

OM



BAYLEAF

— Heights —

3 & 4 b h k
upscale residences & sky homes

luxury is in each *detail* ...



lavish living
inspired by *nature*





DEHRADUN

Gateway to Himalayas

Dehradun - "The Adobe of Drona", is today a much sought after destination for its peaceful environs, and rich cultural heritage. Being developed as a Smart City, Dehradun is a notable academic and research hub.

All round development, presence of eminent institutes such as Indian Military Academy, Forest Research Institute, The Doon School, Welham Girls & Boys School, Institute of Himalayan Geology etc. add to its historical charm.

Standing at an elevation of 2,100 ft above sea level Dehradun is the Gateway to Himalayas.

A great habitat where life cocoons on the fertile Earth, thrives under the Sun's golden warmth and takes wings on the highest boughs of trees. A universe that's self-sufficient.

A sanctuary where sustainability and sophistication co-exist. The perfect blend of peace and convenience.

RERA CERTIFIED
UKREP04240000552



apex of grandeur

Bayleaf Heights, an upcoming residential development situated at Dhoran Khas, nestled within the doon valley, offers luxurious apartments with captivating city and mountain views. The project features spacious 3&4 BHK configurations, providing ample living spaces for discerning individuals and families.

With a legacy spanning over a decade, the promoters of Shri Durga Infraventures LLP have established a renowned name with a track record of successfully delivering over 25 projects across categories.

Our group of experts brings their commitment to quality and innovation to every aspect of Bayleaf Heights construction. Intending to deliver exceptional quality homes to our customers, we aim to create living spaces that redefine the luxurious way of living while being close to nature.

On the other hand, we have a dedicated Sales and marketing team that is committed to providing its expertise in the project. The team ensures the utmost reliability and transparency towards the valuable customers.

Together, we bring the most luxurious living space to home buyers in the Doon valley.



less house
more home





amenities

- Spacious wraparound balconies
- Rooftop clubhouse
- Luxurious gazebo with rooftop sitting
- Personal garden and deck with each residence
- Kids play area
- Lush green garden
- Yoga space



- Gymnasium
- Indoor games
- Video door phone
- 24*7 security
- E V charging point
- 24x7 power backup
- 24x7 water supply
- Covered parking (basement/stilt)



3 b h k *unit 1*



Carpet Area : 1266 sq.ft.

Builtup Area : 1860 sq.ft.

Super Area : 2344 sq.ft.

3 b h k *unit 2*



Carpet Area : 1215 sq.ft.

Builtup Area : 1910 sq.ft.

Super Area : 2406 sq.ft.

3 b h k unit 3



4 b h k unit 4



Carpet Area : 1198 sq.ft.

Builtup Area : 1830 sq.ft.

Super Area : 2306 sq.ft.

Carpet Area : 1385 sq.ft.

Builtup Area : 2120 sq.ft.

Super Area : 2672 sq.ft.

s p e c i f i c a t i o n s



STRUCTURE

- Earthquake-resistant RCC frame structure applicable as per seismic zone

DOORS AND WINDOWS

- Main door as veneer flush door
- Internal doors will be skin-molded/flush doors
- UPVC Sliders and Windows

SANITARY FITTINGS

- All sanitary fittings of Jaquar or equivalent
- Hot and cold level mixture in kitchen and bathrooms
- All plumbing will be of branded CPVC

COMMON AREAS

- High-speed elevators by OTIS/Schindler or equivalent
- CCTV Security systems
- EV Charging point in the parking
- 24X7 power backup through DG set
- Sewer Treatment Plant as per plan
- Guard Room

WALL FINISH & CEILING

- POP punning with acrylic emulsion paint/wallpaper
- Designer tiles in bathrooms and kitchen

FLOORING

- Branded vitrified tiles in bedrooms and living room
- Anti-skid tiles in bathrooms
- Laminated wooden flooring/wooden textured tiles in the master bedroom

TERRACE AND BALCONIES

- Water-resistant tiles on the balcony
- Toughened Glass Railings with SS
- Waterproofing on the terrace

ELECTRICALS

- Concealed copper wiring with premium modular switches
- Smart prepaid meter
- Fancy lights and fans in the living area
- Energy saving products

WOODEN FIXTURES

- Modular wardrobes in bedrooms
- Modular wooden cabinets in the kitchen with stainless-steel sink
- Modular vanity with mirror in bathrooms



DISCLAIMER

All images and perspectives including exteriors, interiors, fixtures, furniture, etc. are the products of the creative imagination of graphic designers and are just suggestive in nature. All specifications, figures, and features are only indicative and not a legal offering.

