
Your home amidst
THE HILLS &
HORIZONS
KAL GROUP
STOCK IMAGE

The River View

A Home That Flows with Nature




Beyond the chaos, within nature
WELCOME TO PURE TRANQUILITY


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Artistic Impression



The River View – Uttarakhand by KAL Group

Set against the majestic backdrop of the mountains and overlooking a serene river, The River View offers a rare opportunity to own plots and cottages amidst nature's untouched beauty. Whether you're seeking a peaceful vacation home, a wellness-inspired lifestyle, or a smart long-term investment, this hillside haven is thoughtfully designed for you.With fresh mountain air, panoramic vistas, and modern comforts seamlessly woven into the natural surroundings, The River View is where tranquillity meets purposeful living

KAL GROUP OF COMPANIES

DEV BHUMI CONSTRUCTION | KAL ESTATES DEHRADUN LLP

KAPOOR CONSTRUCTION COMPANY | KAPOOR CONSULTANCY SERVICES


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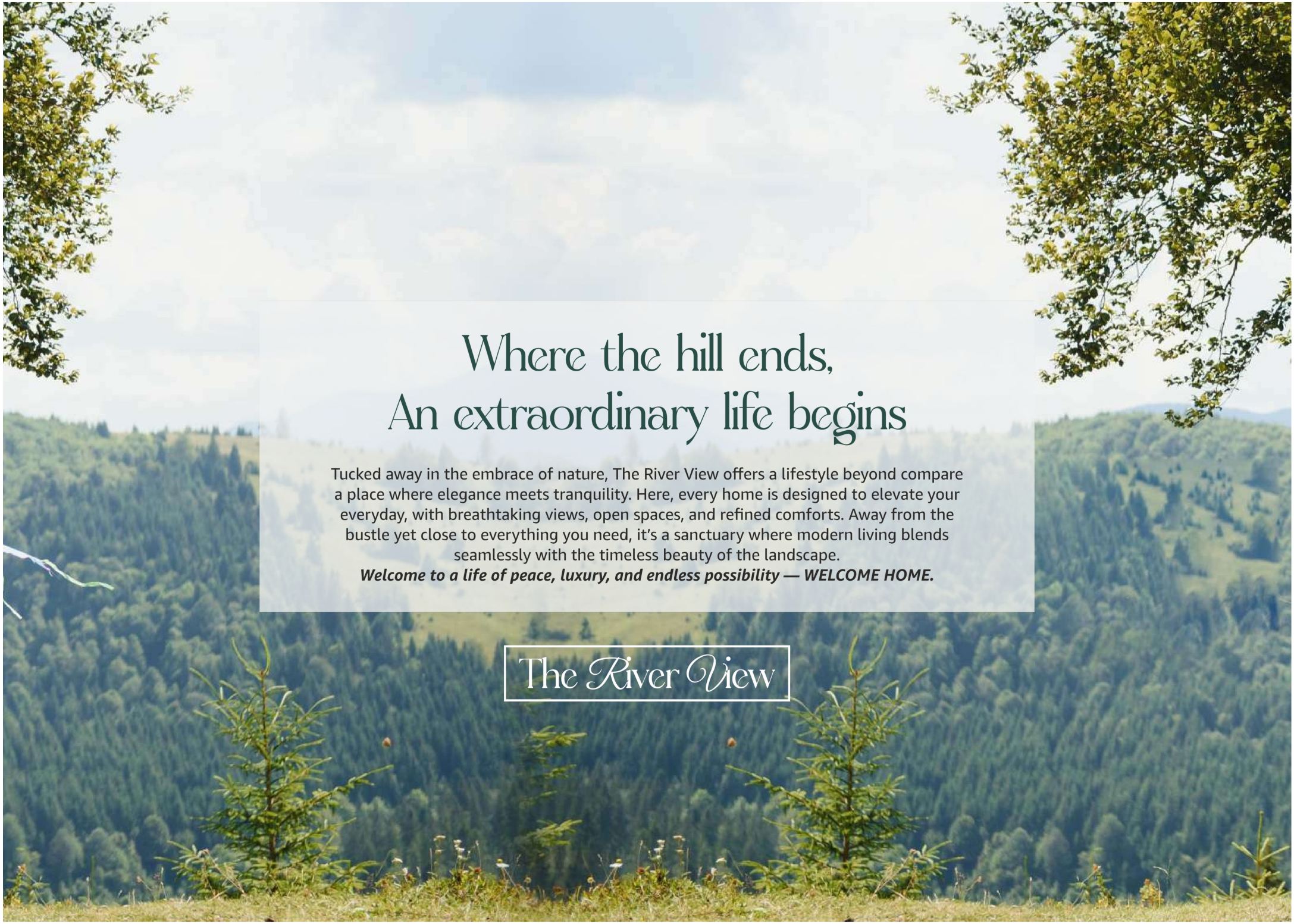

