



SVH EVARA

BY SKY VISTA HOMES



A PERFECT HARMONY OF
REFINED LIVING &
SERENE LANDSCAPES.

RERA : UKREP07240000568

A wide-angle photograph of a majestic mountain range under a bright, slightly cloudy sky. In the foreground, a family of three—two adults and a child—are sitting on a grassy hillside, facing away from the camera towards the mountains. They appear to be having a picnic. The mountains are covered in lush green forests, and a small town or valley is visible in the middle ground.

“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 soul.
Meet amidst lush greenery and rolling hills.”





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 designs, the building maximizes 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 morning begins with comfort and elegance. ”





A luxurious experience crafted
for a privileged few.





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





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





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





An exclusive haven designed for
the discerning elite.



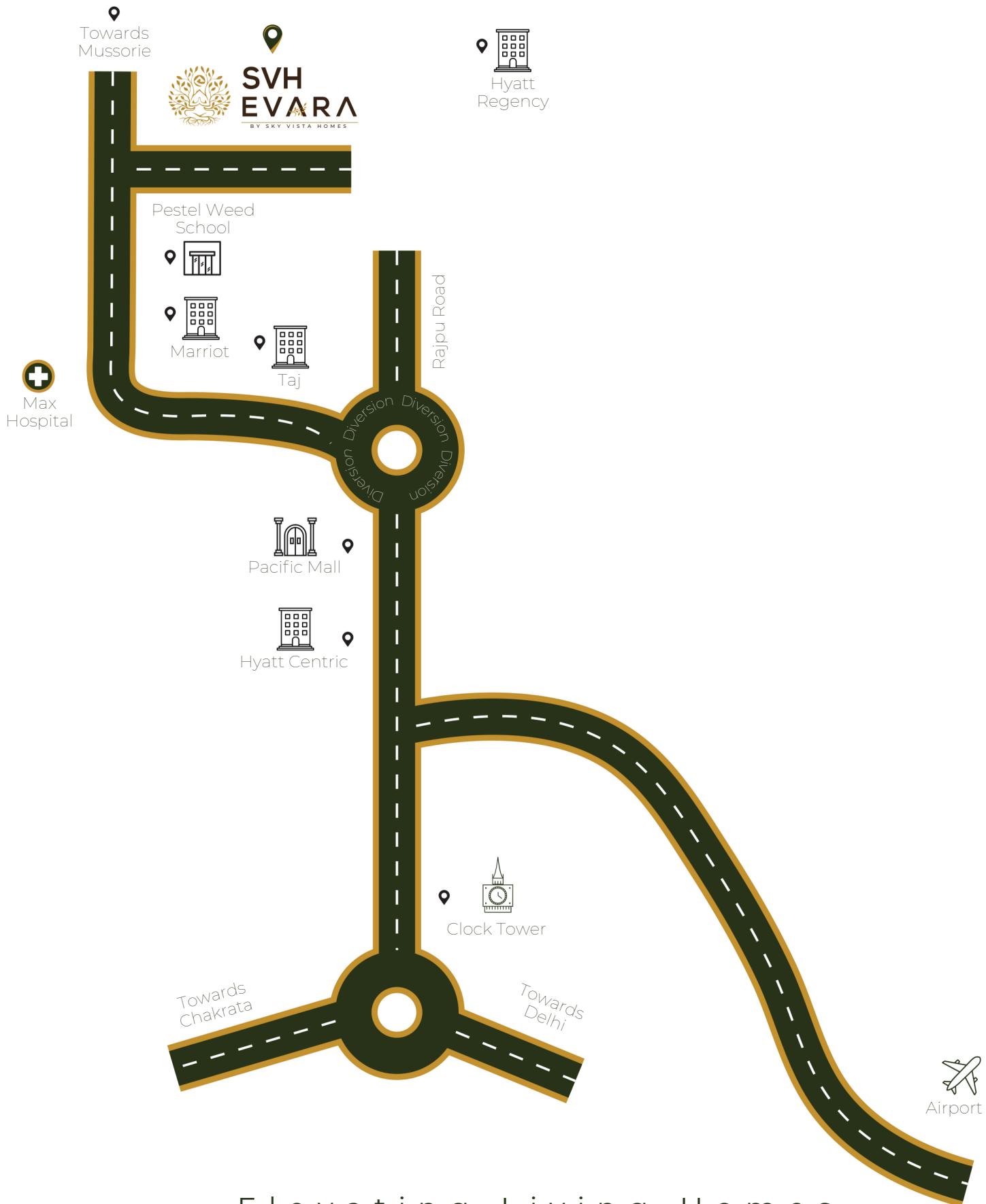


Your personal retreat, designed for ultimate relaxation.
Situated on Mussoorie Road, Dehradun.





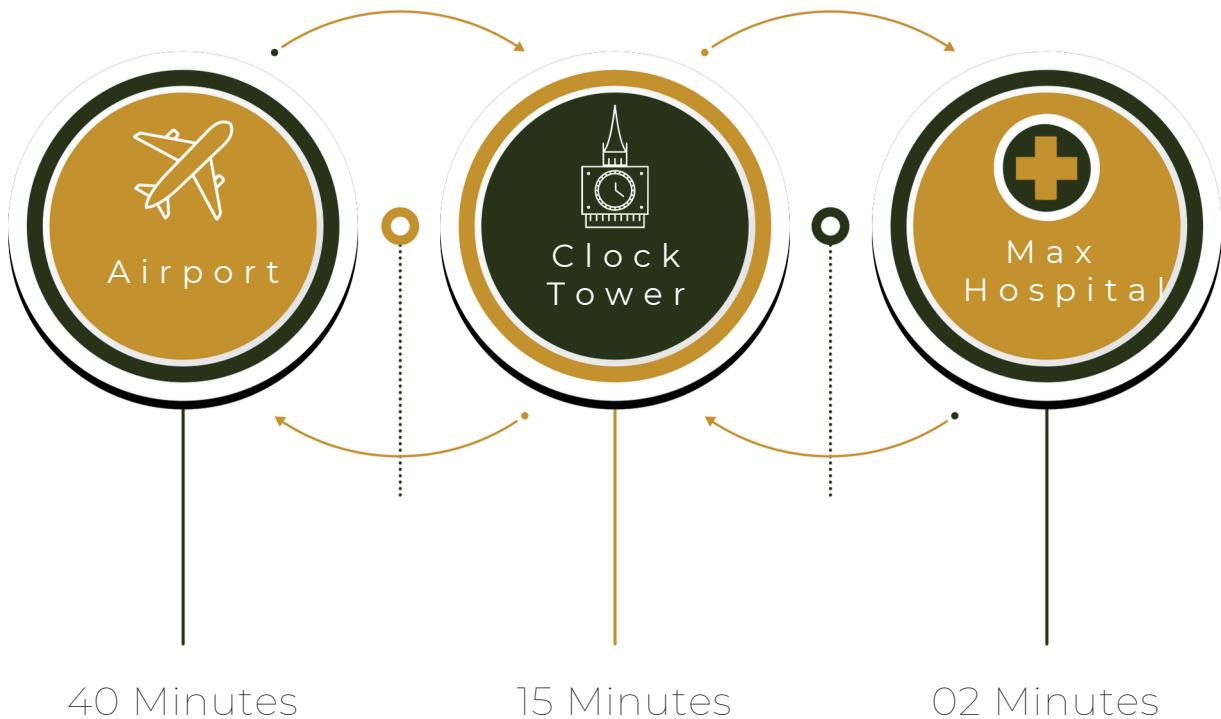
“ Your Path to Luxurious Living ”



