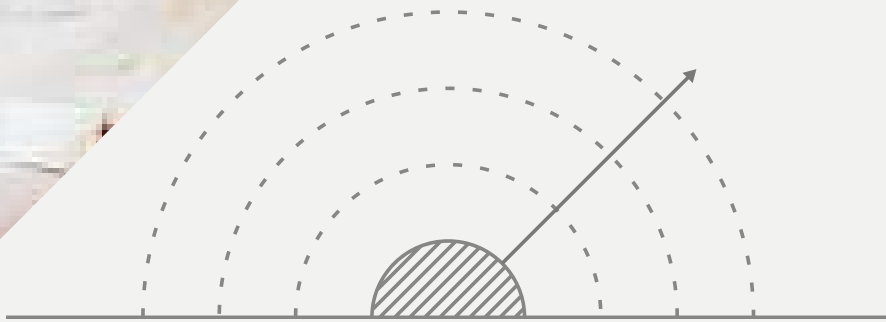


***Gymnasium and Fitness Center
with cutting-edge equipment to
promote a healthy and active
lifestyle All-weather semi-closed
Swimming Pool allows for year-
round enjoyment offer
opportunities for engaging in
sports and staying fit***





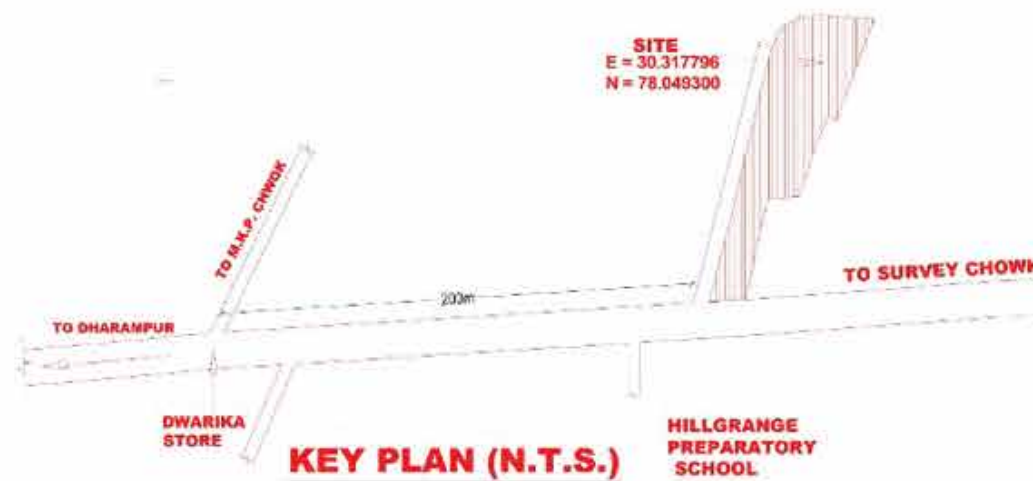
Dedicated Children's Play Area and Outdoor Gym to ensure that both children and adults always have a joyful and lively experience.



MDDA APPROVED SITE PLAN



**SITE SUPERIMPOSE
ON GOOGLE MAP**



KEY PLAN (N.T.S.)



**SITE LOCATION
IN ZONAL PLAN**



SITE PLAN

SITE LAYOUT



UNIT LAYOUT



3BHK UNIT-1

TOTAL COV. AREA WITH BALCONY= 2106 SQFT.
TOTAL SUPER AREA= 2948 SQFT

UNIT LAYOUT



3BHK UNIT-2

TOTAL COV. AREA WITH BALCONY= 1954 SQFT.

TOTAL SUPER AREA= 2735 SQFT

UNIT LAYOUT



3BHK UNIT-3

TOTAL COV. AREA WITH BALCONY= 1849 SQFT

TOTAL SUPER AREA= 2589 SQFT

UNIT LAYOUT



4BHK UNIT-1

TOTAL COV. AREA WITH BALCONY= 2411 SQFT.

TOTAL SUPER AREA = 3376 SQFT

[illegible]

TOTAL COV. AREA WITH BALCONY= 2405 SQFT.
TOTAL SUPER AREA= 3366 SQFT

UNIT LAYOUT



4BHK UNIT-3

TOTAL COV. AREA WITH BALCONY= 2500 SQFT.