Where the hill ends,
An extraordinary life begins

Tucked away in the embrace of nature, The River View offers a lifestyle beyond compare a place where elegance meets tranquility. Here, every home is designed to elevate your everyday, with breathtaking views, open spaces, and refined comforts. Away from the bustle yet close to everything you need, it's a sanctuary where modern living blends seamlessly with the timeless beauty of the landscape.

Welcome to a life of peace, luxury, and endless possibility — WELCOME HOME.

The River View



Where every morning feels like A beautiful beginning

Imagine waking up each day to breathtaking views, the soft glow of morning light filling your home, and the peaceful promise of a day full of possibilities. Here, life moves at a gentler pace, allowing you to savor every moment — from quiet coffee on the balcony to evening strolls under open skies. Every detail, from thoughtfully designed spaces to lush, natural surroundings, is crafted to inspire a deeper connection to the life you've always dreamed of. This isn't just a home; it's where every day feels like a fresh, beautiful beginning.

The River View

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POPULAR DESTINATIONS

Seamless Connectivity. Soulful Surroundings.
Nestled in nature's lap, River View connects you to it all

OSHO PYRAMID MEDITATION
3 MIN

KATA PATHAR
10 MIN

DAKPATHAR BARRAGE
10 MIN

VIKAS NAGAR
25 MIN

PAONTA SAHIB
50 MIN

DEHRADUN
1 HOUR

MUSSOORIE
1 HOUR

RISHIKESH
1 HOUR 30 MIN.

CHAKRATA
1 HOUR 30 MIN.

HARIDWAR
2 HOUR

NAG TIBBA TREK
2 HOUR

LOKHANDI SNOW POINT
2 HOUR

LAKHAMANDAL TEMPLE
2 HOUR

CHANDIGARH
2.5 HOUR

DHANAULTI
3 HOUR

AMBALA
3 HOUR

YAMUNOTRI
4 HOUR

KARNAL
3 HOUR

BARKOT
3 HOUR

JAGADHRI
2 HOUR

YAMUNA NAGAR
2 HOUR

DELHI
4 HOUR

UTTARKASHI
5 HOUR

SHIMLA
5 HOUR

KEDARKANTHA TREK
5 HOUR

HAR KI DOON
6 HOUR

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LOCATION MAP



RAILWAYS

- Dehradun Railway Station
- Haridwar Railway Station
- Saharanpur Railway Station
- Roorkee Railway Statrion

