

**KINGSBERRY**  
— GREENS —  
LUXURIOUS STUDIO APARTMENT







# Welcome To **KINGSBERRY GREENS**

## Where Luxury Meets Serenity

Nestled amidst the picturesque landscapes of Shahastadhara Road of Dehradun, Kingsberry Greens invites you to experience the epitome of luxurious living in the lap of nature. Our exclusive Studio Apartments are meticulously crafted to offer a harmonious blend of sophistication, comfort, and tranquility.

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## The Epitome of Luxurious Living

Managed by 5 Star Hotel Chain, Kingsberry Greens stands as a testament to refined living, offering an unparalleled lifestyle in Dehradun. Situated in a prime location, our studio apartments are designed to provide a sanctuary away from the hustle and bustle of city life, yet conveniently close to all urban amenities.



# Experience Luxury Living Like Never Before!

Indulge in the ultimate lifestyle experience at kingsberry Greens, where every day is a celebration of luxury, comfort, and tranquility. Discover a world of sophistication and serenity in the heart of Dehradun.

# Amenities To Experience Opulence in Nature's Embrace

At Kingsberry Greens, we understand the importance of amenities that cater to your every need. From a well-equipped fitness center to a rejuvenating spa, lush green gardens, and a sparkling swimming pool, our array of amenities ensure that every moment spent here is filled with comfort and leisure.



# Studio Apartment Amenities :

1. Personalized Climate Control: Enjoy air conditioning for personalized climate control, ensuring your comfort.
2. Fresh Air Circulation: Experience continuous fresh air circulation for a rejuvenating environment.
3. Ceiling Fan: Additional ceiling fan for added comfort and airflow.
4. Ample Lighting: Well-lit spaces for a bright and welcoming ambiance.
5. Comfortable Bed with Quality Mattress: Sink into a comfortable bed with a premium mattress for a restful sleep.
6. Dedicated Study Table and Chair: Stay productive with a dedicated study area equipped with a comfortable chair and table.
7. Elegant Curtains and Blinds: Enhance privacy and aesthetics with elegant curtains and blinds.
8. Spacious Wardrobe: Store your belongings conveniently in a spacious wardrobe.
9. Pantry: Access a pantry area for your cooking and dining needs.





Luxury Living  
Perfected  
Kingsberry Greens





A young girl with short brown hair, wearing a white sleeveless dress, is running through a field of tall yellow grass and flowers. She has her arms raised in the air, and her hair is blowing in the wind. The background is a soft-focus landscape of trees and foliage, bathed in a warm, golden light. The overall mood is joyful and carefree.