TOTAL SUPER AREA= 3501 SQFT

UNIT LAYOUT

UNIT LAYOUT

The floor plan shows a 3-bedroom apartment with the following rooms and dimensions:

- Living Room:** 2620 X 3503 (8'-7" X 11'-5")
- Dining Room:** 4350 X 4700 (14'-4" X 15'-5")
- Kitchen:** 3060 X 5100 (10'-1" X 16'-9")
- Bedroom-01:** 4400 X 3330 (14'-5" X 10'-11")
- Bedroom-02:** 4400 X 3380 (14'-5" X 11'-1")
- Bedroom-03:** 3070 X 4325 (10'-1" X 14'-2")
- Bedroom-04:** 3600 X 4325 (11'-10" X 14'-2")
- Foyer:** 2010 X 3225 (6'-7" X 10'-7")
- Passage:** 2000 X 3503 (6'-7" X 11'-5")
- Utility:** 1845 X 1690 (6'-1" X 5'-7")
- Storage Unit:** Located between the living and dining areas.
- Balcony:** 6'-0" WIDE BALCONY (multiple locations)
- Other Features:** Multiple toilets, showers, wardrobes, and a central staircase.

TOTAL COV. AREA WITH BALCONY= 3089 SQFT.
TOTAL SUPER AREA= 4324 SQFT

SPECIFICATIONS

LIVING ROOM

- **Floors**

Italian Tiles

- **External Doors & Windows**

Aluminium shutter with heat resistant toughened glass with mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.



DINING ROOM

- **Floors**

Italian Tiles

- **External Doors & Windows**

Aluminium shutter with heat resistant toughened glass with mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.



SPECIFICATIONS

BEDROOMS

- **Floors**

Italian Tiles

- **External Doors & Windows**

Aluminum shutter with heat resistant toughened glass with mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.

- **Wardrobes**

Designer wardrobes with high quality finish



BATHROOMS

- **Floors**

Italian Tiles

- **External Doors & Windows**

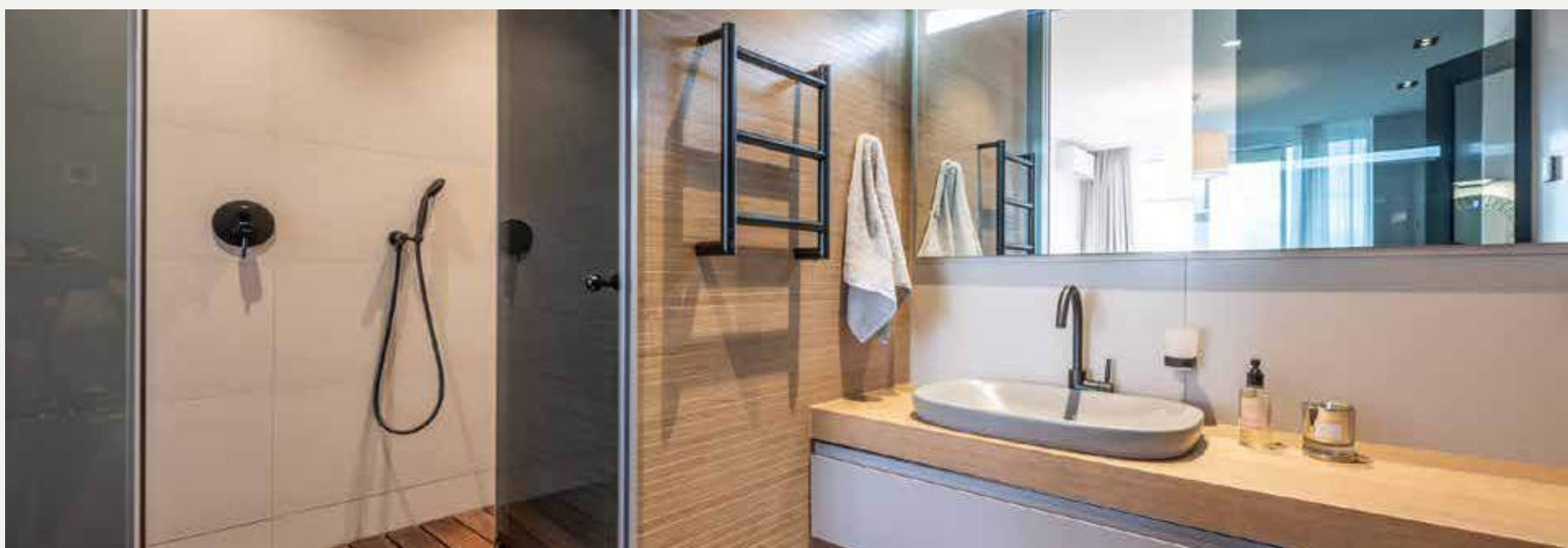
Aluminium shutter with heat resistant toughened glass with mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.



SPECIFICATIONS

Kitchen

- *Floors*

Italian Tiles

- *External Doors & Windows*

Aluminium shutter with heat resistant toughened glass with mesh shutters.

- *Walls*

Anti-Fungal VOC acrylic emulsion paint.

- *Internal Doors*

Solid Wood with deco paint.

