



PARK  
BELLES



ELITE

STATUS

LIFESTYLE

PEACE

AMBIENCE

ASSURANCE

AN OPPORTUNITY  
TO BE IN THE  
COMPANY OF LIKE  
MINDED PEOPLE

ELITE

There's an old saying,  
that you are the company  
you keep. At Park Belles, that  
company is only of the elite and  
the affluent. Rub shoulders with  
the who's who of society, the best  
of the best. An invitations-only  
community, where you belong.  
After all, birds of a feather  
flock together.

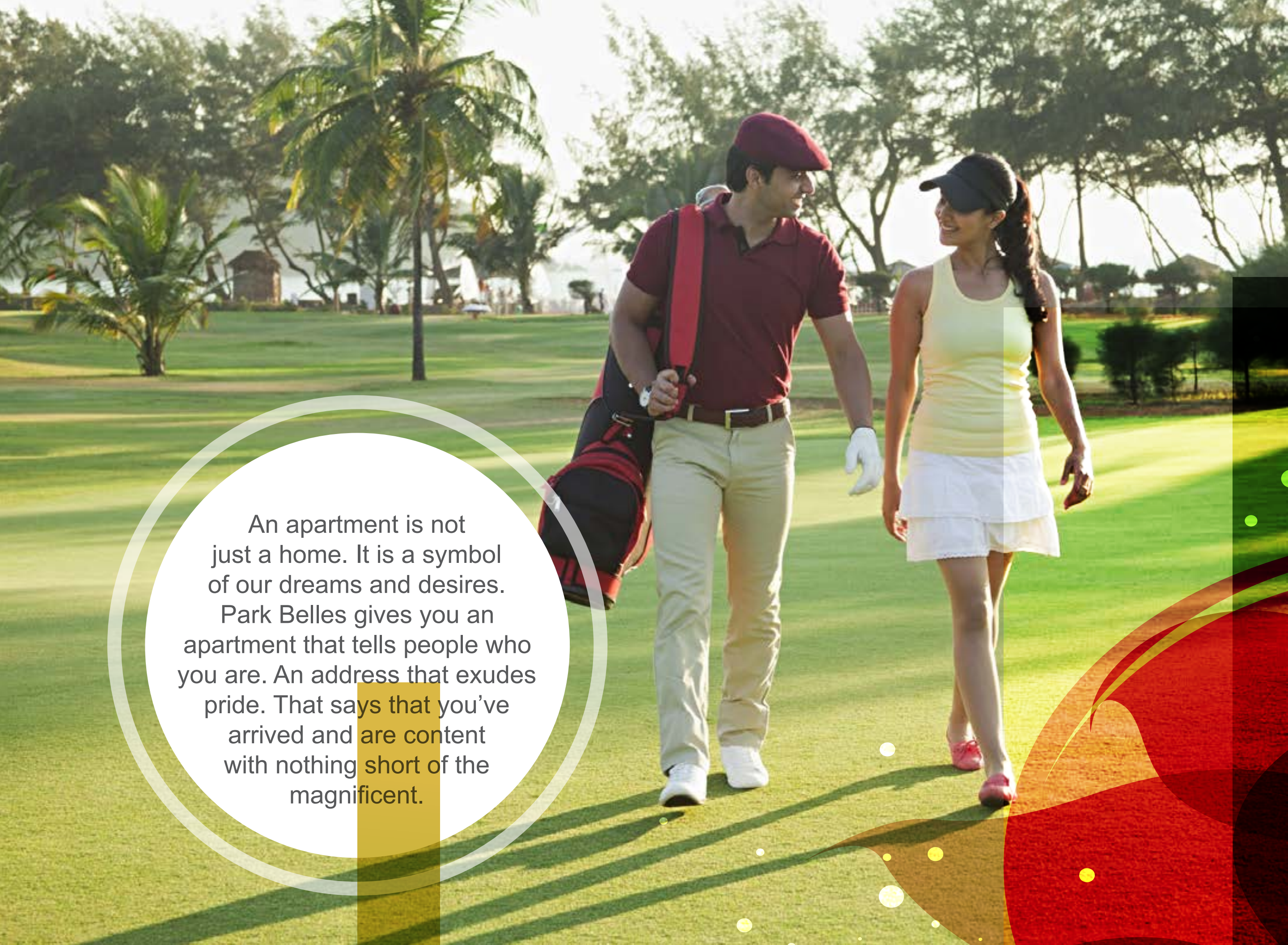




**STATUS**

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**AN OPPORTUNITY TO  
ANNOUNCE THAT YOU  
HAVE ARRIVED**



An apartment is not just a home. It is a symbol of our dreams and desires. Park Belles gives you an apartment that tells people who you are. An address that exudes pride. That says that you've arrived and are content with nothing short of the magnificent.



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**AN OPPORTUNITY TO LIVE  
A LIFE SUITED TO YOUR  
TASTES AND ATTITUDES**



Park Belles brings you a life suited to your refined tastes and attitudes. A home with unequalled style and grace, and a full-fledged club complete with a swimming pool and spa for your evenings. Get used to a lifestyle of luxury and comfort.



PEACE

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AN OPPORTUNITY TO SIT  
BACK AND ENJOY




The pleasures of comfortable living only come with a relaxed mind. From housekeeping to security, we have taken care of every small detail for you. Our experienced property management team ensures that everything is in place, so that you can sit back and enjoy.



AMBIENCE

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AN OPPORTUNITY TO GET  
THE BEST THAT NATURE  
CAN OFFER



Open your window to  
a breath-taking view of the  
Himalayas and breathe in the  
cool breeze emanating from the  
greenery surrounding you. Far from  
the pollution and noise of the city, in  
the serene and calm Doon valley.  
All the luxuries of modern life in  
the cradle of mother nature, it's  
the best of both worlds.

