

sara eminent



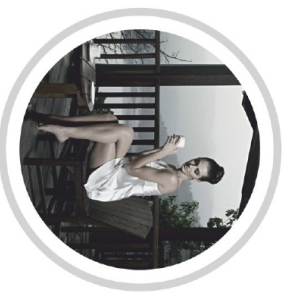
5 STAR HOTEL, SERVICED SUITES & RESIDENCES



Holiday Inn

AN IHG® HOTEL

A PHENOMENAL
LANDMARK
FOR THE SELECT FEW



ELITE

Park Belles gives you an opportunity to be in the company of the like minded. Here, you only keep the company of the elite and affluent.



STATUS

Park Belles offers you apartments that tell people who you are. An address that exudes pride. Here, your arrival becomes magical.



LIFESTYLE

Park Belles brings you a life suited to your refined taste and attitude. This is where comfort and class find a meeting point.



PEACE

At Park Belles, you get an opportunity to sit back and relax. From housekeeping to security, every small detail has been taken care of.



AMBIENCE

Far from pollution and noise of the city in the serene and calm Doon Valley, every luxury of modern life becomes one with mother nature to offer you the best.



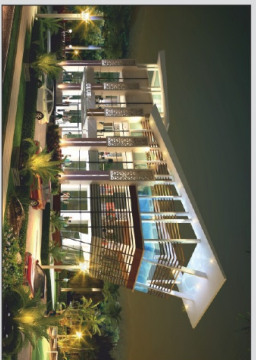
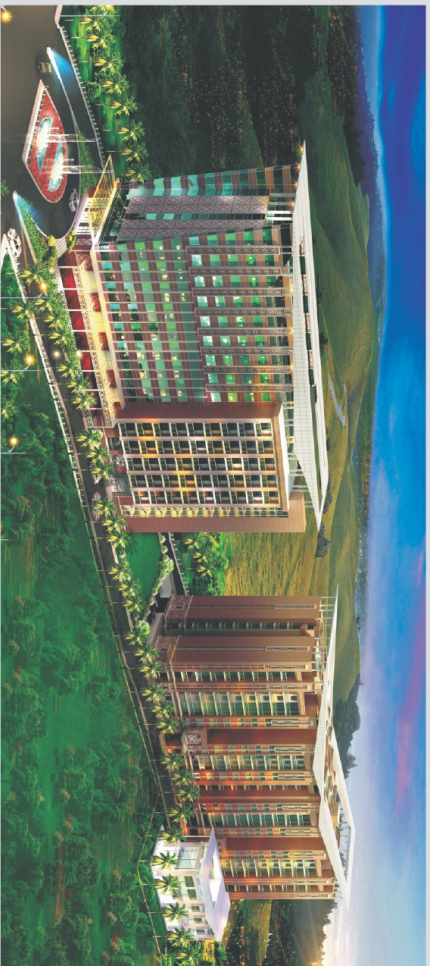
ASSURANCE

Park Belles is brought to you by a reliable brand that you can trust.

WHERE EXQUISITE BECOMES EXCLUSIVE

This project is the first of its kind in Dehradun and offers a lifestyle that's ultra-luxurious and rich. Park Belles is an exclusive new development from Sara Eminent that exudes opulence, lifestyle and offers ultra luxurious 5 star services at the beautiful foothills of Dehradun.

The complex offers an elite boutique style living with a 5 star hotel, super luxurious residences, serviced suites, penthouses with private spa pools and a myriad of other facilities like multi-cuisine specialty restaurants, gymnasium, roof top party pavilions, infinity pools, concierge facility and more within the complex.



5 STAR HOTEL, SERVICED SUITES AND RESIDENCES

The front of the complex is a Holiday Inn - 5 star hotel which will have 130 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, specialty restaurant, infinity swimming pool, concierge and travel desk, curio shop and other features.



LAVISH FEATURES

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

INTERNAL FEATURES

- Intelligent e-home with smart energy management solutions and control & lighting automation by Lutron, USA
- 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

EXTERNAL FEATURES

- Gated complex with 3 tier round the clock security system
- House-keeping services and maintenance services are provided by professionals
- 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.
- The building is earthquake code compliant in compliance with zonal provisions
- Rain water harvesting and waste management systems
- Tastefully landscaped boutique gardens and complementing water bodies
- Dedicated children play area
- 100% power backup
- Provision for round the clock treated water supply
- Fire detection and sprinkler system

LAYOUT PLAN

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.

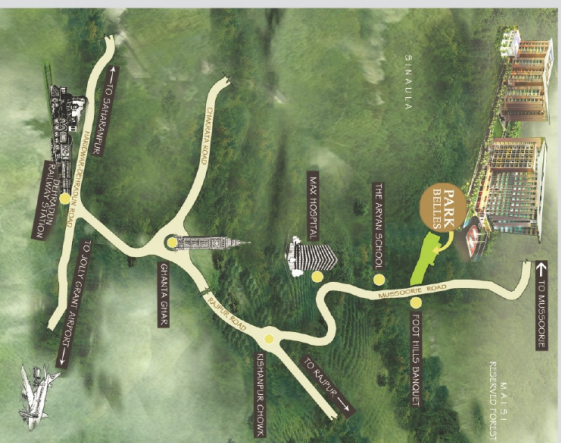


THE PERFECT LOCATION

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 Vastu. In fact, the overall project has been designed and conceptualized as per Vastu 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.

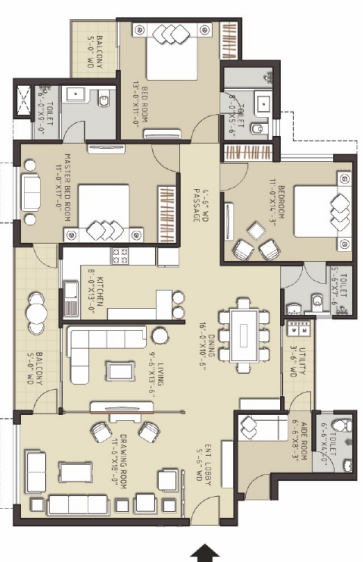
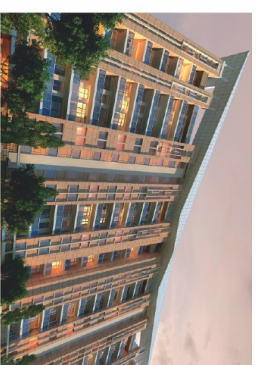


4 BEDROOM RESIDENCE



- 3250 square feet
- Drawing room, dining 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 designer fittings and fixtures of international standards.
- Complete facility management services, operational charges for 3 years from date of possession.

3 BEDROOM RESIDENCE



- 2500 square feet
- Drawing room, dining 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.
- The residence is fully loaded with all renowned designer fittings and fixtures of international standards.
- Complete facility management services, operational charges for 3 years from date of possession.



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 AN IHG® HOTEL



Dehradun, U.K. (India)

sara eminent

DEHRADUN OFFICE

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SITE OFFICE

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Disclaimer: 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.