

The perfect life has an address



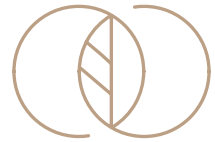
AURA HEIGHTS

2 & 3 BHK Luxe Residences

Guniyal Gaon, Near Sainya Dham

Mussoorie Road, Dehra Dun

RERA - UKREP10250000683



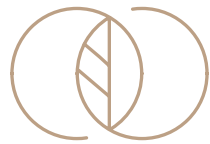
Welcome to Aura Heights.  
Welcome to Peace of Mind.



Tucked into the prestigious Rajpur Road - one of Dehradun's most revered and green neighbourhoods - Aura Heights rises where heritage meets the contemporary. With elite schools, charming cafés, and cultural landmarks just a stroll away, this iconic address offers the perfect blend of urban ease and natural calm.

Amidst this rare confluence of history and greenery stands Aura Heights - a refined residential tower designed for modern, mindful living. Intelligent planning, wellness-inspired spaces, and future-ready features come together to create more than just a home - they create a legacy your family will cherish.





## In the Heart of Heritage, Surrounded by Nature.

Crafted with sensitivity to its natural surroundings, Aura Heights offers smartly laid-out apartments with expansive balconies, oversized windows, and thoughtful use of space and light. The architecture draws from classic hill town charm, interpreted through a contemporary lens - clean lines, sustainable materials, and intelligent detailing.





## LIFESTYLE AMENITIES

### Luxe Living, Thoughtfully Curated

Whether you're seeking solitude or connection, Aura Heights offers lifestyle experiences that elevate every moment:

- Residents' lounge with scenic valley views
- Rooftop terrace with yoga deck
- State-of-the-art fitness studio with cardio, strength, and wellness zones
- Smart entry access
- EV charging stations and basement parking

Every amenity at Aura Heights is designed to reflect your lifestyle - refined, relaxed, and effortlessly elegant.





## Where childhoods bloom

Thoughtfully designed spaces that go beyond aesthetics to enrich everyday living. Filled with light and shaped by intuitive layouts, these homes encourage movement, connection, and moments of pause.

Safe, open, and nurturing, they invite children to play freely and grow with confidence, while families come together over shared routines and quiet celebrations — creating an environment that feels calm, caring, and full of warmth, promise, and belonging.





## Nature in Every Nook

Step outside into an oasis of calm. Aura Heights is cradled by mature trees, chirping birds, and the whispering winds of the valley. Landscaped greens, shaded trails, and vertical gardens bring nature right to your doorstep. It's not just about where you live, but how you feel when you do.





## *A Secure, Connected Community*

Aura Heights is not just a set of homes — it's a like-minded community. With round-the-clock security, CCTV surveillance, access-controlled lobbies, and professional property management, you can enjoy peace of mind and pride of ownership, every day.







**Effortlessly Connected.  
Thoughtfully Located.**

At Aura Heights, life flows with ease.

You're seamlessly connected to everything that matters...

- Premier schools and colleges
- Reputed hospitals and wellness centers
- Trendy cafés, shopping hubs, and multiplexes
- Scenic trails and nature escapes — all just minutes away.

Whether it's a quick commute, a relaxed coffee run, or a weekend drive to the hills, everything you need is just around the corner.

## CONNECTIVITY



Antara

1.2 km



Mussoorie Ropeway

1.6 km



DIT University  
IMS Unison University

2.4 km



KFC

2.6 km



Abhimanyu Cricket Academy

2.6 km



Unison World School

3 km



Subway

3.9 km



Shiv Mandir

4.2 km



Dehradun Zoo

4.2 km



Haldiram's / Domino's

4.3 km



Hyatt Regency

5.5 km



The Taj

6.1 km



MAX Hospital

6.2 km



Pacific Mall

7.8 km



Mussoorie

24 km



Sainya Dham

0 km

## Eminent Features

## Elevating Living Standards

Discover the defining features that elevate Aura Heights into a class of its own.



