

OPULENCE

BESPOKE LUXE RESIDENCES

57 Subhash Road, Dehra Dun

3, 4, & 5 BHK
RESIDENCES AND PENTHOUSES

ELEVATING THE ORDINARY TO

the exemplary

THE SIMPLE TO

the sublime

THE DULL TO

the divine

THE EVERYDAY TO

a ballet of luxury

Nestled in the heart of Dehra Dun, Opulence Luxury Residences offer an enchanting living experience inspired by the world of ballet. Your new home welcomes you with warmth and belonging, like the embrace of a loved one. This architectural masterpiece captivates with its breathtaking aesthetics and meticulous attention to detail. Spacious interiors encourage cherished moments with loved ones, akin to the lasting impressions of a ballet performance. Expansive windows frame picturesque views of the majestic mountains on one side and the lush green cityscape on the other, inviting you to dream, reflect, and find solace in the midst of urban life.

At Opulence, leisure takes centre stage in a multi-level clubhouse that stands unmatched in scale and sophistication. Spread across seven distinct levels, it curates experiences that inspire, engage, and connect – from gourmet dining and theatre lounges to fitness, wellness, and recreation zones designed for every mood and moment.

The amenities at Opulence embody entertainment, self-care, and well-being. Meticulously landscaped gardens become canvases for life's memories, while the swimming pool invites shared joy and serenity. The fitness centre promotes self-discovery and self-love, and the wellness facilities offer sanctuary and rejuvenation. Our commitment to creating an ideal living environment extends to every generation. A vibrant Kids' Play Area ensures that young residents too find their world of creativity, activity, and friendship in a space that's both safe and inspiring.

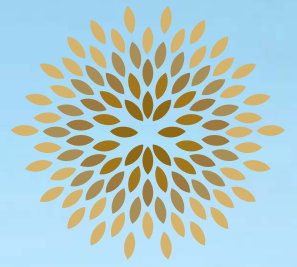
Built with uncompromising quality and craftsmanship, Opulence stands as a testament to enduring construction excellence – a hallmark that defines every facet of this prestigious address. And with its prime location in the heart of the city, residents enjoy effortless access to schools, shopping, healthcare, and entertainment, ensuring convenience as constant as comfort.

This luxury condominium complex is where your emotions and dreams find a home. It's where you'll experience the magic of ballet every day, where each moment is a beautifully choreographed step in your own life's masterpiece. It's more than a residence; it's where your heart finds its rhythm, and your soul discovers its sanctuary. **Welcome home to Opulence.**

Your Symphony of Luxury Living, Where Every Corner Becomes a Staged Performance of Your Life







A Symphony of Space and Light - An Absolute Delight

At 'Opulence,' we cater to modern life's demands, providing expansive living spaces that serve as versatile stages for every facet of your daily routine. Our thoughtfully designed homes boast spacious, well-lit layouts, offering an inviting haven for work, study, hobbies, and leisure. Abundant natural light floods through large windows, transforming your home into a spacious retreat. These well-lit spaces enhance productivity, while airy layouts provide freedom to breathe and thrive—a symphony of comfort and versatility. Welcome to 'Opulence,' where spaciousness and light compose the perfect backdrop for your life.



Sky Deck & Blossom Balconies - Breathtaking Vistas, Unmatched Bliss!

Opulence offers the ultimate retreat with its Sky Deck and Blossom Balconies. The Sky Deck, perched high above the city, provides panoramic views and is perfect for family gatherings or quiet relaxation. Meticulously designed seating and lounges elevate your lifestyle.

Blossom Balconies, with stunning mountain and city views, invite you to unwind in nature's embrace. These private spaces, enhanced with lush greenery, offer a serene setting for morning coffee, reading, or simply soaking in the tranquil ambience.

Where Dreams Find Their Quiet Corner – Serenity, Redefined

In the bedrooms at Opulence, tranquility takes centre stage. Designed as intimate sanctuaries within your grand residence, these spaces blend timeless elegance with contemporary comfort. Soft natural light filters through wide windows, casting a calming glow that soothes the senses. Every element—from the thoughtful layout to the refined finishes—invites rest, reflection, and rejuvenation. Whether you're winding down after a long day or easing into a peaceful morning, your bedroom at Opulence promises a seamless harmony of style and serenity. Here, dreams don't just begin—they flourish.





Palatial Kitchens for Culinary Enthusiasts

- Where Culinary Dreams Unite

"Indulge in culinary excellence at 'Opulence' with our palatial gourmet kitchens. Beyond compare, these largest-in-segment spaces embody sophistication and functionality. Outfitted with top-of-the-line appliances, they promise a seamless cooking experience, setting the stage for grandeur and family togetherness. The magnificent breakfast island counter serves as a striking visual and practical hub for gatherings. Premium cabinetry and countertops exude timeless elegance, elevating these kitchens to unparalleled grandeur. Integrated utility features in all apartments ensure a seamless blend of luxury and convenience."

Luxurious Ensuite Bathrooms

- Your Private Spa Retreat

"At 'Opulence,' luxury extends to every corner, including your ensuite bathrooms. Our four-fixture spaces are opulent havens, impeccably designed for unwinding. Premium fixtures create a spa-like escape, featuring spacious layouts with designated bathing and dressing areas for ultimate convenience. A lavish bathtub and elegant vanity add sophistication. Meticulous material selection ensures opulence and quality, with the highest standards for durability and aesthetics."



Elevator Lobby

- Elevating Elegance

The elevator lobby at Opulence stands as an exquisite prelude to the grandeur that awaits within. A seamless blend of opulence and sophistication, the spacious lobby welcomes residents and guests with an air of timeless elegance. Bathed in soft, ambient lighting, the refined design elements create a harmonious symphony of luxury.

As you step into this lavish space, the allure of carefully chosen materials and textures envelops you, invoking a sense of exclusivity. The lavishness extends to every detail, from the sumptuous furnishings to the carefully curated artwork adorning the walls.

Central Landscape Park - Your Gateway to Nirvana

"Within 'Opulence' apartments, a Central Landscape Park redefines luxury living. A meticulously crafted paradise, it features meandering pathways with elegant illuminations guiding your way. Discover melodious fountains and inviting gazebos, creating a harmonious symphony of relaxation. This opulent sanctuary transcends ordinary green spaces, inviting you to immerse in nature amid an ambiance of pure sophistication and refinement."



Perfect Climate and Serenity in Harmony - A Symphony of Climate Control and Quietude!

Comfort and tranquility go hand in hand at 'Opulence'. Our state-of-the-art VRF (Variable Refrigerant Flow) Air Conditioning system provides personalized climate control, adapting seamlessly to your preferences for year-round comfort.

