



SVH EVARA

BY SKY VISTA HOMES

A PERFECT HARMONY OF
REFINED LIVING &
SERENE LANDSCAPES.

RERA : UKREP07240000568

A family of three, a man, a woman, and a young child, are sitting on a grassy hillside, looking out over a vast mountain valley. The man is on the right, wearing a dark t-shirt and glasses. The woman is on the left, wearing a brown t-shirt. The child is in the middle, wearing a striped shirt. They are all looking towards the valley, which is filled with green hills and a small town in the distance. The mountains in the background are rugged and covered in greenery. The sky is blue with white clouds.

“Embrace the serenity of nature,
where every moment feels timeless.”



Elevating Living Homes



LUXURY HAS A NEW EXPRESSION IN DEHRADUN

Discover a new era of luxury living at EVARA, where modern design meets unparalleled comfort. Experience a lifestyle that blends sophistication with convenience in the heart of the Dehradun city.





SVH EVARA

BY SKY VISTA HOMES

Welcome to EVARA - by Sky Vista Homes, where luxury meets functionality. Our state-of-the-art residential apartments offers a harmonious blend of modern design and timeless elegance, providing a perfect environment for a refined and comfortable lifestyle. Discover your new home in a community designed to cater to your every need.



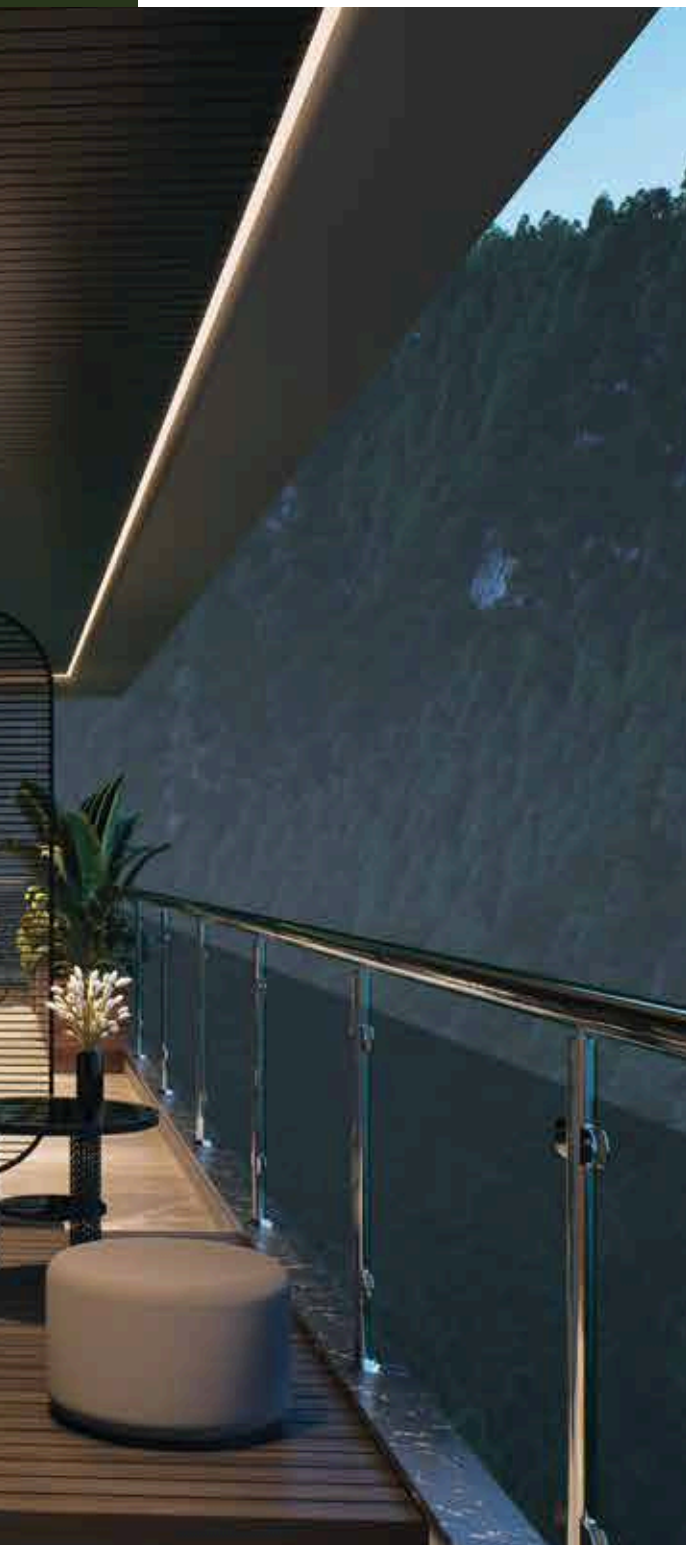






“Reconnect with nature, rejuvenate your so
Meet amidst lush greenery and rolling hill”





EVARA OVERVIEW

EVARA features an 8-floor residential building designed with precision and care. With a total of 40 selectively furnished flats, ranging from cozy 2 BHK units to spacious 3 BHK designed to maximize space, light, and comfort. The building is located in a prime area, offering easy access to all the city's key destinations.

The building is designed with both aesthetics and functionality in mind, featuring modern architectural elements that create a striking visual impact. Each floor is carefully planned to ensure optimal use of space, allowing for a harmonious flow between rooms. High ceilings, large windows, and thoughtful layouts provide an airy, open feel that enhances the living experience. The building also boasts state-of-the-art security systems, ensuring a safe and secure environment for all residents. With its contemporary design and premium finishes, EVARA sets a new standard for luxury living in the city.





Wake up to indulgence, where every morn
begins with comfort and elegance.





A luxurious experience crafted
for a privileged few.





Step into a space where sophistication meets comfort.
Situating on Mussoorie Road, Dehradun.





The heart of luxury, where style and relaxation come together effortlessly



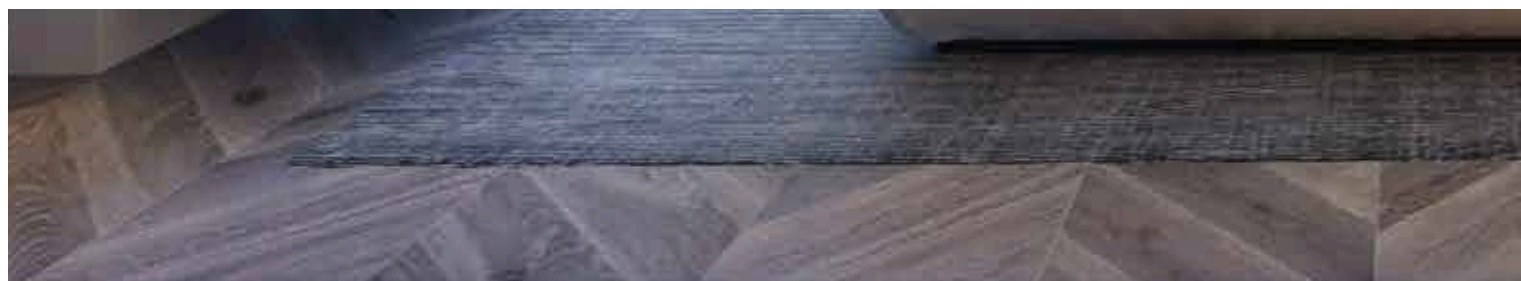


Step into a world of refined elegance.
Situating on Mussoorie Road, Dehradun.



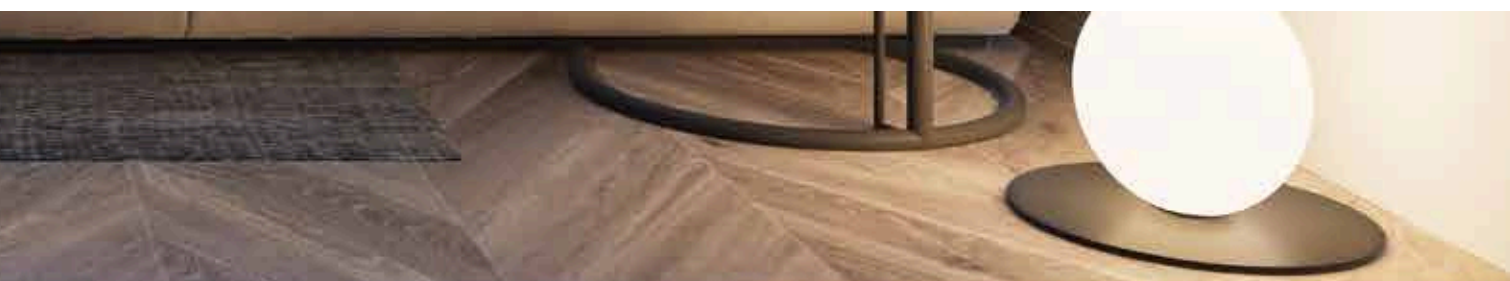


An exclusive haven designed for
the discerning elite.



