



ELITE ESTATES

Your Trusted Partner in Real Estate

Presents

RO
Roorkee One





HDA ESTATE DEVELOPERS PRESENTS THE LARGEST TOWNSHIP OF ROORKEE

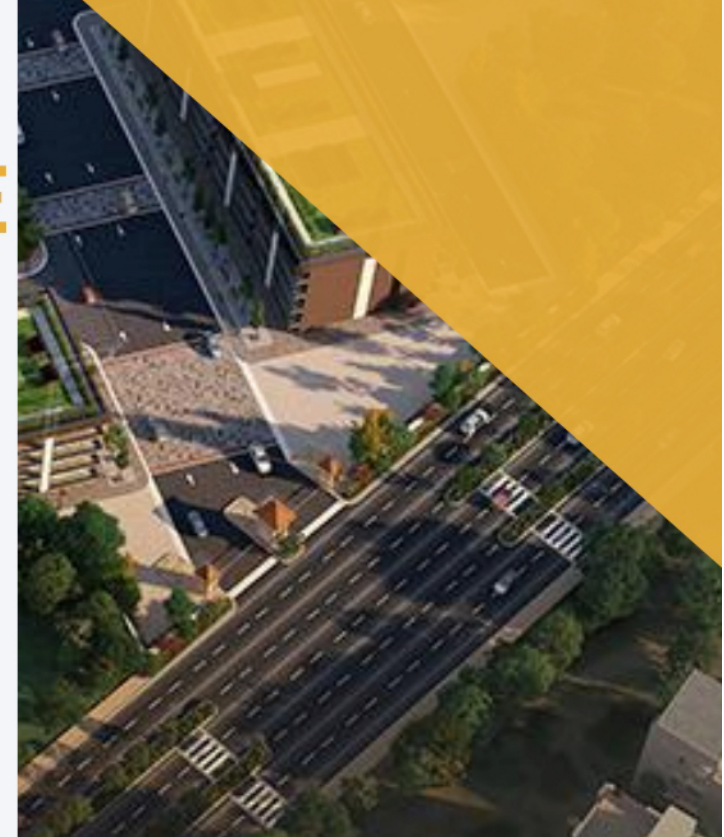
CONTACT US

+91 8448772297

RO
Roorkee One



ELITE ESTATES
Your Trusted Partner in Real Estate



FEATURES

- HRDA Approved
- Under RERA Approval
- More than 200 units of 3 & 4-BHK
- Best in class material & fixtures
- Exceptional Amenities



AMENITIES

CLUB HOUSE

- A vibrant community hub where residents can socialize, host events, and relax in a welcoming environment.

SWIMMING POOL

- Dive into luxury and leisure with our sparkling swimming pool, perfect for both exercise and relaxation.

FITNESS CENTRE

- Stay active and healthy in our state-of-the-art fitness center equipped with modern exercise equipment.



OUTDOOR GYM

- Embrace the beauty of nature while working out in our outdoor gym, surrounded by fresh air and lush greenery.

KID'S PLAY AREA

- Let your children's imagination soar in our safe and creatively designed play area, where fun and adventure awaits.

GATED ENTRANCE

- Experience peace of mind with our secure gated entrance, ensuring privacy and safety for all residents.



SECURITY

- Your safety is our top priority. Our 24/7 security and advanced surveillance systems provide a secure living environment.

LUSH GREEN GARDENS

- Escape the hustle and bustle of the city in our serene and meticulously landscaped gardens, where tranquility reigns supreme.

BADMINTON COURT

- Challenge your friends and neighbors to a friendly game of badminton on our well-maintained courts.



BASKETBALL COURT

- Shoot some hoops and stay active with our basketball court, perfect for both casual games and serious competition.



SKATING LANE

- Glide gracefully through our dedicated skating lane, offering a fun and exciting way to stay active and enjoy the outdoors.





ELITE ESTATES
Your Trusted Partner in Real Estate

RO
Roorkee One

SITE PLAN



UNIT LAYOUT



ELITE ESTATES
Your Trusted Partner in Real Estate

RO
Roorkee One

UNIT – TYPE A



2200 SQ.FT.

→ 3- BHK Unit with Store

UNIT – TYPE B



3- BHK Corner Unit ←

SPECIFICATIONS



LIVING ROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



DINING ROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



BEDROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors
5. Wardrobes



BATHROOM

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors



KITCHEN

1. Floors Italian tiles
2. External doors & windows: UPVC with mesh shutters
3. Walls: Acrylic paint emulsion
4. Designer internal doors
5. Designer modular kitchen



