

OPULENCE

BESPOKE LUXE RESIDENCES

57 Subhash Road, Dehra Dun

3, 4, & 5 BHK
RESIDENCES AND PENTHOUSES

ELEVATING THE ORDINARY TO

the exemplary

THE SIMPLE TO

the sublime

THE DULL TO

the divine

THE EVERYDAY TO

a ballet of luxury

Nestled in the heart of Dehra Dun, Opulence Luxury Condominiums offer an enchanting living experience inspired by the world of ballet. Your new home welcomes you with warmth and belonging, like the embrace of a loved one. This architectural masterpiece captivates with its breathtaking aesthetics and meticulous attention to detail. Spacious interiors encourage cherished moments with loved ones, akin to the lasting impressions of a ballet performance. Expansive windows frame picturesque views of the majestic mountains on one side and the lush green cityscape on the other, inviting you to dream, reflect, and find solace in the midst of urban life.

Opulence's amenities embody self-care and well-being. The fitness centre promotes self-discovery and self-love, while the wellness facilities offer sanctuary and rejuvenation. Meticulously landscaped gardens become canvases for life's memories, the swimming pool - a pool of shared joy, and private cabanas intimate hideaways for connection.

Our commitment to creating an ideal living environment extends to families. At Opulence, we understand the importance of providing a well-rounded experience for all generations. That's why we are delighted to introduce a dedicated and vibrant Kids' Play Area, where young ones can explore, learn, and play in a safe and enriching space. Designed to foster creativity, physical activity, and social interaction, it features age-appropriate play equipment, interactive learning corners, and a secure environment that parents can trust. It's where your children's imaginations take flight, and where friendships are forged.

This luxury condominium complex is where your emotions and dreams find a home. It's where you'll experience the magic of ballet every day, where each moment is a beautifully choreographed step in your own life's masterpiece. It's more than a residence; it's where your heart finds its rhythm, and your soul discovers its sanctuary. Welcome home to Opulence.

Your Symphony of Luxury Living, Where Every Corner Becomes a Staged Performance of Your Life



Built with Passion.
Perfected with care.





A Symphony of Space and Light - An Absolute Delight

At 'Opulence', we cater to modern life's demands, providing expansive living spaces that serve as versatile stages for every facet of your daily routine. Our thoughtfully designed homes boast spacious, well-lit layouts, offering an inviting haven for work, study, hobbies, and leisure.

Abundant natural light floods through large windows, transforming your home into a spacious retreat. These well-lit spaces enhance productivity, while airy layouts provide freedom to breathe and thrive - a symphony of comfort and versatility. Welcome to 'Opulence', where spaciousness and light compose the perfect backdrop for your life.



Sky Deck & Blossom Balconies - Breathtaking Vistas, Unmatched Bliss!

Opulence offers the ultimate retreat with its Sky Deck and Blossom Balconies. The Sky Deck, perched high above the city, provides panoramic views and is perfect for family gatherings or quiet relaxation. Meticulously designed seating and lounges elevate your lifestyle.

Blossom Balconies, with stunning mountain and city views, invite you to unwind in nature's embrace. These private spaces, enhanced with lush greenery, offer a serene setting for morning coffee, reading, or simply soaking in the tranquil ambience.

The Play Lounge - Play, Compete, and Connect!

At 'Opulence', leisure meets luxury in our vibrant Game Room, designed to elevate your recreational experience. This exceptional space invites residents to indulge in a variety of engaging activities, featuring Snooker, Carom, Foosball, and a range of popular card games.

Whether you're seeking friendly competition with neighbors or a relaxing afternoon playing classic indoor games with family, our Game Room caters to all. Thoughtfully designed with comfortable seating and a lively ambiance, it serves as the perfect backdrop for unforgettable moments. Gather your friends for an exciting game night, or unwind after a long day in this inviting retreat that promises endless entertainment and relaxation. Experience the joy of play at 'Opulence', where every game is an opportunity to connect and create lasting memories.





Palatial Kitchens for Culinary Enthusiasts

- Where Culinary Dreams Unite

Indulge in culinary excellence at 'Opulence' with our palatial gourmet kitchens. Beyond compare, these largest-in-segment spaces embody sophistication and functionality. Outfitted with top-of-the-line appliances, they promise a seamless cooking experience, setting the stage for grandeur and family togetherness. The magnificent breakfast island counter serves as a striking visual and practical hub for gatherings. Premium cabinetry and counter-tops exude timeless elegance, elevating these kitchens to unparalleled grandeur. Integrated utility features in all apartments ensure a seamless blend of luxury and convenience.

Luxurious Ensuite Bathrooms

- Your Private Spa Retreat

At 'Opulence', luxury extends to every corner, including your ensuite bathrooms. Our four-fixture spaces are opulent havens, impeccably designed for unwinding. Premium fixtures create a spa-like escape, featuring spacious layouts with designated bathing and dressing areas for ultimate convenience. A lavish bathtub and elegant vanity add sophistication. Meticulous material selection ensures functionality and luxurious quality, with the highest standards for durability and aesthetics.



Elevator Lobby

- Elevating Elegance

The elevator lobby at Opulence stands as an exquisite prelude to the grandeur that awaits within. A seamless blend of opulence and sophistication, the spacious lobby welcomes residents and guests with an air of timeless elegance. Bathed in soft, ambient lighting, the refined design elements create a harmonious symphony of luxury.

As you step into this lavish space, the allure of carefully chosen materials and textures envelops you, invoking a sense of exclusivity. The lavishness extends to every detail, from the sumptuous furnishings to the carefully curated artwork adorning the walls.

**Central Landscape Park
with Kids’ Play Area
- Your Gateway to Nirvana**

At ‘Opulence’, luxury extends beyond interiors into our Central Landscape Park, a serene oasis featuring meandering pathways illuminated with elegance. Melodious fountains and gazebos create an ambience of pure sophistication, inviting you to unwind in nature’s embrace.

Adding to this idyllic sanctuary is our thoughtfully designed Kids’ Play Area, offering a vibrant and safe environment where children can explore and play freely, ensuring relaxation and joy for all ages in this haven of refinement.



**Exclusive Poolside Escape
- An Absolute Delight**

At ‘Opulence’, our residents enjoy a luxurious swimming pool like no other. Nestled amidst lush surroundings, the pool offers a serene, private retreat to unwind, refresh, and indulge in moments of pure relaxation. With its sleek design and temperature-controlled waters, it's perfect for both a rejuvenating swim or a leisurely dip under the sun.

Our elegant and sophisticated Poolside Bar elevates the experience to the next level. Whether it's a refreshing drink after a swim or an evening of socializing with neighbors, the stylish poolside bar offers a perfect setting for relaxation and connection, creating a seamless blend of luxury and leisure.

**State-of-the-Art Gym
& Yoga Retreat
- Sanctuary for the Senses**

At ‘Opulence’, fitness meets tranquility with our modern gym and yoga facilities. Equipped with the latest technology and designed for all levels of fitness, the gym offers a dynamic space to pursue your health goals. Whether you’re looking for intense workouts or guided sessions, every need is met in a luxurious, motivating environment.

