



LIMITED UNITS LEFT

FOR THE PRIVILEGED FEW

MDDA APPROVED

READY TO MOVE LUXURY APARTMENT

RERA REGISTERED UKREPO21800000161

HOME LOAN AVAILABLE FROM ALL LEADING BANKS

NILAYA HILLS
DEHRADUN

RBS DEVELOPERS
RBS Developers part of the RB Group- is one of the oldest and most renowned real estate company in Uttarakhand with their architectural credentials settings them apart from the rest headed by Mr. Rakesh Batta. RBS Developers believes that quality is an absolute priority and excellence makes a difference. Today, the company enjoys a strong presence in Uttarakhand and has made its position as one of the largest companies in the Real Estate Industry. The company is one of the fastest growing entities in the realty sector with a difference that offers luxury for reasonable costs giving high quality construction, excellent customer care levels with highest customer satisfaction index and the highest imaginable standards for the welfare of the society as well as for the environment.

RBS Group has delivered the finest residential colonies, duplex units & apartments in Dehradun, capturing the imagination of the people. Its masterpiece projects in the state which have been highly acclaimed are Prakash Lok, Doon Enclave, Dev Lok & Sai Lok-all of them landmarks in their own right. The group is creating yet another masterpiece-"NILAYA HILLS" Dehradun which promises to replicate the beauty and magnificence of its previous projects-only in a more contemporary way. The Company has traversed a path of steady growth & expansion. The systems have been strengthened and new processes have been added.

Rakesh Batta
RAKESH BATTA



KEY FEATURES

- / Ninety five exclusive boutique apartments
- / Spread over 2.5 acres, with over one acre of central green open space
- / Six adjoining towers surrounded by greens, with splendid view of the central green area
- / Only two apartments to a single circulation core
- / Two, three & four bedroom exclusive units, with an option for adding a servant quarter
- / Four bedroom apartments - three side open, with family lounge attached to the master bedroom
- / Assured cross ventilation & openness on two/three sides with maximum scenic views
- / Gated community with smart access to residents with card swipe facility in every tower along-with Door Phones & Intercom facility



- / 24 hour CCTV surveillance at entry & exit for continuous monitoring & recording
- / Dedicated Intercom linking the residences to both the main gate & the lobby
- / Structure design according to specifications for 'Zone 4' of seismic zones
- / Long & spacious balconies facing the central green haven
- / One large exclusive terrace above every block for outdoor private space
- / Utility balcony hidden from public view, for washing and drying of clothes in every flat
- / Vehicular-movement-free raised landscape podium/courtyard
- / Exclusive entry to unique split-level basement parking
- / Circular access around the entire facility for ease of access to emergency services
- / Water harvesting & ground water recharging pits at four locations
- / Round-the-clock power back up.



RBS DEVELOPERS

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