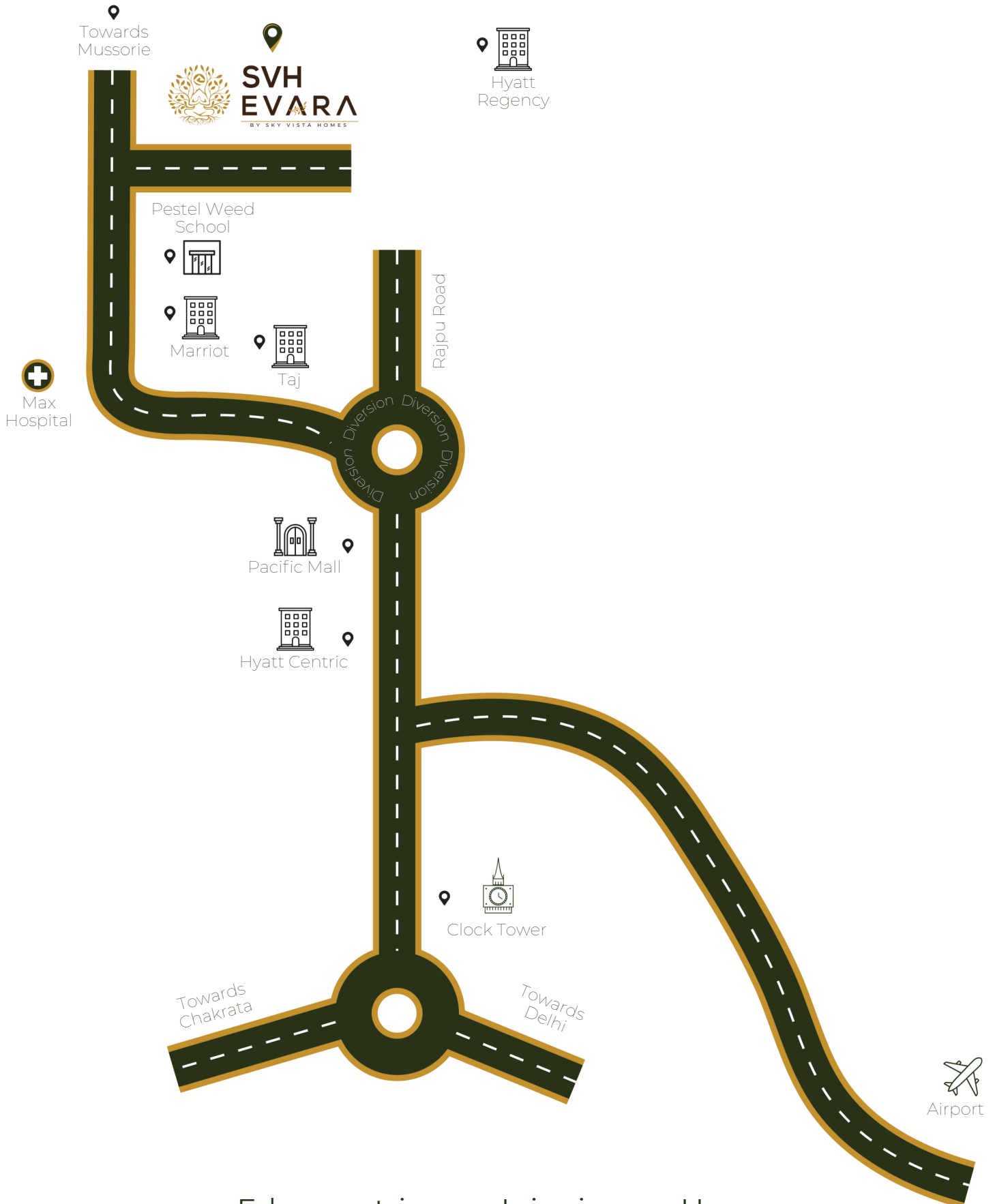


Your personal retreat, designed for ultimate relaxation.
Situating on Mussoorie Road, Dehradun.





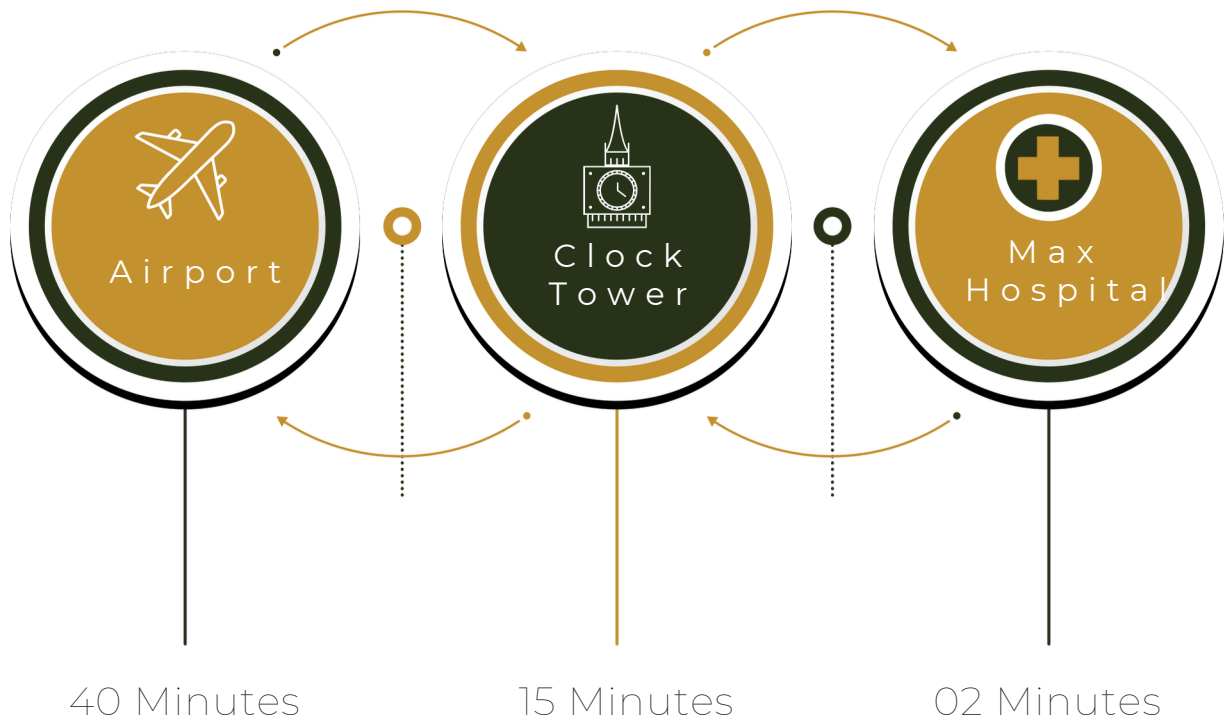
“ Your Path to Luxurious Living ”



Elevating Living Homes



Seamlessly Connected to Every Destination





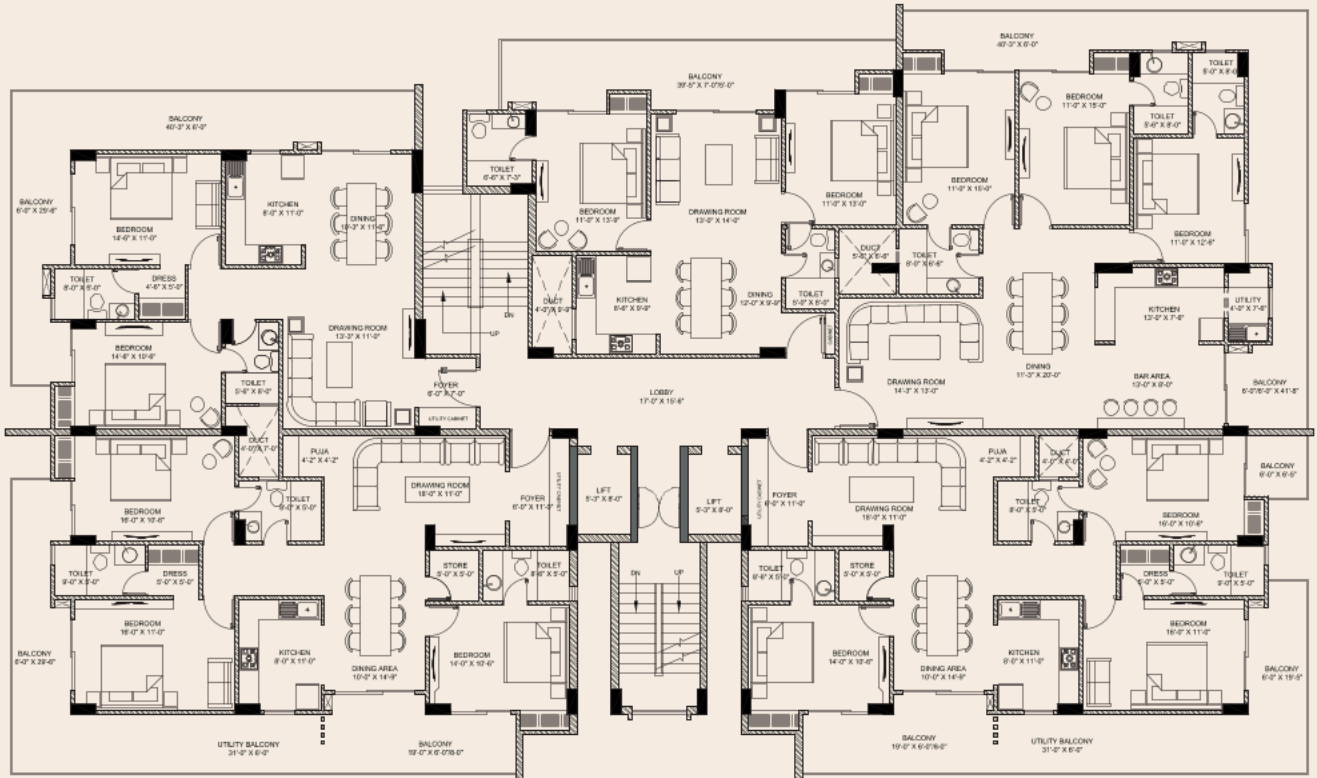
LEGEND

- 01 ENTRY
- 02 SECURITY ROOM
- 03 PARKING IN
- 04 GREEN SPACE
- 05 SWIMMING POOL
- 06 OPEN AIR SEATING
- 07 TOWER
- 08 DRIVEWAY
- 09 PARKING OUT
- 10 EXIT

