



CAPITAL
ROYAL CASA

— 3&4 BHK LUXURY APARTMENTS —

AN UNPARALLELED LUXURY



RERA Registration: UKREP12230000534

THE INSPIRATION





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





AL ROYAL CASA





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



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



CLUB AMENITIES



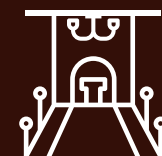
OPEN
CAFÉ LOUNGE



GYMNASIUM



YOGA



PARTY HALL

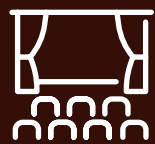


THE PATH TO RELAX AND ENERGISE

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 an open cafeteria, entertainment venues and indoor games.



**SWIMMING
POOL**



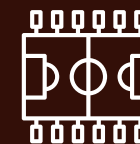
**MOVIE /
THEATRE**



**BILLIARDS
ROOM**



**CHESS AND
CAROM ROOM**



**MINI SOCCER
TABLE**



**TABLE
TENNIS**



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.

A woman with long dark hair, wearing a white long-sleeved shirt, is shown in profile, sitting in a meditative pose (Padmasana) with her hands in a mudra. She is looking out over a vast, hazy landscape under a bright, golden sunset sky. The sun is a large, glowing orb on the right side of the frame, casting a warm, golden light across the entire scene. The woman's hair and shirt are silhouetted against the bright light.

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.

OUTDOOR AMENITIES



ANDROID OPERATED
SMART HOME



KIDS PLAY
AREA



EV CHARGING
STATION



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.



**PET
FRIENDLY**



**VIDEO
CALLING**



**LUSH GREEN
PARK**



**JOGGING
TRACK**



**24x7 HI-TECH
SECURITY SYSTEM**



PERGOLA

A man and a woman are sitting on a large, light-colored modular sofa in a modern lounge. The woman is on the left, wearing a white long-sleeved top and light-colored pants, looking towards the man. The man is on the right, wearing a white t-shirt and light-colored pants, looking back at her. They are both smiling. In front of them is a round, dark wood coffee table with a black metal base. On the table is a large, lit candle and a bowl of snacks. The background features large floor-to-ceiling windows that look out onto a city skyline. A potted plant is visible behind the couple. The lighting is warm and golden, suggesting late afternoon or early morning. The overall atmosphere is relaxed and sophisticated.

ELEGANCE *Redefined*



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.



BLOCK A
3BHK+
TYPE 1



BLOCK A
3BHK (TYPE 1)

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

BLOCK A
4BHK+
TYPE 2

BLOCK A
4BHK (TYPE 2)

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

BLOCK A
4BHK+
TYPE 3



BLOCK B
3BHK+
TYPE 1

BLOCK B
3BHK (TYPE 1)

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



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BLOCK B
3BHK+
TYPE 2



BLOCK B
3BHK (TYPE 2)

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

BLOCK C
4BHK+
TYPE 1

BLOCK C
4BHK (TYPE 1)

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



Disclaimer:

- All rooms dimensions are In millimetres, 1 Sqm = 1 0.764Sq.Ft. | 1000 mm = 3.28 Ft.
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BLOCK C
4BHK+
TYPE 2



BLOCK C
4BHK (TYPE 2)

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

BLOCK C
4BHK+
TYPE 3

BLOCK C
4BHK (TYPE 3)

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



Disclaimer:

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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



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

Block	Apartment Number	Unit Area (in sqft)	Type
B	101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002	2200	3BHK
B	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	
B	101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002	2050	3BHK
C	101-102, 201-202, 301-302, 401-402, 501-502, 601-602, 701-702, 801-802, 901-902, 1001-1002	2982	4BHK
C	103-104, 203-204, 303-304, 403-404, 503-504, 603-604, 703-704, 803-804, 903-904, 1003-1004	2900	4BHK
C	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								
MASTER TOILET	Designer Glazed Tiles Dado	PVC Ceiling	Anti-Skid Tiles	Flush door with white DECO paint	Concealed Copper wiring with Modular Switches, Geyser & Exhaust fan		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



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



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