



Sangam  
Valley

SAHASTRADHARA ROAD, DEHRADUN

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THE NEW  
HEART OF DEHRADUN

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SIDE ELEVATION

ARTISTIC RENDITION

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EVENING VIEW

ARTISTIC RENDITION



Welcome to Sangam Valley, Sangam's latest luxury residential offering in Uttarakhand's capital city.

Dehradun is the city of opportunities, but too often, living close to its centre leads to compromising on the quality of life you deserve. Sangam Valley has been designed to be the exception. Overlooking pristine greenery right in the heart of the city, it promises elevated living in luxurious apartments, supplemented by a social clubhouse complete with gourmet restaurants, soulful entertainment, and much more.

At Sangam Valley, you'll fall in love with Dehradun. Again.







FRONT ELEVATION

ARTISTIC RENDERING





REPRESENTATIVE IMAGE

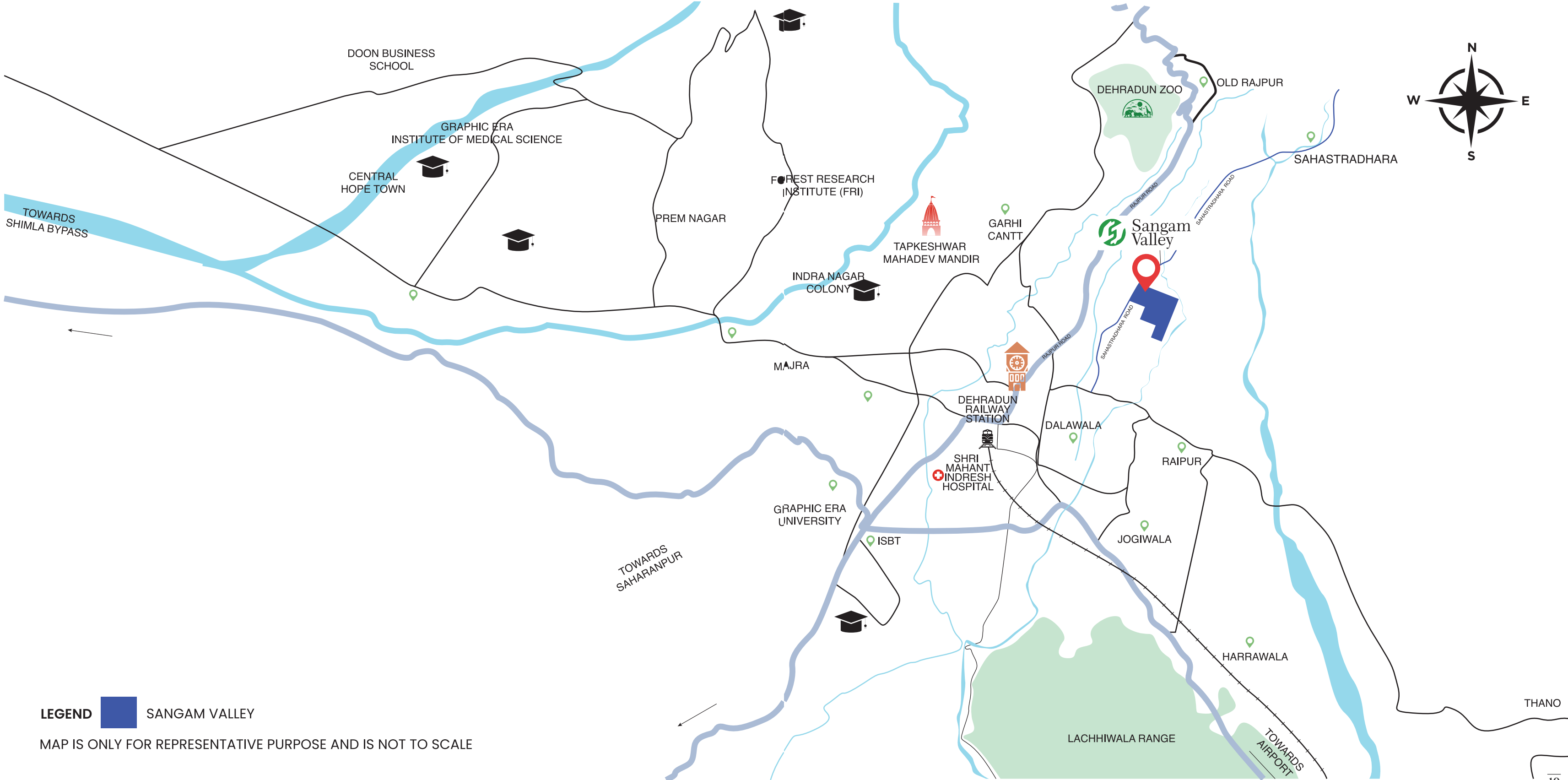
LOCATION/GREENERY

SPACE. NATURE.  
TRANQUILITY.  
A RARE URBAN  
SANCTUARY IN THE  
HEART OF THE CITY.