Elevating Living Homes



Seamlessly Connected to Every Destination



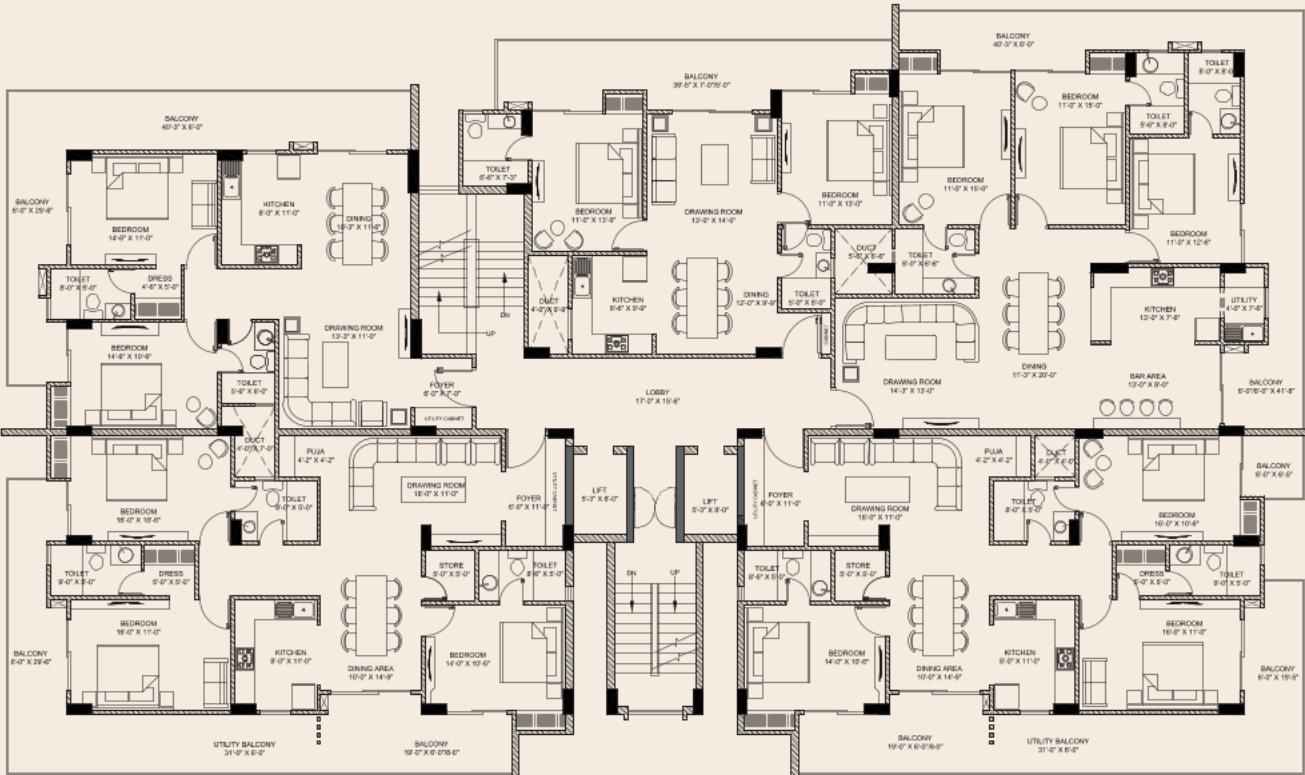
LEGEND

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

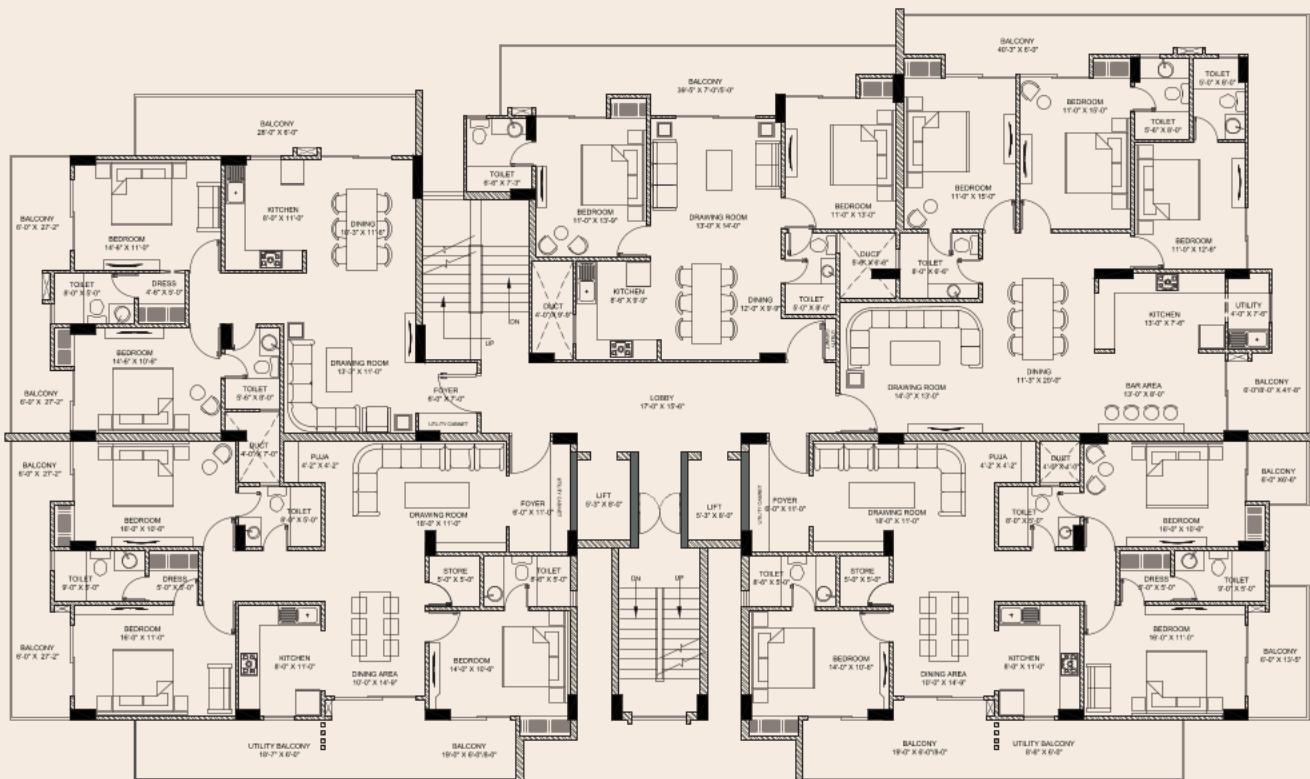


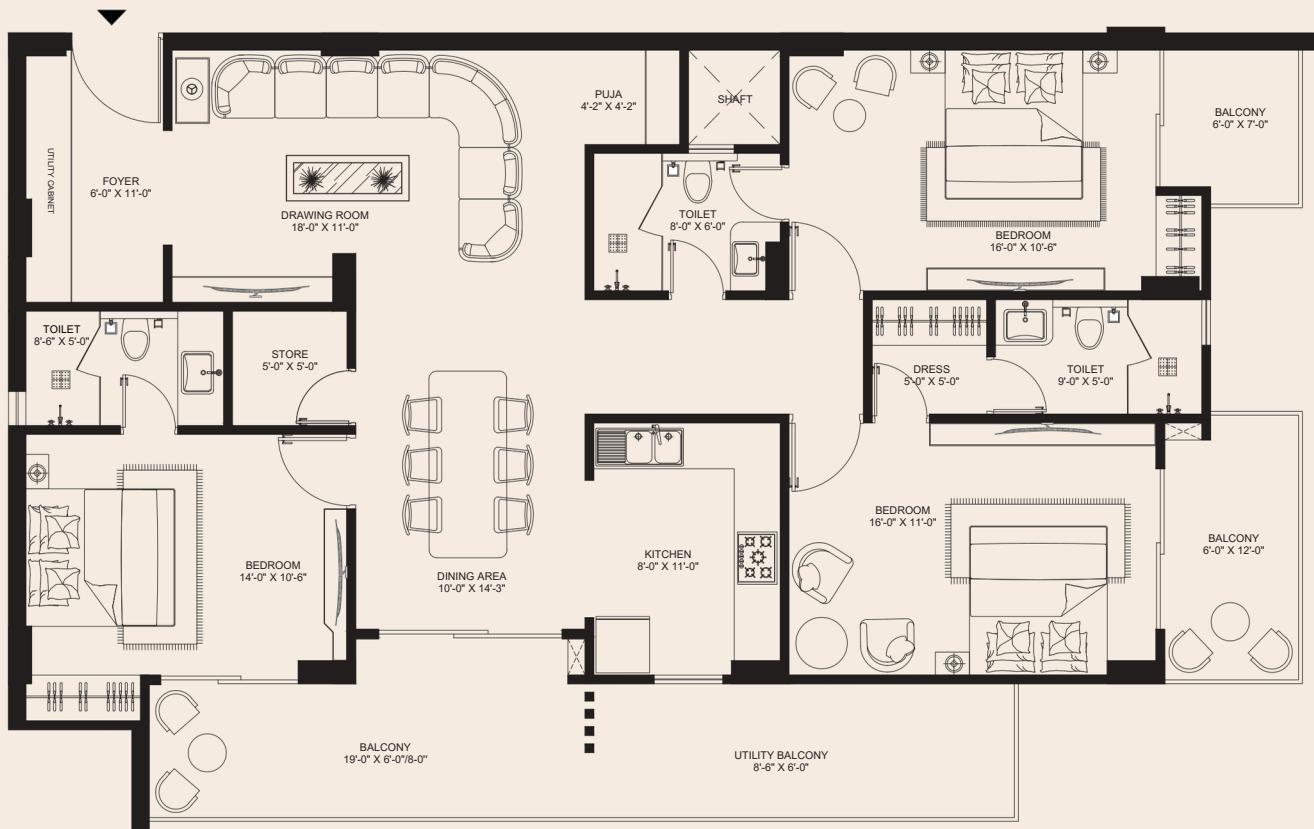
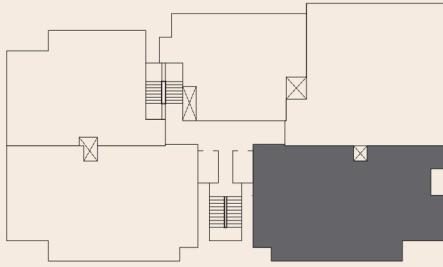
Extensive Floor Mapping