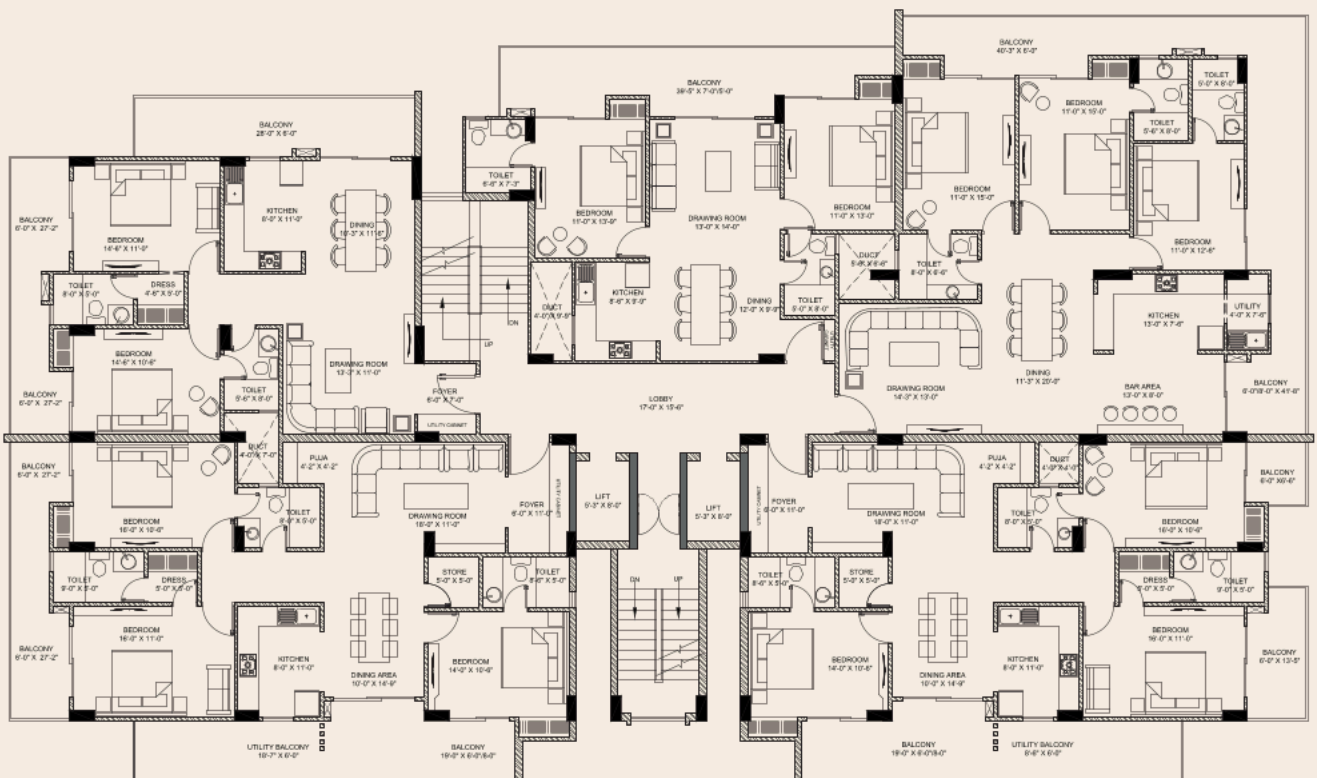


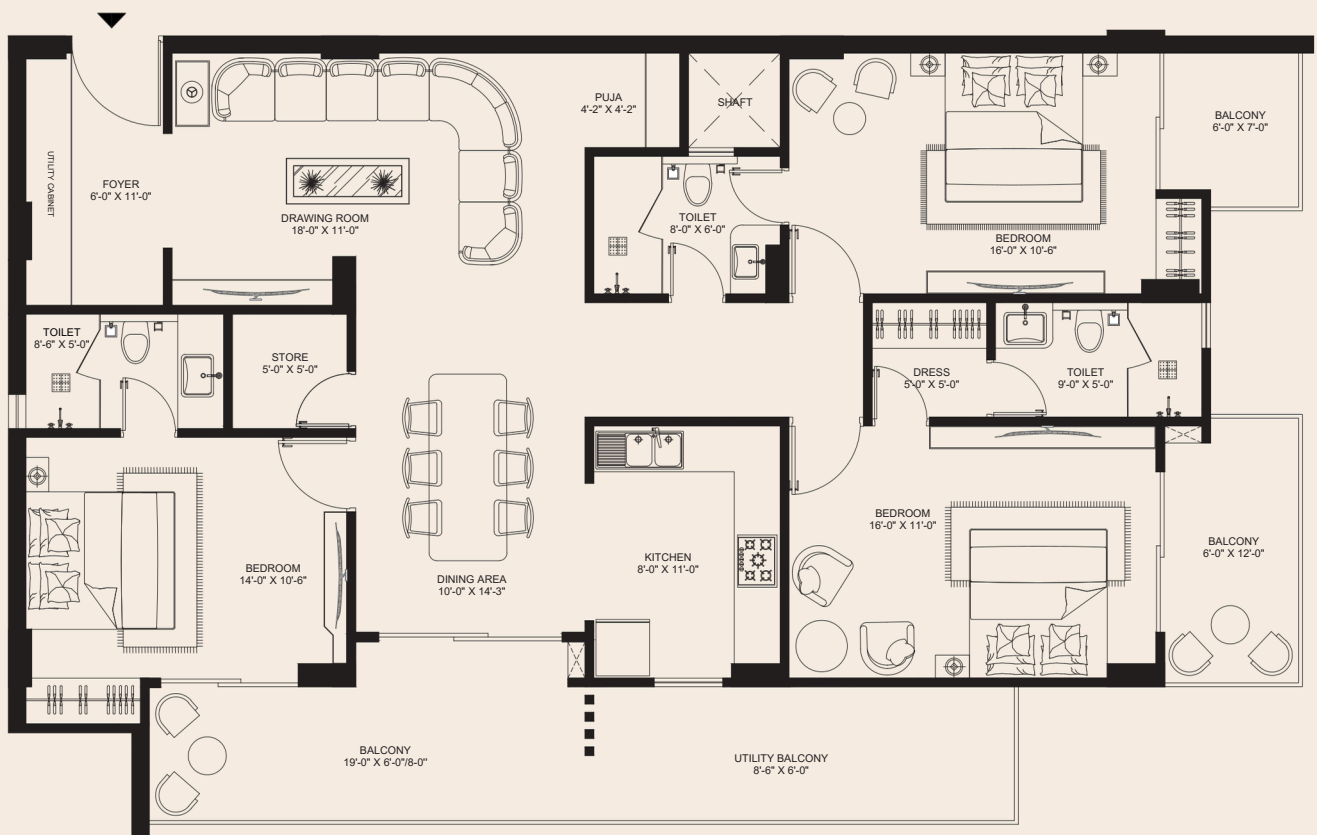
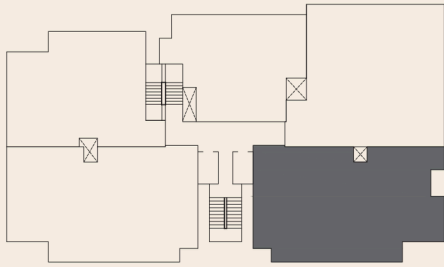
Extensive Floor Mapping

1st, 3rd, 5th & 7th Floor



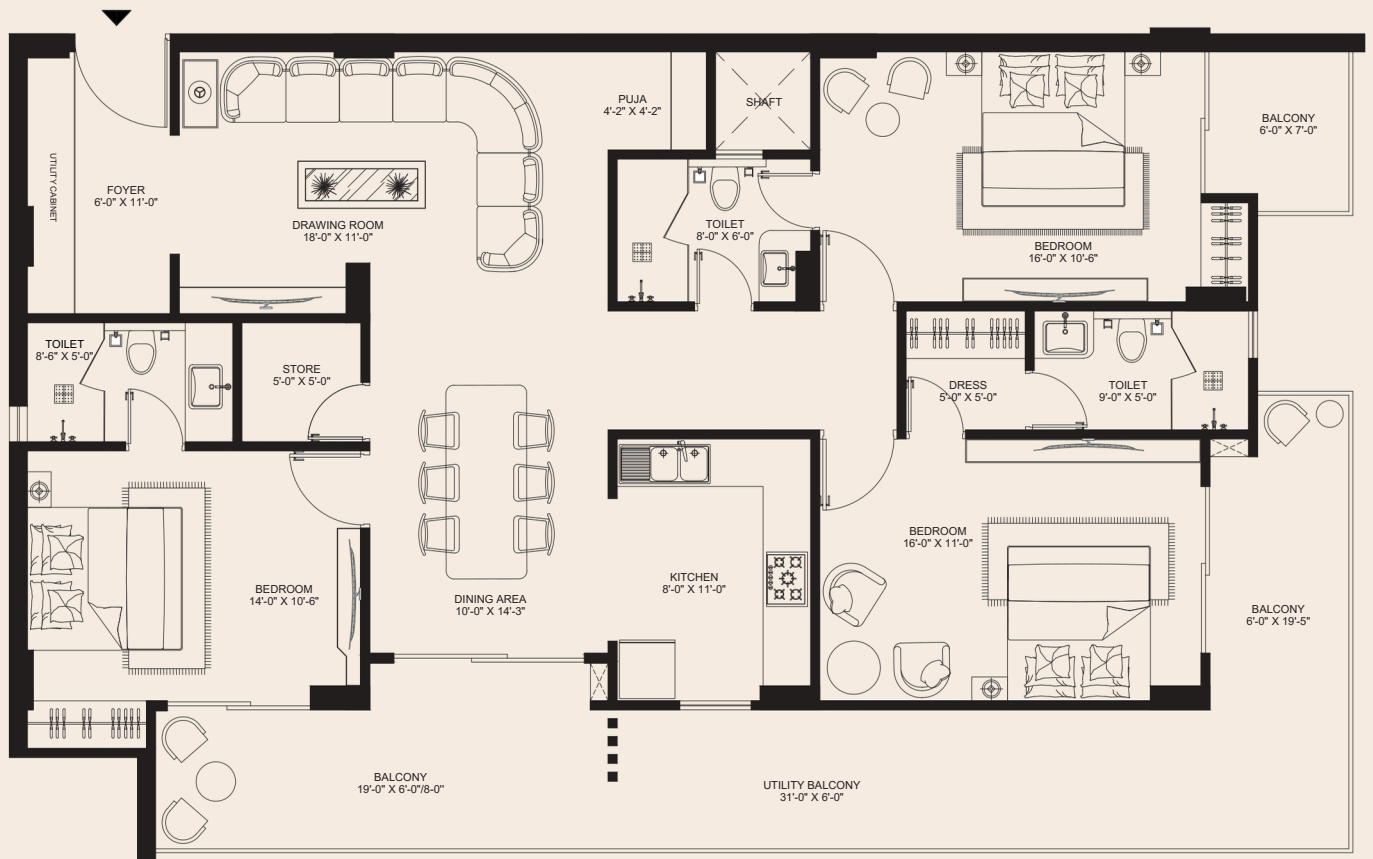
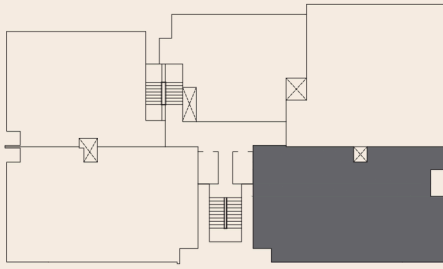
2nd, 4th, 6th & 8th Floor



