

Live Where the
RIVER MEETS
THE CLOUDS



THE VALLEY THAT CALLS YOU HOME

Some places don't impress. They embrace

Dehradun has always been more than a city.

It is a pause between mountains.

A breath between journeys.

Here, rivers don't rush — they whisper.

Clouds don't float above — they settle gently into valleys.

And life moves not slower, but clearer.

Just before Mussoorie begins its climb, there exists a rare valley where nature still speaks in soft tones.

Where mornings arrive with mist, and evenings dissolve into calm.

This is the Doon Valley — not as a destination, but as a way of life.



A woman with long dark hair, wearing a light-colored top and pants, is sitting on large, mossy rocks by a clear stream. She is looking down at the water, which is rippling around her feet. The background shows a lush, green valley with more rocks and vegetation. The overall mood is peaceful and serene.

Cities teach us how to move fast. Valleys teach us how to live well.

At **Doon Boulevard**, life shifts gears from deadlines to daylight, from traffic to trees, from pressure to presence. **Just 21 km before Mussoorie**, yet worlds away from congestion, crowds, and chaos.

This is where calm isn't a weekend luxury, it's a daily reality.

Homes shaped by the valley, not imposed on it

Doon Boulevard is a thoughtfully planned residential enclave, nestled beside a flowing river, cradled within a natural valley, and surrounded by green hills on all sides.



Designed as a gated, low-density community, the project offers 2-bedroom and 3-bedroom residences that open out to light, air, and uninterrupted views. Here, architecture respects the land. Spaces are created to breathe. And every home is a quiet conversation with nature.

WAKE UP WHERE WATER FLOWS & HILLS WATCH OVER YOU.



Imagine waking up to the sound of a river, not horns.
To clouds drifting past your window, not concrete walls.

Doon Boulevard offers a life where:

- The river becomes your neighbour
- The valley becomes your view
- The hills become your horizon

This is not resort living.
This is rooted living.



LUXURY HERE IS SPACE. SILENCE. & SAFETY

Gated Community – security without intrusion



River-side Open Zones
spaces to sit, walk, and reflect



Children's Play Zones
open, safe, joyful



Landscaped Green Areas
not manicured, but natural



Community Spaces
intimate, not crowded



Walking & Breathing Trails
for slow mornings



Ample Parking & Internal Roads
planned, peaceful circulation



Cafe
quiet brews, open views



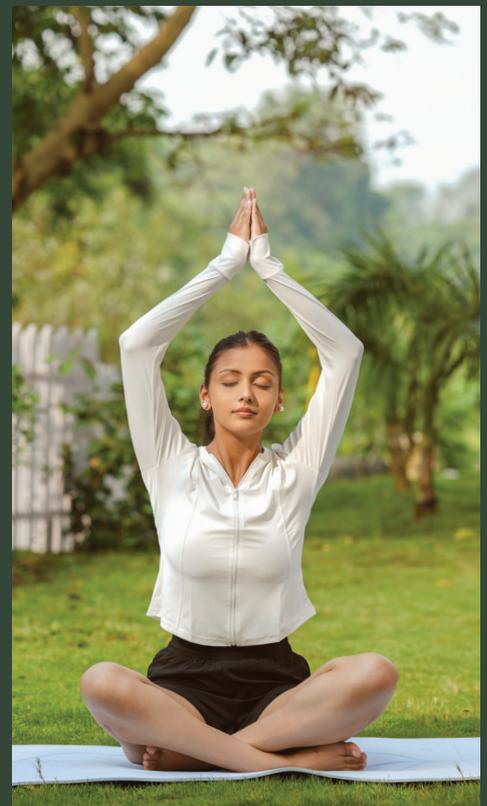
GYM
for strength, at your own pace

NOT JUST ROOMS. REAL SPACES TO LIVE IN

Every residence at **Doon Boulevard** is designed with:

- Thoughtful room proportions
- Large windows for cross-ventilation
- Balconies that open to the valley
- Privacy without isolation

Whether it's a 2-bedroom for quiet retreats or a 3-bedroom for family living, each home feels open, warm, and grounded on land. Spaces are created to breathe. And every home is a quiet conversation with nature.



A Turnkey Apartment with

- Fully Loaded Modular Kitchen and Wardrobes with Premium soft close Hardware and accessories.
- Premium CNC crafted PU finish Internal and External Doors (Thickness 55 MM, KICH SS 316 Grade Antique finish Door handles.
- Luxurious Artisanal furniture and Lighting
- Palatial and Opulent Bath Spaces with CNC crafted vanities, Led Mirrors and Jaquar Bath fittings.
- Earthy Pastel walls Crowned with Designer wooden Moulds and Panels.