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



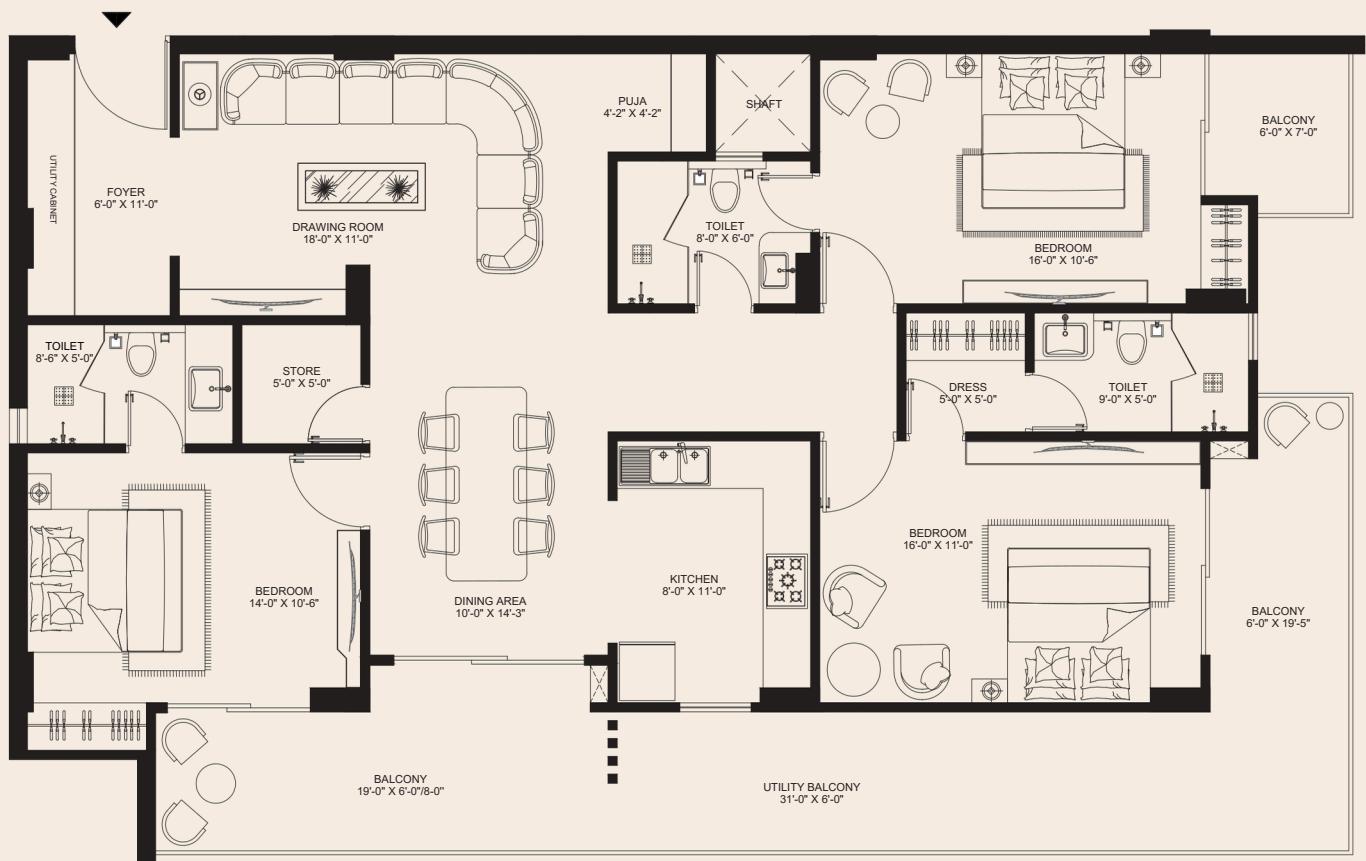
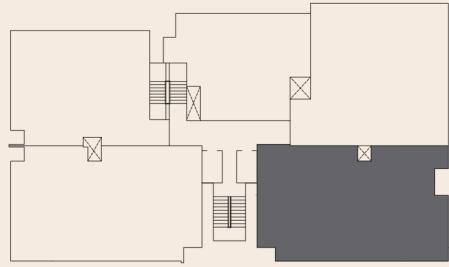
2nd, 4th, 6th & 8th Floor





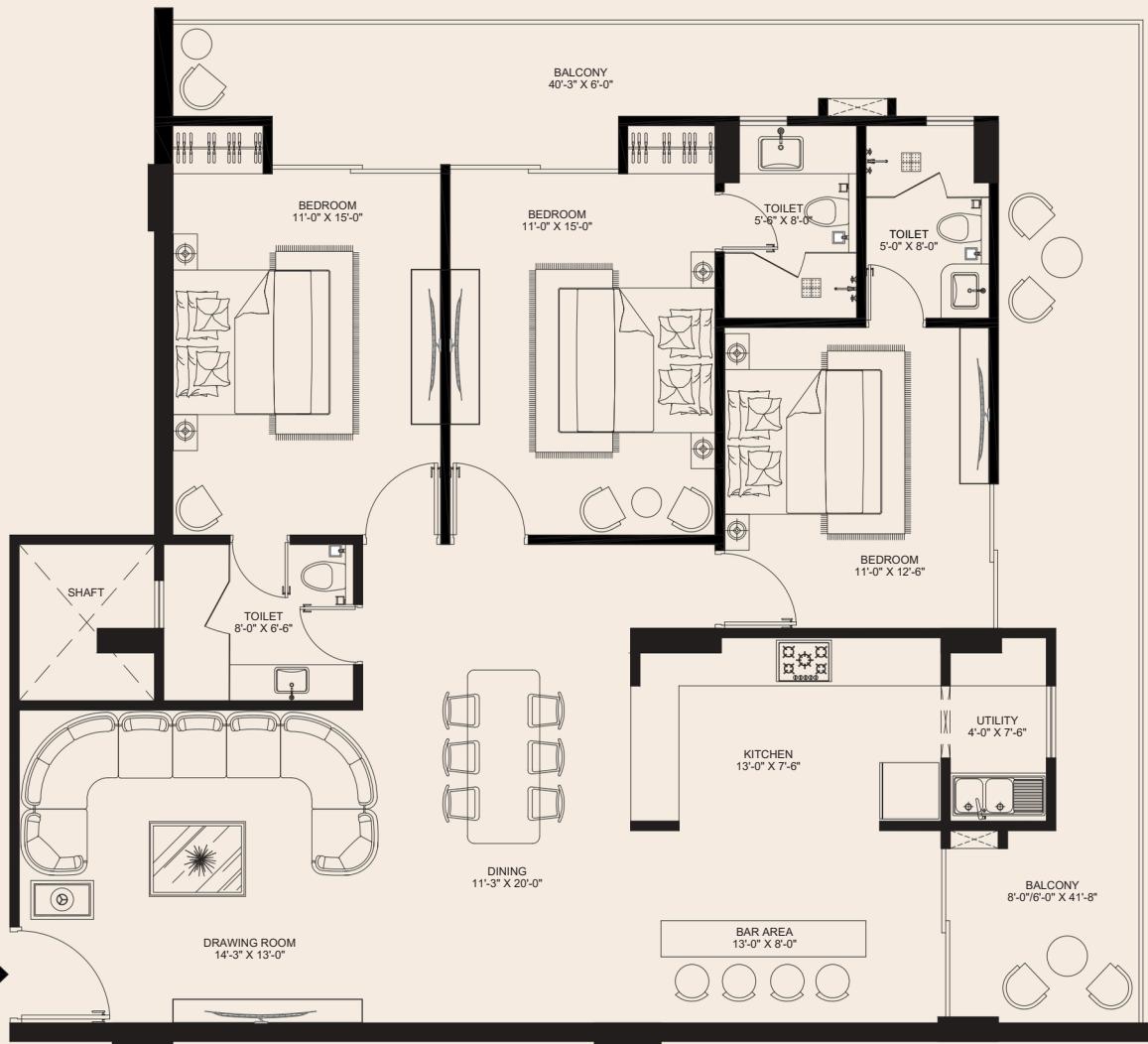
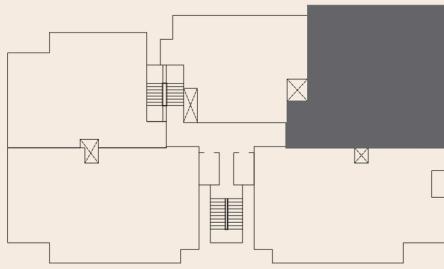
Variant A Even : 3-Bedroom Apartment

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



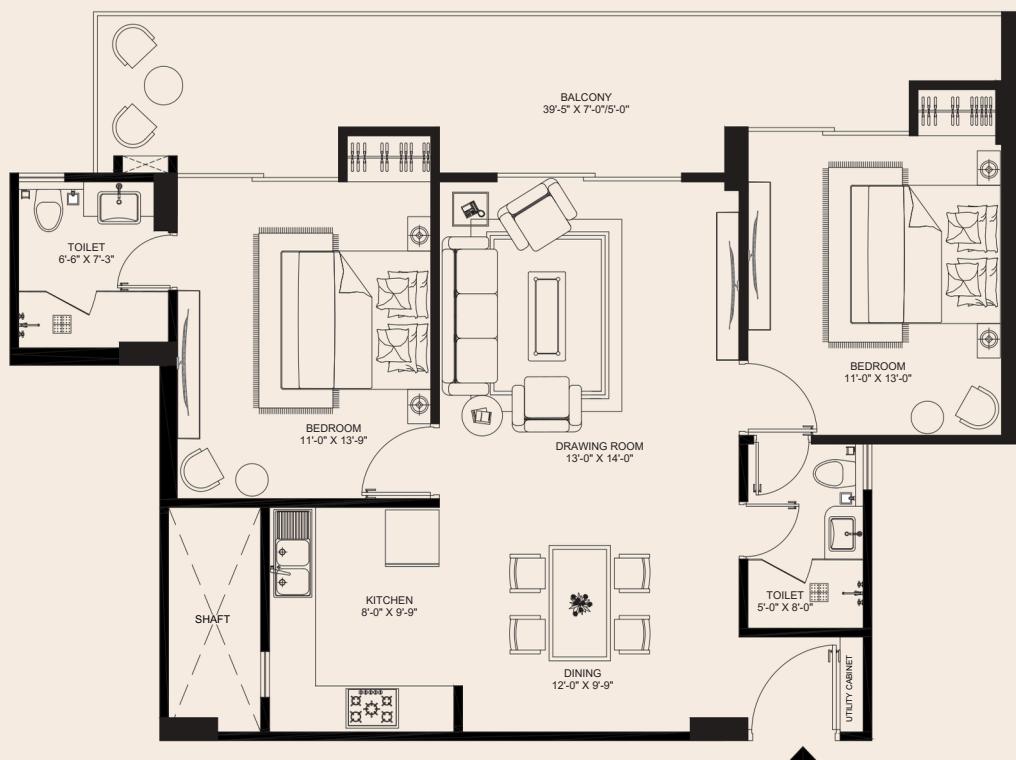
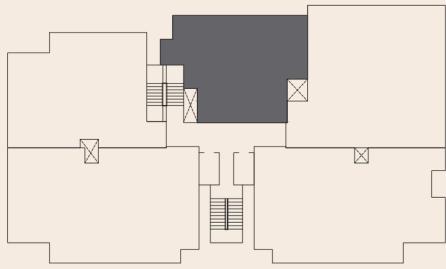
Variant A Odd : 3-Bedroom Apartment

Covered Area = 1846 Sq.ft. | Super Area = 2637 Sq.ft.