Sangam Valley is perfect for those looking for a home within the city but also want to enjoy the tranquillity of nature. Minutes away from Dehradun's finest cultural offerings, and with arterial roads nearby, commuting has never been this easy. Several reputable medical and educational institutions lie within a 5 km radius. All these factors ensure that residents do not miss out on any urban conveniences.

Our gated community overlooks pristine green spaces that have been protected to create a place for families to thrive in. Immaculately manicured landscapes, restaurants, and shops are surrounded by green gardens. Everything you need is a short walk away. Experience the serenity of nature, right in the heart of Dehradun.





**LEGEND**  SANGAM VALLEY

MAP IS ONLY FOR REPRESENTATIVE PURPOSE AND IS NOT TO SCALE





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## CONNECTIVITY

# A COMMUNITY CONNECTED TO THE WHOLE WORLD.



In today's fast-paced world, convenience and time are valued over everything else. Around the world, individuals residing in renowned communities experience exceptional connectivity.

Situated in the bustling heart of Sahasthradara Road, Sangam Valley benefits from the many advantages of an urban residence. It is well-connected to the city's major hubs by arterial roads. Access to the airport is quick and easy.





DRAWING ROOM VIEW



LIFESTYLE/EASE OF LIFE

# CITY LIVING AT ITS FINEST.



REPRESENTATIVE IMAGE

The community at Sangam Valley is united in their desire to enjoy the best of nature without losing out on the perks of a metropolitan city.

Here, you do not need to step out of the gates to live your life to the fullest. Everything within the ecosystem is easily accessible by foot.

Within Sangam Valley, you'll find a resident exclusive clubhouse with a variety of recreational facilities.

Sahastradhara Road houses healthcare facilities, retail stores to take care of all your daily needs, banquets, and a range of dining options.

A short drive away is the Rajpur Road – a buzzing retail destination, giving you a wide range of entertainment choices, and various dining and shopping options.



REPRESENTATIVE IMAGE





REPRESENTATIVE IMAGE



INTERIORS

# PRECISION AND CARE IN EVERY DETAIL.



Whether it is a 2, or 3-bedroom apartment, every home at Sangam Valley has been designed to ensure that you can live a life of opulence. Each room is thoughtfully designed, providing you with space to live and grow. Spacious decks in every apartment offer a rare sight in urban settings – verdant greenery and immaculate gardens.

The finest modern fittings and technology have been incorporated into each abode, with modular wardrobes in the bedrooms, and a fully fitted modular kitchen with appliances. All living spaces are provisioned for sophisticated VRF air-conditioning, ensuring effortless and uninterrupted comfort. 3 track system aluminium windows, ensure a night of uninterrupted peace and quiet.







REPRESENTATIVE IMAGE





AMENITIES

ALL YOU NEED.  
ALL IN ONE PLACE.



Right in the heart of Dehradun, Sangam Valley has all you need for an elevated lifestyle.

Here, life is built around luxury and comfort. Step into our expansive multi-level clubhouse that offers a range of dining and entertainment options. These include a restaurant, a quaint café, and a bar. Enjoy the ambiance of our alfresco dining area or play a fun game in our card room.

Indulge in a leisurely experience at the majestic swimming pool at Sangam Valley. Meet your fitness goal at the full-fledged gym which has been fitted with everything you need. Our young residents have an exclusive kids' area to themselves where something exciting is always on the agenda.

At Sahasthdara Road, or Rajpur Road, you can indulge in some retail therapy, pamper yourself at the salons, and refresh yourself with multiple dining experiences at cafés, restaurants, and bars.





REPRESENTATIVE IMAGE



SUSTAINABILITY

# LUXURY LIVING, DONE RESPONSIBLY.



Sangam Valley has been designed as a sustainable alternative to conventional urban luxury living. In addition to the vast greencover, much thought has gone into building an environmentally responsible community. Conscious efforts are made every day to prevent energy waste. Towards this goal, energy-efficient lighting in common areas, 3 track system aluminium windows in every apartment.