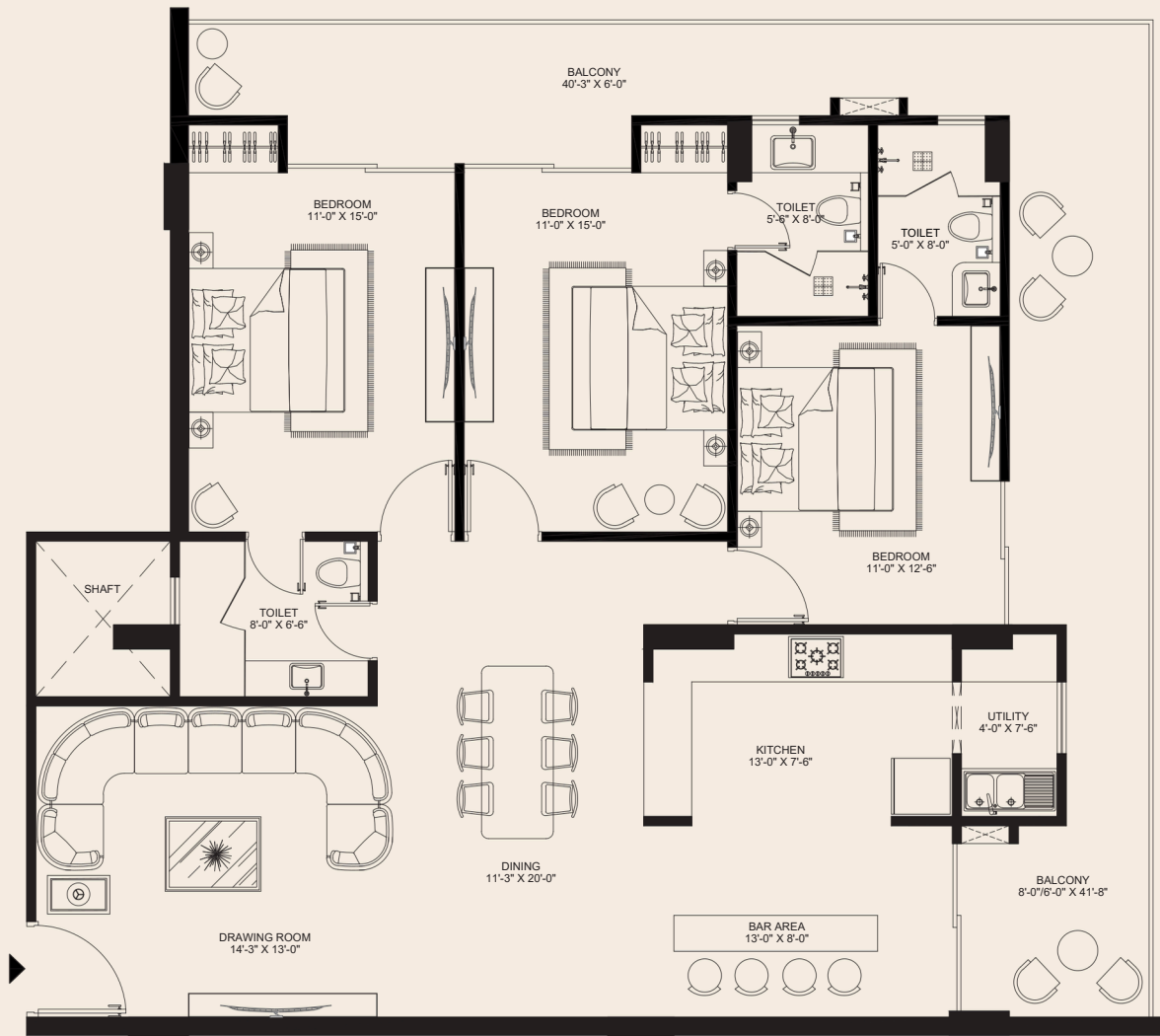
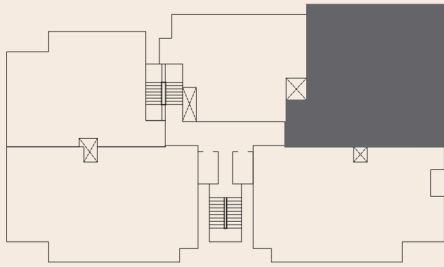


Variant A Even : 3-Bedroom Apartment

Covered Area = 1771 Sq.ft. | Super Area = 2530 Sq.ft.

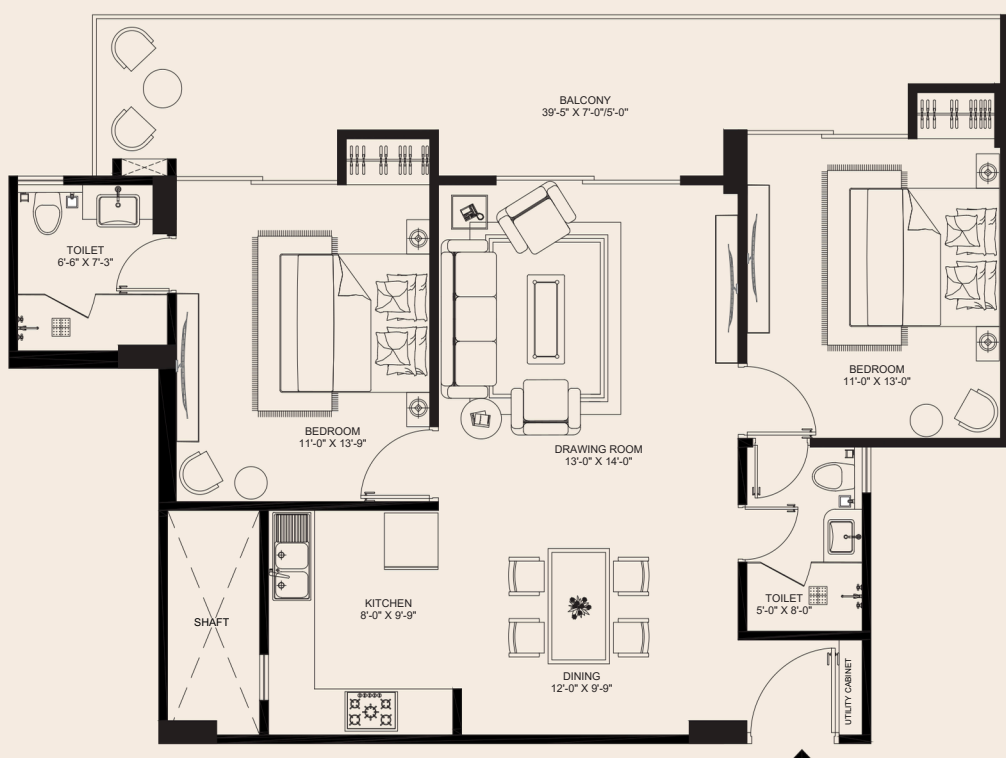
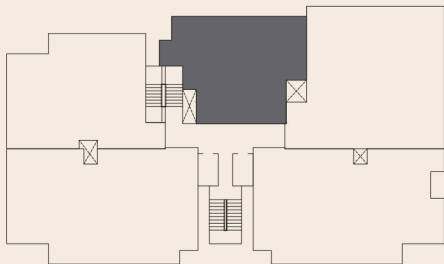


Variant A Odd : 3-Bedroom Apartment
 Covered Area = 1846 Sq.ft. | Super Area = 2637 Sq.ft.



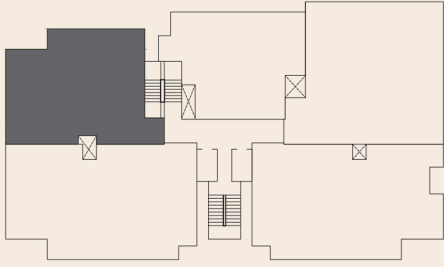
Variant B : 3-Bedroom Apartment

Covered Area = 1796 Sq.ft. | Super Area = 2566 Sq.ft.



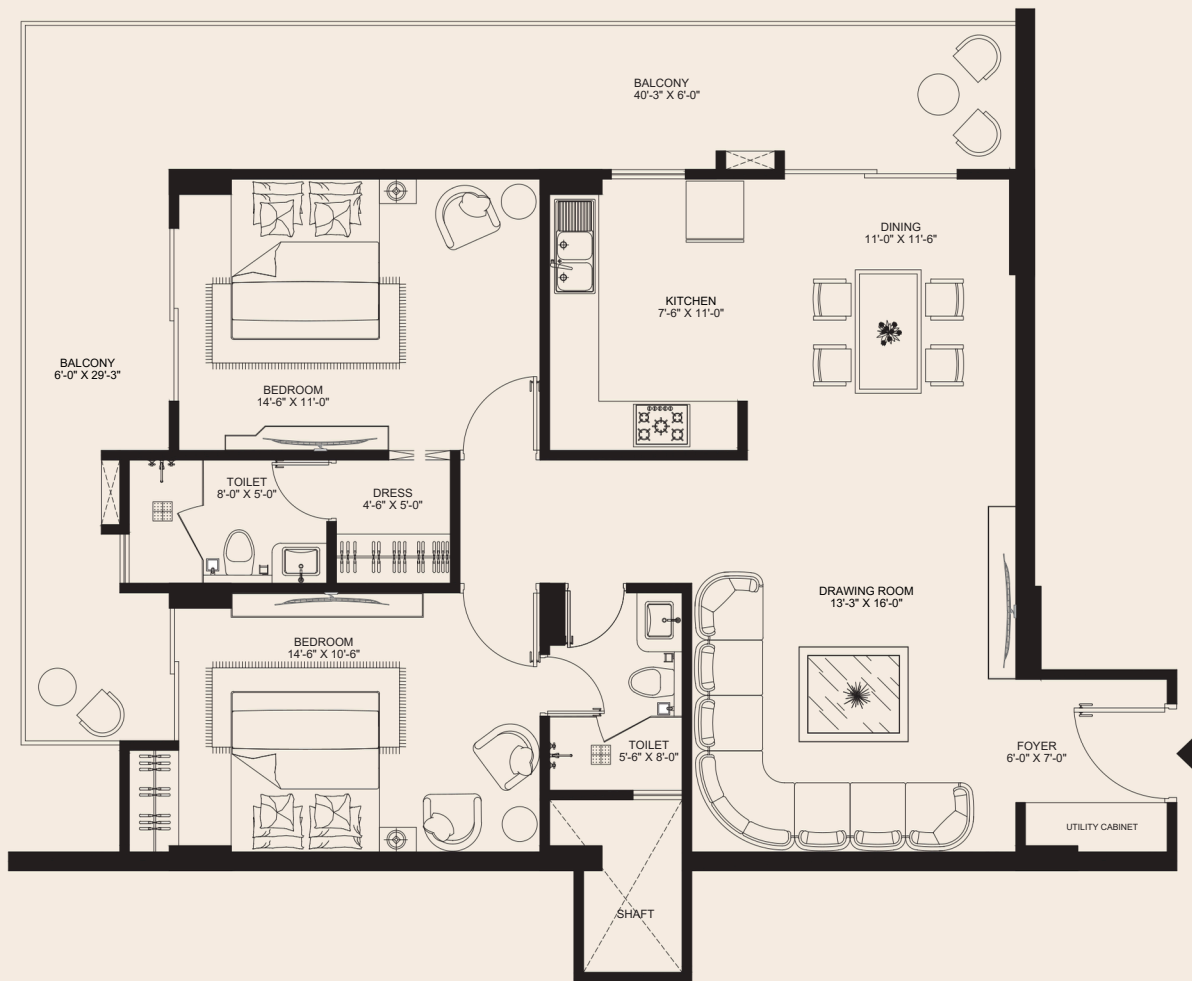
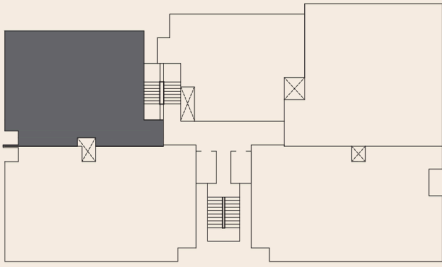
Variant C : 2-Bedroom Apartment

Covered Area = 1116 Sq.ft. | Super Area = 1594 Sq.ft.

