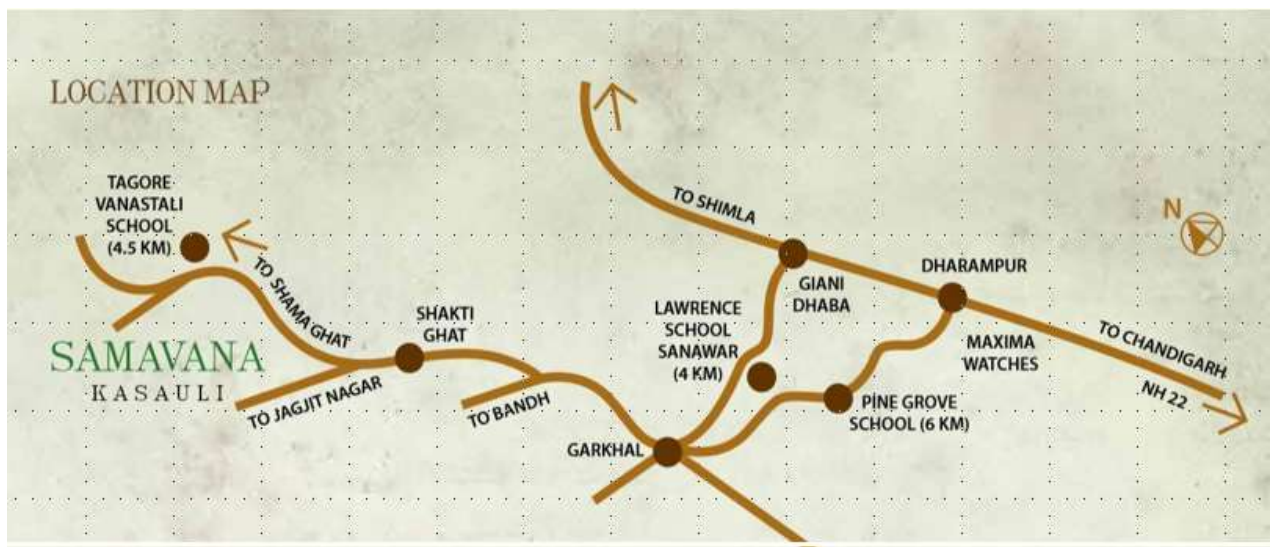


Salient Features

Samvana-1, Kasauli is an architectural touchstone of luxury from DLF, nestled amidst the canopy of pines, right in the heart of Shivaliks. Spread across an area of 58 acres, at an altitude of approx. 4800 ft, Samavana-1 is located close to Jagjit Nagar Ridge and well-connect to Garkhal, Kasauli. It is conveniently located with Shimla airport just 40 kms and Chandigarh airport 78 kms away. Prestigious and popular schools like Lawrence School - Sanawar, Pinegrove School – Dharampur are within the radius of 13-16 kms only.

These exclusive and limited number of plots for development are in a forested area leading to endless greenery and breath-taking views having no match. Imagine having a farmhouse in the hills, waking up to spectacular views and bird songs, enveloped in quiet and having enough and more space right outside your home to try growing your own vegetable patch, or set up a patio for evening sit-outs and bonfires, curate a garden or just use the space for fulfilling your fitness goals.



Details of the project:

Total Site area= 58 acres

Total Parcel Area = 58 acres

Parcel for 33 plots = 24 acres

Total plots available=33

+91 8586866824

Amenities include:

- Clubhouse with Multi-cuisine restaurant
- Heated Swimming Pool
- Gymnasium
- Spa
- Billiards/Pool Table
- Table Tennis
- Library
- Card room

Key Features

- (i) Samavana-1 is the only licensed colony of this dimension (about 58 acres if we consider Delanco, Isabel and Delta-land portions together). This is ostensibly the largest such proposed development in H.P.
- (ii) The development is luxuriously landscaped, and the project road is ideal for walks and other activities like cycling etc. To maintain the same, the project has accounted for an open and common car parking near the entrance, also enabling the residents to cycle or take golf carts to their homes, available 24x7.
- (iii) The project is near the 'Lawrence Public School, Sanawar' and 'Pinegrove, Dharampur'. These are arguably one of the finest residential schools in north India.
- (iv) The plots are both located in the valley and on the hilltop. Based on the views, ones prefer they can opt for the same.
- (v) The land abuts the Jagjit-Nagar ridge. The project land consists of a huge swathe of pine forest. Pine is the most ambient of temperate species in terms of effusing healthy air and hence, residents will not only enjoy breath-taking views but also cleaner air.
- (vi) A new road (almost through) from NH (about 10 km from Parwanoo) to Garkhal connects the project with the main town. This will be the shortest route to Kasauli and will shorten the driving time by 30-45 minutes.
- (vii) Kasauli and its environs attract the highest tourist footfall in the state (hotels are having occupancy of about 55% on an average). Homestays are doing even better. A potential plot owner can have a reasonably good business model here as 3-4 BHK villa attracts a tariff of INR 15,000-20,000 a night.
- (viii) We have approved and functional 6 borewells which give us copious supply of water even during lean season. Therefore, this critical variable is taken care of.
- (ix) DLF teams are happy to put you in touch with select contractors of repute who can help you visualise your dream getaway home.

Key Distances

Chandigarh Airport	78 kms
Shimla Airport	40 kms
Dharampur Railway Station	18 kms
Kalka Railway Station	41 kms
Chandigarh Railway Station	61 kms
Kasauli Town	16 kms
Chandigarh National Highway	17 kms
Kasauli Club	18 kms
Primary Health Centre Kuthar	4.5 kms
Chandi Hospital	10 kms
Lawrence School Sanawar	13 kms
Pinegrove School Dharampur	16 kms
PGI Hospital Chandigarh	65 kms

Inventory Available:

Unit Type	Total Units	Available Units
Plots	54	33
Villa	1	1
2.5 BHK Aptt	6	4
1 BHK Aptt	6	6
Total	67	44

Site Map



Thank You