



# CAPITAL ROYAL CASA

3 & 4 BHK LUXURY APARTMENTS

## AN UNPARALLELED LUXURY



### SITE OFFICE

Capital Royal Casa, Aradhna Garden,  
Opp Olympus High School, GMS Road,  
Dehradun, Uttarakhand - 248001

### HEAD OFFICE:

8/1/6, Saharanpur Road,  
Mata Wala Bagh,  
Dehradun, Uttarakhand - 248001

### ARCHITECT



### MEMBER



IGBC  
Regn No. GN190358

Call Contact: +91-97600 00050 | info@doonbuildcon.com | www.doonbuildcon.com, www.capitalroyalcasa.in

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THE  
INSPIRATION



Luxury is an embodiment of the ultimate quest for recognition in a human being and represents the fulfillment of the latent desire to stand- apart and be noticed.

TRUE INSPIRATION FROM  
**ROMAN  
LIFESTYLE & LUXURY**

Ornate, ostentatious and a true inspiration from the authentic Roman architecture in the most opulent city of Uttarakhand, Dehradun





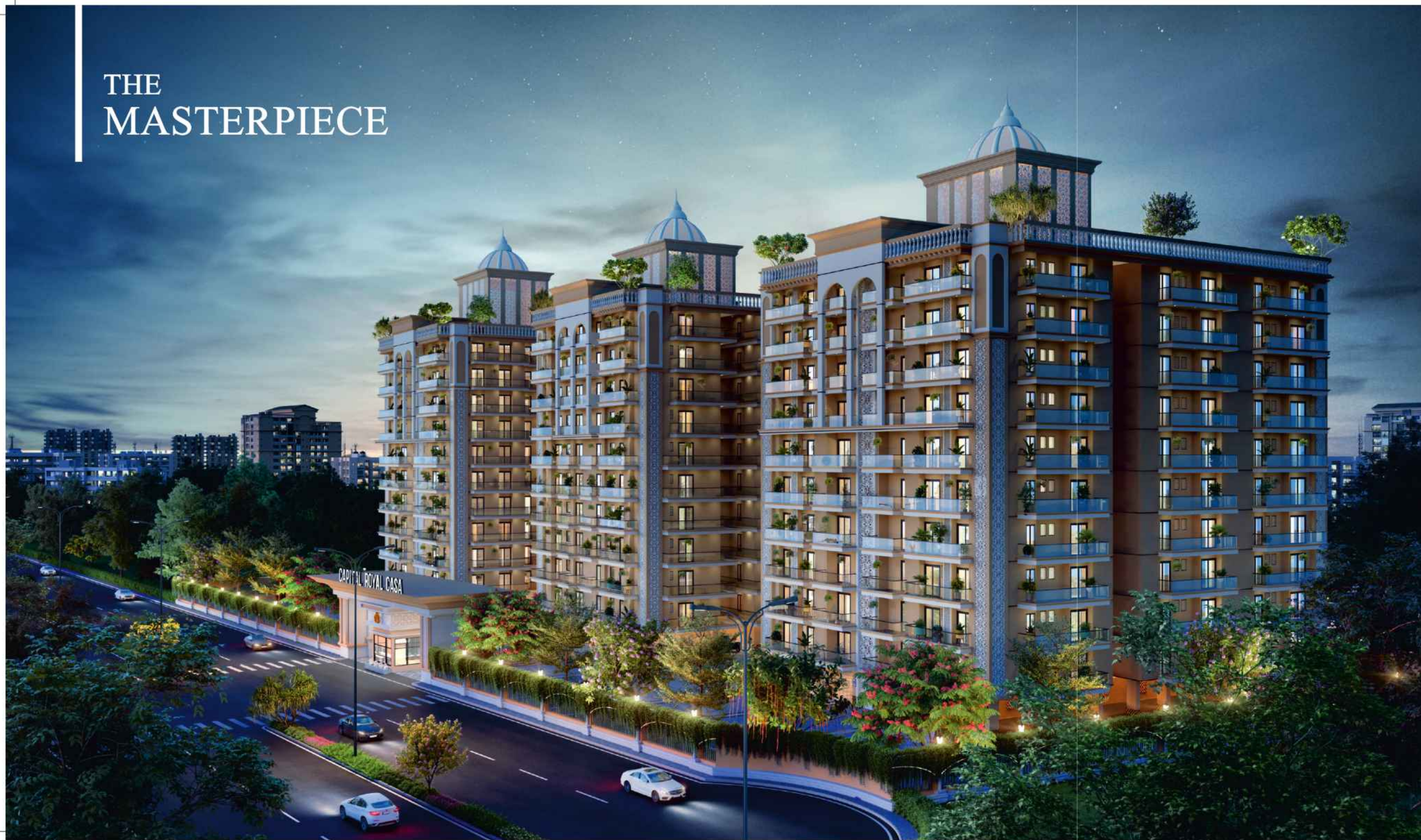
# A GRAND WELCOME BY ANGELS TO YOUR OWN PALACE

