



Verdant Haven

Dehradun

A LIFESTYLE INVESTMENT PROPERTY
DEHRADUN'S MOST EXCLUSIVE

Verdant Haven

Luxury Vacation Villas in Jakhan, Dehradun

Discover a unique investment opportunity in Jakhan, Dehradun – a serene locality nestled along the scenic Rajpur Road. Renowned for its lush green landscapes and proximity to the majestic Himalayas, Jakhan is a sought-after destination for nature lovers and urban explorers alike.

We present exclusive vacation villas designed for discerning investors seeking both luxury and profitability. Each villa is thoughtfully crafted to offer a blend of modern comforts and natural tranquility,

featuring:

Private Rooftop Jacuzzi: Unwind under the open skies with panoramic views of the hills.

Wellness-Centric Design: Dedicated spaces for yoga, meditation, rejuvenation, tailored for a healthy lifestyle.

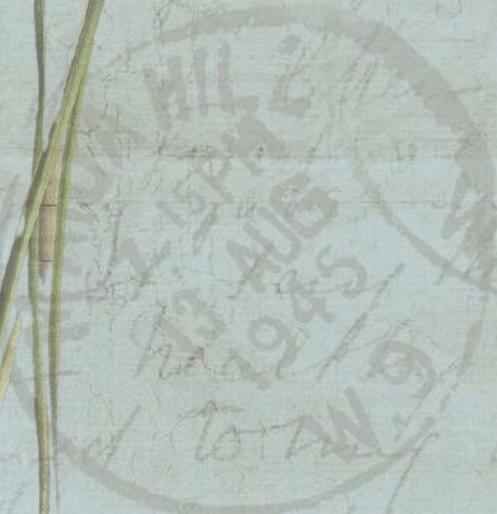
Premium Amenities: Spacious living areas, contemporary interiors, and eco-friendly features.

Located just minutes from premium shopping destinations like Pacific Mall and top healthcare facilities, these villas promise a lifestyle of convenience and opulence. With Dehradun's thriving tourism and growing demand for luxury stays, your investment is poised for exceptional rental returns and long-term value appreciation.

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LUXURY VACATION HOMES IN DEHRADUN

A premium second-home investment designed for **luxury living & rental income**

Located in **Jakhan, Dehradun** - a prime **tourist & wellness destination**

Hassle-free ownership with professional rental management

High ROI potential through **daily rentals & long-term appreciation**

WHY INVEST IN VACATION HOMES?

- Higher Rental Income vs. Standard Apartments
- Exclusive Amenities (Private Jacuzzi, Wellness Spaces, Smart Homes)
- Professional Management for Hands-off Income
- Strong Demand from Tourists & Corporate Travelers





Lifestyle Investment

Capital appreciation and rental income potential: Dehradun's popularity with tourists and students drives strong demand for both short and long-term rentals, offering excellent potential for capital appreciation and rental income.

Hassle-Free Management:
Professional operations team ensures effortless ownership.

Ownership Perks:

- 30 complimentary room nights annually.
- Professional concierge services.
- Income potential via our rental management program.

Unique Lifestyle Offering:
Jakhan's blend of urban amenities and natural beauty offers a high quality of life, attracting both vacationers and potential long-term tenants.

WHY VERDANT HAVEN



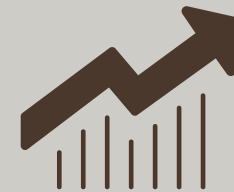
STRATEGIC LOCATION WITH
SEAMLESS CONNECTIVITY TO
MUSSOORIE AND DEHRADUN CITY



HIGH DEMAND FOR WELLNESS AND
LEISURE PROPERTIES AMONG URBAN
PROFESSIONALS AND TOURISTS



AN OPPORTUNITY TO OWN A SLICE
OF PARADISE THAT EARNS EVEN
WHEN YOU'RE AWAY



INVEST IN MORE THAN JUST A VILLA
— INVEST IN A LIFESTYLE. LET YOUR
DREAM HOME DOUBLE AS A SMART
FINANCIAL ASSET!