For those seeking balance and inner peace, our dedicated yoga space provides a calming retreat. With serene surroundings and ample natural light, it's the perfect place to practice mindfulness, stretch, and rejuvenate, ensuring your wellness journey is as fulfilling as your luxurious lifestyle.





The Opulence Library - Where Words Unfold

We take pride in offering a distinguished haven for intellectual indulgence – our exclusive library. A sanctuary for residents of all ages, including our cherished young readers, our library is a space where the art of literature meets the pursuit of knowledge.

Adorned with carefully curated volumes and bathed in a soothing ambience, this literary retreat invites residents to immerse themselves in a world of boundless imagination and wisdom. Whether one seeks the solace of a quiet reading nook, or the joy of shared literary discussions, our library is a haven that caters to the discerning tastes of every resident.

Perfect Climate and Serenity in Harmony - A Symphony of Climate Control and Quietude!

Comfort and tranquility go hand in hand at 'Opulence'. Our state-of-the-art VRF (Variable Refrigerant Flow) Air Conditioning system provides personalized climate control, adapting seamlessly to your preferences for year-round comfort.

Paired with our double glass windows, which offer excellent sound insulation and energy efficiency, your home becomes a peaceful sanctuary. Whether adjusting the perfect indoor temperature or enjoying the quiet retreat from city sounds, 'Opulence' ensures an environment where luxury and serenity blend effortlessly.



Bespoke Community Hall - Celebrate Life's Milestones in Style

The community hall at 'Opulence' is thoughtfully designed to cater to a variety of social occasions, from intimate family celebrations to grand gatherings. This sophisticated space, equipped with state-of-the-art amenities, features elegant interiors that create a welcoming atmosphere.

Whether you're hosting a formal event or a casual get-together, the hall's versatile layout, modern lighting, and tasteful furnishings ensure that every occasion feels special. It's the perfect venue to bring people together, fostering community bonds and creating lasting memories within the luxurious surroundings of 'Opulence'.





Elevated in Elegance.
Rooted in Legacy.

Future-ready Features



Breathtaking Views

Prepare to be mesmerized by the 270-degree views that greet you from each residence. Whether it's the majestic mountains or the bustling cityscape, our homes offer a visual treat like no other.



Nature First Living

Opulence prioritizes nature, with over 60% open areas and an expansive green cover that immerses you in the tranquility of the great outdoors.



Smart Home Technology

Advanced home automation systems for lighting, climate control, security, and entertainment.



Park Your Worries

Enjoy the convenience of multi-level covered parking, with each residence boasting not one, but two car parks, ensuring you and your guests always have a place to park.



Green Elevation with Blossom Balconies

Opulence is not just about the interiors; our green elevation and blossom balconies make sure you're surrounded by nature at every turn.



Five-tier Security

Your safety is our utmost concern. Our comprehensive security measures encompass surveillance, access control, and round-the-clock security personnel, so you can rest at ease.



Bask in Natural Light

Step into the world of abundant natural light, courtesy of large windows and open floor plans that create a bright and welcoming ambiance.



Two Mid-rise Towers

With Opulence's two mid-rise towers, you'll find Stilt + 9 floors of luxury living, offering just four luxe residences per floor.



Privacy

Experience unparalleled privacy with limited shared walls, designed to give you the peace and solitude you deserve.



Premium Spacious Lift Lobby

The grandeur of Opulence extends even to our lift lobby, complete with a welcoming waiting area for your convenience.



Green Initiatives

We take our commitment to the environment seriously, with energy-efficient features like LED lighting, green spaces, and recycling programs. Our rainwater harvesting system saves over a million liters of precious water for various purposes.



High-Speed Elevators

Our high-speed elevators equipped with ARD systems provide efficient service. Each elevator serves just two residences per floor, ensuring quick and hassle-free access.



Curation of Indigenous Trees and Plants

Opulence is adorned with indigenous trees and plants that create an atmosphere of natural beauty.



Low-Density Project

We go beyond standard limits, ensuring our project maintains a low density with 50% fewer residences compared to permissible norms. Enjoy enhanced space and privacy.



Garbage Chute

Enjoy effective and swift waste disposal with the convenience of a dedicated garbage chute.



Emergency Power Backup

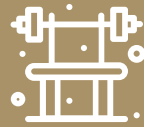
Opulence ensures an uninterrupted power supply to common areas, making sure you're never left in the dark.

Amenities for Unparalleled Comfort



Swimming Pool

Indulge in a temperature-controlled swimming pool, complete with serene lounging areas, an expansive outdoor pool deck, and a soothing Jacuzzi for your relaxation and enjoyment.



Fitness Center

Experience the epitome of health and wellness at our state-of-the-art gym and fitness center, designed to elevate your physical well-being.



Health and Wellness

Indulge in ultimate relaxation with our exclusive wellness facilities, including separate steam rooms and Jacuzzis for men and women. Recharge your body and mind in these serene, tranquil spaces designed for privacy and rejuvenation.



Community Spaces

Experience thoughtfully designed lounges and elegant common areas, ideal for socializing, unwinding, and building lasting connections.



Zen Courtyard

Unwind in the serene embrace of our landscaped Japanese garden, courtyards, and enchanting walkways, where inner peace finds its home.



Walk the Talk

Explore your active side with a dedicated jogging track and reflexology path.



Indoor Sports

Enjoy facilities for indoor sports, including table tennis, chess, carrom, darts, ludo, and foosball – all designed to enhance your leisure and recreation.



Children Play Area

Watch your children revel in a safe and enjoyable play area, possibly with the convenience of supervised child care services.



Billiards and Game Room

Relish the thrill of billiards, card games, and board games within inviting spaces dedicated to your entertainment.



EV Charging Station

Empower your drive with our cutting-edge charging infrastructure for your EV vehicles, in the designated parking.



Parcel Lockers

Experience peace of mind with secure lockers for the delivery of your packages, ensuring your shipments are in good hands.



Reading Area and Library for Kids

Foster a love for reading and learning in your children with a dedicated reading area and library designed just for them.



Space for Yoga & Aerobics

Discover inner harmony through our serene space for yoga and invigorating aerobics sessions.



Pet Services

Even your furry family members are pampered at 'Opulence', with a designated pet grooming area that caters to their needs.



