

MIST

LUXURY MEETS NATURE

4, 3, 2 & 1 BHK Residences and Penthouses
in Nature's Lap

Mussoorie Road, Dehra Dun

Picture waking up to breathtaking sunrises

Where the mist weaves magic into everyday life

Imagine waking up to the soft embrace of mist that drifts through the Himalayan foothills, serenaded by the melodic symphony of birds on your balcony. Feel the gentle caress of a summer evening breeze on your face - moments that once seemed reserved for faraway retreats. At MIST, these enchanting experiences become a part of your everyday life.

Located in the heart of Dehradun's Purukul area, MIST at Mayfair Highlands embodies the perfect harmony of nature and luxury. Here, the mist isn't just a name - it's a feeling, an ever-present connection to the serene beauty around you, and a lifestyle that transcends the ordinary. Let each day at MIST envelop you in the magic of tranquility and sophistication.



Welcome to a sanctuary called MIST

Nestled within the expansive ecosystem of Mayfair Highlands - Dehradun's most affluent township spread across a sprawling 20-acre gated landscape - this beacon of luxury is gracefully set in the Himalayan foothills along the Mussoorie Road. Mayfair Highlands finds itself serenely held between two perennial rivers, a natural embrace that enriches the landscape and elevates the essence of this refined sanctuary.

The expansive one, two, three, and four BHK residences and penthouses at MIST redefine luxury and class, spanning three mid-rise, eight-storeyed towers crafted with the finest materials and premium fixtures. These residences offer best-in-class quality, with expansive layouts, impressive ceiling heights, and top-tier security.

Enjoy panoramic views of Doon's sanctuary, where nature's splendor is always on display. MIST boasts of panoramic views of hills and landscapes, evergreen glades, rivulets and Doon's top international schools and universities. Invigorate your senses in the tranquility of nature without compromising on modern conveniences and luxury.



A thousand doors, just next door

Where Luxury Meets Lifestyle



Two Badminton courts



Tennis/Basketball court



Box Cricket Pitch



Mini Golf Putting



Meditation Park with Hindu temple



Yoga Zumba Studios



Two Gymnasiums



Community Pool



High altitude Infinity Swimming Pool



Kids Plunge Pool



Mini Theater



Party Lawn



Balinese Glass House



Reflexology Path



Creche/Kids' Daycare



Kids' Play Area

Everything is conveniently located in MIST. So, owning an apartment here lets you be a part of the Mayfair Highlands ecosystem which comprises of a bouquet of exclusive recreational services for the residents within the Highlands itself. This ensures lesser travel times, easy connectivity and more time spent with your family. So, you simply have to step out to visit the world!



Library



Indoor Games Arena



Luxury Spa with Steam & Sauna



Supermarket



Co-working Spaces



Guest Residences



Housekeeping & Laundry



Conference Boardrooms



Relaxation Sitouts



Bar Area



Barbeque Pavilion



Restaurant



Amphitheater



Community Spaces/Park



Waiting Lounge



Golf Carts

Eminent features elevating living standards

Explore the salient features that set us apart as a premier residential enclave like no other



Lavish Entryway to a 20-acre Township

Your journey begins with grandeur as MIST boasts a lavish entryway, setting the tone for the opulence that awaits within. Spanning across a sprawling 20-acre township, this grand entrance leads into a meticulously planned community, where luxury and serenity are seamlessly integrated, offering an unparalleled living experience.



Two Grand Clubhouses

MIST boasts two luxurious clubhouses, offering exclusive spaces for relaxation, recreation, and social gatherings. The first clubhouse spans 15,000 sq. ft., while the second covers an expansive 35,000 sq. ft., providing ample room for residents to enjoy world-class amenities such as fitness centers, lounge areas, and event spaces, all designed to enhance the community experience.



Relaxation Spaces for Everyone

MIST features thoughtfully designed sit-outs for residents of all ages, providing serene spots to relax and unwind. With dedicated covered sit-outs for senior citizens, vibrant spaces for children, and peaceful retreats for ladies, MIST ensures comfort and inclusivity for the entire community.



Indoor Games Arena

The Indoor Games Arena at MIST offers an extraordinary mix of recreation and entertainment, featuring separate zones tailored for varied interests. For the young ones, enjoy vibrant spaces with interactive games, arcade classics, and creative board games. Other sections include billiards, table tennis, chess, carrom, foosball, air hockey, shuffleboard, and mini bowling alleys. Whether it's unwinding or competing, this arena ensures a dynamic and inclusive experience for all.



