





A Private Hillside Residency for the *Selected* Few  
Branded Residences | Gated Community | Hotel Privileges

Actual Site Image of Balcony\*



Surround yourself with the poetry of *nature*

Nestled amidst the misty hills and lush green valleys, Clifton is your sanctuary away from the city's chaos. Wake up to birdsong, sip your tea with panoramic mountain views, and breathe in air as pure as your thoughts

## *Living* in the hills.

A precious *Heritage* of natural, unspoiled & unpolluted beauty.

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City life is full of chaos, increasing vehicles, tall buildings and lacks in natural elements. With growing stress and pollution, families look for a safe haven, a getaway where they can breathe in fresh air and relax their eyes and soul with views that could enchant anyone. Life in the hills allows people to experience a new way of living that they have disconnected from. The heritage of nature and unpolluted beauty in its pristine charm shows what living should be like.

Experience *Valley views* & nature in all its glory.

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When you will arrive in the hills through zigzag roads, you will see what nature holds in its treasure for you. Clear blue sky, tall green trees, chirping and sights of birds that you never get to see and flora that is distinctive in every aspect will mesmerise your senses and encourage you to make the hills your permanent home because here the melodious silence of nature resides, connecting with your soul instantly.

Mesmerize in the bliss of *Pure droplets* of rain, snow & hazy fog.

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If you wish to experience each season in its purest form then there's no better place than the hills. Being untouched and unexploited by vehicular and factory pollution, the area showcase a seasonal marvel, making it a perfect destination for a family and even young urbanites to visit and reside

Neighbourhood *Getaways* to soothe your soul.

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Too tired of sitting at home? Step out as there is a lot to explore in the hilly areas. Land lined by tall trees awaits your arrival or you can simply go for a hike with your entire family and see the city standing on a mountain throne. The soothing weather will make your venture a worthwhile, filling your heart with great content.



## Shimla

One of India's most favourite hill stations.

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One of India's most favourite hill stations. Shimla was built on top of seven hills and is one of the most popular holiday destinations in India. This popularity was not gained recently but is a legacy that has been preserved since the 19th century. Here, one can witness the European architecture that has been maintained to this day and the cold weather that is like a breath of fresh air for those who live in hot and humid areas of India. After the end of the Anglo-Nepalese war, the stories of a place which had "English weather" soon spread through the British ruling elite of India.

Maintaining its old-world charm, Shimla became the center of art, theatre and technology. People here portray a sound balance between traditional values and modern thoughts. Earlier, Shimla was nothing more than a forest with a temple and now, one can see a lot of development here that makes life easy but also keep the people connected with the beauty of nature. It is surely a place that is worth dwelling in.



Rendered Image of Clifton Valley\*



Marvel the undisturbed valley views  
of *Shimla* everyday.

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Superbly blending with its raw and natural surroundings, Clifton Valley is built on a spacious plot, featuring modern amenities and superb open living spaces that bring out the true meaning of an elevated lifestyle. It is the first gated community project in Shimla with uninterrupted views of the valley, basking your home in the glory of ample sunlight.

With direct access to picturesque walkways and numerous bridle paths, Clifton Valley is a unique opportunity to live in the heart of Himachal, Shimla that is very well connected with several thriving towns, road, and transport networks. Your home here will have impressive entertaining spaces with gracious kitchen, family rooms and luxurious master bedroom suites with private balconies.

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Actual Site view of Balcony\*

## Welcome to a Life *Above the Ordinary*

Cliffton Valley is more than a residential development—it's a rare opportunity to own a second home in Shimla's most sought-after neighbourhood. Spread across 6 acres in the Mehli–Panthaghati region, this premium community is designed for individuals and families who seek peace, privacy, and prestige.

Here, you're not just investing in square feet—you're investing in a gated community that offers:

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-  Earthquake resistant structure
-  Secured Gated Community
-  24x7 Security with CCTV & Intercom
-  More than 70% Open Green Area
-  Lifts in all blocks
-  Landscaped Green Area
-  Lush Background Forest
-  Community Club House
-  Three Borewells for Water Supply
-  Service Power Backup with DG set



Actual Site image & View of Balcony\*



## Thoughtfully *Designed.* Perfectly Positioned

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The beautifully crafted 2/3 BHK residences & studio apartments provide a secure and safe haven with the potential to transform your everyday life into something very special.

