



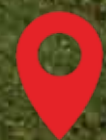
AZUL HOMES



AZUL ESTILO

INTRODUCING AZUL ESTILO

WHERE NATURE
IS YOUR CLOSEST
neighbour



Kasauli, Himachal Pradesh



EMBRACE *Luxury*



Indulge in a realm of luxury and sophistication as Azul Homes unleash their unparalleled expertise in luxury living. Elevating the very essence of holiday homes, we fuse the art of hospitality with visionary design and impeccable construction, crafting residences that transcend mere living spaces. Prepare to embark on an extraordinary journey, where comfort and guest experience intertwine, enveloping you in an unrivalled haven of grandeur.

Introducing, Azul Estilo, Kasauli, Himachal Pradesh.



1	Gardenia - I
2	Gardenia - II
3	Gardenia - III
4	Rosa
5	Dalia - I
6	Dalia - II
7	Lila
8	Alisa - I
9	Alisa - II
10	Iris - I
11	Iris - II
12	Disa - I
13	Disa - II
14	Azalea - I
15	Azalea - II
16	Azalea - III



Gated Community of 16 Villas
 4 Bedrooms with Attic Bar, Heated Pool,
 Outdoor Terraces and Lush Gardens



HIGHLIGHTS

- * 16 ultra-luxury, fully furnished villas
- * 5,500 ft above sea level
- * Low density 2.5-acre gated community
- * Staff quarter for each villa
- * Private heated plunge pool for all villas
- * 24/7 power backup
- * 24/7 CCTV surveillance and security
- * High-end rental management (post-sale)
- * Clubhouse with kids play area, restaurant, entertainment zone and gymnasium
- * Intercom facilities within complex
- * Supermarket on premises

LIVING IN
HARMONY WITH
nature



5,500 A

ABOVE THE SEA

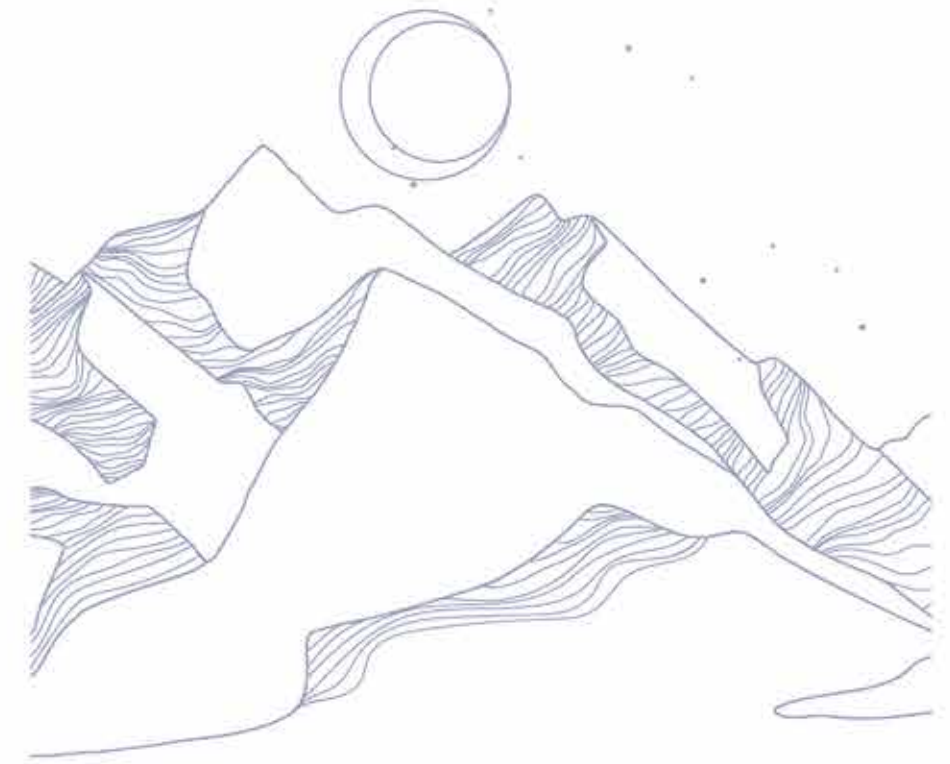


Each villa beckons uninterrupted views
Elevated heights and exclusivity
Ascend to new heights with Azul Estilo

GROUND FLOOR PLAN



GROUND FLOOR PLAN



Escape the daily repetition of the city,
leave the chaos behind and find a different
pace of life, one where nature is your scene and
your soundtrack. Feel free, live better...

