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RACE
COURSE
ONE
BY BADRI - SIDDHARTH



PRESTIGE, POWER AND PRIVILEGE ARE THE QUIET REWARDS OF THOSE WHO UNDERSTAND THE VALUE OF BUILDING SOMETHING THAT ENDURES THE TESTS OF TIME. A UNION OF THE BIG THREE, RACE COURSE ONE EMERGES IN THE DOON VALLEY AS THE STALLION RISING TO A LIFE DESTINED FOR GLORY.

RACE COURSE ONE

— BY BADRI - SIDDHARTH —

AN ADDRESS OF REVERENCE



RACE COURSE ONE

DOON VALLEY

A GREAT LOCATION SURROUNDED BY NATURE, MOUNTAINS, VIEWS & VALOR

Nestled amidst the Shivalik Hills and the Lesser Himalayas, the Doon Valley is the paradigm of nature's bounty in the state of Uttarakhand. The soft hymns of the Yamuna and Ganges steadily flowing complete the picturesque views of the scenic trenches rich with flora and fauna. Cradled within the valley lies the city of Dehradun. Home to India's oldest military training academy, the city is a blend of the contemporary and the conventional. Its gush waterfalls, verdant Sal forests and a pleasant year-round climate charmingly compliment the social culture and bustling bazaars.

The laid-back atmosphere beckons those that appreciate a lifestyle in vogue while still craving the serenity of the suburbs. Keeping up with the uptown vibe of the city, Race Course One is designed to cater to the region's crème de la crème with an affinity for the finer things in life.



THE RACE COURSE ROAD

A LEGACY OF GRACE & GALLOPS

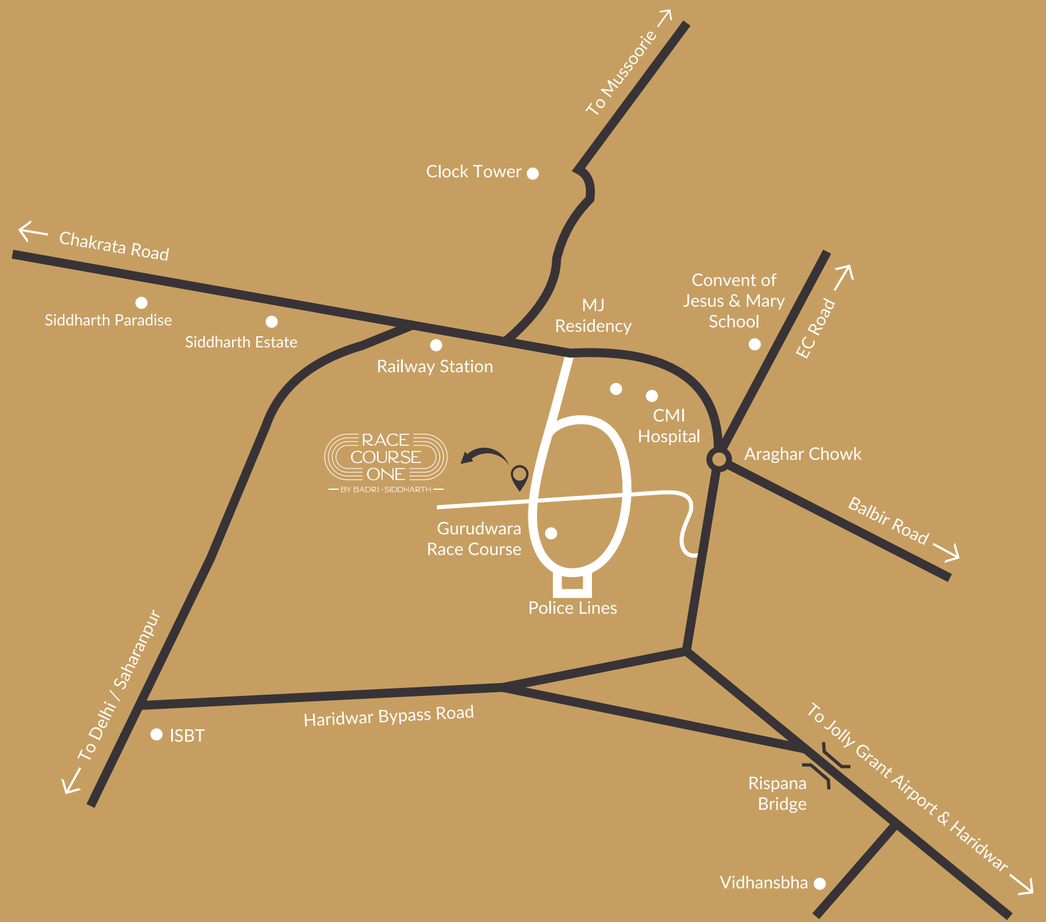
The city of Dehradun– a jewel of the British Raj, was once at the pinnacle of its glory. The city's Race Course was a celebrated arena of equestrian activities, known to be one of the most prestigious race courses of the time in India.

