



# APAS VALLEY HOMES

*Theog, Shimla*

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Akasha, Vayu, Tejas, Apas, and Prithvi, or ether, air, fire, water, and earth - are the five tattvas or *pancha tattvas* in the primeval Indian philosophy.

*Tattvas* are the principles of truth or reality.

Apas, or water; the fourth of the five elements, is associated with creativity, courage, kindness, and compassion.

These values are at the core of the ethos of APAS Group and can be found in our commitment to delivering exquisite projects and keeping customer satisfaction our topmost priority.

# Luxury Holiday Residences

At Theog, Shimla



Surrounded by thousands of acres of untouched forests and apple orchards at 7570 feet above MSL in Theog, APAS Valley Homes is your luxury vacation home developed on a hilltop surrounded by scenic beauty and panoramic views.

You and your loved ones are welcomed by peace and serenity every time you visit. Away from the noise and pollution of metro cities, APAS Valley Homes is your own piece of heaven if you're seeking an escape from the city life. The project architecture is planned with a fusion of old British charm and modern aesthetics.



50 Suite Style Residences





# Shimla

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Initially conceived as a mountain retreat by the British, Shimla's colonial charm and with its sloping roofed timbered cottages, elegant salons, and a mall road with its little shops and buildings in Tudor, Victorian, and Edwardian styles as stylish as any London high street, made it the playground of the rich and powerful in the British era.

In its heydays, Shimla vied for its place with the numerous global luxury destinations and this legacy lived through the ages, long after the British had left the country, The gateway to the beautiful and blessed Himachal Pradesh, Shimla still sparks memories of a cherished family holiday for most Indian families.



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# Shades of Theog

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At an elevation of 7570ft above MSL, Theog sits in the midst of clouds just 26km from Shimla. The all-season weather in Theog is a treat all year long, with cool summers where the temperature touches a maximum of 25° Celsius. In peak winter months, one can see pleasant snowfall creating a scenic white landscape which is a sight to behold.

The snow-covered landscape makes it the perfect destination for celebrating a white Christmas with your family and loved ones. Theog witnesses multiple shades of landscape as the year progresses and seasons go by, with a light shade of green in the summers to a darker shade of green in the monsoon season, and a pure white shade in the winters.





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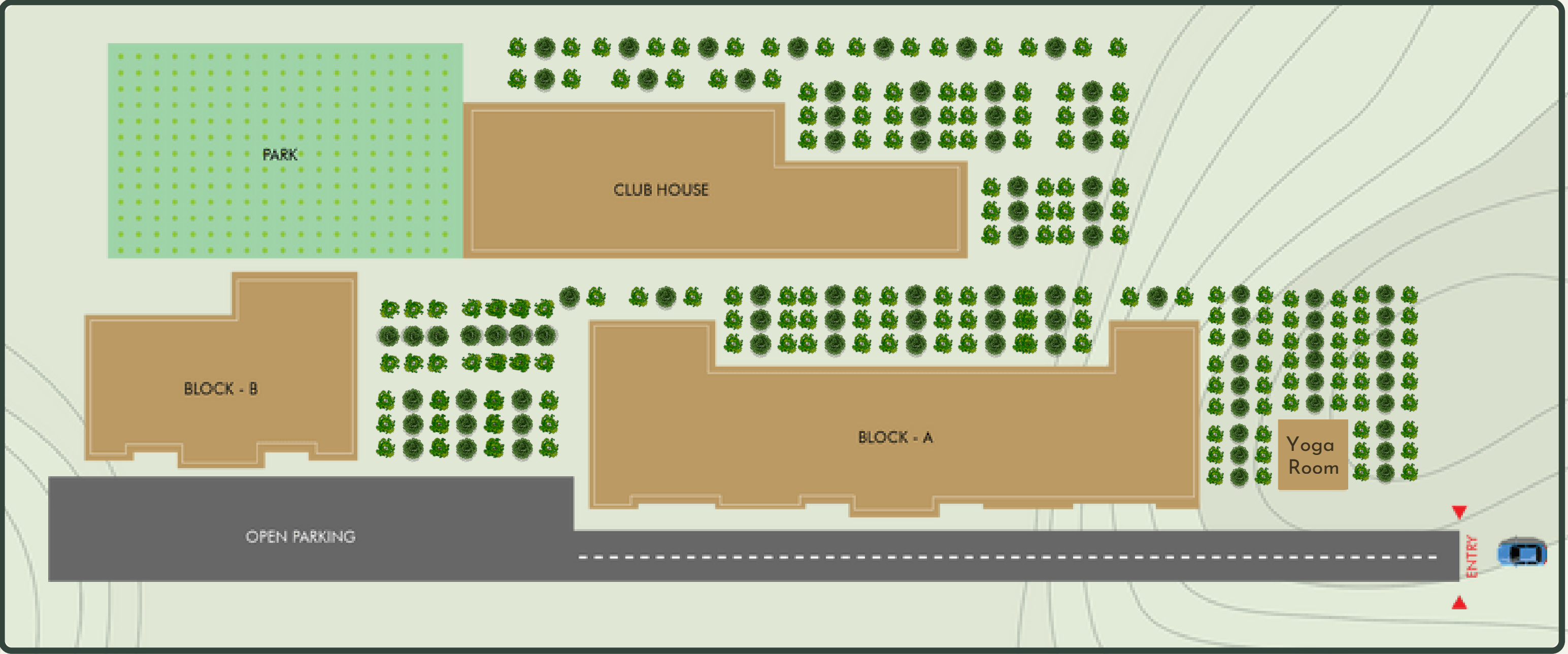
The diverse weather makes it one of the most sought-after hill stations for tourists all year. Theog is located at  $31.12^{\circ}\text{N}$   $77.35^{\circ}\text{E}$ .<sup>[4]</sup> It has an average elevation of 1965 meters (6446 feet). It is situated on National Highway NH22 (on the Hindustan-Tibet Road), is 26 km away from Shimla, and is a town of five 'Ghats' (or ridges): Rahi Ghat, Deori Ghat, Prem Ghat, Janoghat, and Bagaghat.