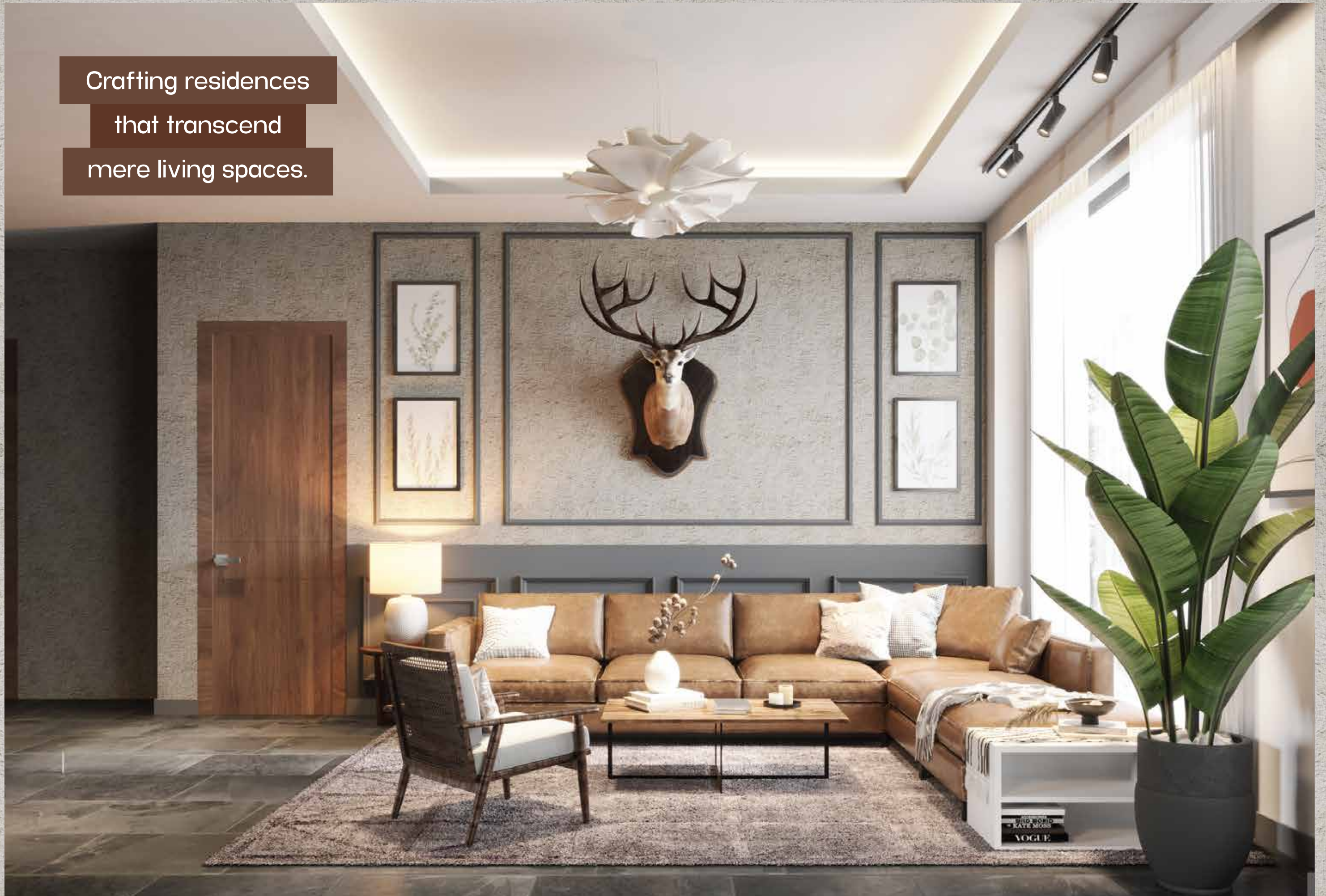
... and breathe

LIVING ROOM

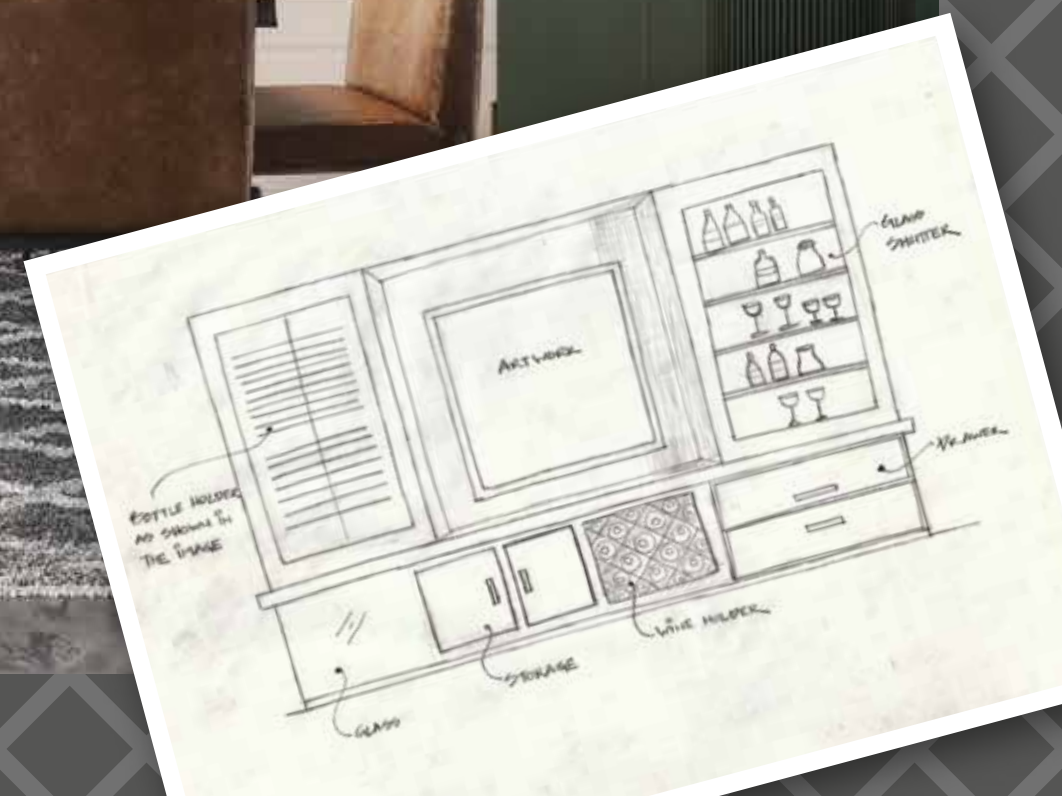


Indulge in a realm of luxury and sophistication.