Expansive Roads and Jogging Tracks

MIST offers over 1.5 km of beautifully designed roads and jogging tracks, providing a luxurious space for leisurely walks, invigorating jogs, and peaceful strolls amidst scenic surroundings, ensuring both convenience and wellness for our residents.

Wellness and Wellbeing



– A Lifestyle of Balance and Luxury

At MIST, wellness is not just an amenity—it's a way of life. Indulge in a state-of-the-art gym outfitted with the latest fitness equipment, or rejuvenate your senses in the tranquil spa with luxurious treatments. Relax in the sauna and steam rooms, designed to melt away stress and elevate your well-being. Dive into pure bliss with two stunning swimming pools, including the town's highest altitude temperature-controlled infinity pool on the ninth floor, and a dedicated kids' pool for family fun. The expansive sports park caters to every passion, offering world-class facilities for badminton, tennis, cricket, basketball, golf, and more, ensuring there's something for everyone.

Complementing these are serene jogging and walking tracks, yoga and Zumba studios, and beautifully landscaped meditation spaces, fostering both physical vitality and mental peace. At MIST, every element is thoughtfully curated to create a luxurious sanctuary that inspires balance, health, and harmony in your everyday life.



Secure Gated Community

Security and exclusivity converge at MIST with a meticulously planned gated community, ensuring a safe and private living environment. With 24/7 security personnel, surveillance systems, and controlled access points, MIST prioritizes the safety of all residents. The community is designed to provide peace of mind, offering a secure sanctuary where families can thrive in a protected and tranquil setting.



Pollution-Free Atmosphere

Breathe in the pure air of tranquility as MIST is nestled in a pollution-free atmosphere, fostering a healthier and rejuvenating lifestyle.



Serene Gardens and Tranquil Retreats

MIST offers a harmonious blend of natural beauty and tranquility with its Balinese-style garden, aromatic plants garden, glass house, and thoughtfully landscaped zones adorned with captivating water features creating a serene retreat within the vibrant community. Surrounded by lush gardens filled with exotic plants and flowers, residents can unwind in a fragrant oasis, indulging their senses in a peaceful environment that promotes relaxation and leisure.

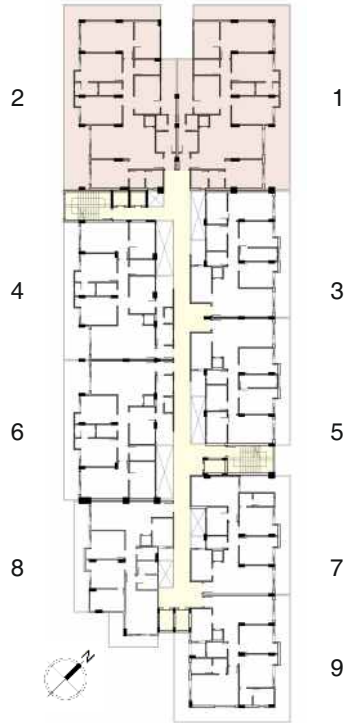
Site Plan



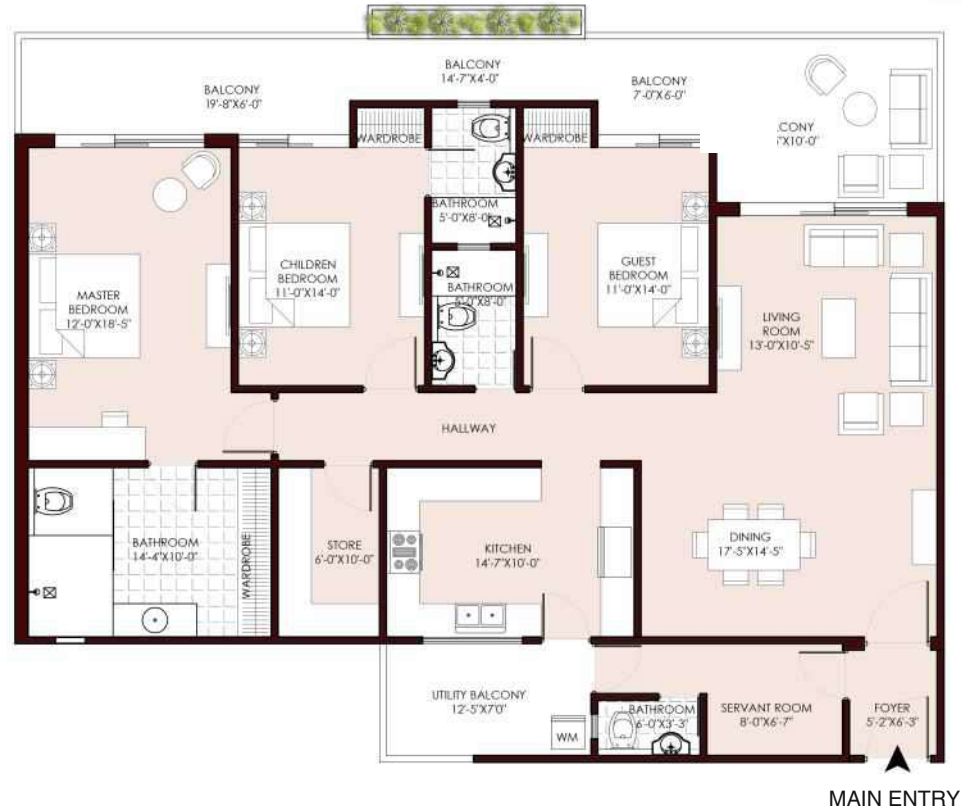
TYPE A - 1 & 2
4 BHK + PARTY TERRACE + SQ + UTILITY
SUPER AREA = 4072 SQ FT