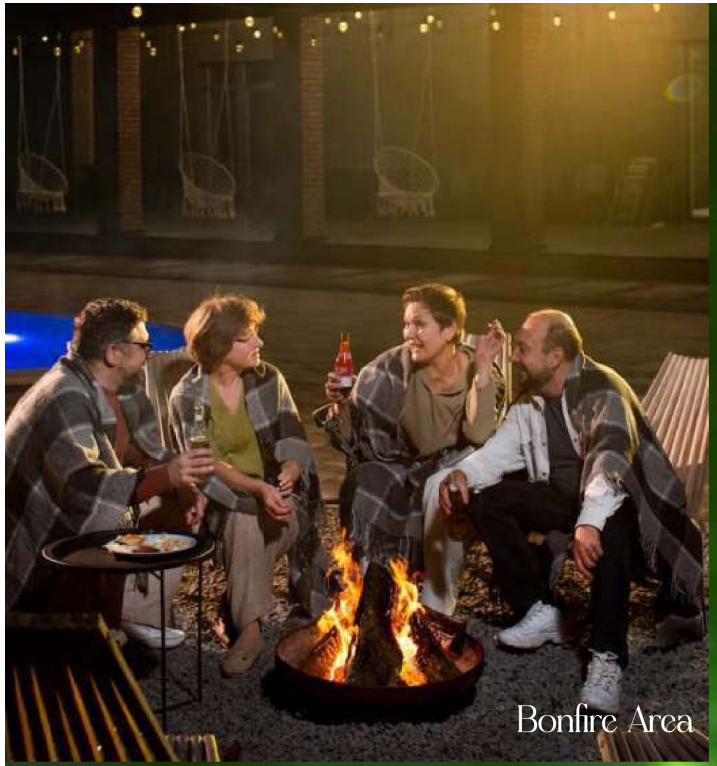
ROADWAYS

- Akshardham Delhi To Dehradun Expressway
- Asha Rodi Dehradun To Shimla Highway.
- Dharma Wala Chowk Shimla Highway To Yamunotri Highway NH-507
- 4-Lane & 6-Lane Highways Dehradun Haridwar Rishikesh Highway.
- 2nd Road Behat Bypass Way Of Forest And Hills Road.
- Sonipat, Jagadhri, Yamuna Nagar Via Paonta Sahib Ji To Yamunotri Highway Nh-507.

AIRWAYS

Jolly Grant Airport to Delhi Airport.

