

DOON
A N A N D A M

An Oasis of Luxury Amidst Nature

Experience Grandeur In A Pollution-Free Environment

Nestled in the serene foothills of the Himalayas, Dehradun is a coveted retreat for the elite. Just 230 km from the national capital, the city offers seamless connectivity by road, rail, and air to major destinations across India.

With its proximity to the sacred Ganga River and the spiritual hubs of Rishikesh, Haridwar, Badrinath, and Kedarnath, Dehradun exudes an aura of tranquility. The city is also a gateway to Mussoorie, one of India's most cherished hill stations.

A rising star in the world of luxury real estate, Dehradun has captured the attention of affluent investors and NRIs, ranking 5th among the top property investment destinations as per a Business Standard survey. The promise of high returns on investment, coupled with an unparalleled quality of life, makes it the perfect location for those who seek both prestige and prosperity.

The Uttarakhand Government has been actively enhancing the city's infrastructure, making it a benchmark of urban excellence. Dehradun now boasts superior power and water distribution systems, ensuring a life of uninterrupted comfort.

DOON ANANDAM offers an extraordinary living experience—where modern sophistication meets the timeless beauty of nature.



A BESPOKE LUXURY DESTINATION IN THE HEART OF DEHRADUN



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Reception Area

DOON ANANDAM

**An Exclusive Heaven of Luxury
in Dehradun's Prime Location**

Presenting **DOON ANANDAM**—a heaven of elegance and exclusivity, designed for those who seek the finest in life. Set against the breathtaking backdrop of Dehradun's lush green landscapes, this elite development redefines luxury living with impeccable architecture, world-class amenities, and an ambiance of pure sophistication. Strategically located next to Doon Square, at the epicenter of SIIDCUL IT Park, **DOON ANANDAM** offers a privileged lifestyle in the most sought-after address in Dehradun. Spanning across acres of prime real estate, this prestigious project is an architectural masterpiece, featuring ultra-luxurious residences, premium retail, and elite recreational spaces, all curated to perfection.

At DOON ANANDAM, you don't just invest in real estate—you invest in a legacy of grandeur and distinction.

Grand Lift Lobby

A Statement of Elegance & Prestige

At **DOON ANANDAM**, luxury begins the moment you step inside. The Lift Lobby is designed to exude grandeur, seamlessly blending architectural finesse with modern functionality. Expansive spaces, premium finishes, and sophisticated lighting create an inviting ambiance, making every arrival a distinguished experience. Whether you're heading home, to a business meeting, or a leisure retreat, these thoughtfully designed lobbies set the tone for an elevated lifestyle.



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Amenities



**Luxurious
Suite**

Club House



Retail



Fine Dining



Food Court



**2 Level Car
Parking**

Luxurious Suite

Elevated Living At Doon Anandam

Discover the epitome of luxury and exclusivity with our Luxurious Suite at DOON ANANDAM. Designed for the elite few, these bespoke residences offer a harmonious blend of modern elegance, impeccable craftsmanship, and unparalleled convenience.

