





For the privileged few!







RBS Developers, part of the RB Group - is one of the oldest real estate companies in Uttarakhand with their architectural credentials setting them apart from the rest. RBS Developers believes that quality is an absolute priority and excellence makes a difference.

RB Group has delivered the finest residential colonies, duplex units & apartments in Dehra Dun, capturing the imagination of the people. Its masterpiece projects in the state which have been highly acclaimed are Prakash Vihar, Prakash Lok, Doon Enclave, Dev Lok & Sai Lok - all of them landmarks in their own right. The group is now creating yet another masterpiece - 'NILAYA HILLS Dehra Dun', which promises to replicate the beauty and magnificence of its previous projects - only in a more contemporary way.

NILAYA HILLS is a joint venture of RBS Developers Dehra Dun and Bhandari Group - a renowned and reputed business enterprise based in New Delhi. The latter has built the beautiful and magnificent 'Sterling Bhandari' condominiums in Chennai along with numerous other real estate projects throughout India. Coming together of these two corporates shall ensure you get a dream home that's nothing short of a masterpiece.

NILAYA HILLS IS CONCEIVED AS A BOUTIQUE RESIDENTIAL CONDOMINIUM FOR THE PRIVILEGED FEW. THE ARCHITECTURAL STYLE OF NILAYA HILLS ECHOES THE JAGGED EDGES OF THE MOUNTAINS AND BRINGS THE FRESHNESS, FEEL & FORM OF THE HILLS TO THE RESIDENTIAL NEIGHBOURHOOD. LIVING AT NILAYA HILLS BRINGS YOU CLOSER TO NATURE & PROVIDES AN EXISTENTIAL PEACE & TRANQUILITY - THROUGH IMAGINATIVE SPATIAL CREATION & CALMING LANDSCAPES. SPACIOUS & LUXURIOUS LIVING UNITS WITH CROSS VENTILATION, PANORAMIC VIEWS AND SCENIC SURROUNDINGS PROVIDE A LUXURIOUS & MEMORABLE STAY FOR ALL RESIDENTS.

NILAYA HILLS is perfectly placed in Dehra Dun, making it the most well planned location for your home. To add to this are beautiful green glades and landscaped gardens which enhance your outdoors whilst the magnificence in the form of lavish living area, cozy bedrooms and practical modular kitchen beautify the indoors. It is luxury at its best - assuring you an upmarket lifestyle. NILAYA HILLS is a confluence of elegance, opulence and attitude. The architectural excellence, best design configurations and premium quality construction all make sure you get nothing but the best!



### KEY FEATURES

- / Ninety eight exclusive boutique apartments with sizes 1,770 3,100 sq ft
- / Spread over 2.5 acres, with over one acre of central green open space
- / Six adjoining towers surrounded by greens, with splendid view of the central green area
- / Only two apartments to a single circulation core
- / Two, three & four bedroom exclusive units, with an option for adding a servant quarter
- / Four bedroom apartments three side open, with family lounge attached to the master bedroom
- / Assured cross ventilation & openness on two/three sides with maximum scenic views
- / Gated community with smart access to residents with card swipe facility in every tower alongwith Door Phones & Intercom facility
- / 24 hour CCTV surveillance at entry & exit for continuous monitoring & recording
- / Dedicated Intercom linking the residences to both the main gate & the lobby
- / Structure design according to specifications for 'Zone 4' of seismic zones
- / Long & spacious balconies facing the central green haven
- / One large exclusive terrace above every block for outdoor private space
- / Utility balcony hidden from public view, for washing and drying of clothes in every flat
- / Club, gym, convenience shopping & kids splash pool
- / Vehicular-movement-free raised landscape podium/courtyard
- / Exclusive entry to unique split-level basement parking
- / Circular access around the entire facility for ease of access to emergency services
- / Water harvesting & ground water recharging pits at four locations
- / Central piped cooking gas
- / Round-the-clock power back up.