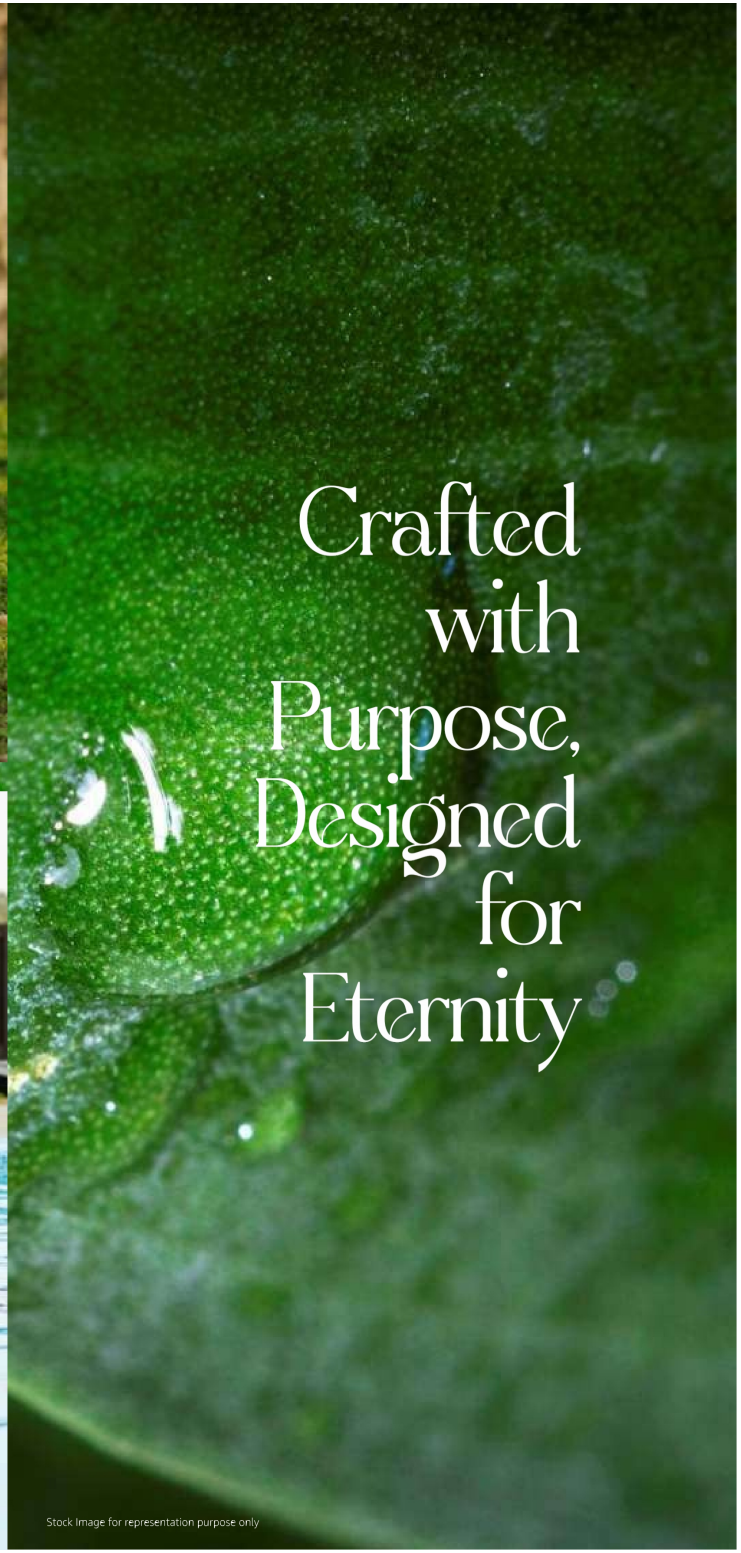
MAP NOT TO SCALE


Bonfire Area


Yoga Park


Family Lounge


Plunge / Splash Pool


Crafted with Purpose, Designed for Eternity

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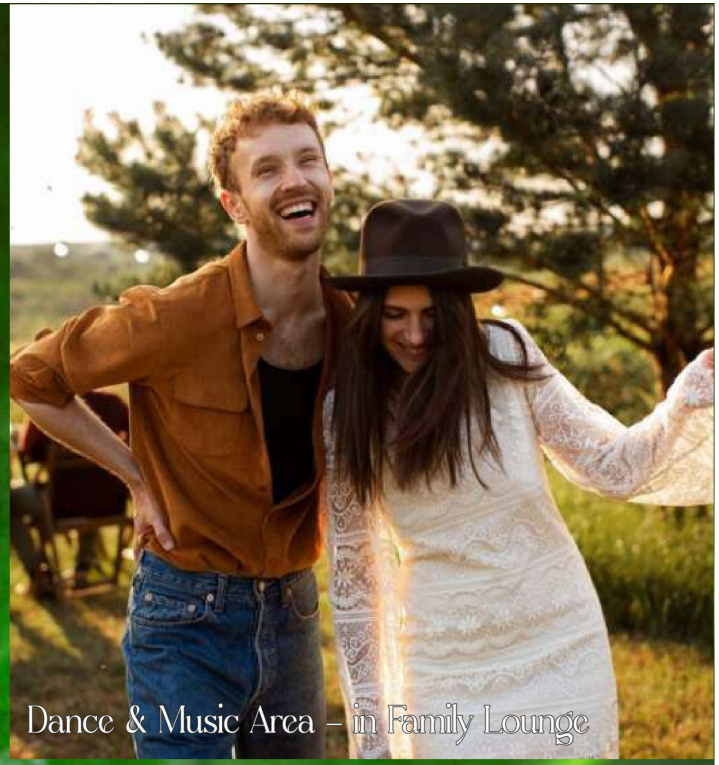
Crafted with brilliance and inspired by nature, every corner exudes refined elegance. This is more than a home, it's where quiet mornings unfold in sunlit spaces, and timeless design enhances everyday living. A sanctuary that mirrors your journey, your taste, and your legacy.