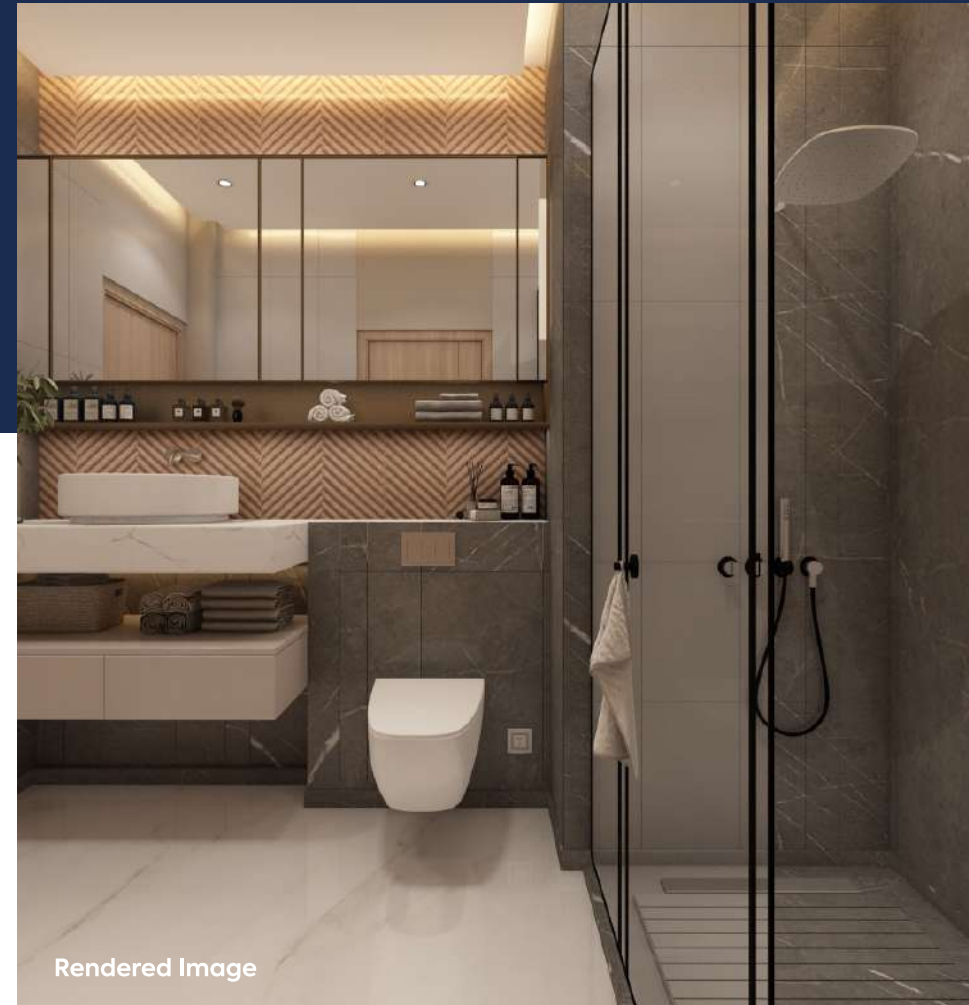
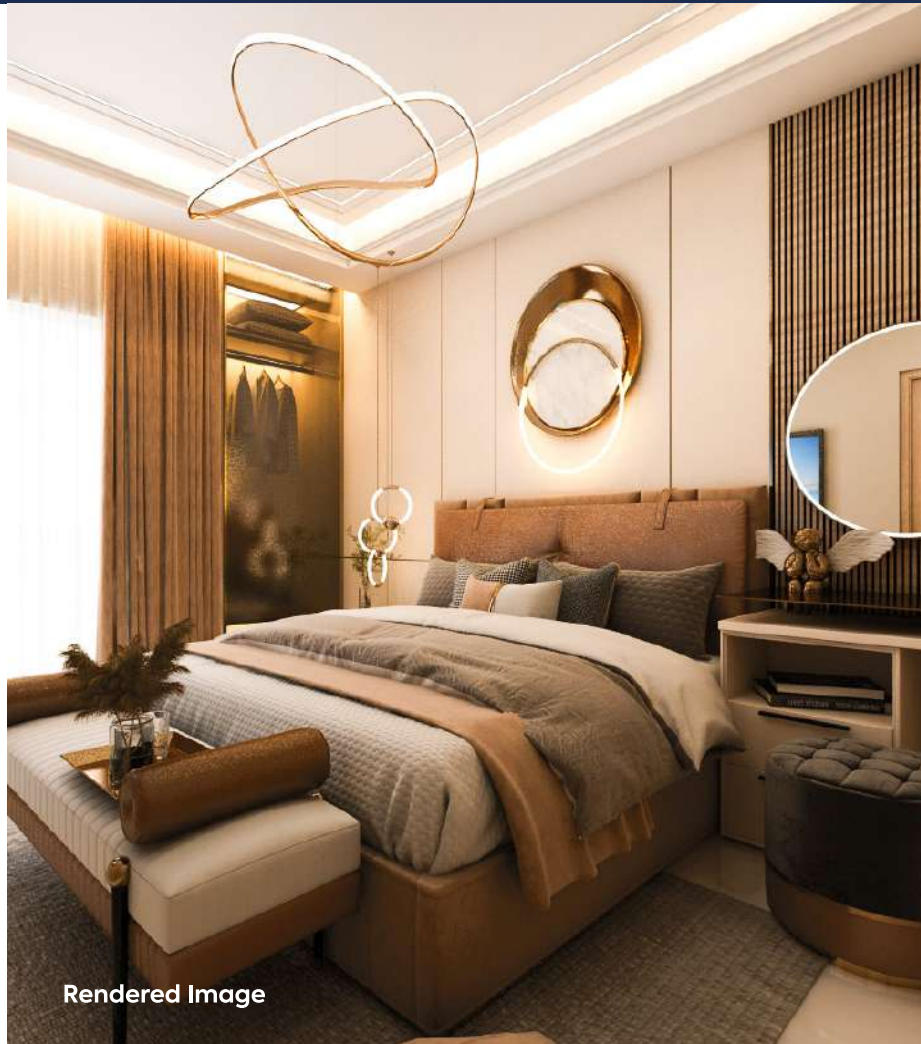
Situated in Dehradun's most prestigious location, next to the thriving SIIDCUL IT Park, these Luxurious suites are a symbol of status and refined living. Each residence boasts sophisticated interiors, premium finishes, and world-class amenities, catering to the tastes of discerning homeowners and astute investors.