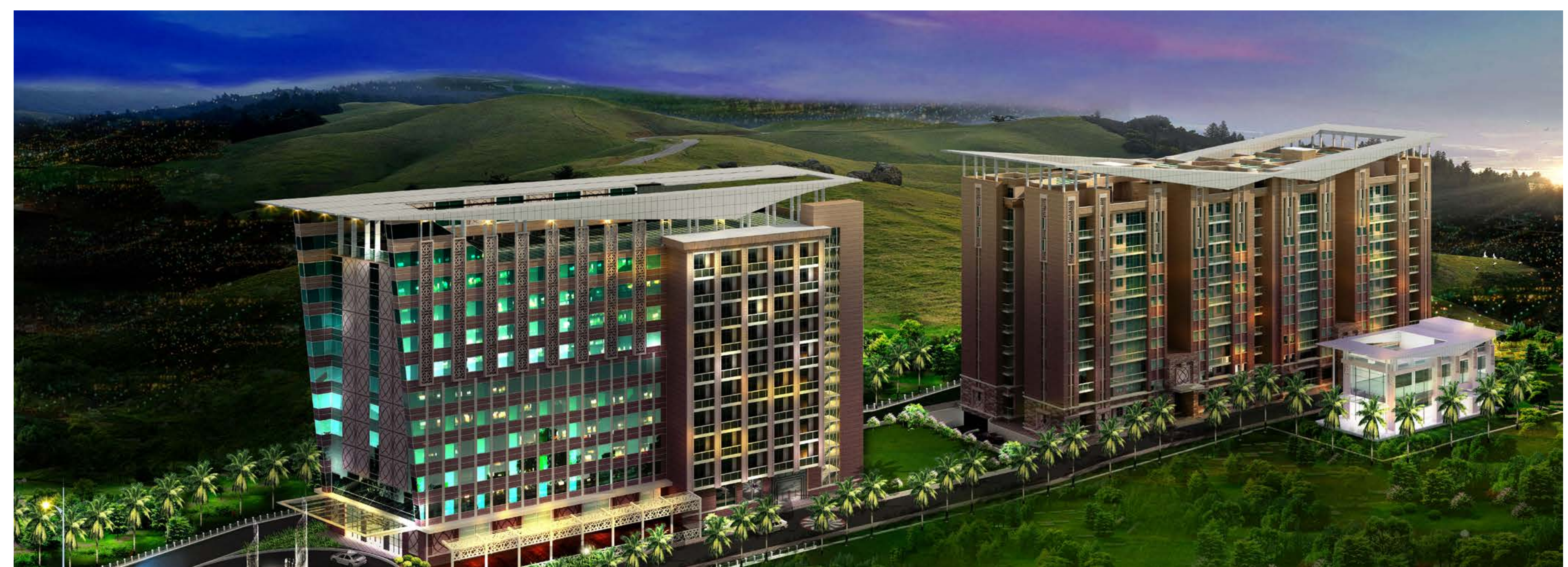


AN OPPORTUNITY  
TO GET THE  
QUALITY YOU  
DESERVE



And all this, backed  
by those who have  
delivered to their promise  
time and again. Park Belles  
is brought to you by reliable  
people whom you can trust  
with building this dream.





## THE PERFECT LOCATION

Park Belles is located on the main Dehradun-Mussoorie diversion road, just 1 km from Max Hospital. It is the most prime and prestigious location. An elite address surrounded by hotels, prestigious schools, institutions and shopping centres. Well-connected to local public transport, railway station and the airport.

The project site is linear and facing east, favourable according to Vaastu. In fact, the overall project has been designed and conceptualized as per Vaastu guidelines.

The site lies on uphill side of main road facing evergreen and stunning hills of Mussoorie with breath-taking view of the lights of Mussoorie at night.



The complex offers an elite boutique-style living with a 5 star hotel, serviced suites and super luxurious residences. It has a private club with swimming pool and a host of other facilities.



## 5 STAR HOTEL, SERVICED SUITES AND RESIDENCES

### 5 STAR HOTEL

The front of the complex is a 5 star hotel which will have 110 rooms and suites. The hotel will be managed by a well known brand. The property will include multi-cuisine all day restaurant, bar, conferencing and banqueting facilities for three hundred guests, boutique spa, gymnasium, roof top party pavilions, speciality restaurant, infinity swimming pool, concierge and travel desk, curio shop and other features.

This is planned in phase 2.



### SERVICED SUITES

In the complex adjoining the hotel are 110 fully furnished serviced suites with 5 star hotel type setting and furnishing.

The serviced suites have a grand entrance lobby with reception desk, concierge, travel desk, cloakroom, all day cafeteria and convenience store in a hotel style setting.