While the dust of the race tracks of Dehradun, much loved by the thundering horses, has long since settled, the area has maintained its legacy of prestige by emerging as a coveted locale of residence. Whether you're out for a peaceful morning walk or a rejuvenating evening stroll, the presence of high-class officers, businessmen, and eminent personalities makes every moment unique.

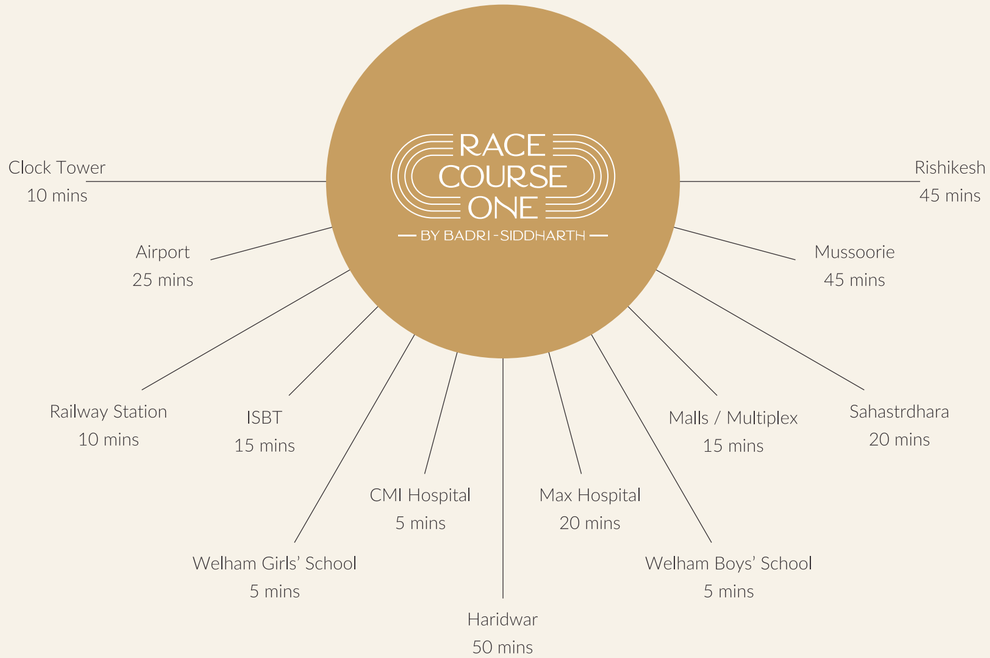
As a VIP residential enclave, the area enjoys top-tier surveillance. Proximity to the Dehradun Police Headquarters and Police Line adds a layer of safety and reliability, ensuring peace of mind for the residents.

A rarity in residential areas– the 120-foot road on which the project is situated, guarantees ease of movement without traffic congestion.

With its distinguished residents, unmatched security, and prime location, Race Course One joins the league of residences inhabited by Dehradun's aristocratic families, promising a lifestyle marked by class and culture.



The posh, prized and prestigious location of Dehradun's Race Course Road is historically known for its British Era racing events. Conveniently located in the centre of the city, the area is prominently known for its colonial-era charm, central location, and vibrant atmosphere, embodying the energy and essence of the city.



RACE COURSE ONE



RACE COURSE ONE



A project that embodies the finest facets of contemporary design, Race Course One is a spectacular vision to behold. The imposing facade sublimated in a sea of lights creates a mesmerising visual of an impeccable edifice that a select few will be proud to call home.