Paired with our double glass windows, which offer excellent sound insulation and energy efficiency, your home becomes a peaceful sanctuary. Whether adjusting the perfect indoor temperature or enjoying the quiet retreat from city sounds, 'Opulence' ensures an environment where luxury and serenity blend effortlessly.

Exclusive Poolside Escape - An Absolute Delight

At 'Opulence', our residents enjoy a luxurious swimming pool like no other. Nestled amidst lush surroundings, the pool offers a serene, private retreat to unwind, refresh, and indulge in moments of pure relaxation. With its sleek design and temperature-controlled waters, it's perfect for both a rejuvenating swim or a leisurely dip under the sun.

Our elegant and sophisticated Poolside Bar elevates the experience to the next level. Whether it's a refreshing drink after a swim or an evening of socializing with neighbors, the stylish poolside bar offers a perfect setting for relaxation and connection, creating a seamless blend of luxury and leisure.



Club Opulence: The Grand Performance

A grand, multi-level clubhouse designed to orchestrate life's finest moments with grace and grandeur. Spanning six exquisite levels and a dedicated stilt parking, Club Opulence brings together **dining, leisure, celebration, and recreation** in a setting unlike any other. It is not just the most comprehensive clubhouse of its kind – it is the most beautifully choreographed.



Luxury That Rises Above All Else



Every level of Club Opulence is thoughtfully envisioned to elevate the art of living. From celebrations and fine dining to wellness, recreation, and mindful reflection – the clubhouse unfolds across seven spectacular floors, each dedicated to a distinct aspect of refined living. Together, they compose an experience unmatched in grace, scale, and purpose.



At Club Opulence, life's leisure, celebration, and connection come together across levels designed with purpose and poetry.

CONVENIENCE

- Guest Parking

CELEBRATIONS

- Community Hall • Restrooms (W/C)

CULINARY & CINEMATIC EXPERIENCE

- Home Theatre & AV Lounge • Private Dining Room • Chef's Kitchen

LEISURE & RECREATION LOUNGE

- Senior Games Room • Billiards & Snooker Tables • Foosball, Chess & Card Games

KNOWLEDGE & FOCUS HUB

- Library & Reading Area • Co-working Space / Business Centre

FUN & PLAY ZONE

- Kids' Play Area • Interactive Video Games • Table Tennis, Board Games, Carrom • Dedicated Toddler Area

FITNESS & WELLNESS CENTER

- Multi-functional Gymnasium • Male & Female Steam Rooms • Changing Rooms & Wardrobes

MIND & MOVEMENT STUDIO

- Yoga & Aerobics Studio • Landscaped Gym Terrace



It's not just a clubhouse – it's an orchestration of experiences, choreographed to perfection.

Future-ready Features



Breathtaking Views

Prepare to be mesmerized by the 180-degree views that greet you from each residence. Whether it's the majestic mountains or the bustling cityscape, our homes offer a visual treat like no other.



Nature First Living

Opulence prioritizes nature, with over 60% open areas and an expansive green cover that immerses you in the tranquility of the great outdoors.



Club House

Rising across seven inspired levels, Club Opulence is where leisure meets luxury – celebrations flow into calm, fitness blends with play, and every space reflects the art of fine living in perfect harmony.



Park Your Worries

Enjoy the convenience of multi-level covered parking, with each residence boasting not one, but two car parks, ensuring you and your guests always have a place to park.



Green Elevation with Blossom Balconies

Opulence is not just about the interiors; our green elevation and blossom balconies make sure you're surrounded by nature at every turn.



Five-tier Security

Your safety is our utmost concern. Our comprehensive security measures encompass surveillance, access control, and round-the-clock security personnel, so you can rest at ease.



Bask in Natural Light

Step into the world of abundant natural light, courtesy of large windows and open floor plans that create a bright and welcoming ambiance.



Two Mid-rise Towers

With Opulence's two mid-rise towers, you'll find Stilt + 9 floors of luxury living, offering just four luxe residences per floor.



Privacy

Experience unparalleled privacy with limited shared walls, designed to give you the peace and solitude you deserve.



Premium Spacious Lift Lobby

The grandeur of Opulence extends even to our lift lobby, complete with a welcoming waiting area for your convenience.



Green Initiatives

We take our commitment to the environment seriously, with energy-efficient features like LED lighting, green spaces, and recycling programs. Our rainwater harvesting system saves over a million liters of precious water for various purposes.



High-Speed Elevators

Our high-speed elevators equipped with ARD systems provide efficient service. Each elevator serves just two residences per floor, ensuring quick and hassle-free access.



Curation of Indigenous Trees and Plants

Opulence is adorned with indigenous trees and plants that create an atmosphere of natural beauty.



Low-Density Project

We go beyond standard limits, ensuring our project maintains a low density with 50% fewer residences compared to permissible norms. Enjoy enhanced space and privacy.



Garbage Chute

Enjoy effective and swift waste disposal with the convenience of a dedicated garbage chute.



Emergency Power Backup

Opulence ensures an uninterrupted power supply to common areas, making sure you're never left in the dark.

Amenities for Unparalleled Comfort



Swimming Pool

Indulge in a temperature-controlled swimming pool, complete with serene lounging areas, an expansive outdoor pool deck, and a soothing Jacuzzi for your relaxation and enjoyment.



Fitness Center

Experience the epitome of health and wellness at our state-of-the-art gym and fitness center, designed to elevate your physical well-being.



Health and Wellness

Recharge your body and mind in our luxurious sauna, steam room, and Jacuzzi, where serenity and tranquility await your arrival.



Community Spaces

Gather in elegant common areas and inviting lounges, perfect for socializing, relaxation, and forging meaningful connections.



Zen Courtyard

Unwind in the serene embrace of our landscaped Japanese garden, courtyards, and enchanting walkways, where inner peace finds its home.



Walk the Talk

Explore your active side with a dedicated jogging track and reflexology path.



Indoor Sports

Enjoy facilities for indoor sports, including table tennis, chess, carrom, darts, ludo, and foosball – all designed to enhance your leisure and recreation.



Children Play Area

Watch your children revel in a safe and enjoyable play area, possibly with the convenience of supervised child care services.



Billiards and Game Room

Relish the thrill of billiards, card games, and board games within inviting spaces dedicated to your entertainment.



EV Charging Station

Empower your drive with our cutting-edge charging infrastructure for your EV vehicles, in the designated parking.



Parcel Lockers

Experience peace of mind with secure lockers for the delivery of your packages, ensuring your shipments are in good hands.



Reading Area and Library for Kids

Foster a love for reading and learning in your children with a dedicated reading area and library designed just for them.



Space for Yoga or Aerobics

Discover inner harmony through our serene space for yoga and invigorating aerobics sessions.