The serviced suites will have full house keeping service and maintenance through professionally managed facility management group. It includes access to fully loaded club with billiards, gym, cards room, café, book lounge, business centre with meeting rooms, party hall and lawns, mini theatre, roof top infinity swimming pool with juice bar, children play zone etc.

This is planned in phase 2.

### RESIDENCES

The block annexed to the hotel block offers 4-bedroom and 3-bedroom apartments in two blocks with 2 level basement parking, swimming pool and other facilities.

A few penthouses with designer terraces complete with green house and spa pool are also available.

The residents have the option of full house keeping service and maintenance through professionally managed facility management group. They will have access to a fully loaded club with billiards, gym, cards room, café, book lounge, business centre with meeting rooms, party hall and lawns, mini theatre, roof top infinity swimming pool with juice bar, children play zone etc.

## LAVISH SPECIFICATIONS

*The complex offers the very best in living to make your experience unique and special. Some of the key features are:*

- Gated complex with 3 tier round the clock security system. It comes with closed-circuit television, video door phones and automated/manual access controls in parking and common areas for complete safety.
- House-keeping services and maintenance services are provided by an experienced facilities management company to ensure reliability, regular upkeep and a high standard of living. The service is available for common areas and also for each unit. The services include concierge service, reception management, valet service etc. The facility management company will provide technical know-how and trained, well-groomed staff with complete supervision.
- A boutique club with infinity swimming pool, billiards, gymnasium, café, reading lounge, party lawns etc. is planned for the exclusive use of residents of residences and service suites.
- In addition, the residents will also be able to access the facilities of the hotel like multi-cuisine restaurants, spa, banquets, conference rooms etc. Home delivery of food from the restaurants is also planned.

