



ELITE ESTATES

Presents

THE COURTYARD

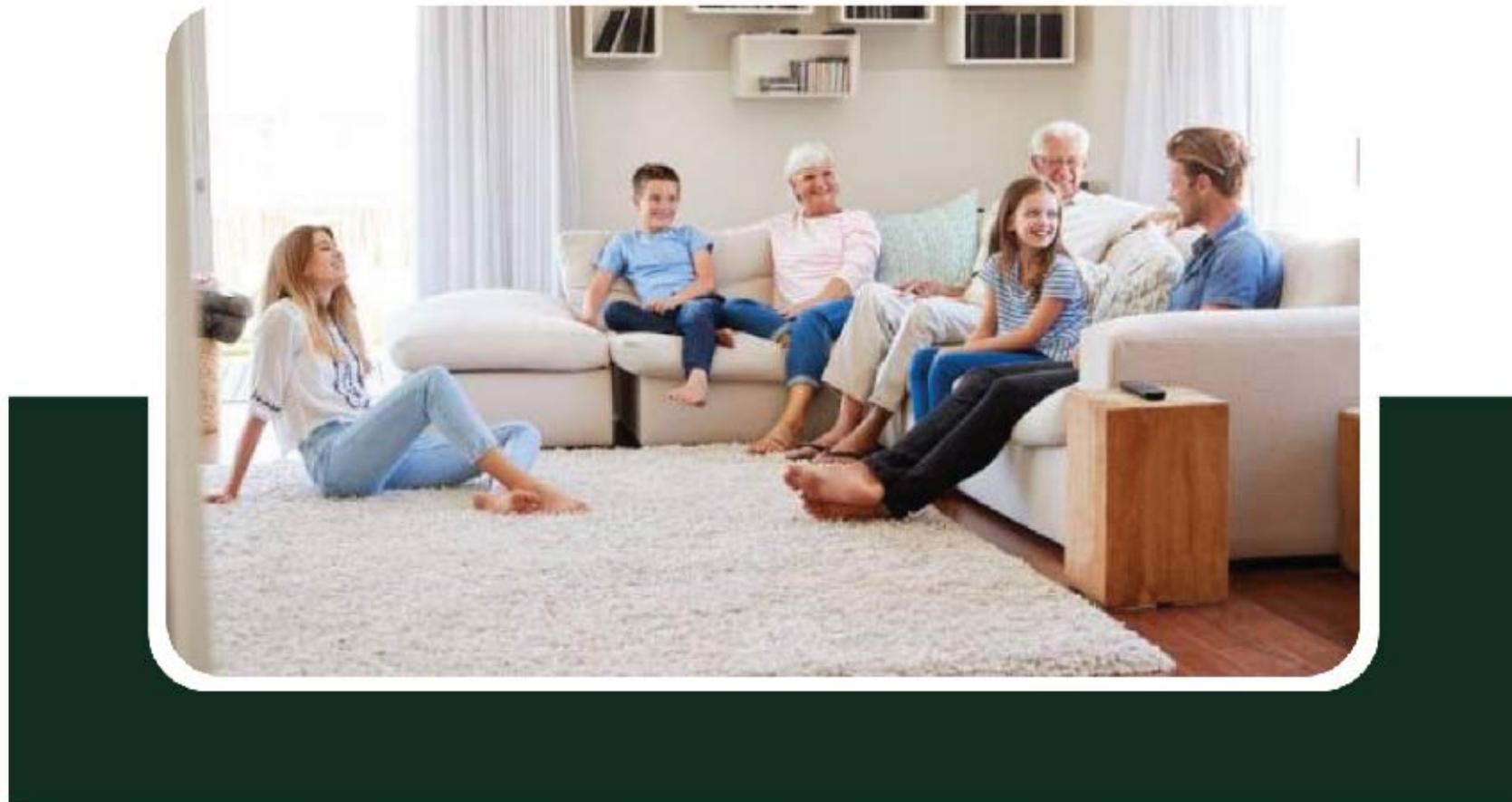
LUXURIOUS 3BHK/4BHK APARTMENTS
at EC Road, Dehradun

MDDA
&
RERA
APPROVED





Welcome to the
Luxury Residences in the Heart of Doon.