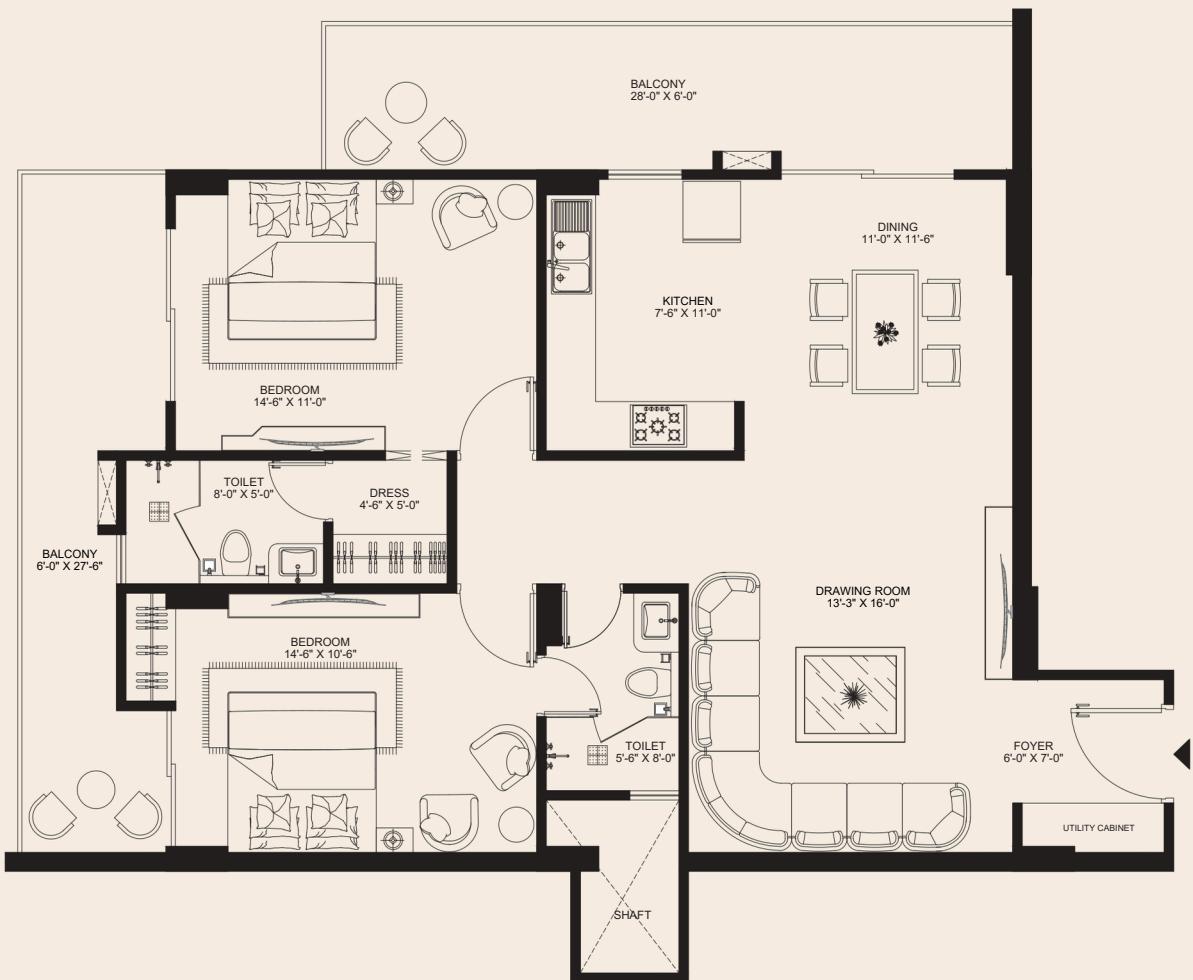
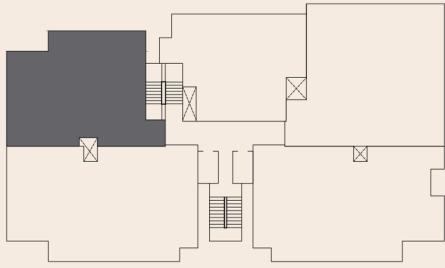
Variant B : 3-Bedroom Apartment

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



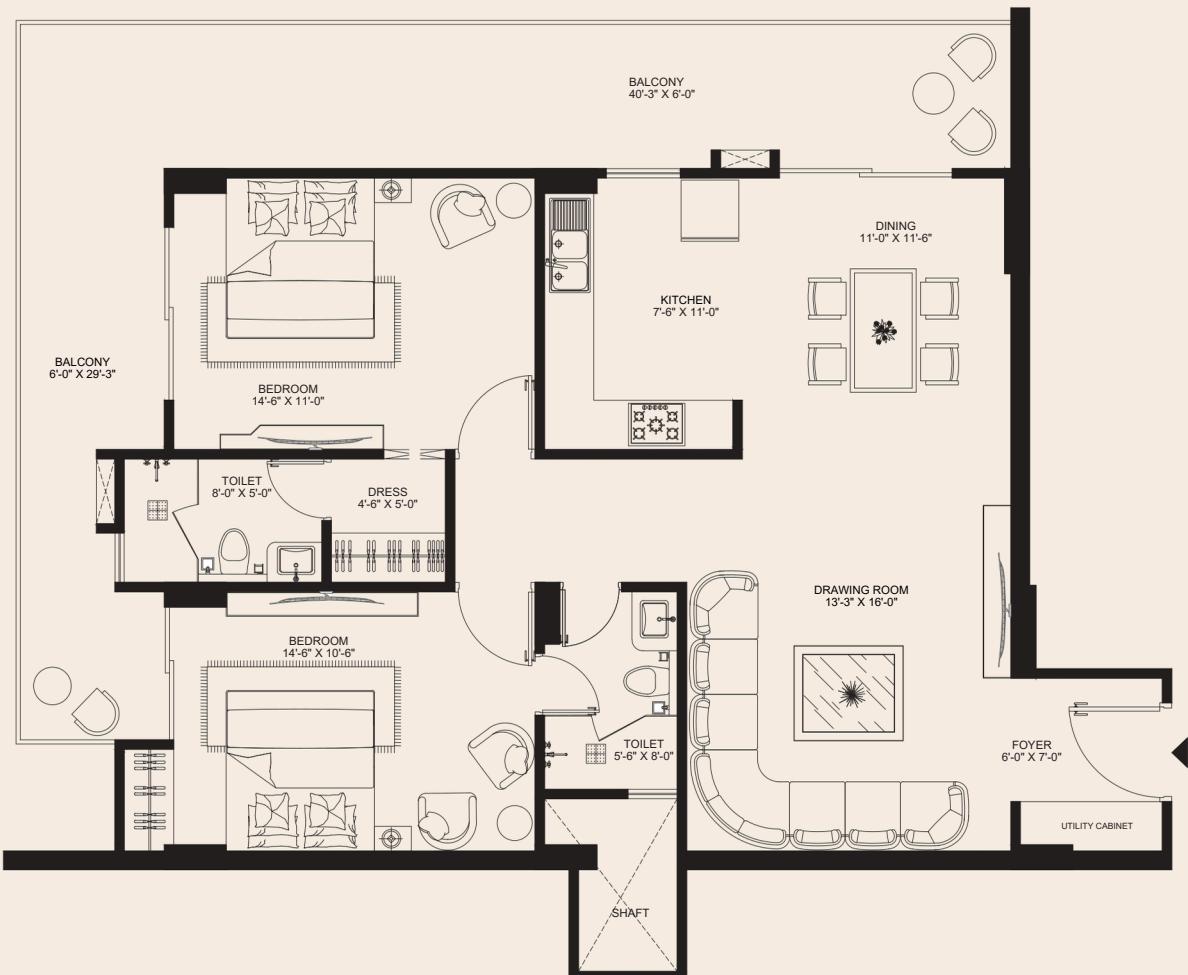
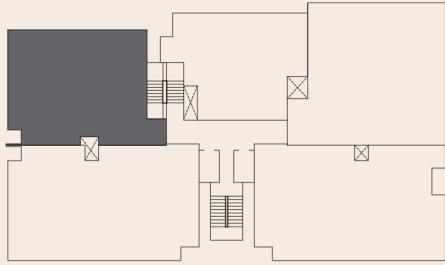
Variant C : 2-Bedroom Apartment