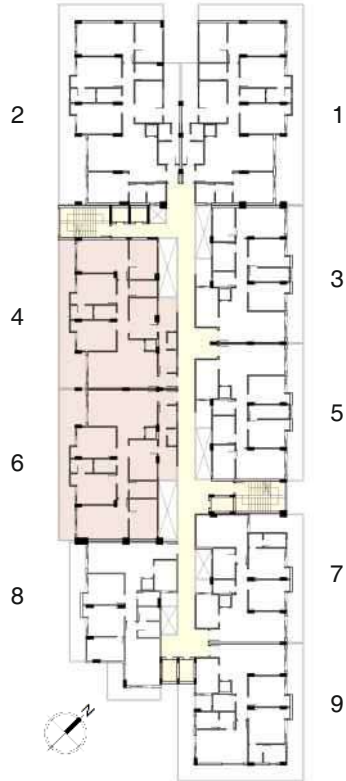
TOWER A - KEYPLAN



TYPE A - 4 & 6
3 BHK + SQ / PARTY TERRACE + UTILITY
SUPER AREA = 2959 SQ FT



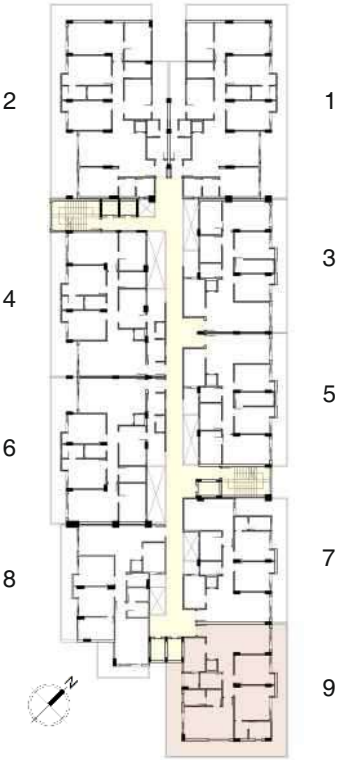
TOWER A - KEYPLAN



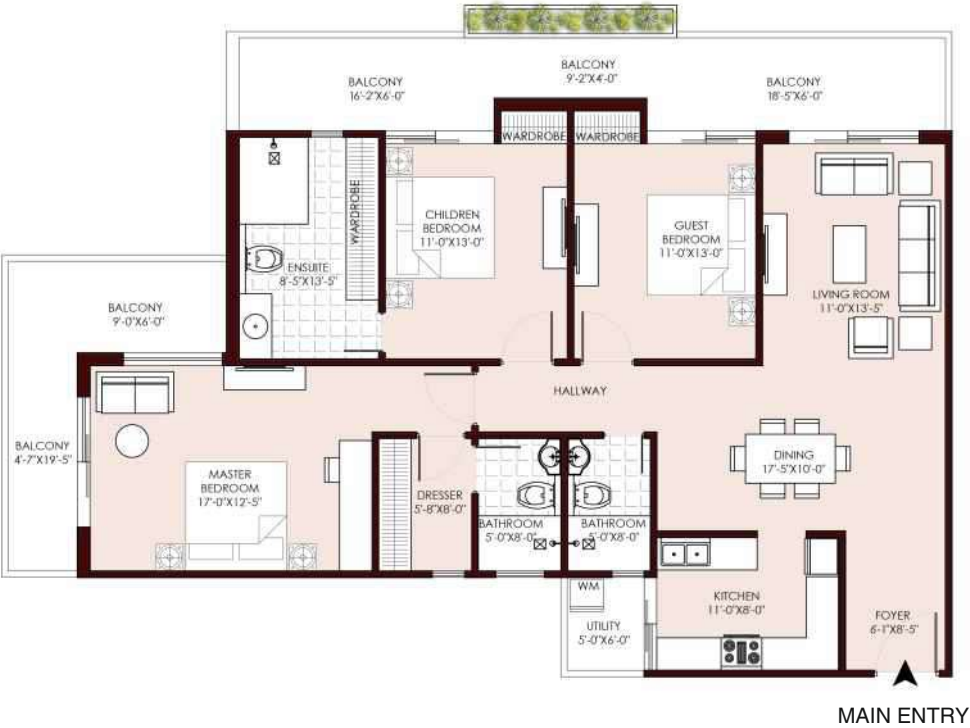
TYPE A - 9
3 BHK + UTILITY
SUPER AREA = 2892 SQ FT