EV charging facilities are also available around Sangam Valley.

Sangam Valley is fully committed to water conservation and rainwater is harvested in our community. At Sangam Valley, you will also find dual plumbing systems and wastewater recycling facilities to ensure minimal wastage.







REPRESENTATIVE IMAGE





#### SECURITY

## A SAFE PLACE TO CALL HOME.

To enjoy true peace of mind, you need to feel safe in your surroundings. To ensure this at Sangam Valley, Sangam has gone above and beyond with its security protocols. A 5-tier security system has been put firmly in place. Key measures include 24x7 manned surveillance at entry points, over 100 CCTV cameras across the condominium, a video door phone system in every apartment and a Quick Response Team.

Moreover, fire and smoke detection systems are regularly inspected, while the structural integrity of every building has been designed to a level higher than statutory requirements.

Luxury living, without a worry – awaits you at Sangam Valley.



- LEGENDS
- 1

PROJECT ENTRY/EXIT
- 2

EV CHARGING STATIONS
- 3

PARKING ENTRY/EXIT
- 4

AMPHITHEATRE
- 5

CENTRAL GARDEN
- 6

CLUB HOUSE
- 7

SWIMMING POOL
- 8

TOWER-A
- 9

TOWER-B
- 10

TOWER-C
- 11

AROMA GARDEN
- 12

SENIOR CITIZEN ZONE
- 13

TODDLERS' PLAY AREA

SAHASTRADHARA ROAD



# SITE PLAN

ARTISTIC RENDITION

ALL INFORMATION, DRAWINGS, PLANS, DESIGN, LANDSCAPE, SERVICES ARE ONLY REPRESENTATIVE IMAGES INDICATIVE AND ARTISTICS IMPRESSION. THE SPECIFICATIONS, DIMENSIONS, AREAS, COMMON AREAS, AMENITIES AND FACILITIES, NOMENCLATURES AND OTHER DETAILS OF THE PROJECT WILL BE AS PER THE AGREEMENT. NOT TO SCALE. FOR MORE INFORMATION PLEASE VISIT OUR OFFICE, REGISTRATION NO. UKREP05240000558



# APARTMENTS SPECIFICATIONS

## Living/Dining/Lobby/Passage

- Floor: Imported marble/tile
- Wall: Acrylic emulsion paint
- Ceiling: Acrylic emulsion paint

## Bedrooms

- Floor: Laminated wooden flooring
- Wall: Acrylic emulsion paint
- Ceiling: Acrylic emulsion paint
- Wardrobes: Modular

## Kitchen/Utility

- Floor: Imported marble/tile
- Wall: Dado (as per design)/acrylic emulsion paint
- Ceiling: False (as per design)/acrylic emulsion paint
- Counter: Imported marble/stone
- Fittings & fixtures: Modular, SS sink & CP fittings

## Toilets

- Floor: Imported marble/tile
- Wall: Imported marble/tile with medicine cabinet
- Ceiling: False (as per design)/acrylic emulsion paint
- Counter: Imported marble/stone with below counter vanity
- Fittings & fixtures: CP fittings, sanitaryware, wash basin & EWC

## Balconies

- Floor: Imported marble/tile
- Wall: Exterior grade paint
- Ceiling: False (as per design)/acrylic emulsion paint
- Railing: SS/MS & laminated glass

## Electrical Fixtures & Fittings

- Modular switches
- FRLS/ZHFR internal wirings
- Ceiling light fixtures in kitchen/utility, toilets & balconies
- Optical network terminal (ONT) in each apartment for data & TV connectivity
- Video door phone at main apartment door

## Window/External Glazing

- 3 track system aluminium frames & shutters in living/dining/lobby/passage, bedrooms, kitchen/utility & toilets

## Air-conditioning

- VRF air-conditioning in living/dining/lobby/passage, bedrooms & kitchen/utility (excludes copper pipes, indoor & outdoor units)

## Doors

- Main door: Laminated solid core door with 60 mins fire rating
- Internal doors: Laminated frame with Laminated flush doors