*We have paid attention to every detail to ensure that you have a trouble-free life:*

- The building is earthquake code compliant in compliance with zonal provisions.
- Rain water harvesting and waste management systems have been designed to meet the highest standards.
- The complex has a cohesive urban plan and design with concrete roads, granite bands and in-lays, granite shoulders and footpaths, aesthetic street furniture, street lighting, well placed signage etc.
- All open areas will be landscaped tastefully with exotic, therapeutic and selected plants, shrubs and grasses. There will be a dedicated children play area, boutique gardens and complementing water bodies.
- The facilities include 100% power backup through energy efficient silent gensets and prepaid dual meters for intelligent hassle free billing and monitoring.
- There is provision for round the clock treated water supply and waste management through advance STP setup.
- Fire detection and sprinkler system as per fire safety norms is provided.
- Special anti-termite and rodent treatment will be done for the entire complex.



## 4 BEDROOM RESIDENCE

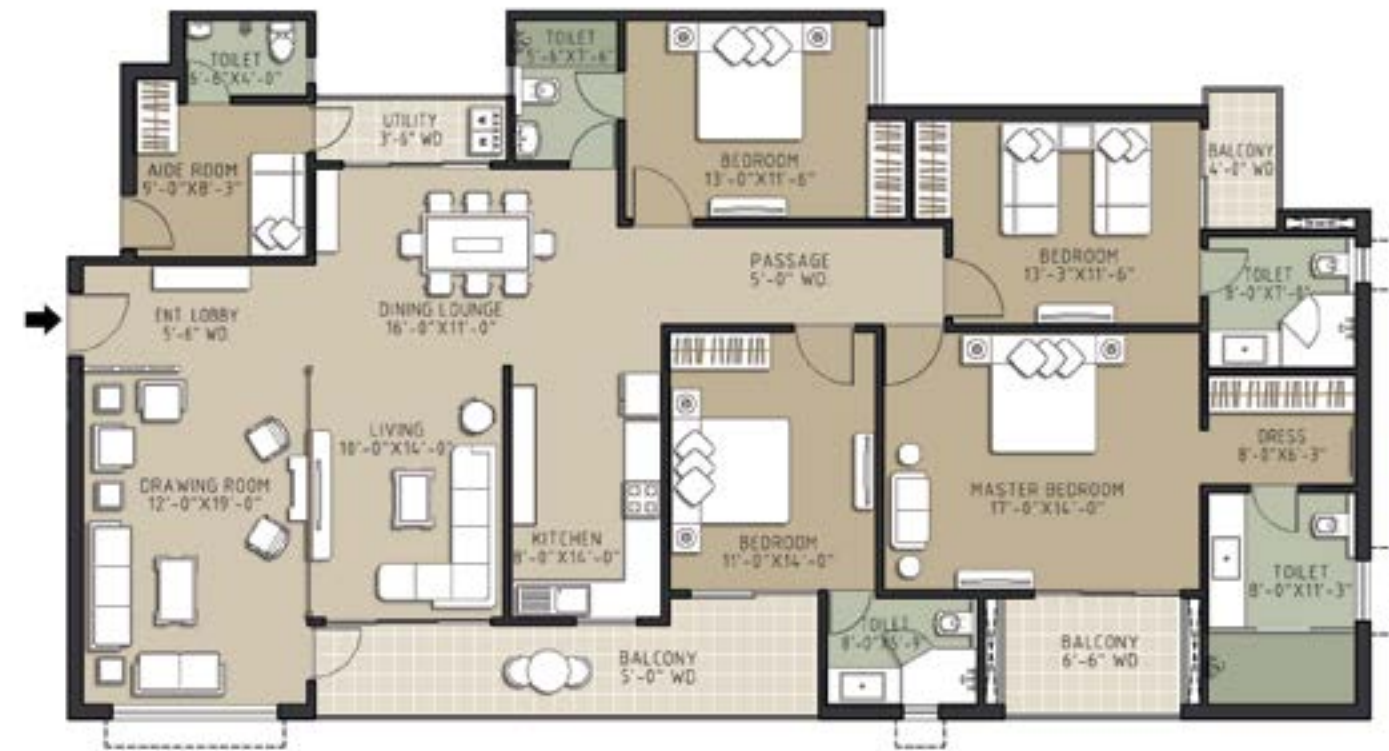
3250 square feet

Drawing room, dining room, living room, kitchen, 4 bedrooms, 5 toilets, 3 balconies, utility balcony and aide room

A penthouse option with an extra room and private terrace equipped with green house and spa pool is also available.

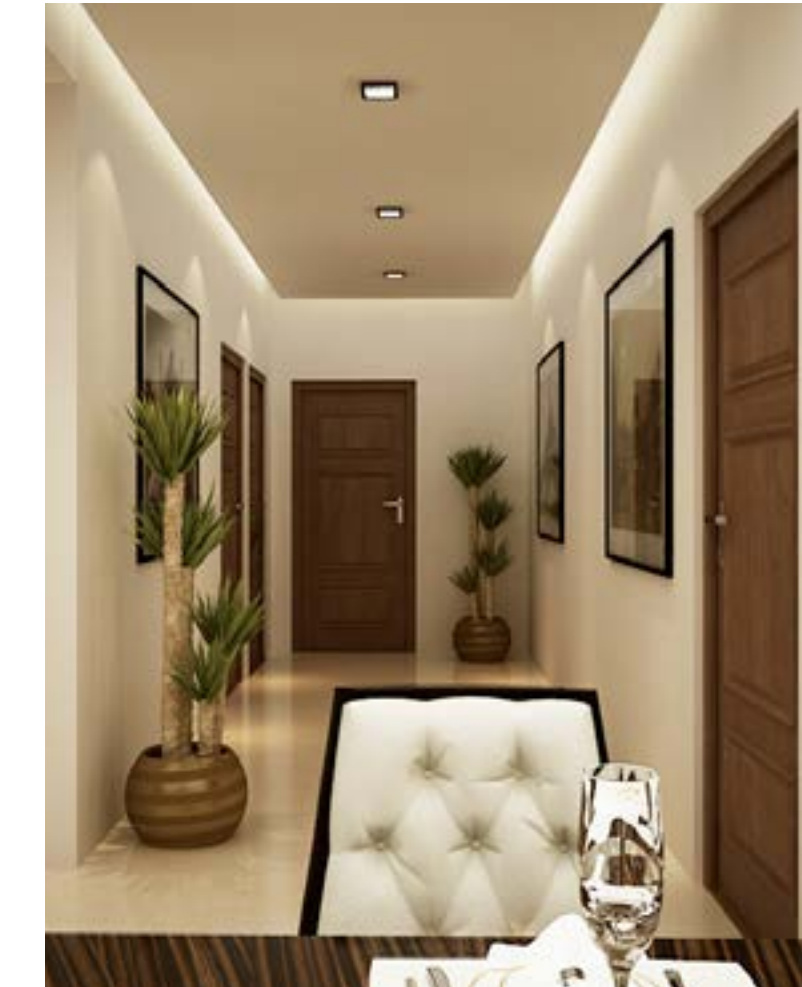
The residence is fully loaded with all renowned branded fitments and fixtures of international standards with minimum three years comprehensive warranty.

Complete facility management services, operational charges for 3 years from date of possession included with guarantee of each product used in the complex.