Crafting residences
that transcend
mere living spaces.



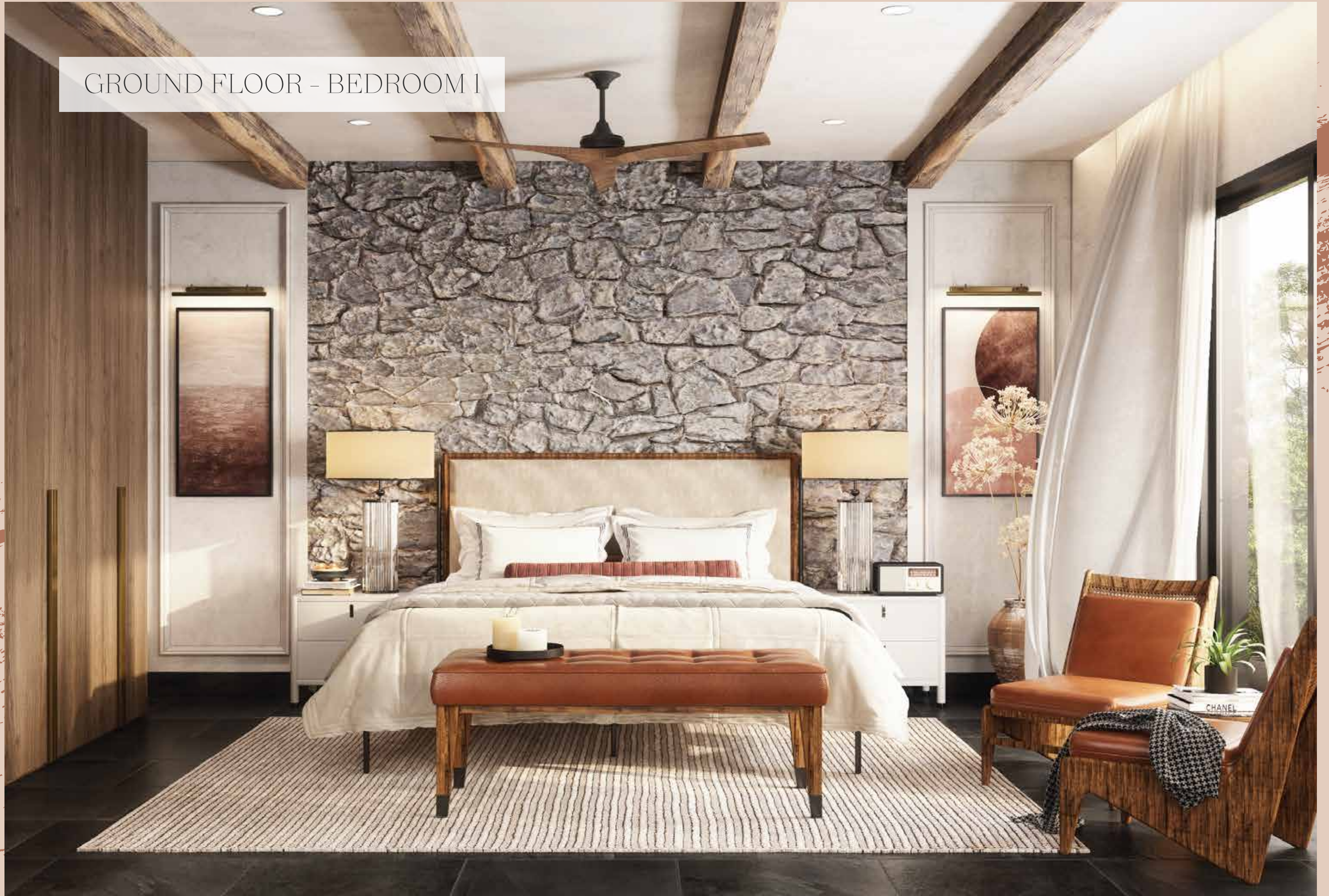
Discover a haven adorned with places to dine, drink and toast.