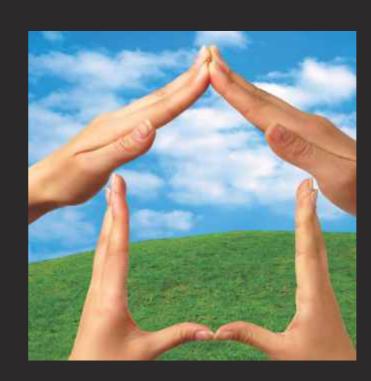




Nilaya hills is perfectly located in a neighbourhood that boasts of everything the urbane lifestyle demands.









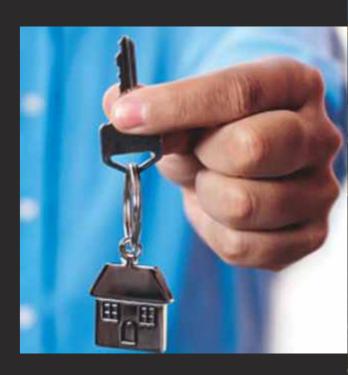




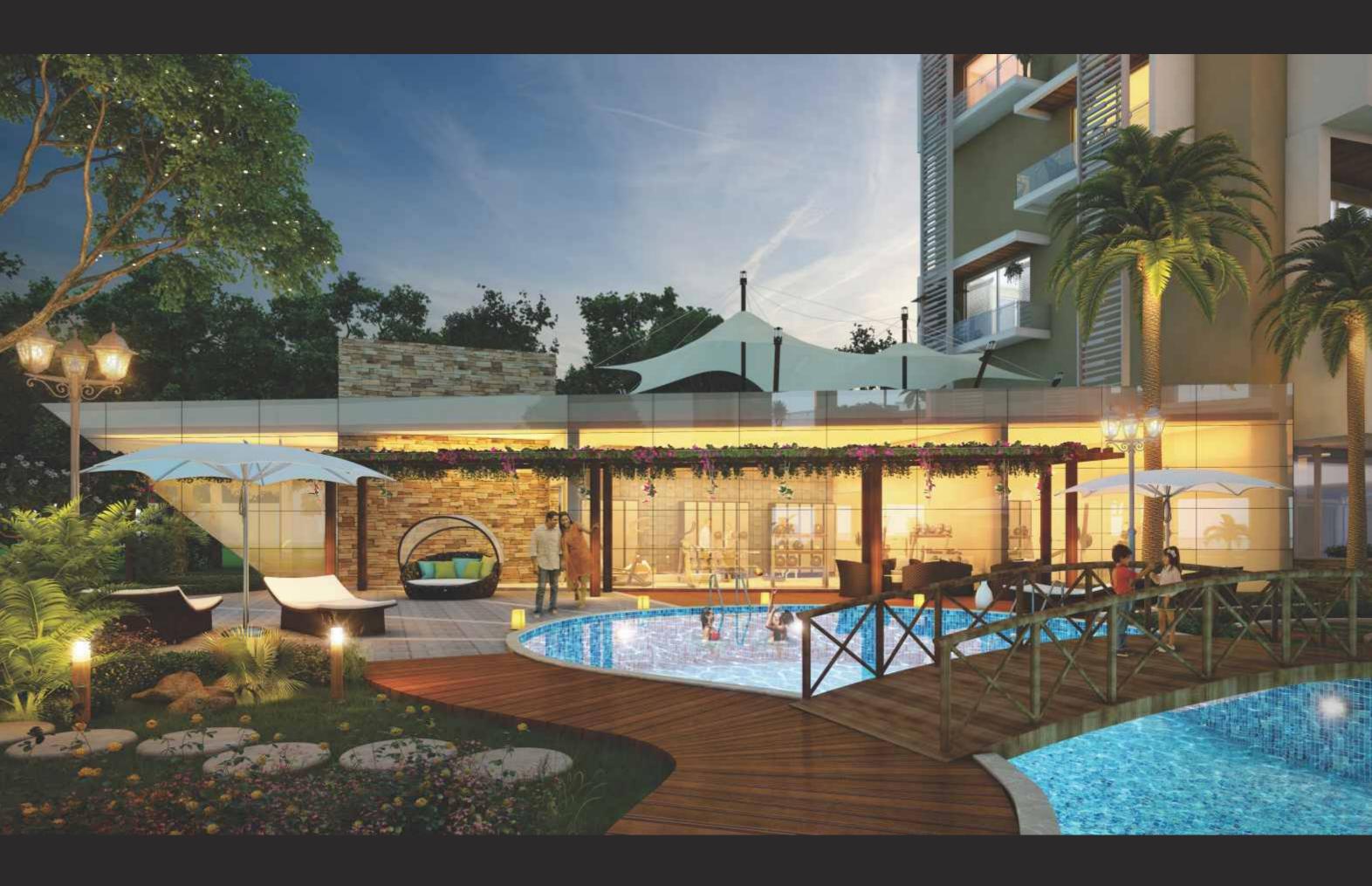


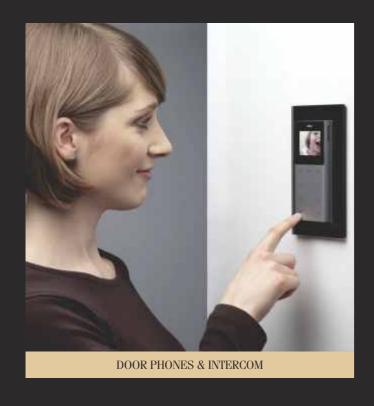


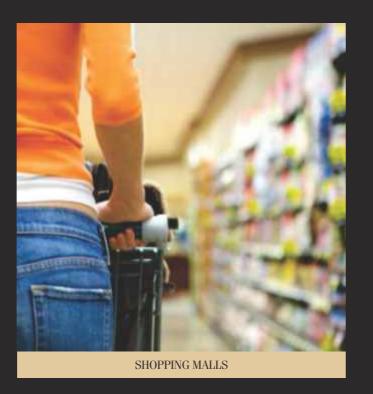


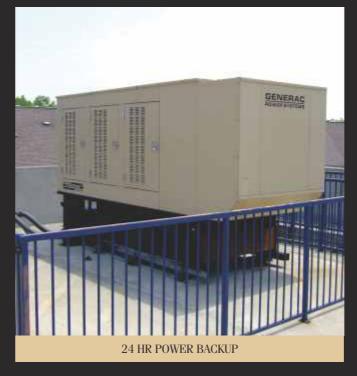


