



This is not just a residence — it is an environment built around comfort, warmth, and meaningful living. A sanctuary where architecture embraces emotion and everyday life feels personal. It is a place where natural light, thoughtful planning, and refined materials come together to create spaces that feel intuitive and alive. Every detail is crafted to balance privacy with connection, serenity with vibrancy, and elegance with functionality.



SITE PLAN

Project Name: Residential Apartments Project
Land area: 4008 sq. m.
Project Built-up area: 90,000 sq. ft.
Location: Jhaul Kasauli, District Solan, Himachal Pradesh
Clear Tag: Pre-RERA

PROJECT OVERVIEW

A boutique hill residence offering fully furnished Studio and 1 BHK apartments designed for personal use + high Airbnb income potential. Located 8 km from Kasauli Mall Road on Garkhal - Jagjit Nagar Road, providing the perfect balance of peace + connectivity.

PROJECT VISION & CONCEPT

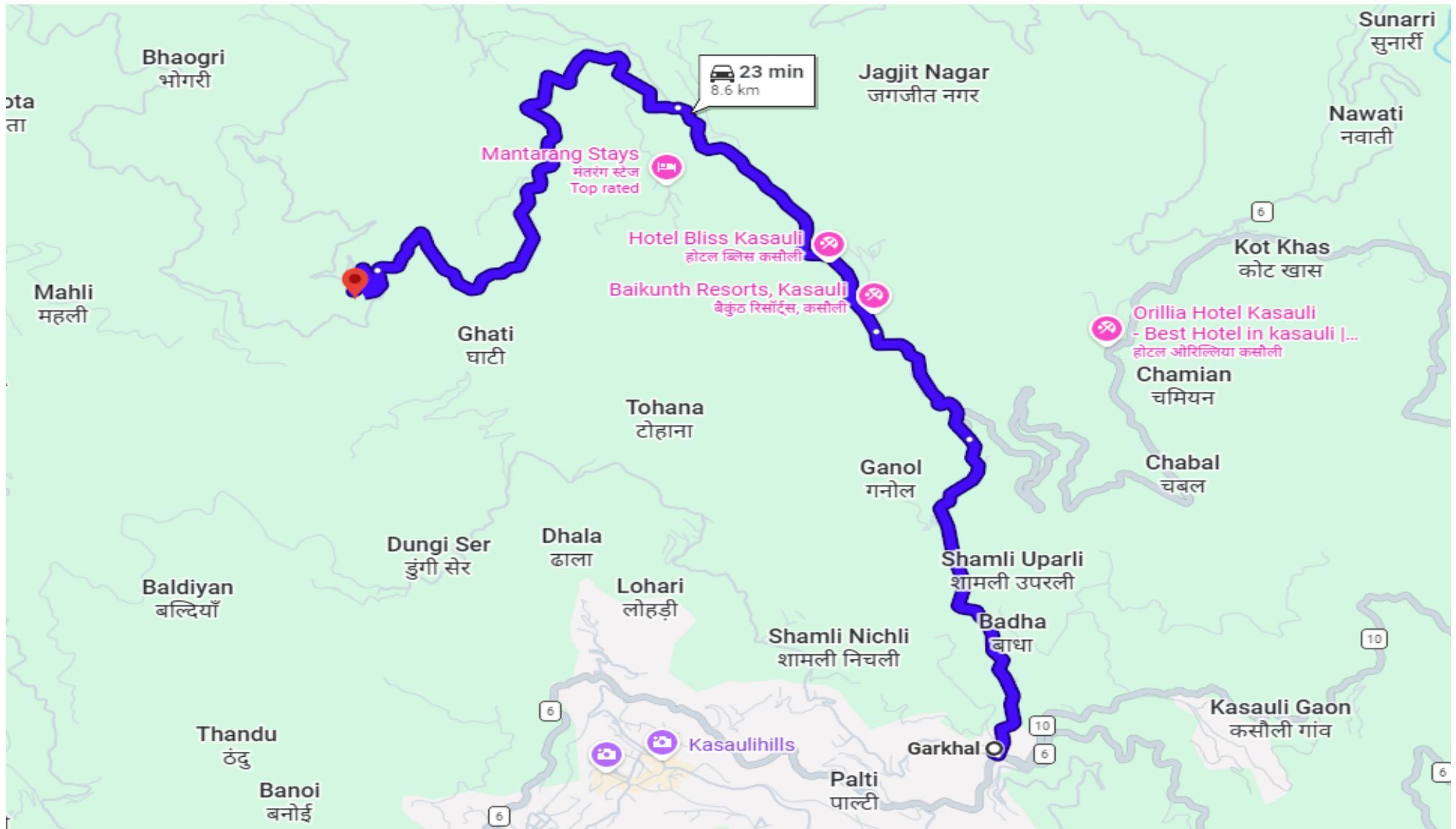
Project Type: Residential Apartments – Studio and 1 BHK units, boutique, low-density hill-side development

Target Segment:

- Professionals from IT, banking, and corporate sectors looking for a peaceful hill-side home
- Buyers who value low-density, nature-friendly living
- Small investors interested in a premium property with good long-term potential

PROPOSED AMENITIES & LIFESTYLE

- Clubhouse Experience: Restaurant, spa, and modern gym for residents
- Heated Swimming Pool: Relax and unwind year-round
- Green Haven: 10,000 sq. ft. landscaped garden for leisure and community interaction
- Hill-Side Living: Nature-integrated, low-density environment