A LIFE  
SURROUNDED BY  
**GREEN**  
AREA





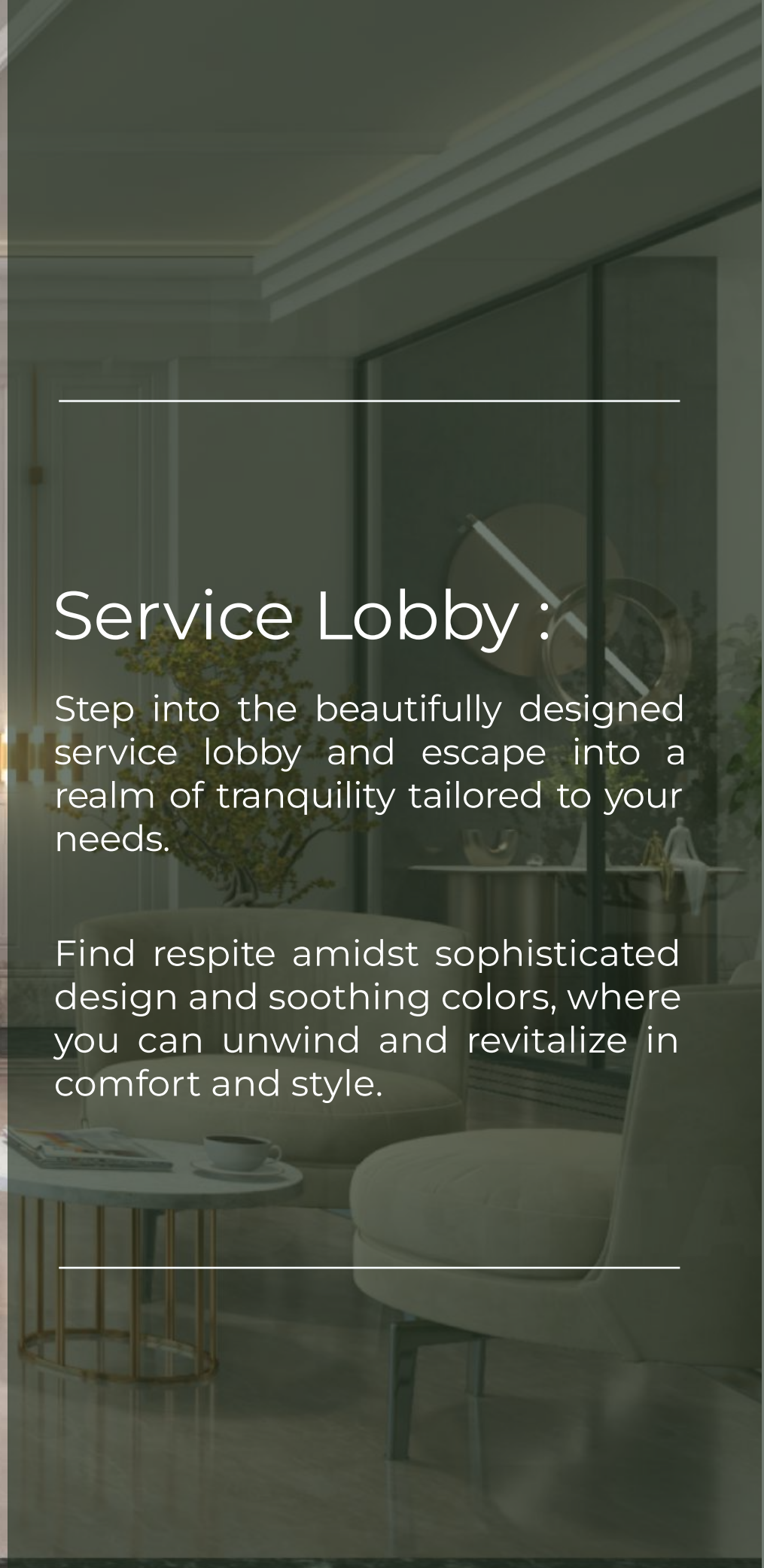
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## Service Lobby :

Step into the beautifully designed service lobby and escape into a realm of tranquility tailored to your needs.

Find respite amidst sophisticated design and soothing colors, where you can unwind and revitalize in comfort and style.

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## Tranquil living :

Enter into the exquisitely curated living room and immerse yourself in a sanctuary of serenity crafted just for you.

Discover solace amid elegant decor and calming hues, where you can relax and rejuvenate in luxury and refinement.

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## Serene Bedrooms :

Escape to your personal sanctuary of tranquility within our exquisitely designed bedrooms.

Immerse yourself in the serene ambiance as you unwind and replenish amidst sophisticated finishes and peaceful color schemes.