## Firefighting System

- Firefighting system with sprinklers & smoke detection system

## Other Specifications

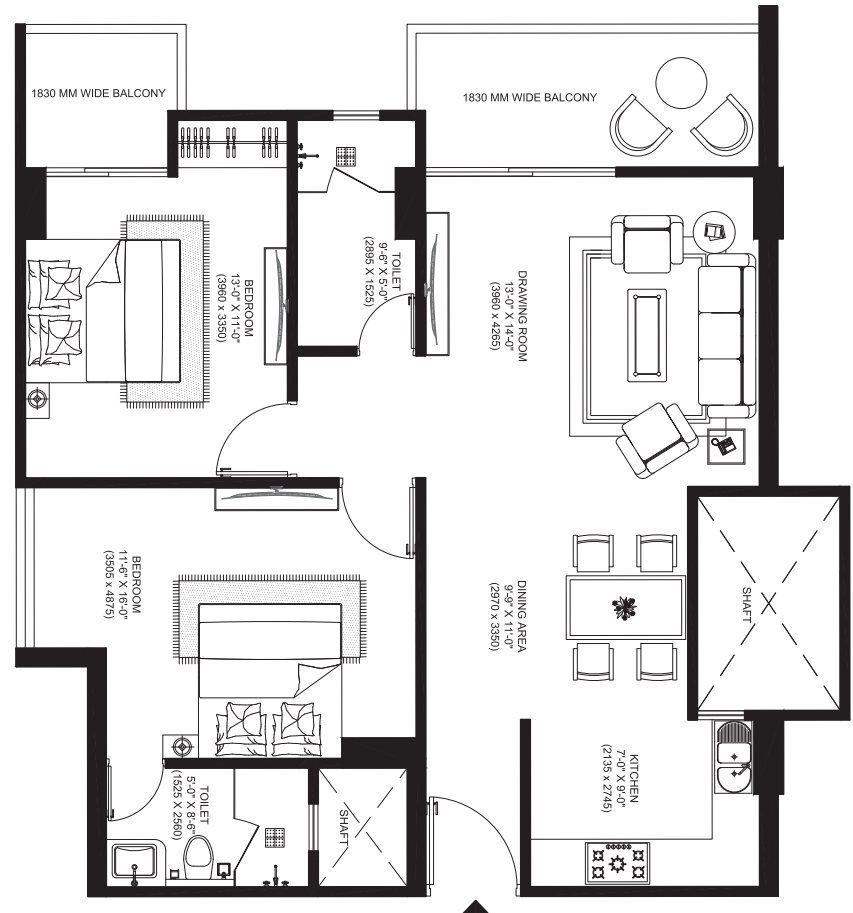
- High speed passenger elevators with a speed of 4m/sec in towers
- Ample parking space for convenience
- Air-conditioned main entrance lobby
- Rainwater harvesting system
- Recycled water from STP for flushing and irrigation
- Provision for garbage collection from each apartment
- Structure designed for zone 4 compliance as per the statutory requirement (vetted by IIT)

Specifications as mentioned are subject to marginal variations, which may be necessary during construction. Marble/Tile/Stone being natural material have inherent characteristics of colour and grain variations. The specifications and facilities mentioned may change on account of non-availability thereof.