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Bedrooms & Living Spaces

The Art of Luxurious Comfort



Your private sanctuary at DOON ANANDAM is crafted for unparalleled comfort and sophistication. The bedrooms and living spaces are meticulously designed to offer a perfect balance of elegance and warmth. Expansive layouts, designer finishes, and floor-to-ceiling windows bring in natural light while offering breathtaking views. Whether it's unwinding in your plush bedroom or hosting in your stylish living area, every corner reflects refined living. This is more than just a home—it's a masterpiece of modern luxury.

Luxurious Suite Amenities



Bed



Bedside Tables



Sofas



Coffee Table



Exhaust
System



Mirror in Room



Air conditioning
with Heating and
cooling



TV



Wardrobe



Lighting



Outdoor
Furniture



Video Door
Phone



Mirror in
Bathroom



Electronic Lock
on Main Door



Designer
Ceiling



Ceiling Fan



Kitchenette



Chimney



Induction



Geyser



Bathroom
Accessories



Vanity



Motorised Curtain with Remote
and Lighting Automation

The Elite Clubhouse At Doon Anandam

Experience Luxury,
Leisure & Wellness

Step into a world of unmatched exclusivity at the Clubhouse at Doon Anandam—a sanctuary designed for those who seek the finest in leisure, fitness, and recreation. This state-of-the-art retreat offers a harmonious blend of wellness, entertainment, and social experiences, ensuring a lifestyle of prestige and indulgence.

FEATURES & AMENITIES:

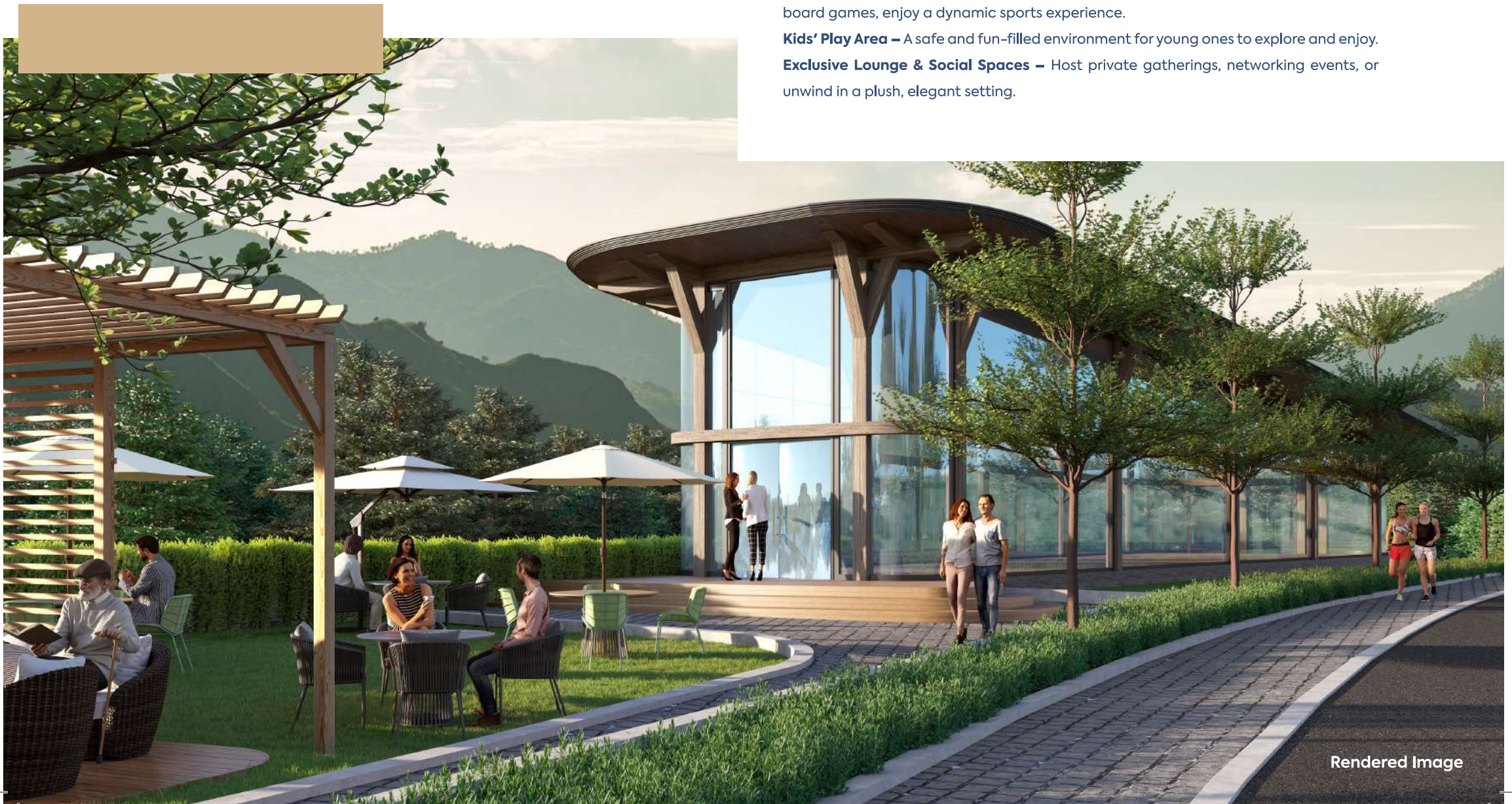
Luxurious Swimming Pool – Unwind in the temperature-controlled pool designed for relaxation and rejuvenation.

Fully-Equipped Gym – Elevate your fitness with cutting-edge equipment and expert training facilities.

Indoor & Outdoor Sports Arena – From badminton and squash to table tennis and board games, enjoy a dynamic sports experience.

Kids' Play Area – A safe and fun-filled environment for young ones to explore and enjoy.

Exclusive Lounge & Social Spaces – Host private gatherings, networking events, or unwind in a plush, elegant setting.



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Swimming Pool



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Gym & Spa

Wellness & Indulgence Redefined

At **DOON ANANDAM**, health and relaxation go hand in hand. The state-of-the-art gym is designed for fitness enthusiasts who demand excellence, equipped with world-class machines, personal training options, and dedicated workout zones.

For those seeking tranquility, the luxurious spa offers a rejuvenating escape with therapeutic massages, steam rooms, and wellness treatments. Whether breaking a sweat or unwinding in serenity, the fitness and wellness spaces at DOON ANANDAM redefine holistic luxury.



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Retail Reimagined

A Luxury Shopping Experience

At Doon Anandam, Retail Is Not Just About Shopping

—It's about indulgence, exclusivity, and an elevated lifestyle. Strategically located next to Dehradun's elite residential sectors and the thriving SIIDCUL IT Park, this meticulously curated retail space promises a high-spending, discerning clientele seeking premium experiences.

Designed for boutique brands, fine dining restaurants, luxury apparel stores, and bespoke lifestyle ventures, DOON ANANDAM offers a refined retail atmosphere where visitors can shop, dine, and unwind at their own pace.