Luxury Redefined For The Elite Few

The Courtyard is meticulously designed for the who's who and the privileged few. Nestled in the heart of the doon city, at E.C. Road, is a confluence of commendable architecture and luxurious living spaces. It's a fine first impression that lasts a lifetime, with no second thoughts about it.

Our 3 BHK / 4BHK units have been designed with an abundance of openness around each, crafted with utmost attention to detail, these exceptional homes offer independent rooms for each family member with ample space



WHY The Courtyard?

The Courtyard embodies the essence of design, freedom, and ample space, serving as a lasting symbol of these qualities. Enveloped by lush green trees it strikes a harmonious equilibrium between embracing nature and indulging in a lavish urban lifestyle within the city.

Close proximity to esteemed hospitals, marketplaces, and renowned schools.

Spacious apartments offer families and working professionals a modern and opulent living experience.

Security and Safety with Gated Entrance, Access Control, CCTV Surveillance, and 24 X 7 Security

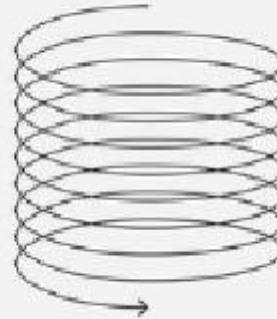
Recreational amenities for individuals of all ages guarantee a vibrant and fulfilling lifestyle. It includes a well-maintained Rooftop Garden, Club House, Yoga Arena, Gymnasium, All-weather Swimming Pool, Kid's Play area, Outdoor Gym, and many more.