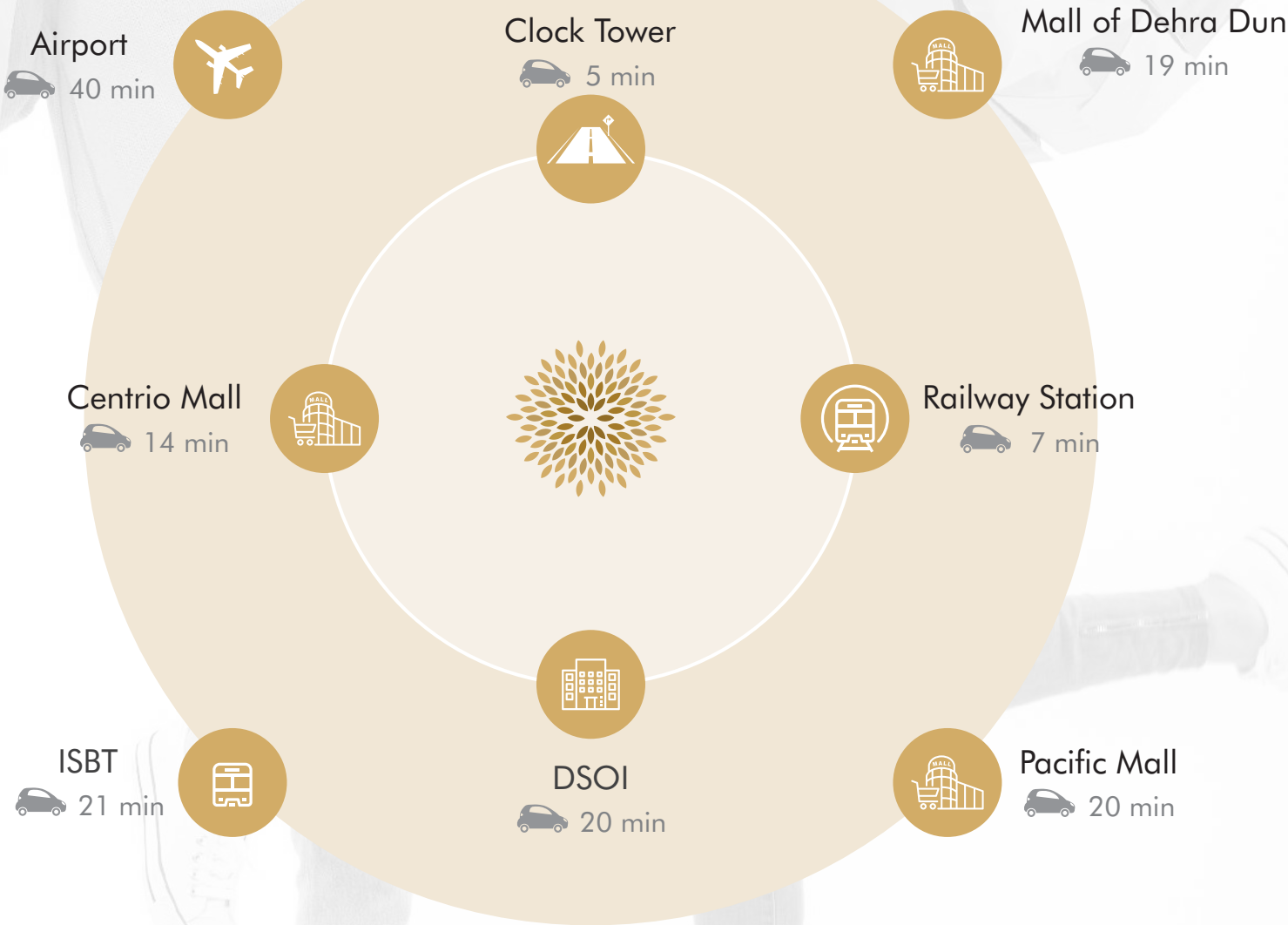
Barbeque Pavilion

Savour delightful barbeque moments at the Barbeque Pavilion right next to the pool.

Make life happen with the most happening places around

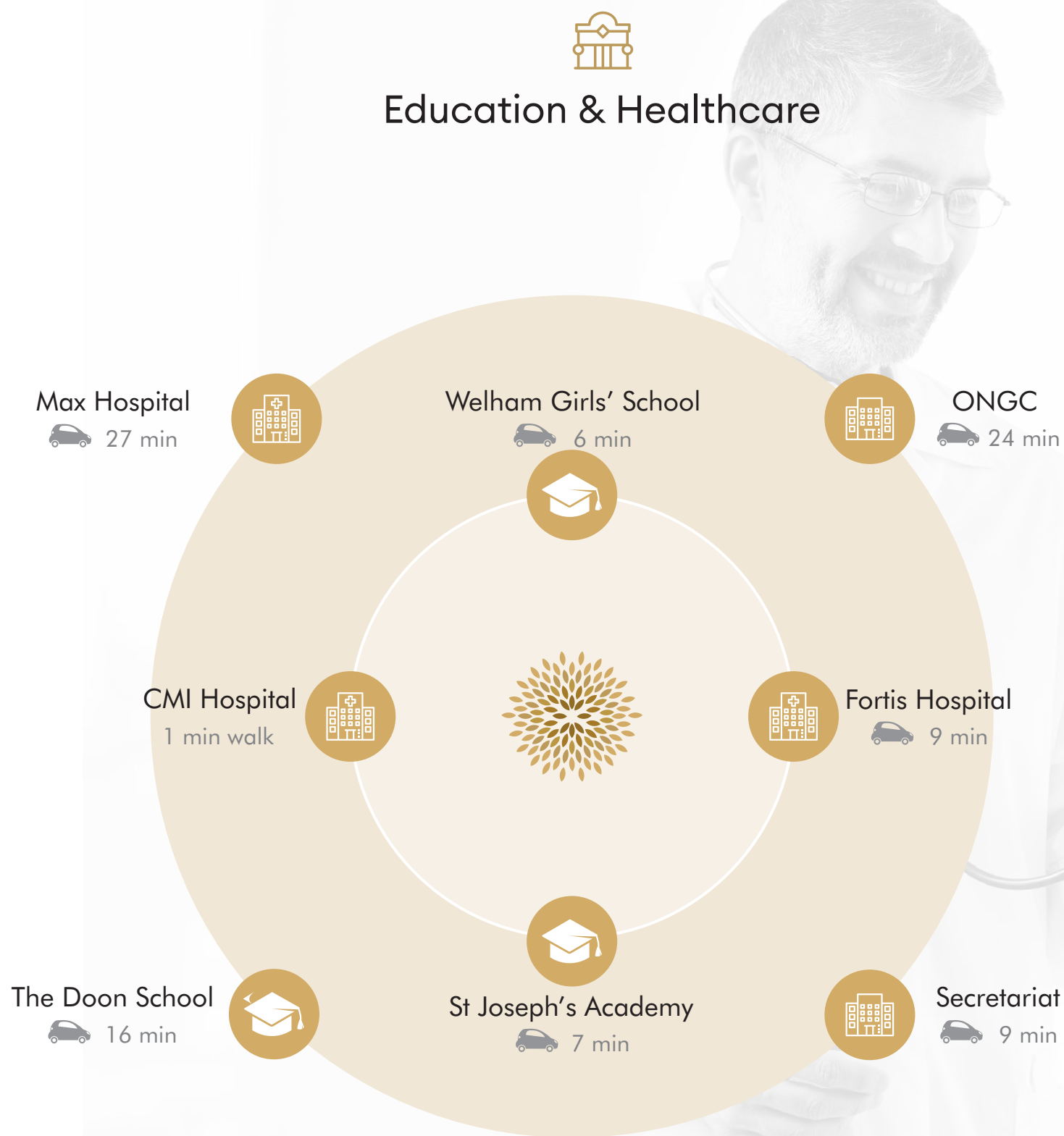


Commute, Connectivity & Recreation



Drive/travel time refers to the time taken to travel by a car basis normal traffic conditions during non-peak hours as per Google maps. We shall not be responsible or liable for any delay or non-provisioning of the above. All information provided hereunder are for reference purpose only. T&C apply.