Behold as the magnificent doors of Capital Royal Casa are opening for you!  
Rising from a magnificent estate that articulates composure and vibrancy, The Capital Royal Casa is a Renaissance-inspired manor that springs in the neighborhood of already an elegant community.





THE  
MASTERPIECE



CAPITAL  
ROYAL CASA

## THE SPIRIT OF ROME

When you think of the most graceful and royal style of architecture ever, Rome is possibly the first city that comes to mind. Doon Buildcon brings you the Roman style architecture that exude the expression of true beauty and composure of a home you deserve. Comprising luxury apartments, this marvelous ode to Roman living lets you relive the royal lifestyle through its architecture and amenities. Offering possibly the widest choice of homes this palatial property is set to fascinate one and all.





## EPITOME OF OPULENCE

From the very moment, you set foot into your residence, be greeted with breathtaking views that effortlessly span the city skyline. Serving as a constant reminder of the incomparable heights you have achieved.

Delight in the unrivaled vistas of the city skyline, picturesque green landscapes, and peaceful waterfront that unfold before your eyes through floor-to-ceiling windows. Cherish nature's allure and revel in its perpetually shifting panorama while basking in the tranquility of your own personal space.







EXPERIENCE  
THE RISE OF A  
NEW  
KINGDOM







## VIEWS THAT TAKE YOUR BREATH AWAY

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# THE INDULGENCES




There's nothing like taking a walk among the trees as you breathe in the fresh, clean air in the large Tree Court at Capital Royal Casa. You can stroll leisurely over here as you let your thoughts flow freely. This will help you clear your mind and be greatly beneficial for your mental and physical health. You can also take a seat here and enjoy the beautiful view, the pure air and the green surroundings.