AMENITIES

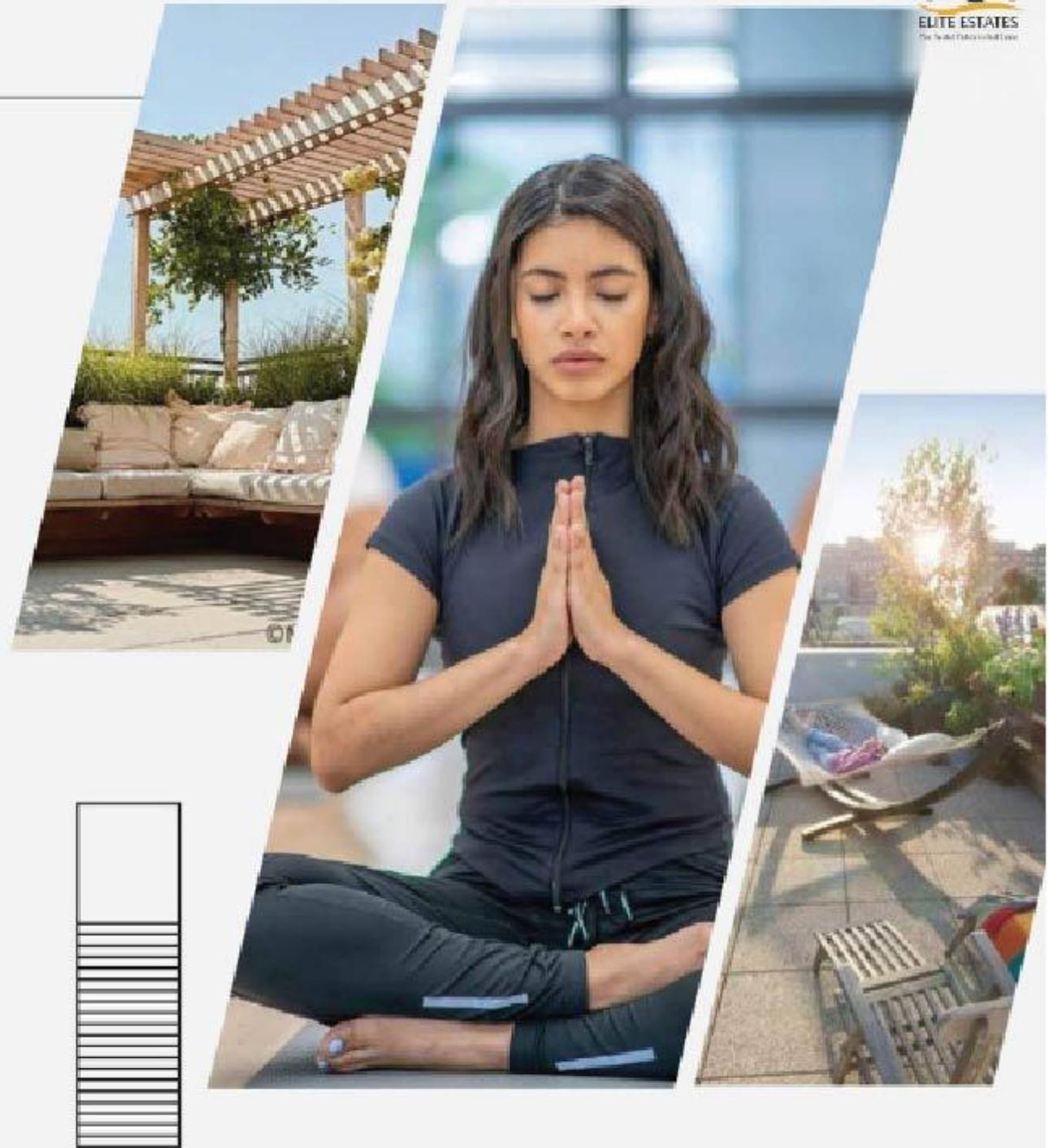
Our apartments offer a secure and luxurious contemporary living experience for both families and working professionals with an array of exceptional recreational activities

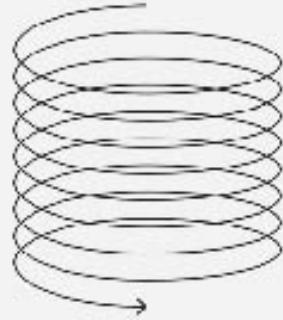
- *Well-maintained Rooftop Clubhouse for gatherings and celebrations*
- *State-of-the-art Gymnasium and Fitness Center*
- *Rooftop Garden and Yoga Arena*
- *Swimming Pool*
- *Outdoor Gym*
- *Children's Play Area*
- *Gated Entrance*
- *Access Control*
- *24 x 7 Security*
- *CCTV Surveillance*