Multi-sports court

hosts Tennis, Badminton, Basketball, Volleyball, and Pickleball, turning everyday recreation into a celebration of vitality and grace.



Barbeque Pavilion

Savour delightful barbeque moments at the Barbeque Pavilion right next to the pool.





Open Spaces, Open Hearts.
A Ballet of Light and Airiness.

Make life happen with the most happening places around



Commute, Connectivity & Recreation

Airport
54 min



Clock Tower
10 min



Mall of Dehra Dun
24 min



Centrio Mall
15 min



Railway Station
9 min



ISBT
26 min



DSOI
20 min

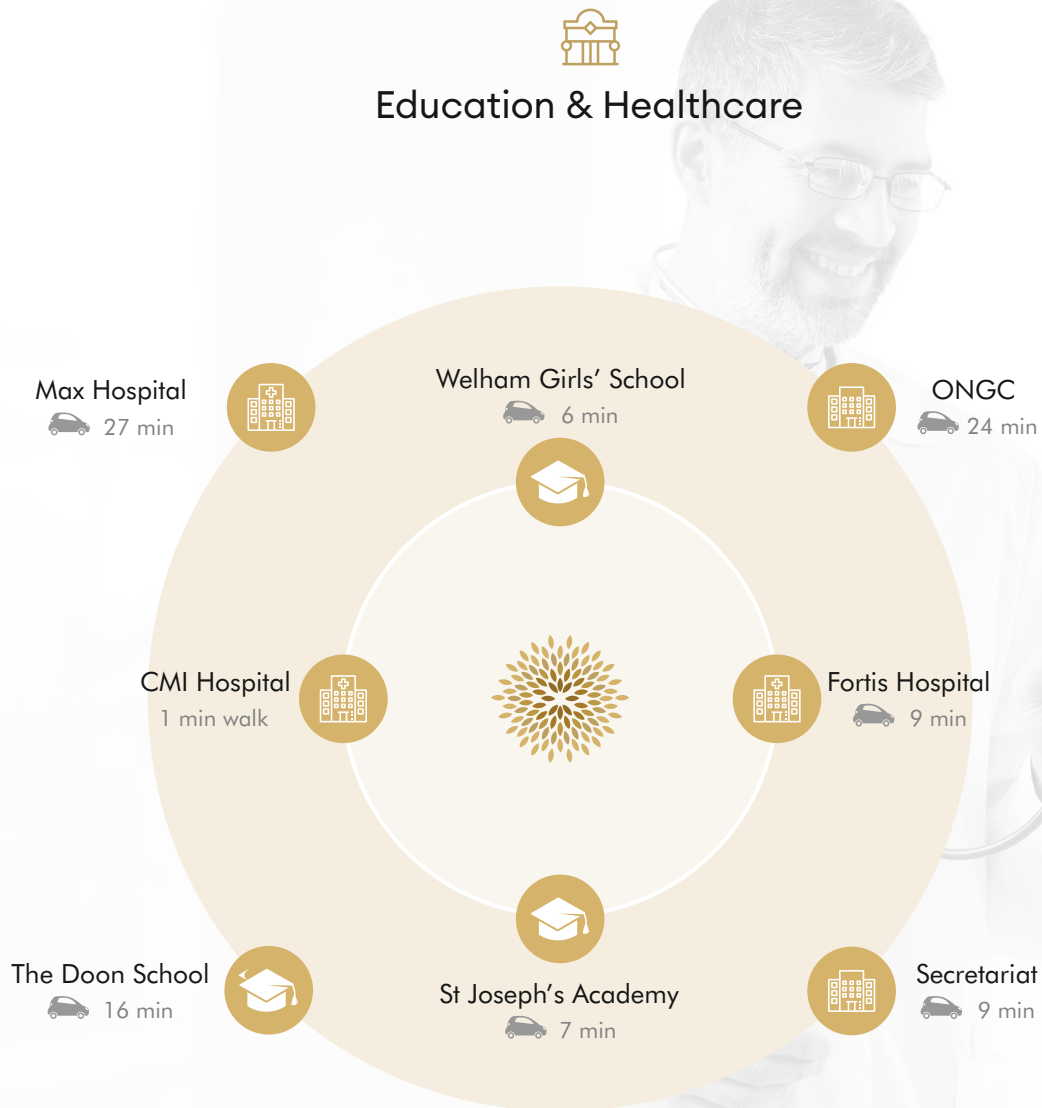


Pacific Mall
27 min

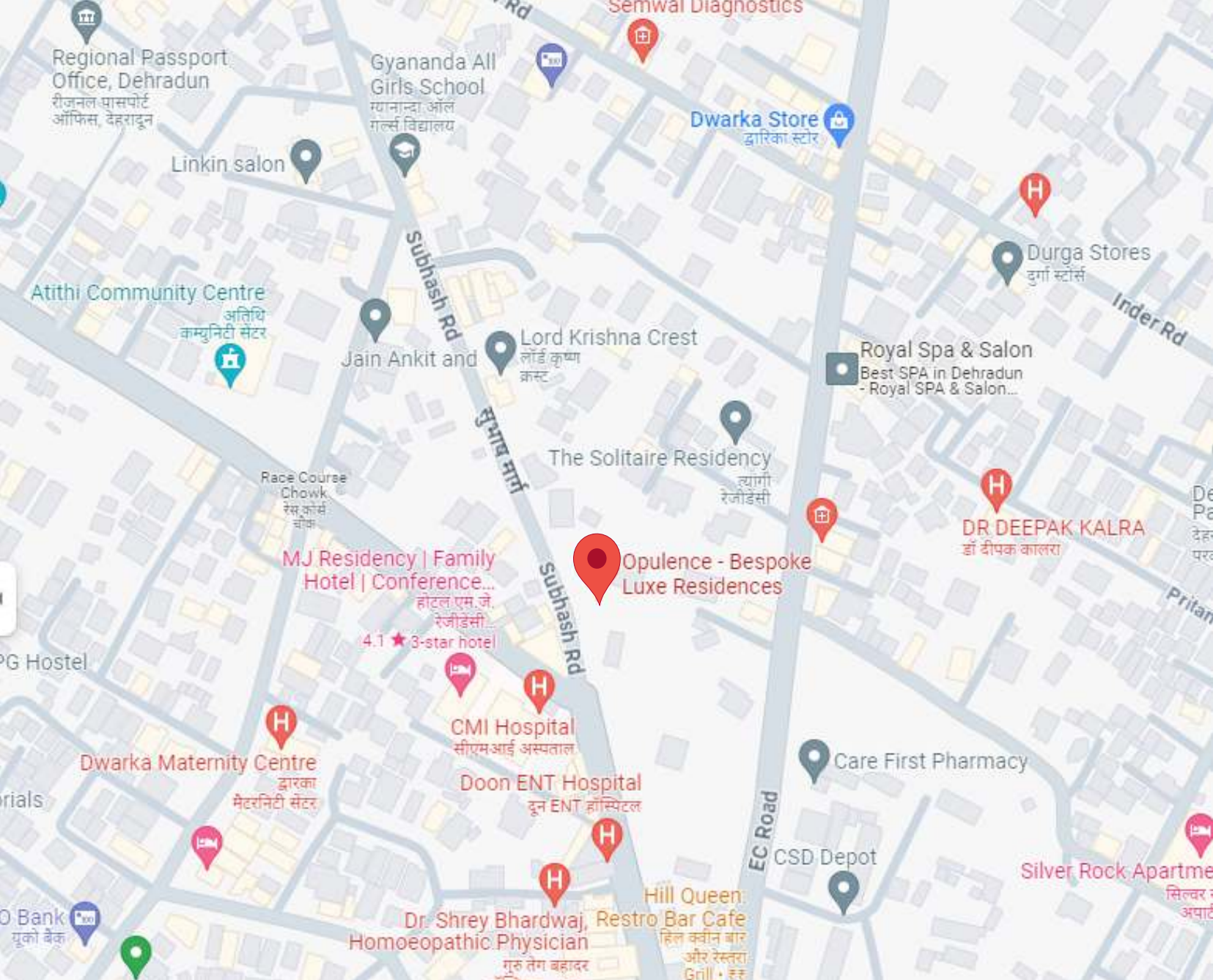


Drive/travel time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hours as per Google maps. We shall not be responsible or liable for any delay or non-provisioning of the above. All information provided hereunder are for reference purpose only. T&C apply.

A soaring social infrastructure that sparks life



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Opulence - A Legacy on Subhash Road

Nestled in the heart of Dehra Dun's prestigious Subhash Road, Opulence Condominiums epitomize luxury and sophistication. Subhash Road, formerly known as Lytton Road during the colonial era, holds a central location with a rich history that includes Mayvilla Cottage - a structure that once graced the very site where Opulence is now emerging. This historical connection adds a unique dimension to the opulent grandeur of Opulence Condominiums.

Subhash Road's allure lies in its historical significance and easy connectivity to city landmarks, making it a hub of unparalleled convenience. Positioned as Dehra Dun's pulse, this locale reflects sophistication in every corner, committing to the highest standards of living. More than a neighbourhood, Subhash Road is imperative for those aspiring to urban refinement.

Opulence Condominiums residents enjoy seamless access to conveniences, from world-class dining to high-end shopping. This legacy-rich address was strategically chosen to mirror Subhash Road's elegance. Within, luxury knows no bounds, meticulously designed to reflect the grandeur of the neighbourhood.

Welcome to Opulence Condominiums, where tradition, sophistication, and urban excellence converge on iconic Subhash Road. This distinctive location promises a life of opulence, harmonizing the past and present.

Site Plan

LAYOUT LEGEND

1. Access Controlled Main Entrance
2. Drop-off
3. Sanctuary / Zen Courtyard
4. Kids' Play Area
5. Trellis Seating with Fire Place/BBQ
6. Multi-sports Court
7. Club House
8. Swimming Pool
9. Changing Room
10. Basement (Entry / Exit)
11. EV Charging Station