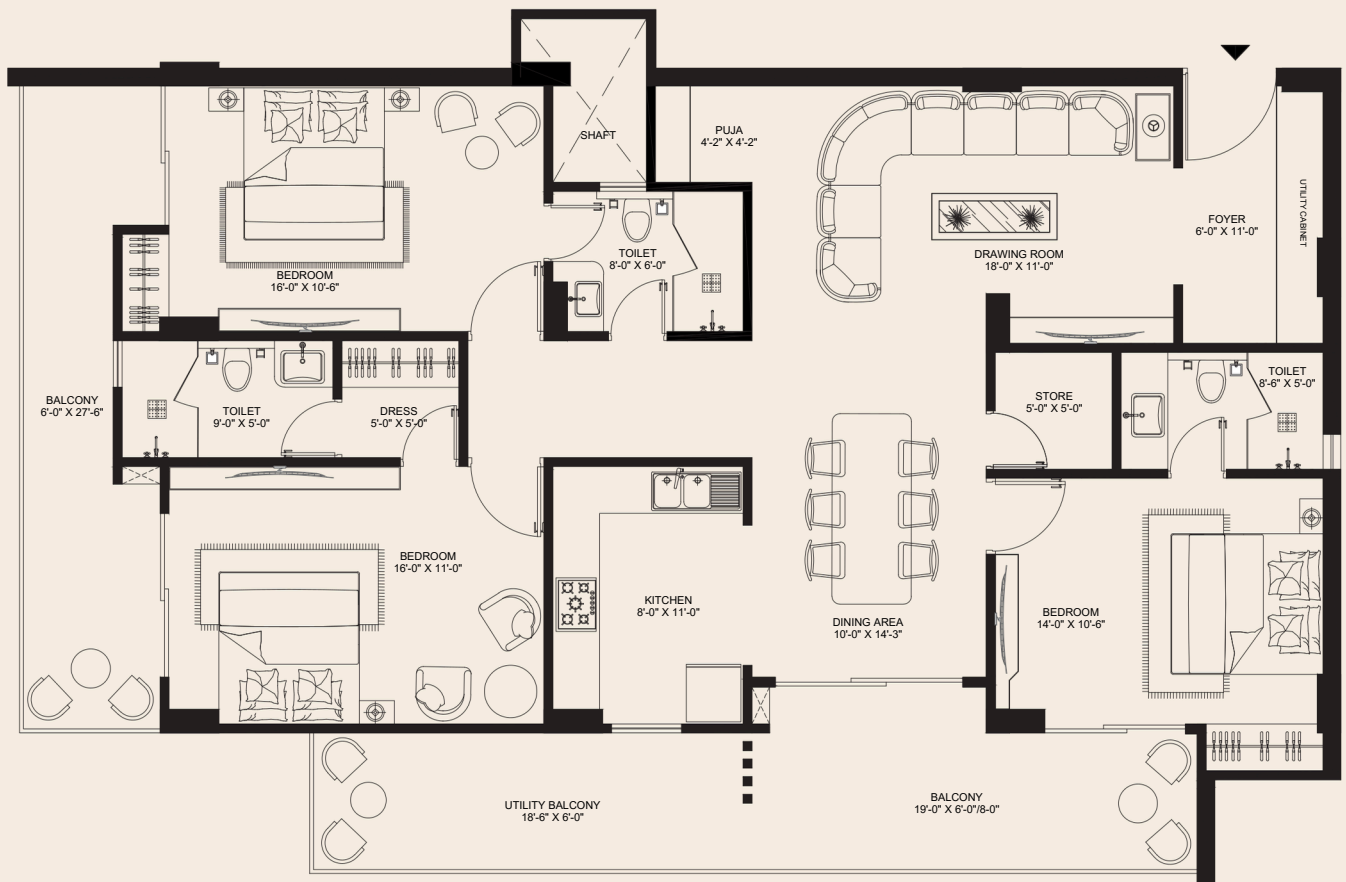
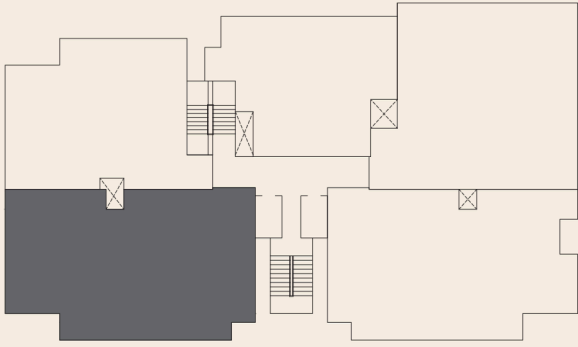


Variant D Even : 2-Bedroom Apartment

Covered Area = 1351 Sq.ft. | Super Area = 1930 Sq.ft.

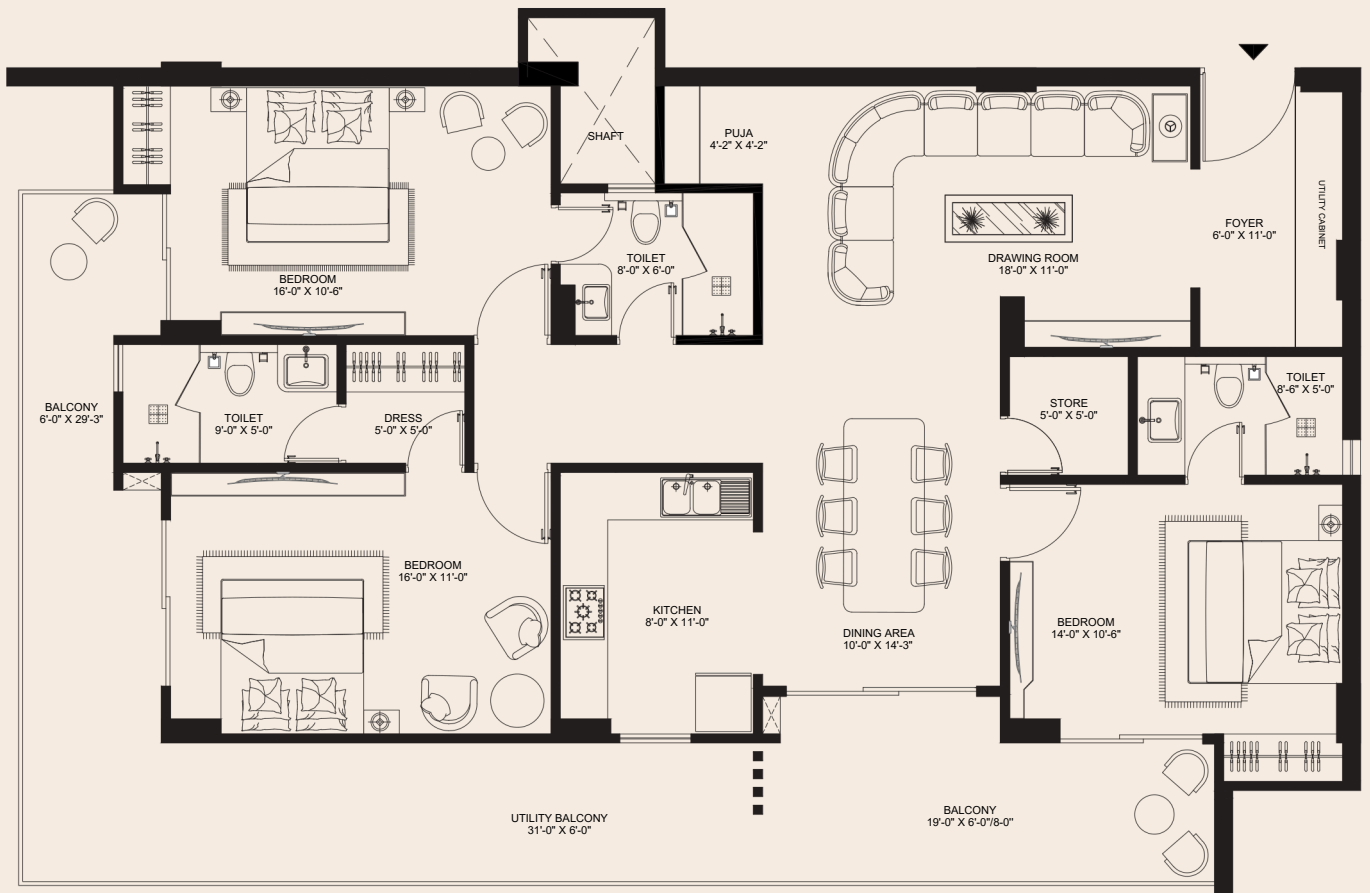
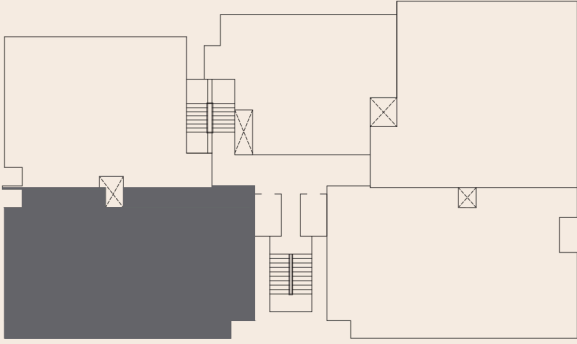


Variant D Odd : 2-Bedroom Apartment
 Covered Area = 1407 Sq.ft. | Super Area = 2010 Sq.ft.



