



**Siddharth
Buildwell LLP**

Site Office : Mussoorie Road, Opposite Café Commune,
Dehradun, Uttarakhand

Mobile No : +917055555067 | **Email :** siddharthbuildwell@gmail.com

Corporate Office : 1, Darshani Gate, Dehradun

SCAN ME



Disclaimer : Visual representations shown in this brochure are purely conceptual. All building plans, specifications, layout plans, etc. are tentative and subject to variation and modification by the company or the competent authority sanctioning plans.

Sage Designs.in | 9810038907



**SIDDHARTH
MALSI RESERVE**

**DISCOVER PARADISE WITH
DEHRADUN'S FINEST LUXURY RESIDENCES**



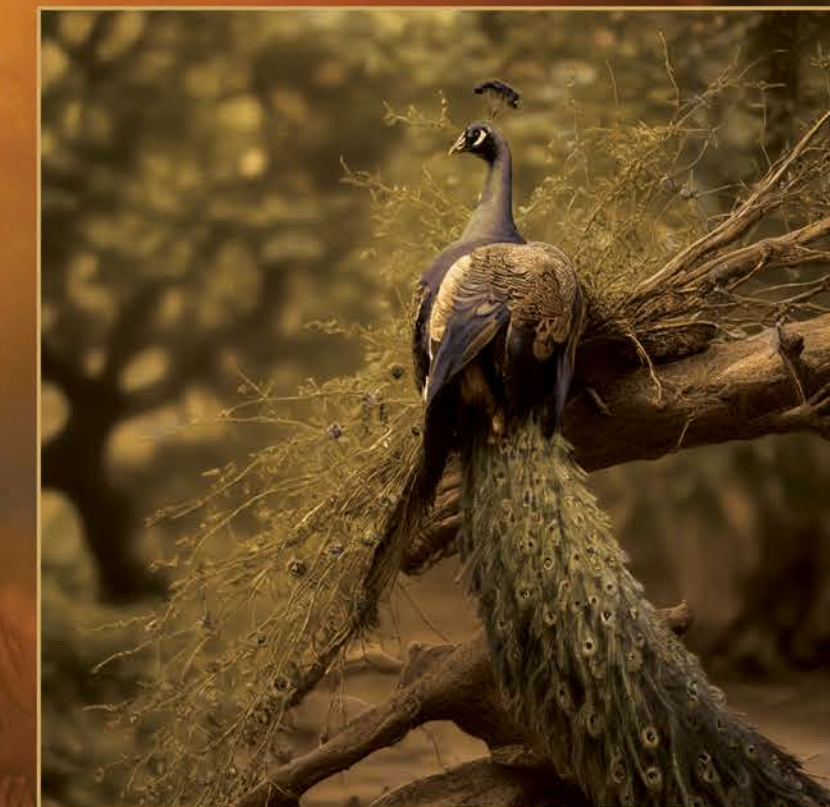
WHERE DEHRADUN'S FINEST RESIDENCES
BLEND SEAMLESSLY WITH BREATHTAKING VISTAS.



SIDDHARTH
MALSI RESERVE

IMMERSE YOURSELF IN UNPARALLELED
LUXURY AMIDST THE BEAUTY OF NATURE

The Malsi Reserve Forest, located near Dehradun in Uttarakhand, India, spans approximately 25 square kilometers. It is a small but significant wildlife sanctuary, known for its scenic beauty and biodiversity, making it a popular destination for nature lovers.



An aerial photograph of a winding asphalt road with orange and white lane markings, curving through a dense, lush green forest. The road is the central focus, snaking across the frame from the top left to the bottom right. The forest is thick and vibrant green, with some bare tree branches visible. The lighting is soft, suggesting a late afternoon or early morning setting.

SHIMMERING LIKE A PRECIOUS JEWEL IN DEHRADUN'S MOST EXCLUSIVE RESIDENCES

Dehradun is strategically located on National Highways 7 and 307, providing seamless connectivity to Punjab, Haryana, Himachal Pradesh, and Uttar Pradesh. Recognized as one of the "Counter Magnets" of the National Capital Region (NCR), Dehradun is being developed as an alternative hub for growth. This initiative aims to alleviate migration and population pressure in the Delhi metropolitan area while establishing a smart city in the heart of the Himalayas.

