



CHAIL  
HEIGHTS VILLAS

# Why Chail ?



Chail, nestled in Himachal Pradesh, offers a perfect blend of tranquility and natural beauty. Surrounded by majestic mountains and lush pine forests, it provides an idyllic escape from city life.

## **Picturesque Setting**

With stunning Himalayan views and a serene atmosphere, Chail is a paradise for nature lovers and a sought-after destination.

## **Rich Heritage**

Once a summer retreat for the Maharajas, Chail features charming architecture and a rich history, attracting visitors seeking a unique experience.



### **Strategic Location**

Located just 45 kilometers from Shimla, Chail is easily accessible while maintaining its peaceful charm. Its connectivity to towns like solan and kasuali and Kandaghat ensures convenience for residents and tourists alike.

### **Pleasant Climate**

Chail enjoys a milder climate compared to Shimla and Nainital, making it an ideal year-round destination for those looking to escape the heat or enjoy pleasant winters. Chail also witness snowfall during winters.

### **Growing Popularity**

As Chail's charm continues to draw more visitors, the demand for properties is on the rise, presenting a smart investment opportunity.





## TWO APARTMENT BLOCKS



- At Chail Heights, we bring you an exclusive residential experience through our thoughtfully designed **Apartment Blocks**
- Welcome to our modern residential building with **seven floors** of comfortable living.
- Each floor features **four spacious 1 BHK apartments**.
- **One entire floor** is designated for **resident parking**, with accommodation for up to **25 car spaces**.





# APARTMENT LAYOUT



Located in the serene beauty of Chail, these homes offer a harmonious blend of comfort, luxury, and modern living.

## Building Layout:

- 7 Floors (in all)
- 4 Apartments on each floor
- 1 Floor reserved for Designated Car Parking Space

## 1 BHK Apartment Size Options :

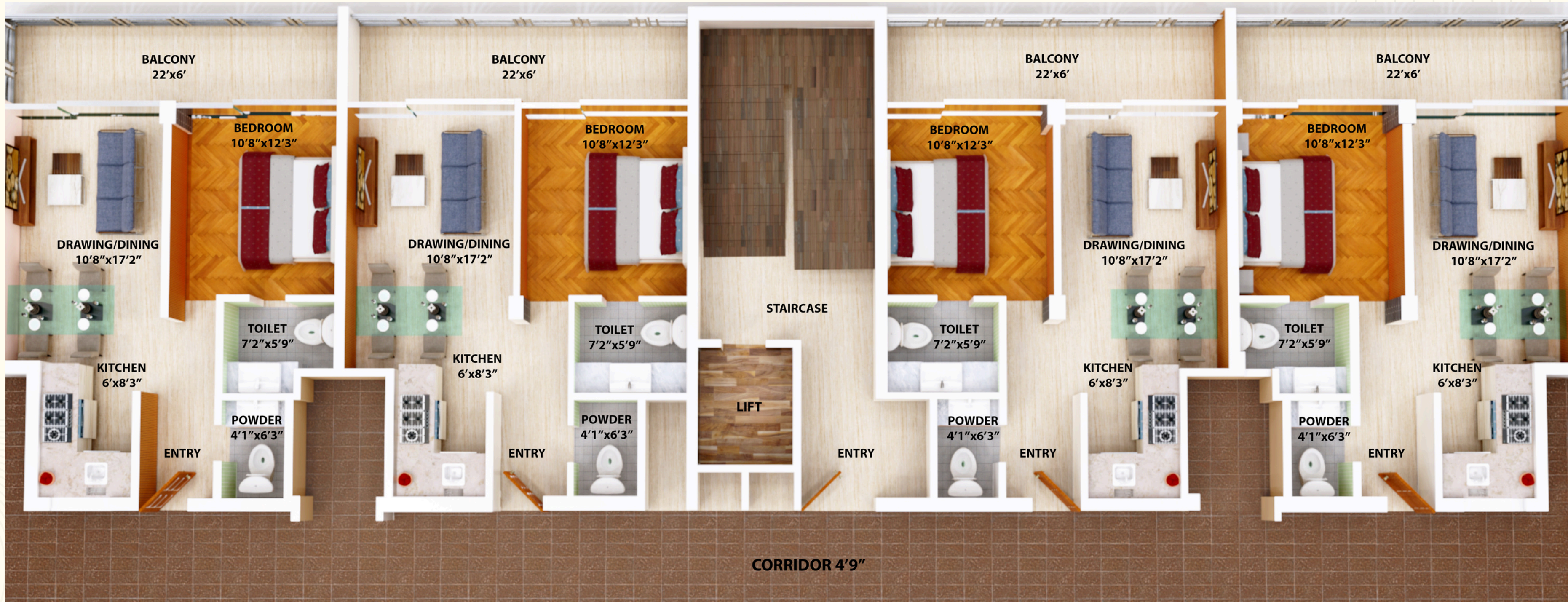
- **977 ft.<sup>2</sup>** : for those seeking expansive living spaces.
- **855 ft.<sup>2</sup>** : for a more compact yet cozy layout.

