

*Brickshire Ventures Presents*

# Brickshire Living

Your Address in the Hills.....

Location

Itharna,  
Dehradun

Plot Sizes

100, 200, 300 &  
More

Pre - Launch Price

Starting INR  
25K/Sq Yard

Own a premium piece of land in the serene hills of Itharna, Dehradun

Build your holiday home, AirBnB income asset, peaceful second Home.....[Your Address in the Hills](#)

# Brickshire Living - Introduction



Brickshire Living is not just land...  
it's a **lifestyle investment**.

- ✓ Rising demand for **nature-led living**
- ✓ Strategically located in a **high-growth corridor**
- ✓ **Low-density** premium plotted development
- ✓ Early-stage pricing = **maximum upside potential**

*Perfect blend of lifestyle + wealth creation*

*A rare opportunity to own land in a fast-growing hill destination*

# Why Brickshire Living?

## 1. Premium Hill View Plots

Gated plotted development. Low-density premium plotted development. Clear land title.

## 2. Rising demand for nature-led living

Scenic hill views. Clean air, peaceful environment

## 3. Strategic location- high-growth corridor

Bang on 30 Ft Itharna Road. 8-10 mins from High-end Plotted community, Multiple BIG projects in 3km-5km radius.

## 4. Best for Holiday Home and AirBnB set-up

Ideal for self-use + rental income. Limited Inventory | Early Investor Advantage. High Appreciation Potential.



