

ATULYAM RESIDENCY

BY NATURE'S NEST DEVELOPERS



Nature's Nest
Developers

UNIT OF NATURE'S NEST DEVELOPERS

where modern comforts blend seamlessly with the breathtaking landscapes of Dehradun

About

Atulyam Residency

Where picturesque surroundings and urban conveniences merge to create an unparalleled living experience, discover the hidden gem of Badripur, an enchanting residential enclave. Embrace the serene ambience and embrace the perfect blend of modern living and tranquility.

Located in Dehradun, with its strategic location and promising future, this upcoming area presents an exceptional investment opportunity, poised for remarkable growth and development.



Key Features

- **Prime Location:** Choose from a selection of premium properties strategically located for convenient access to schools, hospitals, and recreational spots. (new)
- **Architectural Elegance:** Immerse yourself in thoughtfully designed homes that reflect contemporary aesthetics, offering both comfort and style.(new)
- **Green Living:** Experience a sustainable lifestyle with eco-friendly initiatives, lush green surroundings, and well-planned open spaces.(new)Just 6 km from the vibrant Clocktower, the heart of Dehradun's city life.
- Direct highway connection to the airport for hassle-free travel within 20 minutes.
- 8 km from ISBT, offering easy access to transportation hubs.
- 5-minute proximity to Rispana Bridge, providing seamless transportation options.
- Surrounded by some of the city's finest natural tourist attractions like Maldevta.
- Close to Rajiv Gandhi Stadium, only 8 km away, for sports and entertainment



Amenities & Features

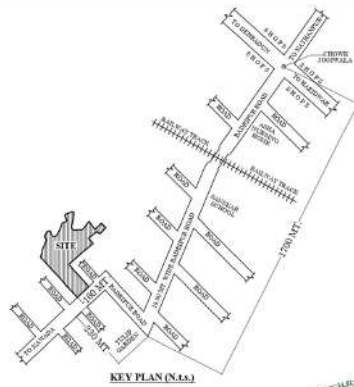
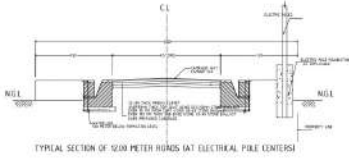
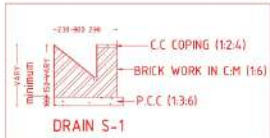
Indulge in an array of world-class amenities, including state-of-the-art fitness centers, swimming pools, and recreational areas for a balanced and enriching lifestyle (In-house club 8,000 sq.ft).

- *Your safety is our priority. Our properties are equipped with advanced security features, ensuring peace of mind for you and your family. A gated community equipped with power backup (optional)*
- *Community hall 2,000 sq. ft.*
- *24*7 security camera surveillance*
- *Walking trails*
- *Park / playing area*
- *Sewage treatment facilities available*
- *Wi-fi available for seamless connectivity*

Investment Opportunities: Explore the potential for lucrative returns on investment in one of the fastest-growing real estate markets in Dehradun.