PRIME LOCATION: JAKHAN, DEHRADUN

STRATEGICALLY LOCATED ON
RAJPUR ROAD

SEAMLESS CONNECTIVITY TO
MUSSOORIE & DEHRADUN CITY

SURROUNDED BY LUXURY
RESORTS & NATURE RETREATS

CLOSE TO HIGH-END SHOPPING
(PACIFIC MALL) & HEALTHCARE
FACILITES

GROWING DEMAND FOR WELLNESS
STAYS & CORPORATE RETREATS





- BOUTIQUE HOTEL STYLE
- FULLY FURNISHED
- SMART HOMES FEATURES
- ELEGANT LIVING SPACE
- FULLY FURNISHED KITCHEN
- MODERN DINING AREA
- PRIVATE TERRACE
- LUXURY BATHROOMS
- ROOFTOP JACUZZI FOR EACH VILLA
- CLUB AREA

- COMMUNITY LOUNGE
- PROVISION FOR SOLAR ROOFTOPS
- GREEN SPACES
- FAMILY DINING AREA
- DEDICATED PARKING FOR EACH VILLA
- DEDICATED WELLNESS AREA
- RECREATIONAL ZONES
- KIDS PLAY AREA
- ENTERTAINMENT ZONE
- MULTI-LEVEL PARKING