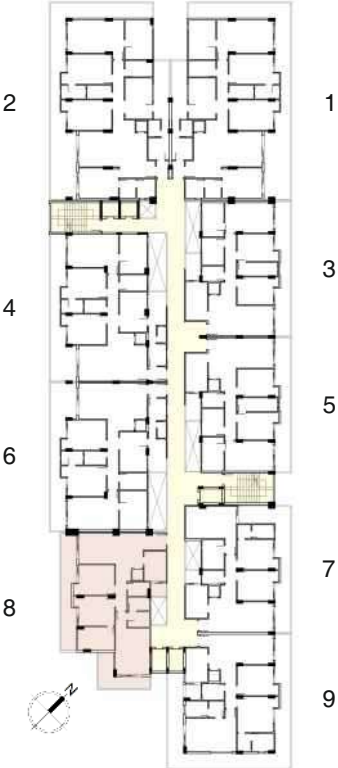
TOWER A - KEYPLAN



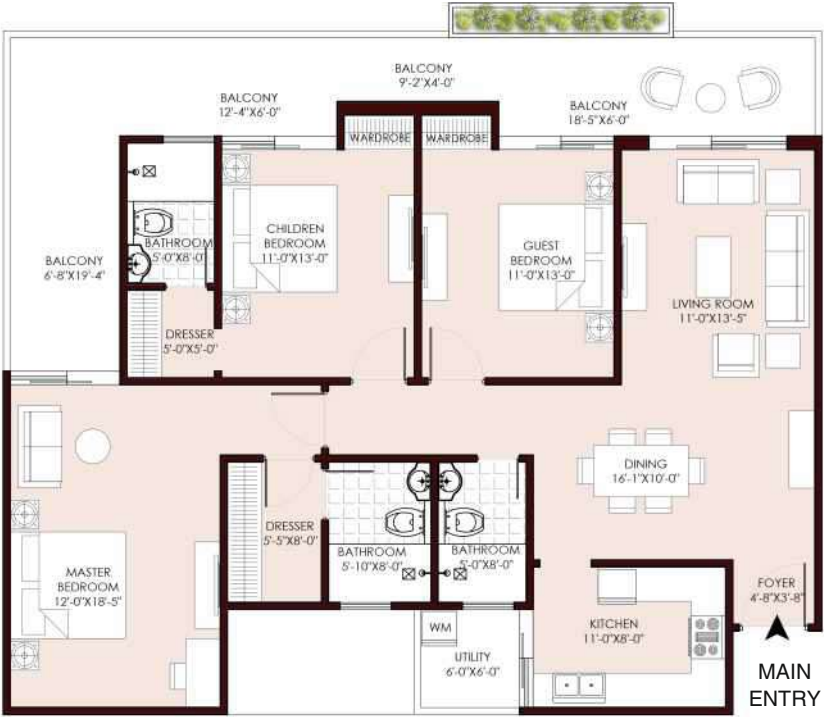
TYPE A - 8
3 BHK + UTILITY
SUPER AREA = 2487 SQ FT



