



The Hills Kasauli

‘5 Star
Residency
along with
5 Star Resort
in the lap of
nature’



The Hills Kasauli

A Project by Nature's Heaven Group

Waking up to the
gleaming rays of sun
clinging to the sky-high
trees:

A perfect morning
in the woods



NH Nature's Heaven

From hiking in the wilderness to living amidst green spaces, experiences with nature are linked to everything from better physical health and mental well-being to enhanced creativity, lower stress levels and out-and-out happiness. We all crave a connection with nature, deep rooted in our souls. And what's more fulfilling than an abode in the lap of nature?

A home, where you can embrace the mother nature is undeniably, a priceless gift to cherish the life.

With the idea of bringing the divine essence of nature to your home, Nature's Heaven Group is coming up with 5 Star Amenities housing apartments project in the Dharampur - Kasauli vicinity, untouched by the chaos of city life. Nestled in a serene environment, our ready to move apartments are especially built for professionals, small families and people looking for an active return on investment. Located at 5500 feet above the sea level,



The Hills Kasauli, a project by Nature's Heaven Group, will be catering to the needs of people looking for luxury housing facilities amidst the pristine nature. Sky-high pine trees, picture-perfect sky, gleaming sun, fresh air, and breathtaking views are some of the highlights of the surroundings.

With a clean and green surrounding, you can indulge in ample of rejuvenating activities like meditating, hiking, adventure run, birdwatching to relax your mind and refresh your soul.

The Hills Kasauli, homes are made to provide the best living experience. With a state-of-art infrastructure, equipped with all modern facilities, the indoors are as much premium as the outdoors. The property is entirely eco-friendly with a great air quality index; free from noise, pollution and other toxins found in urban areas. The property is also close to prominent Universities in Himachal Pradesh.



Why The Hills Kasauli ?



Our homes are designed considering the five-dimensional growing demand of home buyers i.e., high return on investment, quality durable units, spacious yet easy to maintain, peaceful surrounding and in nature's proximity. An exquisite home connecting you with the mother nature, it goes without saying that nothing matches residing in a natural backdrop enveloped in greenery.

30% Growth (Per Annum)

Real Estate is the second largest employer after agriculture. In past few years this sector has grown @ 30% per annum.

Capital Gains

Capital gains are higher in Real Estate as compared to investing in other trades.

Easy Connectivity

Property with Easy Connectivity fetches higher return. Nature's Heaven Homes have easy connectivity with Chandigarh Airport, Railway Station and Bus Terminus.

Highway Connectivity

Being close to National Highway, Capital Gains will unfold with greater potential in near future.

Tourism Factor

Being centrally located on a most demanded tourist place, the trends in future tourism will increase which will fetch handsome / additional/rental income

Growing Demand

Residential market has grown at the rocket speed after Covid, foreseeing the work from home culture and additional income security. Nature's Heaven Homes has come up with a holiday home project at the ideal location.

Actual image of the
Site Valley

Air Quality Index

No2 25.46 $\mu\text{g}/\text{m}^3$, AQI 31 Good
PM2.5 5.3 $\mu\text{g}/\text{m}^3$, AQI 75 Moderate
SO2 3.13 $\mu\text{g}/\text{m}^3$, AQI 3 Good
Humidity 75.0 %
Barometric Pressure 1009.0 hPa

The Perfect Climate

Altitude : Altitude: 5500 ft above sea level
Climate : Mist in clouds with chilling weather in the evenings
Summers : Summers: Minimum: 18°C
Maximum : Maximum: 30 °C
Winters : Winters: Minimum: 2°C
Maximum : Maximum: 20 °C



Actual image of the
Site Valley

The Nature's Ride

The journey to the destination has another joy, if blended along with tweaks and turns of nature. Just one and Half hour journey from Zirakpur to reach The Hills, Kasauli.

Zirakpur	1 Hr. - 20 Min.
Kasauli	15 - 20 Min.
Solan (Main Town)	15 - 20 Min.
Shimla (Queens of Hills)	2 Hrs.

Chandigarh Airport	1 Hr. - 30 Min.
Kalka Railway Station	1 Hr.
Chandigarh Railway Station	1 Hr. 30 Min.





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Residential Blocks A, B, D

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3D Elevation for Residential Block A, B & D

This is proposed creative impression
of building elevation. The elevation design
may be changed / altered during actual
construction.





BLOCK A

One Bed Room Flat

20 Units

Super Area : 713 Sq. Ft.

Carpet Area : 451 Sq. Ft.

Ground (Parking) + Five Floors

The above images / 3D illustrations are the creative representation of an outlook of Unit.
Accessories / furnitures may not be a part of actual units.



