THE

ORIANA

BY THE BEST


experience the best

the sunlight of your life

In our bid to bring residents closer to pristine environs of Dehradun while still living in luxury, we present Oriana - a private retreat nestled in picturesque surroundings. These ultra-luxury and eco-friendly residences are an exceptional opportunity to breathe the freshest air and enjoy stunning sunlight without giving up the pleasures of contemporary urban living.

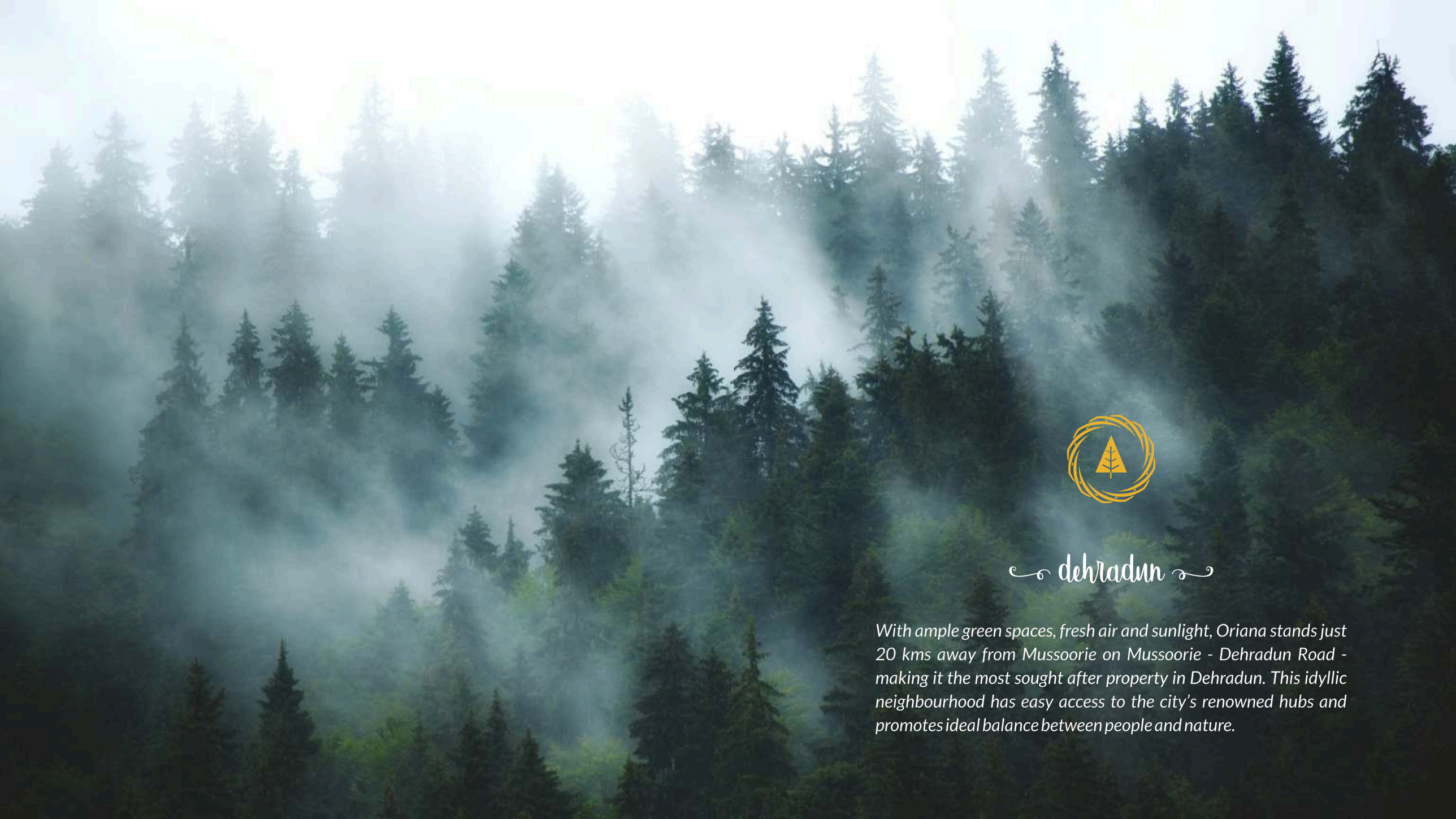
EMERALD SCENIC VIEWS

GRAND NEO-CLASSICAL ARCHITECTURE

2 / 3 / 4 BHK APARTMENTS & PENTHOUSES




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dehradun