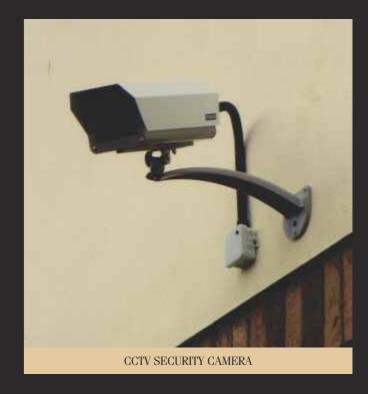






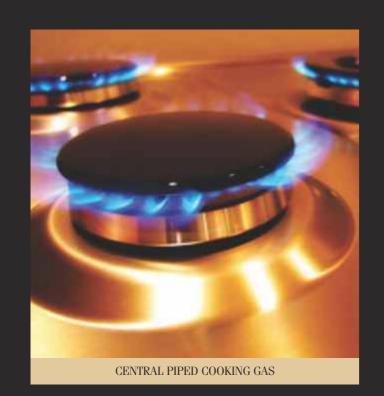


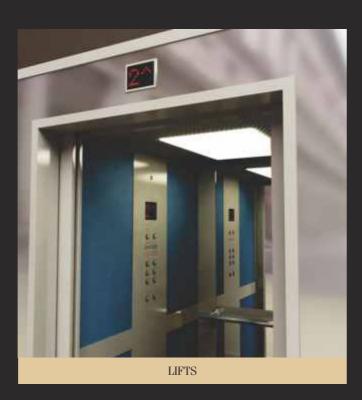


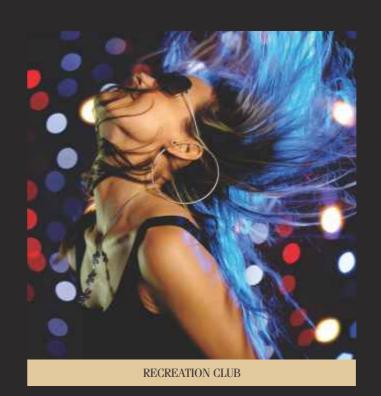


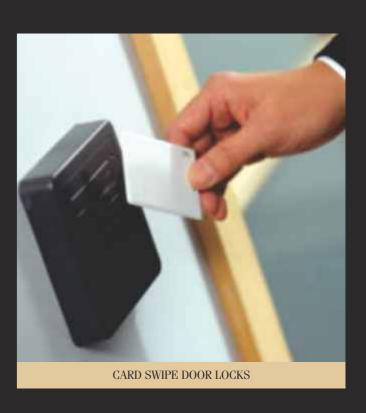
















Nilaya hills offers easy access & approach to New Delhi road, Haridwar, Rishikesh, Chandigarh, Haryana & Punjab roads.