A circular logo with intricate golden patterns and a central emblem, possibly a stylized 'S' or a similar symbol, set against a dark background.

SIDDHARTH
MALSI RESERVE



PRIME LOCATION, UNMATCHED LUXURY
DISCOVER DEHRADUN'S EXCLUSIVE RESIDENCES

Each unit at Siddharth Malsi Reserve is crafted to give an immersive living experience. Offering panoramic views of the Dehradun Metropolis, lush green forests & mountain ranges.





0 Min. Drive from **The Best Cafes in the Town**

2 Min. Drive from **Pacific Mall**

2 Min. Drive from **Max Hospital**

5 Min. Drive from **President's Estate**

6 Min. Drive from **Hyatt Regency**

7 Min. Drive from **Dehradun Helipad**

**FAR FROM
THE BUSTLING CROWDS,
NESTLED IN THE TRANQUIL
EMBRACE OF DEHRADUN**

Living at Siddharth Malsi Reserve offers a rare opportunity to enjoy the best of both worlds, combining the calm & fresh air of the forested surroundings and being located on the Mussoorie road- a prime commercial and cultural hub of Dehradun- ensuring access to essential urban conveniences.




THE ARCHITECTURE SEAMLESSLY INTEGRATES
CONTEMPORARY AESTHETICS WITH ECO-FRIENDLY
MATERIALS, ENSURING A LOW ENVIRONMENTAL
FOOTPRINT WHILE DELIVERING MODERN LIVING.



SIDDHARTH
MALSI RESERVE


SIDDHARTH
MALSI RESERVE



A wide-angle photograph of a sophisticated living room. The room features a large window with sheer white curtains and heavy brown drapes, offering a view of a city skyline. A large, ornate crystal chandelier hangs from the ceiling. The furniture includes a plush sofa with patterned cushions, two leather armchairs, and a round coffee table. The walls are adorned with wood paneling and framed artwork. The floor is polished and reflects the ambient light.

THE DESIGNS PRIORITIZE NATURAL LIGHT AND VENTILATION, CREATING AIRY AND INVITING LIVING SPACES. LUXURIOUS FINISHES AND ECO-FRIENDLY MATERIALS ENSURE A PERFECT BALANCE OF ELEGANCE & FUNCTIONALITY.



IMMERSE YOURSELF IN BREATHTAKING PANORAMIC VIEWS AND UNPARALLELED COMFORT

Experience the pinnacle of luxury living with a penthouse residence in Dehradun, where breathtaking panoramic views meet unmatched comfort. Nestled amidst the serene beauty of the majestic Himalayas, this exclusive penthouse offers an extraordinary lifestyle that blends opulence with tranquility. Designed with contemporary finishes, and an open, airy layout that perfectly complements the stunning natural surroundings. Whether it's the majestic mountain vistas, lush green valleys, or the serene cityscape below, every window offers a postcard-perfect view.





SIDDHARTH
MALSI RESERVE





UNLOCK UNMATCHED SERVICES & CUTTING-EDGE FACILITIES

Siddharth Malsi Reserve will feature plenty of amenities that will cater to your safety and lifestyle needs. It is equipped to the highest of standards while allowing the residents to escape the daily grind for a truly worry-free living experience.