A soaring social infrastructure that sparks life

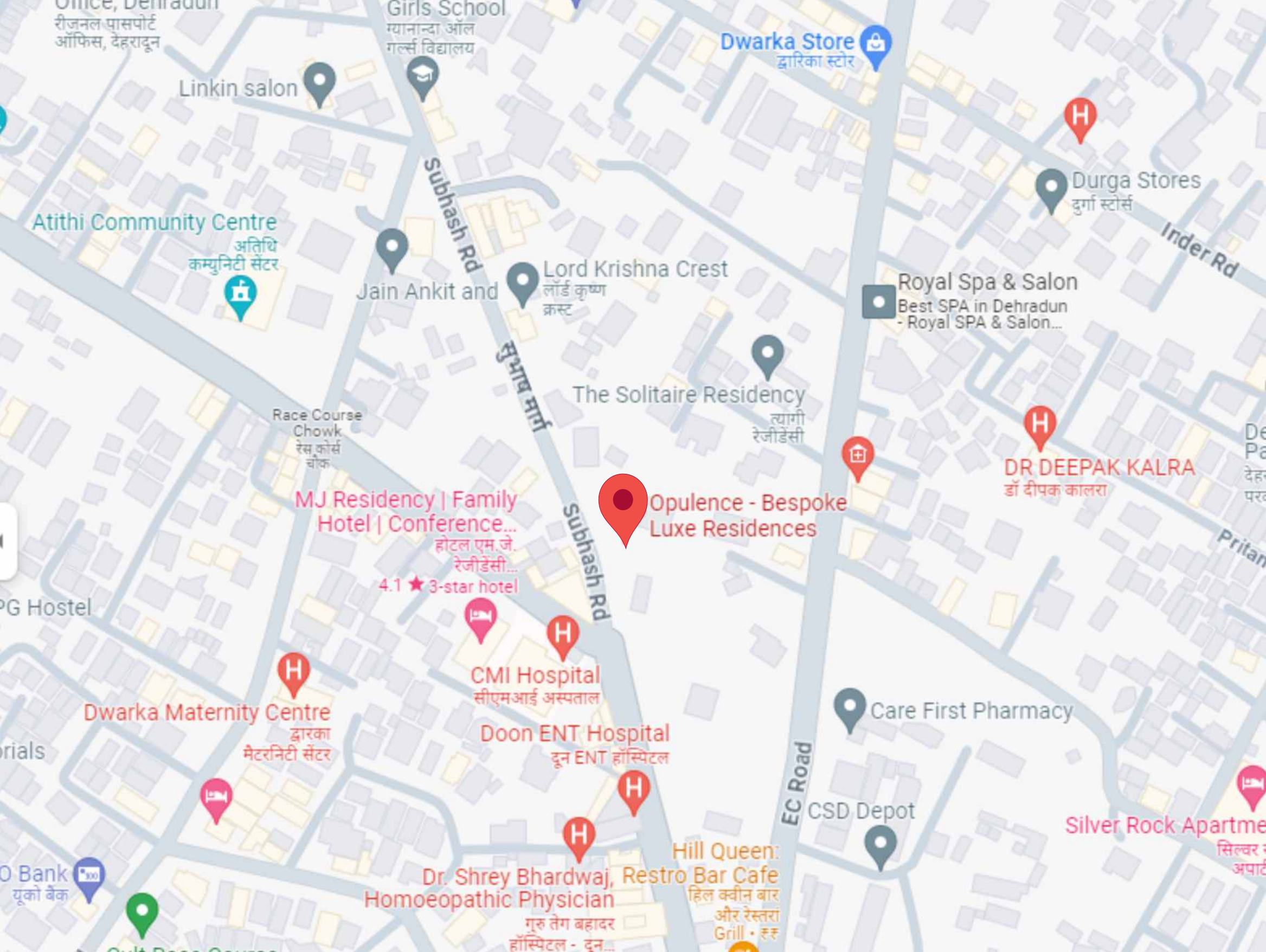


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OPULENCE
BESPOKE LUXE RESIDENCES





Opulence - A Legacy on Subhash Road

Nestled in the heart of Dehra Dun's prestigious Subhash Road, Opulence Condominiums epitomize luxury and sophistication. Subhash Road, formerly known as Lytton Road during the colonial era, holds a central location with a rich history that includes Mayvilla Cottage - a structure that once graced the very site where Opulence is now emerging. This historical connection adds a unique dimension to the opulent grandeur of Opulence Condominiums.

Subhash Road's allure lies in its historical significance and easy connectivity to city landmarks, making it a hub of unparalleled convenience. Positioned as Dehra Dun's pulse, this locale reflects sophistication in every corner, committing to the highest standards of living. More than a neighbourhood, Subhash Road is imperative for those aspiring to urban refinement.

Opulence is perfectly located in a neighbourhood that Opulence Condominiums residents enjoy seamless access to conveniences, from world-class dining to high-end shopping. This legacy-rich address was strategically chosen to mirror Subhash Road's elegance. Within, luxury knows no bounds, meticulously designed to reflect the grandeur of the neighbourhood.

Welcome to Opulence Condominiums, where tradition, sophistication, and urban excellence converge on iconic Subhash Road. This distinctive location promises a life of opulence, harmonizing the past and present.