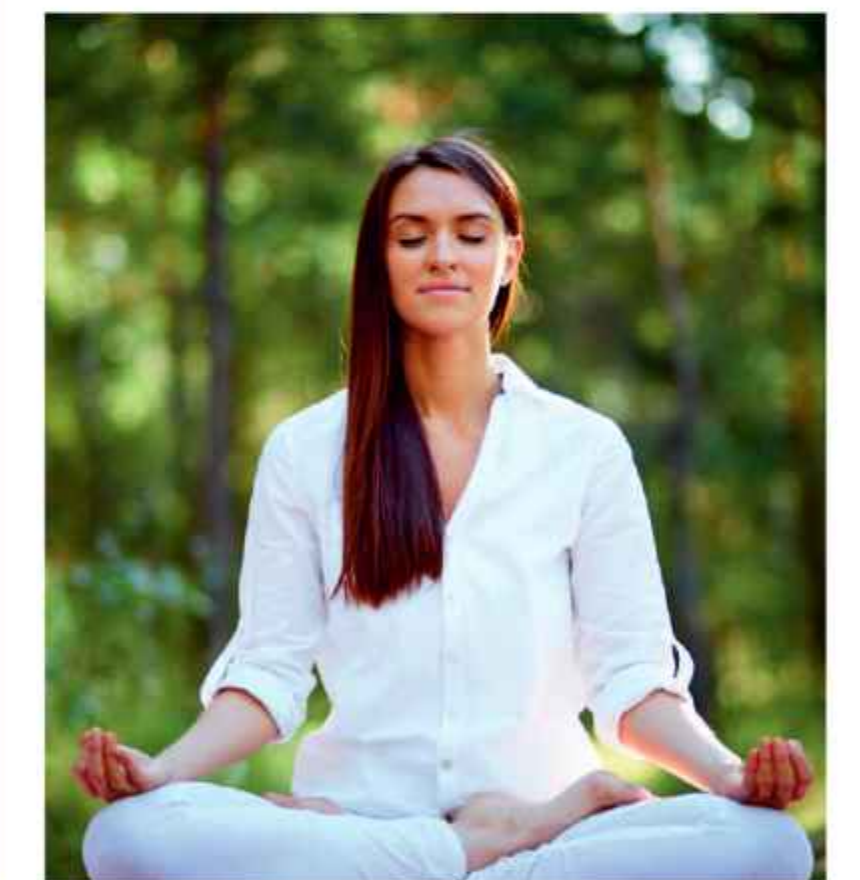




**IT'S AN ABODE OF  
PEACE &  
TRANQUILITY**

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We take pride in our project to create living spaces that redefine the meaning of luxury in the lap of nature. With our experience, in the real estate industry and our unwavering dedication to achieving excellence, we have built a reputation, as visionaries when it comes to crafting dream homes for discerning individuals. We work tirelessly to transform concepts into stunning masterpieces that embody both grace and refinement.





# THE CLUBHOUSE



## THE PATH TO RELAX AND ENERGISE

The 25,000 sq. ft. (approx) development features a state-of-the-art clubhouse and sporting zone where you'll find every facility: from an outdoor swimming pool, and a gym and other sports. An entertainment and relaxation complex contains a open cafeteria, entertainment venues and indoor games.

### CLUB AMENITIES







AN ELEVATED *lifestyle*



We have an exhaustive list of offerings to cater to your needs. A yoga centre to take care of your mind, body and soul. A kids' play area where the little ones can indulge in playful, childlike activities. A swimming pool where you drown all your worries. A multi-purpose hall which can be used for celebrations and meetings alike. All this, and much more, is at your disposal.





## COME AND EXPERIENCE THE EXTRAVAGANT LIFESTYLE

At Capital Royal Casa, we have exquisitely combined nature into your day to day living. Wherever you look tranquil greenery prevails. It's your peaceful nirvana amidst the chaos of the city.



Experience the opportunity extended by Capital Royal Casa to embrace a life brimming with opulence. Every element has been meticulously selected to offer a lasting living experience. With upscale residences and exceptional amenities, our dedication lies in elevating your lifestyle to new heights.

Above all, your safety and well-being take precedence. We ensure a secure environment through the incorporation of state-of-the-art security measures, such as a cutting-edge security system with CCTV monitoring, smart homes operated through android devices, video calling capabilities, and an electric vehicle charging station, among others. Rest assured, you and your loved ones are safeguarded, granting you peace of mind.



### OUTDOOR AMENITIES



ANDROID OPERATED SMART HOME



KIDS PLAY AREA



EV CHARGING STATION



PET FRIENDLY



VIDEO CALLING



LUSH GREEN PARK



JOGGING TRACK



24x7 HI-TECH SECURITY SYSTEM



PERGOLA





## A WORLD OF UNPARALLELED LUXURY AND CLASS

At Capital Royal Casa we leave no stone unturned, in creating the finest interior and exterior with the inspiration from Roman Architecture. We pay attention to every detail, from the flooring to the beautifully crafted fixtures and fittings. Each element is thoughtfully chosen to showcase the epitome of elegance. Our team of designers collaborates closely with you to curate a home that truly embodies your vision. Together we ensure that every corner becomes a masterpiece, in its way.





FEEL LIKE ROYAL IN YOUR KINGSIZE EXPANSIVE BEDROOM



GRAND LIVING SPACE THAT SPEAK ABOUT THE LAVISH YOU





## AN UNPARALLELED EXPERIENCE AWAITS YOU



Along with the tremendous sense of light and space in every residence, life at Capital Royal Casa will give you a chance to appreciate unmatched elegance. The thoughtfully-designed living and dining space gives you the freedom to layout the décor and furniture according to your personal taste. Large windows stream natural light into the space and allow for circulation of fresh air. The luxury of these amenities will ensure that the simple moments spent with loved ones at home are truly special.