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



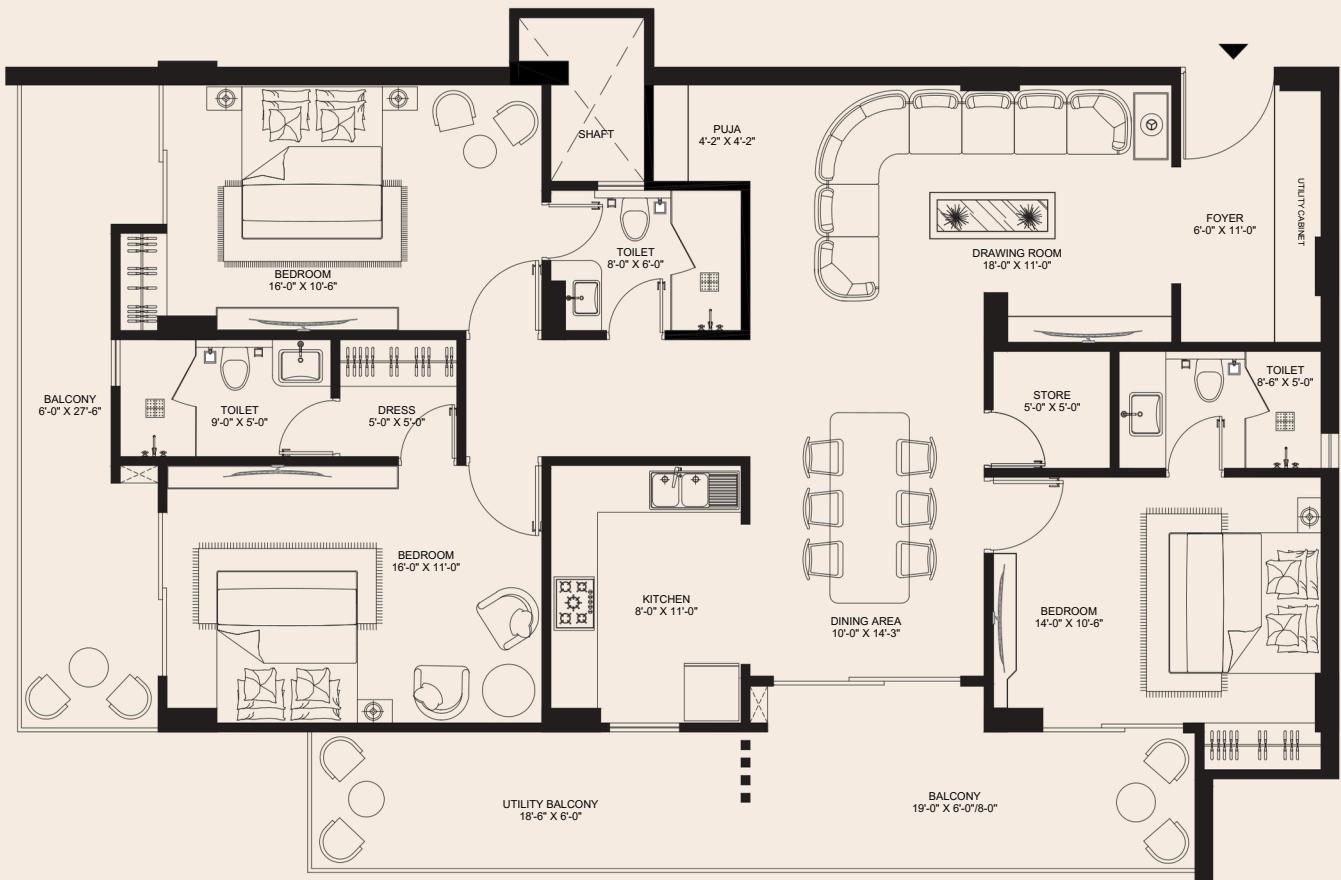
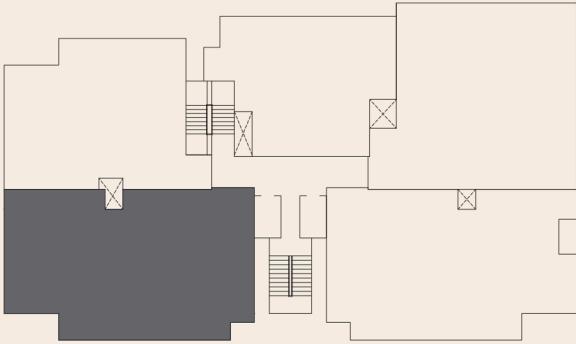
Variant D Even : 2-Bedroom Apartment

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



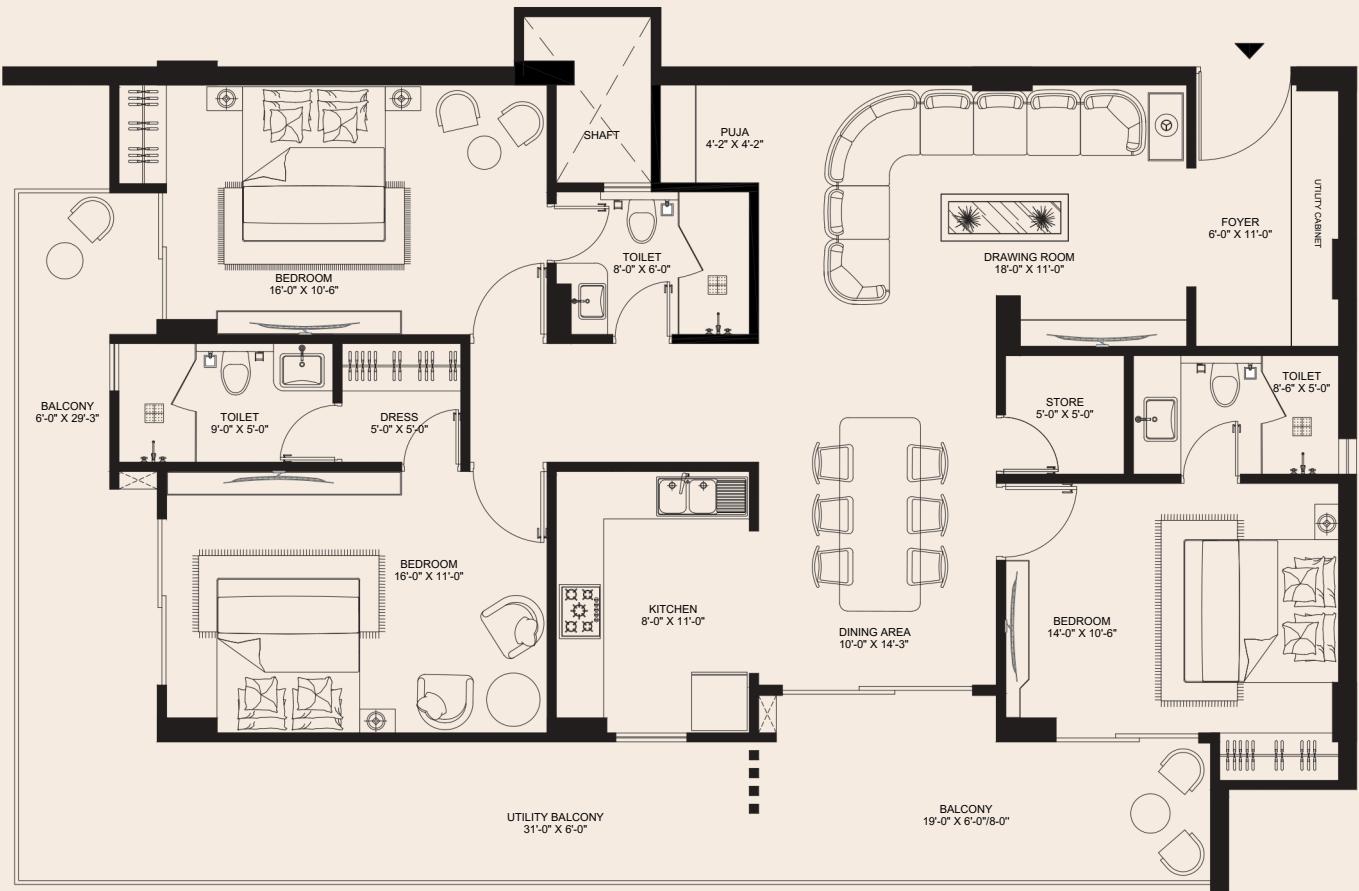
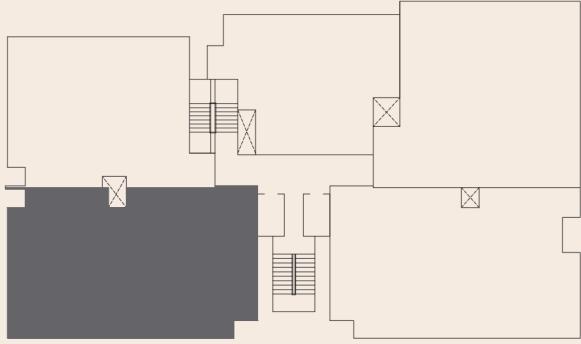
Variant D Odd : 2-Bedroom Apartment

Covered Area = 1407 Sq.ft. | Super Area = 2010 Sq.ft.