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Villa Designs and Layouts



YOUR DREAM GATEWAY



Villas - Exterior





Villas - Exterior

Villas - Exterior





Villas - Exterior

Villas - Exterior



Villas - Ground Floor



Villas - First Floor



Villas - Terrace Floor



Villas - Interior



Villas - Interior



Villas - Interior





Villas - Interior

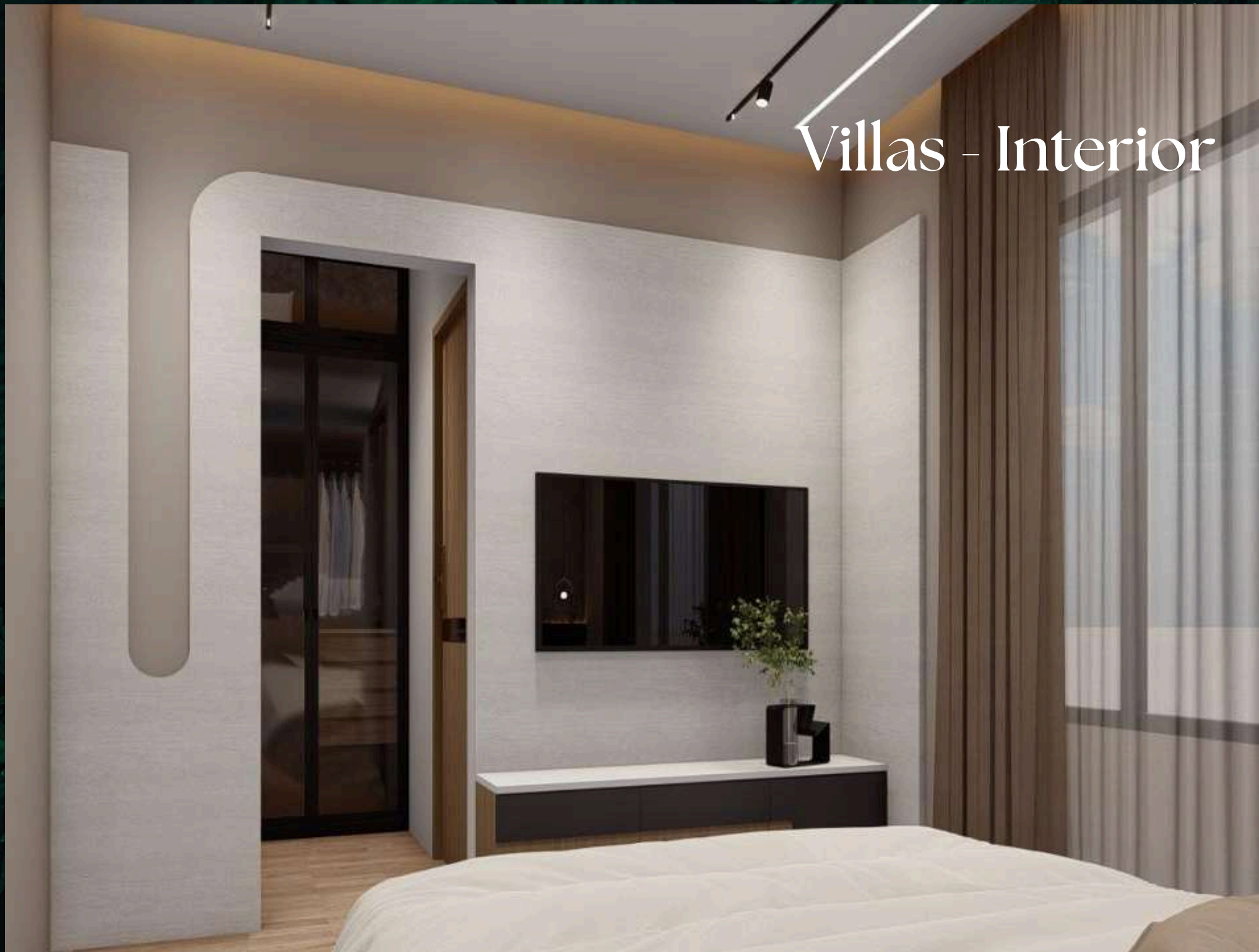
Villas – Interior





Villas - Interior

Villas - Interior





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Villa Facilities





- BOUTIQUE HOTEL STYLE FULLY FURNISHED
- ROOFTOP JACUZZI FOR EACH VILLA
- SMART HOMES FEATURES
- PROVISION FOR SOLAR ROOFTOPS
- DEDICATED PARKING FOR EACH VILLA
- DEDICATED WELLNESS AREA
- ELEGANT LIVING SPACE
- ENTERTAINMENT ZONE
- FULLY FURNISHED KITCHEN
- MODERN DINING AREA
- PRIVATE TERRACE
- LUXURY BATHROOMS