CONSTRUCTION LINKED PLAN

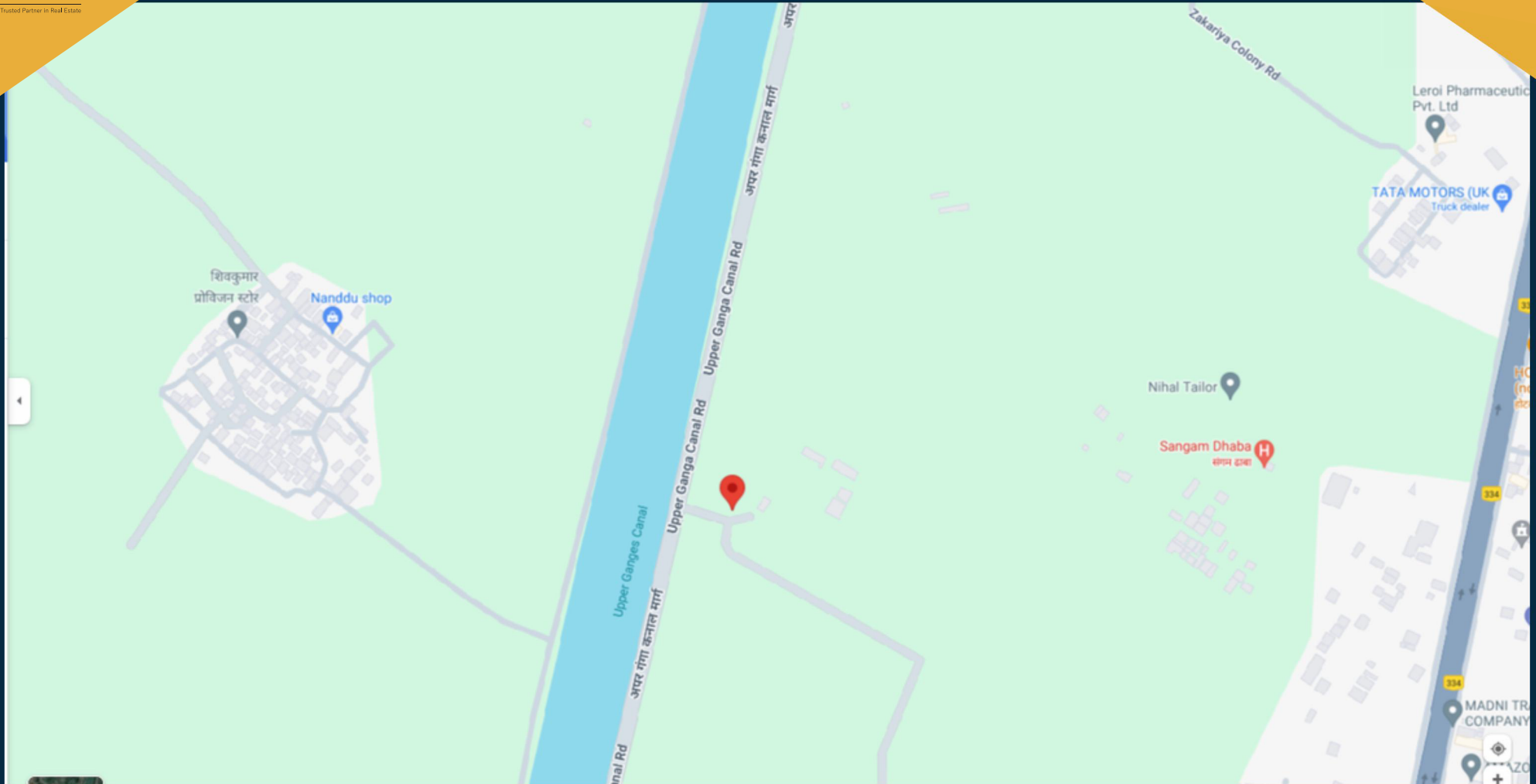
S.No	CLP	PURPOSE
1	15%	At the time of Booking
2	10%	On Commencement of foundation
3	10%	On Casting of First Floor
4	10%	On Casting of Second Floor
5	10%	On Casting of Third Floor
6	10%	On Casting of Fourth Floor
7	10%	At the time of Plumbing
8	10%	At the time of Electric Fittings
9	10%	On Completion of External & Internal Plaster
10	5%	On Possession



DOWN PAYMENT PLAN

S.No	DPP	PURPOSE
1	15%	At the time of Booking
2	80%	Within 30 days of Booking
3	5%	At the time of Possession
	100%	





Proximity To Prime Location

- Main Market – 5 km
- Roorkee Nehru Stadium – 9 km
- Roorkee IIT Campus – 11 km
- Patanjali Yogpeeth – 22 km
- Bhadrabad Industrial Area – 25 km
- Haridwar Har Ki Pauri – 40 km

ADDRESS & CONTACT



Upper Ganga Canal Road, Roorkee, District Haridwar, Uttarakhand, 247666



+91 8448772297



info@roorkeeone.com



www.roorkeeone.com