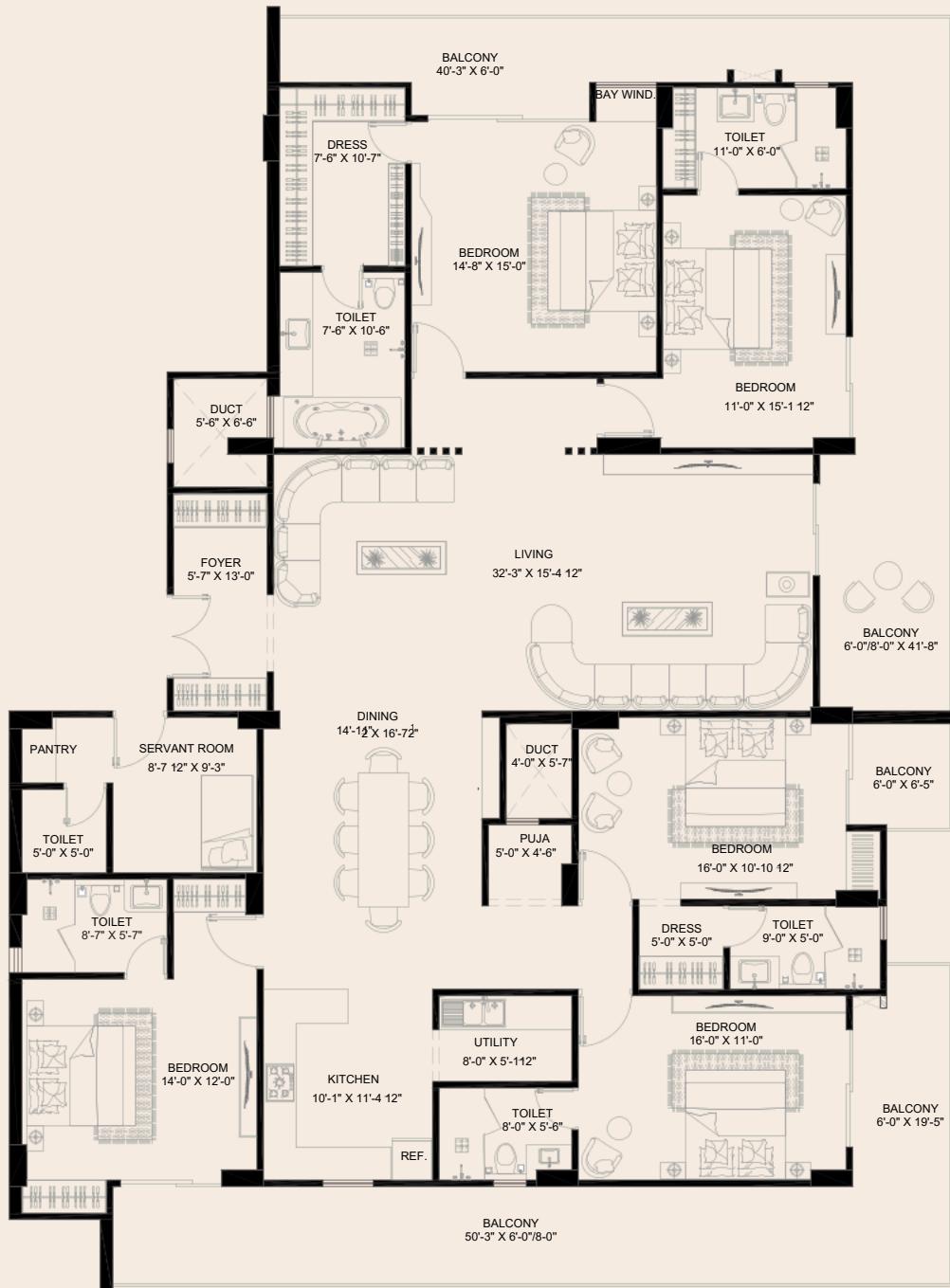
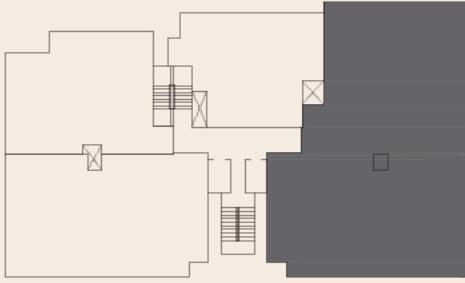
Variant E Even : 3-Bedroom Apartment

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



Variant E Odd : 3-Bedroom Apartment

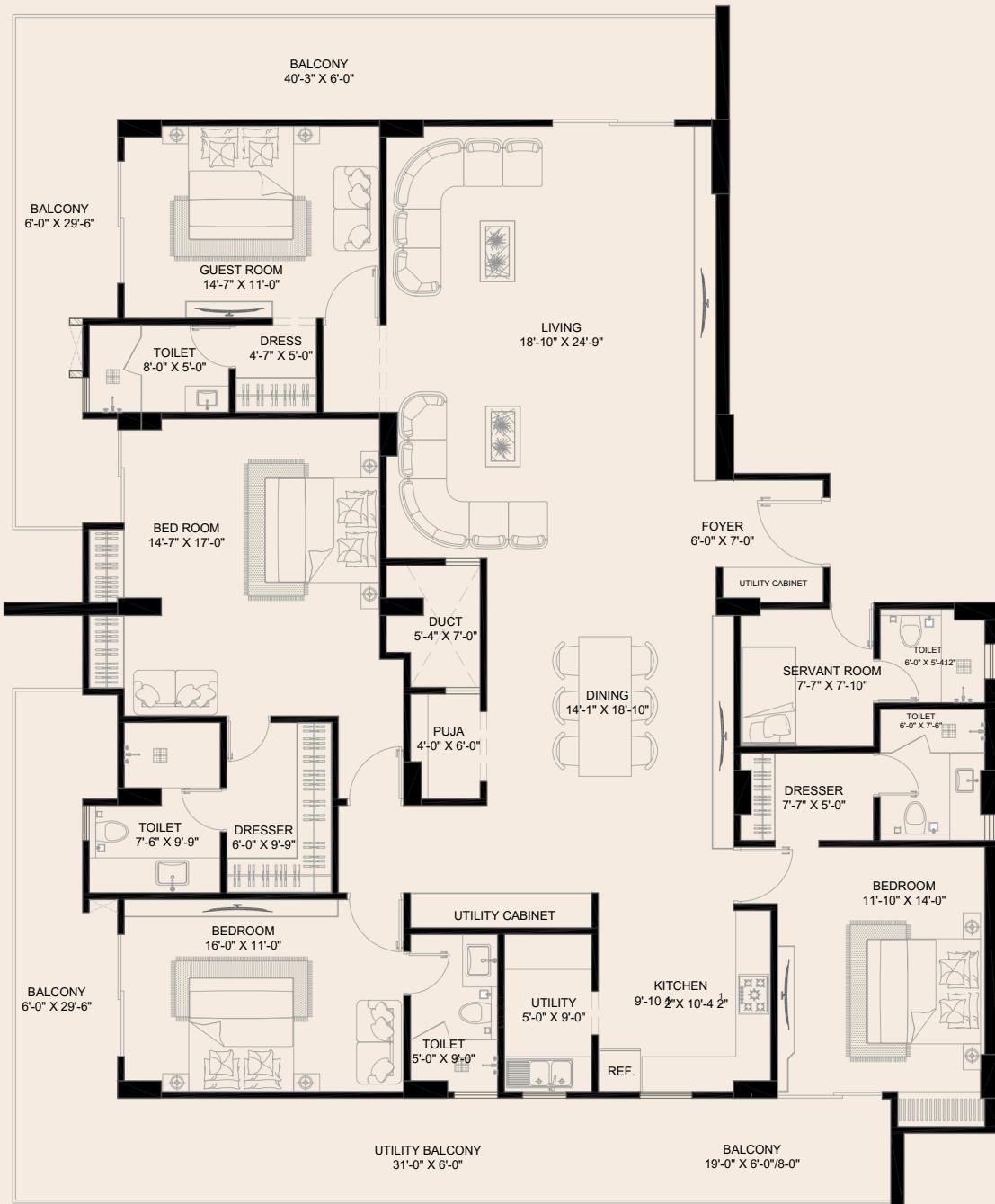
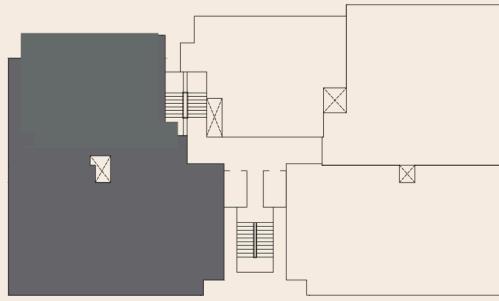
Covered Area = 1859 Sq.ft. | Super Area = 2656 Sq.ft.