Fine Dining

An Exquisite Culinary Destination

Doon Anandam presents a sophisticated dining

experience, where gourmet flavors meet elegant ambiance. Designed to cater to refined palates, the restaurant space offers an exclusive setting for fine dining, business lunches, and leisurely gatherings.

With a focus on culinary excellence, world-class service, and a luxurious atmosphere, the restaurant is set to become the city's most sought-after dining destination. Whether it's a romantic dinner, a corporate event, or a weekend indulgence, every meal at Doon Anandam is an experience to savor.



Gourmet Indulgence

A Culinary Haven At Doon Anandam

The Food Court at DOON ANANDAM

Is more than just a dining space—it's an exquisite culinary destination designed for those who appreciate flavors, finesse, and fine experiences. Offering a curated selection of gourmet eateries, artisanal cafés, and global cuisines, this elite dining hub caters to refined palates seeking both indulgence and convenience.

Whether it's a leisurely brunch, an intimate dinner, or a quick gourmet bite, the thoughtfully designed ambiance, premium service, and diverse dining options make every visit an experience to savor.

At DOON ANANDAM, dining isn't just a meal—it's a luxurious escape for the senses.





Experience Luxury Living With Hotel-Like Comforts

At Doon Anandam, luxury meets lifestyle. Discover a seamless fusion of home-like warmth and world-class hospitality in our beautifully designed, fully furnished suites.

Perfect for business travelers, leisure seekers, and long-term residents alike, each residence combines sophistication, comfort, and modern convenience. With contemporary interiors, premium amenities, and an exclusive address in Dehradun's most elite neighborhood, every detail is curated to offer an exceptional urban living experience.

Whether for a short getaway or an extended stay, indulge in the elegance and ease of a space that feels like home—only better.

Spacious & Secure Two-Level Parking

Effortless Convenience, Unmatched Comfort

At Doon Anandam, parking is never a hassle. With a dedicated two-level parking facility, residents and visitors enjoy seamless access to their destinations. Thoughtfully designed for ease and efficiency, this expansive parking space ensures smooth traffic flow, enhanced security, and the convenience of direct access to the property. Whether arriving home or visiting for leisure, experience stress-free parking in a well-organized and secure environment.



Location Advantages

Doon Anandam located just a 5-minute drive from the iconic Rajpur Road – a serene and heritage rich corridor.

- Surrounded by premium lifestyle destinations like Pacific Mall, Crossroads Mall, high-street retail outlets, and vibrant cafés
- Seamlessly connected to Rajpur Road, with direct approach from the upcoming Dehradun Expressway
- In close proximity to Malsi Deer Park, Forest Research Institute, and other natural attractions
- Near top educational institutions including The Doon School, Welham Girls' & Boys' School, and Doon University
- Excellent accessibility to Mussoorie Road, Clock Tower, and other key city landmarks



Airport
30 Minutes



Rishikesh
45 Minutes



Mussoorie
45 Minutes



Haridwar
1 Hour



Railway Station
15 Minutes



**Dehradun
Expressway**
Delhi to Dehradun
drive in 2.5 hours.



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Loaded with Surrounding Amenities



Multiplex



Play Zone



High Street Shops

Building Specification

BUILDING STRUCTURE

The earthquake-resistant RCC framed structure is engineered to meet the highest seismic requirements for Zone IV, In accordance with the Indian seismic zoning plan, ensuring superior safety.

SUITE FINISHING & FURNISHING

FLOORING

Living Room: Superior quality Italian Marble Flooring with Diamond Finish Polishing. **Bed Room:** AC-4 Grade Laminated Wooden Flooring.

WALL FINISH

Internal Finishes: Internal walls in cement plaster / Gypsum Plaster with inserts of Profiles & Louvers panels or as per design specification.

CEILING

Combination of POP false ceiling finish in Acrylic emulsion paint & Veneer ceiling finish in melamine polish.

TOILETS

Flooring work in premium Vitrified anti skid tiles, **Wall Finish / Cladding** in premium tiles, **Basin Counter** in Granite Stone, **Vanity** in 18 mm water resistance to HDHMR board with laminate finish, **Shower glass partition** and glass door with SS fittings, **Sanitary ware** make jaquar / kohler/ Hindware or equivalent.