TOWER 1  
3BHK+  
TYPE 1



TOWER 1  
3BHK (TYPE 1)

CARPET AREA - 1160 SQ.FT  
SUPER AREA - 2320 SQ.FT



TOWER 1  
4BHK+  
TYPE 3



TOWER 1  
4BHK (TYPE 3)

CARPET AREA - 1286 SQ.FT  
SUPER AREA - 2422 SQ.FT



TOWER 1  
4BHK+  
TYPE 2



TOWER 1  
4BHK (TYPE 2)

CARPET AREA - 1286 SQ.FT  
SUPER AREA - 2572 SQ.FT

TOWER 2  
3BHK+  
TYPE 1



TOWER 2  
3BHK (TYPE 1)

CARPET AREA - 1010 SQ.FT  
SUPER AREA - 2200 SQ.FT

**Disclaimer:**  
• All rooms dimensions are in millimetres, 1 Sqm = 10.764 Sq.Ft. | 1000 mm = 3.28 Ft.  
• Any minor additions or alterations if required in the project shall be done keeping in mind the provision of RERA.

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TOWER 2  
3BHK+  
TYPE 2



TOWER 2  
3BHK (TYPE 2)

CARPET AREA - 1010 SQ.FT  
SUPER AREA - 2050 SQ.FT



TOWER 3  
4BHK+  
TYPE 1



TOWER 3  
4BHK (TYPE 1)

CARPET AREA - 1492 SQ.FT  
SUPER AREA - 2982 SQ.FT

TOWER 3  
4BHK+  
TYPE 2



TOWER 3  
4BHK (TYPE 2)

CARPET AREA - 1465 SQ.FT  
SUPER AREA - 2900 SQ.FT



TOWER 3  
4BHK+  
TYPE 3



TOWER 3  
4BHK (TYPE 3)

CARPET AREA - 1462 SQ.FT  
SUPER AREA - 2950 SQ.FT

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# THE MASTERPLAN



## LEGEND

1. ENTRY / EXIT GATE
2. WATER FEATURE WITH SCULPTURE
3. AMPHITHEATER SEATING
4. PERGOLA AREA
5. PLANTER WITH SEATING
6. WATER FEATURE AREA
7. YOGA AND MEDITATION AREA
8. KIDS PLAY AREA
9. TENSILE SEATING
10. FLOWER BED
11. CLUB



| Tower | Block | Apartment Number   | Unit Area (in sqft) | Type |
|-------|-------|--|---------------------|------|
| 1     | A     | 103, 203, 303, 403, 503, 603, 703, 803, 903, 1003  | 2320                | 3BHK |
| 1     | A     | 101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002 | 2572                | 4BHK |
| 1     | A     | 104, 204, 304, 404, 504, 604, 704, 804, 904, 1004  | 2422                | 4BHK |
| 1     | B     | 101, 201, 301, 401, 501, 601, 701, 801, 901, 1001  | 2320                | 3BHK |
| 1     | B     | 103-104, 203-204, 303-304, 403-404, 503-504, 603-604, 703-704, 803-804, 903-904, 1003-1004 | 2572                | 4BHK |
| 1     | B     | 102, 202, 302, 402, 502, 602, 702, 802, 902, 1002  | 2422                | 4BHK |

| Tower | Block | Apartment Number   | Unit Area (in sqft) | Type |
|-------|-------|--|---------------------|------|
| 2     | A     | 101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002 | 2200                | 3BHK |
| 2     | A     | 103-104, 203-204, 303-304, 403-404, 503-504, 603-604, 703-704, 803-804, 903-904, 1003-1004 | 2050                | 3BHK |
|       | B     | 103-104, 203-204, 303-304, 403-404, 503-504, 603-604, 703-704, 803-804, 903-904, 1003-1004 | 2200                |      |
| 2     | B     | 101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002 | 2050                | 3BHK |
| 3     | A     | 101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002 | 2982                | 4BHK |
| 3     | A     | 103-104, 203-204, 303-304, 403-404, 503-504, 603-604, 703-704, 803-804, 903-904, 1003-1004 | 2900                | 4BHK |
| 3     | A     | 105-106, 205-206, 305-306, 405-406, 505-506, 605-606, 705-706, 805-806, 905-906, 1005-1006 | 2950                | 4BHK |



## THE NEIGHBOURHOOD



## PRIME LOCATION AND UNMATCHED CONNECTIVITY

Nestled in a prime location of Dehradun, Capital Royal Casa offers the perfect balance of convenience and serenity. Its strategic positioning places it seamlessly connected to the highway, providing effortless access to the city's vibrant hubs and key destinations. Reputed schools stand in close proximity, promising a world-class education for their children. This unique location allows residents to embrace the best of both worlds - the tranquility of their exclusive sanctuary and the dynamic energy of the bustling city, making Capital Royal Casa a truly sought-after address for living.