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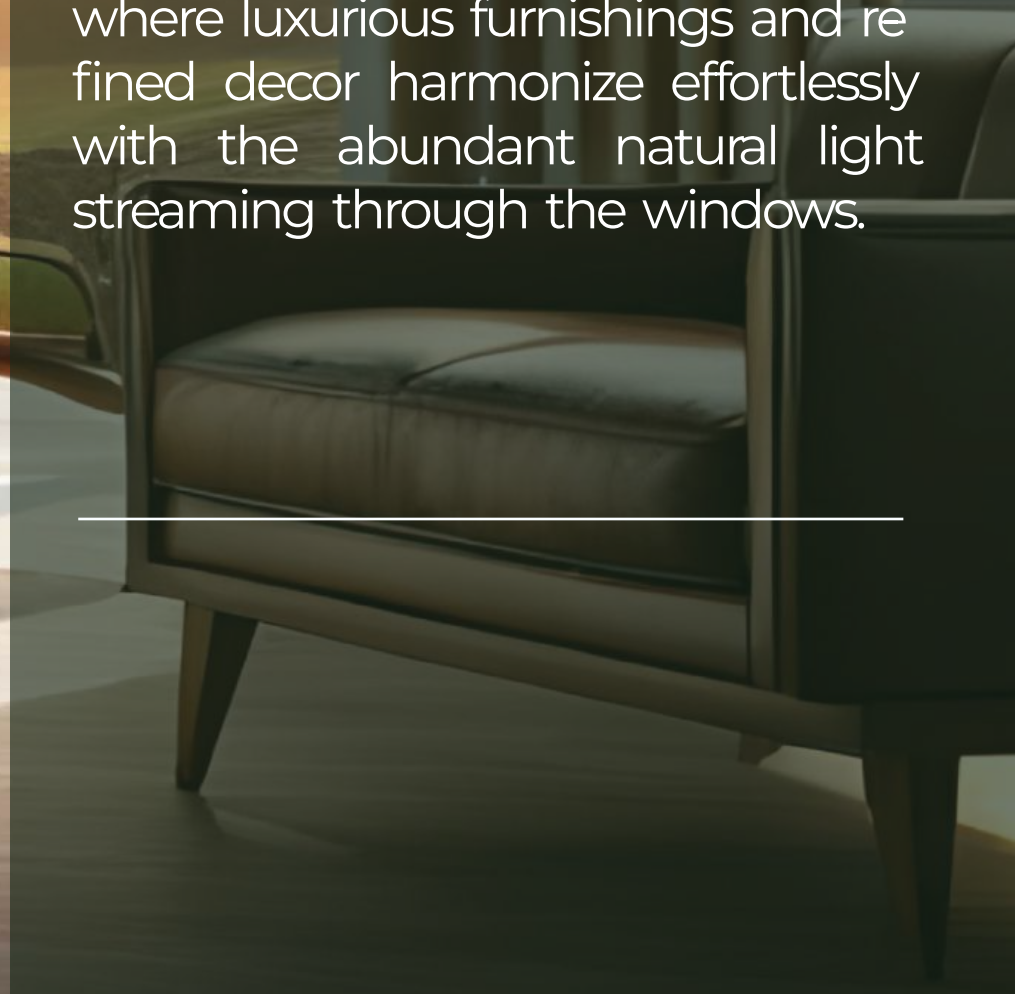


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## The Serene Luxury at Kingsberry Greens

Discover the pinnacle of comfort in our expansive studio apartments, where