Site Plan



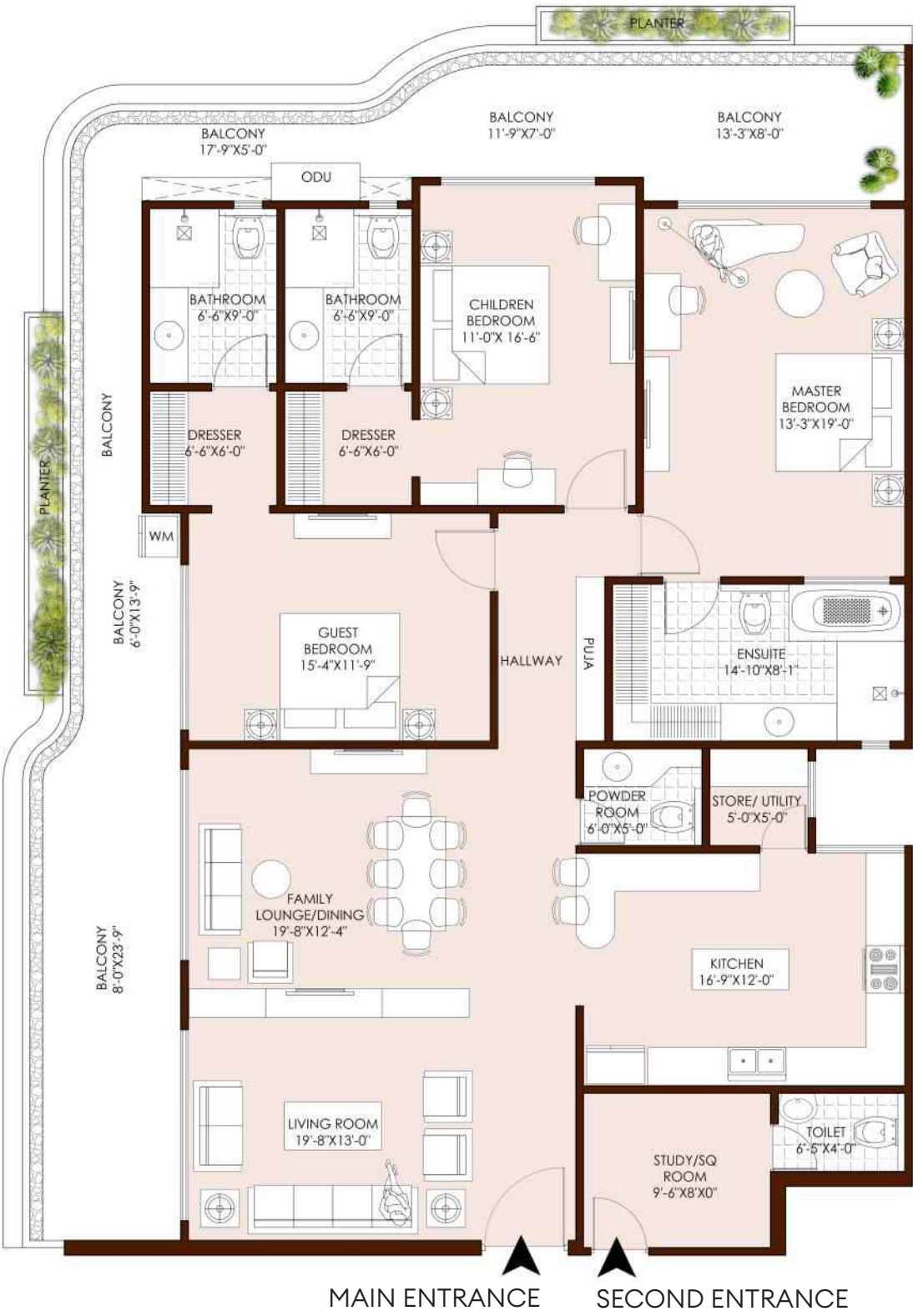
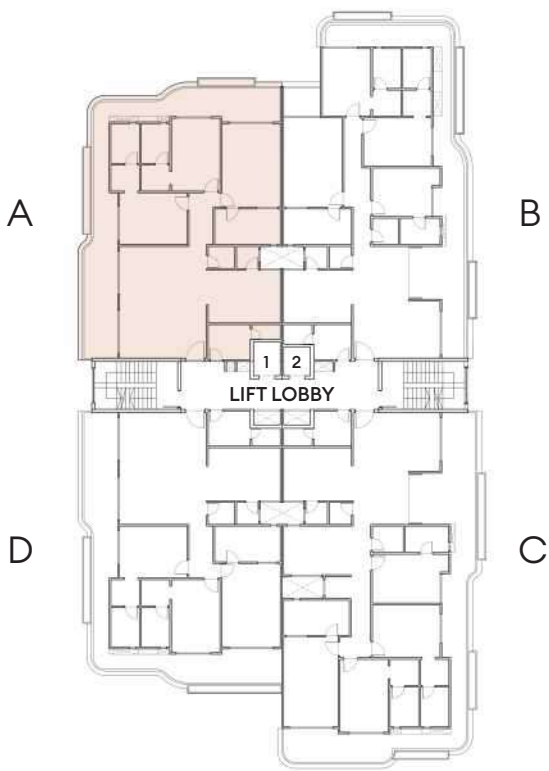


TYPE A

3 BHK + Drawing Room + Family Lounge / Dining
+ Servant Quarter / Study Room

Saleable Area - 3,552 sq ft

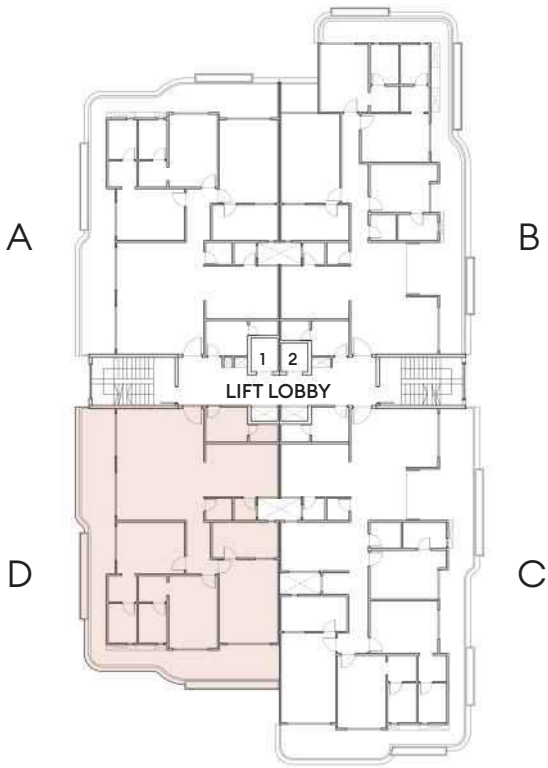
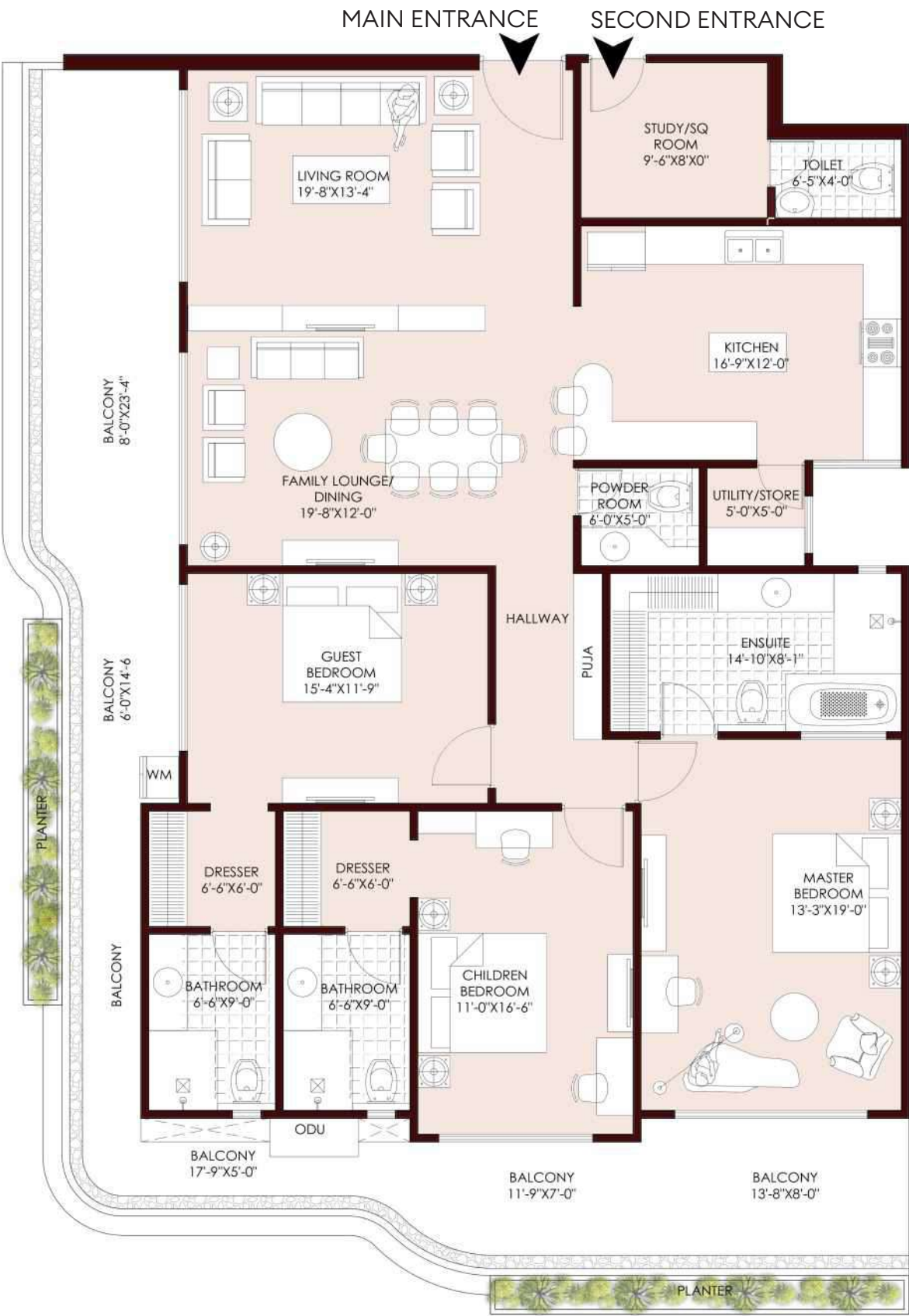
PINE