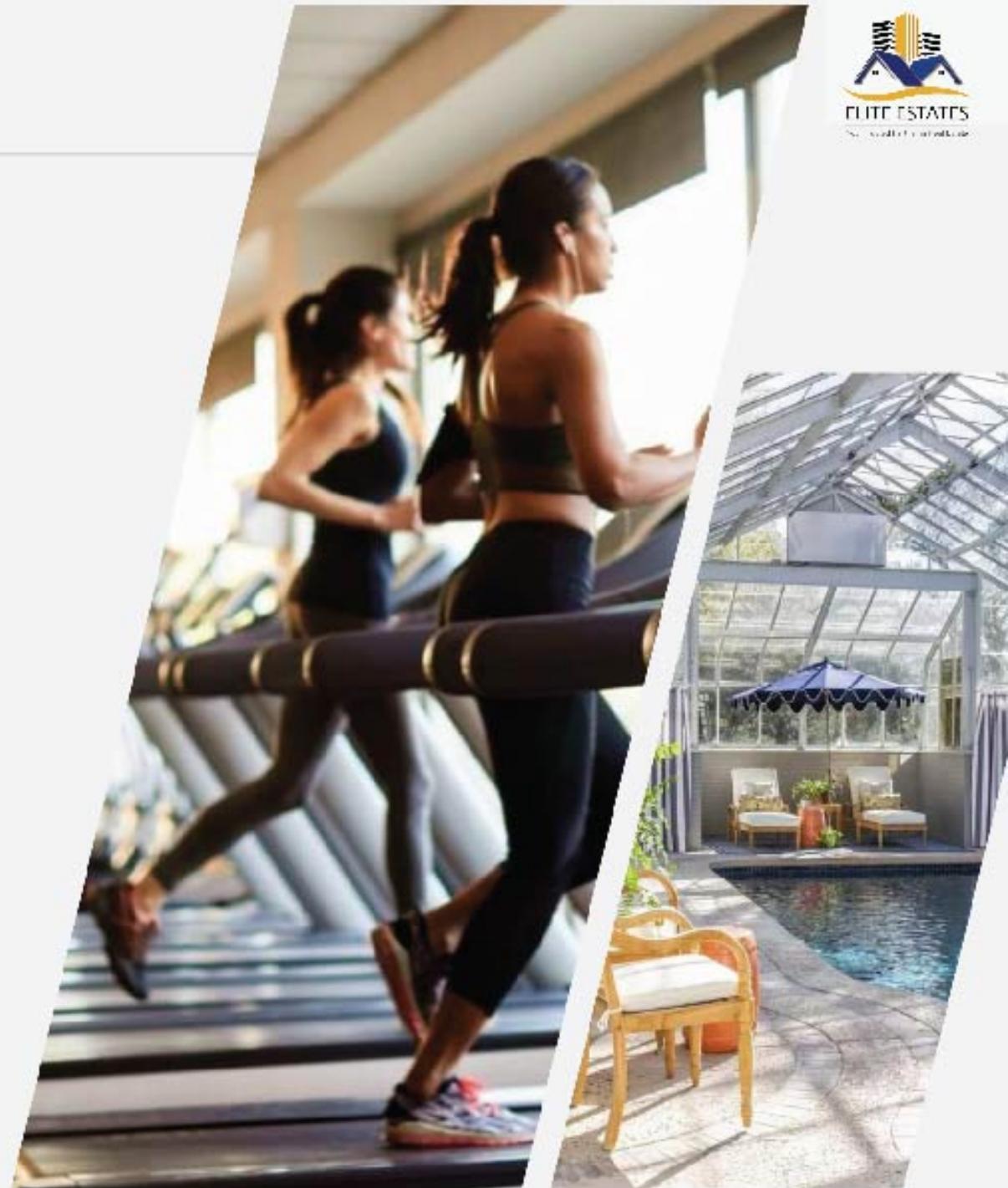


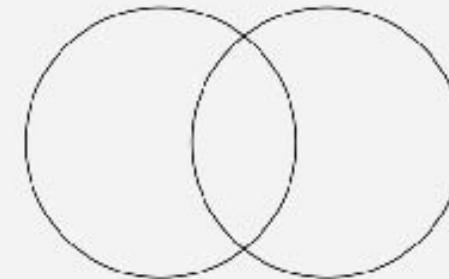
*Rooftop Garden, Club
House and Yoga Arena
provide a serene
environment for
relaxation and
rejuvenation.*





Gymnasium and Fitness Center with cutting-edge equipment to promote a healthy and active lifestyle All-weather semi-closed Swimming Pool allows for year-round enjoyment offer opportunities for engaging in sports and staying fit