luxurious furnishings and refined decor harmonize effortlessly with the abundant natural light streaming through the windows.

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SITE PLAN

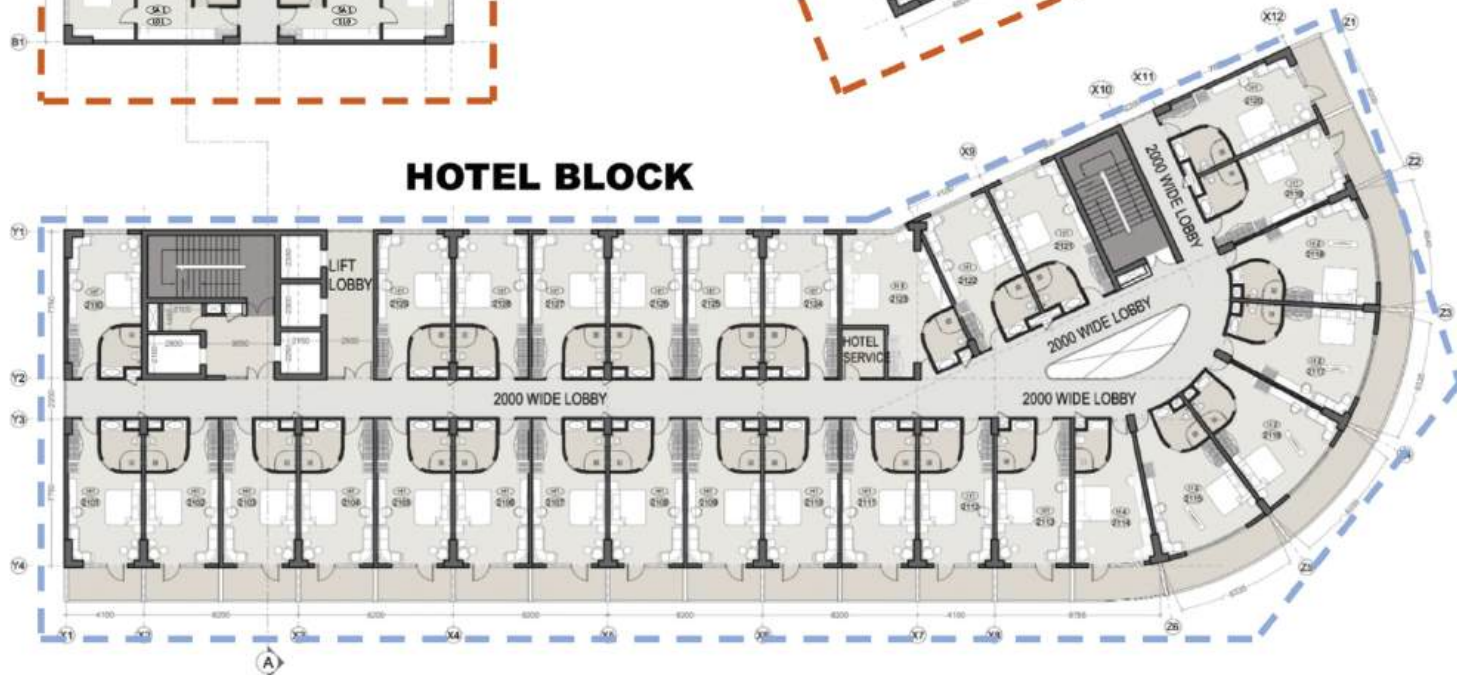
# Common Area Amenities :

