



SUKHAM

LUXURY LIVING



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2 & 3 BHK APARTMENTS

Experience the perfect blend of comfort and sophistication at Sukham Luxury Living. Designed with modern architecture and timeless elegance, each residence offers a serene and refined lifestyle. Discover a community crafted for luxury, tranquility, and true comfort where every detail enhances the way you live.



Begin a refined stay
where the city feels closer and calmer



*Peaceful surroundings
away from heavy
city noise*



*Easy access to
quality healthcare*



*Experience greenery
for generations*



*Cleaner air
compared to dense
commercial areas*



*Well-connected to
prime city locations*



*A calmer environment
that helps reduce
daily stress*



*Minutes Away from
Renowned Educational
Institutes*



*A lifestyle that supports
everyday health and
wellness*



AMENITIES

- *Open to sky Infinity Swimming Pool*
- *Gymnasium*
- *Roof Top Club House*
- *Temple*
- *Lush Green Garden*
- *Kids Play Area*
- *Spacious WrapAround Balconies*
- *Indoor Games*
- *24*7 Security*
- *24 Hrs Water Supply*
- *Dedicated Parking*
- *Video Door Phones*

Premium amenities offer comfort and leisure with an open-to-sky infinity pool, rooftop clubhouse, gym, lush gardens, kids play area, indoor games, and spacious wrap around balconies which enhances everyday living. 24×7 security, video door phones, continuous water supply, and dedicated parking ensuring complete convenience and peace of mind.



SPECIFICATIONS

FLOORING

Drawing	Premium quality Vitrified Tiles
Dining	Premium quality Vitrified Tiles
Kitchen	Premium quality Vitrified Tiles.
Powder Toilet	Premium quality Anti Skid Tiles
Master Bedroom	Laminated wooden flooring
Bedrooms	Premium quality Imported tiles.
Balconies	Designer anti-skid tiles
Toilets	Attached with bedroom- Premium quality Anti Skid tiles on floor, Large tiles upto false ceiling on toilet Walls

ELECTRICAL FITTINGS

Exhaust Fan	In Kitchen and Toilets
Light Fixtures	Down Lights in all bedrooms, drawing, dining, kitchen as per False Ceiling design.
External	Adequate Lighting in Common Area

WIRING & SWITCHES

Wiring	Fire resistant copper wiring in concealed PVC conduits
Switches	Modular switches and sockets in adequate numbers
TV Points	In all rooms

KITCHEN

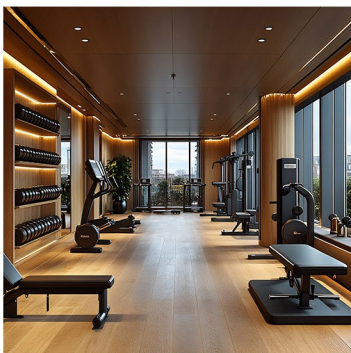
Counter	Kitchen counter with Stainless Steel Sink/Quartz Sink Bowl and Chimney pipe with exhaust pipe.
Wood Work	Modular kitchen cabinets
Wall Tile	Designer tiles upto 2 feet above working counter.

DOORS & WINDOWS

External	Aluminum (Schuco or Equivalent) sliding openable doors & windows.
Entrance Door	Flush door with veneer finish with digital lock
Internal Doors	Designer flush doors in veneer finish fixed in hardwood



Artist's impression. Not an actual site image.



Artist's impression. Not an actual site image.

WALL FINISH

External	Most modern and elegant permanent finish with high-quality texture paint
Internal	All internal walls of the room and drawing dining will be painted using Anti-fungal Low VOC Acrylic Emulsion Paint

RAILING

Balcony	Designer Cast Iron Railing
Staircase	Mild Steel

WOODWORK

Wardrobe	Modular Wardrobes with sensor lights in all Bedrooms
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FALSE CEILING

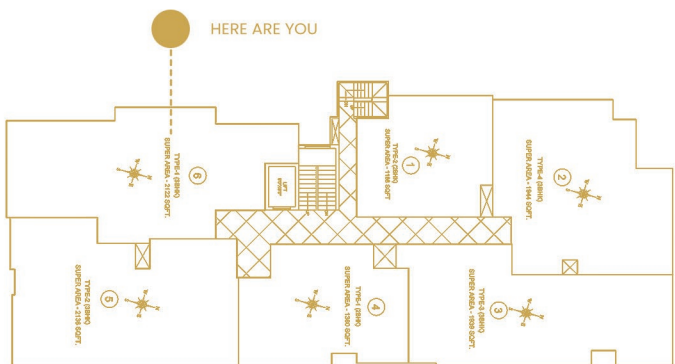
Internal	Good quality designer False Ceiling in all bedrooms, drawing, dining and toilets
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SANITARY WORK