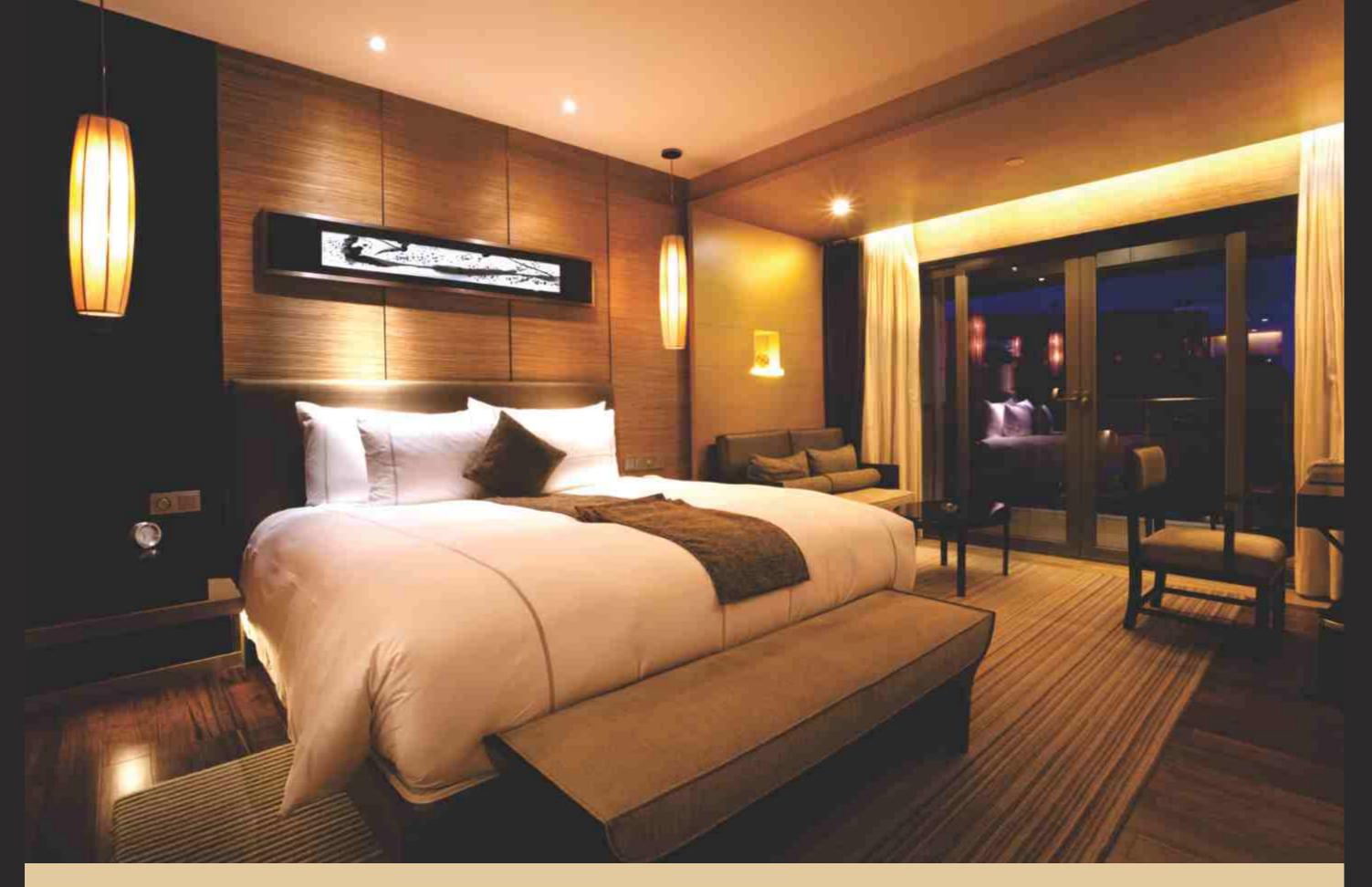
LUXURIOUS LIVING ROOM





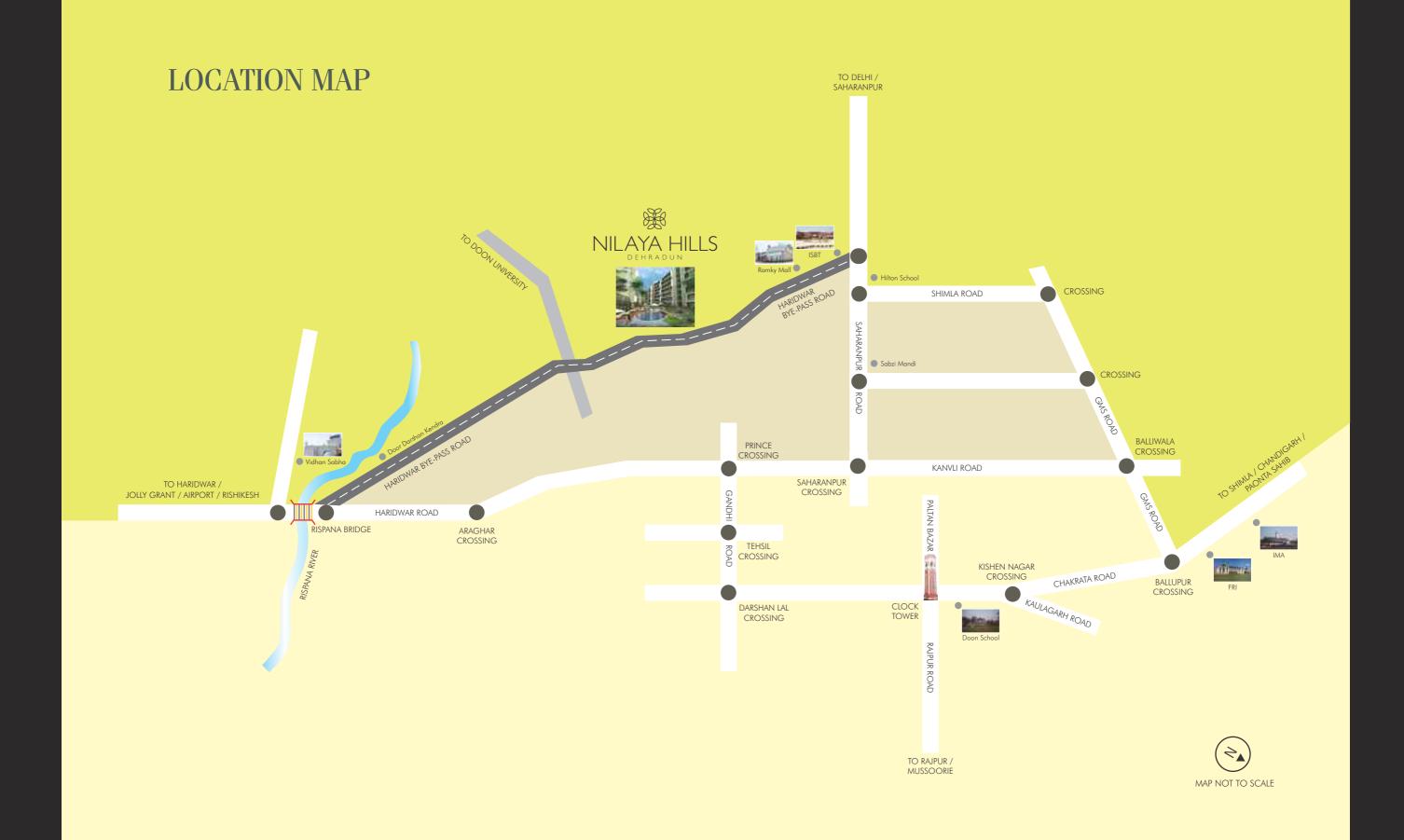
MODULAR KITCHEN











#### 2 BHK UNIT PLAN

Saleable Area - 1,770 sq ft







#### 3 BHK UNIT PLAN

Saleable Area - 2,050 sq ft



#### 3 BHK + SERVANT UNIT PLAN

Saleable Area - 2,150 sq ft





#### 4 BHK + SERVANT UNIT PLAN

Saleable Area - 3,100 sq ft



AREAS	WALLS	CEILING	FLOOR	DOORS
LIVING / DINING	POP Punning with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Large Size Imported Vitrified Tiles	Main Doors - Hard Wood/ Veneer with Teak Polish Frame
MASTER BEDROOM	POP Punning with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Imported Laminated Wooden Flooring	Laminated Flush Doors with Teak Polish Frame
OTHER BED ROOM(S)	POP Punning with Acrylic Emulsion Paint	Acrylic Emulsion Paint	Vitrified Tiles 2' x 2'	Laminated Flush Doors with Teak Polish Frame
KITCHEN	POP Punning with Acrylic Emulsion Paint with dado tiling upto 5'-0" lvl	Acrylic Emulsion Paint	Anti Skid Tiles 2' x 2'	Laminated Flush Doors with Teak Polish Frame
MAIN BALCONY	POP Punning with wood-like Ceme	ent Planking	Anti Skid Tiles 2' x 2'	Glass Railing with SS frame