- Tailored Blackout and Sheer Curtains Suspended from Box pelmet Panels.
- Premium Three Track UPVC WINDOWS.
- Serene view balconies with premium outdoor furniture and potted greens.
- Equipped with High quality electrical appliances (3 Air Conditioner, One Double Door convertible Refrigerator, Motion censored Chimney, 4 Burner HOB, Microwave Oven, 3 Geysers.
- A Grand Lobby featuring Italian Flooring that leads to a French style casement window.

SITE PLAN



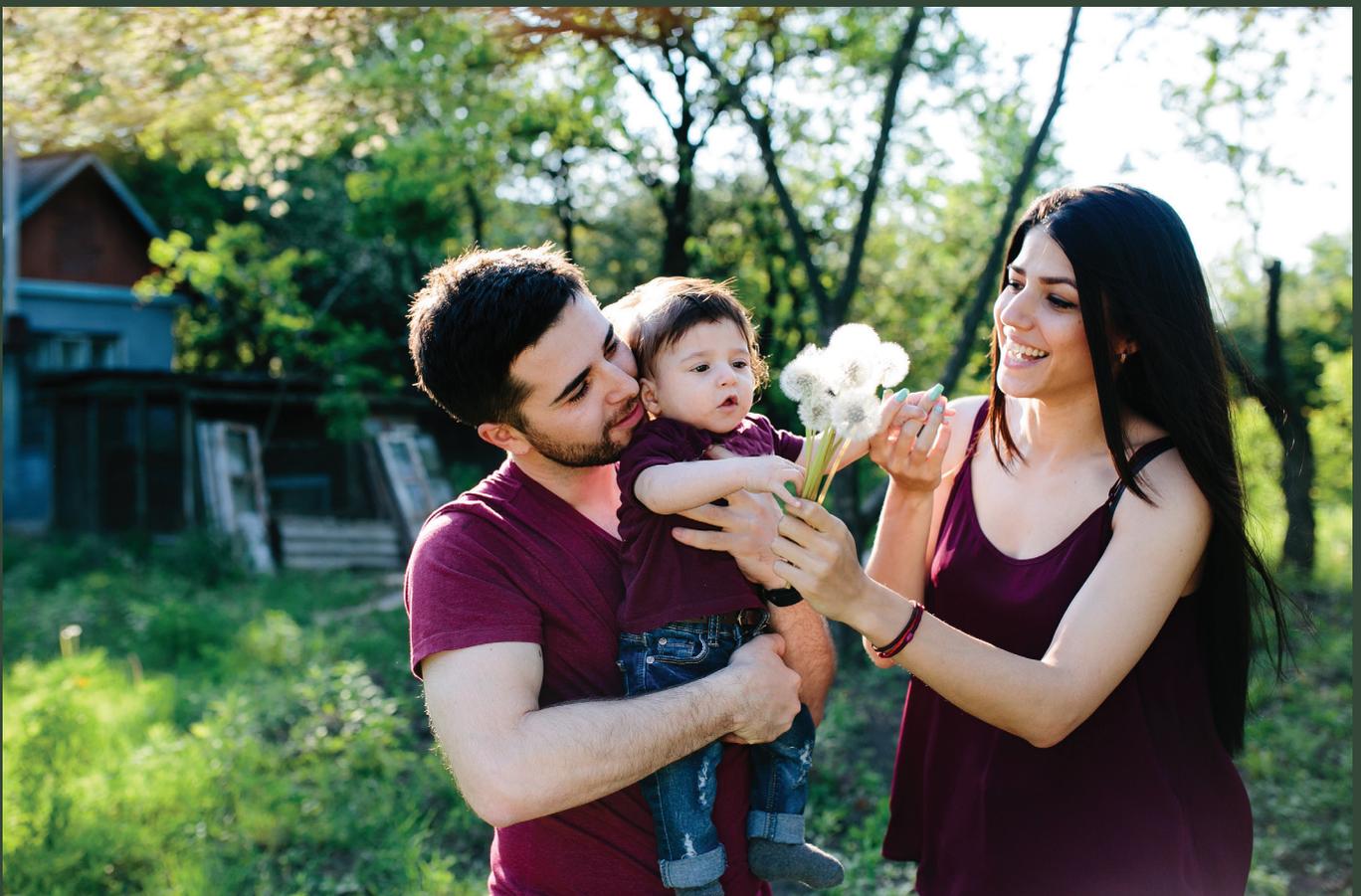
WHERE NATURE NURTURES EVERY BOND.

At Doon Boulevard, life flows differently.

Here, mornings begin with mist over the river, evenings slow down under painted skies, and every breath feels lighter. Surrounded by hills and embraced by the calming rhythm of water, nature becomes more than a view — it becomes a way of living.