2 /3/4 BHK LUXURIOUSLY SPACIOUS RESIDENCES

CENTRALLY LOCATED

S+9 FLOORS

FIVE TIER SECURITY

65% OPEN GREEN AREA

15,000 SQ.FT. CLUB ZONE

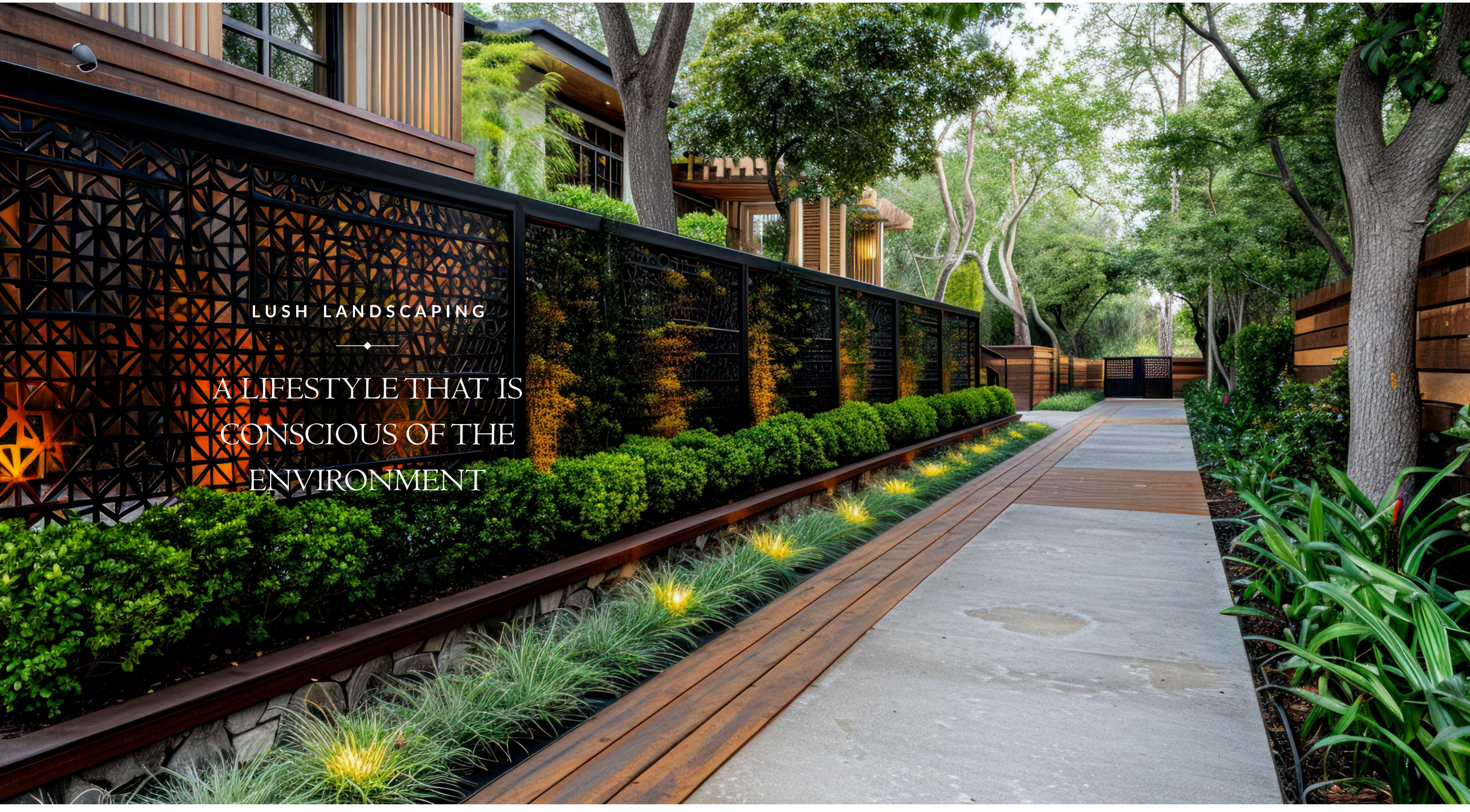
2 CAR PARKS PER UNIT

RACE COURSE ONE

THE VIEWS

BEGIN EACH DAY WITH A GLORIOUS SUNRISE. SPEND YOUR EVENINGS IN EMBRACE OF THE GENTLE BREEZE. GREET EACH NIGHT WITH MOON-DRENCHED HILL VIEWS. THE AESTHETICS OF RACE COURSE ONE ARE ENHANCED BY ELEMENTS OF NATURE SURROUNDING THE PROJECT, MAKING EACH DAY FEEL LIKE A NEVER-ENDING SOJOURN FROM THE NOISE OF THE CITY.