**ISBT**  
2.2 km

**Airport**  
29 km

**Railway Station**  
4.9 km

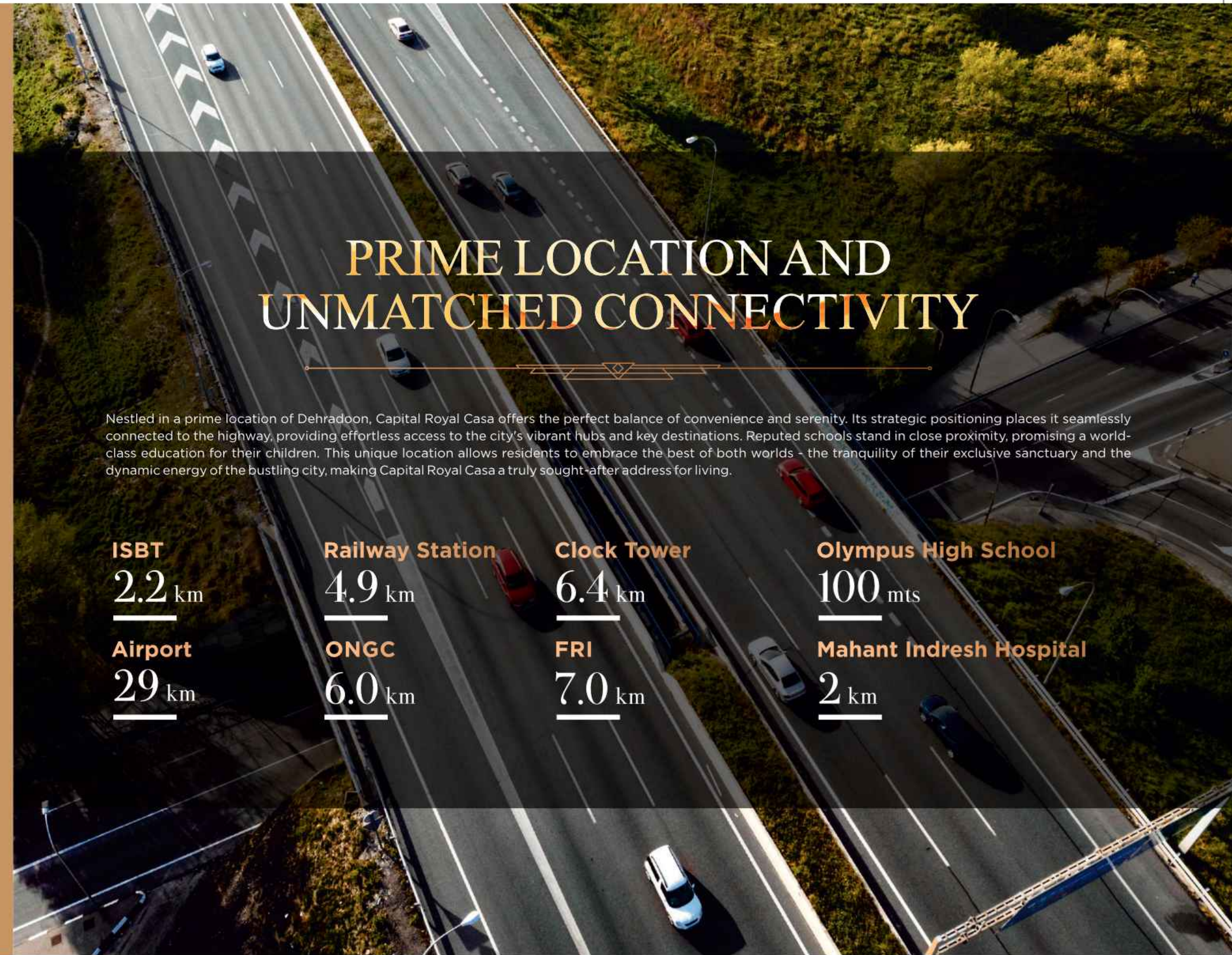
**ONGC**  
6.0 km

**Clock Tower**  
6.4 km

**FRI**  
7.0 km

**Olympus High School**  
100 mts

**Mahant Indresh Hospital**  
2 km





# THE SPECIFICATIONS

| AREA                | WALLS  | CEILING                                   | FLOORING                | DOORS                            | ELECTRICAL   | CUPBOARD                                    | SANITARY   | WINDOWS                                     |
|---------------------|--|---|-------------------------|----------------------------------|--|---|--|---|
| LIVING ROOM/DINNING | POP Punning with Acrylic Emulsion Paint/ Wallpaper | False Ceiling with Acrylic Emulsion Paint | Smart Italian Marble    | Door with white DECO paint       | Concealed Copper Wiring with Modular Switches, Lights, Fan, Chandelier, Centralized AC with VRV system, Smart Lock   | Will be provided                            |  | Branded UPVC with toughened glass & fly net |
| MASTER BEDROOM      |  |   | Laminated Wooden Tiles  |                                  | Concealed Copper Wiring with Modular Switches, Lights, Fan, Centralized AC with VRV system                           |   |  |   |
| OTHER(S) BEDROOM    |  |   | Branded Vitrified Tiles |                                  |  |   |  |   |
| KITCHEN             | POP Punning with Acrylic Emulsion Paint            | Acrylic Emulsion Paint                    | Smart Italian Marble    |                                  | Concealed Copper Wiring with Modular Switches, Lights, Centralized AC with VRV system, Branded Chimney, Hob & Geyser | Fully Modular Kitchen with white DECO paint |  |   |
| BALCONIES           |  |   | Anti-Skid Tiles         |                                  | Concealed Copper wiring with Modular Switches, Geyser & Exhaust fan  |   |  |   |
| MASTER TOILET       | Designer Glazed Tiles Dado                         | PVC Ceiling                               |                         | Flush door with white DECO paint |  |   | Jaquar / Kohler - Wall hung Western WC, Body Shower Jet, Rose gold CP fittings, glass partition & accessories fittings |   |