Hi-tech CCTV-enabled Security | Ample Parking area | 24 Hr. water supply | 24x7 Power back-up | Fire Fighting system | Professional estate management

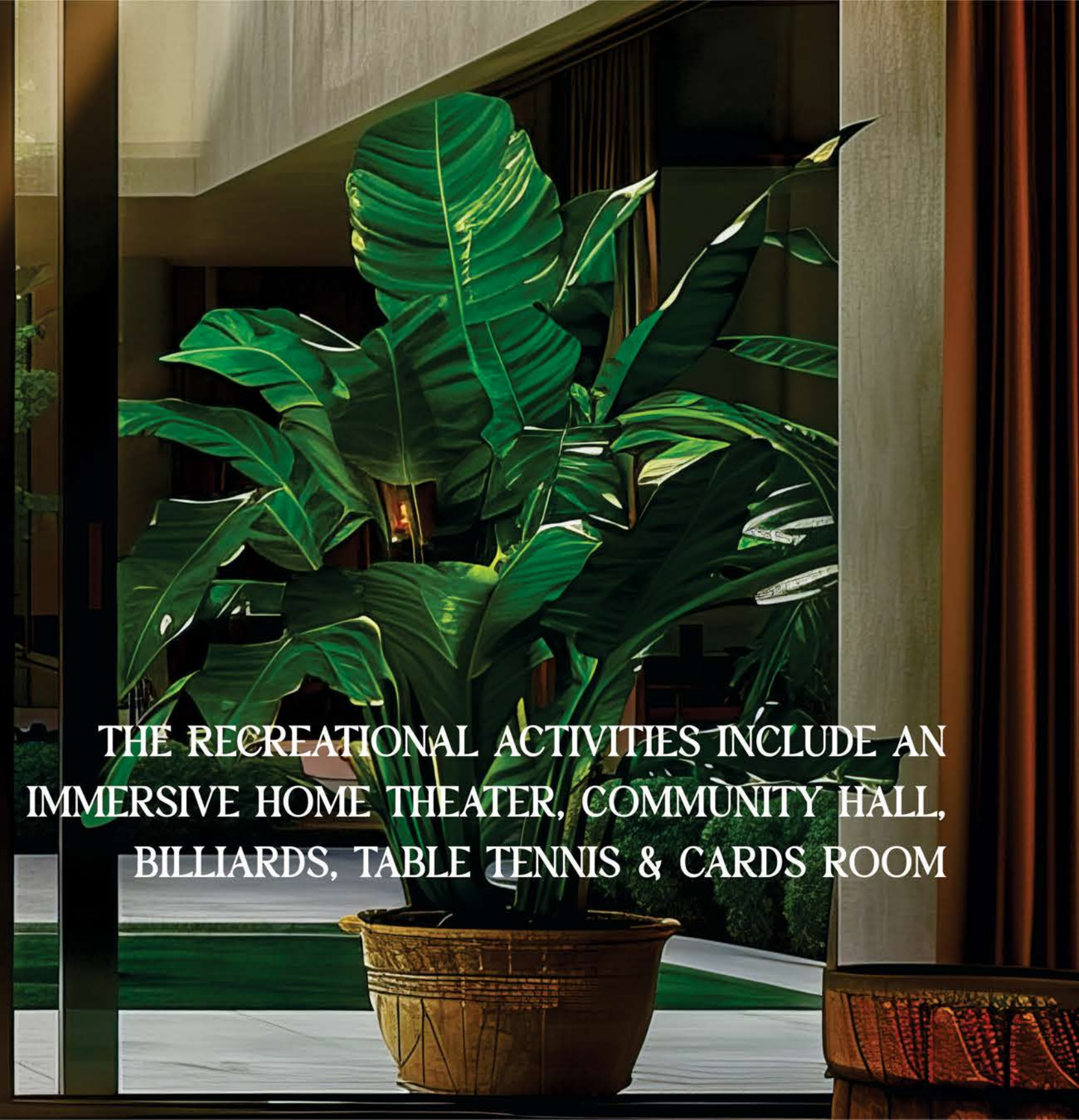




BALCONY BLISS—EXPERIENCE TRANQUIL MORNING TEA WITH STUNNING VIEWS

That sounds absolutely delightful! Imagine starting your day on a serene balcony, a cup of tea in hand, as the morning sun gently warms your face. The view before you is nothing short of breathtaking—maybe a lush garden, a sparkling lake, or a panoramic cityscape bathed in the soft glow of dawn. As you sip your tea, you might hear the gentle rustling of leaves or the distant chirping of birds. The tranquility of the moment allows you to fully appreciate the beauty around you and the peacefulness within.