At Azul Estilo,
every day is infused with opulence
and cherished memories are
created with every passing moment.

GROUND FLOOR - BEDROOM 1



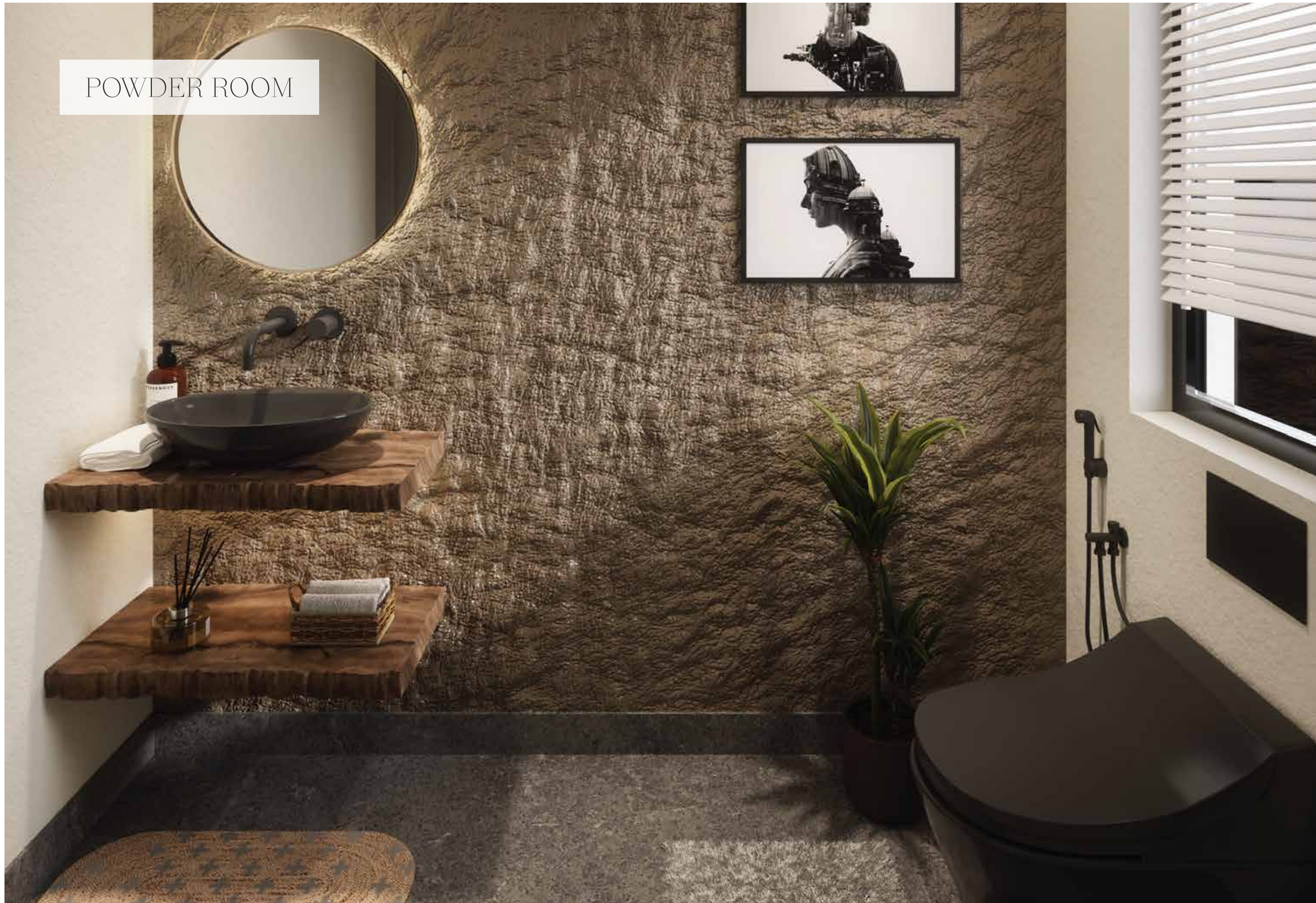
GROUND FLOOR - BEDROOM 1



A world of extravagance awaits.

Experience unrivalled luxury,
seamlessly blending the sophistication
of hotels with the comfort of home.

POWDER ROOM





RCC

M25 Concrete RMC Ready Mix & Fe 550D Grade Steel. RCC columns & RCC slab with plywood finish shuttering



MASONRY

External Walls in 23 cm and Internal Walls in 10 cm utilising only 1st grade bricks



SECURITY

CCTV surveillance covering all the outdoor common areas



TOILETS

Marble/Granite wash basin, taps like TOTO/Kohler or equivalent. SS towel rod, glass shelf, mirror, soap and tissue paper holders



PAINTS

External paint in texture with Apex Ultima or equivalent. Internal paint in Royale Emulsion or equivalent



LANDSCAPING

Kota/Tandur for pathways. 1 private car park for each villa & common for visitors. Lighting for gate, driveway, outdoors, elevation, garden & landscape shading