New Vision





LATITUDE: 28°14'36"N
LONGITUDE: 76°11'51"E



LATITUDE: 28°14'36"N
LONGITUDE: 76°11'51"E



Sl. No.	FRONT (M)	REAR (M)	DEPT (M)	DEPT (M)	NO. OF PLOTS	Area (sqm)	TOTAL AREA (sqm)	C.S.A. (sqm)	R.S.A. (sqm)	SS.R.A. (sqm)	SS.S.R. (sqm)
1	9.15	9.15	18.30	18.30	1.00	167.33	167.33	1.00	1.00		
2	9.15	9.15	18.30	18.30	1.00	168.54	168.54	1.00	1.00		
3	9.15	9.15	18.30	18.30	1.00	169.75	169.75	1.00	1.00		
4	9.15	9.15	18.30	18.30	1.00	170.96	170.96	1.00	1.00		
5	9.15	9.15	18.30	18.30	1.00	172.17	172.17	1.00	1.00		
6	9.15	9.15	18.30	18.30	1.00	173.38	173.38	1.00	1.00		
7	9.15	9.15	18.30	18.30	1.00	174.59	174.59	1.00	1.00		
8	9.15	9.15	18.30	18.30	1.00	175.80	175.80	1.00	1.00		
9	9.15	9.15	18.30	18.30	1.00	177.01	177.01	1.00	1.00		
10	9.15	9.15	18.30	18.30	1.00	178.22	178.22	1.00	1.00		
11	9.15	9.15	18.30	18.30	1.00	179.43	179.43	1.00	1.00		
12	9.15	9.15	18.30	18.30	1.00	180.64	180.64	1.00	1.00		
13	9.15	9.15	18.30	18.30	1.00	181.85	181.85	1.00	1.00		
14	9.15	9.15	18.30	18.30	1.00	183.06	183.06	1.00	1.00		
15	9.15	9.15	18.30	18.30	1.00	184.27	184.27	1.00	1.00		
16	9.15	9.15	18.30	18.30	1.00	185.48	185.48	1.00	1.00		
17	9.15	9.15	18.30	18.30	1.00	186.69	186.69	1.00	1.00		
18	9.15	9.15	18.30	18.30	1.00	187.90	187.90	1.00	1.00		
19	9.15	9.15	18.30	18.30	1.00	189.11	189.11	1.00	1.00		
20	12.48	12.48	24.96	24.96	1.00	249.22	249.22	1.00	1.00		
21	12.48	12.48	24.96	24.96	1.00	249.22	249.22	1.00	1.00		
22 TO 23	9.15	9.15	18.30	18.30	2.00	334.66	334.66	2.00	2.00		
24	9.15	9.15	18.30	18.30	1.00	167.33	167.33	1.00	1.00		
25 TO 27	9.15	9.15	18.30	18.30	3.00	501.99	501.99	3.00	3.00		
28	12.48	12.48	24.96	24.96	1.00	249.22	249.22	1.00	1.00		
29 TO 31	9.15	9.15	18.30	18.30	3.00	501.99	501.99	3.00	3.00		
32	9.15	9.15	18.30	18.30	1.00	167.33	167.33	1.00	1.00		
33	9.15	9.15	18.30	18.30	1.00	168.54	168.54	1.00	1.00		
34	9.15	9.15	18.30	18.30	1.00	169.75	169.75	1.00	1.00		
35	9.15	9.15	18.30	18.30	1.00	170.96	170.96	1.00	1.00		
36	9.15	9.15	18.30	18.30	1.00	172.17	172.17	1.00	1.00		
37	9.15	9.15	18.30	18.30	1.00	173.38	173.38	1.00	1.00		
38	9.15	9.15	18.30	18.30	1.00	174.59	174.59	1.00	1.00		
39	9.15	9.15	18.30	18.30	1.00	175.80	175.80	1.00	1.00		
40	9.15	9.15	18.30	18.30	1.00	177.01	177.01	1.00	1.00		
41	9.15	9.15	18.30	18.30	1.00	178.22	178.22	1.00	1.00		
42	9.15	9.15	18.30	18.30	1.00	179.43	179.43	1.00	1.00		
43	9.15	9.15	18.30	18.30	1.00	180.64	180.64	1.00	1.00		
44	9.15	9.15	18.30	18.30	1.00	181.85	181.85	1.00	1.00		
45	9.15	9.15	18.30	18.30	1.00	183.06	183.06	1.00	1.00		
46	9.15	9.15	18.30	18.30	1.00	184.27	184.27	1.00	1.00		
47	9.15	9.15	18.30	18.30	1.00	185.48	185.48	1.00	1.00		
48	9.15	9.15	18.30	18.30	1.00	186.69	186.69	1.00	1.00		
49	9.15	9.15	18.30	18.30	1.00	187.90	187.90	1.00	1.00		
50	9.15	9.15	18.30	18.30	1.00	189.11	189.11	1.00	1.00		
51	9.15	9.15	18.30	18.30	1.00	190.32	190.32	1.00	1.00		
52	9.15	9.15	18.30	18.30	1.00	191.53	191.53	1.00	1.00		
53	9.15	9.15	18.30	18.30	1.00	192.74	192.74	1.00	1.00		
54	9.15	9.15	18.30	18.30	1.00	193.95	193.95	1.00	1.00		
55	12.48	12.48	24.96	24.96	1.00	249.22	249.22	1.00	1.00		
56	12.48	12.48	24.96	24.96	1.00	249.22	249.22	1.00	1.00		
57 TO 59	9.15	9.15	18.30	18.30	3.00	501.99	501.99	3.00	3.00		