The residences come with rich specifications and loads of other amenities like:

- Intelligent e-home with smart energy management solutions, to optimise and conserve energy and monitor billings
- A fully loaded German engineered kitchen with built in Siemens appliances
- Central air conditioning using energy efficient VRV system
- Energy efficient, highly durable, branded LED lights and cove lights in false ceilings
- Gas connection through dedicated gas pipe line with gas bank



	Walls	Flooring	Ceiling	Doors	Windows	Fittings
Entrance lobby and passage	Combination of textured paint and premium acrylic emulsion paint	Premium quality Italian marble		Teak wood frame with decorative teak wooden door with classy fittings		Video door phones for security at the entrance of each apartment
Drawing and Dining						
Bedrooms	Acrylic emulsion	Highly durable laminated wooden flooring and premium quality vitrified tiles	Designer ceilings with cornices, coves and false ceilings to conceal air conditioning system and premium LED light fittings	Teak wood frame with designer teak finished polished wooden doors with stainless steel fittings		Designer wardrobes in all bedrooms
Kitchen	Premium decorative tiles and lacquered glass above counter, balance walls painted in plastic emulsion paint	Italian marble			Rugged highly durable uPVC windows with sliding glass and wire mesh shutters	Siemens Germany made hob, oven, microwave, dishwasher, chimney, fridge, washing machine and dryer, RO water purifier
Bathrooms				Bathroom doors to be laminated from inside in matching shades		Exhaust fans, geysers, premium quality CP fittings, shower cubicles
Balconies	Weather resistant external grade paint	External grade anti skid ceramic tiles	Acrylic emulsion or texture paint			Stainless steel railing with glass panels
Aide room	Plastic emulsion paint	Ceramic tiles or vitrified tiles	Plastic emulsion paint	Wood frame with shutter		



### 3 BEDROOM RESIDENCE

2500 square feet

Drawing room, dining room, living room, kitchen, 3 bedrooms, 4 toilets, 2 balconies, utility balcony and aide room

A penthouse option with an extra room and private terrace equipped with green house and spa pool is also available.

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Complete facility management services, operational charges for 3 years from date of possession included with guarantee of each product used in the complex.



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Kitchen	Premium decorative tiles and lacquered glass above counter, balance walls painted in plastic emulsion paint	Italian marble				Siemens Germany made hob, oven, microwave, dishwasher, chimney, fridge, washing machine and dryer, RO water purifier
Bathrooms	Designer premium quality tiles with Italian marble in master bathroom and granite in other bathrooms			Bathroom doors to be laminated from inside in matching shades		Exhaust fans, geysers, premium quality CP fittings, shower cubicles
Balconies	Weather resistant external grade paint	External grade anti skid ceramic tiles	Acrylic emulsion or texture paint			Stainless steel railing with glass panels
Aide room	Plastic emulsion paint	Ceramic tiles or vitrified tiles	Plastic emulsion paint	Wood frame with shutter		



