

Mussoorie
Woods
Enclave



Mussoorie
Woods Enclave

... In the lap of luxury

Innovation.

The woodpecker owes his success to the fact that he uses his head and keeps pecking away until he finishes the job he starts. **MUSSOORIE WOODS ENCLAVE** also owes its success to **INNOVATION** and does not leave any stone unturned.

INNOVATION distinguishes between a Leader and a follower. **Devagra Builders** Leads the pack with "Mussoorie Woods Enclave" project and others just follow.

Mussoorie Woods Enclave is Located In Paundha, only 5 minutes away from the best residential colonies of Dehradun. The site offers best panoramic view of Mussoorie hills and is surrounded by nature, yet not too far from the city and still enjoy the convenience of city life.

Devagra Builders is highly regarded for its transparency, fair play, integrity and honesty. At Devagra Builders, we are pledged to working towards redefining quality for all its stakeholders.

Devagra believes in developing and constructing aesthetically designed, functionally efficient residential offering **"INNOVATION"** in all spheres. We believe our buildings should reflect engineering excellence with a view to provide complete customer satisfaction.

IT TAKES HANDS TO BUILD A HOUSE,
BUT WE AT DEVAGRA BUILDERS HAVE BUILT
YOUR HOMES USING OUR HEARTS.



FEATURES

Club House: Swimming pool, Fitness centre, Badminton court, Basketball court, Billiards.
Jogging track, Meditation and Yoga park, Spa centre.
Multilayer security system, 100% power backup, Shopping complex.
24 hour mini dispensary, Play school, Cafe and super market.
Maximum green area.

A PLACE WHERE YOU FIND A HOME
THAT'S DISTINCTIVELY YOURS



TWO BEDROOM PLAN- GROUND FLOOR



AREA STATEMENT
 Total Plot Area- 1650 sq.ft.
 Ground Covered Area- 862 sq.ft.
 Covered Verandah- 64 sq.ft.
 Add 50% - 32 sq.ft.
 Total Covered Area- 1404 sq.ft.
 Open Terrace Area- 362 sq.ft.
 Open Area- 724 sq.ft.

THREE BEDROOM PLAN- GROUND FLOOR



AREA STATEMENT
 Total plot area- 1800 sq.ft.
 Ground Covered area- 952 sq.ft.
 Covered Verandah- 64 sq.ft.
 Add 50%- 32 sq.ft.
 Total covered area- 1626 sq.ft.
 Open terrace area - 258 sq.ft.
 Open area - 784 sq.ft.

TWO BEDROOM PLAN- FIRST FLOOR



THREE BEDROOM PLAN- FIRST FLOOR



DUPLEX VILLA (DOWN HILL ENTRY)- GROUND FLOOR



AREA STATEMENT
 Total Plot Area: 2400 sq. ft.
 Ground Covered area: 1105 sq. ft.
 First Floor Covered Area: 950 sq.ft
 Covered veranda: 105 sq.ft.
 Add 50%: 52.5 sq. ft.
 Total covered area: 2108 sq.ft
 Open area: 1190 sq.ft.



DUPLEX VILLA (DOWN HILL ENTRY)- FIRST FLOOR



A NEW LUXURY PHENOMENON
THAT RESONATES, PURIFIES AND CELEBRATES LIFE





Specification

LIVING ROOM/ DINING ROOM/LOUNGE

Floors : Imported Marble
 Walls : Pop Punning With Acrylic Emulsion Paint
 Ceiling: Pop Punning With Acrylic Emulsion Paint
 Doors : Hardwood Door Frames with Solid Wood Panelled Door with Melamine Polish Finish.
 Window/ Glazing : UPVC Windows
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P., TV Connection and Premium Modular Switches.

KITCHEN

Floors : Imported Marble
 Walls : Tiles and Acrylic Emulsion Paint.
 Ceiling : Pop Punning with Acrylic Emulsion Paint
 Doors : Seasoned Hardwood Frame with European Style Moulded Shutter
 Window/ Glazing : UPVC Windows
 Others : Complete Modular Kitchen with Hob and Chimney
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone, Internet, I.P. & TV Connection.

BALCONIES/ TERRACE

Floors : Stone/ Anti-Skid Tiles
 Walls : Weather Proof Paint
 Ceiling : Weather Proof Paint
 Doors : UPVC Windows
 Window/ Glazing : UPVC Windows
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB.

ALL BEDROOMS

Floors : Imported Marble
 Walls : Pop Punning With Acrylic Emulsion Paint
 Ceiling : Pop Punning With Acrylic Emulsion Paint
 Doors : Seasoned Hardwood Frame With European Style Moulded Shutter.
 Window/ Glazing : UPVC Windows
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB And Fibre Optics For Telephone, Internet and I.P Tv Connection.

MASTER TOILET

Floors : Imported Marble
 Walls : Imported Marble/ Acrylic Emulsion Paint
 Ceiling : False Ceiling with Acrylic Emulsion Paint
 Doors : Seasoned Hardwood Frame with European Style Moulded Shutter
 Window/ Glazing : UPVC Windows
 Others : Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB and Fibre Optics for Telephone.

OTHER TOILETS

Floors : Imported Marble
 Walls : Ceramic Tiles/ Acrylic Emulsion Paint
 Ceiling : False Ceiling with Acrylic Emulsion Paint
 Doors : Seasoned Hardwood Frame with European Style Moulded Shutter
 Window/ Glazing : UPVC Windows
 Others : Kohler/ Equivalent Quality Chinaware, CP Fittings, Marble Counter
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB.

S. ROOM/ UTILITY ROOM

Floors : Tiles
 Walls : OBD
 Ceiling : OBD
 Doors : Hardwood Frames with Painted Flush Door
 Window/ Glazing : UPVC Windows
 Others : ISI Quality Tiles and Fittings
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB.

SECURITY

Video Door Phone and 2 Tier CCTV Security and Surveillance at Main Entrance and Tower Entrances.

S.W.C

Floors : Tiles
 Walls : OBD
 Ceiling : OBD
 Doors : Hardwood Frames with Painted Flush Door
 Window/ Glazing : UPVC Windows
 Others : ISI Quality Tiles and Chinaware and CP Fittings
 Electrical : Copper Electrical Wiring in Concealed Conduits and MCB.

FACILITIES

Club House With Multiple Swimming Pools, Unisex Gym, Multi-Purpose Hall, Coffee Bar, Table Tennis and Billiards Room, Badminton Courts, Tennis Courts, Extensive Landscapes and Water Bodies.

AVAILABLE SIZES

1650 square feet

1800 square feet

2400 square feet

NOTE:

The colour and design of the tiles can be changed without any prior notice. Variation in the colour and size of the vitrified tiles/granite may occur. Variation in colour in mica may occur. Area in all categories of villa may vary up to +3% without any changes in the cost. However in case the variation is beyond 03% the charges will be applicable. Additional recurring charges.

Location map



Note: Map not to scale

Distinctively Natural





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Disclaimer: All Specifications, designs, layouts, images and conditions are only indicative and some of these can be changed at the discretion of the builder.
These are purely conceptual and constitute no legal offerings.