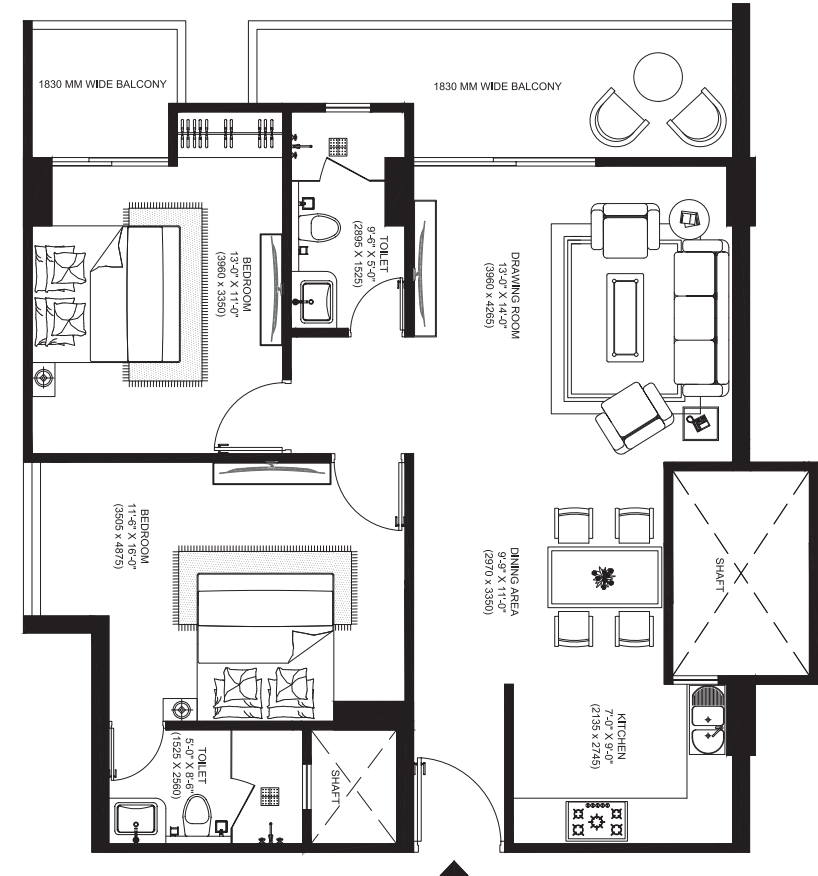
# TYPICAL APARTMENT PLAN

Two Bedroom



Disclaimer:  
All areas have been measured in licensed AutoCAD tool. Details of apartment will be as per the agreement. Plan not to scale. All dimensions are in MM (Ft. Inch)