THE RECREATIONAL ACTIVITIES INCLUDE AN
IMMERSIVE HOME THEATER, COMMUNITY HALL,
BILLIARDS, TABLE TENNIS & CARDS ROOM



UNLEASH YOUR POTENTIAL AT PREMIER GYM FACILITIES FOR OPTIMAL RESULTS

Stay fit and rejuvenated with a state-of-the-art Fitness center, wellness spa and dedicated spaces for yoga and meditation. Enjoy seamless connectivity, secure access and personalized experiences, all within the comfort of your home. With exclusive lounges, Infinity pool and entertainment hubs, every moment spent here is elevated by the finest amenities, ensuring an Extraordinary lifestyle tailored to your needs.





A SERENE RETREAT, BLENDING VIBRANT BLOOMS,
LUSH GREENERY & MEANDERING PATHWAYS. THOUGHTFUL
LANDSCAPING, COZY SITTING AREAS FOR AN EVENING CHARM.
IT IS THE PERFECT HARMONIZATION OF NATURE & ARTISTRY.



ELEVATE YOUR WELL-BEING EXPERIENCE
WITH PREMIUM SPA AND RELAXATION



BUBBLE AWAY YOUR STRESS – A
LUXURIOUS JACUZZI RECREATION AWAITS





SIDDHARTH
MALSI RESERVE





SPECIFICATIONS

STRUCTURE

Earthquake Resistant R.C.C Framed Structure
Vastu Friendly Architecture

LIVING & DINING ROOM

Floor : Italian / Imported Marble
External Doors & Windows : UPVC-Fenesta or Equivalent
Walls : Anti Fungal Low VOC (Volatile Organic Compound) Acrylic Emulsion Paint
Internal Doors : Hardwood Flush Doors
Ceiling : Designer Pop Ceiling
Air Conditioning : Fully Air Conditioned

ALL BEDROOMS

Floor : Italian/Imported marble
External Doors & Windows : UPVC-Fenesta or Equivalent
Walls : Anti Fungal Low VOC (Volatile Organic Compound) Acrylic Emulsion Paint
Internal Doors : Hardwood Flush Doors
Wardrobes : Designer Wardrobes with high Quality Finishes
Ceiling : Designer Ceiling

TOILETS

Floor : Anti Skid Designer Tiles
Ventilator : UPVC-Fenesta or Equivalent
Fixtures : Duravit/ Kohler or Equivalent
Fittings : Grohe/ Kohler or Equivalent
Walls : Designer Italian/ Spanish Design tiles up to Ceiling
Internal Doors : Hardwood Flush Doors
Electrical Fittings : Geysers in all Bathrooms

KITCHEN

Floor : Italian Marbles
External Doors & Windows : UPVC-Fenesta or Equivalent
Fixtures & Fittings : Designer Counter top, Chimney, Hob, R.O., Dishwasher & Geyser
Walls : Engineered Stone/ Italian Tile up to 2 feet above counter. Balance Wall Painted in Acrylic Emulsion Paint

BALCONIES / VERANDAHS

Floor : Anti Skid Granite/ Terazzo Tiles
Walls : Water Proof Exterior Paint

LIFT LOBBIES/ CORRIDORS

Floor : Anti-skid vitrified tiles
Walls : Designer Marble for Lift Entry and Balance Area Painted in Acrylic Emulsion Paint

ELECTRICAL FITTINGS

Switches and Wires : ISI Mark Germ Resistant Switches with Child Safety HFR (Heat Resistant Fire Retardant) Copper Wires
Door Phones : Centralized IP Video Door Phones
Security : 24x7 CCTV Surveillance
WiFi : WiFi Enabled Homes
Led Lighting Fixtures & Fans : In All The Rooms
Locks : Intelligent Multifunction Main Door Locks
Home Automation : Intelligent Home Provisions