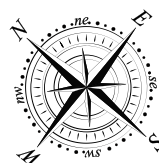


TYPE D

3 BHK + Drawing Room + Family Lounge / Dining
Servant Quarter / Study Room
Saleable Area - 3,560 sq ft

PINE

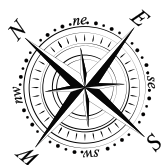


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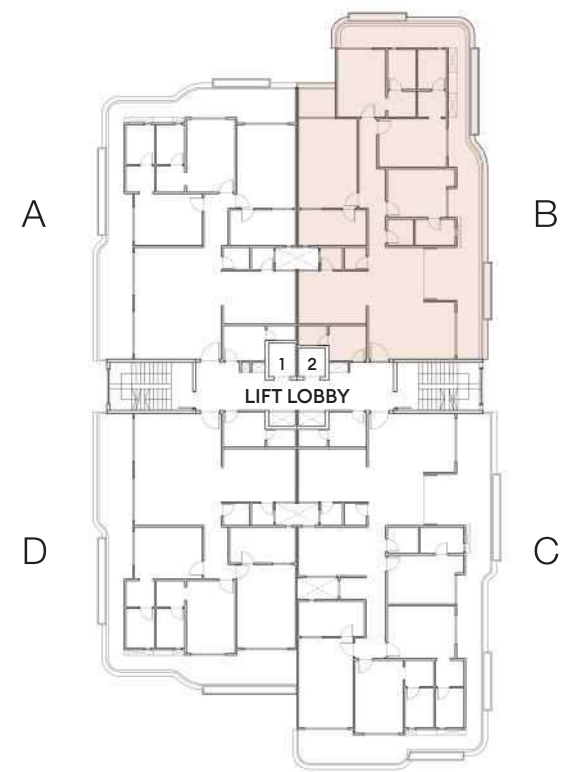
TYPE B

4 BHK + Drawing Room + Dining + Family Deck +
Servant Quarter / Study Room

Saleable Area - 4,034 sq ft



PINE



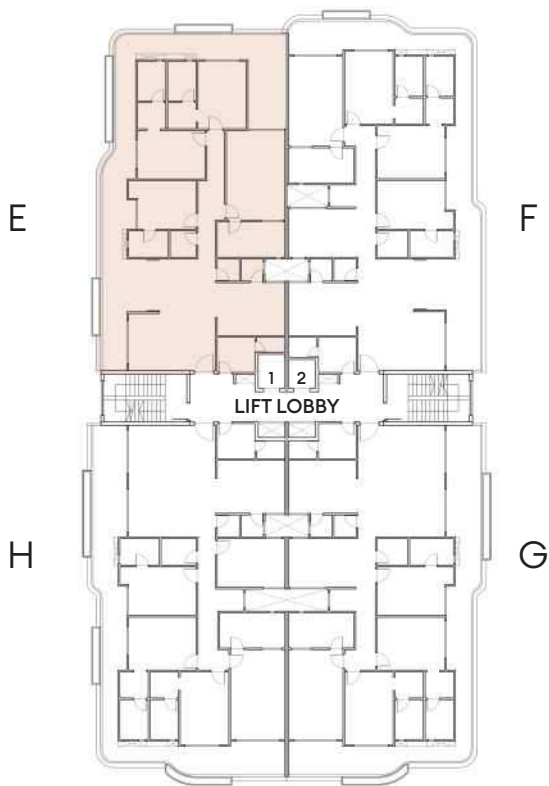
TYPE E

4 BHK + Drawing Room + Dining + Family Deck
+ Servant Quarter / Study Room

Saleable Area - 4,204 sq ft



OAK

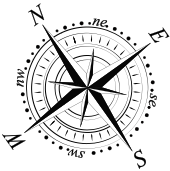
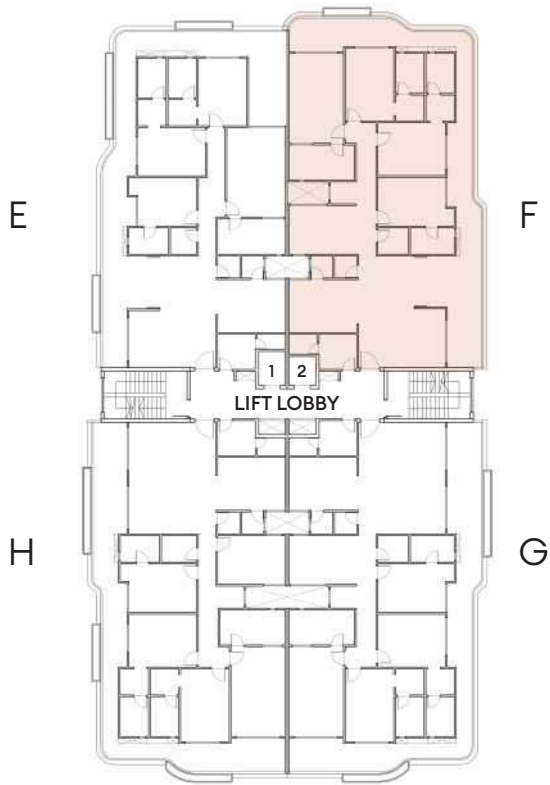