- **Design & Comfort:**

Chail Heights apartments are designed for natural light and scenic views, creating a peaceful living space—perfect for vacation or permanent residence.



# FLOOR LAYOUT







# APARTMENT LAYOUT- 1



1 BHK APARTMENT	
Area	(sq.ft)
Super Built-up	855.73 Sq.ft





# APARTMENT LAYOUT-2



## 1 BHK APARTMENT

**Area**

**(sq.ft)**

Super Built-up

977.79 Sq.ft





# FURNISHINGS



- Double Bed with Side Table
- 32" LED Entertainment Unit
- Sofa Set with Coffee Table
- Elegant Light Fixtures
- Washroom Fittings







# MANOR



## The Club House

- Kid's Play area
- Pool Table
- Table Tennis
- Beverages corner







# SECURITY



- CCTV Surveillance
- Fire Security System
- Security Guards







# LOUNGE



- Reading Area
- Seating Area
- Card Room

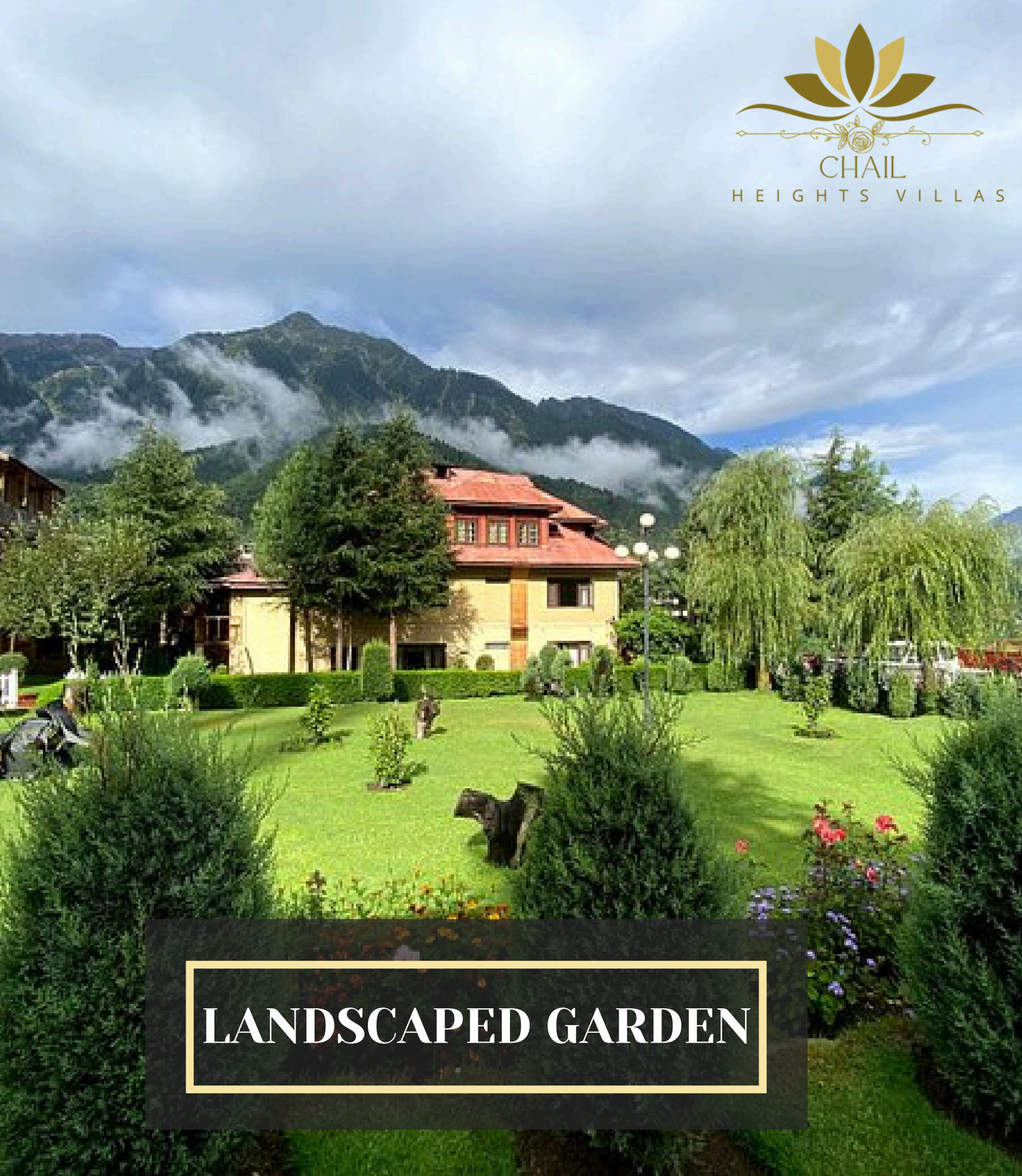




RESTAURANT

CAR PARKING





LANDSCAPED GARDEN



GYMNASIUM





# APPROVAL



**RERA No. HPRERASHI2025123/P**

## TRANSPARENCY

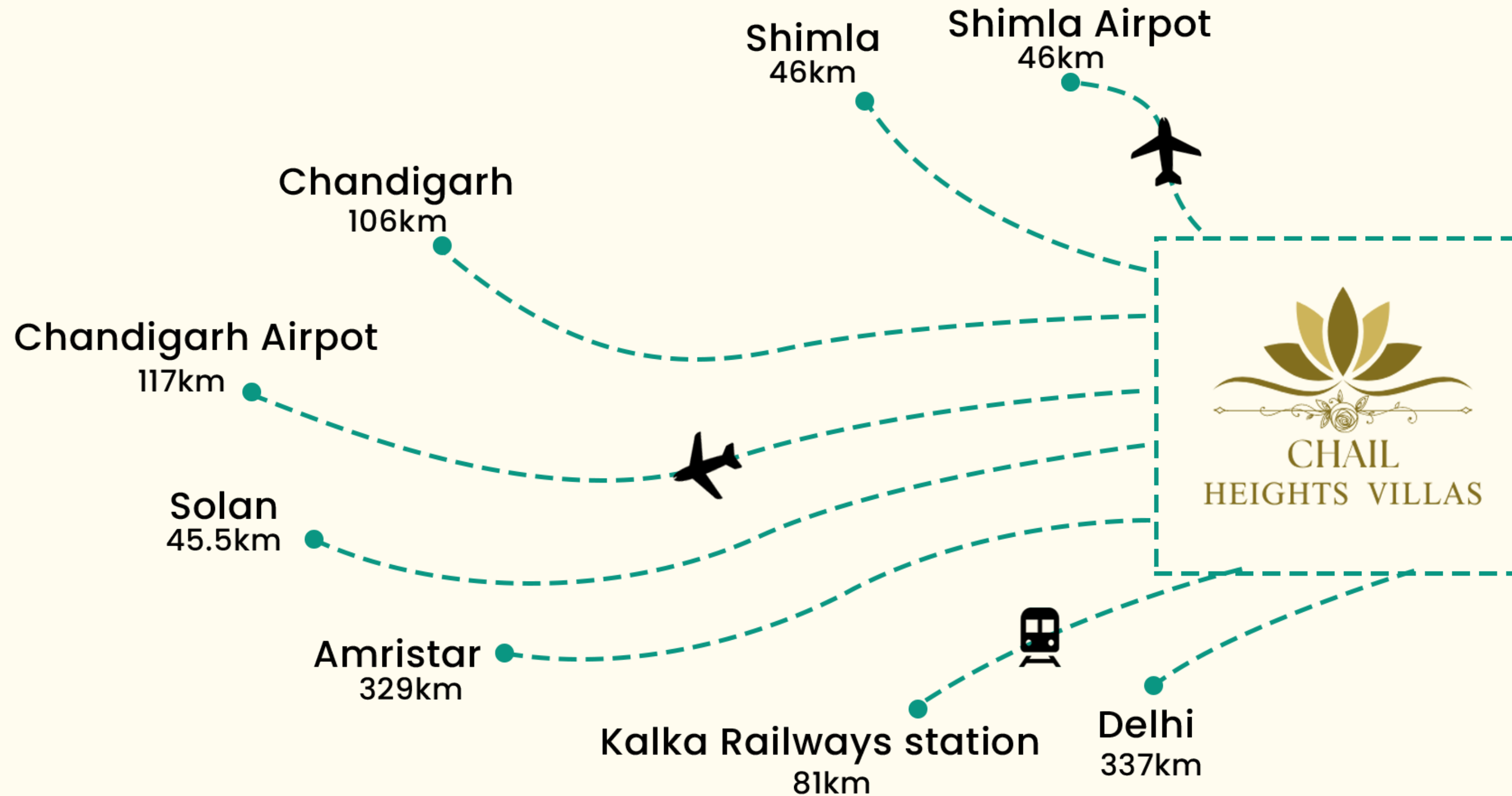
Our legal team ensures complete transparency in every transaction, giving you the peace of mind that comes with knowing your investment is secure. We are RERA approved and strictly adhere to the standards.

## FREEHOLD HOME

Owning a freehold property at **Chail Height Villa** provides you with complete ownership rights, allowing you to pass down a legacy for generations to come.



# ROUTE MAP







# CHAIL HEIGHTS VILLAS

*by*

## THE SHUBHAM GROUP