Two Bedroom

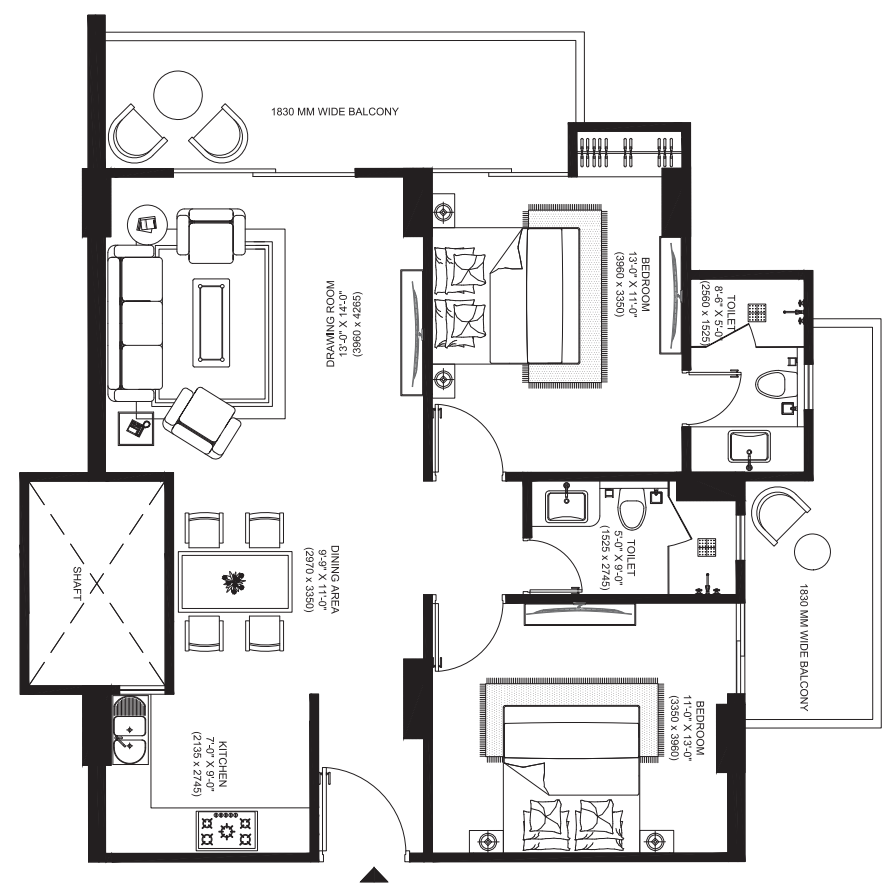


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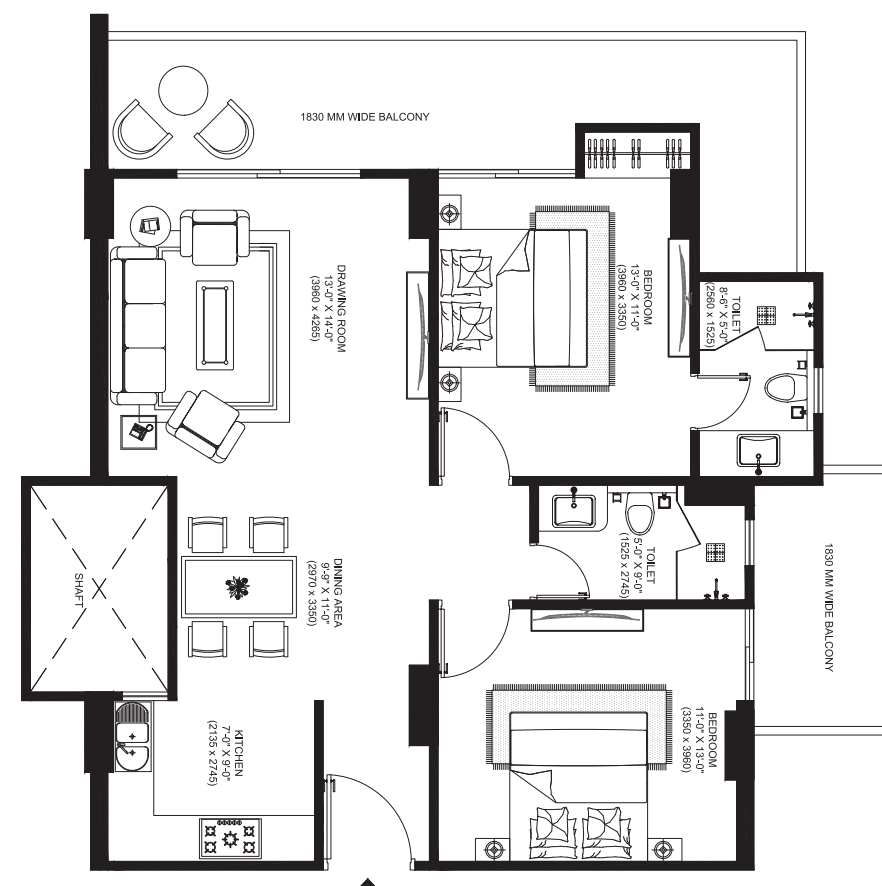
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Two Bedroom

