Inviting you to the next in

LUXE LIVING

PARK
BELLES

PREMIUM FULLY-FURNISHED APARTMENTS

WHERE LIFE
CELEBRATES YOU.

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. It’s not an address but a whole new level where life itself begins to celebrate you.

PRIDE

ONLY COMES IN

TWO SIZES

Imagine two picturesque hill towns, inviting you to adore their beauty and then finding the perfect spot to make love to them both. Located on the main Dehradun-Mussoorie diversion, Park Belles offers you luxe living on top of the world with a choice of 3 and 4 BHK residences. They are all waiting for you to take your pick.

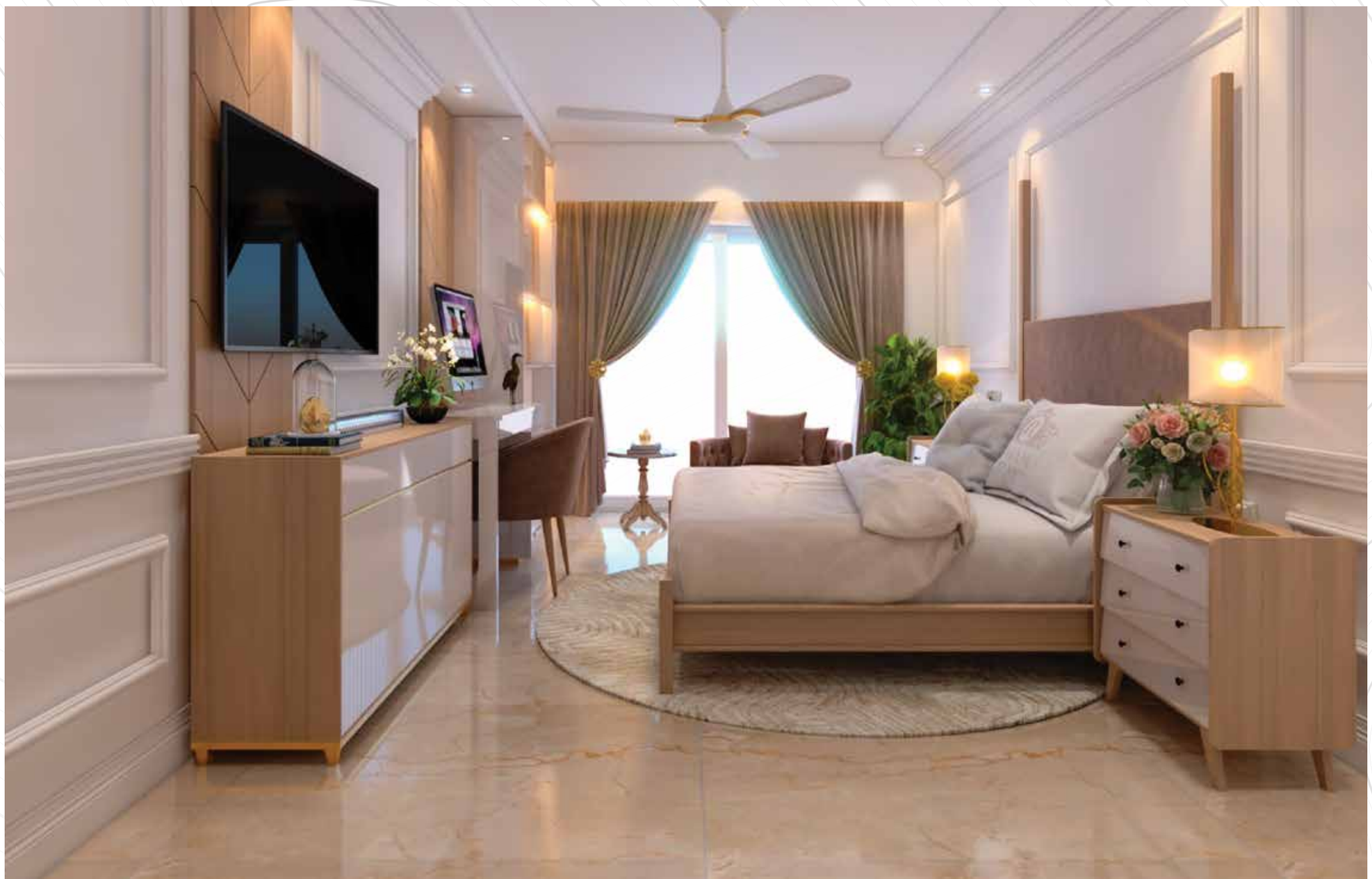
IT'S NOT
THAT LONELY
ON TOP OF
THE WORLD.

In the affluent company of just 103 select families, elevate yourself to a whole new experience. With no pollution fumes or noise to interrupt. With a breath-taking view of the Himalayas all day long. And cool breeze caressing your curtains for the light to play hide & seek.