A true embodiment of enduring luxury.

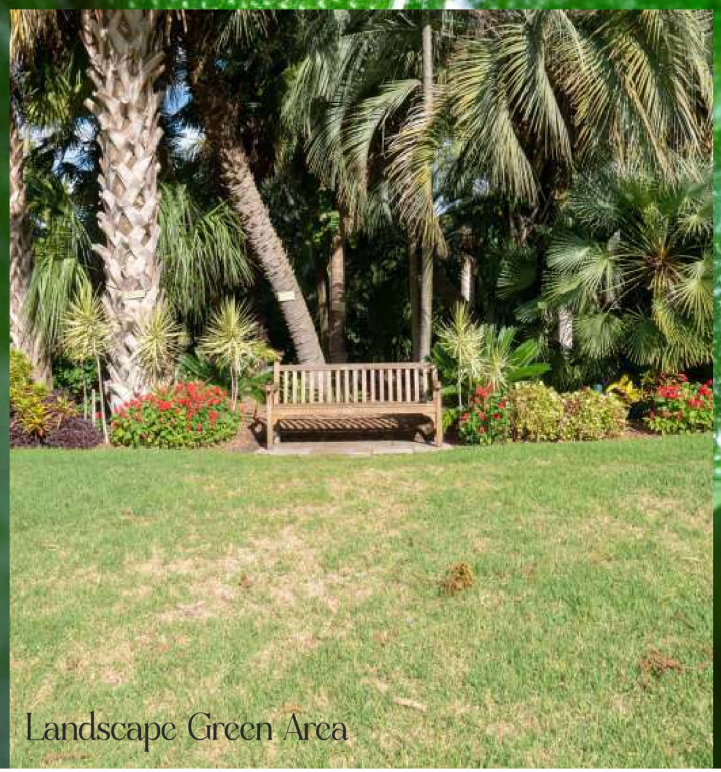
The River View



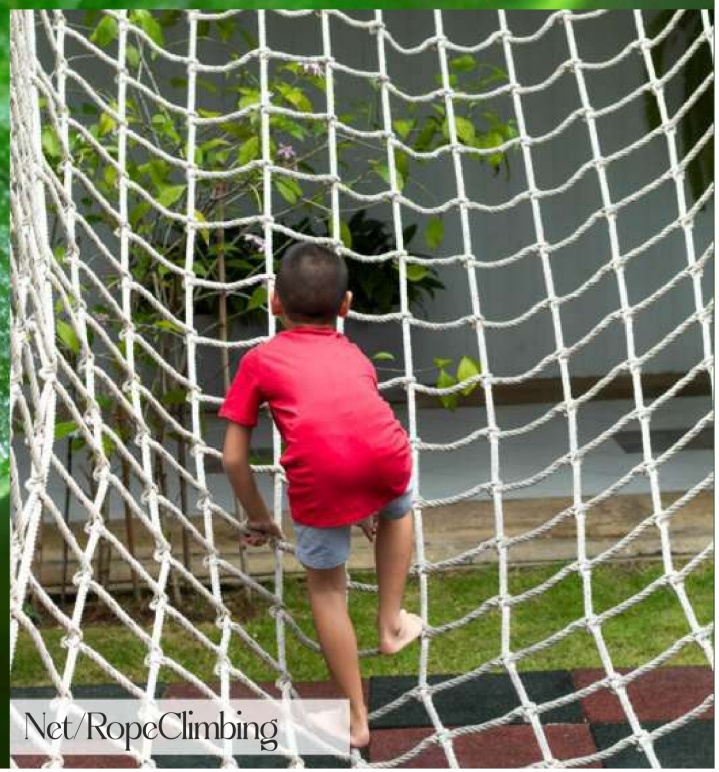
Kids Play Area



Dance & Music Area – in Family Lounge



Landscape Green Area



Net/RopeClimbing


Pet Area

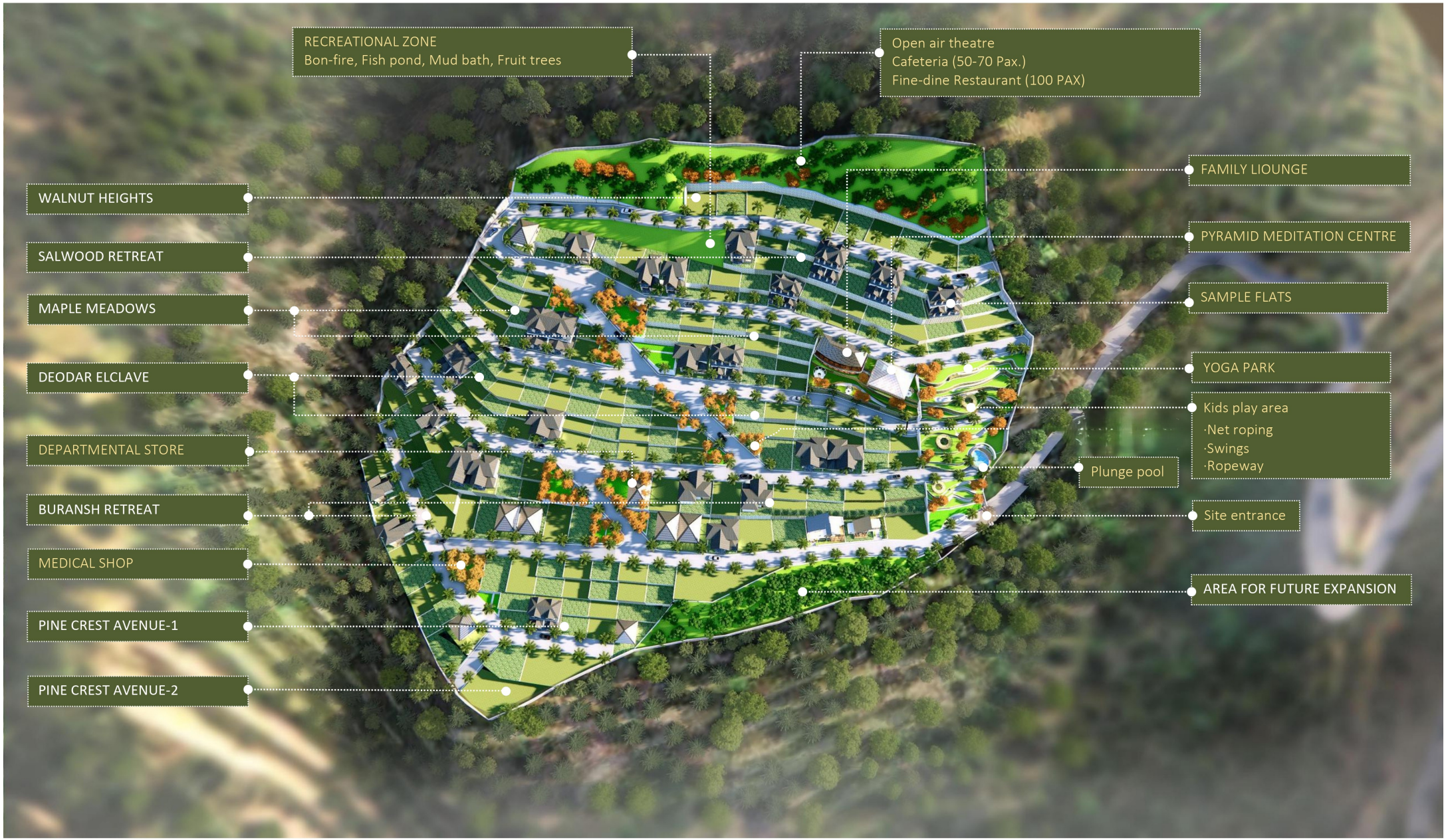

Mud Area


Fish Aquarium


Acupressure Path Track
Artistic Impression

Master Layout




RECREATIONAL ZONE
Bon-fire, Fish pond, Mud bath, Fruit trees
Open air theatre
Cafeteria (50-70 Pax.)
