dev homes

DevLuxé

PRATHAM

5 BHK, Luxury Villas

Kashipur Road, Rudrapur

***Resort** life! **Roman** style!*

RERA No. UKREP07240000574

Where Nature's **Greenery** Meets **Roman Style!**

dev homes

Established in 2011 by visionary entrepreneur **Mr.Deepak Joshi**, Dev homes is a premier real estate company based in Rudrapur, Uttarakhand. With a stead fast commitment to quality, innovation, and customer satisfaction, Dev homes has grown into a trusted name in the real estate sector, known for creating architectural landmarks that blend functionality with aesthetics.

DevLuxé

Due to immense demand of better lifestyle, amenities & quality of living **Mr. Deepak Joshi** along with strategic advisor **Mr. Kailash Bhatt** has introduced DEVLUXE under the bandwagon of Dev Homes. DevLuxe is inspired and committed to bring its residents an experience of their life. We at DevLuxe assure our residents to have all the facilities in our flagship project PRATHAM.

PROJECTS

DELIVERED

Dev Homes Phase 1

Dev Homes Phase 2

Dev Homes Phase 3

Dev Homes Phase 4

Dev Homes Phase 5

Dev Homes Phase 6

Dev Homes AEON

Dev Homes MANOR

Dev Homes ELITE

ONGOING

Dev Homes CASTLE

Dev Homes AAYUSH

Dev Homes ERA

Dev Homes PRIMUS

Dev Homes MANOR-2

UPCOMING

Cedar Height

Dev Homes AYIT Park

SMILES SPREAD

2500+
Happy Families

100+ ACRES
Total Area Sold

Sociable *Neighbourhood*

Welcome to **PRATHAM**, an exclusive residential villa community designed for those who seek luxury, comfort, peace and sophistication. Developed by **Dev Homes**. This premium project offers spacious 300 sq yards 5 BHK Premium Villas in a secure, well-connected, and sociable neighbours.

1 Sq mtr. = 10.7639 Sq. Ft. | 1 acre = 4047 sq. mtr. (approx.)

All images, perspective, specifications, features, figures are only indicative and not a legal offering.
The company reserves the right to modify/amend these without prior notice.

Step into a life of *Sophistication*

PRATHAM is an exciting new 300 sq yards under-construction Roman theme inspired project. Offering a serene and luxurious lifestyle in the midst of nature. Located in Rudrapur, this beautiful villa community. An ideal blend of peaceful living with modern amenities. Making it perfect for those who seek tranquillity while being connected to the city.

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Multi Floors

The Lakeview Club

20,000 Sq.Ft.

- Gymnasium & Yoga Centre
- Swimming Pool
- Restaurant & Banquet
- Library
- Indoor Games (Chess, Table Tennis, Pool etc)

Central Park

Transforming the way you live.

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Your Success Starts with the...

Right Space

AlphaOné

Everyday Conveniences At Your Doorstep

Embrace a future of refined living and prosperous investments with **Pratham** where every detail is designed to perfection.

Beyond Residences Prime Commercial Spaces

Pratham also presents a unique opportunity for businesses with premium commercial properties in a high-footfall location. Designed for maximum visibility and accessibility, these spaces are ideal for retail outlets, corporate offices, and premium showrooms, ensuring unmatched business growth and investment potential.

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The Location

PRATHAM
Resort life! Roman style! Villas

The location is conveniently situated on growing residential sector of Rudrapur, offering easy access to transportation while still being far enough from the city hustle to maintain privacy and calm. The project sits on the National Highway, ensuring excellent connectivity with schools, hospitals & commercial markets.