- *Modular Kitchen*

Fully equipped high grade modular kitchen with Chimneys



CONSTRUCTION LINKED PLAN

S.No	CLP	Purpose
1	15%	At the time of Booking
2	5%	On commencement of Foundation
3	5%	Start of Stilt
4	5%	On casting of First Floor
5	5%	On casting of Second Floor
6	5%	On casting of Third Floor
7	5%	On casting of Fourth Floor
8	5%	On casting of Fifth Floor
9	5%	On casting of Sixth Floor
10	5%	On casting of Seventh Floor
11	5%	At the time of Plumbing
12	5%	At the time of Electric fittings
13	10%	On completion of Internal Plaster
14	10%	On completion of External Plaster
15	10%	On Possession
	100%	

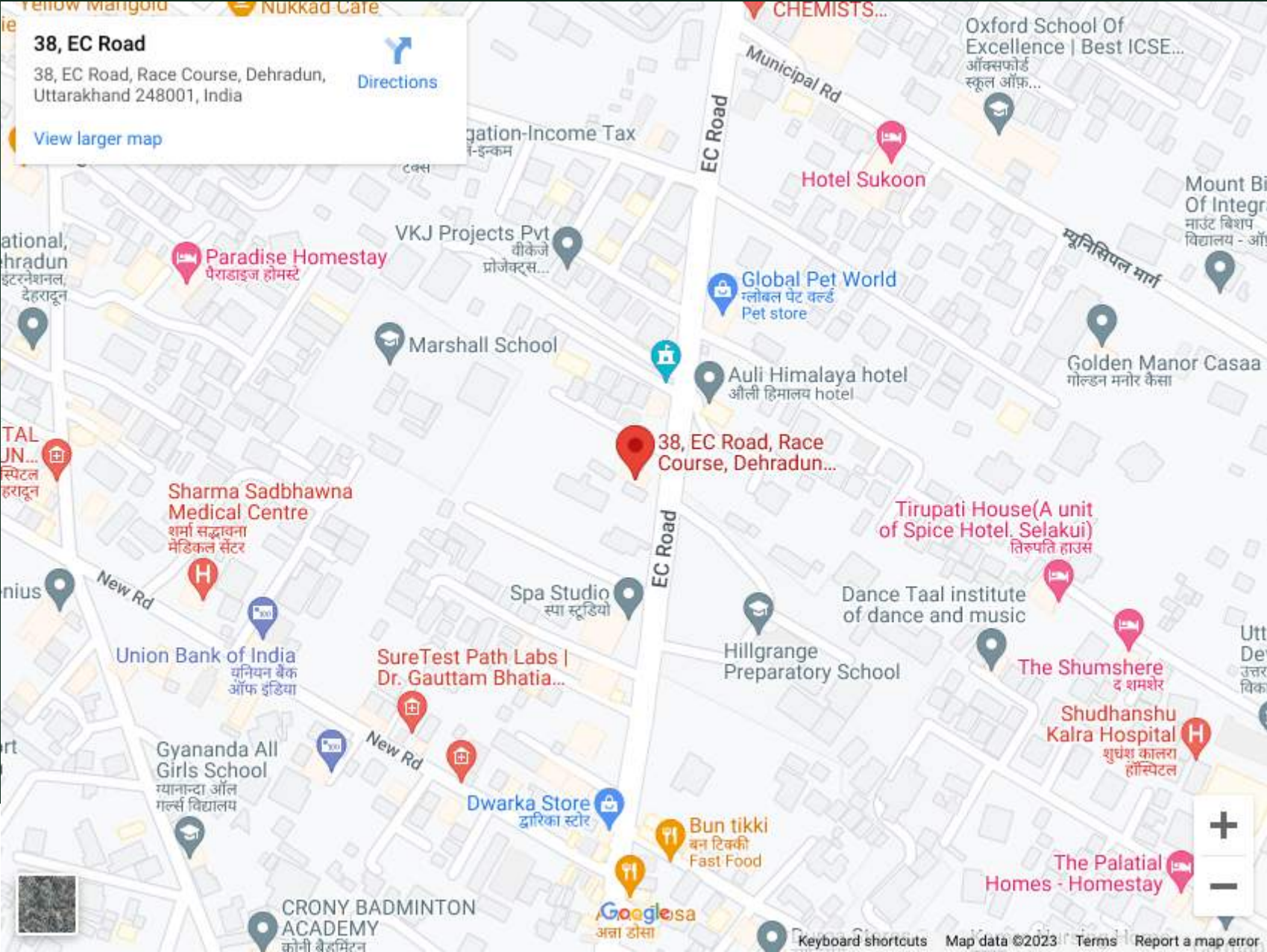


DOWN PAYMENT PLAN

S.No	CLP	Purpose
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
	100%	



LOCATION MAP



Address and Contact no

Address	Website	Contact no	Email Id
38, E C Road, Dehradun	www.mountainhighdevelopers.com	+91 7453-086774	contact@mountainhighdevelopers.com