# Located in Itharna – Close to city, yet away from chaos



5km/15 mins – Neelkanth Mahadev Temple



1km/4 mins - Itharna Retreat Resort

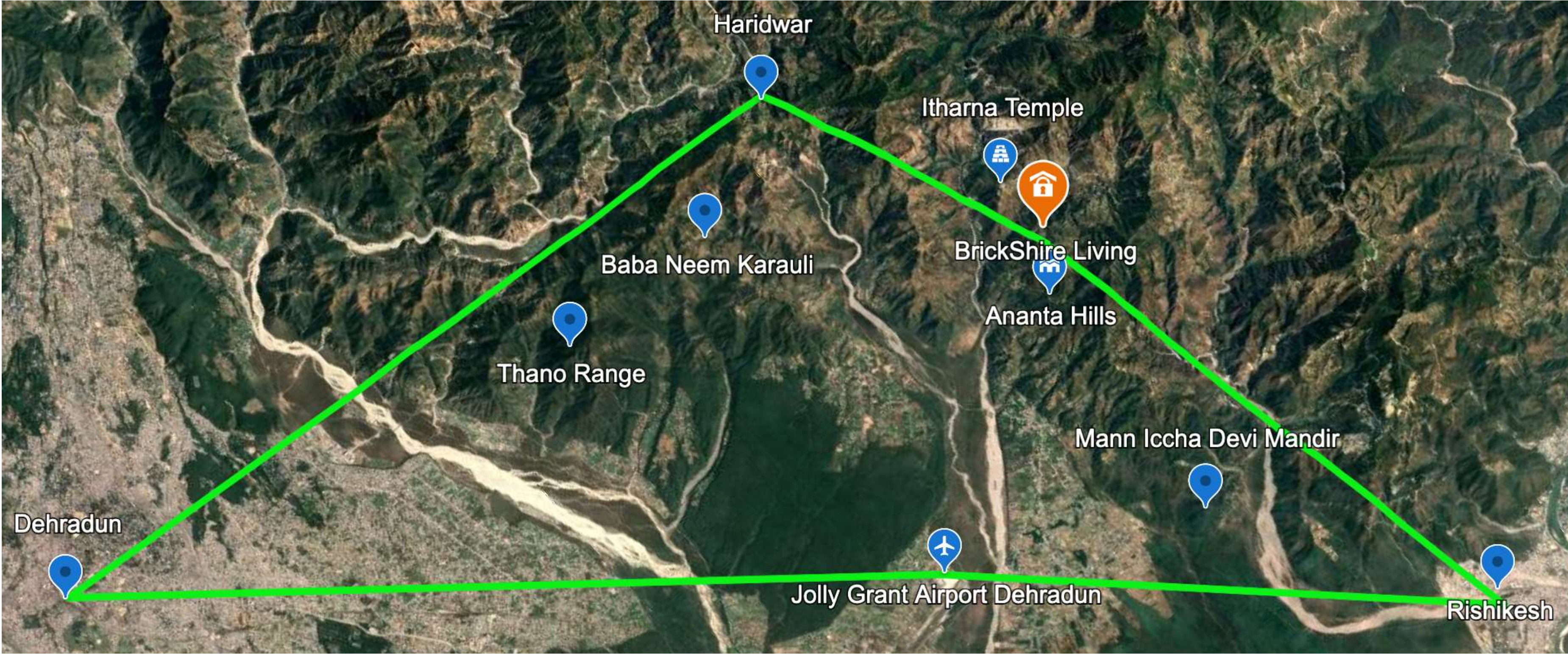


2.5 Kms/10 mins - Plots at INR 65K/Sq/Yard

Dehradun Jolly Grant Airport – 16Km/35 mins

Dehradun Rajpur Road – 45Km/1.5 hours

# The Green Corridor – Emerging hotspot near Dehradun



# Project Layout - Details



- 25 Feet - Main Road Entry
- 20 Feet – Internal Roads
- 100 Sq Yard to 600 Sq Yard Plots
- Green Area
- Green Plantation
- Street Lighting
- Drainage
- Pushta Wall/Retaining Wall construction
- Hill view-facing plots
- Vastu compliant plots

# Why to Invest in Dehradun



## 01 Fastest Growing Tier-2 City

- Strong appreciation
- Increasing investor interest

## 02 Massive Infrastructure Push

- **Delhi-Dehradun Expressway** Travel time drastically reduced
- Better roads, connectivity, and urban planning are already improving accessibility

# High ROI Potential

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## 03 Lower entry cost vs Metro Cites

- Property prices still **30–65% lower than metros**
- **Strong appreciation** in developing zones
- **Early entry advantage**

## 04 Strong rental & Second home demand

- Students Retirees, professionals, Tourists- **Steady rental demand**
- **AirBnB/ Holiday Homes** growing trend



## 05 Lifestyle + migration Factor

- Clean Air, Greenery, Less Congestion
- Popular For Retire + Work-From -home Migration

## 06 Tourism= Extra Earning Potential

- Close To: Mussoorie, Rishikesh, Haridwar
- This Creates Demand For: Homestay, Villas, rentals

# Hill View Plots in a gated society



## **07** Land (Plots)=Especially attractive

- No depreciation like buildings
- Lower maintenance
- Better Long-Term appreciation

## **08** Education Hub = Stable Long-term demand

- This creates consistent demand for: Students, Faculty, Staff Housing around Dehradun

# Plot Sizes

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**~100 Sq Yard**

**~200 Sq Yard**

**~600 Sq Yard**

# Payment Plan – Special Launch Price

- ✓ **Early Bird Discount** - First 10 Buyers
- ✓ 20% Plots – **Special Launch Price**
- ✓ 10% - 15% immediate gains for **early investors**
- ✓ Rate revision after 20% Plots are Booked

