



SPARK HILLS

— discover serene living —



Developers :

SPARK BUILD INFRA LLP

Site Office : Spark Hills, Mussoorie Road, Dehradun.

Call Us : +91-92594 42652

Web. : www.sparkhills.com, E-mail : sparkbuildinfrallp01@gmail.com



Architect :

Vikas Tyagi

ARCHITECTS ATELIER

Design & Print by : Pramod # 969027966



Discover serene living



A unique fusion of
URBAN LIFE
AND GREEN
SPACES

INTRODUCING



SPARK HILLS

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24 Ultra Luxurious Hill Side Apartments
at Mussoorie Road



An amalgamation of **Comfort and recreation**

Spark hills surrounded with the lush green landscape of pine, deodar and cedar trees and a picturesque backdrop of magnificent mountains. Spark Hills situated in Mussoorie Road, a famous hill station known for its pleasant weather.

An amalgamation of comfort and recreation - the housing is designed as the perfect bet for a much needed break from city life, equipped with all amenities for a modern resident. offering the perfect blend of alluring interior and exhilarating exteriors, this serene refuge is an ideal setting for a healthy living extravaganza.

Spark hills offers and experience of a lifetime, wherein residents are assured of picturesque panoramic view of the mountain ranges along with a unique blend of fine hospitality and unparalleled services.



Fresh air, sunshine, a walk in the woods,
and an evening with family. Yeah, that's the life!

Wake up and take a breath of fresh air at Spark Hills

19 Km. from Mussoorie | Surrounded by mountains on two side

Start a new life at **Spark Hills right next to the trees**



Breathe cleaner
air everyday



Experience higher
energy levels



See more stars
in the night sky



Improve your
sleep



Enjoy 4 to 5 degrees
cooler temperatures



Lower your
blood pressure



Experience greenery
for generations



Boost your
immune system

The forest areas surrounding Spark Hills are protected from future developments



Indulgence in a Panoramic View
**Inspired by Nature,
Crafted with Passion, Luxury Homes**

In the heart of nature, where the whispers of the wind embrace the soul, lies Spark Hills
a sanctuary of luxury, passion, and peace.
Step into bedrooms crafted with exquisite elegance, where every detail whispers indulgence.
Plush interiors, warm ambient lighting, and panoramic windows invite the majestic
mountains and starlit skies into your embrace. Here, the world slows down, and tranquility
takes over—every night a retreat, every morning a fresh awakening.
Wrapped in nature's grandeur, these homes are more than just spaces—they are expressions
of art, comfort, and timeless sophistication.
Spark Hills – Because luxury isn't just a choice, it's a way of life.





Homes designed with **Exquisite Elegence**

Spark Hills has spacious interiors that will give you ample space to grow and thrive in. Well-designed homes incorporate thoughtful interior planning including bedrooms and a walk-in wardrobe and quality finishes so that you have the space to dictate what you want. Thanks to the ingenious interior planning and quality finishes, our tastefully designed homes exude a hill architecture theme, providing the ideal haven for you and your family to luxuriate in.





Luxury space that
Exude Opulence

Step into a world of unrestrained luxury, where sprawling spaces and breathtaking elegance redefine opulence.

At Spark Hills, every home is a masterpiece—beautifully crafted ceiling designs, wide windows, spacious lobbies and subtle hues craft an ambiance of grandeur and harmony. From the lush interiors that exude sophistication to the verdant foliage that embraces your home, every view is a work of art. Here, nature and luxury unite, offering a signature living experience wrapped in tranquility and open expanses.