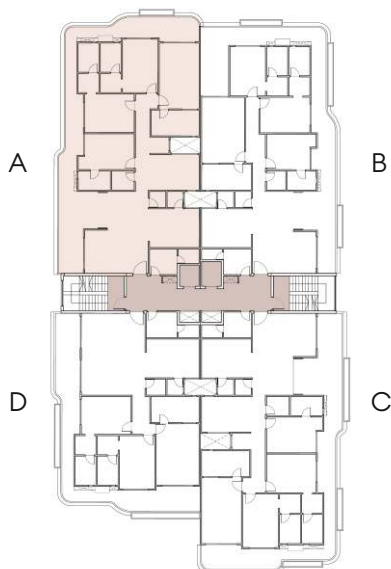
TYPE A

4 BHK + Living Room + Family Deck + Dining + Family Lounge
+ Servant Quarter / Study Room

Saleable Area - 4,475 sq ft



PINE

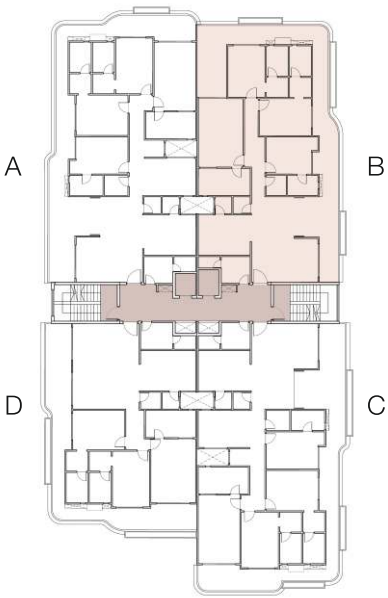


TYPE B

4 BHK + Living Room + Family Deck + Dining
+ Servant Quarter / Study Room

Saleable Area - 4,212 sq ft

PINE





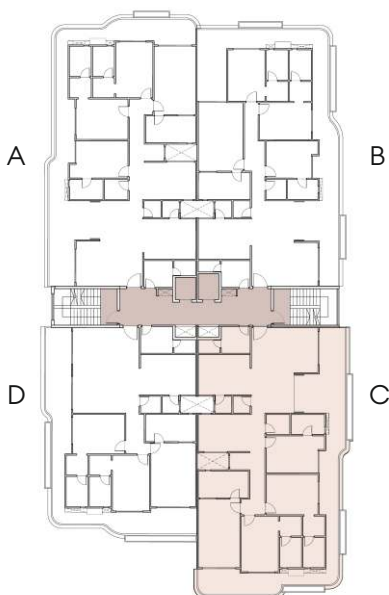
TYPE C

4 BHK + Living Room + Family Deck + Dining + Entertainment /
Multi-use Lounge + Servant Quarter / Study Room

Saleable Area - 4,475 sq ft



PINE

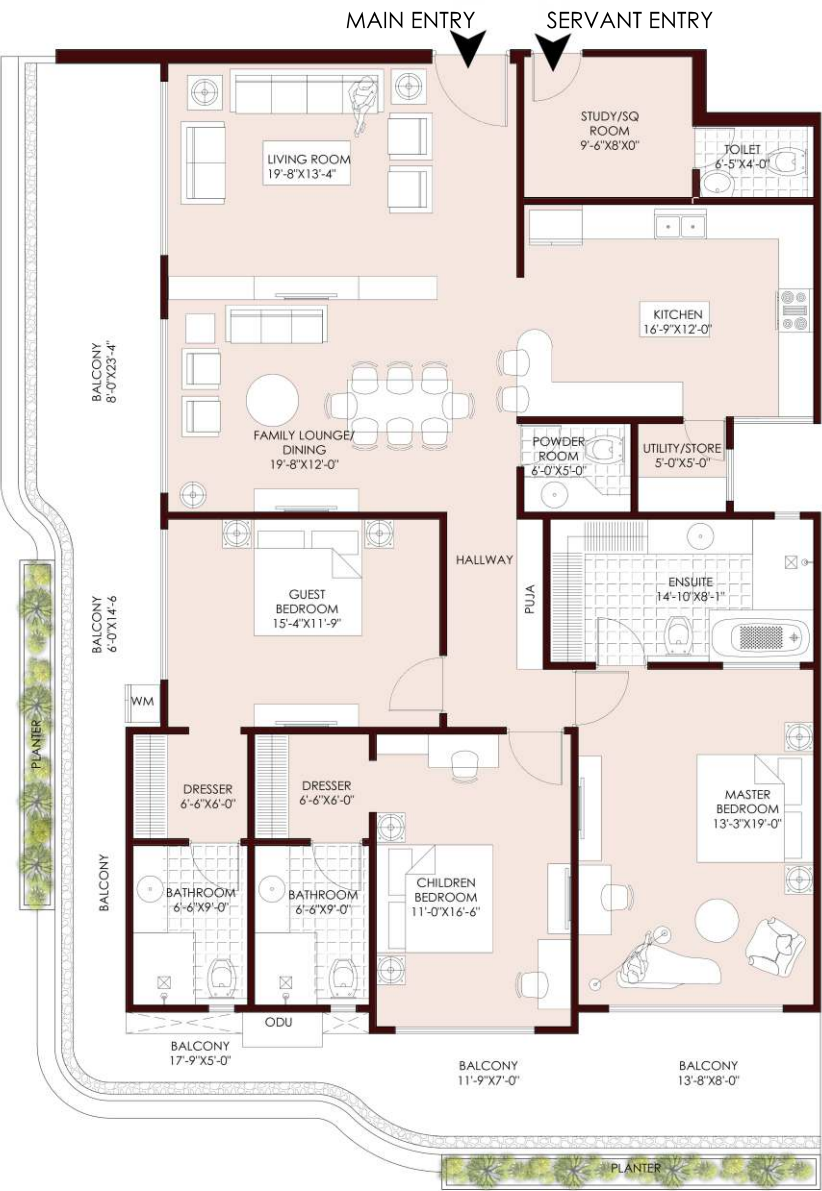
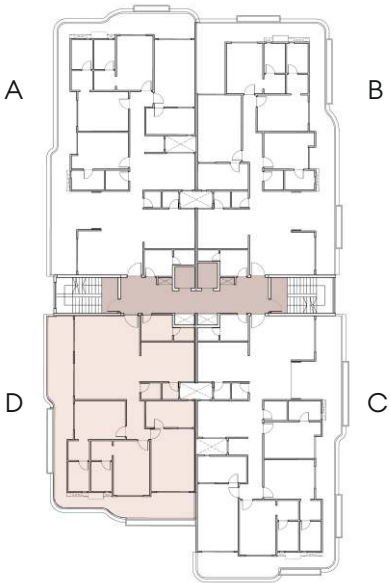