TYPE F

4 BHK + Drawing Room + Dining + Family Deck
+ Entertainment / Multi-use Lounge + Servant Quarter / Study Room

Saleable Area - 4,475 sq ft

OAK



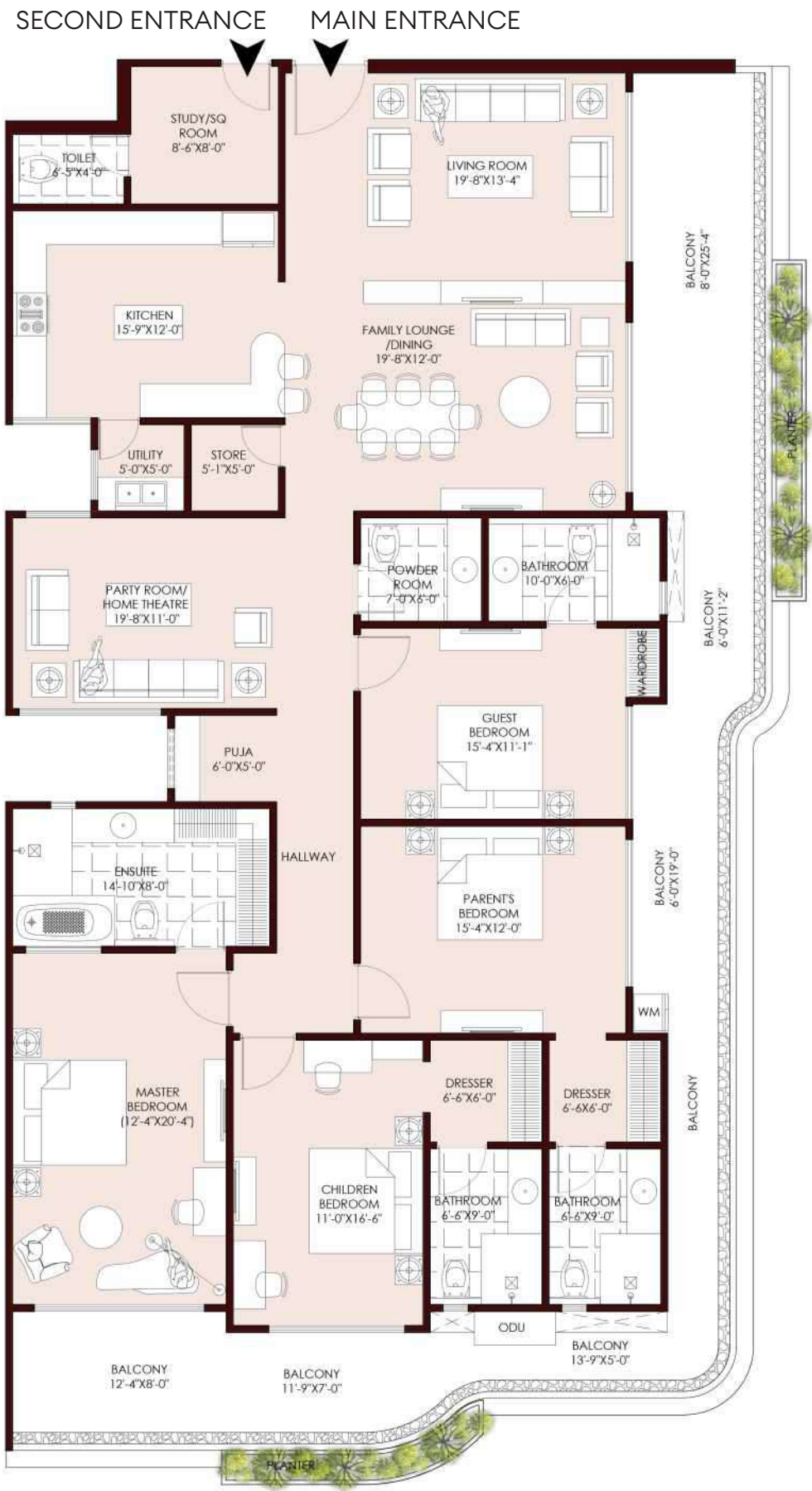
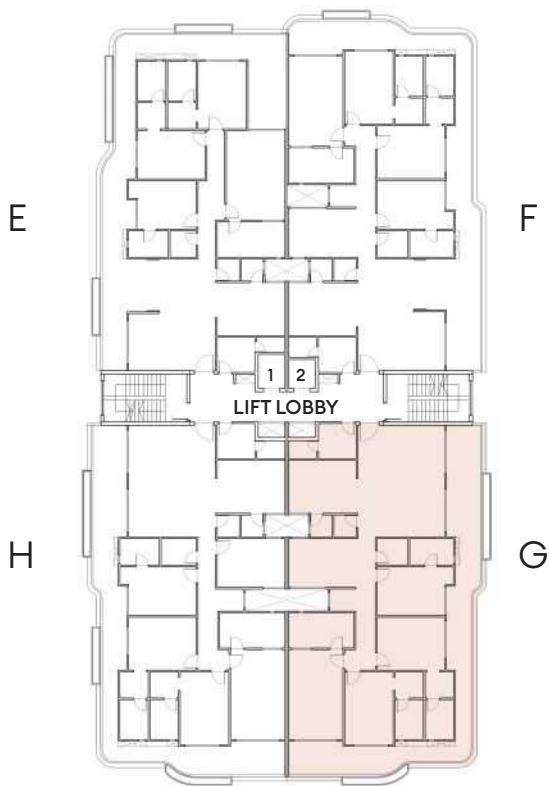
TYPE G

4 BHK + Drawing Room + Family Lounge/Dining + Entertainment / Multi-use Lounge + Servant Quarter / Study Room

Saleable Area - 4,475 sq ft



OAK



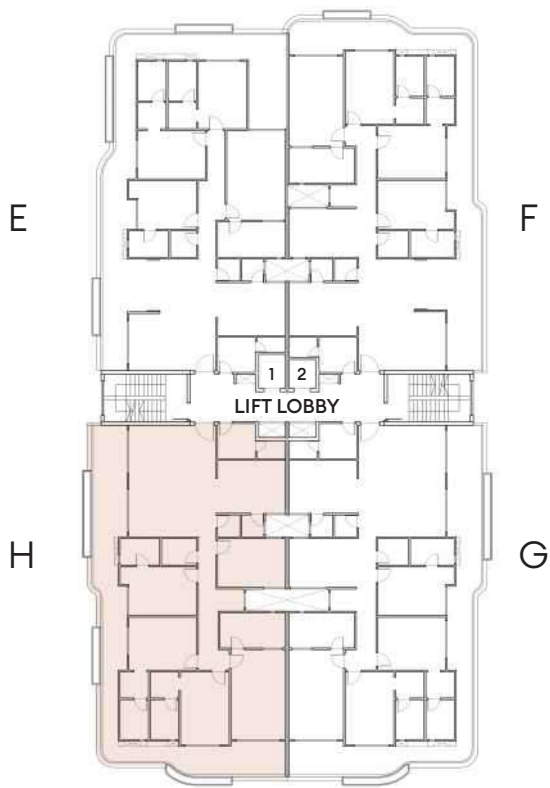
TYPE H

5 BHK + Drawing Room + Family Lounge /Dining
+ Servant Quarter / Study Room

Saleable Area - 4,475 sq ft



OAK



Opulence. Where Details Dance in Harmony.



Every detail is thoughtfully conceived, so your expectations are exceeded!



FLOORING

- Premium imported tiles or equivalent/imported marble flooring in living, dining, family lounge, and kitchen
- Premium imported tiles or equivalent in all bedrooms and study room
- Premium anti-skid imported tiles in toilets
- Vitrified tiles in servant room and utility
- Anti-skid premium tiles/stone work in balconies.