During winters, enjoy a warm ambiance while you set your eyes upon the mesmerising view of the mountains covered in a blanket of snow and cozy up in your room equipped with the best of amenities and services available.

# Site Plan

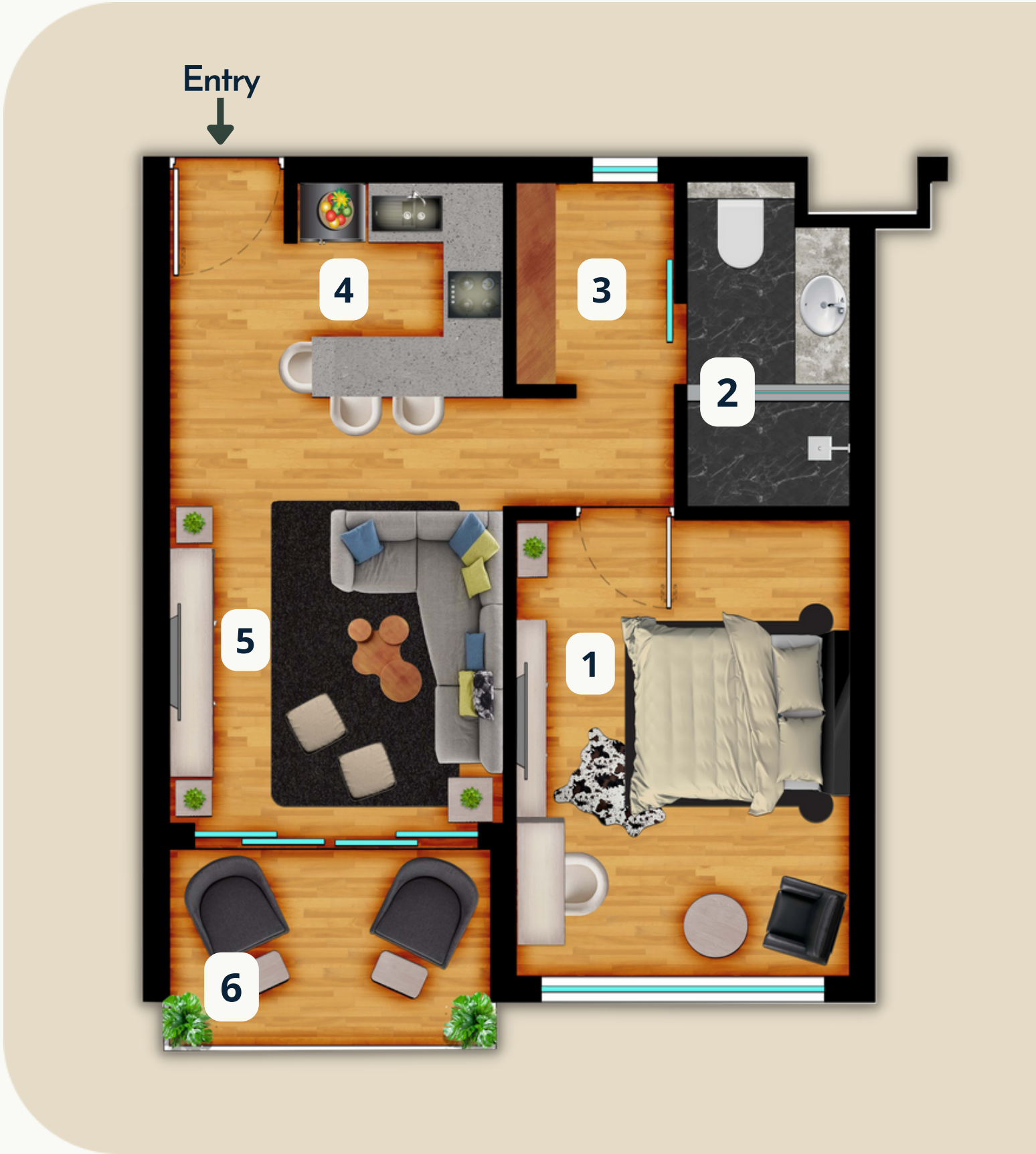


# Unit Layout

## Type A

SPACE	SQ FT.	SQ.MTR.
SUPER AREA <sup>(APPROX.)</sup>	840	78
CARPET AREA	435	40.4
BALCONY AREA	57	5.2

SPACE	L	B
1 BEDROOM	10'	13' 8½"
2 TOILET/LAUNDRY	4' 10½"	9' 8½"
3 WALK-IN CLOSET	2' 11½"	6' 5½"
4 KITCHEN	10'	6' 5½"
5 LIVING	10'	12' 9½"
6 BALCONY	9'7 ½"	6' 1"





# Unit Layout

## Type B

SPACE	SQ. FT.	SQ. MTR.
SUPER AREA <sup>(APPROX.)</sup>	870	80.8
CARPET AREA	451	41.8
BALCONY AREA	111	10.3

SPACE	L	B
1 BEDROOM	10' 5"	13' 8½"
2 TOILET/LAUNDRY	4' 10½"	9' 8½"
3 WALK-IN CLOSET	3' 4½"	6' 5½"
4 KITCHEN	10' 5"	6' 5½"
5 LIVING	10' 5"	12' 9½"
6 BALCONY	21' 6½"	7' 6½"





# Location

**31°07'51.6"N 77°19'12.8"E**  
**31.130992, 77.320210**

**Theog, Shimla, Himachal Pradesh, 171019**  
**48JC+93W Sarog, Himachal Pradesh**

Kufri Fun World	9 Km
Taj, Theog	14 Km
Wildflower Hall, Oberoi	16.4 Km
Shimla	26.6 Km
Shimla Airport	35 Km
Chandigarh Airport	148 Km
Highway	3.4 Km



# Club House

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The clubhouse - the social and cultural hub of the property curated for engaging like minded individuals, will be a part of the ĀPAS Valley Homes family. Giving ode to the colonial charm, the mix of vintage and modern ambiance of the clubhouse serves to stimulate your senses.

The clubhouse is equipped with world-class modern amenities including a full-fledged gym for you to sweat it all out, a spa to relax and unwind, an indoor pool, and a fine-dining alfresco restaurant.



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# Work from Hills

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Work from home has become the new normal. Gone are the days of working from a cubicle, commuting to office every day, and with that, the flexibility of working from anywhere is embraced everywhere.

ĀPAS Valley Homes enables you to enjoy and execute work from the hills. Our amenities and well-equipped vacation homes let you work and destress at the same time.



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# Project Amenities

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Club House



Swimming Pool



Gymnasium



Bar & Restaurant



Cafè



Rental Management  
Services



24x7 Security  
(CCTV and intercom)



Individual  
Parking



Gated  
Community



Yoga  
Center





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APAS Valley Homes is a government approved project.