Combo (A+B) : 5-Bedroom

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

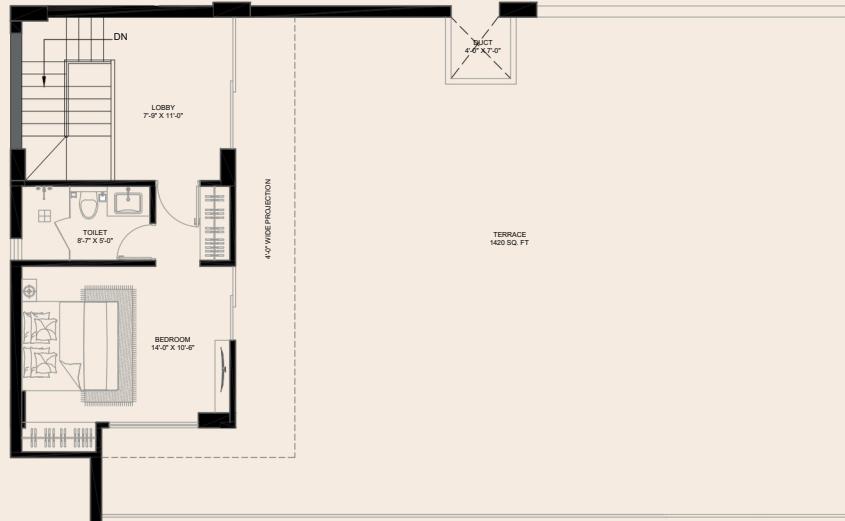
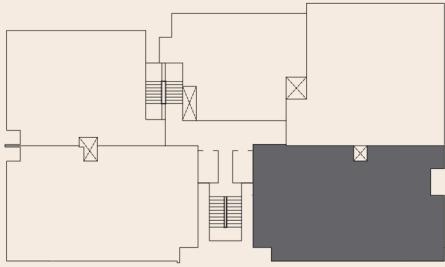
EVEN - Covered Area = 3567 Sq.ft. | Super Area = 5096 Sq.ft.



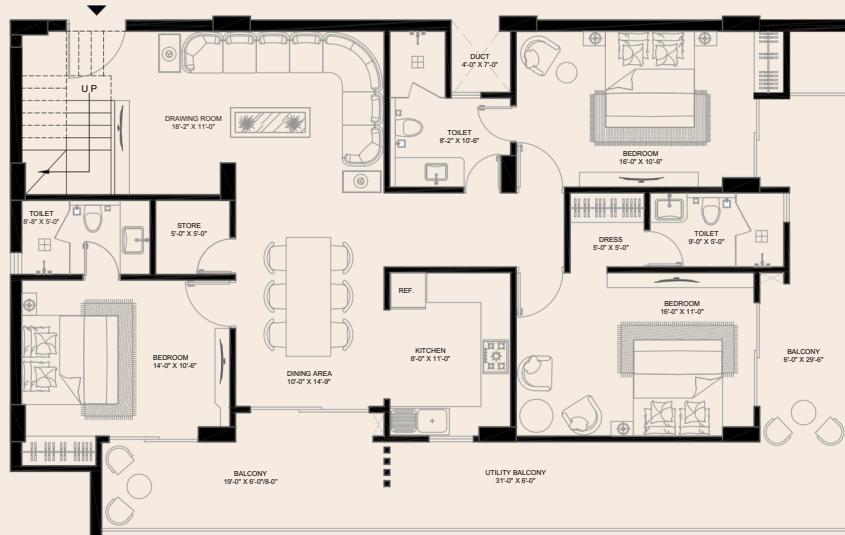
Combo (D+E) : 4-Bedroom

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)

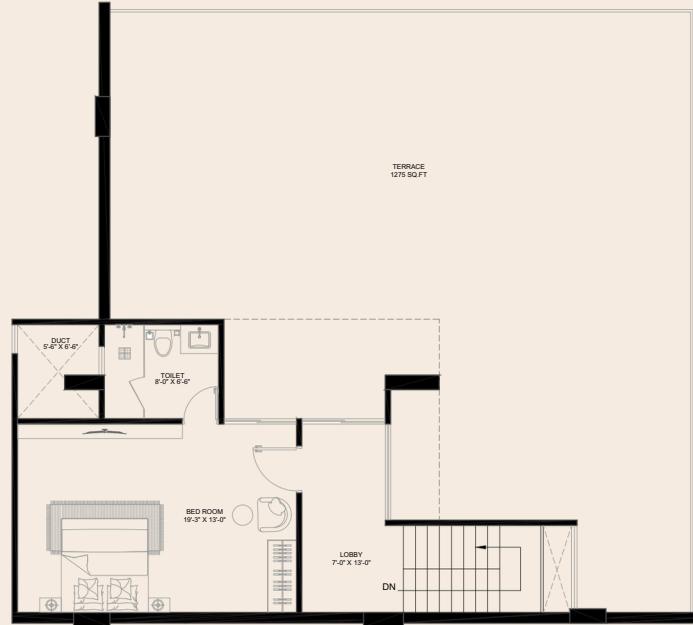
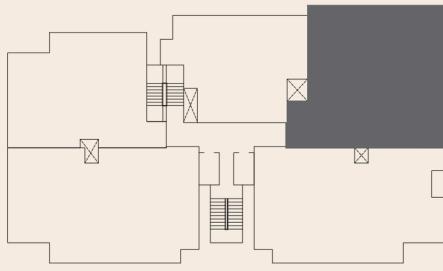


PENTHOUSE -1 (LOWER FLOOR PLAN)

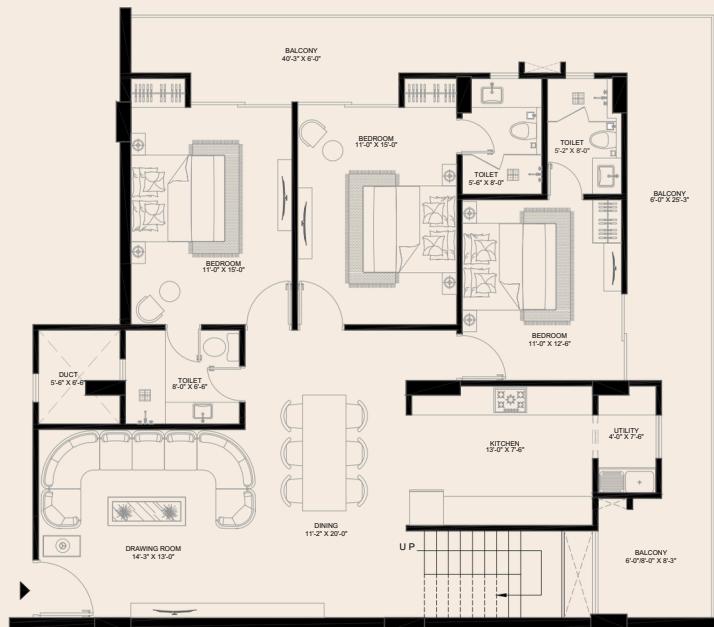


Penthouse 1 : 4-Bedroom

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



PENTHOUSE -2 (UPPER FLOOR PLAN)

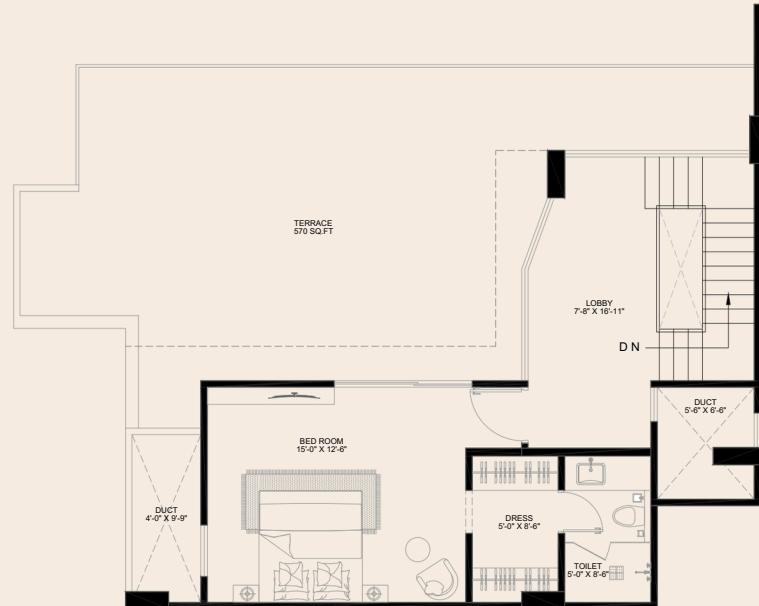
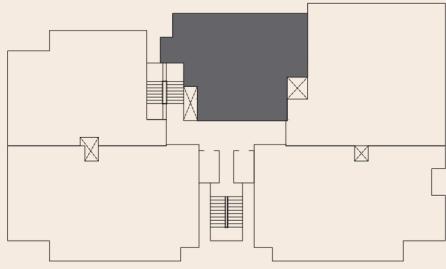


PENTHOUSE -2 (LOWER FLOOR PLAN)

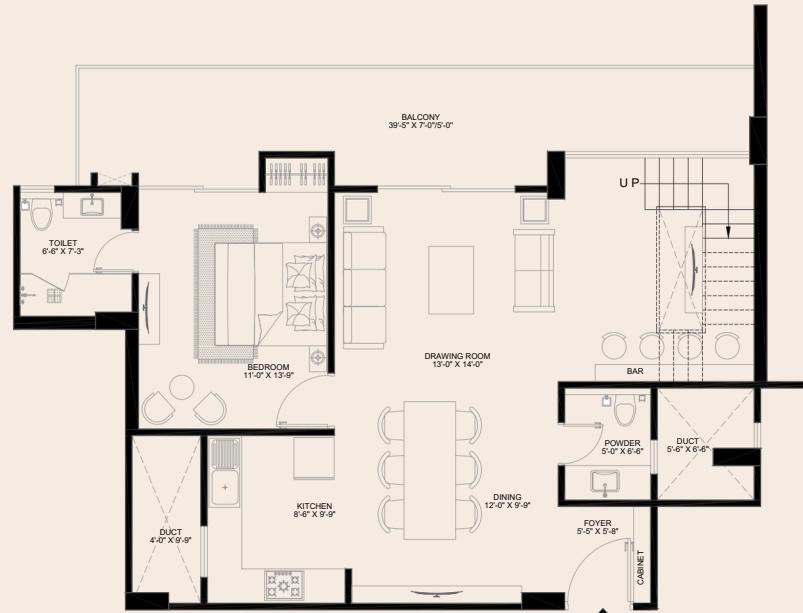


Penthouse 2 : 4-Bedroom

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



PENTHOUSE -3 (UPPER FLOOR PLAN)