With ample green spaces, fresh air and sunlight, Oriana stands just 20 kms away from Mussoorie on Mussoorie - Dehradun Road - making it the most sought after property in Dehradun. This idyllic neighbourhood has easy access to the city's renowned hubs and promotes ideal balance between people and nature.


THE
ORIANA
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unbelievable reality



live

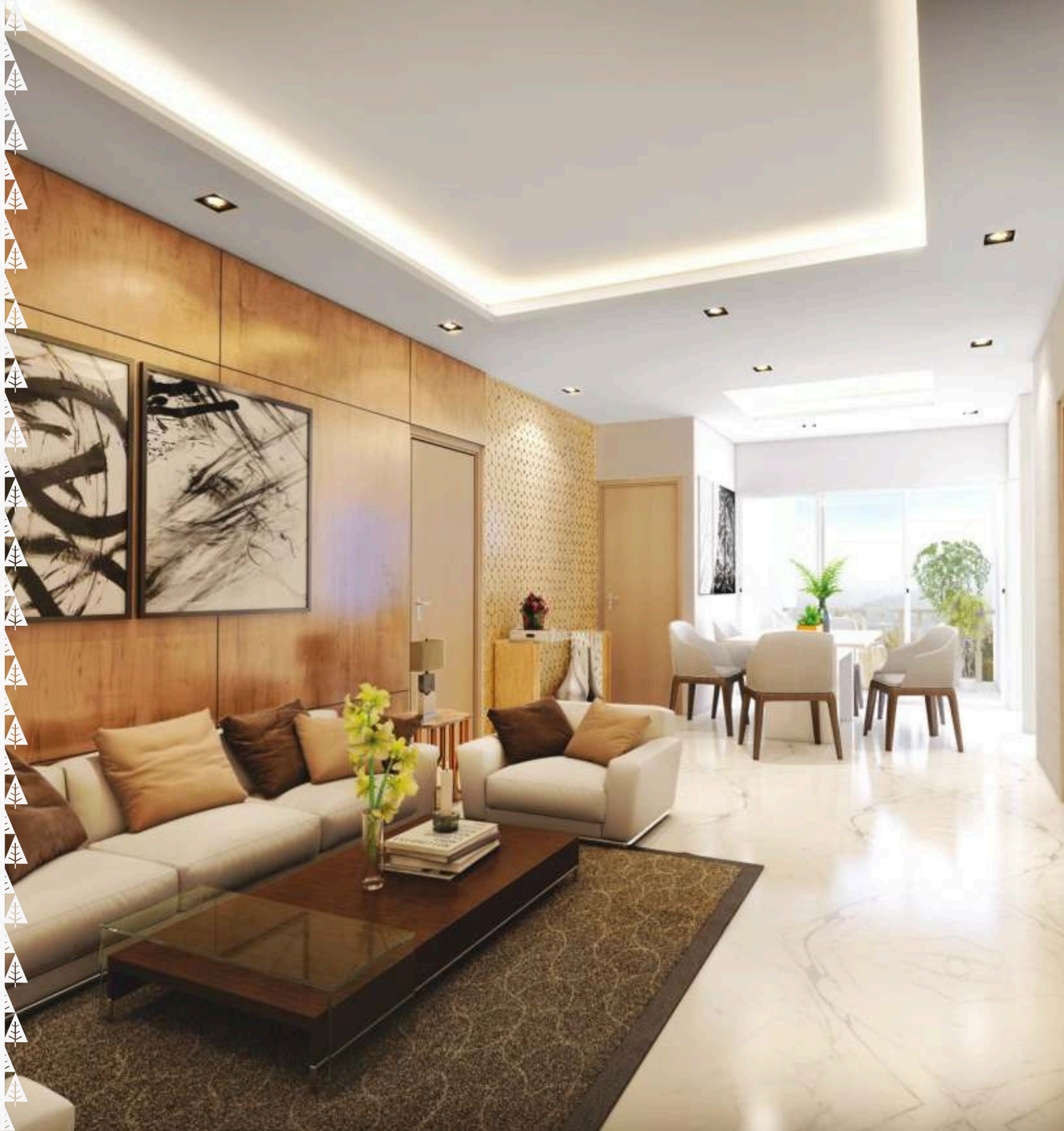
Oriana's architectural design effortlessly compliments its pristine surroundings. Nature and creative intelligence are weaved together to develop a personal space for you and your loved ones that is elegant and functional. Morever, these premium apartments are dotted with exclusive amenities to make you live more comfortably.