TYPE D

3 BHK + Living Room + Family Lounge / Dining
+ Servant Quarter / Study Room

Saleable Area - 3,560 sq ft

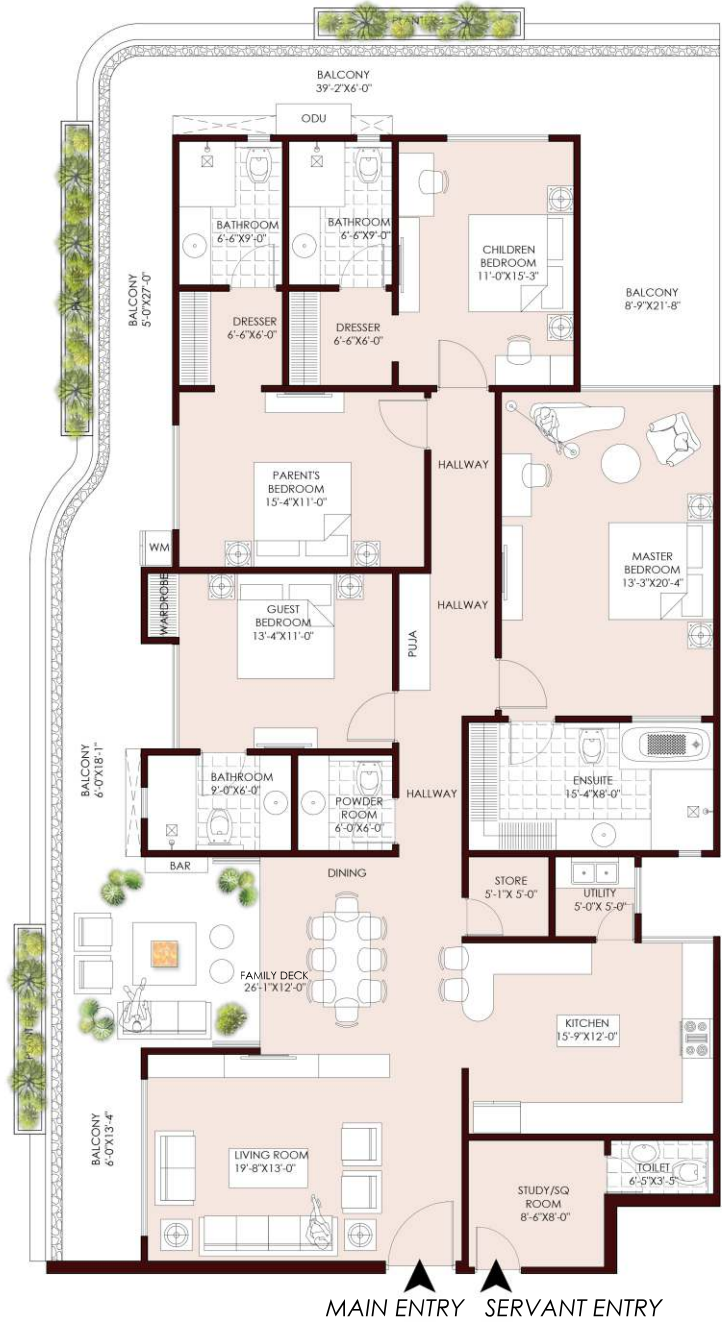
PINE



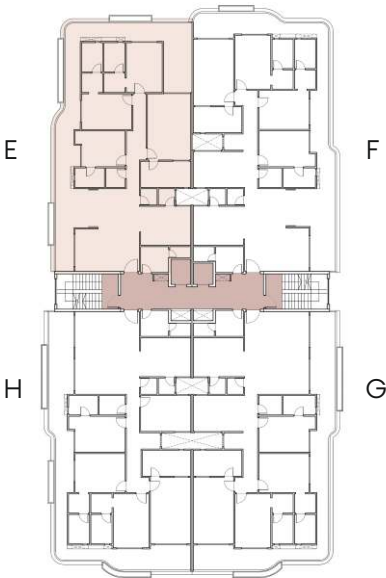
TYPE E

4 BHK + Living Room + Family Deck + Dining
+ Servant Quarter / Study Room

Saleable Area - 4,212 sq ft



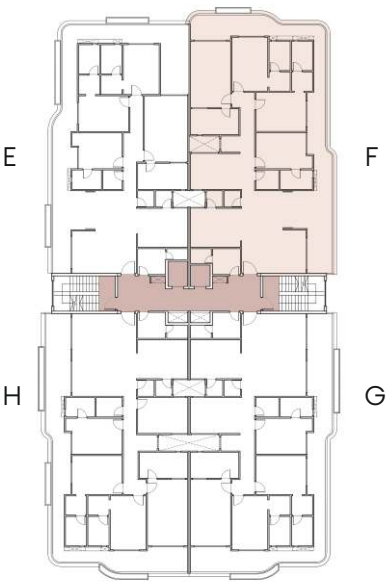
OAK



TYPE F

4 BHK + Living Room + Family Deck + Dining
+ Entertainment / Multi-use Lounge + Servant Quarter / Study Room
Saleable Area - 4,475 sq ft

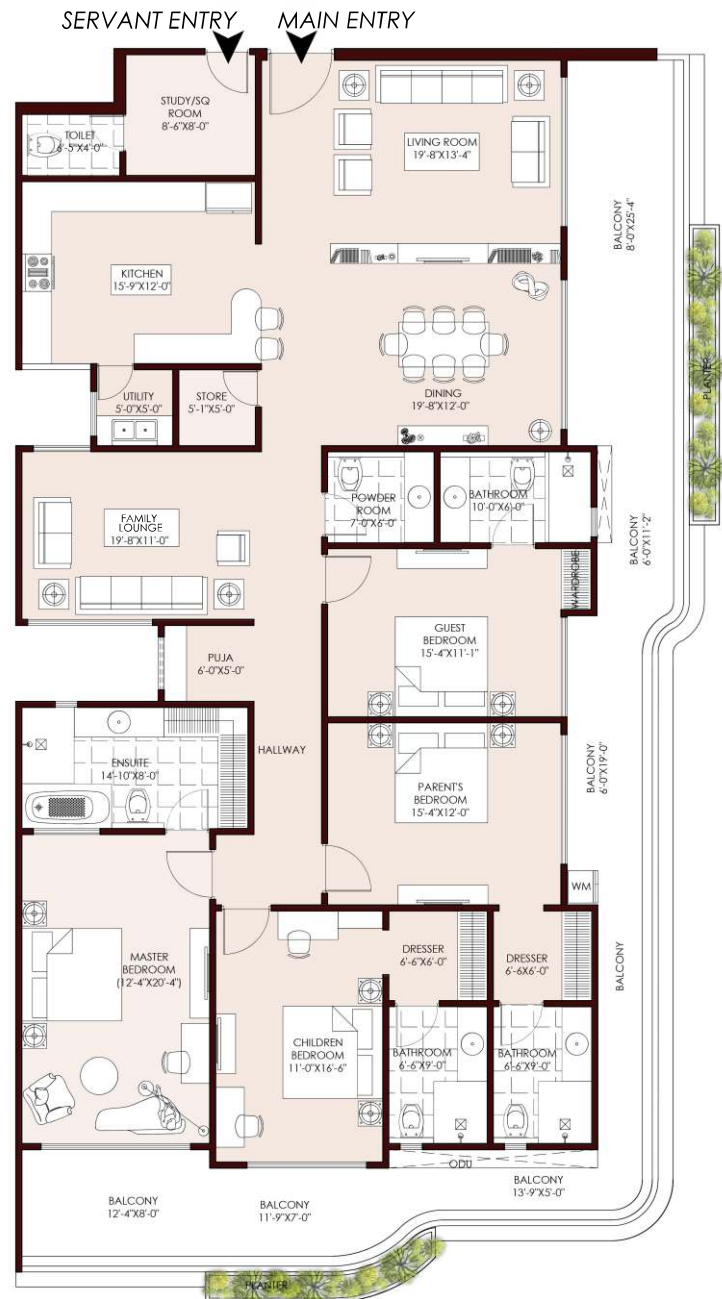
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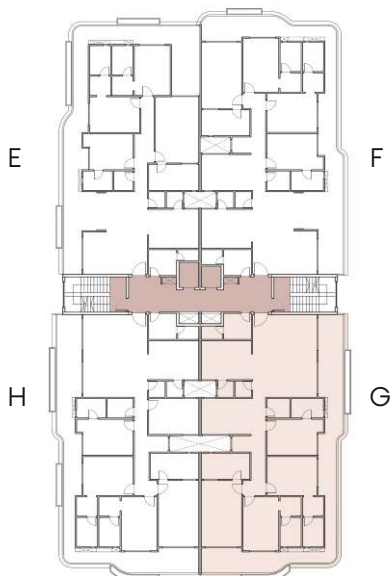
TYPE G