60	9.15	9.15	18.30	18.30	1.00	167.33	167.33	1.00	1.00		
61	9.15	9.15	18.30	18.30	1.00	168.54	168.54	1.00	1.00		
62	9.15	9.15	18.30	18.30	1.00	169.75	169.75	1.00	1.00		
63	9.15	9.15	18.30	18.30	1.00	170.96	170.96	1.00	1.00		
64	9.15	9.15	18.30	18.30	1.00	172.17	172.17	1.00	1.00		
65	9.15	9.15	18.30	18.30	1.00	173.38	173.38	1.00	1.00		
66	9.15	9.15	18.30	18.30	1.00	174.59	174.59	1.00	1.00		
67	9.15	9.15	18.30	18.30	1.00	175.80	175.80	1.00	1.00		
68	9.15	9.15	18.30	18.30	1.00	177.01	177.01	1.00	1.00		
69	9.15	9.15	18.30	18.30	1.00	178.22	178.22	1.00	1.00		
70	9.15	9.15	18.30	18.30	1.00	179.43	179.43	1.00	1.00		
71	9.15	9.15	18.30	18.30	1.00	180.64	180.64	1.00	1.00		
72	9.15	9.15	18.30	18.30	1.00	181.85	181.85	1.00	1.00		
73	9.15	9.15	18.30	18.30	1.00	183.06	183.06	1.00	1.00		
74	9.15	9.15	18.30	18.30	1.00	184.27	184.27	1.00	1.00		
75	9.15	9.15	18.30	18.30	1.00	185.48	185.48	1.00	1.00		
76	9.15	9.15	18.30	18.30	1.00	186.69	186.69	1.00	1.00		
77	9.15	9.15	18.30	18.30	1.00	187.90	187.90	1.00	1.00		
78	9.15	9.15	18.30	18.30	1.00	189.11	189.11	1.00	1.00		
79	9.15	9.15	18.30	18.30	1.00	190.32	190.32	1.00	1.00		
80	9.15	9.15	18.30	18.30	1.00	191.53	191.53	1.00	1.00		
81	9.15	9.15	18.30	18.30	1.00	192.74	192.74	1.00	1.00		
82	9.15	9.15	18.30	18.30	1.00	193.95	193.95	1.00	1.00		
83	9.15	9.15	18.30	18.30	1.00	195.16	195.16	1.00	1.00		
84	9.15	9.15	18.30	18.30	1.00	196.37	196.37	1.00	1.00		
85	9.15	9.15	18.30	18.30	1.00	197.58	197.58	1.00	1.00		
86	9.15	9.15	18.30	18.30	1.00	198.79	198.79	1.00	1.00		
87	9.15	9.15	18.30	18.30	1.00	200.00	200.00	1.00	1.00		
88	9.15	9.15	18.30	18.30	1.00	201.21	201.21	1.00	1.00		
89	9.15	9.15	18.30	18.30	1.00	202.42	202.42	1.00	1.00		
90	9.15	9.15	18.30	18.30	1.00	203.63	203.63	1.00	1.00		
91	9.15	9.15	18.30	18.30	1.00	204.84	204.84	1.00	1.00		
92	9.15	9.15	18.30	18.30	1.00	206.05	206.05	1.00	1.00		
93	9.15	9.15	18.30	18.30	1.00	207.26	207.26	1.00	1.00		
94	9.15	9.15	18.30	18.30	1.00	208.47	208.47	1.00	1.00		
95	9.15	9.15	18.30	18.30	1.00	209.68	209.68	1.00	1.00		
96	9.15	9.15	18.30	18.30	1.00	210.89	210.89	1.00	1.00		
97	9.15	9.15	18.30	18.30	1.00	212.10	212.10	1.00	1.00		
98	9.15	9.15	18.30	18.30	1.00	213.31	213.31	1.00	1.00		
99	9.15	9.15	18.30	18.30	1.00	214.52	214.52	1.00	1.00		
100	9.15	9.15	18.30	18.30	1.00	215.73	215.73	1.00	1.00		
101	9.15	9.15	18.30	18.30	1.00	216.94	216.94	1.00	1.00		
102	9.15	9.15	18.30	18.30	1.00	218.15	218.15	1.00	1.00		
103	9.15	9.15	18.30	18.30	1.00	219.36	219.36	1.00	1.00		
104	9.15	9.15	18.30	18.30	1.00	220.57	220.57	1.00	1.00		
105	9.15	9.15	18.30	18.30	1.00	221.78	221.78	1.00	1.00		
106	9.15	9.15	18.30	18.30	1.00	222.99	222.99	1.00	1.00		
107	9.15	9.15	18.30	18.30	1.00	224.20	224.20	1.00	1.00		
108	9.15	9.15	18.30	18.30	1.00	225.41	225.41	1.00	1.00		
109	9.15	9.15	18.30	18.30	1.00	226.62	226.62	1.00	1.00		
110	9.15	9.15	18.30	18.30	1.00	227.83	227.83	1.00	1.00		
111	9.15	9.15	18.30	18.30	1.00	229.04	229.04	1.00	1.00		
112	9.15	9.15	18.30	18.30	1.00	230.25	230.25	1.00	1.00		
113	9.15	9.15	18.30	18.30	1.00	231.46	231.46	1.00	1.00		
114	9.15	9.15	18.30	18.30	1.00	232.67	232.67	1.00	1.00		
115	9.15	9.15	18.30	18.30	1.00	233.88	233.88	1.00	1.00		
116											