TOWER A - KEYPLAN



TYPE A - 7
3 BHK + UTILITY
SUPER AREA = 2326 SQ FT



TOWER A - KEYPLAN



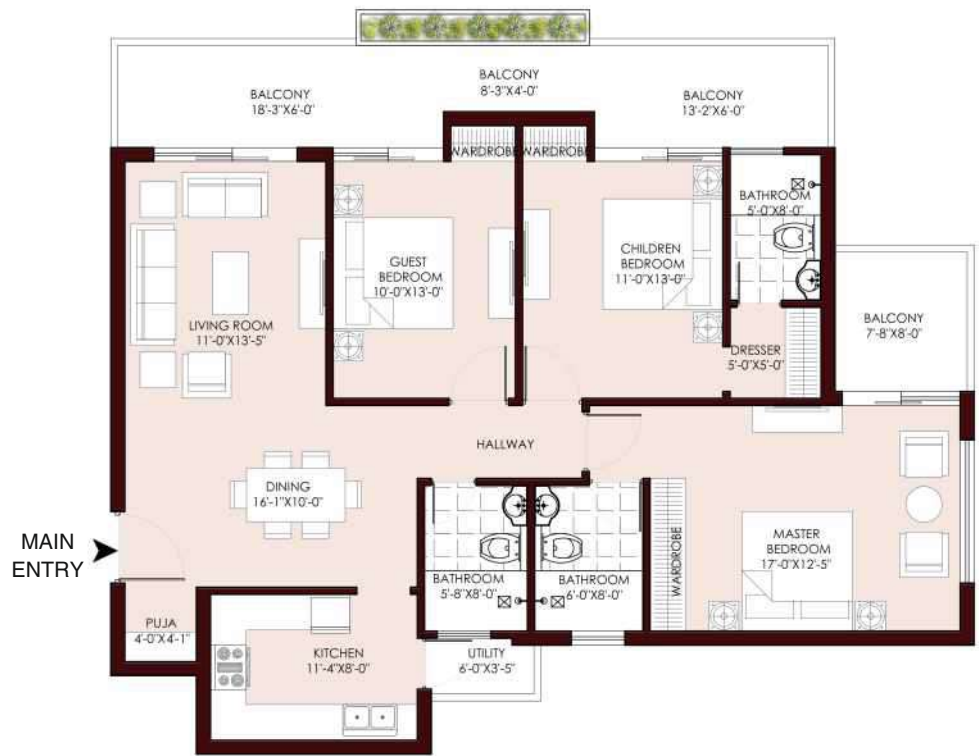
TYPE A - 3 & 5
3 BHK + STUDY + UTILITY
SUPER AREA = 2399 SQ FT