LOCATION OVERVIEW

Area: Jhaul Kasauli, District Solan, Himachal Pradesh

Connectivity:

- Road: NH5 / State highways Chandigarh: 60 km
- Rail: Solan Railway Station – 35 km
- Air: Chandigarh Airport – 65 km

Surrounding Landmarks:

- Located near Baikunth Hotel
- Close to the upcoming Ramada Hotel

Why This Location Works:

- Surrounded by upcoming Ramada Hotel, enhancing area activity
- Among the first high-altitude apartment projects in Kasauli
- One of the closest apartment projects to Kasauli

INDICATIVE PRODUCT MIX

Unit Type	Carpet Area (sq. ft.)	Built-up Area (sq. ft.)	Common Area (sq. ft.)	Super Area (sq. ft.)	Parking (sq. ft.)
Studio	550	700	74	774	180
1BHK	600	850	90	940	180

Boutique hill-side development with limited units per floor/building
Indicative configuration subject to approvals




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STUDIO & 1 BHK APARTMENT

MARKET POSITIONING

- Kasauli's only high-altitude, fully furnished G+7 apartment project
- Boutique, low-density Studio and 1 BHK residences

UNIQUE SELLING PROPOSITION

1. Highest Altitude Residential Tower in Kasauli

- Only G+7 floor apartment development in the entire Kasauli belt
- Located at one of the highest residential altitudes, offering unmatched climate, oxygen quality & views
- The elevation itself becomes a luxury USP for buyers & tourists

2. Guaranteed Clear Valley View from Every Unit

- Uninterrupted natural scenery
- Premium advantage over typical hill apartments with partial views
- Huge boost for Airbnb income & resale value

3. Private Jacuzzi in the Balcony of Every Unit

- ONLY project in Kasauli offering this luxury in each apartment
- High-demand feature for tourists, families & couples

4. Fully Furnished Apartments

- Move in + rent out ready
- Zero setup cost for buyer
- Higher reviews → Higher occupancy → Higher ROI

5. 10,000 Sq. ft Green Activity & Dining Zone

- Children's play activities, outdoor dining spaces, seating & relaxation zones, community gatherings

- Enhances lifestyle + Airbnb guest satisfaction

6. Dedicated Parking for Every Unit

- Hassle free parking for owners & guests
- Major USP since most Kasauli projects struggle with parking space

7. Prime Yet Peaceful Location – 9 km from Kasauli Mall Road

- Far enough from tourist noise & congestion
- Ideal for second-home buyers & short-stay guests
- High preference zone for Airbnb travellers

8. Only Apartment Project in Kasauli with G+7 Luxury Tower Concept

- Gives a skyline feel unlike typical low-rise hill developments
- Modern architecture + premium elevation
- Better structural engineering & view placement
- Strong identity and brand recall

9. Resort Style Amenities

- Restaurant, Spa, Gym, Clubhouse access for all guests
- Premium lifestyle for owners + higher ROI potential

10. Designed for Strong Rental Returns

- Due to Jacuzzi in every unit, fully furnished interiors, valley view in all apartments, resort amenities, peaceful location
 - This project is positioned to become one of the highest yielding Airbnb properties in Kasauli
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PRICE POSITIONING (Indicative | Pre - RERA)

Super Area-

Unit Type	Super Area (sq. ft.)	Rate (₹ per sq. ft.)	Total Price (₹)
Studio	774	10,500	8,127,000
1 BHK	940	10,500	9,870,000

All prices are indicative for CP reference only, subject to statutory approvals and RERA registration.

No unit-level or booking information is implied.

INVESTMENT STRENGTHS

- High Airbnb yield segment (small units perform best)
- Furnished units = instant listing with minimal setup cost
- Premium amenities → higher nightly prices
- Strong weekend & holiday traffic
- Easy resale due to strong income potential
- Peaceful micro-location, ideal for second homes

EXPECTED MONTHLY NET RETURNS (After Airbnb fees + management + utilities):

- **Studio:** ₹35,000 – ₹65,000
- **1 BHK:** ₹45,000 – ₹80,000



PAGE AIRBNB ROI SHEET

1. ADR (Nightly Rate) with Amenities

Unit Type	ADR Range (₹)
Studio	3,500 – 5,000
1 BHK	4,000 – 6,000

- Premium amenities (Jacuzzi, Restaurant, Clubhouse, Spa, Gym, Furnishing) = 20–35% higher ADR compared to normal Kasauli apartments

2. Occupancy Assumption

- **Peak:** 75–95%
- **Off Peak:** 25–40%
- **Annual Average:** 18–20 nights/month

3. Monthly Gross Income

Unit Type	Gross Monthly Range
Studio	60,000 – 1,00,000
1 BHK	70,000 – 1,20,000

4. Estimated Running Costs

- Airbnb fees: 3–5%
- Property management: 10–20%
- Cleaning + consumables

- Electricity & maintenance
- Total Deduction: 30–35%

5. Final Net Income (Take Home Per Month)

Unit Type	Net Monthly Return
Studio	40,000 – 65,000
1 BHK	47,000 – 80,000

6. ROI Snapshot

- Example investment: ₹8.1–9.6 lakh
- Net Returns: ₹4.8–11 lakh/year
- ROI Range: 5% – 10% (realistic, market aligned)
- Higher ROI possible with dynamic pricing, professional management, strong guest reviews

STUDIO APARTMENT PLAN

700 Sq.Ft



1-BHK APARTMENT PLAN

850 Sq.Ft