FLOOR PLANS



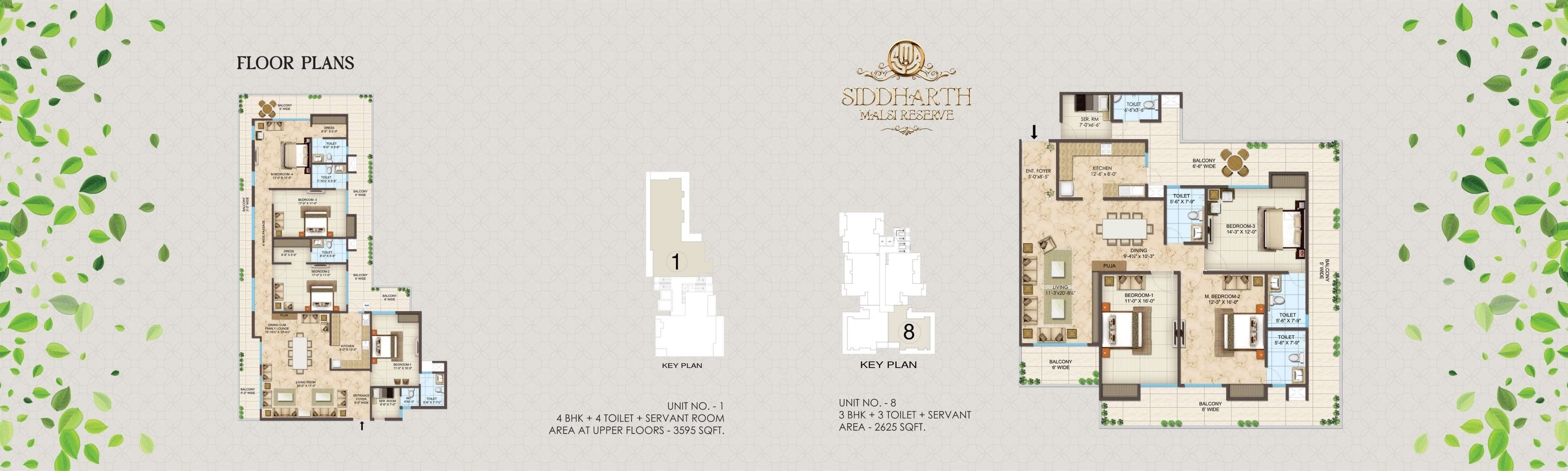
KEY PLAN

UNIT NO. - 1
4 BHK + 4 TOILET + SERVANT ROOM
AREA AT UPPER FLOORS - 3595 SQFT.

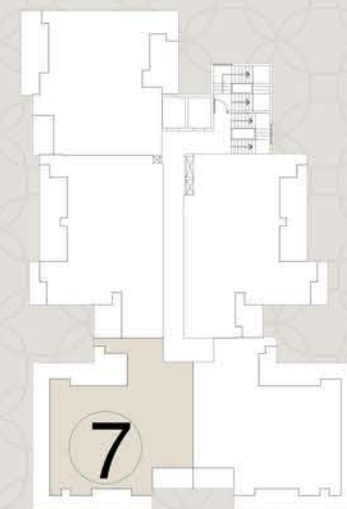


KEY PLAN

UNIT NO. - 8
3 BHK + 3 TOILET + SERVANT
AREA - 2625 SQFT.



FLOOR PLANS



KEY PLAN

UNIT NO. - 7
3 BHK + 3 TOILET + SERVANT
AREA - 2575 SQFT.

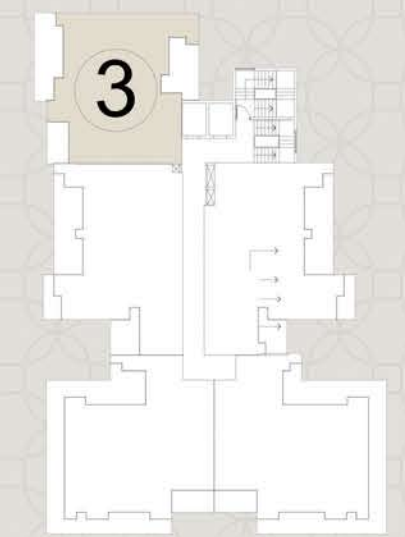


KEY PLAN

UNIT NO. - 2
3 BHK + 3 TOILET + SERVANT ROOM
AREA AT UPPER FLOORS - 2410 SQFT.