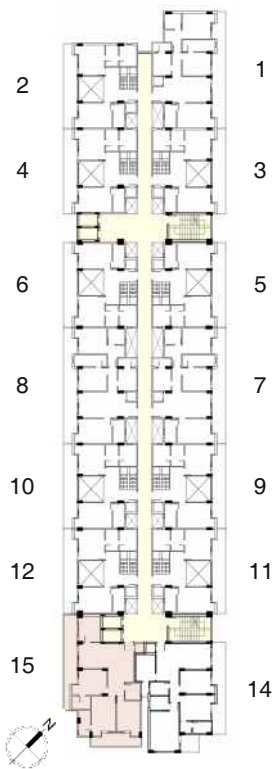
TOWER A - KEYPLAN



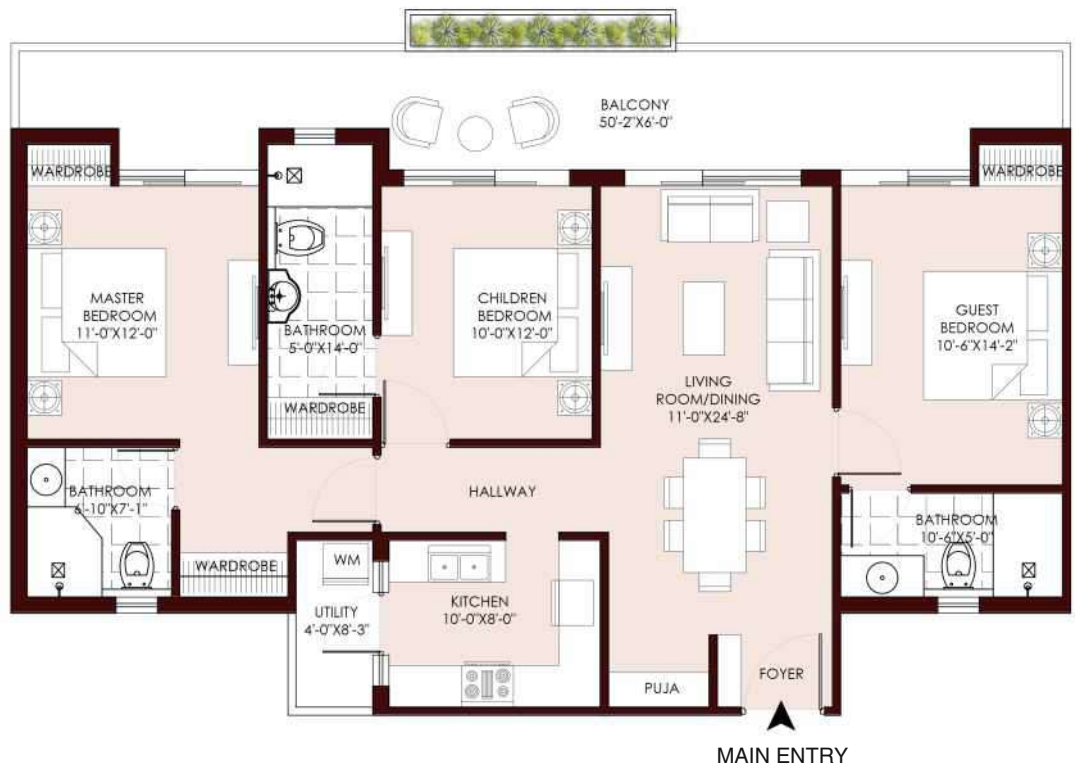
TYPE B - 14
3 BHK + UTILITY
SUPER AREA = 2148 SQ FT