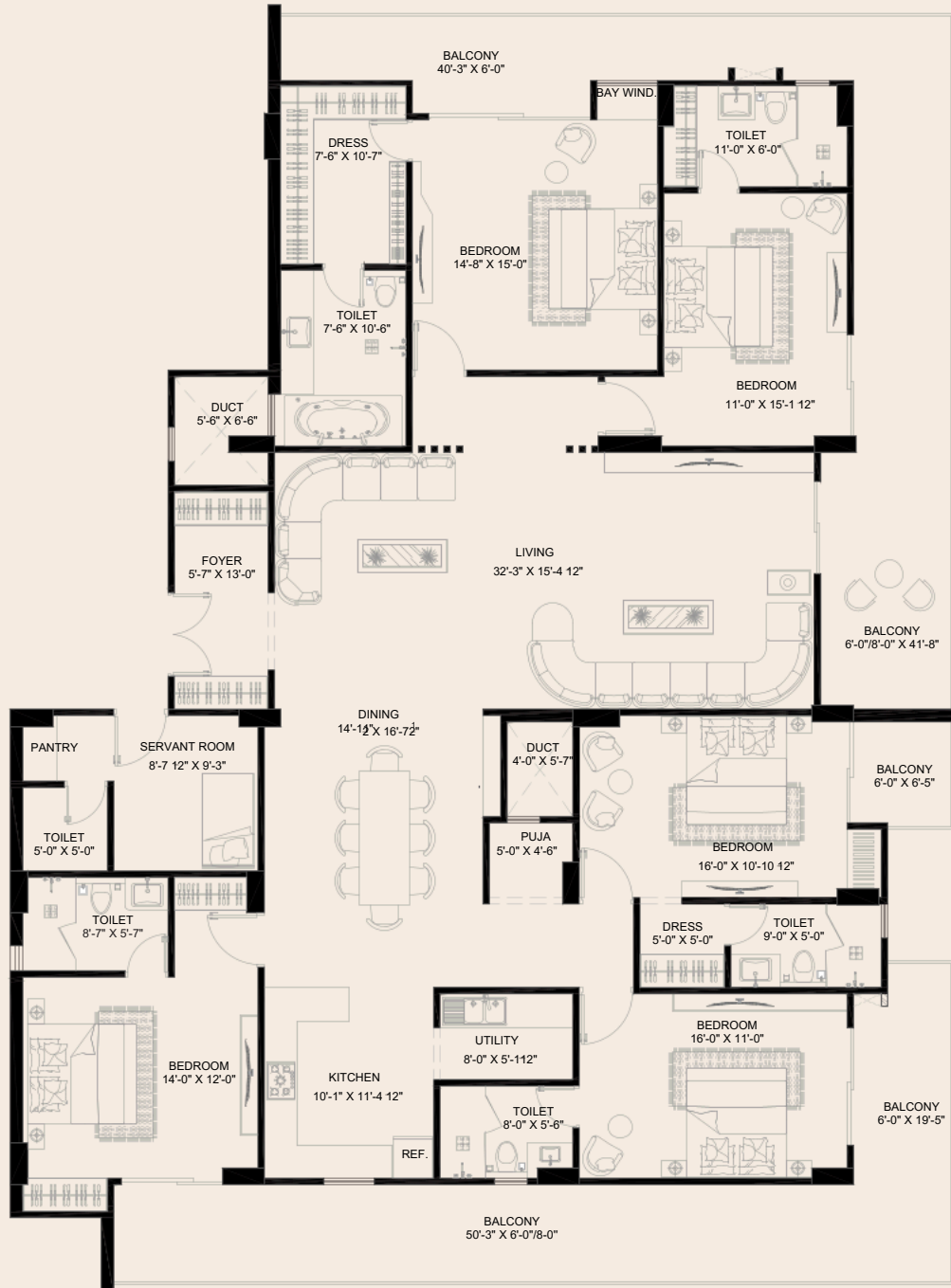
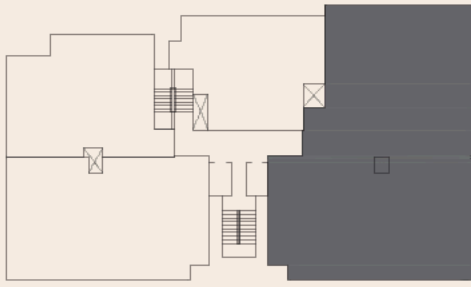
Variant E Even : 3-Bedroom Apartment

Covered Area = 1803 Sq.ft. | Super Area = 2576 Sq.ft.



Variant E Odd : 3-Bedroom Apartment

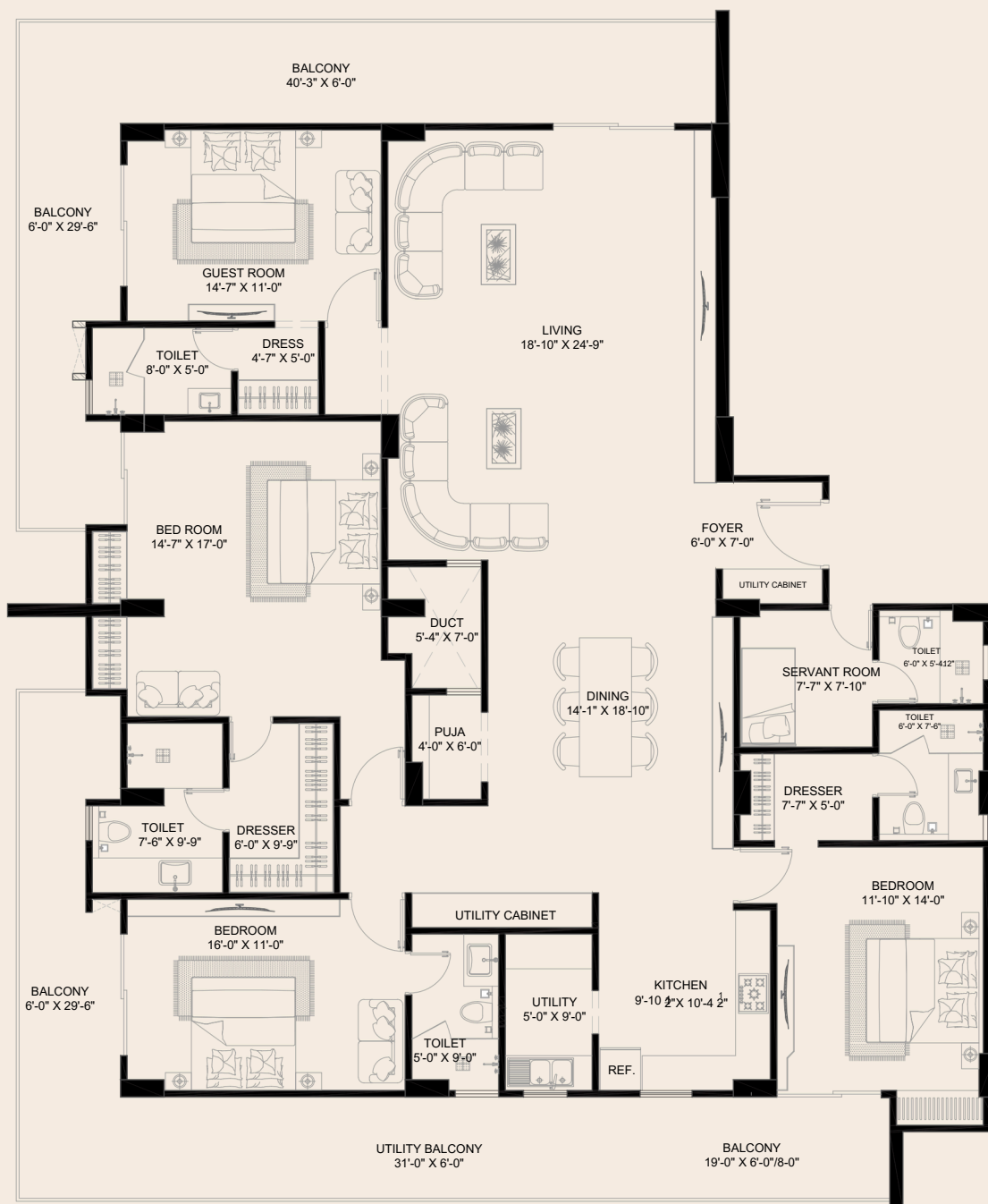
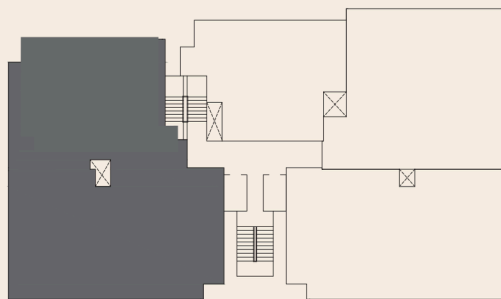
Covered Area = 1859 Sq.ft. | Super Area = 2656 Sq.ft.



Combo (A+B) : 5-Bedroom

ODD - Covered Area = 3642 Sq.ft. | Super Area = 5203 Sq.ft.

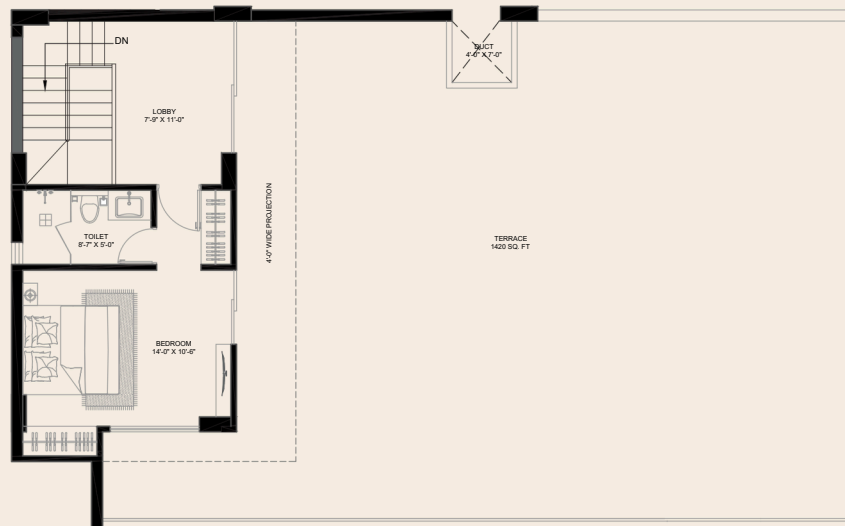
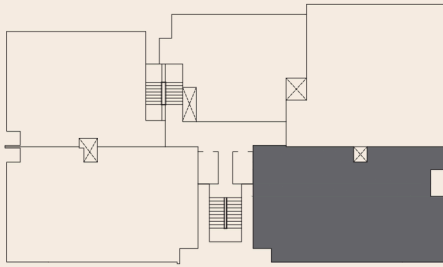
EVEN - Covered Area = 3567 Sq.ft. | Super Area = 5096 Sq.ft.