### MDDA Approved Development

Enjoy peace of mind with AURA HEIGHTS — a thoughtfully designed project approved by MDDA and built to the highest urban development standards.



### RERA Registered RERA - UKREP10250000683

With AURA HEIGHTS being registered under the Real Estate (Regulation and Development) Act, your investment is protected with complete transparency, accountability, and assurance.



### Underground Drainage System

Maintain a clean and uncluttered landscape through our efficient underground drainage system, designed with aesthetics in mind.



### Fiber Optic Internet

Stay seamlessly connected with cutting-edge fiber optic infrastructure, delivering high-speed internet for a tech-savvy lifestyle.



### Secure Gated Community

AURA HEIGHTS offers the assurance of a secure, gated enclave — combining safety, privacy, and community exclusivity.



AURA HEIGHTS



### **Pollution-free Environment**

Enjoy cleaner air and a healthier lifestyle in a pollution-free zone, thoughtfully located for your well-being.



### **Landscaped with Water Features**

Soak in the beauty of nature with lush landscaping enhanced by tranquil water features throughout the premises.



### **Shivalik Mountain Views**

Start each day with awe-inspiring views of the majestic Shivalik mountain range — a truly scenic backdrop to your home.




### **Grand Entryway**

Make a grand entrance every time - Your home welcomes you with a luxurious entryway that sets the tone for refined living.



### **Exotic Flora**

Admire the natural beauty of carefully curated exotic plants and flowers, enhancing the aesthetic charm of the surroundings.



*Crafted for Comfort.  
Designed for Delight.*

At Aura Heights, amenities aren't just add-ons — they're an extension of the life you aspire to live. Every space has been thoughtfully planned to elevate your everyday, offering moments of calm, connection, and quiet luxury right where you live.