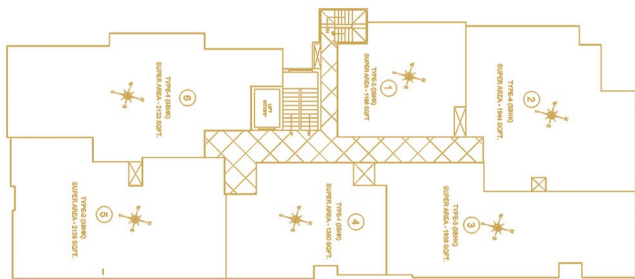
Internal Piping	Corrosion Free CPVC Pipes and Fittings
Bath Fittings & Ware	All taps and fittings of reputed brands (Jaquar/Kohler or equivalent) in C.P. Wash basins, Wall mounted W/C of reputed brands (Jaquar/Kohler or equivalent) in appropriate shades Vanity Cabinet below counter Mirror above counter

SECURITY

Internal	Video Door Phone
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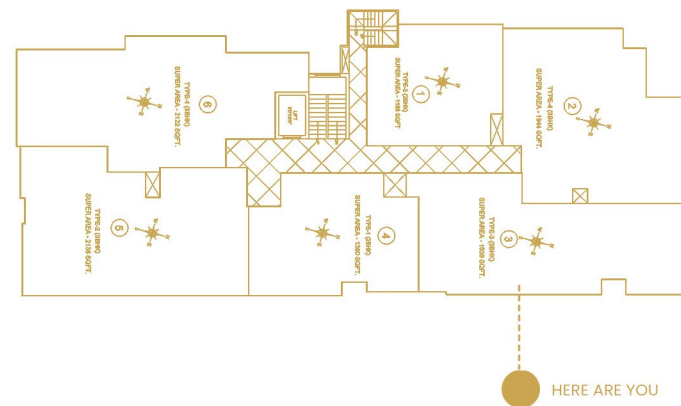
3 BHK TYPE 1
SUPER AREA- 2122 SQ. FT



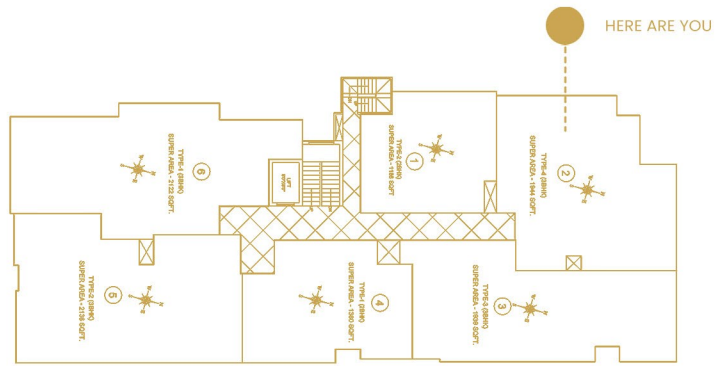
HERE ARE YOU



3 BHK TYPE 2
SUPER AREA- 2136 SQ. FT



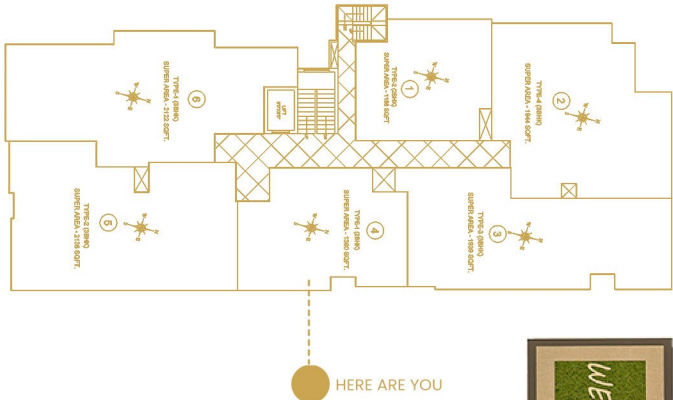
3 BHK TYPE 3
 SUPER AREA- 1939 SQ. FT

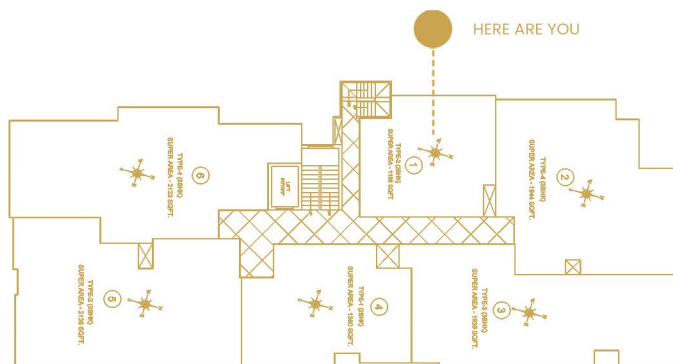


3 BHK TYPE 4
SUPER AREA- 1944 SQ. FT

2 BHK TYPE 1

SUPER AREA- 1380 SQ. FT





2 BHK TYPE 2
SUPER AREA- 1186 SQ. FT



PENT HOUSE TYPE 1
SUPER AREA: 3122 SQ FT



PENT HOUSE TYPE 2
 SUPER AREA-3136 SQ. FT



PENT HOUSE TYPE 3
SUPER AREA-2939 SQ FT



PENT HOUSE : TYPE 4
SUPER AREA : 2944 SQ FT



Rooted in Connectivity Location.