4 BHK + Living Room + Dining + Family Lounge
+ Servant Quarter / Study Room

Saleable Area - 4,475 sq ft



OAK

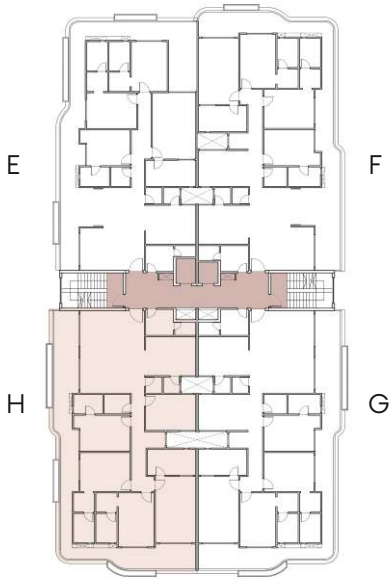
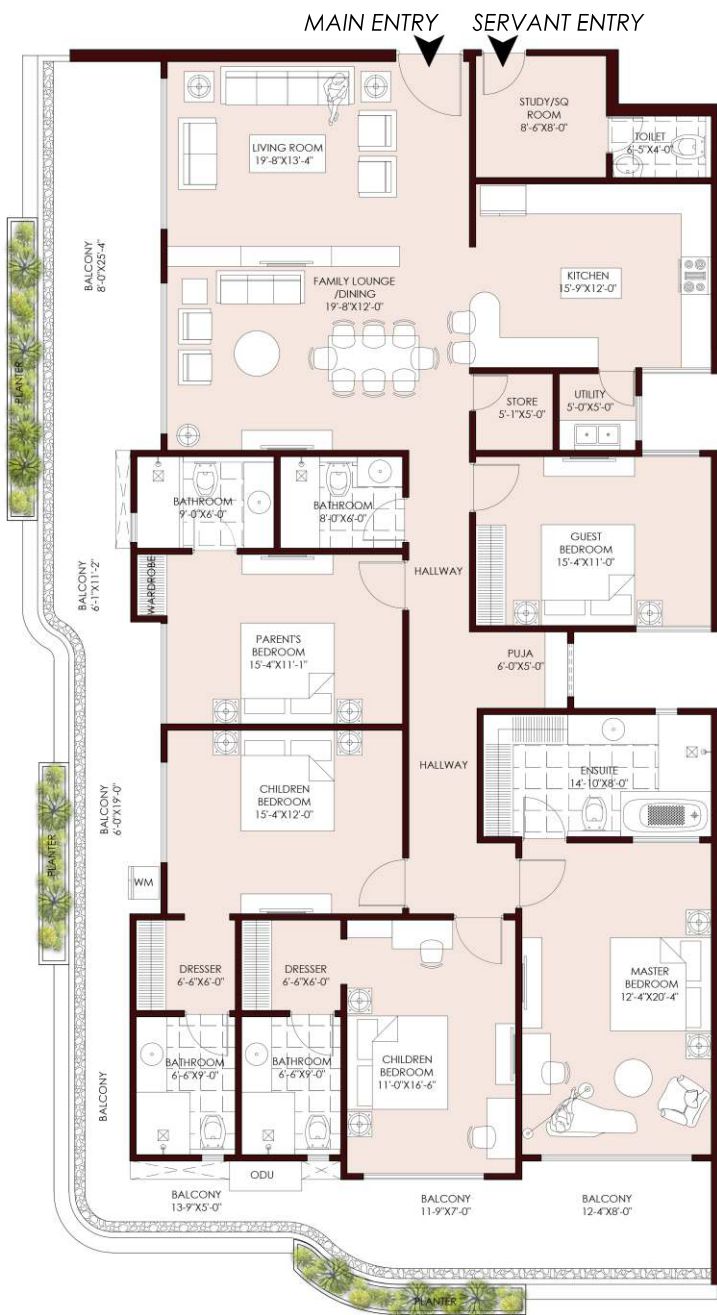


TYPE H

5 BHK + Living Room + Family Lounge / Dining
+ Servant Quarter / Study Room

Saleable Area - 4,475 sq ft

OAK



Opulence. Where Details Dance in Harmony.



Every detail is thoughtfully conceived, so your expectations are exceeded!



FLOORING

- Premium imported tiles or equivalent/imported marble flooring in living, dining, family lounge and kitchen
- Premium imported tiles or equivalent in all bedrooms and study room
- Premium anti-skid imported tiles in toilets
- Vitrified tiles in servant room and utility
- Anti-skid premium tiles/stone work in balconies.
- Engineered wooden flooring in master bedroom.



DADO/WALLS

- PoP/putty punning with pleasing shades of plastic emulsion paint in living, dining, family lounge & all bedrooms
- Imported vitrified designer tiles/lacquered glass/acrylic sheet in combination of plastic emulsion paint in kitchen
- Premium tiles with combination of stone up to ceiling height in toilets (except servant toilet)
- PoP punning with acrylic emulsion paint in servant room and utility
- Weather resistant exterior grade paint in balconies.



CEILING

- Designer false ceiling punning with plastic emulsion paint in living, dining & family lounge
- False ceiling punning with plastic emulsion paint in all bedrooms, kitchen, bathrooms and servant room
- Combination of WPC & weather resistant exterior paint in balconies.



DOORS & WINDOWS

- Elegantly designed and finished 8 feet high main entrance door with polished hardwood frame having European style moulded shutter with premium hardware fittings & biometric front door lock of Godrej / Yale or equivalent
- All internal doors are seasoned hardwood frame with European style moulded shutter with premium hardware fitting
- Powder coated high end aluminium / UPVC windows with double toughened glass in balconies.



KITCHEN

- Complete modular kitchen with oven, microwave, hob, dishwasher, geyser, RO and hood*
- Counter top of premium quality granite/quartz
- Noise-dampening double-bowl sink with Grohe/ Kohler CP fittings



BATHROOM

- Premium quality sanitaryware, single lever CP fitting of Grohe / Kohler or equivalent in all bathrooms (except servant)
- Glass cubicle, mirror with wall-mounted premium finish vanity, exhaust fan, geyser in all bathrooms (except servant room and powder room)
- Steam generator in master bathroom
- Plumbing - GI/CPVC or combination of both.



AIR CONDITIONING

- VRF all-weather (heating and cooling) air conditioning system.



ELECTRICAL

- Fans in all bedrooms, living room, dining and family lounge
- Copper wiring in concealed conduits and protective MCBs
- Provision for adequate light & power points
- Provision for adequate power points as well as TV connections
- Premium modular switches and sockets of Norisys / legrand or equivalent.



ELEVATORS

- Two high speed elevators in each block of Schindler or equivalent.



STRUCTURE

- Earthquake resistant RCC framed structure with brick walls.



POWER BACKUP

- 100% power backup for common areas
- 5 KVA power backup load for each apartment .



ILLUMINATION

- Energy efficient latest LED lighting system



COMMUNICATION

- Provision for DTH TV, telephone & internet points.
- VDP.



EXTERNAL WALLS

- Combination of stone, tiles, and WPC cladding
- Weather-resistant exterior paint / texture paint.

OTHERS

- Modular wardrobes up to ceiling height with German hardware in all bedrooms.

Legacy of Success: Making milestones happen

About the Promoters

M&M Ventures LLP is steered by a cadre of proficient and well-connected high achievers, spearheaded by its esteemed managing partners, Mr Manas Lumba and Mr Akshay Jain - veritable luminaries within Uttarakhand's real estate realm.