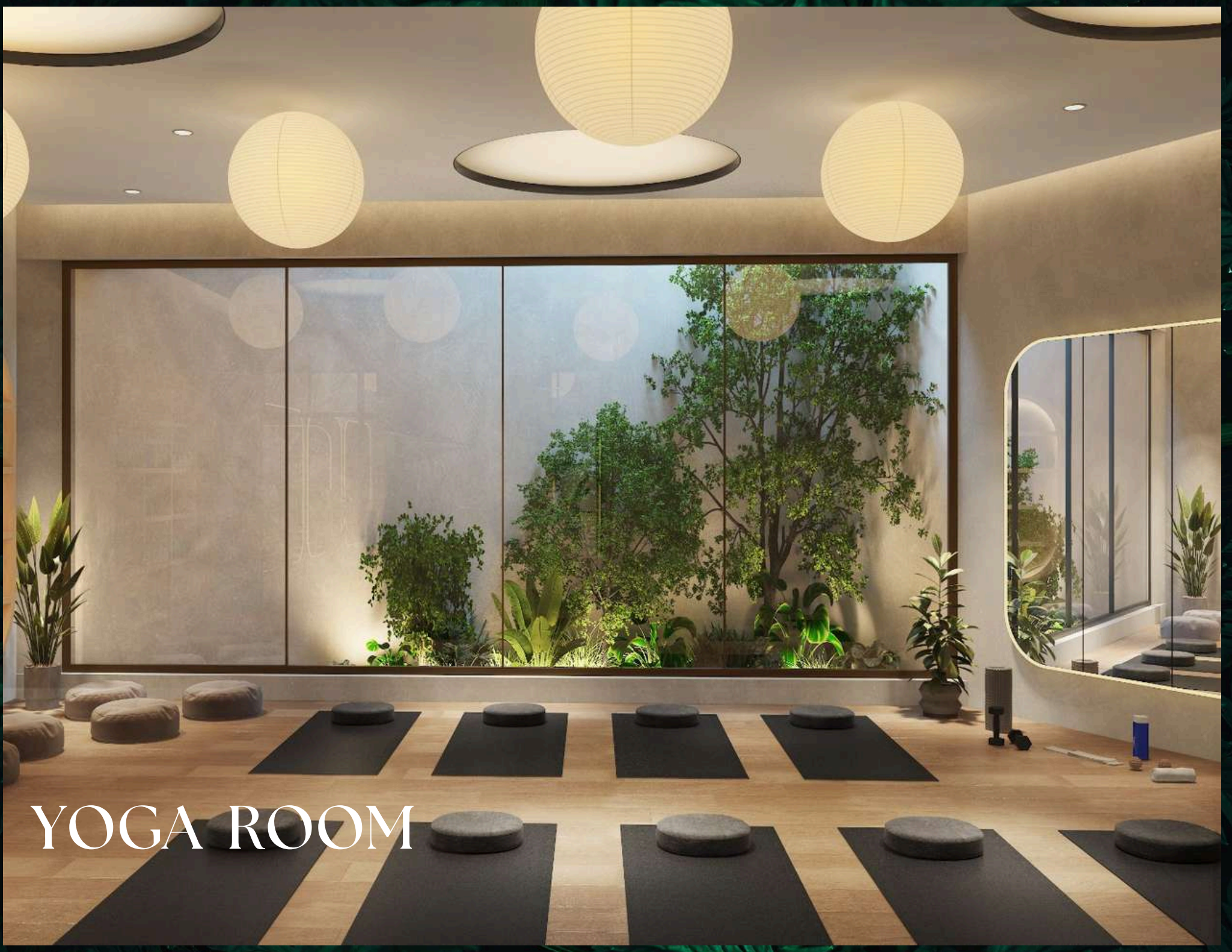




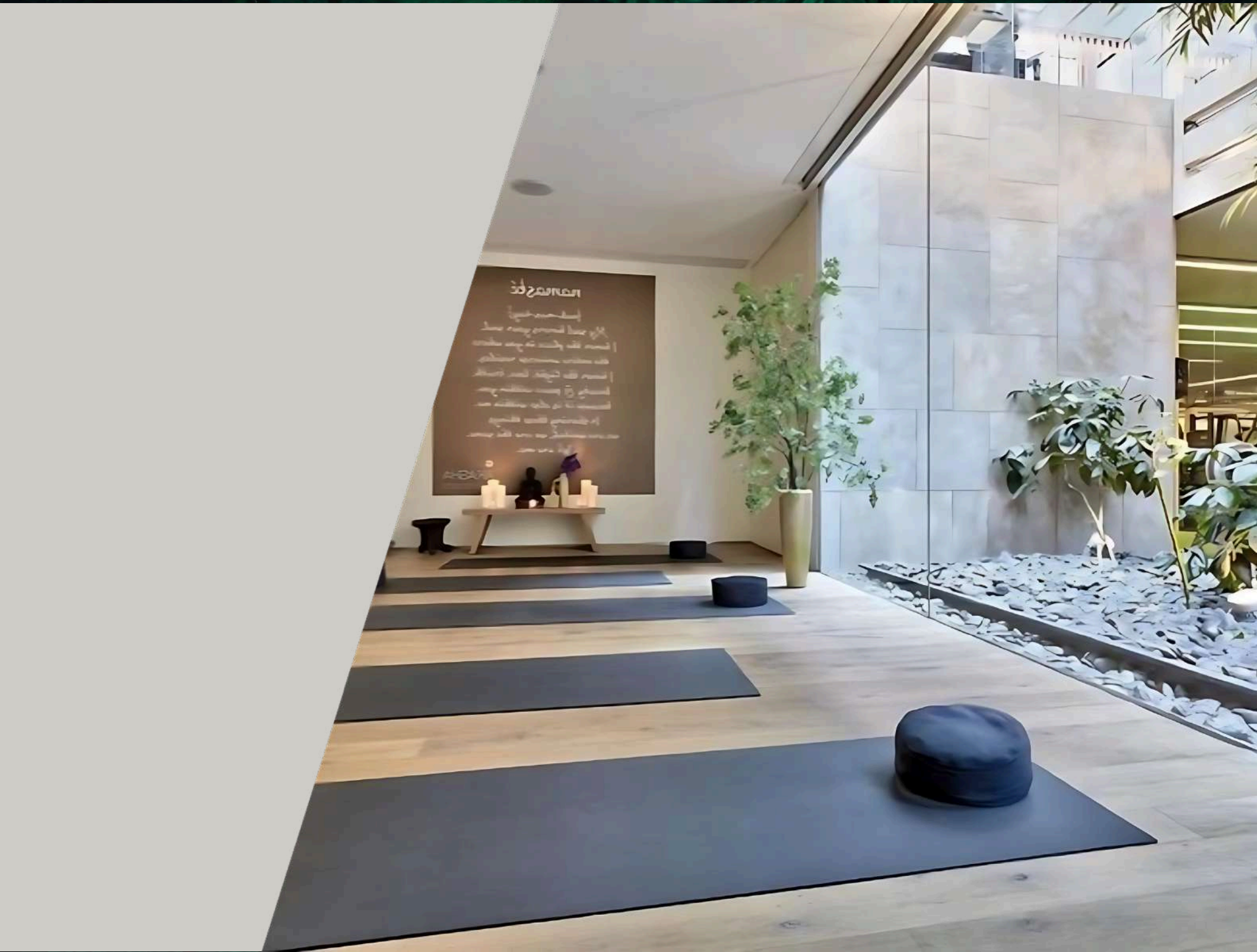
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Common Facilities