Children grow closer to the earth.
Parents rediscover peace.
Families find the time they were always searching for.

Because when you live where the river meets the cloud,
happiness isn't planned — it flows naturally.



LAYOUT PLAN



BLOCK A & B

A1	A2	B1	B2
A3	A4	B3	B4



BLOCK - A & B (A1, B1)
 SUPER AREA - 1684 SQ. FT.

A1	A2	B1	B2
A3	A4	B3	B4



BLOCK - A & B (A2, B2)
 SUPER AREA - 1684 SQ. FT.

A1	A2	B1	B2
A3	A4	B3	B4



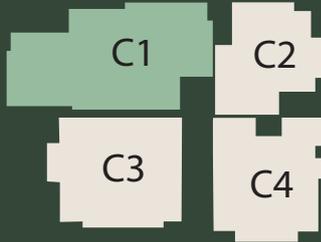
BLOCK - A & B (A3, B3)
 SUPER AREA - 1684 SQ. FT.

A1	A2	B1	B2
A3	A4	B3	B4

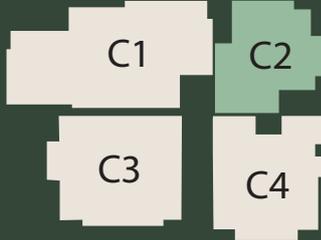


BLOCK - A & B (A4,B4)
 SUPER AREA - 1684 SQ. FT.

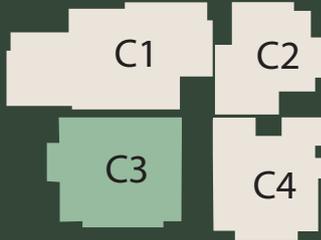
BLOCK C



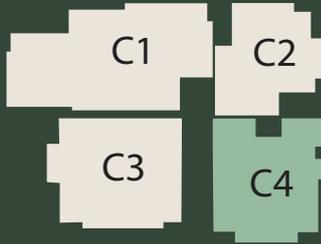
BLOCK - C (C1)
SUPER AREA - 1527 SQ. FT.



BLOCK - C (C2)
SUPER AREA - 1263 SQ. FT.



BLOCK - C (C3)
SUPER AREA - 1971 SQ. FT.



BLOCK - C (C4)
SUPER AREA - 1299 SQ. FT.

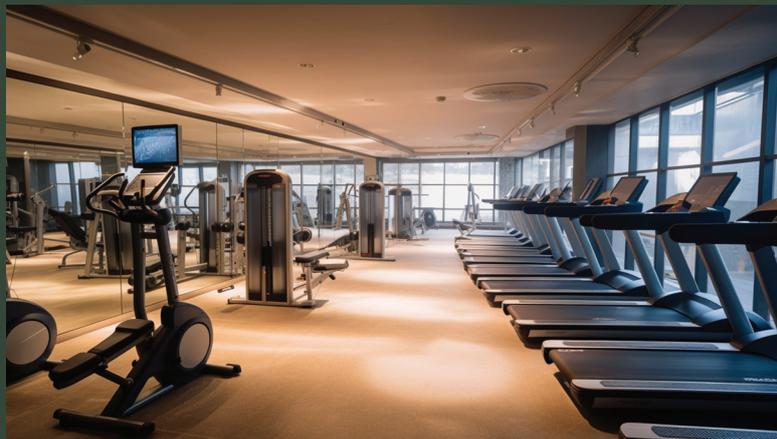
CLUB HOUSE

Where Every Moment Finds Its View

At Doon Boulevard, the clubhouse is more than a structure — it's the social heart of the valley. Surrounded by hills on one side and the flowing river on the other, this thoughtfully designed space blends leisure, wellness, and togetherness in perfect harmony.

Ground Floor

A contemporary sitting lounge for meaningful conversations, a vibrant pool & snooker zone for relaxed evenings, and a fully equipped gym to energize your mornings with nature as your backdrop.





FIRST FLOOR

Cozy Valley Cafe

A cozy café overlooking the valley — where coffee feels warmer, sunsets last longer, and every moment slows down beautifully.



Experience Charm

-  Panoramic valley steating
-  Warm ambient lighting
-  Artisan coffee experience



OPEN KID'S PLAY AREA

Where Little Dreams Run Free

At Doon Boulevard, childhood finds the perfect setting.

Set against the serene valley — with hills watching over and the river flowing nearby — our open kids' play area is designed for laughter, learning, and limitless energy.

A safe, spacious environment where friendships begin, imaginations grow, and every evening turns into a new adventure in the fresh mountain air.

Because at Doon Boulevard, even childhood lives where the river meets the cloud.





 **DOON
BOULEVARD**

Rera Number - UKREP01230000477



Click here  for location

REGIONAL OFFICE

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