Being first project in Shimla offering lifts, at Clifton Valley, you can arrive conveniently to your humble abode. Each apartment with a balcony offers views that cleanse your mind and flutters your soul. Open plan living offers room to breathe. These truly exceptional homes have been expertly planned to keep your modern and spiritual needs in mind. Finished to the highest specifications, it is not just an apartment but an environment that balances style and functionality perfectly.

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Studio & 1 BHK: 500–700 sq. ft.  
Smart investment or cosy vacation space

2 BHK: 900–1,250 sq. ft.  
Ideal for small families or dual-use homes

3 BHK: 1,750–2,090 sq. ft.  
Expansive layouts with private parking and panoramic views

Actual Site image of Living Room\*



## Choose the Space That *Suits* You

Studio: 500–700 sq. ft.  
Smart investment or cosy vacation  
space

2 BHK: 900–1,250 sq. ft.  
Ideal for small families or dual-use  
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3 BHK: 1,750–2,090 sq. ft.  
Expansive layouts with private  
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Actual image of Dining\*



Actual image of Kitchen\*







## Your Holiday Home Can *Earn* for You

With tourism in Shimla thriving year-round, Clifton Valley presents an income-generating opportunity for second home buyers. Unlock steady returns by hosting your property as a short-stay vacation home on Airbnb, Booking.com, or other platforms.

- High demand from travellers, families, and couples
- Fully-managed rental and housekeeping support (available on request)
- Use the home when you want, and let it earn when you're away

Smart second homeownership starts here.





Actual View From Site\*



Urban *amenities* for the  
millennial urbanities.

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As an urban dweller, living in a pollution free and calm environment is not enough. There are many more things that one expects from their home. Millennials today are in search of an opulent lifestyle where they can relax their mind, body and soul in a rejuvenating environment.

To meet the never ceasing demands of the urbanites, Clifton Valley has a myriad range of recreational amenities that is perfect for people of all age groups.





## Live the Resort *Life*, Every Day

### Gym

Don't have time to go to the gym? You can say good bye to such woes as you will have a gym on the rooftop of your residence. You can head upstairs whenever you feel encouraged to shed some extra pounds.

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### Kids Play Area

The club house at Clifton Valley has a separate kids' play area which is surrounded by hills and fresh air. When your little one will be playing outdoors, your heart will be at peace. The clean and green environment will only boost their health.

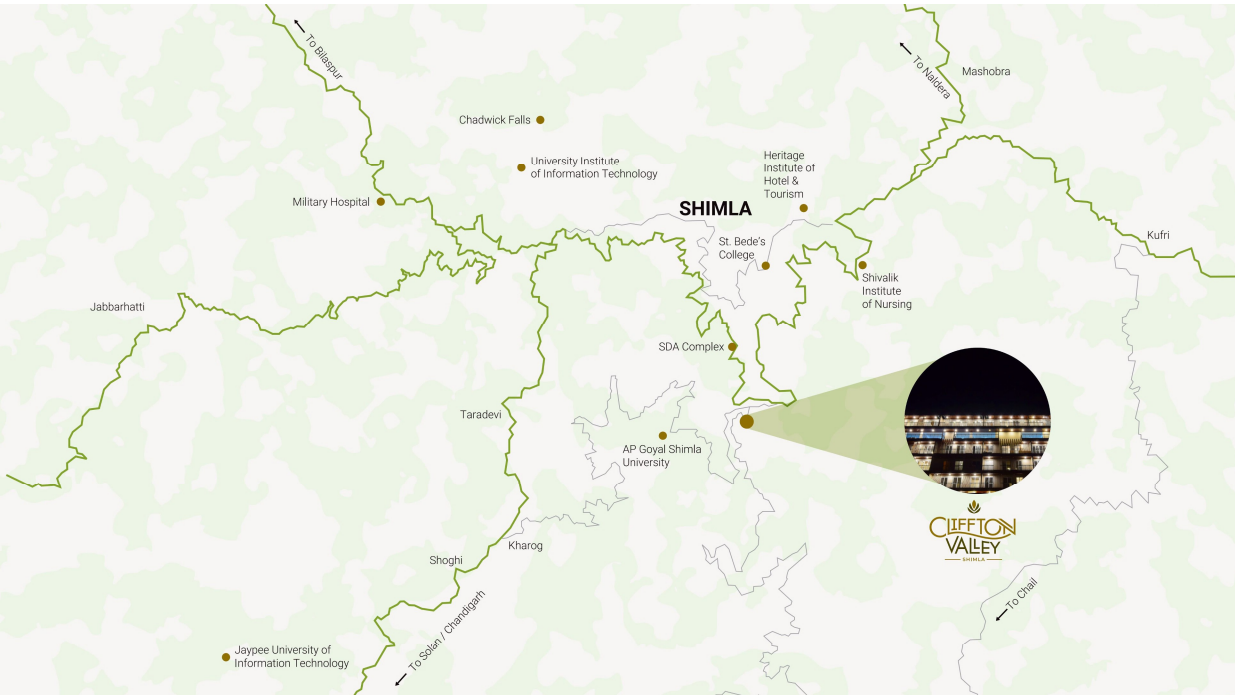
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### Yoga Room

Need to collect your thoughts and release the stress? Do it in the most authentic way at the yoga room. Surrounded by peace and tranquillity, every moment will be a gem to behold.