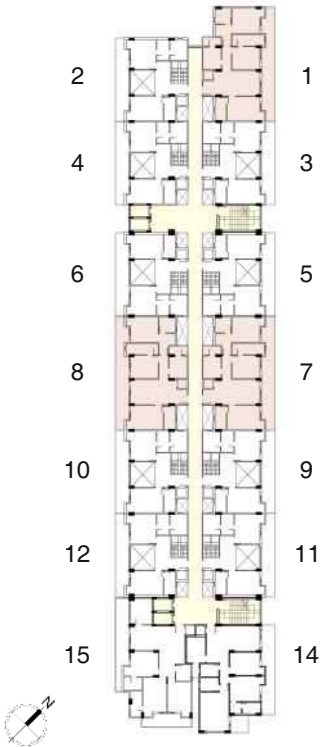
TOWER B - KEYPLAN



TYPE B - 1, 7 & 8
3 BHK + UTILITY
SUPER AREA = 1993 SQ FT



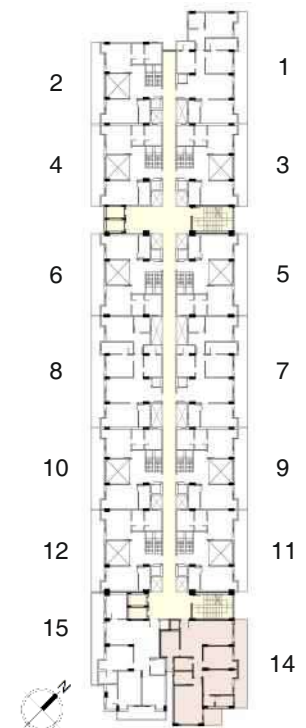
TOWER B - KEYPLAN



TYPE B - 15
3 BHK + UTILITY
SUPER AREA = 2114 SQ FT



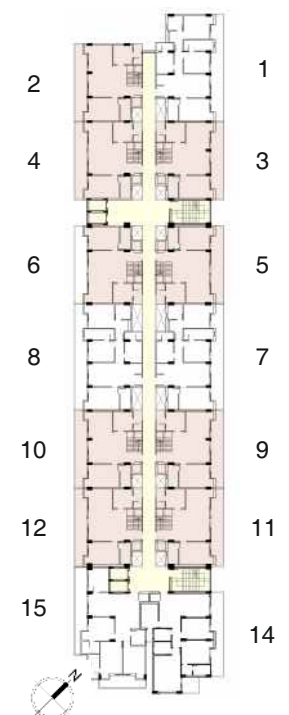
TOWER B - KEYPLAN



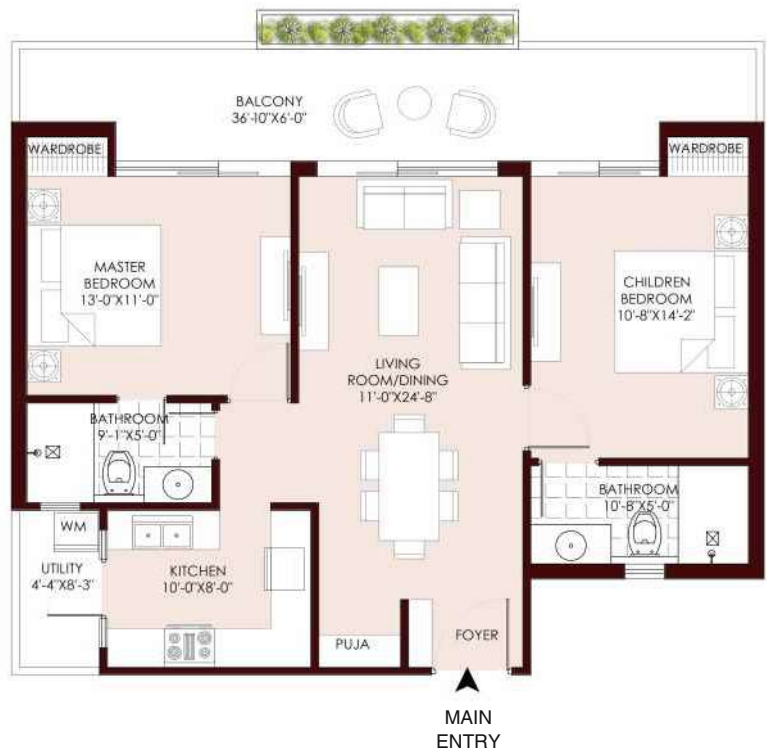
TYPE B - 2, 3, 4, 5, 6, 9, 10, 11 & 12
2 BHK + UTILITY
SUPER AREA = 1505 SQ FT



TOWER B - KEYPLAN



TYPE C - 4
2 BHK + UTILITY
SUPER AREA = 1505 SQ FT



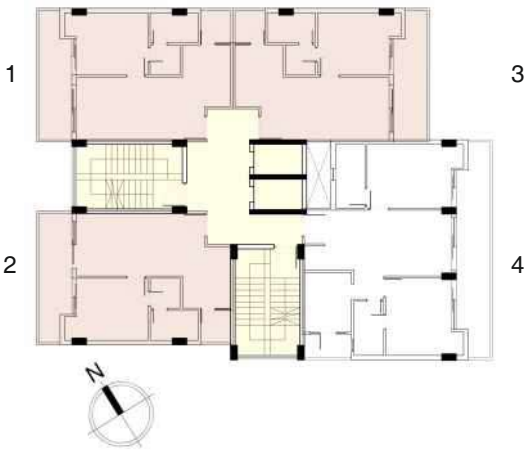
TOWER C - KEYPLAN



TYPE C - 1, 2 & 3
1 BHK + UTILITY
SUPER AREA = 958 SQ FT



TOWER C - KEYPLAN



Exquisite luxury with unmatched specifications

MIST sets a new standard in luxury living, offering exceptional craftsmanship and the finest materials that far exceed anything offered by the competition. With specifications that are second to none, MIST redefines excellence in residential living.

FLOORING

- Premium large format imported tiles or equivalent / flooring in living, dining, family lounge and kitchen.
- Premium imported tiles or equivalent in all bedrooms.
- Premium anti-skid tiles in toilets.
- Vitrified tiles in servant room and utility.
- Anti-skid premium tiles in balconies.
- Engineered wooden flooring in master bedroom.

DADO/WALLS

- POP/putty punning with pleasing shades of plastic emulsion paint in living, dining, family lounge & all bedrooms.
- Imported vitrified designer tiles/ lacquered glass/ acrylic sheet in combination of plastic emulsion paint in kitchen.
- Premium tiles with combination of stone up to ceiling height in toilets (except servant toilet)
- POP punning with acrylic emulsion paint in servant room and utility.
- Weather resistant exterior grade paint in balconies.

CEILING

- False ceiling punning with plastic emulsion paint in all bedroom, kitchen, bathrooms and servant room.
- Designer false ceiling punning with plastic emulsion paint in living, dining and family lounge.
- Combination of WPC & weather resistant exterior paint in balconies.

DOORS & WINDOWS

- Elegantly designed and finished 8 feet high main entrance door with polished hardwood frame having European style moulded shutter with premium hardware fittings. Biometric Godrej / Yale security lock on main door or equivalent.
- All internal doors are seasoned hardwood frame with European style moulded shutter with premium hardware fitting.
- Aluminum / UPVC windows with toughened glass in balconies.