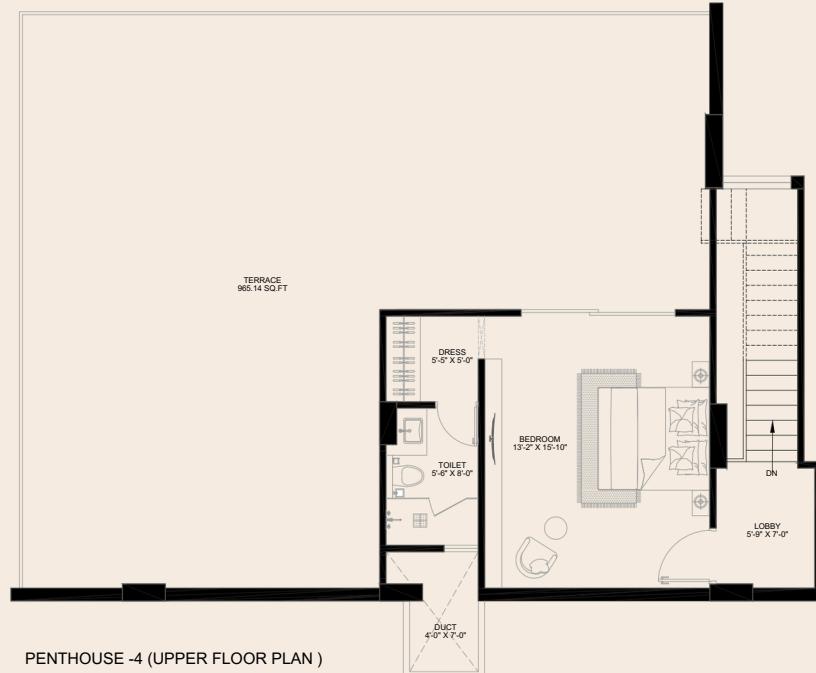
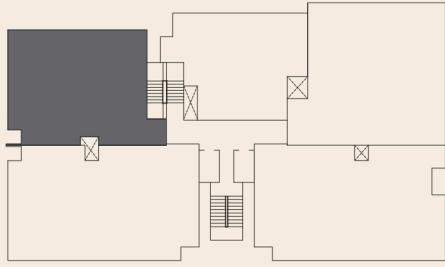


PENTHOUSE -3 (LOWER FLOOR PLAN)

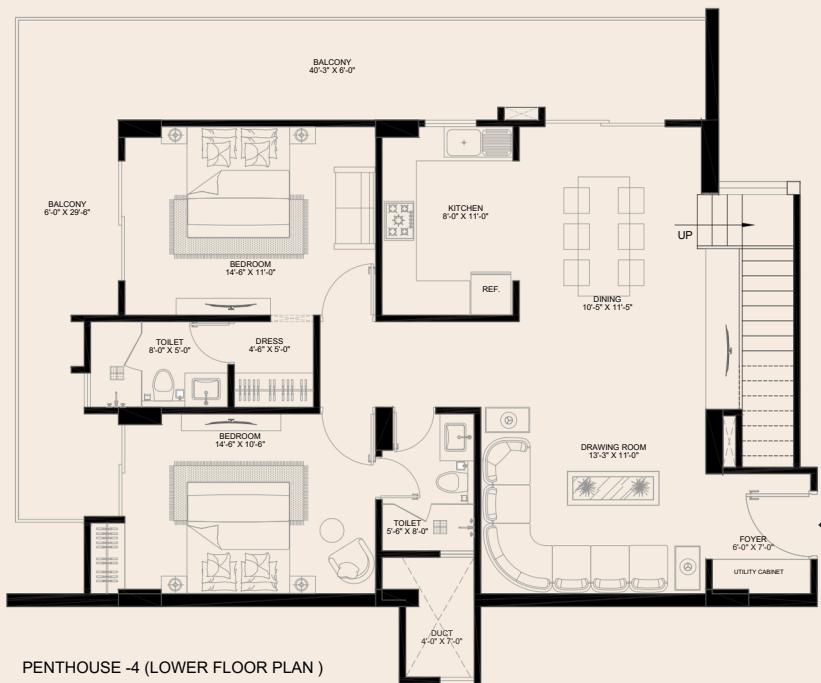


Penthouse 3 : 2-Bedroom

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



PENTHOUSE -4 (UPPER FLOOR PLAN)

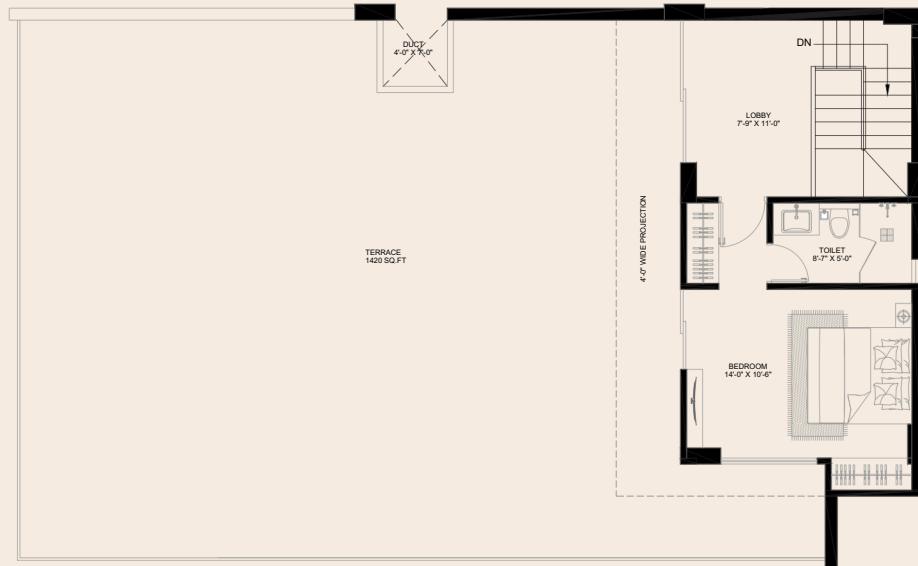
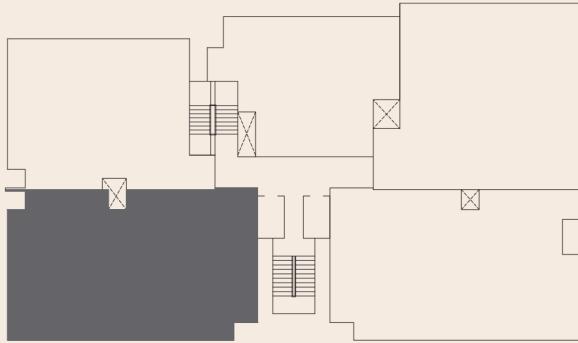


PENTHOUSE -4 (LOWER FLOOR PLAN)

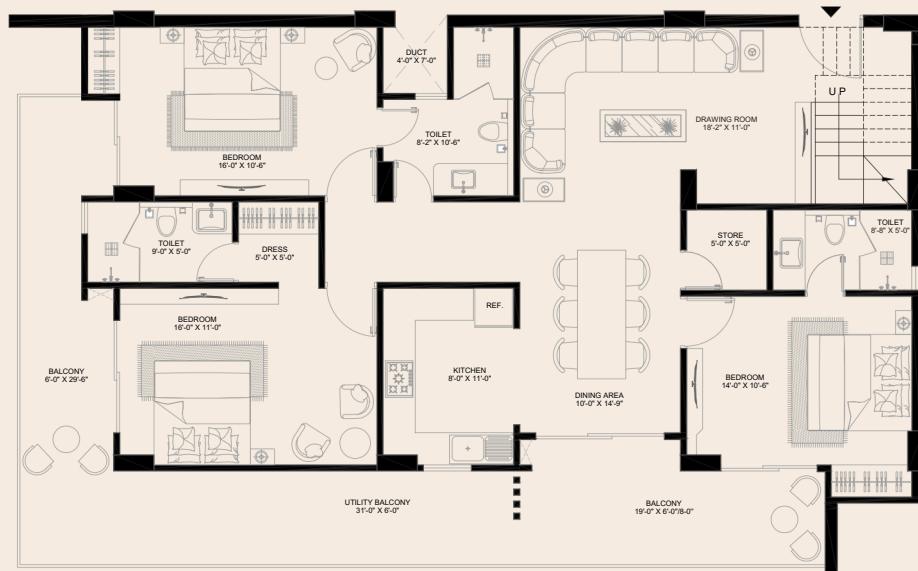


Penthouse 4 : 3-Bedroom

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

2HRC 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.



see what Delta can do™



TISVA®
FEEL THE WARMTH. SEE THE LIGHT.



Durian
DOORS



LIVING ENVIRONMENTAL SYSTEMS



Akuvox
Open A Smart World



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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