STYLISH, SPACIOUS &
WELL-EQUIPPED LIVING SPACES

SPREAD OVER 1.2 ACRES (APPROX.) OF LAND

UNHINDERED GREEN VIEWS &
OXYGEN RICH AIR OF THE HILLS

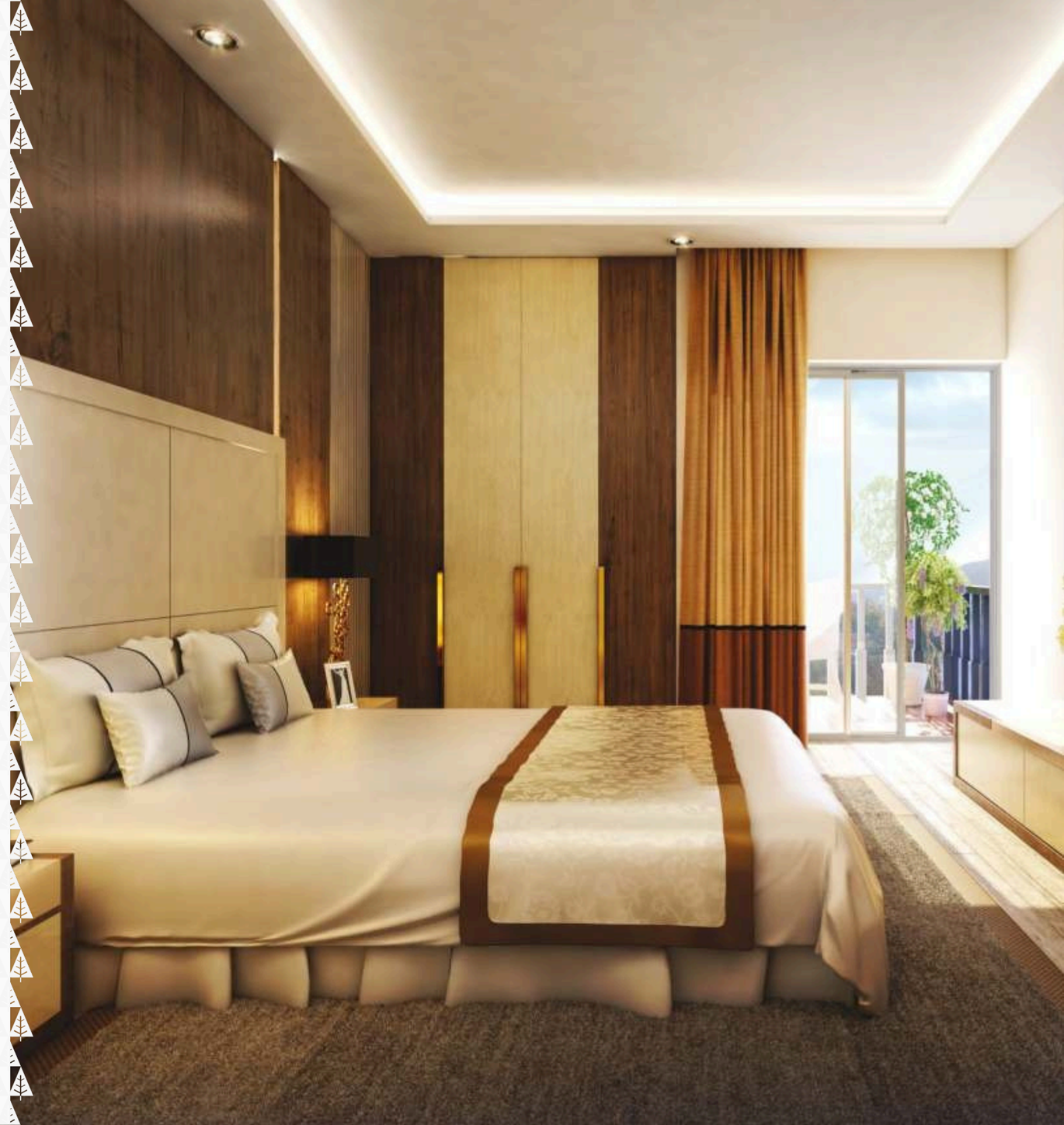
HI SPEED ELEVATORS



IMPOSING HEIGHTS,
EXPANSIVE VIEWS, COOL & AIRY HOMES

DESIGN THAT ALLOWS MORE
NATURAL DAYLIGHT IN THE APARTMENTS
REDUCING ENERGY CONSUMPTION






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TRANQUIL SURROUNDING

**LARGE CENTRAL GARDEN /
GREEN SIT-OUTS**

ENERGY EFFICIENT COMPLEX



rejuvenate

The perfectly manicured lawns will lead you to a luxurious Club House; welcoming you to spend more time pampering and rejuvenating yourself.

LUXURIOUS CLUB HOUSE

INDOOR HOT & COLD SWIMMING POOL

NET & TABLE GAMES








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the location

APPROX. DISTANCES

Deer Park (Malsi)	*2 mins*
Max Super Specialty Hospital	*3 mins*
Pacific Mall	*5 mins*
The Doon School	*20 mins*
Welham Girl's School	*20 mins*
Railway Station	*30 mins*
Mussoorie	*50 mins*





THE

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EARTHQUAKE RESISTANCE STRUCTURES

24 HOUR POWER BACK UP

ROUND THE CLOCK WATER SUPPLY

RAIN WATER HARVESTING