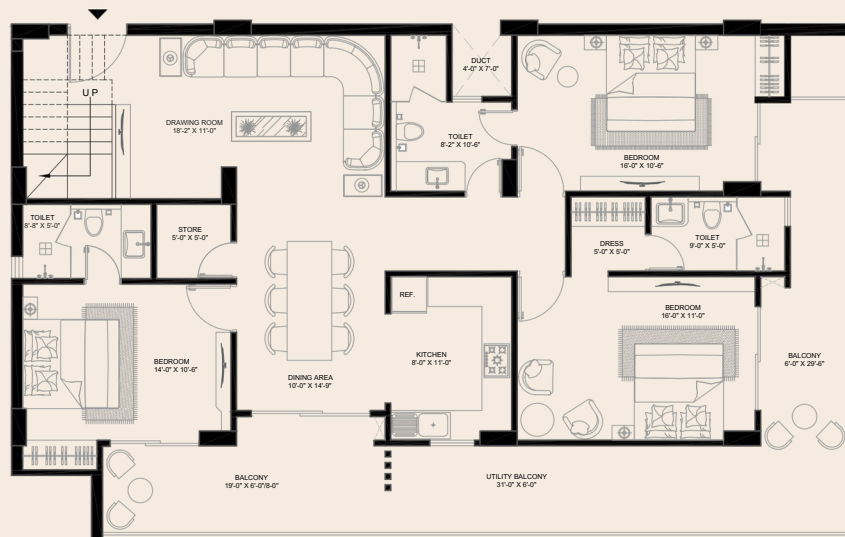
Combo (D+E) : 4-Bedroom

ODD - Covered Area = 3266 Sq.ft. | Super Area = 4666 Sq.ft.

EVEN - Covered Area = 3154 Sq.ft. | Super Area = 4506 Sq.ft.



PENTHOUSE -1 (UPPER FLOOR PLAN)

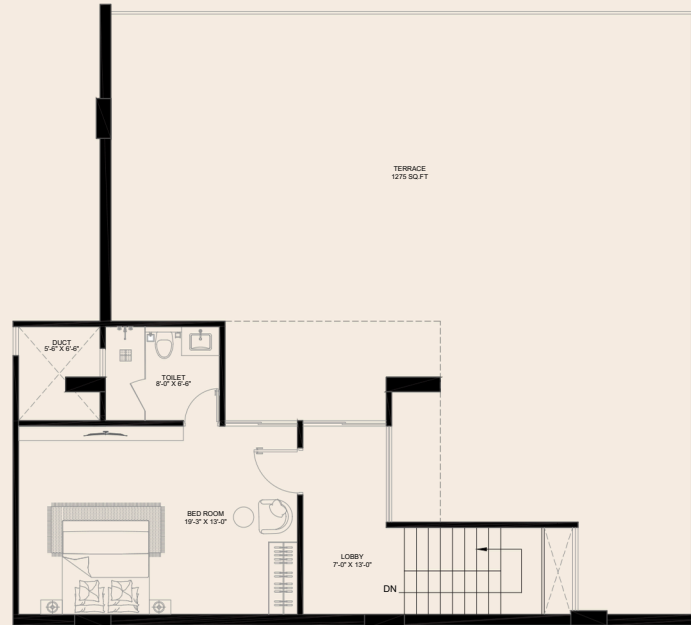
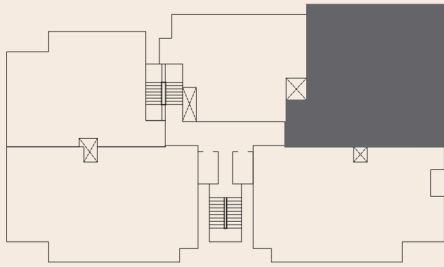


PENTHOUSE -1 (LOWER FLOOR PLAN)

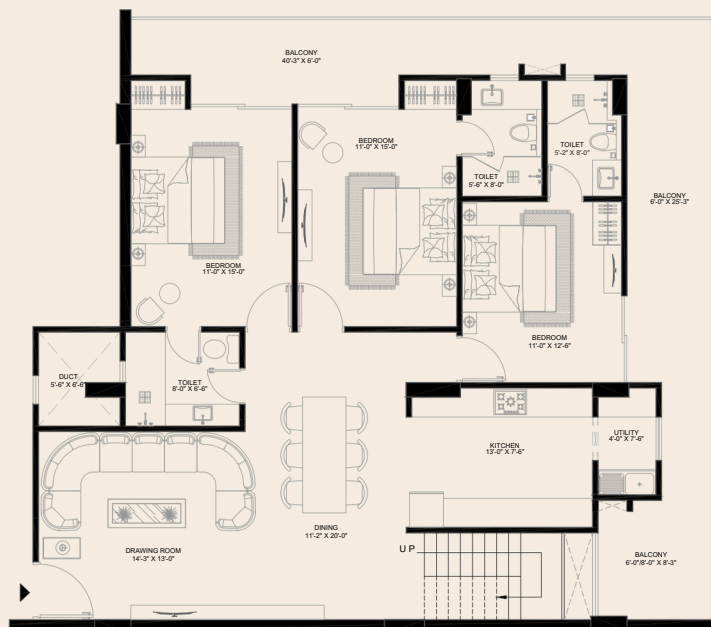


Penthouse 1 : 4-Bedroom

Covered Area = 3200 Sq.ft. | 50% Terrace = 800 Sq.ft. | Super Area = 4000 Sq.ft.



PENTHOUSE -2 (UPPER FLOOR PLAN)

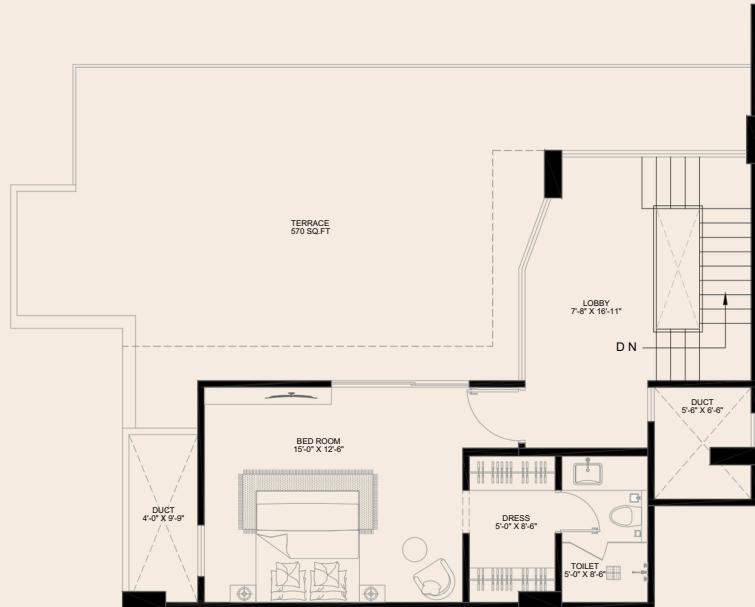
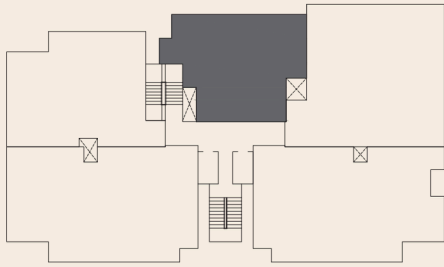


PENTHOUSE -2 (LOWER FLOOR PLAN)

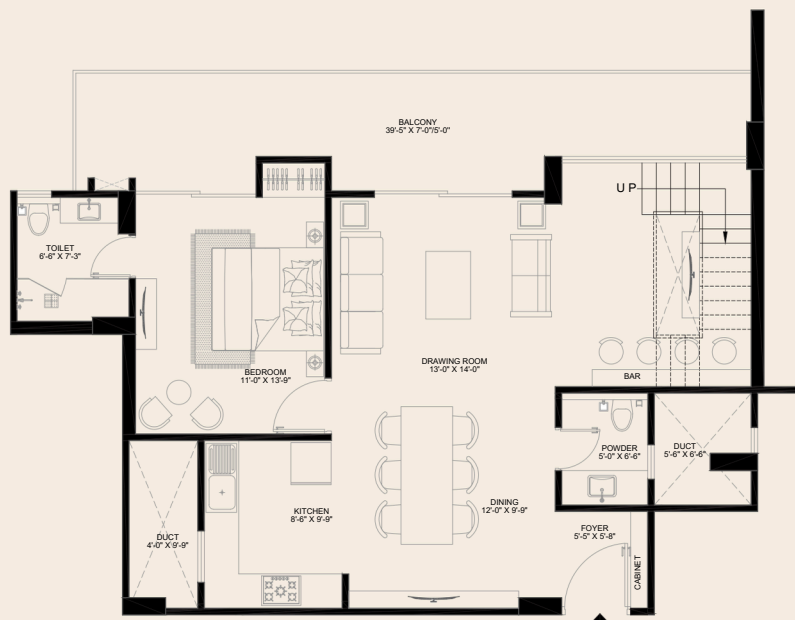


Penthouse 2 : 4-Bedroom

Covered Area = 3500 Sq.ft. | 50% Terrace = 650 Sq.ft. | Super Area = 4150 Sq.ft.