Both embarked on their professional journeys in real estate subsequent to their MBA pursuits and swiftly ascended to eminence owing to their forward-thinking and quality-centric ethos. Their sagacious leadership is complemented by a team of erudite engineers, accomplished interior designers, and visionary architects, all possessing a wealth of diverse experiences. Anchored by a robust technical infrastructure and a cadre of consummate professionals, their unwavering commitment is centred on establishing themselves as purveyors of homes exemplifying unparalleled quality, innovation, and craftsmanship.

M&M has elevated the very essence of fine living by orchestrating a series of distinguished projects. The amalgamation of erudition, hands-on experience, a resolutely positive outlook, unwavering credibility, and an indomitable spirit is what propels their relentless pursuit of excellence.

With a cumulative experience spanning over 25 illustrious years in project management and land development, they have consistently delivered an impressive expanse of over 15 lac square feet, embodying both triumph and sustainability. Following the resounding success of projects such as Ultima Apartments, Mayfair Highlands, Mayfair Avenue, Mayfair Business Park, Meridian Heights, The Elanza and Mayfair Industrial Park 1&2, M&M now unveil their latest offerings, 'Opulence' - Bespoke Luxe Residences, nestled in the prestigious locale of Subhash Road, ensconced within the very heart of Dehra Dun, and 'MIST Luxury Residences and Penthouses' in Nature's Lap, at Mayfair Highlands, Dehra Dun.

“Our commitment to your well-being extends beyond the walls;
it's a promise of a harmonious lifestyle.”





DISCLAIMER

This disclaimer serves as a reminder to independently verify all details/documents related to the 'Opulence' project. It is advised to conduct a thorough examination, either directly or through legal/financial consultants, covering aspects such as the approved layout with phasing/User Superimposed, the proforma Agreement for Sale outlining fixtures, fittings, common areas, facilities, and amenities, as well as approvals, permissions, title certificates, encumbrances, and the proposed development plan.

Please be informed that this brochure does not constitute an offer, acceptance, contract, agreement, transaction, or any intention thereof under any statute. The details provided, including the layout plan, building orientation, common areas, facilities, amenities, fixtures, elevation, and other features, are indicative and based on creative imagination and architectural impressions. The developer reserves the right to modify these elements as permissible under the law and such changes may not be construed as disclosures under the Real Estate (Regulation and Development) Act, 2016.

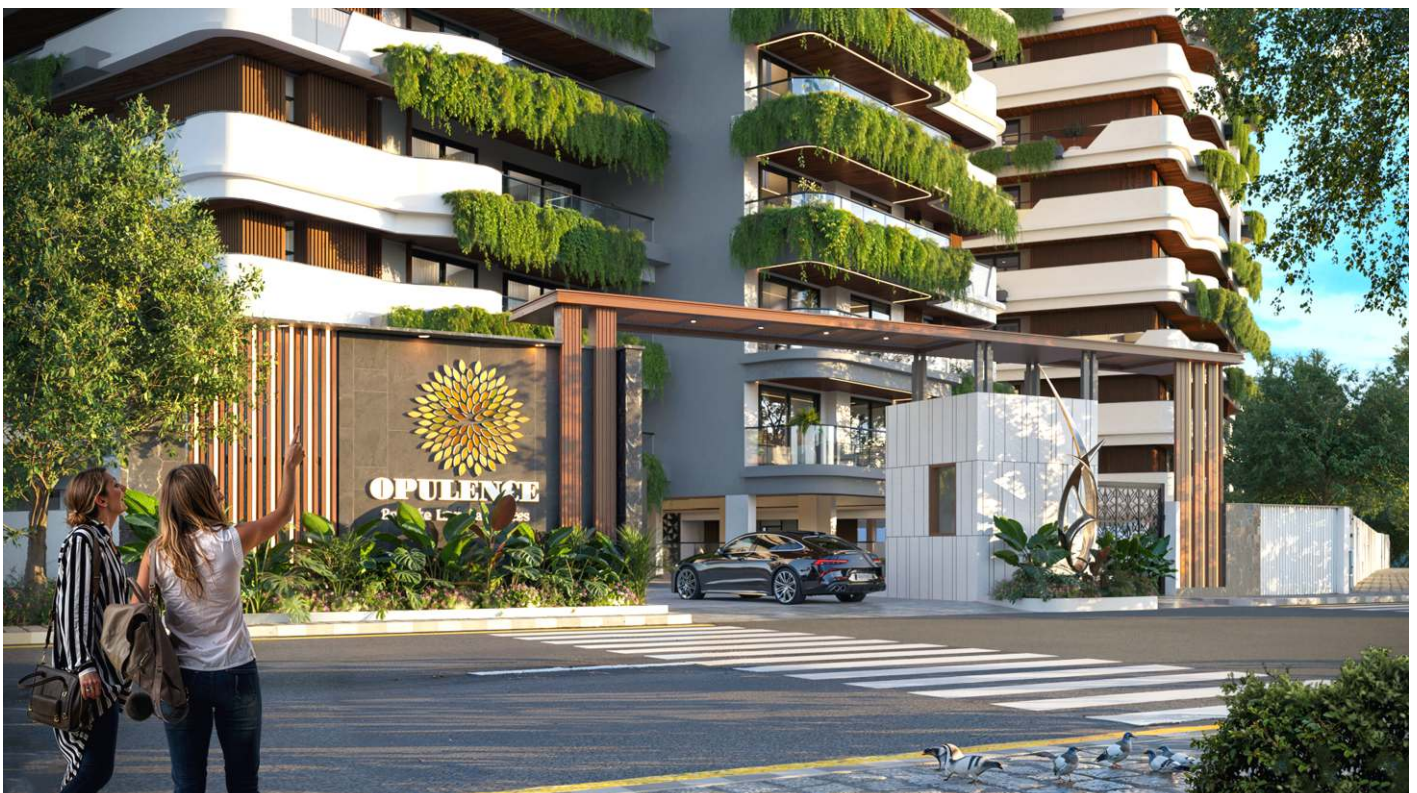
All dimensions mentioned are subject to construction exigencies and may vary. Actual products may differ from the illustrations provided. The floor plan dimensions are based on provisions by the MDDA and are subject to construction exigencies.

Photographs and renders may be stock/standard/computer-generated, used for illustrative purposes, and could be taken at locations other than the project site.

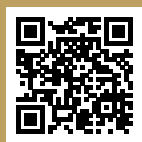
No representation or warranty is made regarding the accuracy or completeness of the information herein. It is recommended to examine all documents and information uploaded by the developer on the RERA website for a comprehensive understanding.

All litigations and prejudice are subject to be in the jurisdiction of Dehradun.

This project is approved by all leading banks.



A sky living experience like no other.
We invite you to come, be a part of our masterpiece.



SITE LOCATION



INSTAGRAM



WEBSITE

Phone: 9675 222 888
E-mail: enquiry@opulcencehomes.in
www.opulcencehomes.in