Fine-dine Restaurant (100 PAX)
WALNUT HEIGHTS
SALWOOD RETREAT
MAPLE MEADOWS
DEODAR ELCLAVE
DEPARTMENTAL STORE
BURANSH RETREAT
MEDICAL SHOP
PINE CREST AVENUE-1
PINE CREST AVENUE-2
FAMILY LIOUNGE
PYRAMID MEDITATION CENTRE
SAMPLE FLATS
YOGA PARK
Kids play area
·Net roping
·Swings
·Ropeway
Plunge pool
Site entrance
AREA FOR FUTURE EXPANSION

1 BHK Layout



Ground Floor Plan
54.20 Sq. Mtr (64.82 Sq. Yard)



First Floor Plan
25.4 Sq. Mtr (30.37 Sq. Yard)

1 BHK Cottage

The River View



Artistic Impression

1 BHK Layout



Ground Floor Plan
94.80 Sq. Mtr (113.37 Sq. Yard)

1 BHK Cottage

The River View



Artistic Impression

2 BHK Layout



Ground Floor Plan
76.00 Sq. Mtr (90.89 Sq. Yard)



First Floor Plan
64.00 Sq. Mtr (76.54 Sq. Yard)

2 BHK Cottage

The River View



Artistic Impression

2 BHK Layout



Upper Level Floor Plan
92.00 Sq. Mtr (110.04 Sq. Yard)



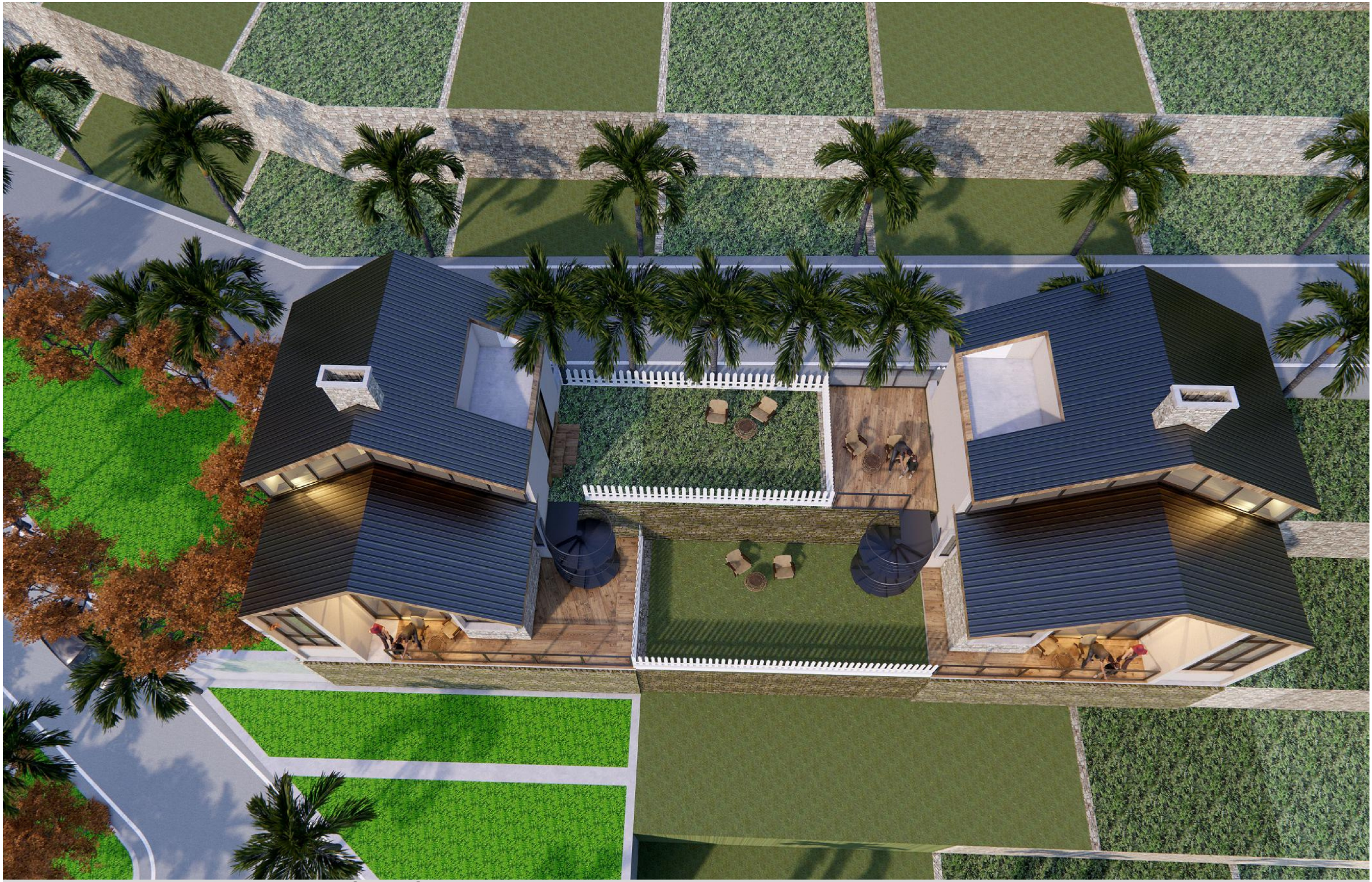
Lower Level Floor Plan
53.30 Sq. Mtr (66.14 Sq. Yard)