PENTHOUSE -3 (UPPER FLOOR PLAN)

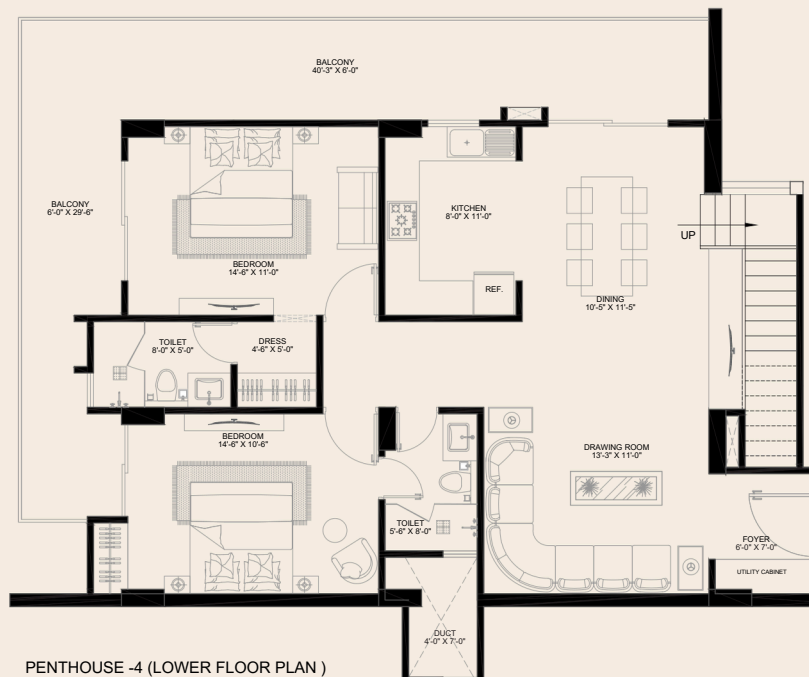
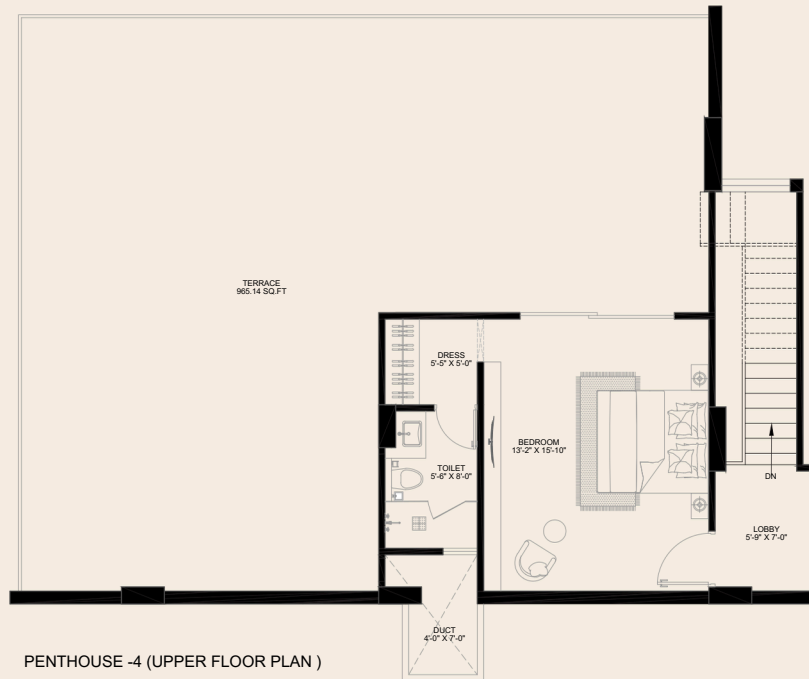
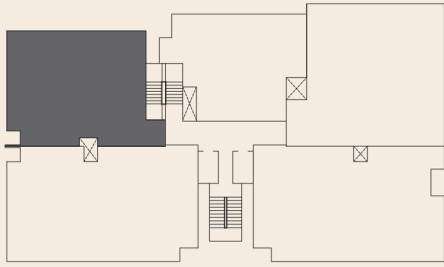


PENTHOUSE -3 (LOWER FLOOR PLAN)



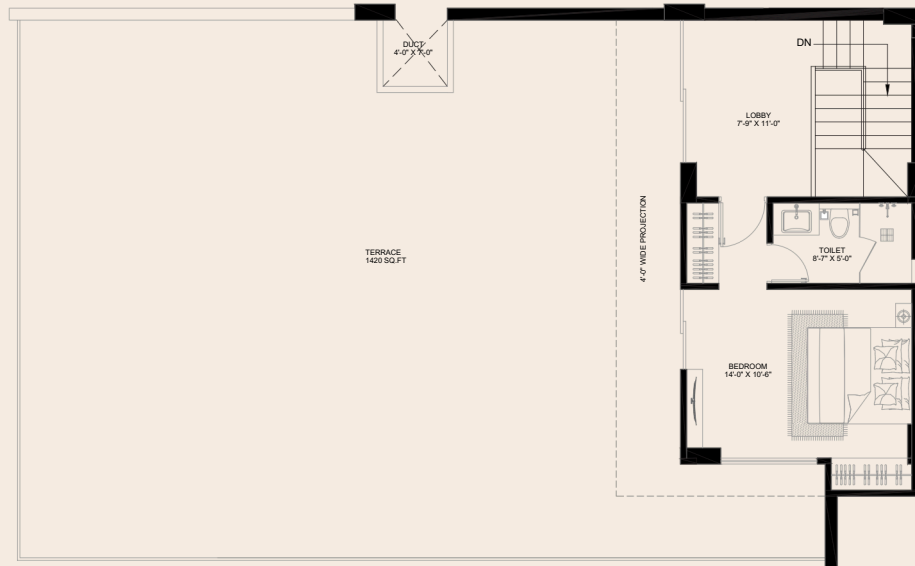
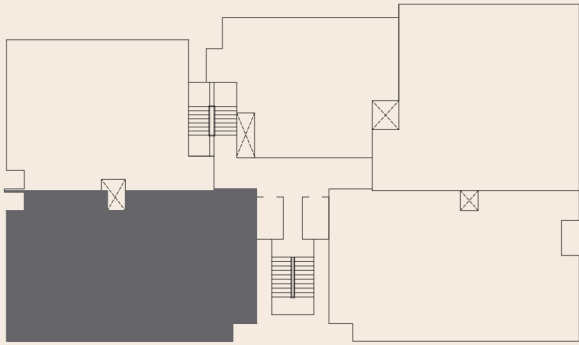
Penthouse 3 : 2-Bedroom

Covered Area = 2450 Sq.ft. | 50% Terrace = 300 Sq.ft. | Super Area = 2750 Sq.ft.

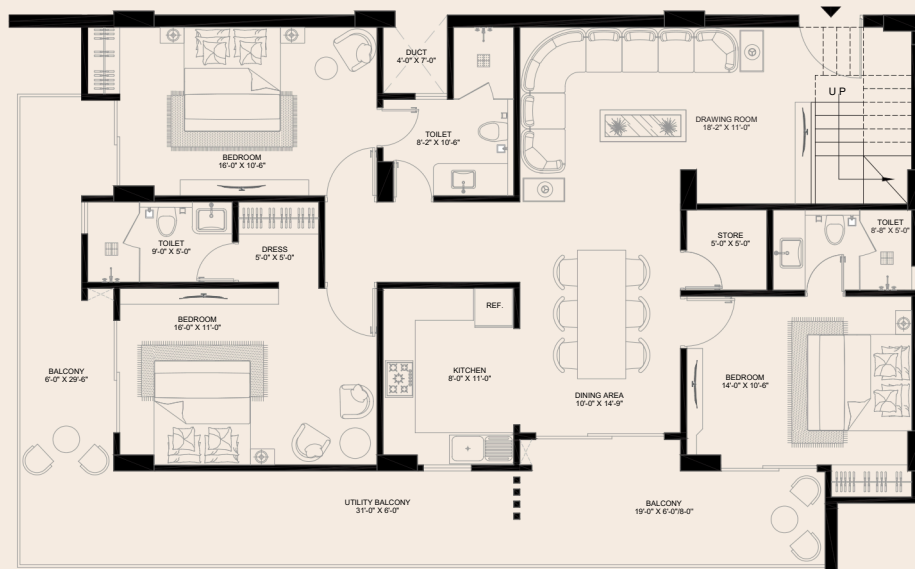


Penthouse 4 : 3-Bedroom

Covered Area = 2800 Sq.ft. | 50% Terrace = 600 Sq.ft. | Super Area = 3400 Sq.ft.



PENTHOUSE -5 (UPPER FLOOR PLAN)



PENTHOUSE -5 (LOWER FLOOR PLAN)



Penthouse 5 : 4-Bedroom

Covered Area = 3300 Sq.ft. | 50% Terrace = 800 Sq.ft. | Super Area = 4100 Sq.ft.



TECHNICAL SPECIFICATIONS

Built for Durability, Designed for Comfort.

APARTMENT TYPES

2 & 3 BHK residences with ~3.0 m floor-to-ceiling height
Thoughtfully planned layouts for maximum light & ventilation

Private balconies with beautiful views

LIVING, DINING, LOBBY & PASSAGE

Imported marble flooring, smooth acrylic-painted walls
Designer false ceiling with concealed lights & stylish fan

BEDROOMS

Wooden laminated flooring, modular wardrobes
Smooth painted walls with false ceiling & hidden lighting

KITCHEN

Marble/tile flooring, walls & countertop
Concealed false ceiling with fan
Modular kitchen with SS sink & CP fittings
Comes with microwave, hob, chimney, geyser, exhaust fan, and RO purifier

BATHROOMS

Anti-skid marble/tile flooring & wall cladding
Concealed false ceiling with fan
Marble vanity, glass partition, wall-mounted WC, under-counter basin
CP fittings, geyser, exhaust fan, medicine cabinet

BALCONIES

Anti-skid marble/tile flooring, smooth-painted walls
Concealed lighting, modern fan, laminated glass railings with SS supports

AIR CONDITIONING

Centralized VRF system in all rooms

DOORS & WINDOWS

Main door: Polished veneer solid core, fire-resistant
Internal doors: Laminated flush with hardwood frames
Windows: Large-format aluminium frames for ventilation & daylight

ELECTRICAL & SMART FEATURES

2HRF copper wiring, modular switches
Smart video door phone, ONT for internet/DTH, app-based control for lights, curtains, and AC
Digital locks, motion sensors in bathrooms & corridors

POWER BACKUP

24/7 backup for apartments and common areas

WATER SUPPLY & SUSTAINABILITY

Centralized water system
Overhead & underground tanks with automated pumping
STP-treated water for landscaping & flushing

FIRE SAFETY

NBC-compliant sprinklers, detectors, alarms
Fire extinguishers, hose reels on every floor
Emergency exit staircases

SECURITY & SURVEILLANCE

24-hour gated security, central monitoring room
CCTV in lobbies, parking, and common areas
Controlled access to lifts and entry points

PARKING & EV SUPPORT

Reserved resident parking, separate visitor spaces
EV charging points in allocated areas

GREEN BUILDING FEATURES

Rainwater harvesting, STP, LED lighting
Low-flow fixtures, designs that maximize light & airflow

SMART LIVING

Mobile app for home automation & visitor tracking
Digital locks, motion-sensor lighting in utilities

LIFESTYLE AMENITIES

Indoor: Gym, games room, Wi-Fi zones, yoga & meditation space
Outdoor: Swimming pool with deck, landscaped gardens, walking paths, children's play area

LOBBIES, ELEVATORS & COMMON AREAS

Air-conditioned grand lobby
High-speed lifts, granite corridors, accent walls with ambient lighting

STRUCTURE & COMPLIANCE

RCC frame, Earthquake Zone V-compliant (beyond Zone IV norms)
IS code compliance, third-party certified

Finest brands.
Finest living.



Door Security System



SVH EVARA

BY SKY VISTA HOMES





A Sanctuary Embraced
by Nature.



**SVH
EVARA**
BY SKY VISTA HOMES

Near Nirvana Residency,
Mussoorie Road, adjacent to The
Pestle Weed School, Dehradun -
248001 - Uttarakhand



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