WATERPROOFING

Waterproofing for all the terrace areas, roof slab, sunk slabs, bathrooms, balconies & swimming pool



ELEVATION

Elevation with Aluminum Frames, toughened glass & High Pressure laminate panels where required as per elevation



FLOORING

Good quality flooring with Kajaria or equivalent vitrified tiles/natural stone



SWIMMING POOL

Private plunge pool with mosaic / equivalent tiles for each villa. Filtration system, wooden tile / planks around the pool or WPC deck flooring



AIR CONDITIONING (AC)

Air-conditioners and heating for all villas will be provided in living rooms, dining & all bedrooms with concealed copper wiring



24/7 POWER BACKUP

24/7 Complete power back up with DG set (Kirloskar / Mahindra or equivalent)



LIVING ROOM

Intercom facility from the security to the villa. Sufficient internet points, routers, power sockets & charging points.



ELECTRICALS

Fire resistant cables of Finolex / CRI wiring. Anchor Penta / Legrand or equivalent electrical switches



SERVANTS' QUARTERS

Double decker bunk beds with attached bathroom



CLUBHOUSE & SUPERMARKET

with kids play area, restaurant, entertainment zone and gymnasium



KITCHENS & LAUNDRY ROOMS

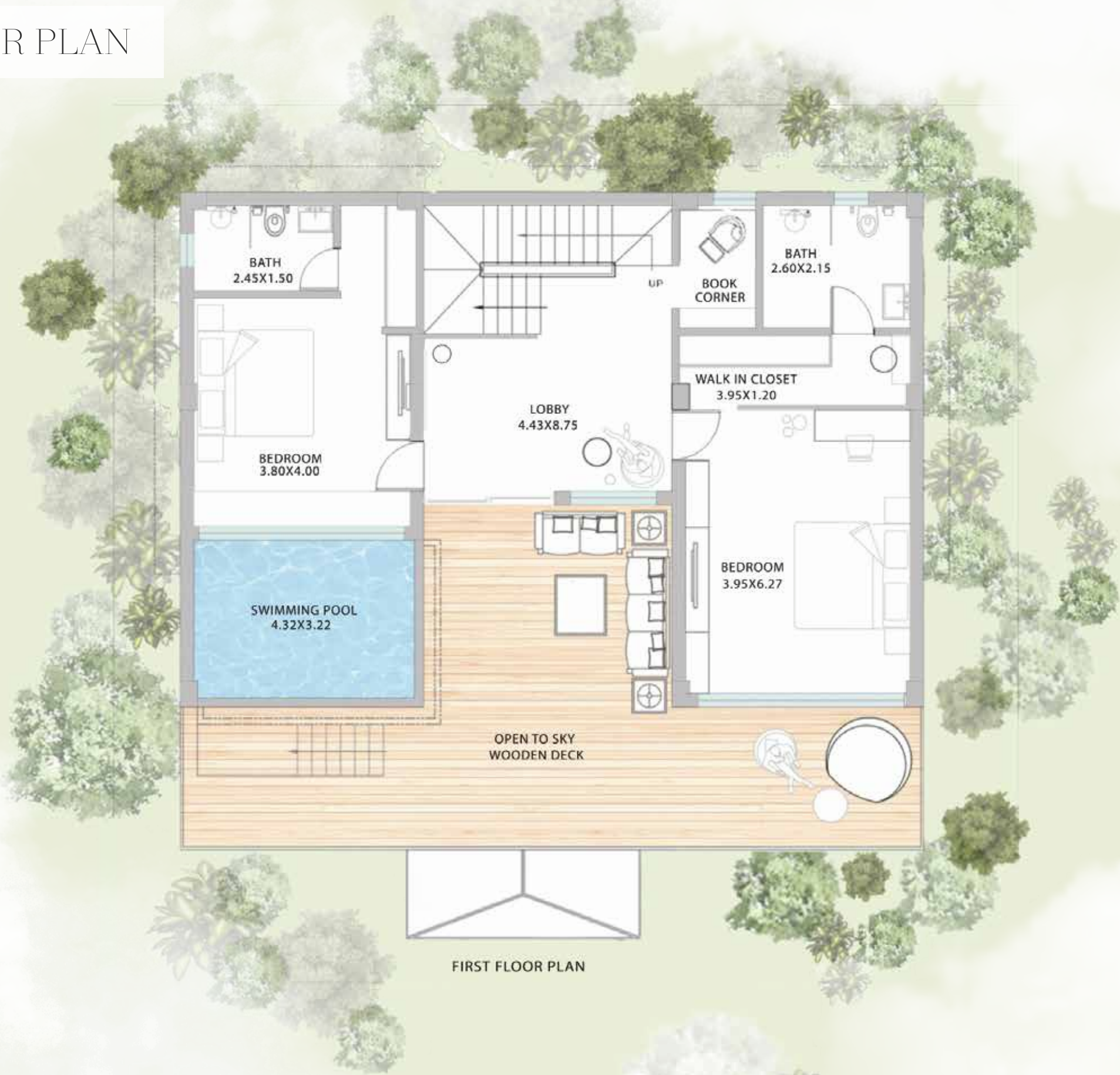
Modular Kitchen with Hafele / Hettich or equivalent channels with over-head cabinets