MODULAR KITCHEN

KITCHEN CABINET- Factory fabricated 18 mm thick HDHMR board with Acrylic Laminate finish / PU paint finish, top and bottom storages, tandem drawers, assembled with premium hardware and SS Sink. **DADO & COUNTER-** Granite/Stone. or equivalent.

KITCHEN GOODS

SS sink, RO system, Chimney, Microwave oven, Induction, Refrigerator(90Ltr) Make LG/Chroma or an equivalent brand.

BALCONY RAILING

Toughened glass railing with top SS handrail.

WOODEN DOORS

Main Door: 50mm thick 8' high veneer finish & solid hardwood frame with Melamine polished finished door with branded / ISI make hardware including 2 keys and access card smart lock system with video door phone.

Internal Door: 32mm thick 7' high veneer finish & solid hardwood frame With Melamine polished & finished with branded / ISI make hardware.

MAIN DOOR LOCK

Electronics main door locks.

VDP/ AUTOMATION

Video door Phone / Lighting Automation System.

UPVC WINDOW

Branded UV protected UPVC sliding / openable windows in 3 track system with DGU having argon gas filled in it and provision of fly mesh panel.

FURNITURE

High-quality, factory-finished study table and chair made of particle/ pre-laminated board, along with a wardrobe, chest of drawers, two bedside tables, a double bed with a headboard, a two-seater sofa, and a central table with a glass top.

FURNISHING

Main curtains, 2 pillow with cover, 1 bed sheet, 1 remote for curtain, 1 motor for curtain movement, 1 mattress, 2 cushions with covers.

ENTRANCE LOBBY / RECEPTION AREA / LIFT LOBBY:

FLOORING

Designer pattern flooring work with Elegant Italian marble and Gems.

WALL FINISH

Combination of Exotic marble / PVD coated metal and decorative veneer panelling.

CEILING

Combination POP false ceiling / Veneer ceiling and metal Ceiling.

Building Specification

LOBBY TOILETS

FLOORING

Italian marble flooring

WALL FINISH

Elegant Italian marble cladding in design pattern.

CEILING

POP false ceiling with Acrylic Emulsion paint.

SHOP FRONT AREA

FLOORING

Granite / Vitrified tiles.

WALL FINISH

Granite cladding / ACP / Texture paint.

SHOP SPACES

Lockable shops with Glazing.

CORRIDOR

FLOORING

Stone/ Tile flooring.

WALL FINISH

Combination of POP Punning finish in Acrylic Emulsion Paint + veneer panelling Finish in Melamine Polish

CEILING

Combination of POP false ceiling finish in Acrylic emulsion paint + Veneer ceiling finish in melamine polish.

CLUB AREA

SWIMMING POOL

Mosaic Tiles in Swimming Pool with Deck built with WPC Flooring

GYM AREA

State of the art Gym equipment's with Rubber mat Flooring / Laminated flooring, ceiling in POP False Ceiling with Acrylic Emulsion paint

SPA AREA

Theme based designer premium tiles in wall and floor with mirror and wooden panelling on walls.

AIR CONDITIONING

Split AC / VRV Air conditioned (Hot & Cold) in Suites.

ELECTRICAL FITTINGS

Modular range switches/ sockets/ MCBs, featuring ISI certified copper wiring with two wall lights, one ceiling chandelier and ceiling COB lights.

POWER BACK UP

100% power backup for every suites/ apartments

COMMUNICATION

TV & telephone points & Data with Wi-Fi point.

PLUMBING

FITTINGS

Premium quality Chinaware, IS standard high class wall hung W.C. & Washbasin in matching shades / colours of Jaquar / Hindware or equivalent make.

C.P FITTINGS

IS Standard high class single lever hot & cold C.P. fittings jaquar / hindware or equivalent. Toilet will include exhaust fan / mirror with wall mounted vanity , shower cubicle & heavy duty geyser.

PLUMBING

Pressurized water supply system with CPVC/ GI/ UPVC pipes for stacks.

FIRE SAFETY

Sprinkler system for fire safety in all area as per norms.

SECURITY

Secured gated community with access control at entrances with Automatic boom barriers & manual gates at entry & exists of the development. CCTV for basements & ground floor lobbies.