2 BHK Cottage

The River View



Artistic Impression



Cottage units on levels
Cottageunitson160YD.plots



Cottage units on levels
Cottageunitson160YD.plots



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SPECIFICATIONS

FLOORING
Vitrified Designer tiles in Drawing/Dining/ Bedrooms & Kitchen. Anti-skid ceramic tiles in toilet and balconies, Wooden finish tiles in Master Bedroom.

DOORS & WINDOWS
All Internal Wooden Doors, All External Doors / Windows UPVC 3 Track / Aluminium, Casement Windows in Toilet & Kitchen.

WOOD WORK
Complete woodwork (below & above platform) in kitchen & cupboards in all bedrooms.

TOILETS
Toilet with designer ceramic tiles up to door level. Branded WC, Washbasin & CP Fittings. (Hindware, Periware, Cera or equivalent brand).

KITCHEN
Kitchen with 2'0" wide granite working platform with stainless steel sink and designer ceramic tiles up to 2'0" ht above working platform.

CEILINGS
Designer false ceiling in Dining / Living / Bedroom.

WALL FINISHES
Acrylic emulsion, P.O.P. punning work in all bedrooms & Living.

ELECTRICALS
All copper wiring in P.V.C. concealed conduits. Provision of adequate lights and proper points as/layouts. Modular switches shall be used. Ceiling fans in drawing, dining and in all bedrooms & Light fixtures.

EXTERNAL FINISH
Exterior in superior paints finish.

KAL GROUP

Developed & Marketed By : *K.A.L. ESTATES DEHRADUN LLP*

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Disclaimer: Images in the brochure used for artistic impression to give the conceptual sense of possible lifestyle. It can be changed at the discretion of the developer and is not a legal commitment on design or specifications \ 1sq. mtr. = 10.764 sq. ft. and 1 acre = 4047 sq. mtr. (approx.). * Terms & Conditions apply.

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