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## A *Central* Location

Nestled in the lap of Shimla, Clifton Valley keeps you connected to every modern amenity. Shimla Airport being in the vicinity gives you access via air to this place. The expanding roads make commuting from one place to another much easier. The project can be accessed from two sides that is Shogi bypass and from main Shimla road. One also gets easy accessibility to several educational institutions, banks, hospitals, and ISBT. Clifton Valley is away from the city's chaos but keeps you well connected to everyday amenities.

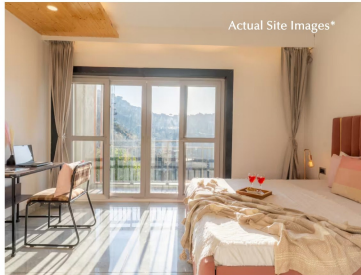
> Drive all the way up to your car parking and save pains of tight turning choked roads, again first of its kind in Shimla.

> The Project is very close to Junga road where the famous upcoming 4 lane Kalka-Shimla road is connecting.

> Close proximity to important landmarks like schools, colleges, super specialty hospitals etc.

### Important *Landmarks* & Distances

Airport	20 km
Railway Station	10 km
Mall Road	8.6 km
Mashobra	18 km
Highway	3 km



## Technical Specifications

### FLOORING

Italian marble design tile  
Anti-Skid Tiles for Balconies

### TOILETS

Ceramic glazed wall tiles  
Flooring - anti-skid tiles  
Granite top with wash basin  
European W.C., Jaquar or equivalent make  
Geyser provision in all toilets  
Vanity under washbasin

### KITCHEN

Modular kitchen  
Polished counter  
Glazed tiles up to 2' height above counter

### CUPBOARDS

Each bedroom with Wooden Cupboards.

### DOORS AND WINDOWS

All internal Chowkhats in kaporsall wood,  
All external windows and doors in UPVC  
All bedroom doors fitted with locks for complete safety

### HARDWARE

Good quality hinges and other hardware.

### INTERNAL FINISHES

Complete ceiling  
Part wooden ceiling in common area  
Acrylic Emulsion/Distemper

### ELECTRICAL WORK

Copper Wiring (KEI, Havells, Polycab or equivalent)  
Concealed conduits, protective MCB  
Modular switches (legrand or equivalent)  
Provision of sufficient light and power points in all rooms  
T.V. provisions in living and bedrooms

### STRUCTURE

Earthquake resistant RCC Framed construction

### MISC

Lifts in most Blocks  
Adequate Parking  
Adequate Water Storage

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Ready to embark on your luxury living journey?

Contact *Cliffon* by Chester Hills Group to explore ownership opportunities, schedule a tour or ask questions.

We extend a *heartfelt* thanks to all readers for exploring our catalog.

Choosing a luxury living destination is significant, and we're grateful to you for considering us. Reach out for further information or assistance.

We eagerly anticipate welcoming you to our luxury living community.

## The Promoters

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At Himachal Estates, land, nature and its pure surroundings comes first. From the very beginning, the company is focused on protecting the unprecedented beauty of Himachal Pradesh, but at the same time sharing it with people who wish to enjoy a life nestled in serene lap of nature. Every project constructed is aimed at protecting the natural resources and then erect a building that is at par with international standards and offers high level of opulence to every customer.



Mr. Megh Raj Garg is a prominent social personality with a heart full of passion and determination sky high. As a successful industrialist with steel units in Himachal Pradesh, he has been involved in real estate industry as an investor from a very long time.

Mr. Sudershan Singla, Solan based businessman is a prominent personality in Himachal. Coming from humble origins, he understands the importance of being passionate about goals and dreams. From last 20 years, he has been working in building material industry and is a successful trade partner of some of the leading brands, such as building, sanitary and bath fittings. He is also the sole distributor of Jaquar and CERA in Himachal Pradesh.