# AMENITIES



Exclusive Party Lawn /  
Garden



Underground  
Electrification



Fastag Entry



Grocery Store



Water Supply  
24 X 7



Designer Street Lights



Sixty Ft Wide Roads



Meditation Park



Sewage Treatment Plan



Indoor Games Arena



Three Tier  
24 x 7 Security



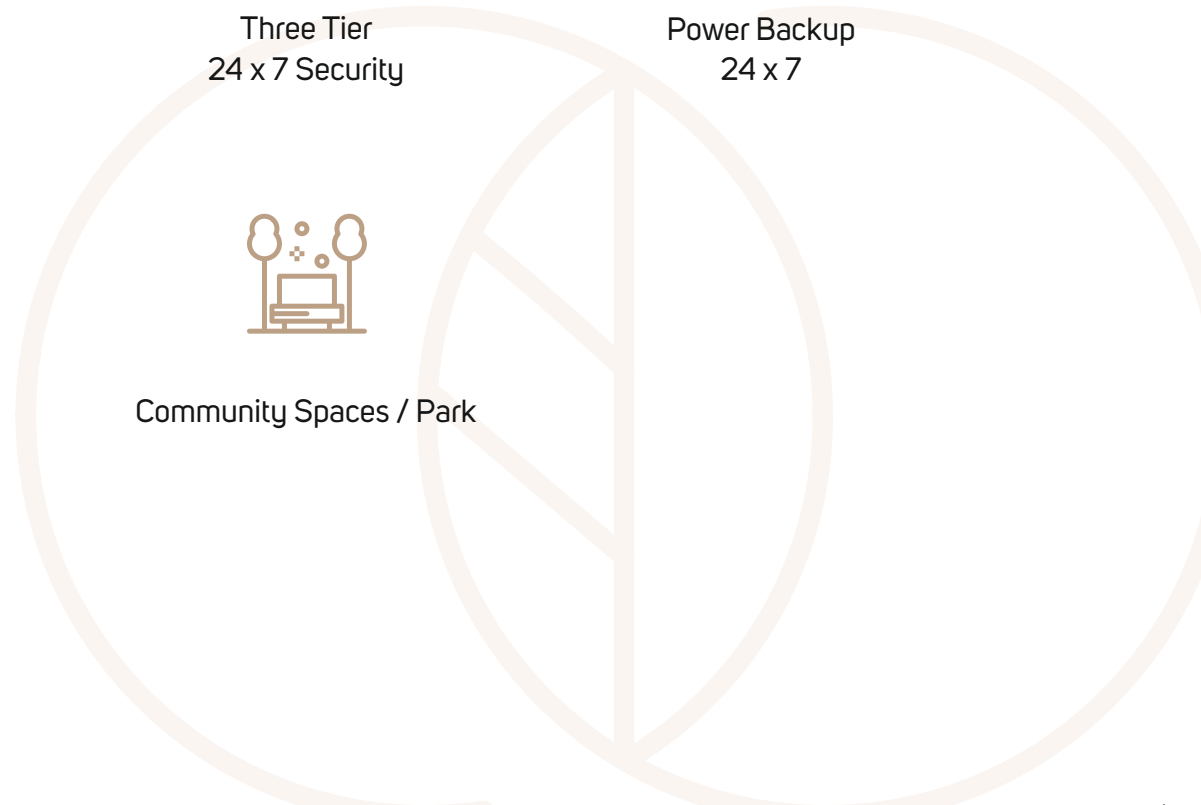
Power Backup  
24 x 7

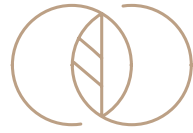


Secure Kids' Play Area



Community Spaces / Park





AURA HEIGHTS



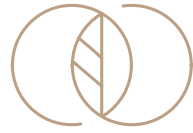
## BEDROOM

Your personal retreat, where every morning begins in calm and every night ends in comfort.



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## LIVING ROOM

The heart of your home — open, inviting, and made for meaningful moments.



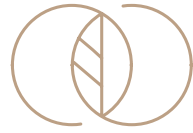
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FAMILY DINING

Where conversations linger longer than the meals.





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## KITCHEN

Where form meets function — crafted for effortless cooking and inspired living.

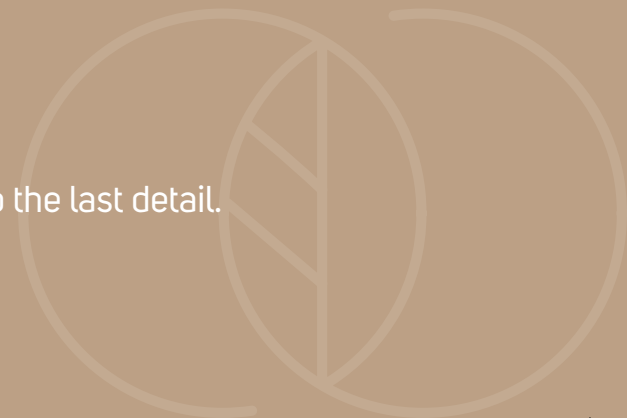


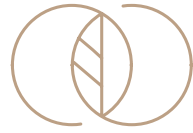
## AURA HEIGHTS



## BALCONIES

A space that blends airiness and sophistication with splendid views, down to the last detail.





## AURA HEIGHTS



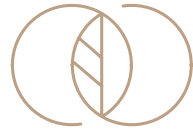
Ample parking and thoughtfully planned recreation zones on the ground floor ensure that residents of all ages have space to unwind, play, and connect — every day.



## AURA HEIGHTS



Designed for ease and comfort, the broad internal roads at Aura Heights ensure smooth vehicular flow and safe, leisurely walks — blending mobility with mindfulness



## AURA HEIGHTS



Celebrate life under the open sky with terrace-level party and entertainment spaces designed for joyful gatherings and memorable moments.



