



Your home amidst
**THE HILLS &
HORIZONS**





The River View – Uttarakhand by KAL Group

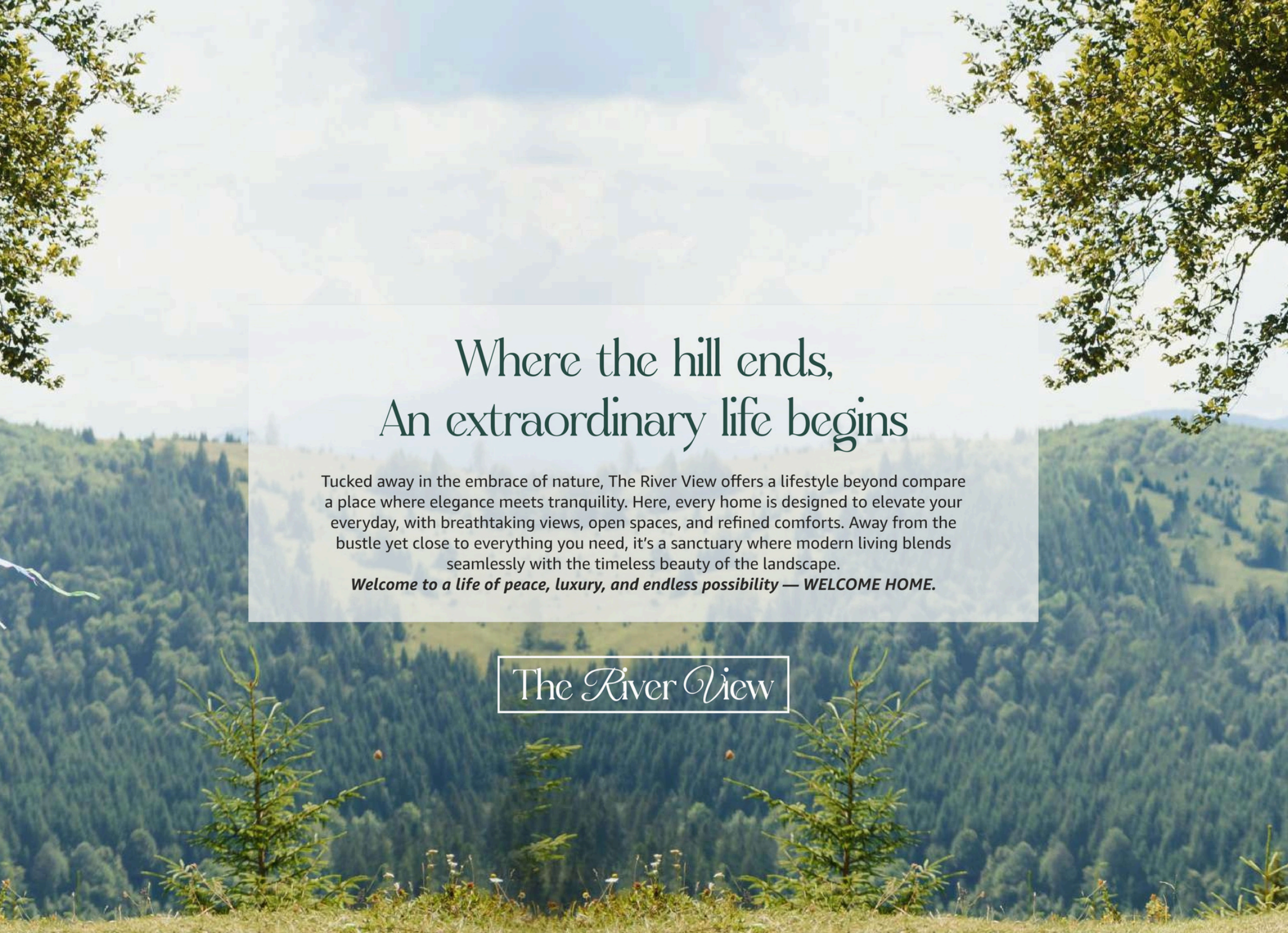
Set against the majestic backdrop of the mountains and overlooking a serene river, The River View offers a rare opportunity to own plots and cottages amidst nature's untouched beauty. Whether you're seeking a peaceful vacation home, a wellness-inspired lifestyle, or a smart long-term investment, this 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







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

VAIDIK COTTAGES BY AARNA



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Artistic Impression

The River View

A Home That Flows with Nature

VAIDIK COTTAGES BY AARNA

THE HILLS &
HORIZONS

***BOOK WITH JUST 10%**

Near Osho Pyramid, NH-507, Yamunotri Highway, Dehradun, Uttarakhand



Assured Monthly Rental Income



Gated Community



**Plot Size:
Apx.120 Sq. Yards
Built-up Area:**

Apx. ~550 To 608 Sq. Ft. *



**Spacious Attic +
Private Garden**



**Fully Furnished Cottage
with Plunge Pool ***



**Possession within 3
months ***



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**thehills&horizons
thehillshorizons**

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 not a legal commitment on design or specification \ 1sq. mtr. = 10.764 sq. ft. and 1 acre = 4047. sq.mtr. (approx). Terms & Conditions apply.*

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

Seamless Connectivity to Every Destination

LOCATION MAP



THE RIVER VIEW

 Jolly Grant Airport Aprx. 74 Km
 Dehradun Railway Station Aprx. 46 Km



-  Delhi (Akshardham) → ISBT Dehradun : 210 KM
-  Asharodi → Dharmawala Chowk : 18 KM
-  Dharmawala Chowk → The Riverview : 26 KM
-  Haridwar → ISBT Dehradun : 54 KM
-  Nepali Farm → ISBT Dehradun : 38.7 KM
-  Saharanpur → Dharmawala Chowk : 60 KM
-  Badwala → Chakrata : 50 KM
-  Muzaffarnagar → Dehradun ISBT : 110 KM

Specifications & Features

Technical Specifications

- **MS Frame Structure**
Make Apollo & JSW
- **Premium Pine Wood Finish with 5-Layer Insulation**
Ensures superior thermal comfort, durability, and aesthetic appeal.
- **High-Quality Electrical Fittings**
Wiring & switches trusted brands like Polycab, L&T, RR Kabel & Havells.
- **Branded Modern Plumbing & Sanitary Fittings**
Branded fittings Hindware, Parryware & CERA.
- **UPVC 3 track Door & Windows with 6mm Toughened Glass**
Saint-Gobain / Modi
- **Elegant Flooring & Wall Finishes**
 - Mat-finish tiles on floors
 - Ceramic tiles on walls
 - Vitrified tiles on ground floor
- **Premium Wooden Flooring in Attic Area**
- **Deck / Balcony**

Fully Furnished Interiors (Soft Furnishings)

- Sofa Set with Center Table
- Accommodation for 4 Adults
- Air Conditioners – 2 Units
- Geyser – 1 Unit
- Fully Functional Pantry Setup – 1 Unit
- Ceiling Fan & Wall-Mounted Fan
- Curtains

Lifestyle & Additional Features

- Private Garden with Landscape
- Exclusive Plunge Pool (Optional Add-On)



DEV BHUMI CONSTRUCTION

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