Nearby

Tourist Places

Hill Stations

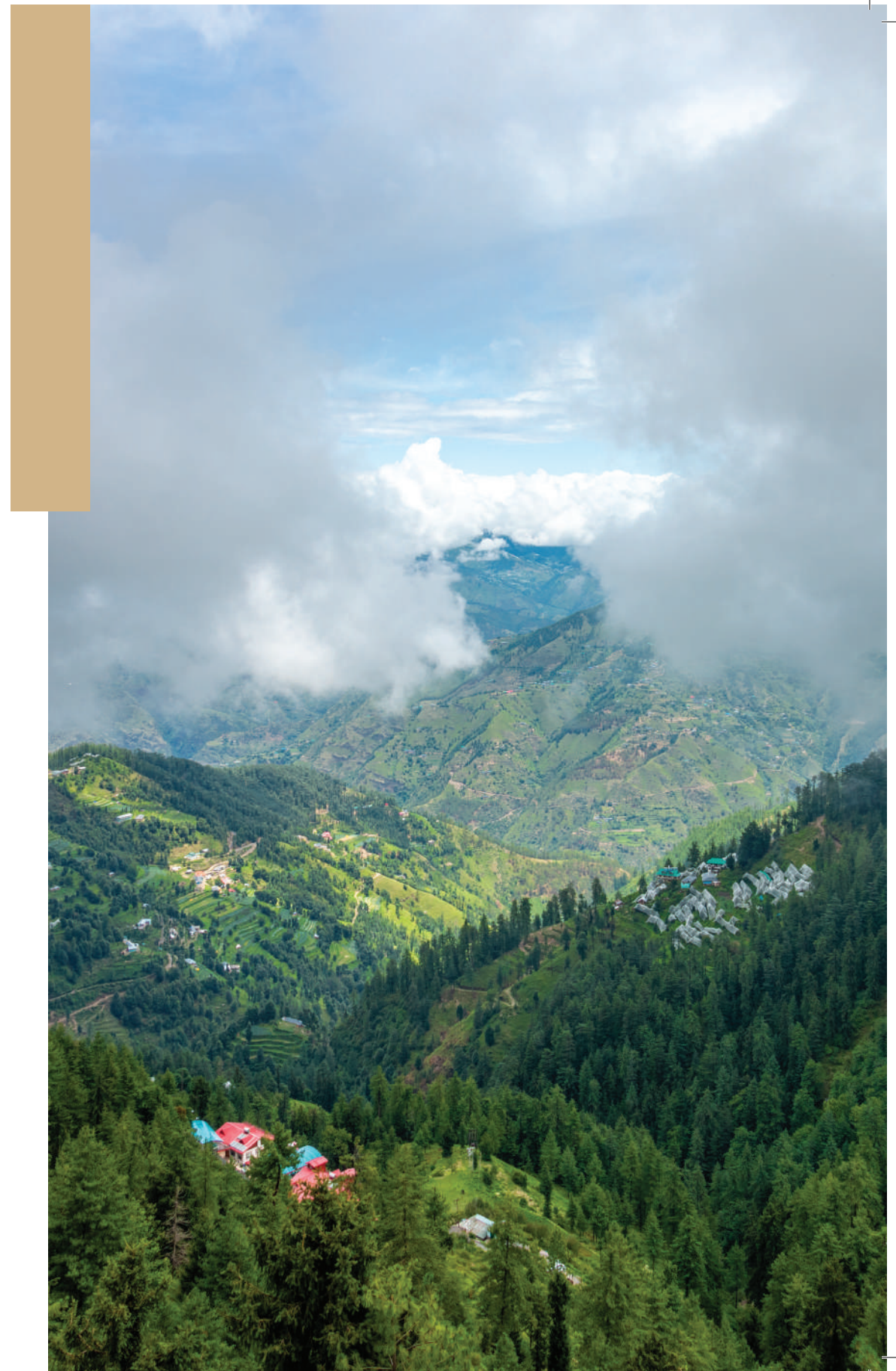
1. Mussoorie – 28 Km
2. Dhanaulti – 15 Km
3. Chakrata – 98 Km