## AURA HEIGHTS



Aura Heights offers wide internal avenues with smooth vehicular mobility and smart EV charging, creating a community built on convenience and sustainability



# Site Plan



77'

SIDE SETBACK 23'-0" WIDE

ENTRY / EXIT



FRONT PARK 29'-0" WIDE

GUARD ROOM

ENTRY / EXIT TO  
BASMENT

FRONT PARK 29'-0" WIDE

SIDE SETBACK 23'-0" WIDE

ENTRY / EXIT

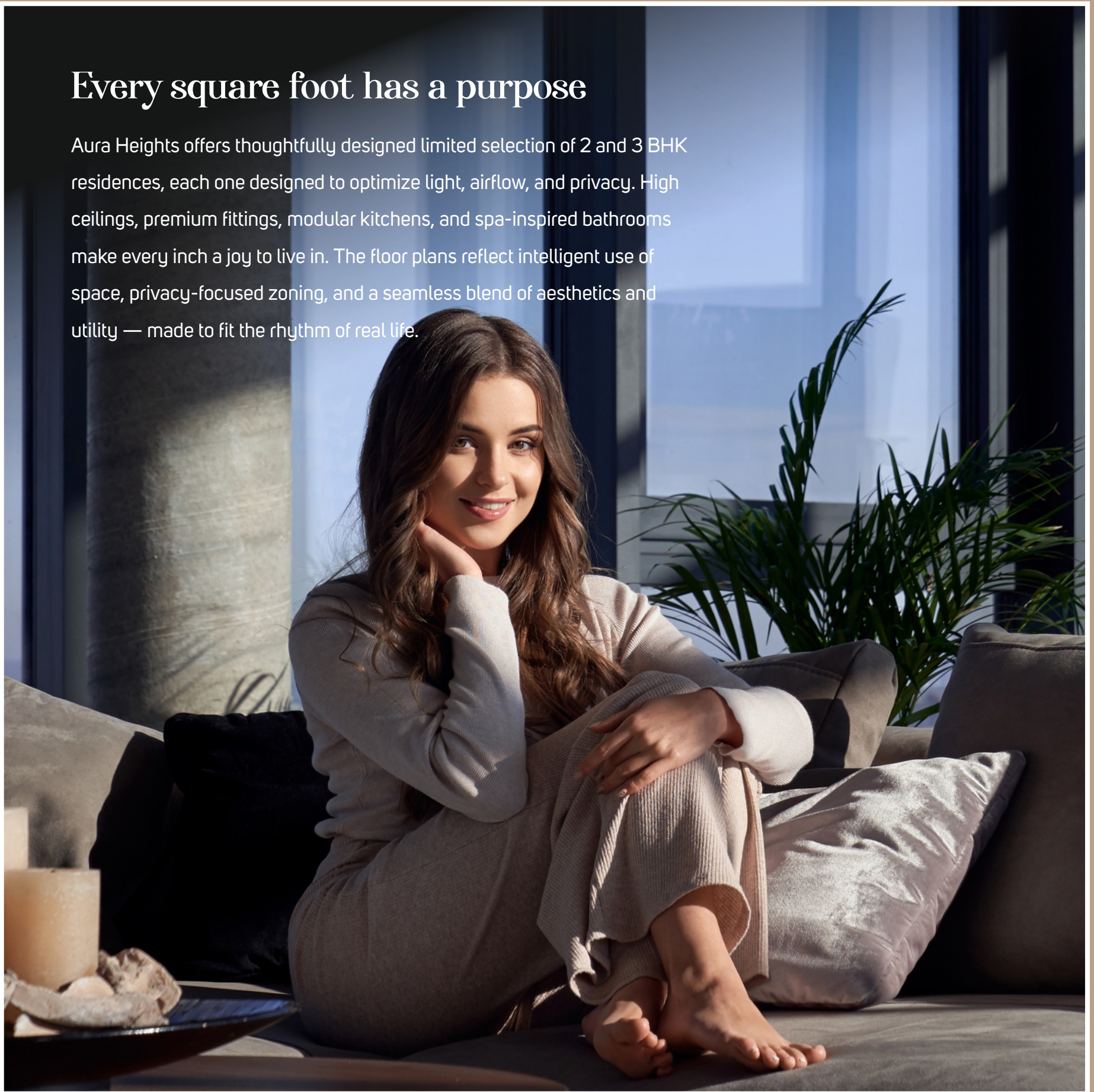
R O A D



AURA HEIGHTS

## Every square foot has a purpose

Aura Heights offers thoughtfully designed limited selection of 2 and 3 BHK residences, each one designed to optimize light, airflow, and privacy. High ceilings, premium fittings, modular kitchens, and spa-inspired bathrooms make every inch a joy to live in. The floor plans reflect intelligent use of space, privacy-focused zoning, and a seamless blend of aesthetics and utility — made to fit the rhythm of real life.