# SERVICED SUITES

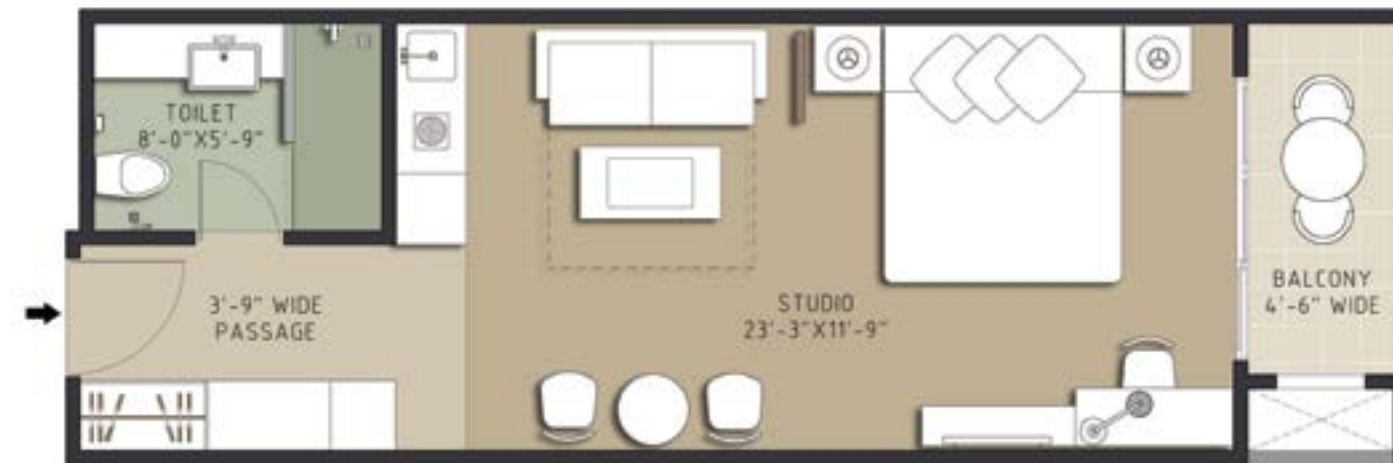
650 square feet, fully furnished

Living, bedroom, toilet, vestibule, pantry, balcony

The suites will be managed by a renowned hotel management group and will be pooled into a common inventory for revenue generation.

*The suites also come with loads of other amenities like:*

- Intelligent e-home with smart energy management solutions, to optimise and conserve energy
- Electronic access control
- Central air conditioning through energy efficient VRV system. Includes air ventilation and exhaust system in all rooms, lobbies and corridors
- Modular pantry with built in microwave oven, hot plate, fridge, tea /coffee maker with utensils and crockery
- Decorative ceilings with concealed LED lights
- Designer wardrobe with hangers, lockers, iron board with iron and luggage rack, vanity and mirror
- Plush sofa cum bed, centre table, two chairs, king size bed with linen and side units, study table, television, designer lamps, curtains, wall papers and wall paintings
- Designer toilet done with premium quality Italian marble on floors, counters and Italian finish premium tiles on walls. CP fittings and fixtures of premium quality
- Large elegant balcony finished with anti-skid designer tiles and stainless steel glass railings
- Complete housekeeping and central launderette service



	Walls	Flooring	Ceiling	Doors	Windows	Fittings	Furniture
Living Room						Designer wardrobe with hangers, locker, iron board, iron and luggage rack, vanity and mirror	Study table, plush sofa cum bed, centre table
Bedroom	Premium quality acrylic emulsion paint	Laminated wooden flooring with Italian marble in the foyer	Designer ceilings with cornices, coves and false ceilings to conceal air conditioning system and premium LED light fittings	Teak wood frame with decorative teak wooden door with classy fittings	Rugged highly durable uPVC windows with sliding glass and wire mesh shutters	Television, table lamps	King size bed with linen and side units
Pantry						Modular pantry with built in microwave oven, RO water purifier, hot plate, refrigerator, tea/coffee maker, utensils and crockery	
Toilet	Stone or high quality tiles	Italian marble				Premium fixtures and fittings, geyser, exhaust	



## THE PEOPLE BEHIND THE PROJECT

Sara and Eminent join hands to form a strategic alliance to bring you this opportunity. The combined wealth of knowledge and experience of both companies shall ensure that we bring you complete satisfaction.

SARA GROUP is headed by Vijay Kumar Dhawan. His philosophy that a 'Customer is Supreme' and his focus on ensuring the highest quality standards has resulted in the inception of several world class business ventures under the umbrella of Sara Group of Industries. These entrepreneurial ventures located at Dehradun include:

Sara Sae Private Limited  
Involute Engineering Private Limited  
Sara Industrial Estate 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.

EMINENT GROUP is a consortium of leading builders and developers professionally managed by Mr. Manish Agarwal and Mr. Manoj Singhal. The groups aim is to provide a spiritual and healthy environment with commitment to excellence and endorsement of quality. 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.

**sara eminent**







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### **SITE OFFICE**

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[www.parkbelles.com](http://www.parkbelles.com)