EXTERNAL & INTERNAL WALLS

Internal Cement Plaster Finished & 1mm Putti. External 2 Coat Cement Plaster

FIRST FLOOR PLAN



FIRST FLOOR PLAN

FIRST FLOOR LOBBY



Embrace the Symphony
of Nature in

Kasauli

Leave behind the monotonous rhythms of city life and immerse yourself in a symphony composed by nature itself. In the captivating embrace of Kasauli City Living, tree-lined avenues intertwine with a harmonious blend of traditional and contemporary architecture, epitomizing sheer elegance. Discover a haven adorned with places to dine, drink, and toast, where your desires are effortlessly catered to.



FIRST FLOOR - BEDROOM 2

Embrace the expanse
of luxurious living spaces,
where families can
unite, play and rejuvenate together.

FIRST FLOOR - BEDROOM 2



Kasauli, city living at nature's pace

Leave behind the monotonous rhythms of city life and immerse yourself in a symphony composed by nature itself. In the captivating embrace of Kasauli City Living, tree-lined avenues intertwine with a harmonious blend of traditional and contemporary architecture, epitomizing sheer elegance. Discover a haven adorned with places to dine, drink, and toast, where your desires are effortlessly catered to. This unique location offers the serenity and tranquility of the foothills, yet remains within reach of the conveniences of cosmopolitan living, enabling you to revel in the best of both worlds.

STUDY / MEDITATION ROOM



FIRST FLOOR - MASTER SUITE



FIRST FLOOR - MASTER SUITE



Experience the serenity
and tranquility of the foothills,
while enjoying the conveniences
of cosmopolitan living.

FIRST FLOOR - MASTER SUITE



POOL VERANDA

Cast away the bustle of the city
and embrace a life filled with
joy, love, and irreplaceable memories.