DADO/WALLS

- PoP/putty punning with pleasing shades of plastic emulsion paint in living, dining, family lounge, and all bedrooms
- Imported vitrified designer tiles/lacquered glass/acrylic sheet in combination of plastic emulsion paint in kitchen
- Premium tiles with combination of stone up to ceiling height in toilets (except servant toilet)
- PoP punning with acrylic emulsion paint in servant room and utility
- Weather resistant exterior grade paint in balconies.



CEILING

- Designer false ceiling punning with plastic emulsion paint in living, dining & family lounge
- False ceiling punning with plastic emulsion paint in all bedrooms, kitchen, bathrooms and servant room
- Combination of WPC & weather resistant exterior paint in balconies.



DOORS & WINDOWS

- Elegantly designed and finished 8 feet high main entrance door with polished hardwood frame having European style moulded shutter with premium hardware fittings & biometric front door lock of Godrej / Yale or equivalent
- All internal doors are seasoned hardwood frame with European style moulded shutter with premium hardware fittings
- Powder coated high-end aluminium / UPVC windows with toughened glass in balconies.



KITCHEN

- Complete modular kitchen with oven, microwave, hob, dishwasher, geyser, RO and hood*
- Counter top of premium quality granite/quartz
- Noise-dampening double-bowl sink with GROHE / KOHLER or equivalent CP fittings.



BATHROOM

- Premium quality sanitaryware, single lever CP fitting of GROHE / KOHLER or equivalent in all bathrooms (except servant)
- Glass cubicle, mirror with premium finish vanity, exhaust fan, geyser in all bathrooms (except servant and powder room)
- Steam generator in master bathroom
- Plumbing - GI/CPVC or combination of both.



AIR CONDITIONING

- VRF all-weather (heating and cooling) air conditioning system.



ELECTRICAL

- Smart home automation
- Fans in all bedrooms, living room, dining, and family lounge
- Copper wiring in concealed conduits and protective MCBs
- Provision for adequate lights, power points & TV connections
- Premium modular switches and sockets of Norisys / legrand or equivalent.



ELEVATORS

- Two high speed elevators in each block of Mitsubishi or equivalent.



STRUCTURE

- Earthquake resistant RCC framed structure with brick walls.



POWER BACKUP

- 100% power backup for common areas
- 5 KVA power backup load for each apartment .



ILLUMINATION

- Energy efficient latest LED lighting system.



COMMUNICATION

- Provision for DTH TV, telephone & internet points.



EXTERNAL WALLS

- Combination of stone, tiles, and WPC cladding
- Weather-resistant exterior paint / texture paint.



OTHERS

- Modular wardrobes up to ceiling height with premium hardware in all bedrooms.

* Not a part of standard package

Legacy of Success: Making milestones happen



About the Promoters

M&M Realty Ventures LLP is steered by a cadre of proficient and well-connected high achievers, spearheaded by its esteemed managing partners, Mr Manas Lumba and Mr Akshay Jain - veritable luminaries within Uttarakhand's real estate realm.

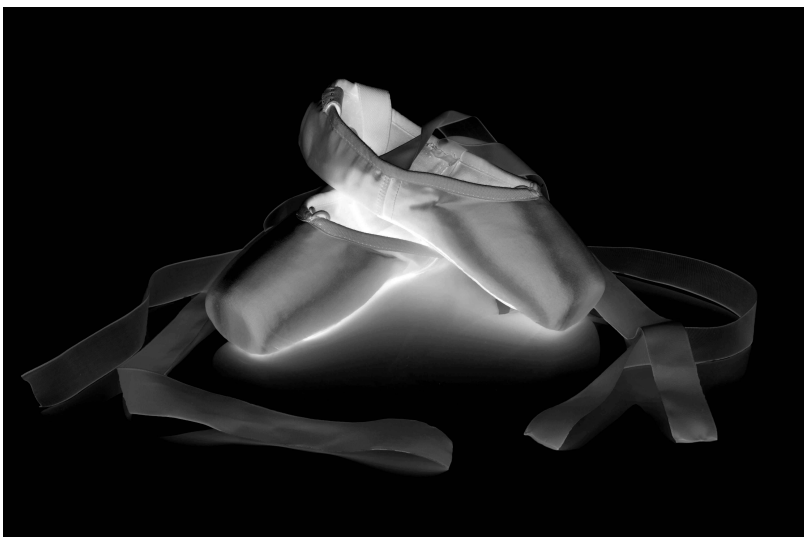
Both embarked on their professional journeys in real estate subsequent to their MBA pursuits and swiftly ascended to eminence owing to their forward-thinking and quality-centric ethos. Their sagacious leadership is complemented by a team of erudite engineers, accomplished interior designers, and visionary architects, all possessing a wealth of diverse experiences. Anchored by a robust technical infrastructure and a cadre of consummate professionals, their unwavering commitment is centred on establishing themselves as purveyors of homes exemplifying unparalleled quality, innovation, and craftsmanship.

M&M has elevated the very essence of fine living by orchestrating a series of distinguished projects. The amalgamation of erudition, hands-on experience, a resolutely positive outlook, unwavering credibility, and an indomitable spirit is what propels their relentless pursuit of excellence.

With a cumulative experience spanning over 25 illustrious years in project management and land development, they have consistently delivered an impressive expanse of over 15 lac square feet, embodying both triumph and sustainability. Following the resounding success of projects such as Ultima Apartments, Mayfair Highlands, Mayfair Avenue, Mayfair Business Park, Meridian Heights, The Elanza and Mayfair Industrial Park 1&2, M&M now unveils their latest opulent offerings, 'MIST Residences' on Mussoorie Road and 'Opulence' - Bespoke Luxe Residences, nestled in the prestigious locale of Subhash Road, ensconced within the very heart of Dehra Dun.

*“Our commitment to your well-being extends beyond the walls;
it’s a promise of a harmonious lifestyle.”*





DISCLAIMER

This disclaimer serves as a reminder to independently verify all details/documents related to the 'Opulence' project. It is advised to conduct a thorough examination, either directly or through legal/financial consultants, covering aspects such as the approved layout with phasing/User Superimposed, the proforma Agreement for Sale outlining fixtures, fittings, common areas, facilities, and amenities, as well as approvals, permissions, title certificates, encumbrances, and the proposed development plan.

Please be informed that this brochure does not constitute an offer, acceptance, contract, agreement, transaction, or any intention thereof under any statute. The details provided, including the layout plan, building orientation, common areas, facilities, amenities, fixtures, elevation, and other features, are indicative and based on creative imagination and architectural impressions. The developer reserves the right to modify these elements as permissible under the law and such changes may not be construed as disclosures under the Real Estate (Regulation and Development) Act, 2016.

All dimensions mentioned are subject to construction exigencies and may vary. Actual products may differ from the illustrations provided. The floor plan dimensions are based on provisions by the MDDA and are subject to construction exigencies.

Photographs and renders may be stock/standard/computer-generated, used for illustrative purposes, and could be taken at locations other than the project site.

No representation or warranty is made regarding the accuracy or completeness of the information herein. It is recommended to examine all documents and information uploaded by the developer on the RERA website for a comprehensive understanding.

All litigations and prejudice are subject to be in the jurisdiction of Dehradun.

A sky living experience like no other.
We invite you to come, be a part of our masterpiece.



SCAN FOR
OUR WEBSITE



SCAN FOR
SITE LOCATION



SCAN FOR
VIRTUAL TOUR

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