1. Welcoming Environment: Central air conditioning in common areas ensures a welcoming atmosphere.
2. Continuous Fresh Air Circulation: Common areas are equipped with continuous fresh air circulation for a refreshing environment.
3. Front Office/Concierge Services: Benefit from front office/concierge services for seamless assistance during your stay.
4. Triple-layer Security: Enjoy peace of mind with triple-layer security measures in place.
5. Exclusive Club and Pool on Terrace: Access an exclusive club and pool located on the terrace for leisure and relaxation.

## SERVICE APARTMENT BLOCK



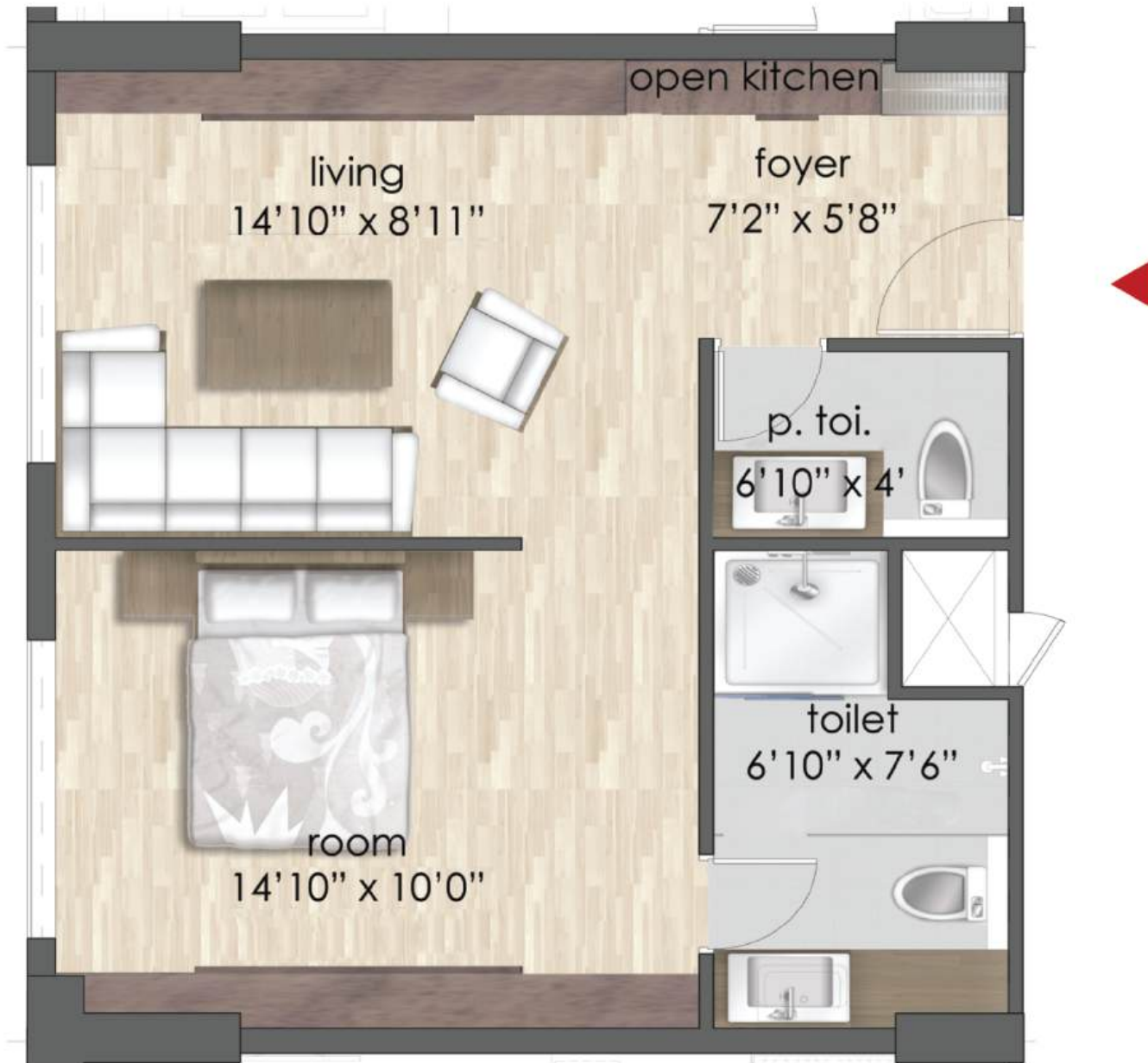
## HOTEL BLOCK



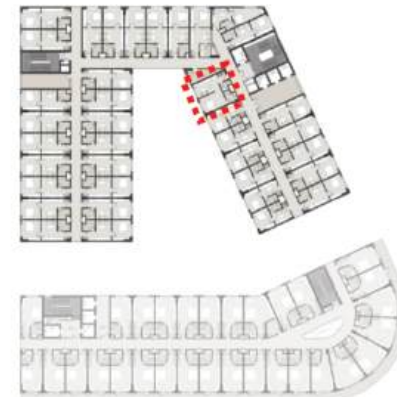
TYPICAL FLOOR PLAN

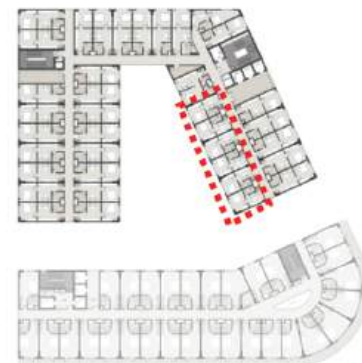
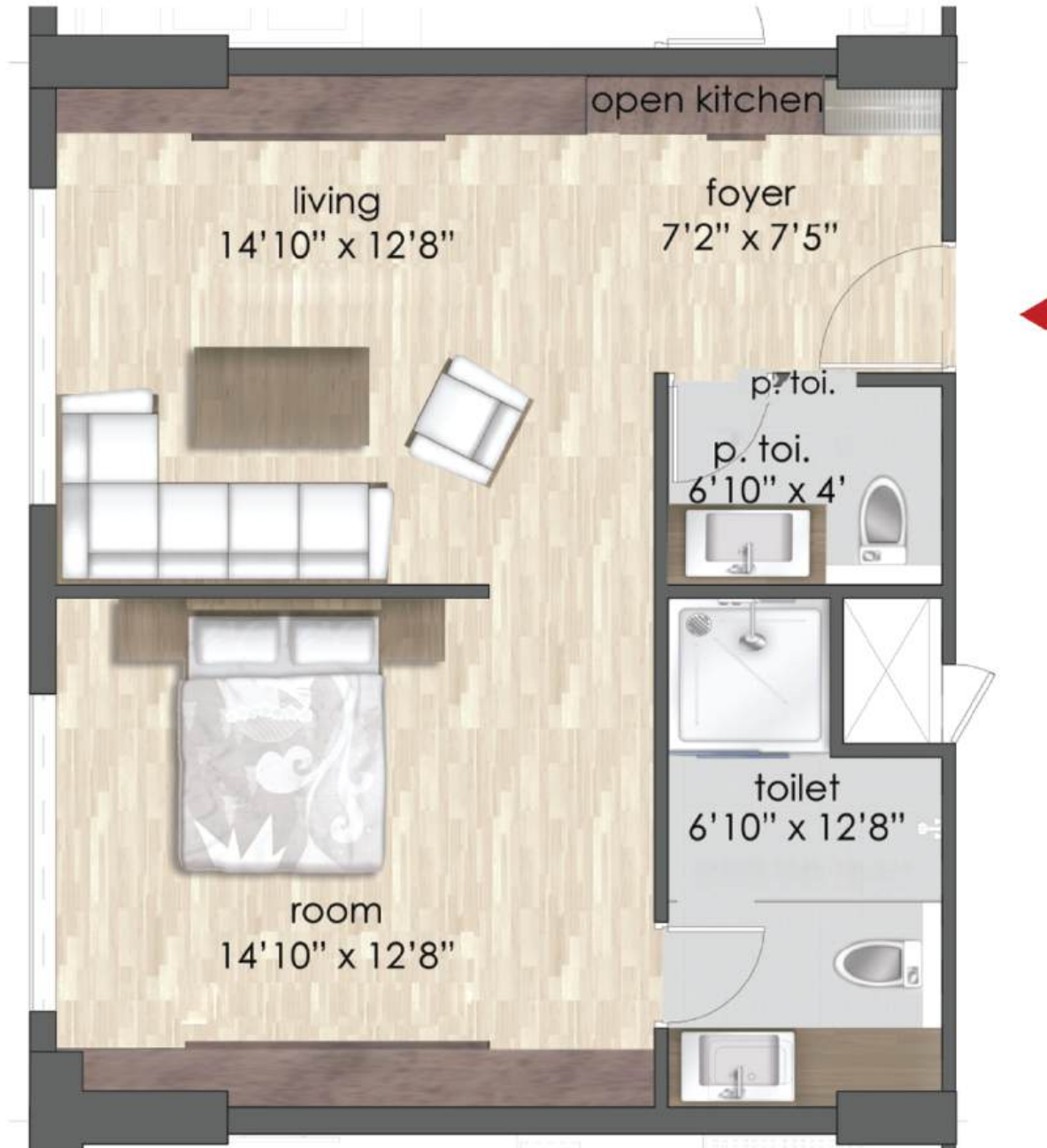