About *Natures Nest Developers*

- *Welcome to Shree Balaji Group, where luxury meets quality. With over 35 sites and projects under our belt, we have been setting the bar high since 1974. Our unparalleled real estate services and premium hospitality experiences are backed by a sound legal team, clean track record, and over 40 years of experience. Explore our world and let us exceed your expectations.*
- *We have been serving the Dehradun community for over 40 years, and we've been changing the game ever since.*
- *Our pioneering spirit has led us to develop some of the most sought-after properties in the area, and our commitment to quality ensures that our clients always receive top-notch service. With a proven track record of excellence, you can trust us for all your real estate needs.*



Testimonials



Ashish

Well i wanted to invest early and got the perfect place to do so.



Aysha

Well trusted and the look was great and the process is easy



Rishab

Well I was amazed when my father decided to move and was in love at first sight.



Mrs. Neelam

We love the neighborhood and the accesibility is just top notch.



Mr. Mishra

Well trusted and the look was great and the process is easy.

Living Next Door to
Nature



Additional Charges include:

<i>IFMS (Interest free maintenance security) Charges</i>	<i>=Rs. 30,000/-</i>
<i>Electrification</i>	<i>= Rs. 29,500/-</i>
<i>Club Charges</i>	<i>= Rs. 1,77,000/-</i>
<i>Monthly Maintenance Charges</i>	<i>= Rs. 90,624/-</i>
<i>Legal</i>	<i>=Rs. 11,800/-</i>

TOTAL COST

Rs. 3,38,924

Payment Schedule etc shall be discussed upon meeting


T&C Apply *


GST Applicable *


SCAN ME



Contact

 9787890989

 [naturesnestrealestate](#)

 *Badripur, Dehradun, Uttarakhand.*