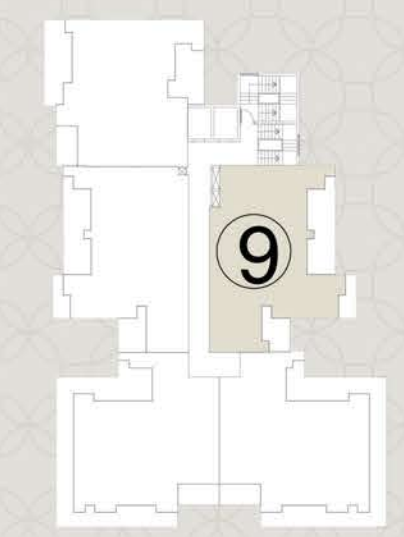


FLOOR PLANS



KEY PLAN

UNIT NO. - 3
3 BHK + 3 TOILET
AREA - 2250 SQFT.

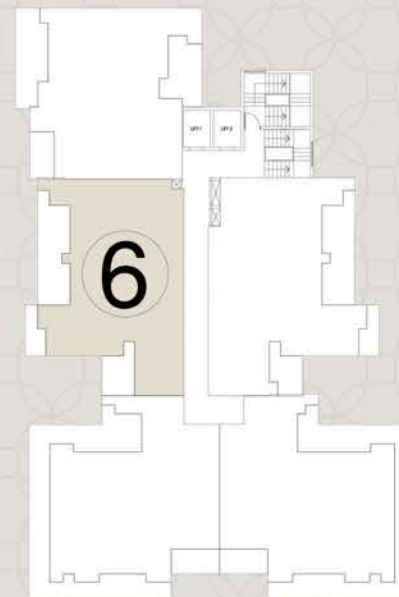


KEY PLAN

UNIT NO. - 9
3 BHK + 3 TOILET
AREA - 2245 SQFT.

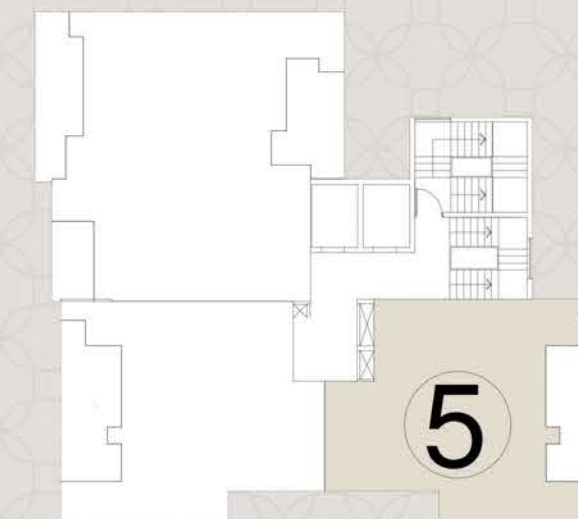


FLOOR PLANS



KEY PLAN

UNIT NO. - 6
3 BHK + 3 TOILET
AREA - 2195 SQFT.

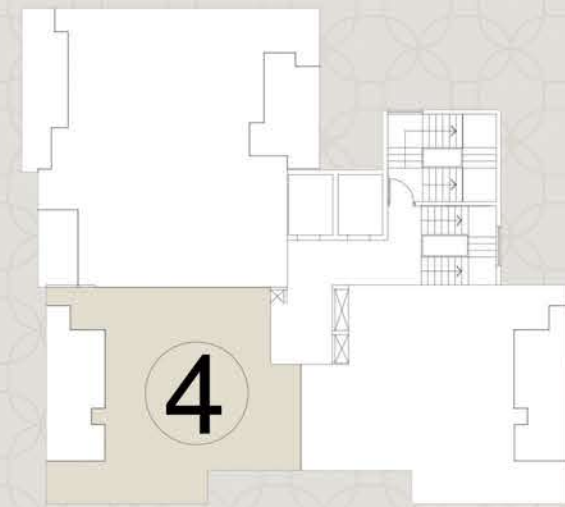


KEY PLAN

UNIT NO. - 5
2 BHK + 2 TOILET
AREA - 1415 SQFT.