# 2 BHK UNIT (Type L-1)

Saleable Area 1913 sq ft



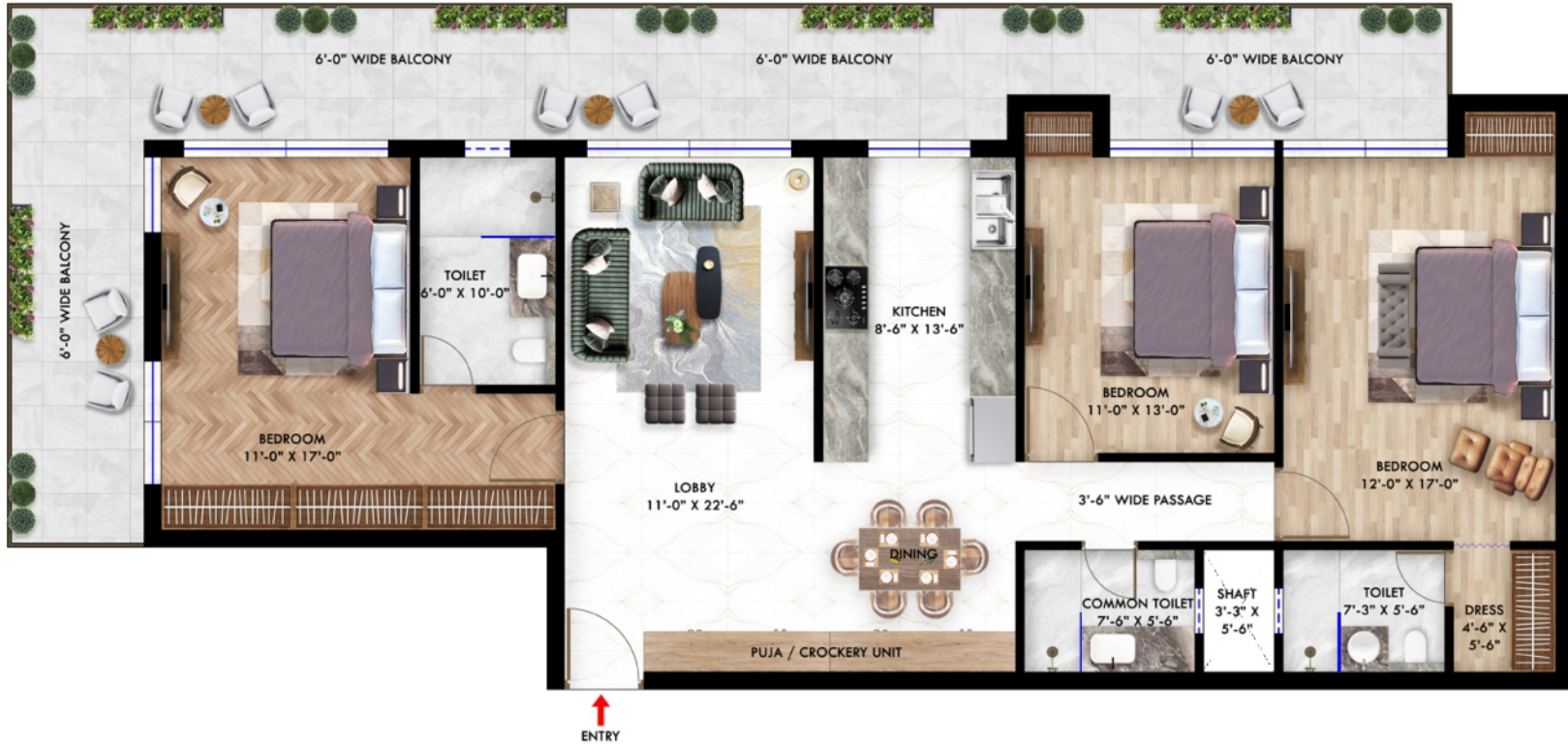
SUN PATH



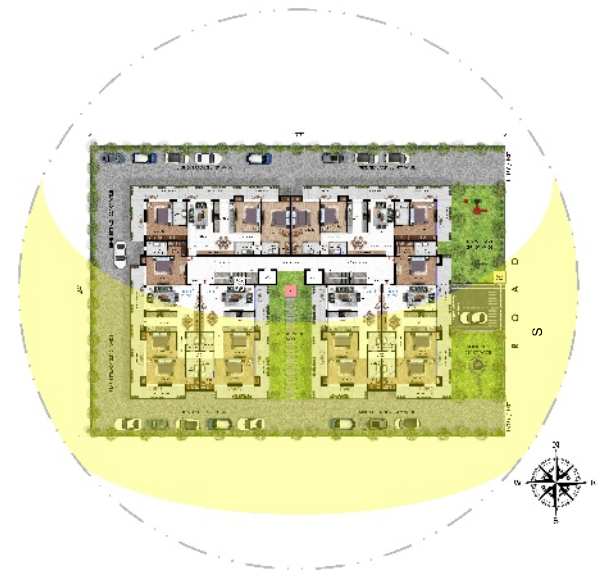
KEYPLAN

# 3 BHK UNIT (Type L-2)

Saleable Area 2596 sq ft



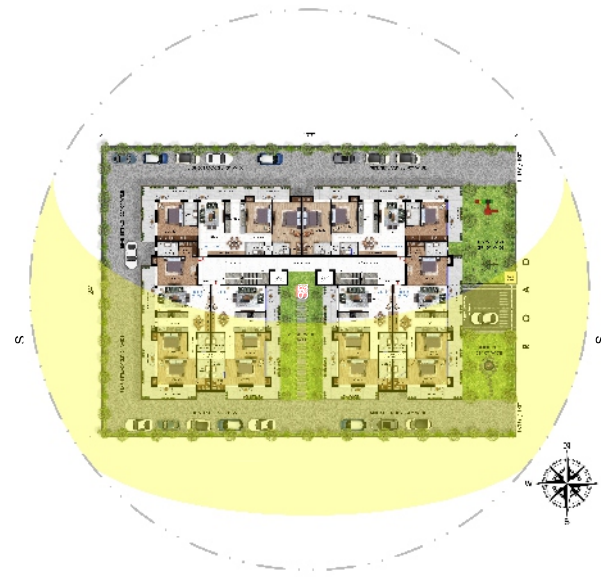
KEYPLAN



SUN PATH

# 3 BHK UNIT (Type L-3)

Saleable Area 2570 sq ft



SUN PATH



KEYPLAN

# 2 BHK UNIT (Type R-1)

Saleable Area 1913 sq ft



SUN PATH



KEYPLAN





# 3 BHK UNIT (Type R-3)

Saleable Area 2570 sq ft



SUN PATH



KEYPLAN







## Crafted in Detail, Built for Legacy

Every element at Aura Heights reflects a commitment to excellence - from reinforced structures to imported tiles, from energy-efficient lighting to weather-sealed windows. Only the finest materials make the cut, ensuring your home stands strong for generations. Include bullet-pointed specifications here.



## FLOORING

- Living room / kitchen / common areas : Italian / imported marble
- Master bedroom / dress area : Imported marble
- Secondary room : Vitrified tiles / laminated wooden flooring
- Toilets : Anti-skid tiles
- Kitchen : Counter top designer stone (quartz)
- Balcony : Granite / designer tiles
- Staircase : Granite stone
- Lift corridor : Granite stone.