RACE COURSE ONE

THE AMENITIES

WHEN YOU DELIVER A LIFESTYLE FIT FOR ARISTOCRACY, EACH ELEMENT PLAYS A VITAL ROLE IN CRAFTING AN EXCEPTIONAL EXPERIENCE. A SELECTION OF THOUGHTFULLY CURATED CLUBHOUSE AMENITIES AWAITS YOUR ARRIVAL AT RACE COURSE ONE FOR A REFINED, A LA MODE EXPERIENCE.

SOCIAL CLUB

WELLNESS CLUB

LEISURE CLUB

KIDS' CLUB





SOCIAL CLUB

Host, dine and entertain at the ultimate spot for fine affairs and splendid soirees. A place where friendships are forged in true gentleman style.

PRIVATE PARTY LOUNGE

BOARD ROOM

PARTY HALL

RACE COURSE ONE

WELLNESS CLUB

Recharge and rejuvenate your body, mind and senses as we offer you the gift of vitality. The gym sharpens the body, the Pilates and Zumba studios build strength. The spa soothes the soul, and the salon is where the magic happens.

WELL-EQUIPPED GYMNASIUM

LUXURY SPA RETREAT

YOGA & MEDITATION DECKS

STEAM & SAUNA | JACUZZI | SALON

HERB GARDEN | JOGGING TRACK

ZUMBA & PILATES STUDIO

AROMA GARDEN

LEISURE CLUB

The thrill of a good challenge is what ignites the true spirit of a champion. Snooker or Poker– the indoor games room dares your wit endlessly, while the private screening offers a cinematic escape.

INDOOR GAMES ROOM

SNOOKER

HOME THEATRE

TABLE TENNIS

CARDS ROOM



RACE COURSE ONE



KIDS' CLUB

The kids club is where young minds thrive. Sparking early joy, the kid's play area is where imagination runs wild, offering a comforting environ that nurtures curiosity.

KIDS PLAY AREA

THE RESIDENCES

A TESTAMENT TO TIMELESS LIVING

RACE COURSE ONE



Like the Thoroughbred, a home at Race Course One isn't just built– it is bred, meticulously crafted with a legacy of excellence, honour and timeless artistry. Every corner, every detail reflects a commitment to quality that transcends generations to offer a life of unmatched prestige and comfort.

INTERIOR FEATURES

- Provisions for Home Automation
- 8 Feet Doors
- Large Format Sliders
- Spacious Interiors
- Practical Balconies & View Deck
- False Ceiling in Drawing & Dining
- Branded Fittings & Fixtures

RACE COURSE ONE



RACE COURSE ONE



RACE COURSE ONE



RACE COURSE ONE

AN EXQUISITE
SILHOUETTE AGAINST
THE SKYLINE OF
DEHRADUN

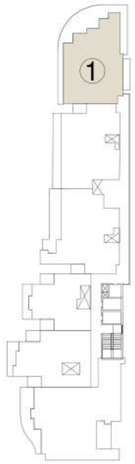
MASTER PLAN



1. 3 BHK + 3 BATHROOMS + SERVANT ROOM
2. 3 BHK + 3 BATHROOMS + SERVANT ROOM
3. 3 BHK + 3 BATHROOMS + SERVANT ROOM
4. 2 BHK + 2 BATHROOMS
5. 3 BHK + 3 BATHROOMS
6. 4 BHK + 4 BATHROOMS + SERVANT ROOM

UNIT 1

3 BHK + 3 BATHROOMS + SERVANT ROOM
AREA AT UPPER FLOORS - 2980 SQ.FT.





UNIT 2

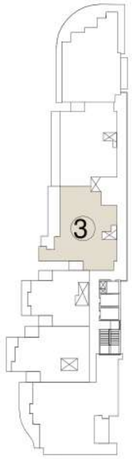
3 BHK + 3 BATHROOMS + SERVANT ROOM
AREA AT UPPER FLOORS - 2275 SQ.FT.





UNIT 3

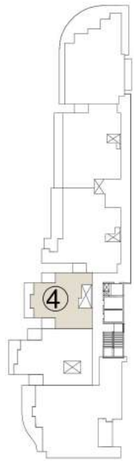
3 BHK + 3 BATHROOMS + SERVANT ROOM
AREA AT ALL FLOORS - 2295 SQ.FT.





UNIT 4

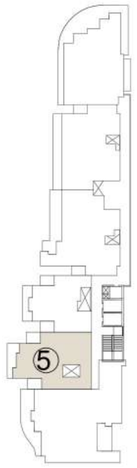
2 BHK + 2 BATHROOMS
AREA AT UPPER FLOORS - 1365 SQ.FT.