Exquisite
CLUB
for
**Leisure and
Socializing**

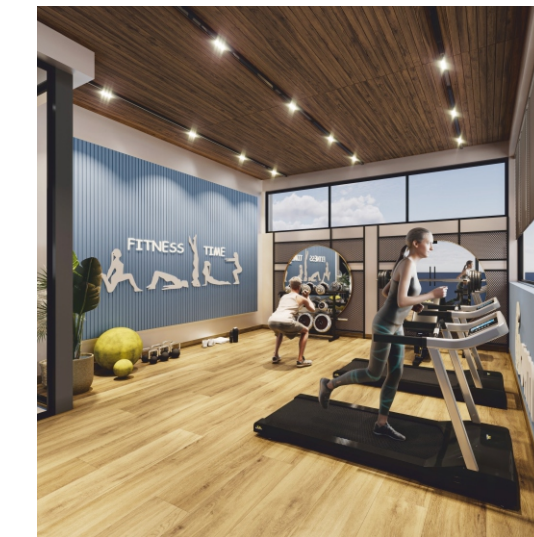




Experience luxury at new heights

The Skydeck

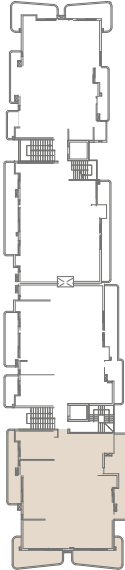
Discover The Skydeck, an exquisite rooftop lifestyle club, where every experience is elevated. A party hall to celebrate in style your unforgettable events with breathtaking backdrops. Energize Your Routine with a high-class gym to fuel your fitness journey. Cozy up in the café and library, perfect for a refreshing escape. At Spark Hills Residential, every amenity is crafted for your luxury, comfort, and convenience. Your dream lifestyle is now within reach!



UNIT NO.-101



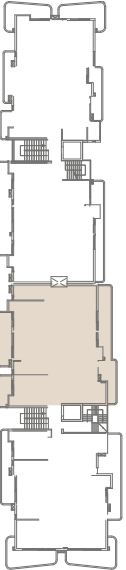
Super Area = 3226 Sq. Ft.
Covered Area = 2689 Sq. Ft.
Carpet Area = 1838 Sq. Ft.



UNIT NO.-102



Super Area = 2888 Sq. Ft.
Covered Area = 2407 Sq. Ft.
Carpet Area = 1758.74 Sq. Ft.



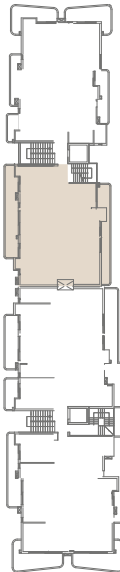
UNIT NO.-103



Super Area = 2467 Sq. Ft.
Covered Area = 2056 Sq. Ft.
Carpet Area = 1520.98 Sq. Ft.



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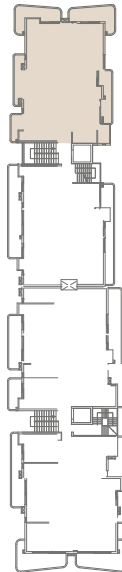
UNIT NO.-104



Super Area = 2743 Sq. Ft.
Covered Area = 2286 Sq. Ft.
Carpet Area = 1570.96 Sq. Ft.



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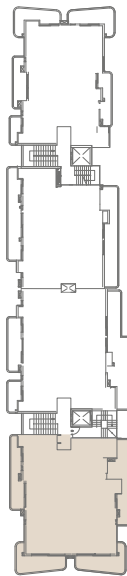
UNIT NO.-201



Super Area = 3226 Sq. Ft.
Covered Area = 2689 Sq. Ft.
Carpet Area = 1838 Sq. Ft.



SPARK HILLS
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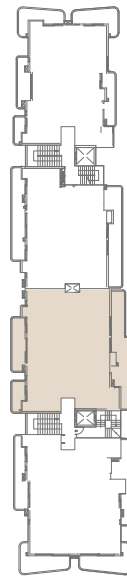
UNIT NO.-202



Super Area = 2992 Sq. Ft.
Covered Area = 2494 Sq. Ft.
Carpet Area = 1758.74 Sq. Ft.



SPARK HILLS
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UNIT NO.-203



Super Area = 2571 Sq. Ft.
Covered Area = 2143 Sq. Ft.
Carpet Area = 1520.98 Sq. Ft.



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UNIT NO.-204



Super Area = 2743 Sq. Ft.
Covered Area = 2286 Sq. Ft.
Carpet Area = 1570.96 Sq. Ft.