## DADO / WALLS

- POP / putty punning with pleasing shades of plastic
- Emulsion paint in living, dining, family lounge & all bedrooms
- Vitrified tiles / lacquered glass / acrylic sheet in combination of plastic emulsion paint in kitchen
- Premium tiles with combination of stone up to ceiling height in toilets
- Weather resistant exterior grade paint in balconies.



## CEILINGS

- False ceiling punning with plastic emulsion paint in all bedrooms, kitchen, and bathrooms
- Designer false ceiling punning with plastic emulsion paint in living area, dining & family lounge
- Weather resistant exterior paint in balconies
- Hardwood with premium glass cubicle, and mirror.



## DOORS & WINDOWS

- Elegant design and finished 8 feet height main entrance door with polished hardwood with premium hardware fittings. Godrej / Yale security lock on the main door
- All internal doors are seasoned hardwood frame with premium hardware fittings
- Aluminium windows of 8 feet lintel level with toughened glass in balconies.



## KITCHEN

- Complete modular kitchen with hob, geyser, RO & chimney
- Counter top of premium quality granite / quartz.
- Noise-dampening sink with GROHE / KOHLER CP fittings.



## BATHROOM

- Premium quality sanitary ware, CP fittings in all bathrooms
- Glass cubicle , mirror with wall-mounted premium vanity, exhaust fan, and geyser in all bathrooms.



## ELECTRICAL

- Fans & ceiling lights in all bedrooms, living room, dining, & family lounge
- Copper wiring in concealed conduits & protective MCB (Finolex / Polycab)
- Provision of adequate light and power points
- Provision of TV connections
- Premium modular switches & sockets of legrand or equivalent.



## LIFTS

- High speed access controlled lifts by Schindler or equivalent.



## POWER BACKUP

- 100% power backup for common areas.
- Adequate power backup load for each apartment at extra charge
- Provision of EV charging Godrej / Yale security lock main door.



## EV CHARGING STATION

- Provision of EV charging station at stilt parking level.



## ILLUMINATION

- Energy efficient latest LED lighting system.



## COMMUNICATION

- Provision of DTH TV, telephone & internet points.



## EXTERNAL WALLS

- Weather-resistant exterior / texture paint.



## AIR - CONDITIONING

- Split AC in bedrooms & cassette AC in living area.



## OTHERS

- Modular wardrobes up to 8 feet height with premium hardware in all bedrooms.

This disclaimer serves as a reminder to independently verify all details/documents related to the 'AURA HEIGHTS' project. It is advised to conduct a thorough examination, either directly or through legal/financial consultants, covering aspects such as the approved layout with phasing/user superimposed, the proforma Agreement for Sale outlining fixtures, fittings, common areas, facilities, and amenities, as well as approvals, permissions, title certificates, encumbrances, and the proposed development plan.

Please be informed that this brochure does not constitute an offer, acceptance, contract, agreement, transaction, or any intention thereof under any statute. The details provided, including the layout plan, building orientation, common areas, facilities, amenities, fixtures, elevation, and other features, are indicative and based on creative imagination, architectural impressions and are common to the apartments complex. The developer reserves the right to modify these elements as permissible under the law and such changes may not be construed

as disclosures under the Real Estate (Regulation and Development) Act, 2016.

All dimensions mentioned are subject to construction exigencies and may vary. The final area of the apartment will be subject to measurement at the time of handover/possession.

Photographs and renders may be stock (used with permission from freepik.com)/standard/computer-generated, used for illustrative purposes, and could be taken at locations other than the project site. Actual products may differ from the illustrations provided.

No representation or warranty is made regarding the accuracy or completeness of the information herein. It is recommended to examine all documents and information uploaded by the developer on the RERA website for a comprehensive understanding.

All litigations and prejudice are subject to be in the jurisdiction of Dehradun.

CLOSING NOTE

## *Aura Heights – Your Place in the Valley*

Here, life is elevated in every sense. Smart yet soulful. Luxurious yet grounded. Private yet connected. Aura Heights is your invitation to a life well imagined and beautifully lived — right in the heart of the valley that's always been Dehradun's most cherished.







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Uttarakhand



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SCAN TO REACH AURA HEIGHTS