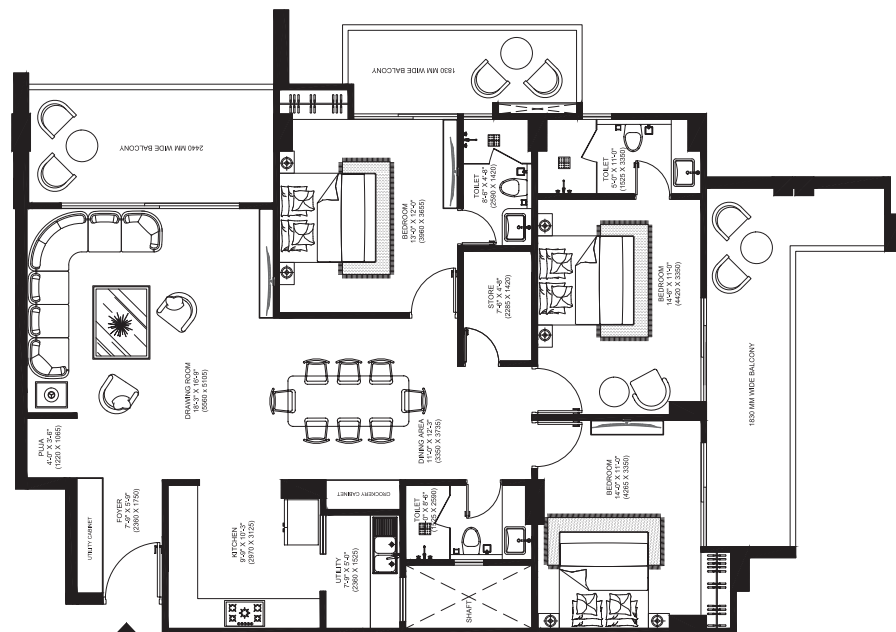


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# TYPICAL APARTMENT PLAN

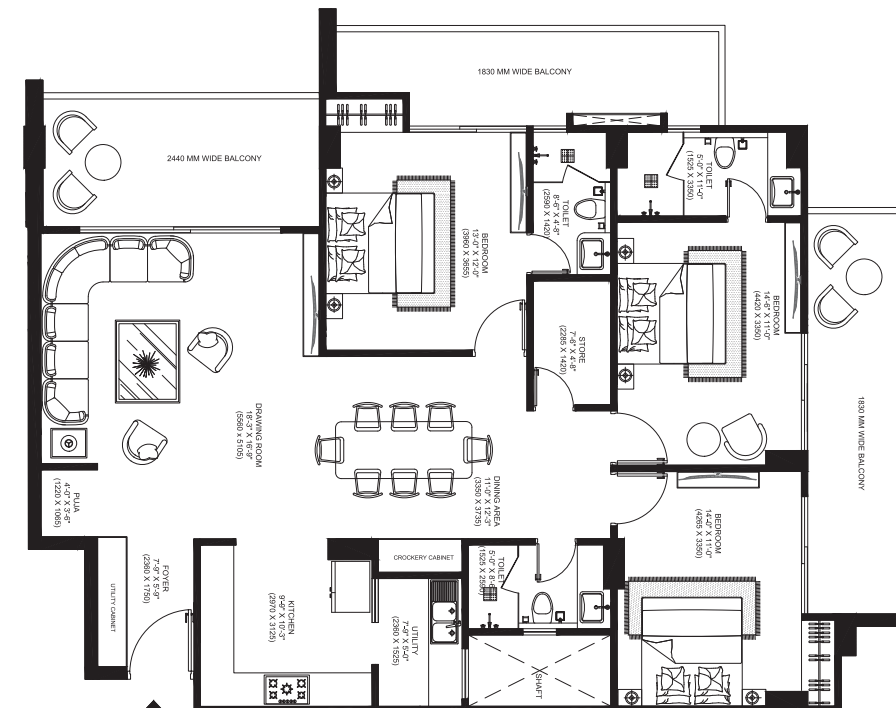
### Three Bedroom



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### Three Bedroom



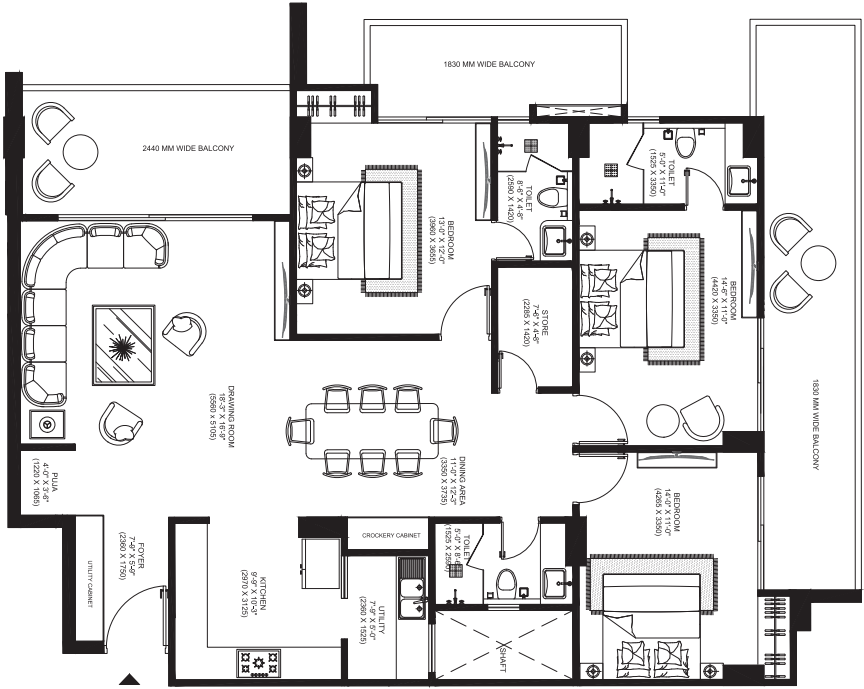
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# TYPICAL APARTMENT PLAN

Three Bedroom



PROJECTS DELIVERED

BUILT ON TRUST.  
DELIVERED WITH  
EXCELLENCE.



Sangam Enclave  
Prayagraj



Sangam View  
Prayagraj



Ranbir International School  
Basti



Hotel Ranbirs  
Lucknow



Samarpan Vihar  
Prayagraj



Sangam Link  
Prayagraj

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**APPROVED BY**  
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PROJECT DESIGNED BY  
DESIGN  
RESPONSE 



EXCLUSIVELY MARKETING BY