5 BHK
East facing Villa
356.98 SQM

Ground Floor **162.23 SQM**

1st Floor: **179.97 SQM**

Terrace: **14.78 SQM**

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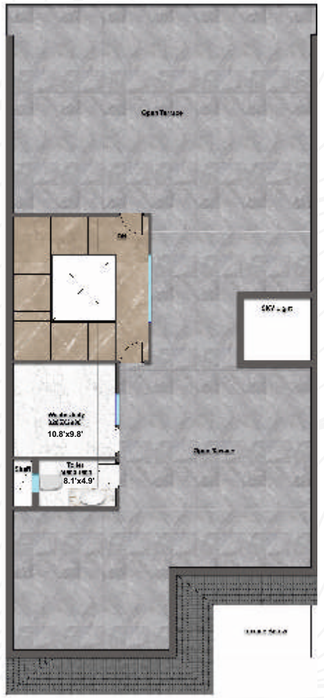
5 BHK
West facing Villa
356.98 SQM

Ground Floor **162.23 SQM**

1st Floor: **179.97 SQM**

Terrace: **14.78 SQM**



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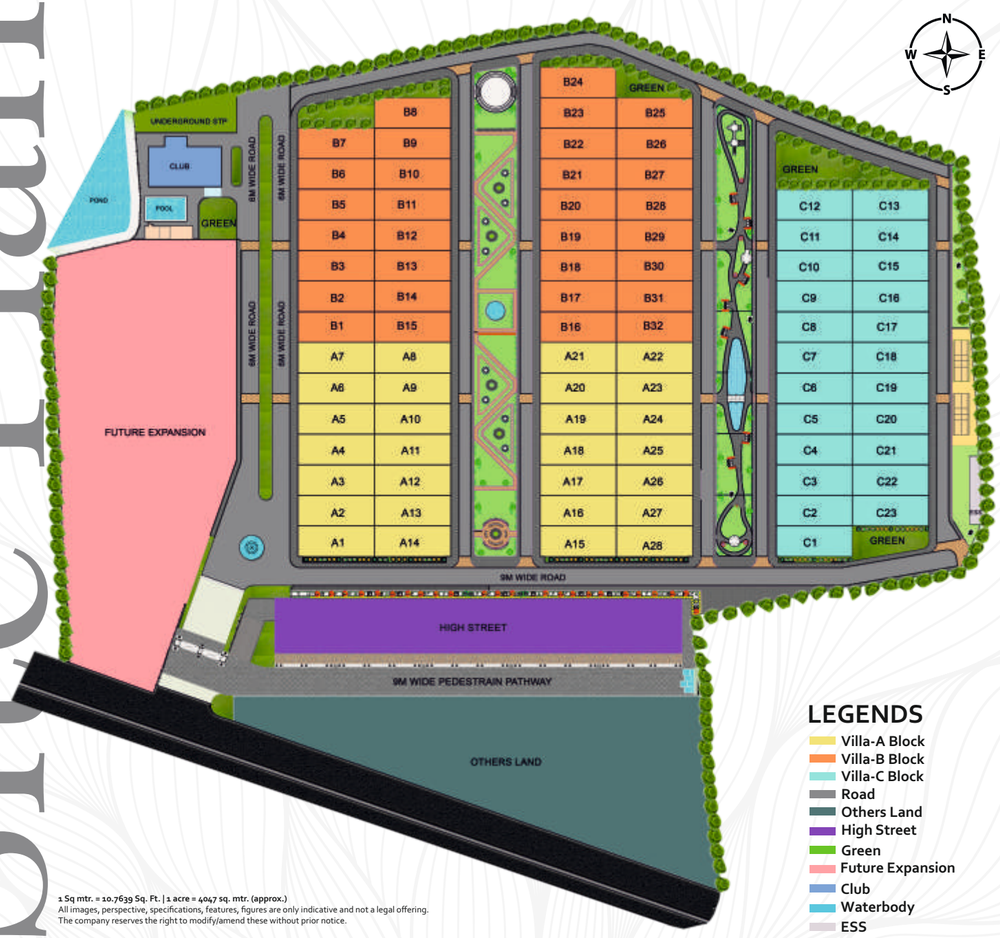
Site Plan



LEGENDS

- Villa-A Block
- Villa-B Block
- Villa-C Block
- Road
- Others Land
- High Street
- Green
- Future Expansion
- Club
- Waterbody
- ESS

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PRATHAM
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Strategic Advisor

Structures & Designs

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