UNIT 5

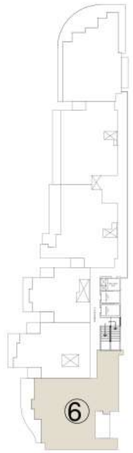
3 BHK + 3 BATHROOMS
AREA AT ALL FLOORS - 1735 SQ.FT.





UNIT 6

4 BHK + 4 BATHROOMS + SERVANT ROOM
AREA AT UPPER FLOORS - 3355 SQ.FT.





TECHNICAL SPECIFICATIONS

STRUCTURE

Earthquake Resistant R.C.C Framed Structure
Vastu Friendly Architecture

LIVING & DINING ROOM

Floor	Italian / Imported Marble
External Doors & Windows	Alluminium / UPVC- Fenesta or Equivalent
Walls	Anti Fungal Low VOC (Volatile Organic Compound) Acrylic Emulsion Paint
Internal Doors	Hardwood Flush Door with 8 Feet Height
Ceiling	Designer Pop Ceiling
Air Conditioning	Fully Air Conditioned

ALL WINDOWS & BEDROOMS

Floor	Spanish Marble in Master Bedroom and Vitrified Tiles in other Bedrooms
External Doors & Windows	Alluminium / UPVC-Fenesta or Equivalent
Walls	Anti Fungal Low VOC (Volatile Organic Compound) Acrylic Emulsion Paint
Internal Doors	Hardwood Flush Door with 8 Feet Height
Wardrobes	Designer wardrobes with high quality finishes
Ceiling	Designer Ceiling

TOILETS

Floor	Anti Skid Designer Tiles
Ventilator	Alluminium / UPVC-Fenesta or Equivalent
Fllings	Grohe / Kohler or Equivalent
Fixture	Kohler / Roca or Equivalent & Mirror with wall mounted Premium Finish Vanity
Walls	Designer Italian / Spanish Design tiles up to ceiling
Internal Doors	Hardwood Flush Door
Electrical Fittings	Exhaust Fans & Geysers in all Bathrooms

KITCHEN

Floor	Italian Marble
External Doors & Windows	UPVC-Fenesta or Equivalent
Fixtures & Fittings	Designer Counter Top, Chimney, R.O., Geyser & Hob
Wall	Lacquered Glass / Marble to 2 feet above Counter Balance Wall Painted in Acrylic Emulsion Paint

BALCONIES / VERANDAHS

Floor	Italian Marble / High End Tiles
Walls	Designer Marble for Lift Entry and Balance Area Painted in Acrylic Emulsion Paint

ELECTRICAL FITTINGS

Switches and Wires	ISI Mark Germ Resistant Switches with Child Safety HRFR (Heat Resistant Fire Retardant) & Copper Wires
Door Phones	Centralized IP Video Door Phones
Security	24×7 CCTV Surveillance
WiFi	WiFi Enabled Homes
Led Lighting Fixtures & Fan	In All The Rooms
Locks	Intelligent Multifunction Main Door Locks
Intelligent Homes	Provision for Home Automation

HIGH SPEED ELEVATORS

EMERGENCY POWER BACKUP

24X7 WATER SUPPLY

EV CAR CHARGING STATION

RACE COURSE ONE

THE DEVELOPER

Siddharth Group has been building dreams since 1980, operating on the principles of Transparency, Vision, and Commitment. Encouraged by the confidence entrusted to us by our prestigious clients, we have successfully delivered more than 2,500,000 sq. ft. across Dehradun. We go far beyond our role as a real estate developer to become a socially responsible corporate entity.

"Passion for Perfection" sets Siddharth Group apart from the rest. It is our success mantra and can be seen in the excellence of our workmanship and service. From thoughtfulness and attention to every detail in the projects to our transparent dealings with our esteemed clients. It is this dedication that has propelled us to be one of the most trustworthy builders in the region.

DELIVERED PROJECTS IN DEHRADUN



SIDDHARTH PARADISE



SIDDHARTH ESTATE



SIDDHARTH RACE COURSE



SIDDHARTH CENTRAL



SIDDHARTH RAJPUR REGAL



SIDDHARTH BELMONT

ONGOING PROJECTS IN DEHRADUN



SIDDHARTH VIDHATRÉ



FUTURE FARMHOUSE PROJECT

SIDDHARTH CULLINAC

SIDDHARTH CULLINAC

SIDDHARTH EVOKE

SIDDHARTH EVOKE



SIDDHARTH MALSI RESERVE

&
MANY MORE TO COME..

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