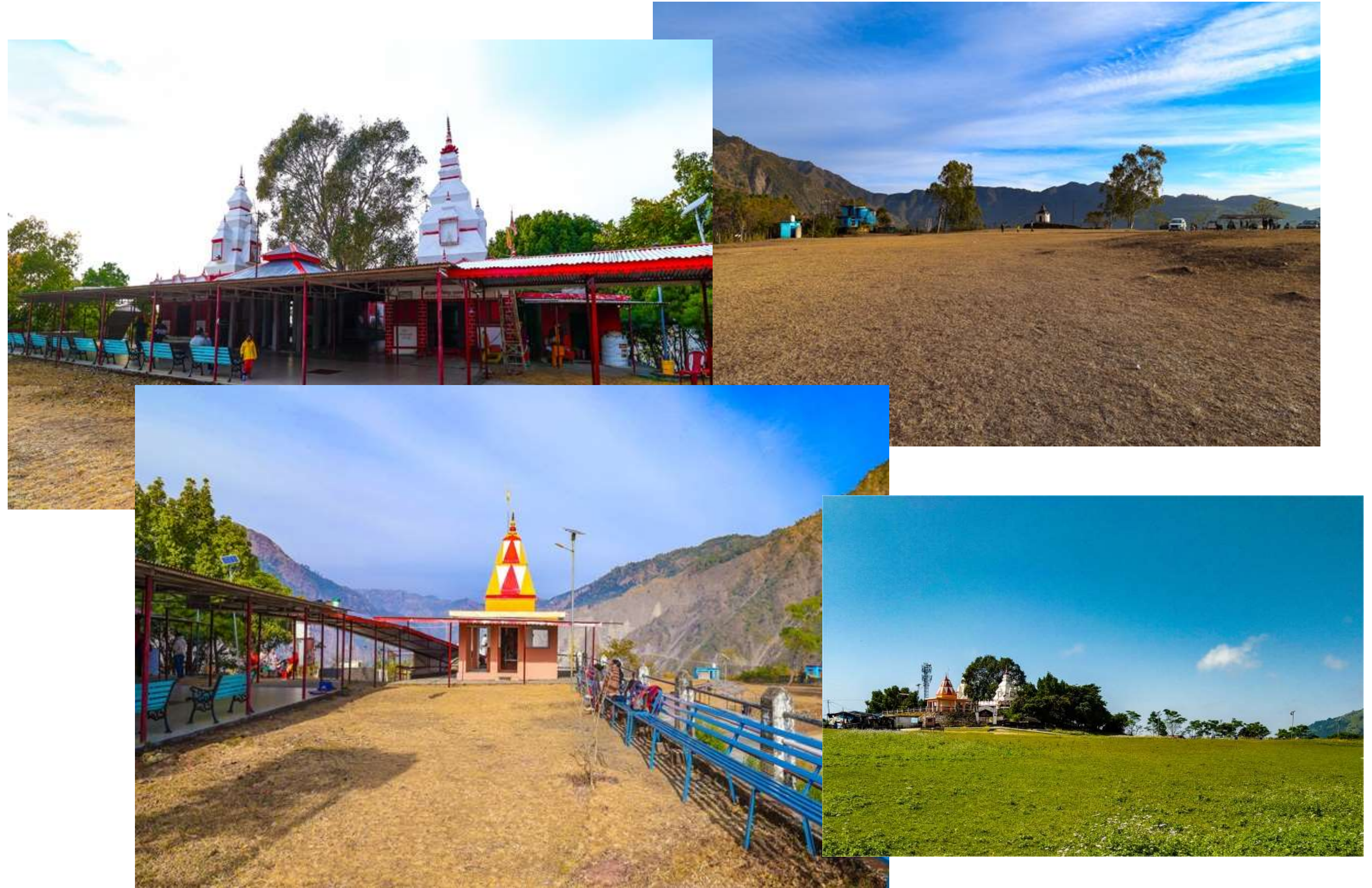
**Special Launch  
Price INR  
25000/Sq. Yard**



# With Blessings of Mahadev @ Neelkanth Mahadev Temple

## Har Har Mahadev

Neelkanth Mahadev Temple is a serene hilltop temple located in the small village of Itharna in Dehradun, Uttarakhand. Surrounded by lush greenery and open meadows, it offers a calm and spiritual environment for visitors. The temple is known for its simple yet traditional architecture and peaceful atmosphere, making it a perfect place for relaxation and devotion.



# Get In Touch

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## WEBSITE

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## Local Address

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# Our Mission

To redefine the way people, experience real estate by creating premium hill communities that seamlessly blend **nature, lifestyle, and wealth creation.**

We envision a future where owning land is not just about investment, but about **living better, breathing cleaner, and building a legacy** for generations to come.

At Brickshire Living, our goal is to become a trusted name in curated hill developments—delivering **transparent, secure, and high-growth opportunities** to modern investors and families.

We aspire to transform emerging destinations like Itharna into **vibrant, premium living ecosystems**, where every plot is not just land, but a gateway to:

- Peaceful living 🌿
- Sustainable growth 📈
- Meaningful experiences 🌄





# Thank You

Brickshire Ventures – Adding Value Brick by Brick