Spiritual and Religious Sites

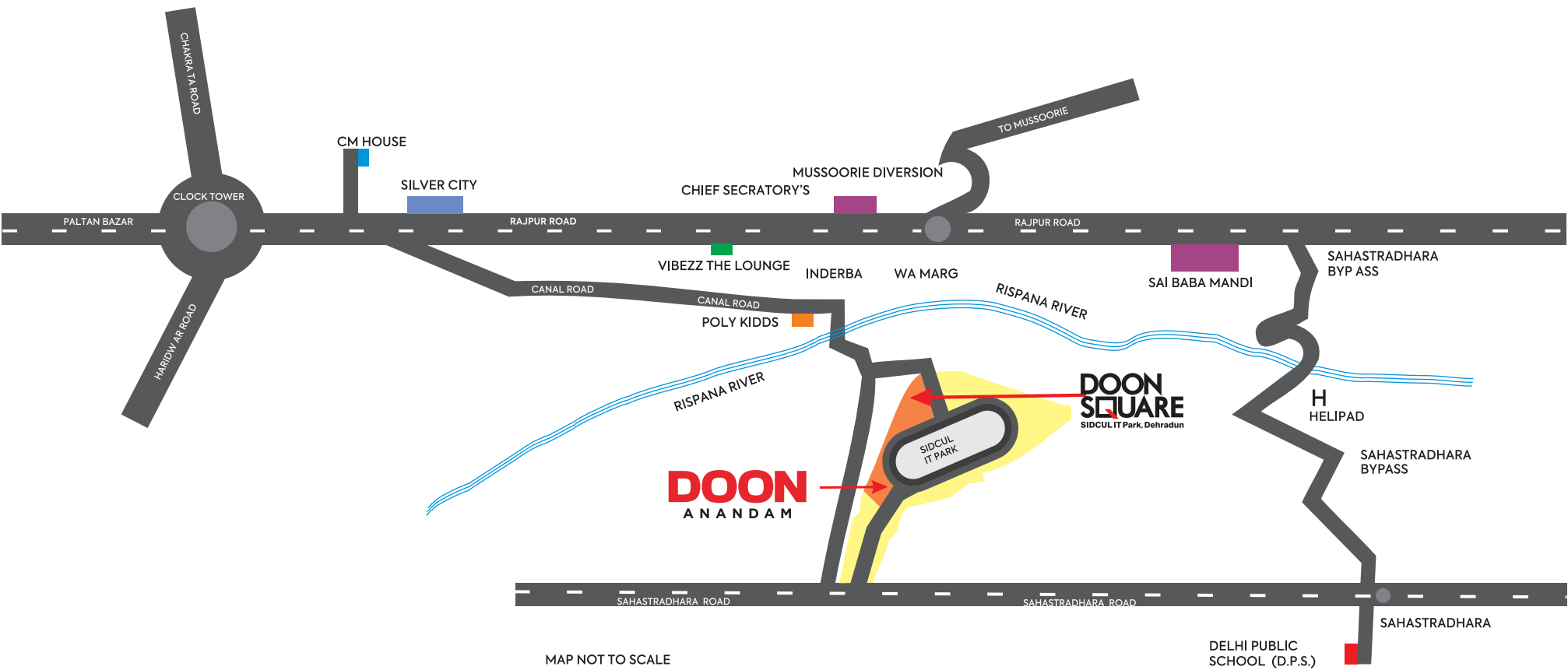
1. Rishikesh – 45 Km
2. Haridwar – 56 Km

Nature and Wildlife

1. Rajaji National Park
2. Kempty Falls
3. Robber's Cave
4. Sahastradhara
5. Mindrolling Monastery
6. Forest Research Institute



Location Map



DOON

DOON
ANANDAM

Site Address: Plot No.-IT-13, 14 & 15, Khasra No.-174, IT Park, SIIDCUL, Dehradun.

Registered Office: Property No. 98B, 4th Floor, Taimoor Nagar, South Delhi, New Delhi - 110065

SIDA Approved Drawings | SIIDCUL Allotted Land | SIDA/ITP/I/AA/0005/24-25 Dated: 22/01/2025 | RERA No. - UKREP04250000635

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