SIDDHARTH
 MALSI RESERVE



KEY PLAN

UNIT NO. - 4
 2 BHK + 2 TOILET
 AREA - 1390 SQFT.



LEGEND

- 1 4 BHK + 4 TOILET + SERVANT
- 2 3 BHK + 3 TOILET + SERVANT
- 3 3 BHK + 3 TOILET
- 4 2 BHK + 2 TOILET
- 5 2 BHK + 2 TOILET

SITE PLAN LOWER LVL




SIDDHARTH
MALSI RESERVE

LEGEND

- 1 4 BHK + 4 TOILET + SERVANT
- 2 3 BHK + 3 TOILET + SERVANT
- 3 3 BHK + 3 TOILET
- 6 3 BHK + 3 TOILET
- 7 3 BHK + 3 TOILET + SERVANT
- 8 3 BHK + 3 TOILET + SERVANT
- 9 3 BHK + 3 TOILET

SITE PLAN UPPER LVL





**Siddharth
Buildwell LLP**

**BE SURE TO TELL YOUR CHILD THAT YOU
KNOW US FOR MORE THAN 4 DECADES NOW**

Siddharth Group has been building dreams since 1980, operating on the principles of Transparency, Vision, and Commitment. Encouraged by the confidence entrusted to us by our prestigious clients, we have successfully delivered more than 2,500,000 sq. ft. across Dehradun. We go far beyond our role as a real estate developer to become a socially responsible corporate entity.

"Passion for Perfection" sets Siddharth Group apart from the rest. It is our success mantra and can be seen in the excellence of our workmanship and service. From thoughtfulness and attention to every detail in the projects to our transparent dealings with our esteemed clients, it is this dedication that has propelled us to be one of the most trustworthy builders in the region.

"Siddharth Malsi Reserve" is the most ambitious project of the group with top of the line amenities bedecked with unique features and unique architecture. It is destined to become a landmark of Dehradun.

Delivered PROJECTS IN DEHRADUN

SIDDHARTH PARADISE



SIDDHARTH PARADISE
Lavishly designed as a paradise for luxury seekers, welcome to a range of premium residences in Vasant Vihar.



SIDDHARTH ESTATE
An eclectic assortment of residences that exhibit a confluence of modern lifestyle and quaint old-world charm.



SIDDHARTH VIDHATRÉ
Siddharth Vidhatré is a serene, luxurious residential community offers a lifestyle of unparalleled refinement and opulence.

Race course one
BY SIDDHARTH



RACE COURSE ONE BY SIDDHARTH
is a most expensive, serene residential community that redefines luxury living. Nestled in a prime location.



SIDDHARTH RACE COURSE
Aesthetically crafted residences perched in Race Course, Dehradun. Inviting you to live a worry free life.



SIDDHARTH CENTRAL
A modern day marvel, located in the center district of Dehradun. Welcome to 1, 2 & 3 BHK Apartments that redefine contemporary living.

Siddharth
CULLINAC



SIDDHARTH CULLINAC
offers an unmatched living experience where comfort meets sophistication in the very core of the city at Kalidas road.

Siddharth
EVOKE



SIDDHARTH EVOKE
is a luxurious residential property offering complemented by picturesque views at Shivalik Range overlooking a magnificent view.



SIDDHARTH RAJPUR REGAL
Where urban comfort meets nature's magic! The most exquisitely designed homes epitomizing royal lifestyle in Dehradun.



SIDDHARTH BELMONT
This luxurious residential property offers sophisticated living spaces, picturesque views, & a serene environment that promotes relaxation.

Future
PROJECT



FUTURE FARMHOUSE PROJECT
Redefining farmhouse living with finest conveniences in the midst of lush green surroundings.

We're on a roll, expanding with new projects and continuous growth!