MULTI TIER SECURITY

CIRCULAR ACCESS TO ENTIRE FACILITY

SEPARATE PARKING AREA

SEPARATE SERVICE ELEVATORS

PROFESSIONAL MAINTENANCE

PROJECT DESIGNED BY

dfA

DESIGN FORUM OF ARCHITECTS

www.dfa.in



THE
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LEGEND

1. Entry
2. Security Cabin
3. Exit
4. Visitor Parking
5. Drop off
6. Ramp
7. Club
8. Green Feature
9. Kids Play Area
10. Yoga / Meditation
11. Landscape Garden

apartments

TYPICAL
FLOOR PLAN



G 1
4 BHK + SERVANT 3650

CARPET AREA
1865 SQ. FT.



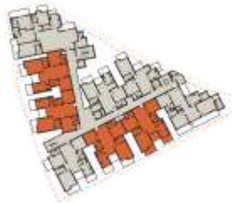


G2

3 BHK 2050

CARPET AREA

1120 SQ. FT.





G 4

3 BHK 2350

CARPET AREA

1135 SQ. FT.





G 7
3 BHK + SERVANT 3050

CARPET AREA
1410 SQ. FT.





UNIT 1
2 BHK 1550

CARPET AREA
875 SQ. FT.





UNIT 2

2 BHK 1550

CARPET AREA

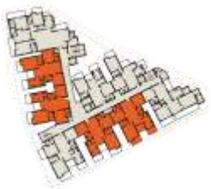
845 SQ. FT.





UNIT 3
3 BHK 1950

CARPET AREA
1120 SQ. FT.





UNIT 4
3 BHK 2050

CARPET AREA
1135 SQ. FT.





UNIT 5
3 BHK + SERVANT 2600

CARPET AREA
1410 SQ. FT.





UNIT 6
4 BHK + SERVANT 3400

CARPET AREA
1940 SQ. FT.







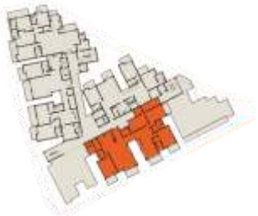
penthouses

LEVEL PLAN

PENTHOUSE 1
5550

CARPET AREA
2550 SQ. FT.