IN THE VICINITY

* THE LAWRENCE SCHOOL, SANAWAR - 4.4 KM

* SUNSET POINT - 7 KM

* BAIKUNTH RESORTS - 800 M

* MALL ROAD, KASALI - 5.5 KM

* CHRIST CHURCH - 5.5 KM

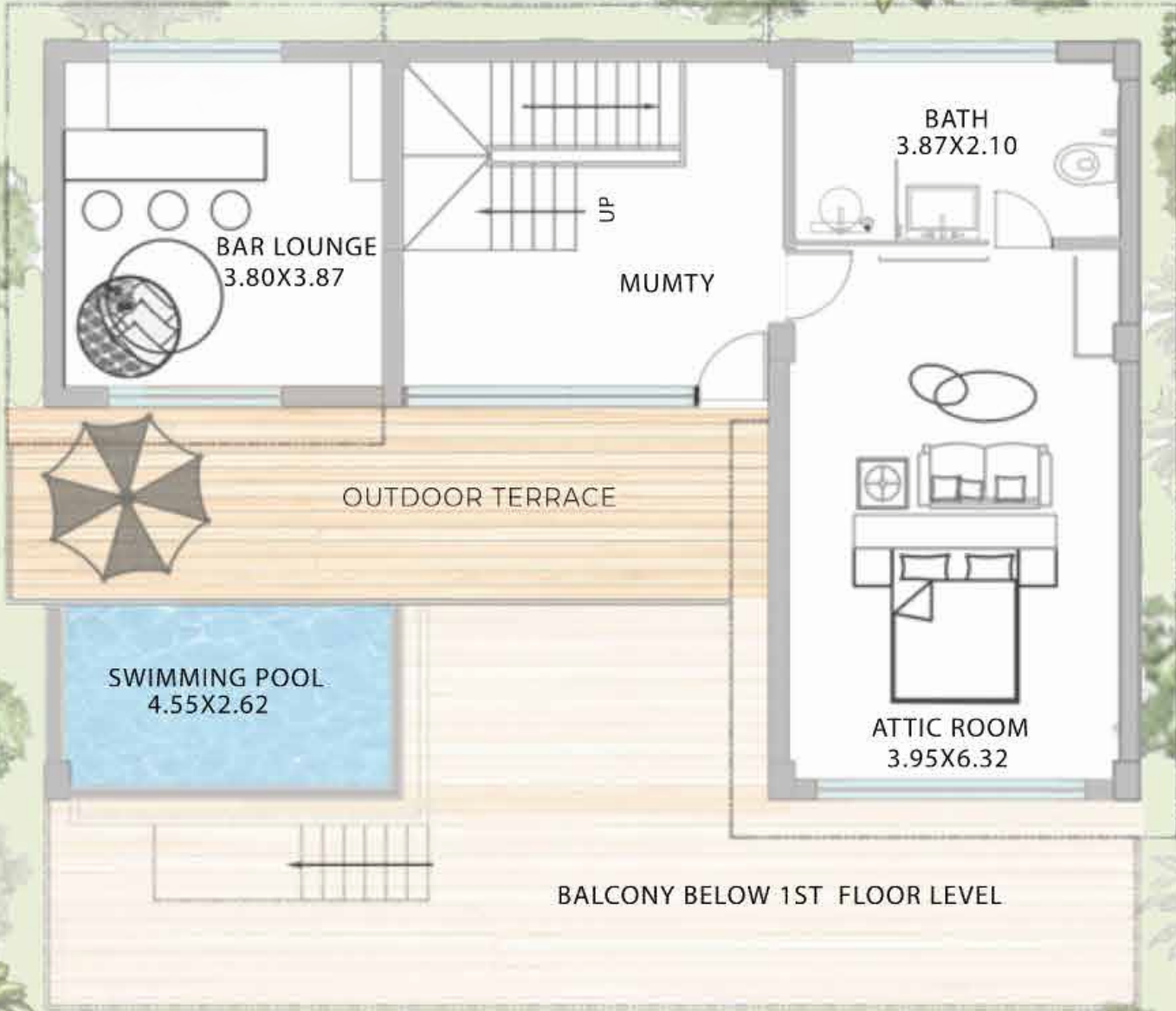
* CANTONMENT PARK - 5.6 KM

* KASALI CLUB - 6.3 KM

* MANKI POINT, SANJEEVNI HANUMAN TEMPLE - 9.1 KM

* DOCHI, WOOD FIRED PIZZERIA - 6.2 KM

ATTIC FLOOR PLAN



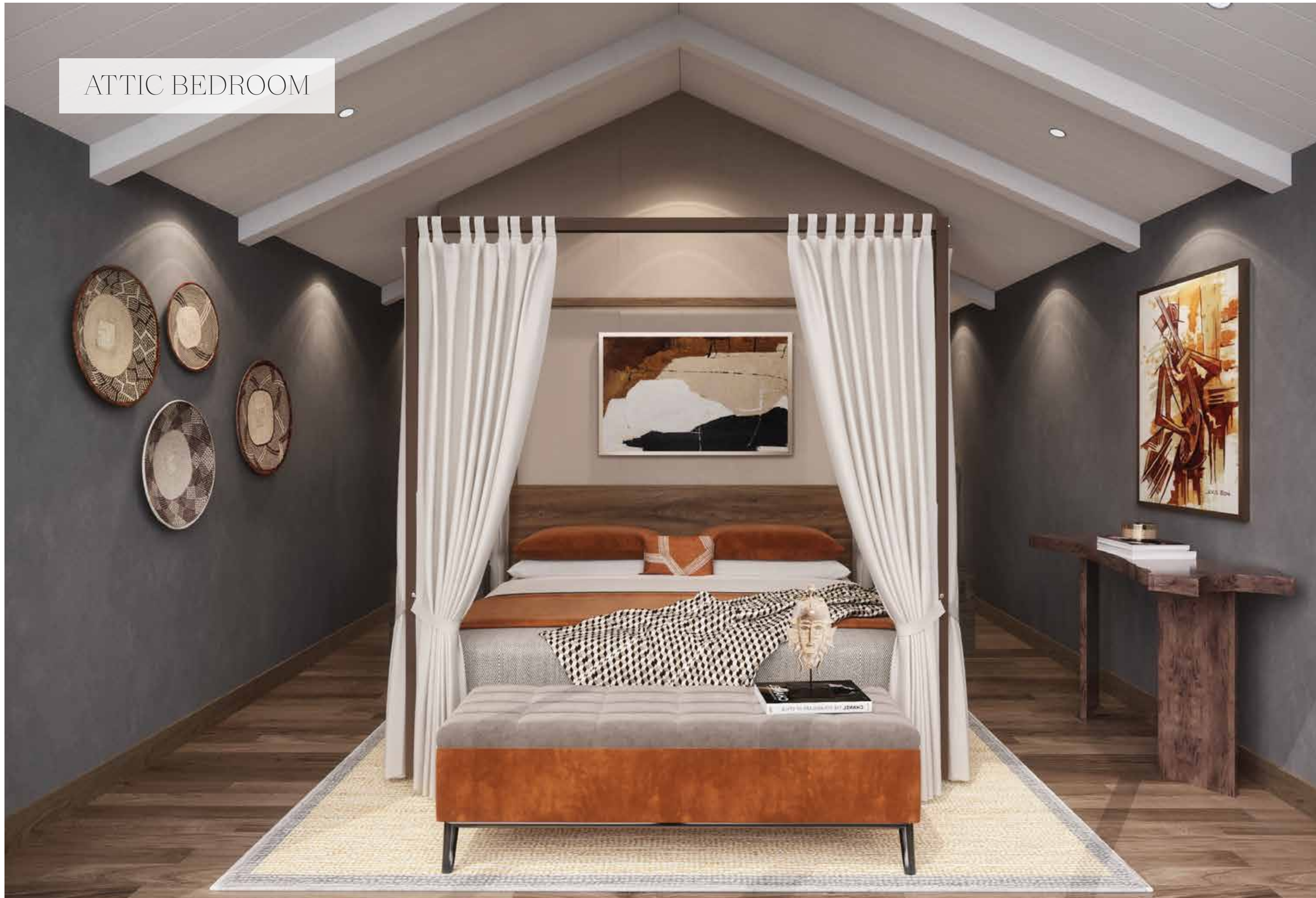
MUMTY PLAN

A modern attic floor terrace is shown, featuring a round wooden dining table with four white wicker chairs. A large white patio umbrella provides shade over the table. The terrace is enclosed by a glass railing and has a concrete floor. In the background, a white building with large windows and a dark roof is visible. The sky is blue with light clouds. The terrace is furnished with a round wooden table, four white wicker chairs, and a large white patio umbrella. A glass railing runs along the edge of the terrace, and a potted plant is visible near the railing. The building in the background has a white facade and a dark roofline. The sky is a clear blue with some light clouds.