| OTHER TOILET(S)     |  |   |                         |                                  |  |   |  |   |

**Disclaimer:** The specifications mentioned are indicative and not by any means a legal offering. The developers reserves the right to change, delete or add any specifications mentioned herein. All images used in the brochure are artistic representations and are subject to change without any prior notice. Kindly refer the website for all updates.



## DELIVERING COMMITMENT

Doon Buildcon Pvt Ltd, a distinguished real estate conglomerate with a steadfast commitment to excellence, The Group has carved a niche for itself in the competitive real estate landscape. Founded by visionary leaders, the company's trajectory has been defined by innovation, integrity, and unwavering dedication.

Under the astute leadership of its directors and team of qualified and seasoned professionals, the company has thrived through dynamic market shifts, consistently exceeding expectations. Their combined expertise and visionary approach have enabled the company to identify emerging trends and innovate accordingly, staying ahead in the ever-evolving real estate sector.

Doon Buildcon takes pride in its meticulous planning, cutting-edge technologies, and sustainable practices, ensuring that each project is not just a masterpiece in luxury, but also a testament to responsible development. The Company's portfolio showcases a range of prestigious properties, each reflecting a seamless fusion of comfort, aesthetics, and functionality. Their dedication to transparency, timely delivery, and unmatched craftsmanship has earned it a reputation as a trusted and preferred choice among discerning homeowners. The Company is poised to scale new heights, pioneering innovative projects that redefine the concept of modern living and commercial excellence.

## PROJECTS SUCCESSFULLY DELIVERED



**CAPITAL PARADISE**  
Dehrakhas, Dehradun



**CAPITAL AVENUE**  
Turner Road, Dehradun



**CAPITAL HEIGHTS**  
Niranjanpur, Dehradun



**CAPITAL RESIDENCY**  
GMS Road, Dehradun



**CAPITAL HOMES**  
Turner Road, Dehradun