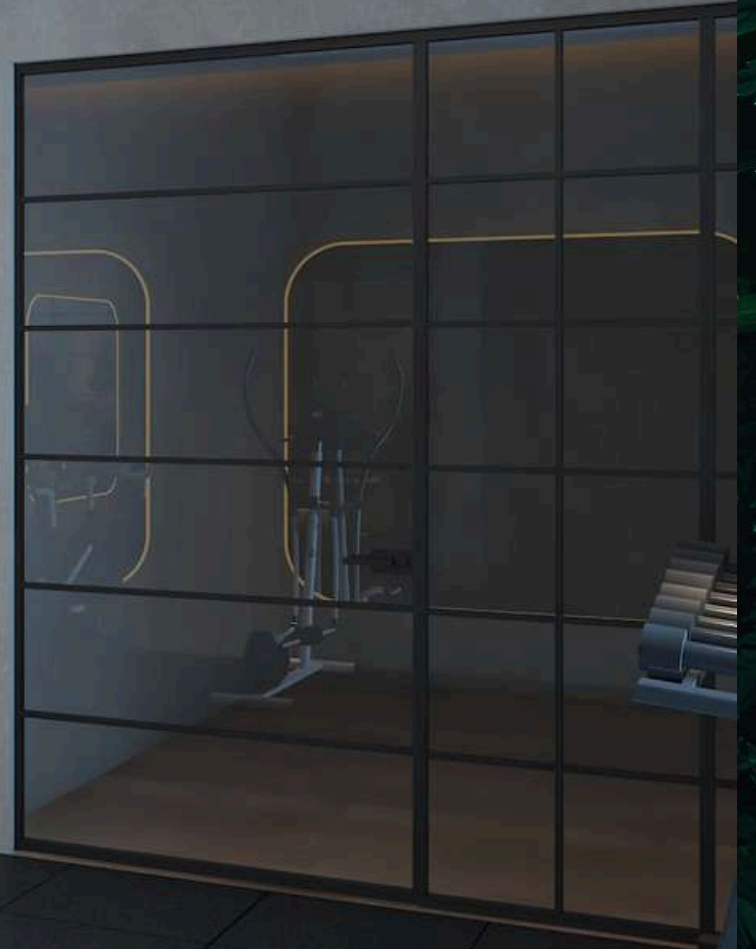




YOGA ROOM



GYMNASIUM





FOOT SPA





CONNECTING INDOORS
TO OUTDOORS

SLEEK AND MINIMAL INTERIORS









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Villas



PLOT-1 : VERDANT BREEZE



SYMBOLIZING FRESH COOL BREEZES AND NATURAL CALMNESS

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
1.	Plot No. 1	869.05	705.04	705.04	165.5	2444.63

PLOT-2 : MAPLE BREEZE



EVOKING THE WARMTH AND BEAUTY OF MAPLE BREEZE

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
2	Plot No. 2	782.00	685.66	685.66	165.5	2318.82

PLOT-3 : CEDAR CREST



REFLECTING STRENGTH ELEGANCE AND TIMELESS CHARM

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
3.	Plot No. 3	786.40	679.74	679.74	165.5	2311.38

PLOT-4: OLIVE EDGE



SIGNIFYING PEACE, PROSPERITY AND A LUSH NATURAL VIBE

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
4.	Plot No. 4	1006.50	779.09	779.09	165.5	2730.18

PLOT-5 : JADE HAVEN



A SERENE RETREAT INSPIRED BY THE CALMING HUES OF JADE

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
5.	Plot No. 5	986.30	718.71	718.71	165.5	2589.22

PLOT-6: AMBER BLOOM



RADIATING WARMTH, ENERGY AND NATURAL BEAUTY

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
6	Plot No. 6	953.79	646.71	646.71	165.5	2412.71

PLOT-7: WILLOW WISPHER



INVOKING TRANQUILITY AND SOFT RUSTLE OF WILLOW TREES

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
7.	Plot No. 7	1026.00	750.89	750.89	165.5	2693.28

PLOT-8: SAGE HILL



A BLEND OF WISDOM PEACE AND LUSH GREENERY

S. No.	Plot No.	Ground Floor	First Floor	Terrace	Wellness Area	Total Area Square Ft.
8.	Plot No. 8	1669.50	1122.14	1122.14	165.5	4079.28