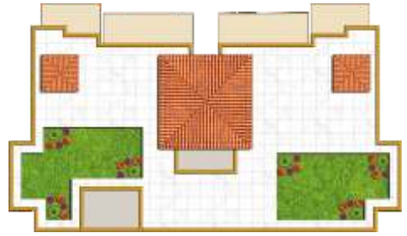


PENTHOUSE 2
5300

CARPET AREA
2405 SQ. FT.





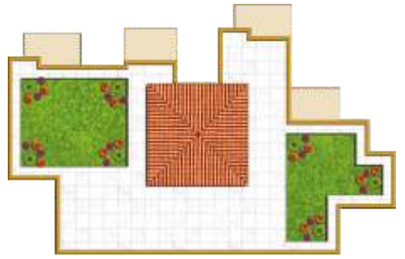


PENTHOUSE 3
4100

CARPET AREA
1850 SQ. FT.





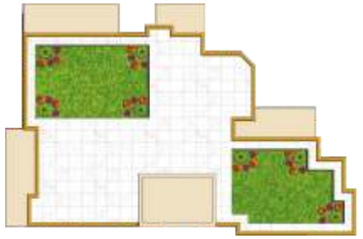


PENTHOUSE 4
4400

CARPET AREA
1940 SQ. FT.







specifications

LIVING / DINNING / FAMILY LOUNGE

Flooring	Glazed Vitrified Flooring
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	Pop Punning with Acrylic Emulsion Paint, False Ceiling
Doors	Flush Doors with S.S Hardware
Window / Glazing	UPVC Window

ALL BEDROOMS

Flooring	Vitrified Flooring / Wooden Flooring in Master Bedroom
Walls	Pop Punning with Acrylic Emulsion Paint
Ceiling	False Ceiling
Doors	Flush Door with S.S Hardware
Window / Glazing	UPVC Window

KITCHEN

Modular Kitchen	Complete Modular Kitchen with S.S Hardware
Sink	S.S Sink (Branded)

MASTER TOILET

Flooring	Anti- Skid Ceramic Tiles
Walls	Ceramic Tiles
Doors	Flush Door with S.S Hardware
Windows / Glazing	UPVC Window

OTHER TOILETS

Flooring	Anti-Skid Ceramic Tiles
Walls	Ceramic Tiles
Doors	Flush Door with S.S Hardware
Window / Glazing	UPVC Window

BALCONIES / TERRACE

Flooring	Anti-Skid Tiles
Walls	Water Resistant

ELECTRICALS & ILLUMINATION

Copper Electrical Wiring in Concealed Conduits and MCB and Fiber Optics for Telephone, Internet, I.P, T.V Connection & Premium Modular Switches Fans and Light Fittings.

MISCELLANEOUS

Lift	Four Hi-Speed Lifts by Johnson / Schindler or Equivalent

STRUCTURE

Earthquake Resistance RCC Frame Structure with Filler Walls

SANITARY FITTINGS

Master Toilet	Jaquar / Kohler or Equivalent
Other Toilet	Jaquar / Kohler or Equivalent

SECURITY & SURVEILLANCE

CCTV Security and Surveillance at Main Entrance and Tower Entrance

POWER SUPPLY & BACKUP

Power Backup Facility

BEST DEVELOPERS & BUILDERS

Best Developers & Builders was started by a group of real estate industry experts to create people friendly luxury spaces. Since its inception, Best Developers & Builders is focussing on providing unsurpassed residential spaces, professionalism and consultancy support services to its clients. We believe in creating value for our clients through best in market deals. We are committed to staying a step ahead through a team of best architects and technocrats which is required to accomplish goals of our discerning clients.

Through trust and responsibility, we believe in upgrading the standards of the real estate industry by creating an environment in which our clients can have an opportunity to write their growth stories.

DELIVERED PROJECTS

BEST AVENUE
DEHRADUN
DALANWALA

BEST
Park Avenue
MUSSOORIE ROAD

BEST DEVELOPERS & BUILDERS

Site Office: **Village Malsi, Mussoorie Road, Dehradun** Corp. Office: **121, Rajpur Road, Dehradun**

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