SECONDARY BALCONIES	POP Punning with Exterior Weather Grade Texture Paint	Acrylic Emulsion Paint	Anti Skid Ceramic Tiles 1' x 1'	MS Railing
MASTER TOILET	Designer Glazed Tiles dado upto 6'-0" Height	Acrylic Emulsion Paint	Anti-Skid Ceramic Tiles 2' x 2'	Laminated Flush Doors with Teak Polish Frames
OTHER TOILETS	Designer Tiles dado upto 6'-0" Height	Acrylic Emulsion Paint	Anti-Skid Ceramic Tiles 1' x 1'	Laminated Flush Doors with Teak Polish Frames

Images, pictures and renderings are artistic impressions for illustrative purpose only. All site plans, specifications, dimensions, design, measurement and location are indicative and are subject to change as may be decided by the company or competent authority. Revision, alteration, modification, addition, deletion, substitution or recast if any, may be necessary during construction.

The brands of the equipment/ appliances are tentative and liable to change at the sole discretion of the firm. The applicant/ allottee shall not have any right to raise objections in this regard.

WINDOWS	CUPBOARDS	ELECTRICALS	SANITARY
UPVC/Aluminium Powder Coated with Glass & Flynet	-	Concealed Copper Wiring, Modular Switches	-
UPVC/Aluminium Powder Coated with Glass & Flynet	Will be provided	Concealed Copper Wiring, Modular Switches	_
UPVC/Aluminium Powder Coated with Glass & Flynet	Will be provided	Concealed Copper Wiring, Modular Switches	_
UPVC/Aluminium Powder Coated with Glass & Flynet	Modular Kitchen with Chimney	Concealed Copper Wiring, Modular Switches	SS Sink with CP Fittings
UPVC/Aluminium Powder Coated with Glass & Flynet	_	_	_
UPVC/Aluminium Powder Coated with Glass & Flynet	_	_	Wet Point & Drain for Washing Machine
UPVC	_	Concealed Copper Wiring, Modular Switches	Branded Sanitary Fixtures & CP Fittings, Wall Hung EWC
UPVC	_	Concealed Copper Wiring, Modular Switches	Branded Sanitary Fixtures & CP Fittings, Wall Hung EWC



## **SPECIFICATIONS**

Furniture, fixtures, accessories and white goods wherever depicted in this brochure are for indicative purpose only and do not form part of the offer in any manner, whatsoever. Marble/granite being natural materials have inherent characteristics of colour and grain variation. Utility/s and rooms shall not be provided with double glass glazing for window. Payment instruments viz. drafts, cheques, RTGS, pay orders to be drawn in favour of 'RBS DEVELOPERS' payable at Dehra Dun.





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