ATTIC FLOOR TERRACE

Nestled amidst a tapestry of emerald-hued hills, the illustrious city of Kasauli stands as a crown jewel of regality and refinement.

ATTIC BEDROOM



ATTIC BEDROOM LOUNGE





*Build memories
that last a lifetime*

Clubhouse with:
Kids-play Area
Restaurant
Gym & Salon



About Kasauli

THE JEWEL IN THE CROWN OF HIMACHAL PRADESH

Nestled amidst a tapestry of emerald-hued hills, the illustrious city of Kasauli stands as a crown jewel of regality and refinement. Its ethereal beauty beckons the discerning few to wander through its tree-lined avenues along the Timber Trail, where the gentle whispers of nature harmonize with the symphony of opulence. Immerse yourself in the luxurious charm of this paradise, where palatial estates embrace panoramic vistas and the air is perfumed with hints of exclusivity.

From the lavish gastronomic delights to the enchanting allure of boutique shopping, Kasauli unveils a realm where luxury reigns supreme, and every step is a dance upon a golden path. Indulge in the embrace of this timeless sanctuary, where the essence of grandeur and the allure of serenity converge in perfect harmony, captivating your senses and leaving an indelible mark upon your soul.



About Azul Homes

The Pinnacle of Luxury Living

Azul Homes represent the epitome of unparalleled distinction in real estate development. Our visionary directors, fueled by years of expertise, revolutionize the landscape by seamlessly blending high-quality construction and the essence of luxury hospitality. With an unparalleled understanding of project terrains, locations, and the intricacies of design, we ensure that each property is a destination in itself—a sanctuary of comfort, luxury, and unforgettable experiences that surpass all expectations.



Introducing Azul Amor: A Gateway to Goan Tranquility

Prepare to be swept away into a world of ethereal beauty at Azul Amor, our flagship 4BHK luxury villa gated community in the idyllic village of Parra, nestled amidst the enchanting landscapes of North Goa. A mere 7-minute drive from Assagao awaits a realm of unparalleled magnificence. The six villas in the stunning Azul Amor, are a symphony of Balinese elements seamlessly blended with modern architecture, and stands as a testament to the pinnacle of design and comfort. Step into a world where contemporary interior decor sprawls across three resplendent levels, while double-height ceilings exude an aura of grandiosity.

Be transported to a realm where time slows down, and the rhythmic waves of Goan tranquillity wash over you. Azul Amor embraces the essence of this tropical paradise. Whether you seek to embark on captivating adventures or simply bask in the serenity of your surroundings, this sanctuary of luxury living offers the perfect retreat for indulging in the finer moments of life.

Luxofy, the prestigious arm of Property Hub, curates the finest luxury properties for a seamless buying journey. With an exceptional 15-year experience in the vibrant Goa market, Property Hub has earned a stellar reputation. Under the esteemed Luxofy brand, discerning individuals explore hand-picked projects by renowned builders with proven track records. Our unwavering commitment to excellence is matched by unparalleled services delivered by our highly trained staff.

At Luxofy, we transcend the concept of houses, viewing them as personalised sanctuaries that reflect unique essences and embrace communities. With this core belief, we dedicate ourselves to offering nothing but the best. Our team consists of talented professionals with unrivalled industry passion.

Choose from our meticulously selected portfolio of properties that meet your criteria: ideal locations, budgets, personal tastes, and future investment potential. Rest assured, Luxofy's offerings not only fulfil your desires but also promise substantial returns on investment.

Once you find your perfect abode, Luxofy expertly handles paperwork and details, ensuring a stress-free transition. From start to finish, we are committed to making your property-buying experience smooth and seamless.

Welcome to Luxofy, your concierge to luxury realty. Get in touch today to find out how we can help turn your luxury property dreams into splendid realities.

DISCLAIMER

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Marble/Granite being natural material have inherent characteristics of color and grain variations. Sroom/store shall not be provided with air conditioning. Marginal variations may be necessary during construction. The extent/number/variety/brand of equipment/fixtures/appliances are tentative and liable to change at the sole discretion of the promoter/developer. Allottee/client shall not have any right to raise objection in this regard.

For any concerns, please contact us on +91 97-96-96-96-45 or email us on info@azulhomes.in.



FOR ENQUIRIES, PLEASE CONTACT OUR RETAIL PARTNER:



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