STARBUCKS
STARBUCKS
PARK BELLES
PARK BELLES

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

•

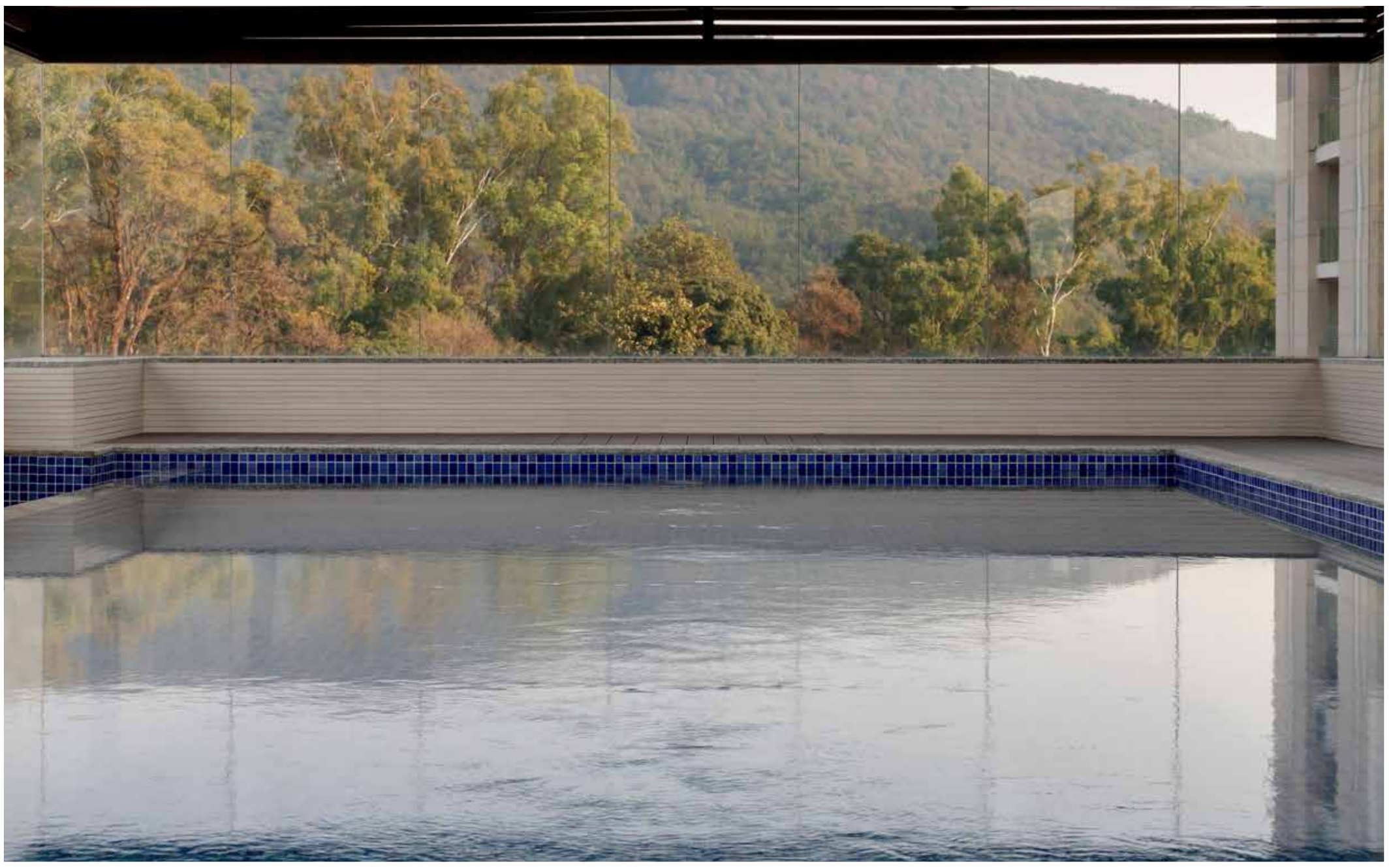
Hassle-free post possession experience

•

Stamp quality of Sara Group

FOR US,
LUXURY ISN'T
A PRIVILEGE.
IT'S A
PREREQUISITE.

FITLINE



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,
liberary, party/aerobics/yoga hall, multifunctional
court–tennis/badminton/basketball

GREEN
LIVING IS
SERENE
LIVING.

When it comes to raising the bar, your new home takes after you. Certified as Dehradun’s first green building in the luxury housing segment, Park Belles has been designed keeping in mind the very nature that drives you here. Generously ventilated corridors, extensive use of glass to welcome the natural light and proper landscaping in and around the towers ensure effective air-conditioning, low energy consumption and overall, a home that’s one with nature.

FEATURES & SPECIFICATIONS

STRUCTURE AND OTHER	• 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	• **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	• 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 - Hob, Oven, Microwave, Dishwasher & Chimney • R.O by ZeroB
WOOD WORK	• 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	• **INTERNAL/ EXTERNAL DOORS** - 40mm teak wood frame with decorated teak ply along with premium hardware. • **WINDOWS** - HPVC windows by Finista or equivalent.
FINISH - INTERIOR	• **PLASTER OF PARIS** - Plaster of Paris, Punning, corncies, coves, and false ceiling in entire apartment • **WALLS** - Combination of acrylic emulsion paint and designer wood panels as per architectural requirements
FINISH - OTHERS	• **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	• **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	• Digital lock main door by YALE • VDP CP Plus or equivalent. • Integrated CCTV surveillance of the whole campus and all common spaces
AUTOMATION	• 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, Uttaranchal, 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.

DEHRADUN OFFICE:

Sara Eminent

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SITE OFFICE:

Park Belles

Malsi, Dehradun Mussoorie Diversion Road,

Dehradun - 248003

RERA NUMBER:

UKREP05240000559

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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.