



# *The River View*

**A Home That Flows with Nature**  
Plot & Cottages, Dehradun Uttarakhand

***Gated Community by KAL Group, Dehradun (NH-507) - Home Away from Home.***

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Warm Greetings from **KAL Group**.

We are delighted to introduce “**River View**”, an exclusive luxury gated community nestled at the foothills of Uttarakhand, overlooking the serene **Yamunotri River stream, Char Dham -NH507**. Designed as a true “**Home Away from Home**”, Gated Community Offering a perfect blend of nature, comfort, and long-term value, surrounded by panoramic mountains & forest.

“A pollution-free **River View Hills** ensures a healthier environment for children and seniors, supporting safe outdoor activities, pollution free breathing, and peaceful living.” wellness-focused lifestyle where clean air, natural surroundings, and peaceful living support stronger immunity, Healthy breathing, and overall well-being.



Spread across approximately **9 acres**, **River View Hills** has been thoughtfully planned with nearly **60% area dedicated to lush landscaping, open spaces, and lifestyle amenities**, while only **40% is allocated for residences**, ensuring low density and enhanced privacy.

This gated community is being developed in **three well-defined segments**, with a **limited inventory of approximately 120 units**, Cottages & Plots, as detailed below:

## Residential Gated Community: Plots & Cottages

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### ➤ Plots:

- Limited Plots available.
- Average plot size: approximately **120 sq. yards.**
- Prices starting from **₹35 lakhs** onwards.

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### ➤ **1 BHK Cottage with Attic (Additional Bed for kids) & Private Garden – Self Use/Lease Model:**

- Plot size: approximately 120 sq. yards.
- Built-up area: approximately 550 sq. ft.
- Price: ₹65 lacs
- **ZERO Maintenance.**
- Fully Furnished Cottage ( Plug & Play)
- **Self-Use for 25 Complimentary Room Nights.**
- **Assured rental income of ₹3.60 lakhs per annum.**  
(9 +9 years long-term lease model)

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### ➤ **2 BHK Duplex Cottage with Private Garden & Deck – Self Use Only:**

- Plot size: approximately 160 sq. yards.
- Built-up area: approximately 1,500 sq. ft.
- Semi - Furnished Cottage
- Price: ₹1.15 Cr.
- Complimentary Club Membership

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### ➤ **2 BHK Fully-Loaded Duplex Cottage with Private Garden & Deck – Lease Model Only:**

- Plot size: approximately 160 sq. yards.
- Built-up area: approximately 1,500 sq. ft.
- Fully- Furnished (Plug & Play).
- **ZERO Maintenance.**
- Private Plunge Pool.
- Price starting from ₹1.50 Cr.
- **Assured rental income of ₹7 lakhs per annum.**  
(9 +9 years long-term lease model)
- **Self-use for 25 Complimentary Room Nights.**
- Complimentary Club Membership

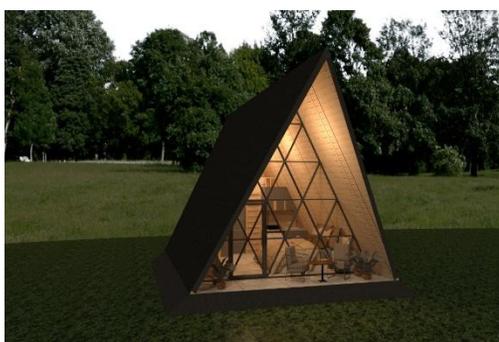
**Note: We can customized the Cottage on 120 sq.yds & 160 sq.yds Plot as per to your specification on the competitive rates.**

➤ *Photos:*



**Why River View? “River View – Breathe Better. Live Healthier.”**

- Scenic river-facing and mountain landscape views - the project’s key USP.
- Delhi-Dehradun Expressway partially operational & getting fully operational next month.
- Dehradun-Shimla Highway proposed for enhanced connectivity.
- Char Dham NH-507 planned as an all-season four-lane highway.
- Proposed river rafting and water sports in close vicinity.
- Ideal destination for leisure living, weekend retreats, and investment returns.





We would be delighted to share further details, site plans, and availability at your convenience.

Warm regards,  
**KAL GROUP**



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