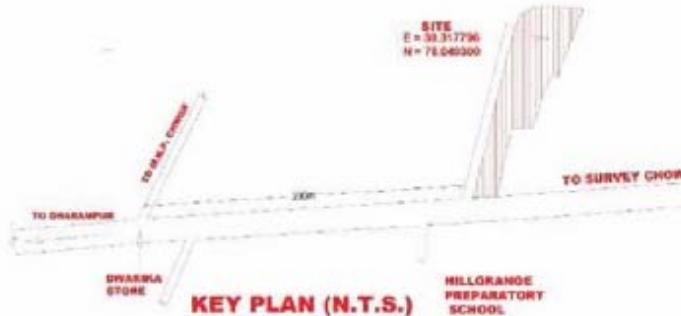
*Dedicated Children's Play Area and
Outdoor Gym to ensure that both
children and adults always have a
joyful and lively experience.*



MDDA APPROVED SITE PLAN



SITE SUPERIMPOSE ON GOOGLE MAP



SITE LOCATION IN ZONAL PLAN



SITE PLAN



SITE LAYOUT





UNIT LAYOUT



3 BHK UNIT- 1

TOTAL COV. AREA WITH BALCONY= 2106 SQFT.
TOTAL SUPER AREA= 2948 SQFT





UNIT LAYOUT



3 BHK UNIT- 2

TOTAL COV. AREA WITH BALCONY= 1954 SQFT.

TOTAL SUPER AREA= 2735 SQFT



UNIT LAYOUT



3 BHK UNIT- 3

TOTAL COV. AREA WITH BALCONY= 1849 SQFT
TOTAL SUPER AREA= 2589 SQFT



UNIT LAYOUT



4 BHK UNIT- 1

**TOTAL COV. AREA WITH BALCONY= 2411 SQFT.
TOTAL SUPER AREA = 3376 SQFT**



UNIT LAYOUT



4 BHK UNIT- 2

**TOTAL COV. AREA WITH BALCONY= 2405 SQFT.
TOTAL SUPER AREA= 3366 SQFT**



UNIT LAYOUT



4 BHK UNIT- 3

TOTAL COV. AREA WITH BALCONY= 2500 SQFT.
TOTAL SUPER AREA= 3501 SQFT

UNIT LAYOUT



4 BHK UNIT- 4

TOTAL COV. AREA WITH BALCONY= 3089 SQFT.

TOTAL SUPER AREA= 4324 SQFT



SPECIFICATIONS

LIVING ROOM

- **Floors**

Italian Anti Fungal Tiles

- **External Doors & Windows**

Aluminium doors & windows with heat resistant toughened glass and mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.



DINING ROOM

- **Floors**

Italian Anti Fungal Tiles

- **External Doors & Windows**

Aluminium doors & windows with heat resistant toughened glass and mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.

SPECIFICATIONS

BEDROOM

- **Floors**

Italian Anti Fungal Tiles

- **External Doors & Windows**

Aluminium doors & windows with heat resistant toughened glass and mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.

- **Wardrobes**

Designer wardrobes with high quality finish



BATHROOMS

- **Floors**

Italian Anti Fungal Tiles

- **External Doors & Windows**

Aluminium doors & windows with heat resistant toughened glass and mesh shutters.

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Internal Doors**

Solid Wood with deco paint.

SPECIFICATIONS

KITCHEN

- **Floors**

Italian Anti Fungal Tiles

- **Walls**

Anti-Fungal VOC acrylic emulsion paint.

- **Modular Kitchen**

Fully equipped high grade modular kitchen with Chimneys



CONSTRUCTION LINKED PLAN

1	15%	At the time of Booking
2	5%	On commencement of Foundation
3	5%	Start of Stilt
4	5%	On casting of First Floor
5	5%	On casting of Second Floor
6	5%	On casting of Third Floor
7	5%	On casting of Fourth Floor
8	5%	On casting of Fifth Floor
9	5%	On casting of Sixth Floor
10	5%	On casting of Seventh Floor
11	5%	At the time of Plumbing
12	5%	At the time of Electric fittings
13	10%	On completion of Internal Plaster
14	10%	On completion of External Plaster
15	10%	On Possession
	100%	