PAYMENT PLAN

PAYMENT PLAN	VERDANT BREEZE	MAPLE BREEZE	CEDAR CREST	OLIVE EDGE	JADE HAVEN	AMBER BLOOM	WILLOW WISPER	SAGE HILL
UNIT NO.	1	2	3	4	5	6	7	8
UNIT SIZE (SQ. FT.)	1622	1616	1617	1967	1844	1841	1926	2847
INR PRICE PER SQ. FT. (ALL INCLUSIVE)	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000
UNIT PRICE (INR)	24,330,000	24,240,000	24,255,000	29,505,000	27,660,000	27,615,000	28,890,000	42,705,000
ON BOOKING	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
WITHIN 30 DAYS (BBA)	2,433,000	2,424,000	2,425,500	2,950,500	2,766,000	2,761,500	2,889,000	4,270,500
WITHIN 60 DAYS	2,433,000	2,424,000	2,425,500	2,950,500	2,766,000	2,761,500	2,889,000	4,270,500
FIRST FLOOR SLAB	4,866,000	4,848,000	4,851,000	5,901,000	5,532,000	5,523,000	5,778,000	8,541,000
SECOND FLOOR SLAB	4,866,000	4,848,000	4,851,000	5,901,000	5,532,000	5,523,000	5,778,000	8,541,000
FITOUTS & FURNISHING	4,866,000	4,848,000	4,851,000	5,901,000	5,532,000	5,523,000	5,778,000	8,541,000
ON POSSESSION (LESS BOOKING AMOUNT)	4,366,000	4,348,000	4,351,000	5,401,000	5,032,000	5,023,000	5,278,000	8,041,000

ROI SCENARIOS

PAYMENT PLAN	VERDANT BREEZE	MAPLE BREEZE	CEDAR CREST	OLIVE EDGE	JADE HAVEN	AMBER BLOOM	WILLOW WISPER	SAGE HILL
UNIT PRICE (INR)	24,330,000	24,240,000	24,255,000	29,505,000	27,660,000	27,615,000	28,890,000	42,705,000
PRICE PER NIGHT (INR)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	18,000
DAYS	365	365	365	365	365	365	365	365
FOR OWNERS	30	30	30	30	30	30	30	30
AVAILABLE DAYS	335	335	335	335	335	335	335	335
OCCUPANCY	75%	75%	75%	75%	75%	75%	75%	75%
REVENUE (INR)	3,015,000	3,015,000	3,015,000	3,015,000	3,015,000	3,015,000	3,015,000	4,522,500
OWNER SHARE (INR)	994,950	994,950	994,950	994,950	994,950	994,950	994,950	1,492,425
OWNER DAYS VALUE	360,000	360,000	360,000	360,000	360,000	360,000	360,000	540,000
PROPERTY GROWTH NEXT 5 YEARS AVERAGE 8%	1,946,400	1,939,200	1,940,400	2,360,400	2,212,800	2,209,200	2,311,200	3,416,400
TOTAL EARNING	3,301,350	3,294,150	3,295,350	3,715,350	3,567,750	3,564,150	3,666,150	5,448,825
ROI%	14%	14%	14%	13%	13%	13%	13%	13%

PROJECTED RENTAL RETURNS

STANDARD VILLA RENTAL (Rs. 12,000 per night)

- **Annual Revenue** : Rs. 3.015 Cr
- **Management Fee (30%)** : Rs. 90.45 Lakh
- **Net Rental Income** : Rs. 2.12 Cr

PREMIUM VILLA RENTAL (Rs. 18,000 per night)

- **Annual Revenue** : Rs. 4.522 Cr
- **Management Fee (30%)** : Rs. 1.35 Cr
- **Net Rental Income** : Rs. 3.17 Cr

 **75% Occupancy Rate Assumed**

 **30 Free Owner Nights per Year**

PROJECTED RETURNS & PROPERTY APPRECIATION



RENTAL INCOME OVER 5 YEARS

Standard : **Rs. 10.6 Cr**

Premium : **Rs. 15.85 Cr**

PROPERTY VALUE GROWTH (8% ANNUALLY)

Current Value : **Rs. 2.43 Cr**

5-Year Estimated Value : **Rs. 3.31 Cr**

TOTAL ROI OVER 5 YEARS : 49% - 66%

HOW TO INVEST IN VERDANT HAVEN?

Select a Villa Unit
(Starting at Rs. 2.4 Cr)

Booking Amount:
Rs. 5 Lakhs

Flexible Payment
Plans Available

Rental Management
Starts from Day 1

Enjoy Owner Perks
& Steady Rental
Income

THANK YOU

Verdant Haven



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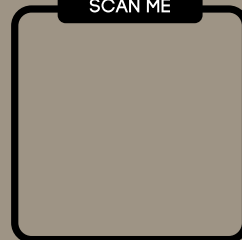


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SCAN ME



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