The company/promoters/developers reserve the right to modify/amend these without prior notice.

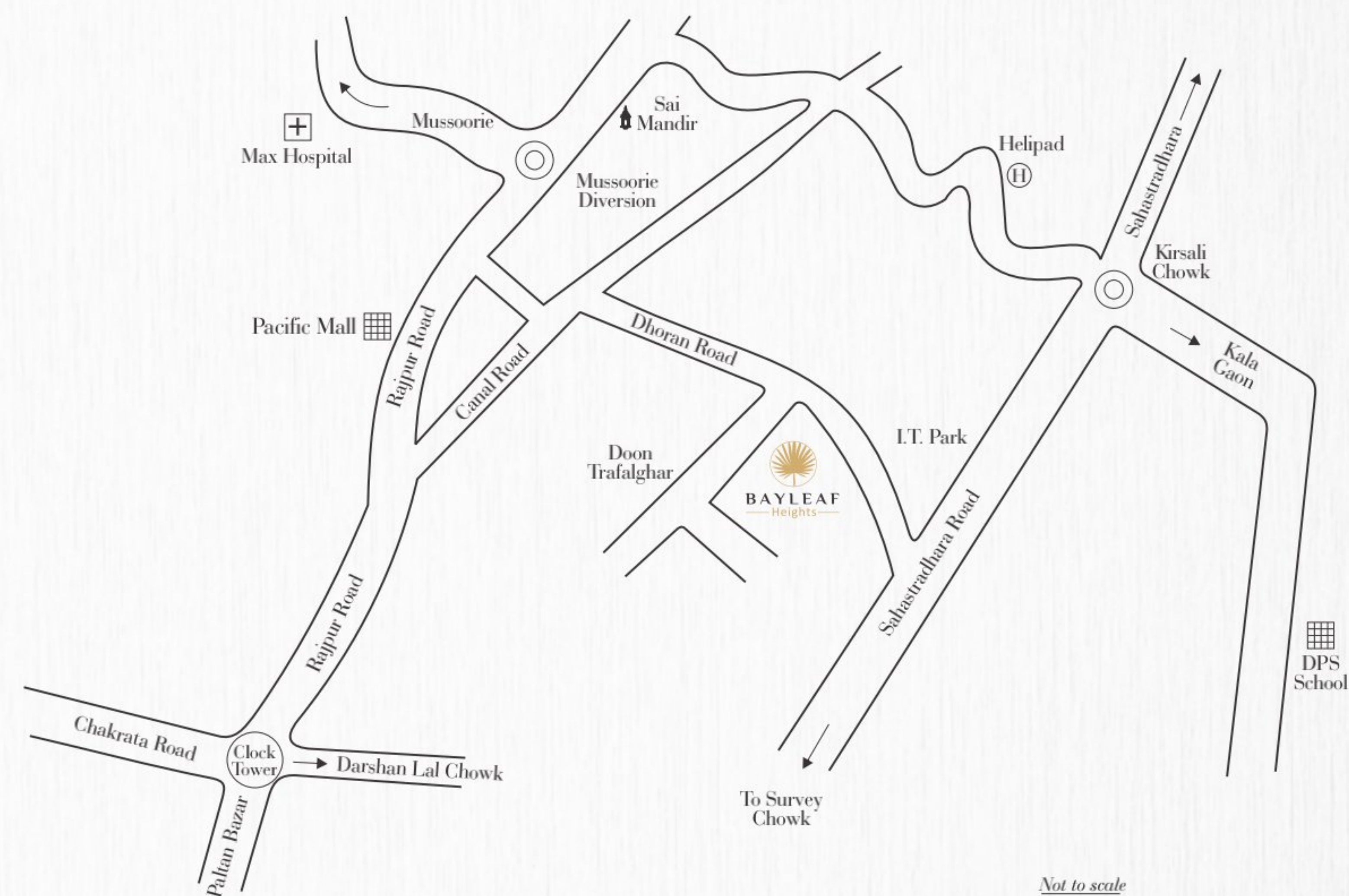
Project-related sanctions or any other statutory compliance can be seen in person at the site office only after a prior appointment.

E&OE

the neighbourhood

unmatched connectivity

Rajpur Road	Helipad	Railway Station	School	Clock Tower
1.5 km	4.5 km	8.5 km	4 km	7 km
Pacific Mall	IT Park	Max Hospital	ISBT	Airport
2 km	1.5 km	3.5 km	14 km	32 km





Shri Durga Infra ventures LLP

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