KITCHEN

- Complete modular kitchen with hob, geyser, RO and hood.
- Counter top of premium quality granite/ quartz.
- Noise- dampening double bowl sink with Grohe / Kohler CP fitting or equivalent.

BATHROOM

- Premium quality sanitaryware, single lever CP fitting of Grohe / Kohler or equivalent in all bathrooms (except servant)
- Glass cubicle, mirror with premium finish vanity exhaust fan, geyser in all bathrooms (except servant room).
- Shower panel with thermostat in master bathroom.
- Plumbing-GI/CPVC or Combination of both.

ELECTRICAL

- Fans in all bedrooms, living room, dining and family lounge.
- Copper wiring in concealed conduits and protective MCBs.
- Provision for adequate lights, power points & TV connections.
- Premium modular switches and sockets of Norisys/ LeGrand or equivalent.

ELEVATORS

- High speed access-controlled lifts by Schindler or equivalent.

STRUCTURE

- Earthquake resistant RCC framed structure with brick walls.

POWER BACKUP

- 100 % power backup for common areas
- Adequate power backup load for each apartment.

ILLUMINATION

- Energy efficient latest LED Lighting system.

COMMUNICATION

- Provision for DTH TV, telephone & internet points.

EXTERNAL WALLS

- Weather – resistant exterior paint / texture paint.

OTHERS

- Modular wardrobes up to ceiling height with premium hardware in all bedrooms.

About the Promoters

M&M Luxe Homes LLP is steered by a cadre of proficient and well-connected high achievers, spearheaded by its esteemed managing partners, Mr Manas Lumba and Mr Akshay Jain - veritable luminaries within Uttarakhand's real estate realm.

Both embarked on their professional journeys in real estate subsequent to their MBA pursuits and swiftly ascended to eminence owing to their forward-thinking and quality-centric ethos. Their sagacious leadership is complemented by a team of erudite engineers, accomplished interior designers, and visionary architects, all possessing a wealth of diverse experiences. Anchored by a robust technical infrastructure and a cadre of consummate professionals, their unwavering commitment is centred on establishing themselves as purveyors of homes exemplifying unparalleled quality, innovation, and craftsmanship.

M&M has elevated the very essence of fine living by orchestrating a series of distinguished projects. The amalgamation of erudition, hands-on experience, a resolutely positive outlook, unwavering credibility, and an indomitable spirit is what propels their relentless pursuit of excellence.

With a cumulative experience spanning over 25 illustrious years in project management and land development, they have consistently delivered an impressive expanse of over 15 lac square feet, embodying both triumph and sustainability.

Following the resounding success of projects such as Ultima Apartments, Mayfair Highlands, Mayfair Avenue, Mayfair Business Park, Meridian Heights, The Elanza and Mayfair Industrial Park 1&2, M&M now unveils their latest offering, 'MIST Residences' on Mussoorie Road, and 'Opulence' - Bespoke Luxe Residences, nestled in the prestigious locale of Subhash Road, ensconced within the very heart of Dehra Dun.

Our commitment to your well-being extends beyond the walls;
it's a promise of a harmonious lifestyle.

DISCLAIMER

This disclaimer serves as a reminder to independently verify all details/documents related to the 'Mist' project. It is advised to conduct a thorough examination, either directly or through legal/financial consultants, covering aspects such as the approved layout with phasing/user superimposed, the proforma Agreement for Sale outlining fixtures, fittings, common areas, facilities, and amenities, as well as approvals, permissions, title certificates, encumbrances, and the proposed development plan.

Please be informed that this brochure does not constitute an offer, acceptance, contract, agreement, transaction, or any intention thereof under any statute. The details provided, including the layout plan, building orientation, common areas, facilities, amenities, fixtures, elevation, and other features, are indicative and based on creative imagination, architectural impressions and are common to the apartments complex and the township . The developer reserves the right to modify these elements as permissible under the law and such changes may not be construed as disclosures under the Real Estate (Regulation and Development) Act, 2016.

All dimensions mentioned are subject to construction exigencies and may vary. The final area of the apartment will be subject to measurement at the time of handover/possession.


Photographs and renders may be stock/standard/computer-generated, used for illustrative purposes, and could be taken at locations other than the project site. Actual products may differ from the illustrations provided.


No representation or warranty is made regarding the accuracy or completeness of the information herein. It is recommended to examine all documents and information uploaded by the developer on the RERA website for a comprehensive understanding.

All litigations and prejudice are subject to be in the jurisdiction of Dehradun.




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SCAN TO REACH MIST