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BLOCK B

One Bed Room Flat

10 Units

Super Area : 669 Sq. Ft.
Carpet Area : 484.41 Sq. Ft.

10 Units

Super Area : 508 Sq. Ft.
Carpet Area : 368 Sq. Ft.

Ground (Parking) + Five Floors

The above images / 3D illustrations are the creative representation of an outlook of Unit.
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BLOCK D

One Bed Room Flat

24 Units

Super Area : 592 Sq. Ft.
Carpet Area : 405 Sq. Ft.

Units on 1st, 2nd, 3rd Floor

One Bed Room Flat

16 Units

Super Area : 590 Sq. Ft.
Carpet Area : 404 Sq. Ft.

Units on 1st, 2nd, 3rd & 5th Floor

One Bed Room Flat

8 Units

Super Area : 684 Sq. Ft.
Carpet Area : 468 Sq. Ft.

Two Bed Room Flats

4 Units

Super Area : 1189 Sq. Ft.
Carpet Area : 814 Sq. Ft.

Units on 4th Floor

Ground (Parking) + Five Floors





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The Club' EUPHORIA

(Block C)

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- Gym
- Swimming Pool
- Indoor Games
- Daily Needs Shops
- Open Air Theatre
- Café
- Restaurant
- Party Hall
- Banquet Hall
- Yoga Park
- Elderly Zone
- Drivers Dome
- Maid Room
- Dog (Kennel)





The Hills Resort

5 Star Resort

Coming up with a
MultiNational Brand

Out of many fascinating factors, one of the key attractions of 'The Hills Kasauli' project is the upcoming Residential Resort Property. Exquisitely equipped with amenities like

- Swimming Pool,
- Luxurious Spa,
- Shopping Arcade,
- Multi-Cuisine Restaurant,
- Banquet,
- Bar, Coffee Shop,
- Fitness Center, and more...

This magnificent resort is being set-up just 600 meters away from the Residential Blocks, providing state-of-art facilities to all the residents.

Another intriguing aspect of this mega project is that the resort will host guests not only from neighboring states, PAN India but also from abroad as well. People from every nook and corner of the world will be welcomed, making it an important destination for a luxurious stay. The property is envisioned to be the most sought-after place in the Dharampur-Kasauli vicinity.



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Picturesque valley view
to each and every apartment.

- Private balcony in each apartment
- 65% Lush Green Area
- Open area all around
- Zero Noise Pollution
- Zero Pollution
- No Maintenance Hassles
- Sun lit Apartment
- Eco Friendly construction
- Professionally Managed
- Excellent Road connectivity
- Daily Need Market 900 mtrs
- Just 900 mtrs to connect with National Highway

Surrounded with green forest ranges.



Facilities & Amenities

- Exclusive Grand Entrance
- Lighting in Common Areas
- High Speed Elevators
- High Speed Internet
- Earthquake resistance structure
- Rain Water Harvesting
- Water Disposal
- Sewage Treatment Plant
- 24 Hrs 4 Tier Security
- 24 Hrs Power Backup
- 24 Hrs Water Supply
- 24 Hrs RO Centralized Water
- Fire Safety Structure



Fully Furnished Apartments ..


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Modular
Wardrobe



Modular
Kitchen



Double Bed with
side table



Studio
Refrigerator



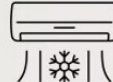
2 Seater Sofa with
2 chairs



Hot plates/
cooking range



Microwave



Hot and Cold
Air Condition



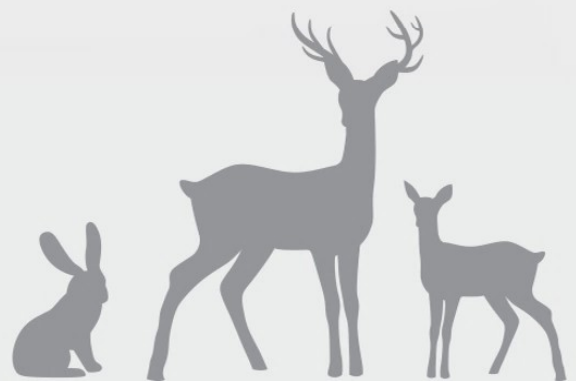
Smart TV





Technical Specifications

- Premium Tiles
- CP Fittings - Johnson Peddler & Roca
- Sanitaryware- Johnson Peddler & Roca
- Granite or Natural Stone For Common Areas
- Plumbing Pipes (CPVC, PVC)
- Premium Indoor and Outdoor Paints
- UPVC Windows With Mesh Slider
- Hardwood Door Frames
- Laminated Flush Doors
- High Quality Door Hardware
- CCTV Security Systems
- Fire Alarm Security
- Premium Modular Switches
- Led Lights
- Branded Electrical Wires





Adventure
Area

Our Neighborhood

You are known by the company you keep. The Hills Kasauli, property is in the sanctity of many reputed and class residential project and resorts. Prominent educational institutes like Shoolini University, Manav Bharti University and Green Field College.