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The perfect fit for every lifestyle

Spark Hills

Where Urban Luxury Meets Nature's Serenity, experience an exclusive lifestyle in our ultra-luxurious residences, seamlessly blending modern elegance with lush green surroundings.

Where every square foot is crafted to perfection – modern aesthetics, functional spaces, and seamless flow for a life of convenience and sophistication.

From expansive living rooms to serene bedrooms, each corner of your home is designed to blend luxury with tranquility.



Brilliant
Location



Nestled in the serene foothills of the Himalayas, Sparkle Hills in Dehradun offers a perfect blend of luxury and sustainability. Designed for those who seek a refined lifestyle, this exclusive residential project boasts eco-friendly architecture, lush green landscapes, and energy-efficient homes that harmonize with nature.

Strategically located, Sparkle Hills ensures seamless connectivity to top educational institutions like Kasiga School, DIT, and Doon IT Park, along with premier healthcare facilities such as Max Hospital. With Mussoorie just 19 km away, residents can escape to the Queen of Hills within minutes.

Experience a world-class lifestyle with state-of-the-art amenities, landscaped gardens, and wellness spaces designed for ultimate relaxation. Whether you seek tranquility or convenience, Sparkle Hills offers an unmatched living experience where luxury meets sustainability. Discover the perfect home that nurtures both comfort and nature in Dehradun's most sought-after location.



SPECIFICATIONS

FLOORING

Drawing	:	Premium quality Imported marble/tiles.
Dining	:	Premium quality Imported marble/tiles.
Kitchen	:	Premium quality Imported marble/tiles.
Powder Toilet	:	Premium quality imported marble/tiles.
Master Bedroom	:	Laminated wooden flooring
Bedrooms	:	Premium quality Imported marble/tiles.
Balconies	:	Designer anti-skid tiles
	:	Toilets Premium quality imported marble on toiler floor. Large tiles (Kajaria or equivalent) upto false ceiling on toilet walls.

AC & GEYSERS

AC	:	4 BHK Units - VRV Acs in Bedrooms, Drawing, Dining, Kitchen
GEYSERS	:	In Toilets and Kitchen

ELECTRICAL FITTINGS

Exhaust Fan	:	In Kitchen and Toilets
Light Fixtures	:	Down Lights in all bedrooms, drawing, dining, kitchen as per False Ceiling design.
Fans	:	In Bedrooms, Drawing, Dining, Kitchen
External	:	Adequate Lighting in Common Areas

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 Rink/Quartz Sink Bowl Fitted with R.O., Hob. Chimney with exhaust pipe.
Wood Work	:	Modular kitchen cabinets
Wall Tile	:	Designer tiles upto 2 feet above working counter.

DOORS & WINDOWS

External	:	Aluminum (Schuco/Technal or equivalent) or UPVC (Fenesta equivalent) sliding openable doors & windows.
Internal Doors	:	Entrance Door - Flush door with Veneer finish with digital lock.
	:	Bedroom Doors - Designer Flush door in Veneer finish fixed in hardwood.

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	:	Railing with security glass
Staircase	:	Mild Steel

WOOD WORK

Wardrobe	:	Modular Wardrobes with Sensor lights in all Bedrooms.
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FALSE CEILING

Internal	:	Good quality designer False Ceiling in all bedrooms, drawings, dining and toilets.
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SANITARY WORK

Internal Piping	:	Corrosion Free CPVC Pipes and Fittings.
Bath Fittings & Ware	:	All tapes and fittings of reputed brands (Kohler/Toto/Hansgrohe or equivalent) in C.P.
	:	Wash Basins, Wall mounted W/C of reputed brands (Kohler/Toto/Hansgrohe or equivalent) in appropriate shades.
	:	Vanity Cabinet below counter
	:	Shower glass Partition
	:	Mirror above counter

SECURITY

Internal	:	Video Intercom Phone
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LAYOUT PLAN FIRST FLOOR



LAYOUT PLAN SECOND TO SIXTH FLOOR