DOWN PAYMENT PLAN

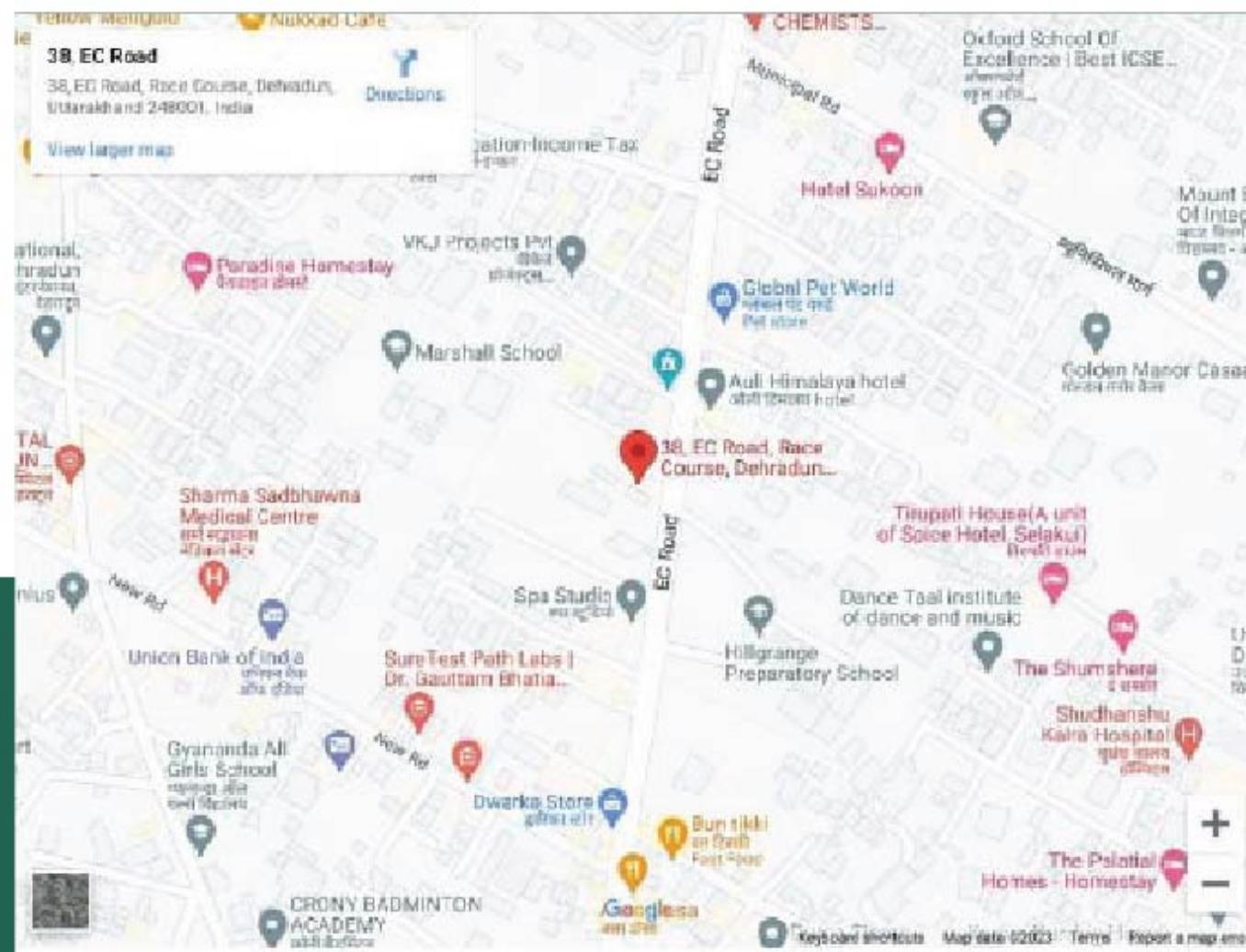
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
	100%	





THE COURTYARD

Location Map



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