**APARTMENT UNIT** Type 1 (SA-1)

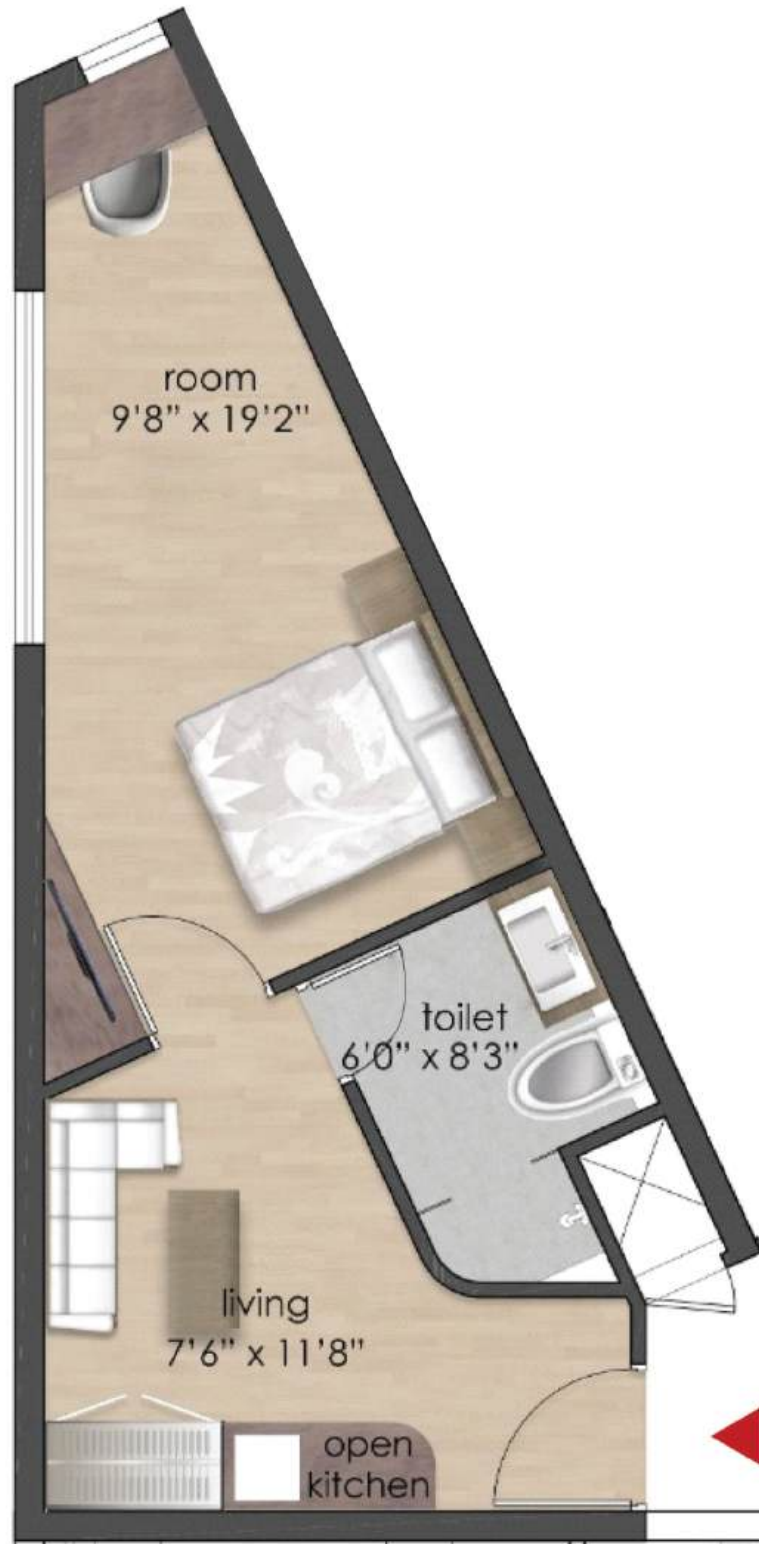


**APARTMENT UNIT** Type 2 (SA-2)





**APARTMENT UNIT** Type 3 (SA-3)



**APARTMENT UNIT** Type 4 (SA-4)





**APARTMENT UNIT** Type 5 (SA-5)



# Location

Strategically located in Dehradun, Kingsberry Greens offers easy access to schools, hospitals, shopping centers, and entertainment hubs, making it the perfect choice for those seeking convenience without compromising on luxury.



Live Majestically at  
**KINGSBERRY GREENS**







## ABOUT THE DEVELOPER



a better tomorrow... a better life...

[www.sikka.in](http://www.sikka.in)

For a period of almost Four Decades Now, Sikka has been pushing the boundaries to create space that are unrivalled in luxury, stature and design with a keen eye on the future and a sound knowledge base of the global business environment and trends. Over the years, Sikka has completed a Series of Real Estate Projects in and around the NCR region of india. Today the Total Built up area of their ongoing projects exceeds 7 million sq.ft. with plans to build around 5 million sq.ft. area in the current financial year, about 15 million sq.ft. in the coming 3 years, This time around we wanted to push the envelope further. We wanted to challenge ourselves, exceed all expectations and Usher the New Age India. The Proud India.

## DELIVERED PROJECTS



**Sikka Karmic Greens**  
Sector 78, Noida



**Sikka Karnam Greens**  
Sec-143B, Noida



**Sikka Kaamna Greens**  
Sector 143A, Noida



**Sikka Kimaya Greens**  
Doon IT Park, Aman Vihar,  
Dehradun, Uttarakhand 248001



**Sikka Kingston Greens**  
CDA Office, Near RTO, Dehradun,  
Uttarakhand 248001



**Skyhomes**  
Sector-143 B, Expressway  
& FNG, Noida



## ONGOING PROJECTS



**Sikka Kapital Grand**  
G9M5+GC6,  
Sector 98, Noida



**Sikka Mall Of Noida**  
Sector 98, Noida



**Sikka Kaamya Greens**  
Sector 10,  
Greater Noida West



**Sikka Kimaantra Greens**  
Sector 79, Noida



Sector 79, Noida



**Crown of Noida**  
FNG Noida Expressway





[www.sikka.in](http://www.sikka.in)

Corporate Office: "Sikka House" C-60, Preet Vihar, Delhi-110092, India | W: [www.sikka.in](http://www.sikka.in)

Sales Address : Sikka Kingsberry Greens, Plot No.10-11-12, IT Park, Shahastradhara Road, Dehradun

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