TATA
HOUSING

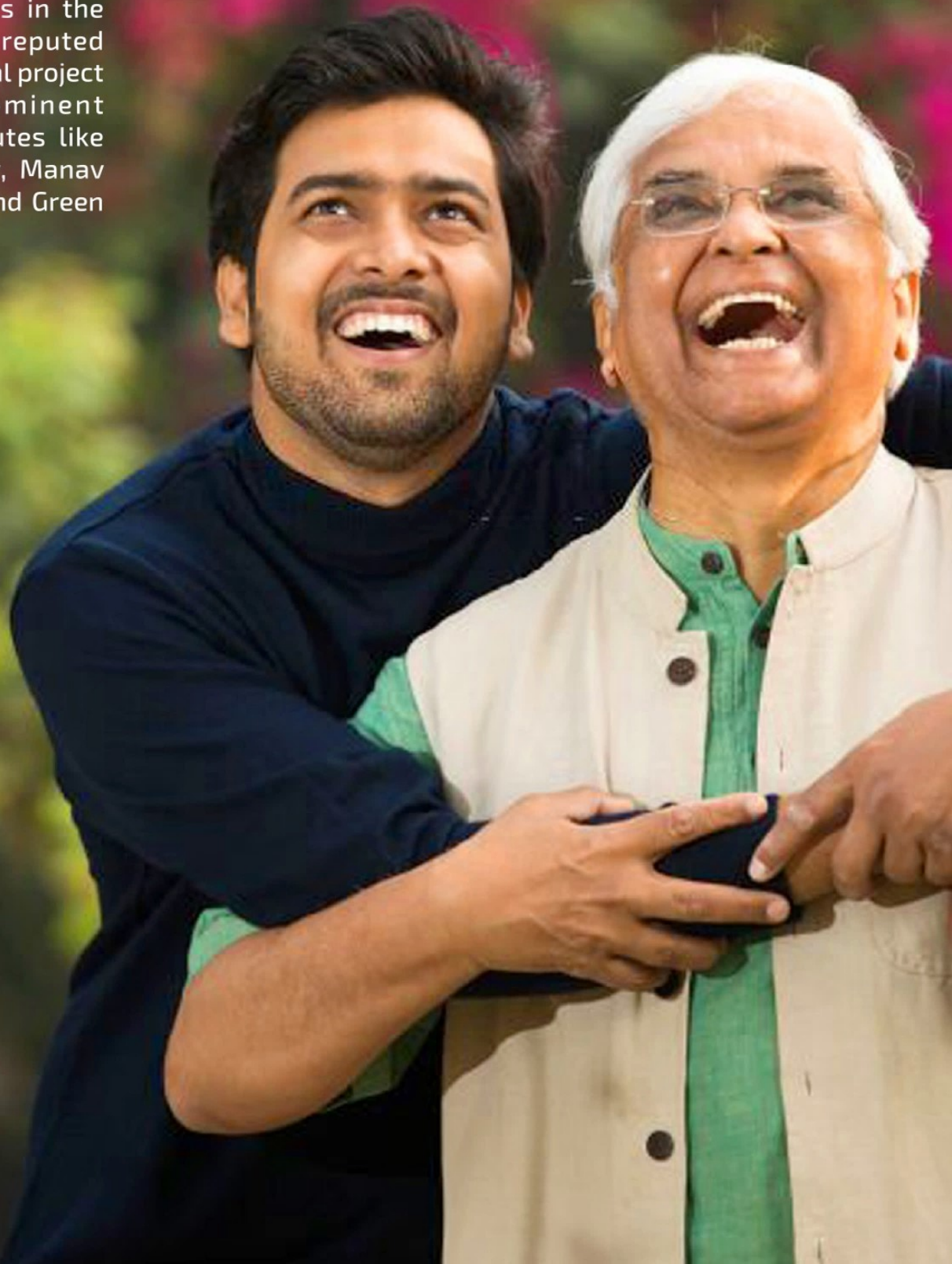
MYST

Shoolini
University

MANAV
BHARATI
UNIVERSITY

ITC
Fortune

Surya
Villas



The Hills Kasauli



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