Nestled within an emerging hub that blends education, healthcare, spirituality, and effortless connectivity, this location offers exceptional potential and unmatched everyday convenience.



Balaji Mandir (2 Mins. Drive)



Graphic Era Hospital (2 Mins. Drive)



University of Petroleum (5 Mins. Drive)



**New Ponta Sahib/
Chandigarh Highway** (3 Mins. Drive)



Ballapur Chowk (10 Mins. Drive)



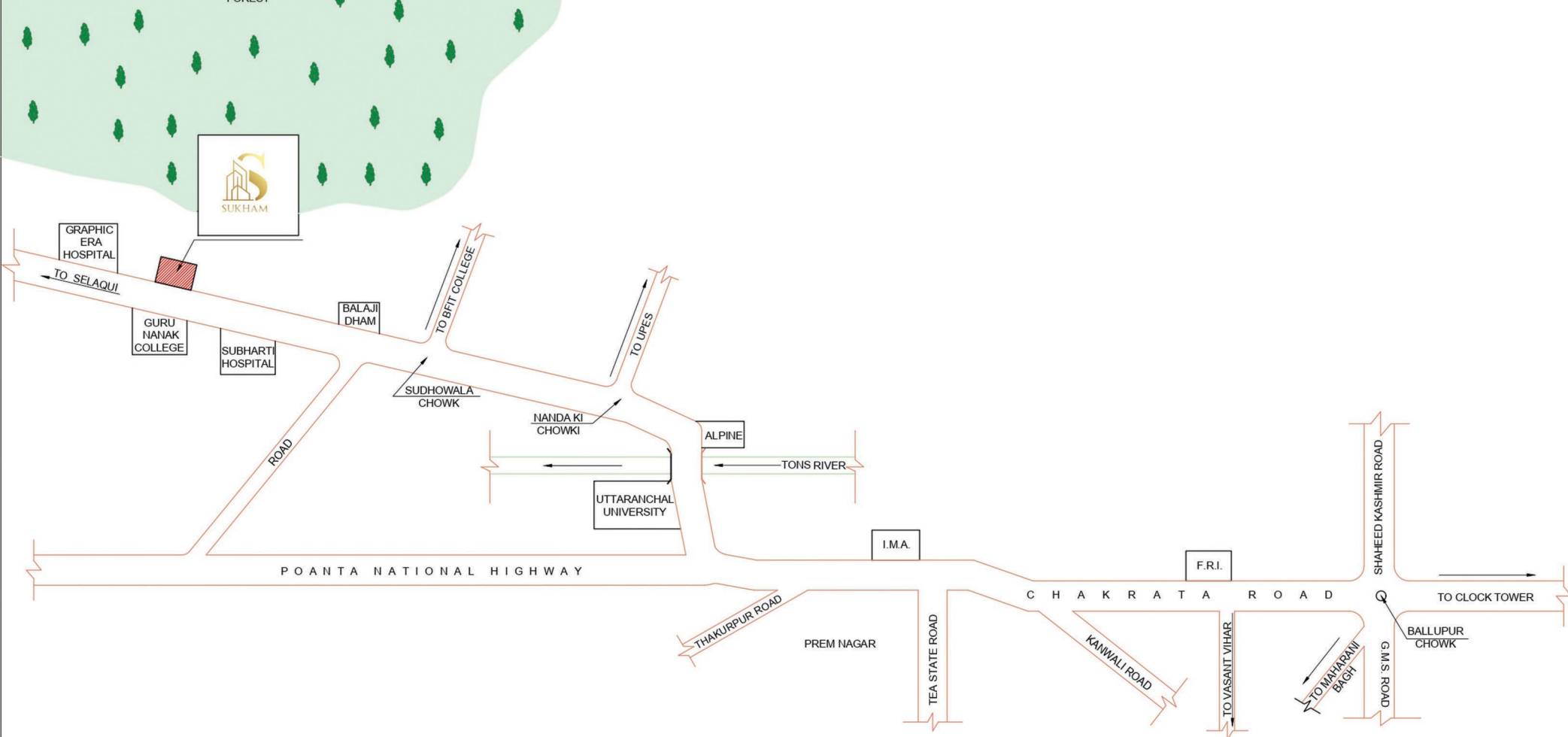
Clock Tower (20 Mins. Drive)



ISBT (20 Mins. Drive)



Railway Station (20 Mins. Drive)



Urban Convenience with Refined Living

Situated on Chakrata Road, Dehradun, Sukham Luxury Living offers a balanced blend of accessibility and calm. Surrounded by key institutions, trusted medical facilities, and well-connected highways, it ensures seamless movement across the city. The location supports both convenience and comfort, making it an ideal stay for guests seeking ease, reliability, and a thoughtfully placed urban retreat.

RERA NO.



SUKHAM
LUXURY LIVING

CONTACT NUMBER : 7464-999-777, 7465-999-777

ADDRESS: NEXT TO SUBHARTI HOSPITAL, OPP. GURUNANAK COLLEGE, JHAJHRA, CHAKRATA ROAD, DEHRADUN, UTTARAKHAND