

HP RERA No. RERAHP10210126



# APAS VALLEY HOMES

*Theog, Shimla*

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Akasha, Vayu, Tejas, Apas, and Prithvi, or ether, air, fire, water, and earth are the five tattvas or *pancha tattvas* in the primeval Indian philosophy. *Tattvas* are the principles of truth or reality.

*Apas*, or water; the fourth of the five elements, is associated with creativity, courage, kindness, and compassion.

These values are at the core of the ethos of APAS Group and can be found in our commitment to delivering exquisite projects and keeping customer satisfaction our topmost priority.





Summer Day View





Winter Day View





Winter Night View

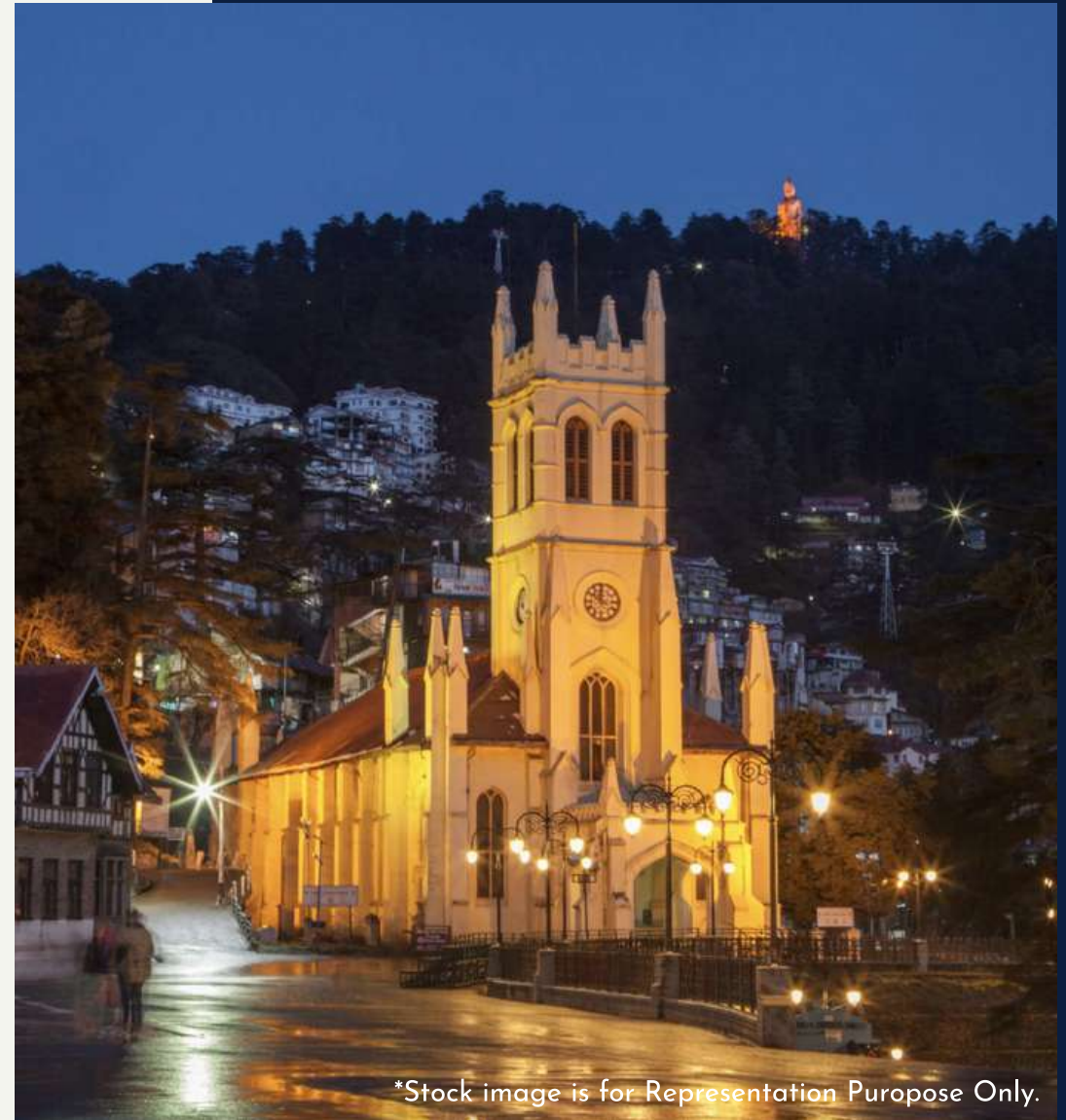


# Shimla

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Initially conceived as a mountain retreat by the British, Shimla's colonial charm and with its sloping roofed timbered cottages, elegant cafés, and a mall road with its little shops and buildings in Tudor, Victorian, and Edwardian styles as stylish as any London high street, made it the playground of the rich and powerful in the British era.

In its heydays, Shimla vied for its place with the numerous global luxury destinations and this legacy lived through the ages, long after the British had left the country, The gateway to the beautiful and blessed Himachal Pradesh, Shimla still sparks memories of a cherished family holiday for most Indian families



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# Shades of Theog

At an elevation of 7570ft above MSL, Theog sits in the midst of clouds just 26km from Shimla. The all-season weather in Theog is a treat all year long, with cool summers where the temperature touches a maximum of 25°Celsius. In peak winter months, one can see pleasant snowfall creating a scenic white landscape which is a sight to behold.

Enjoy a warm ambiance while you set your eyes upon the mesmerising view of the mountains covered in a blanket of snow and cozy up in your room equipped with the best of amenities and services available.



# Unit Layout

## Type A

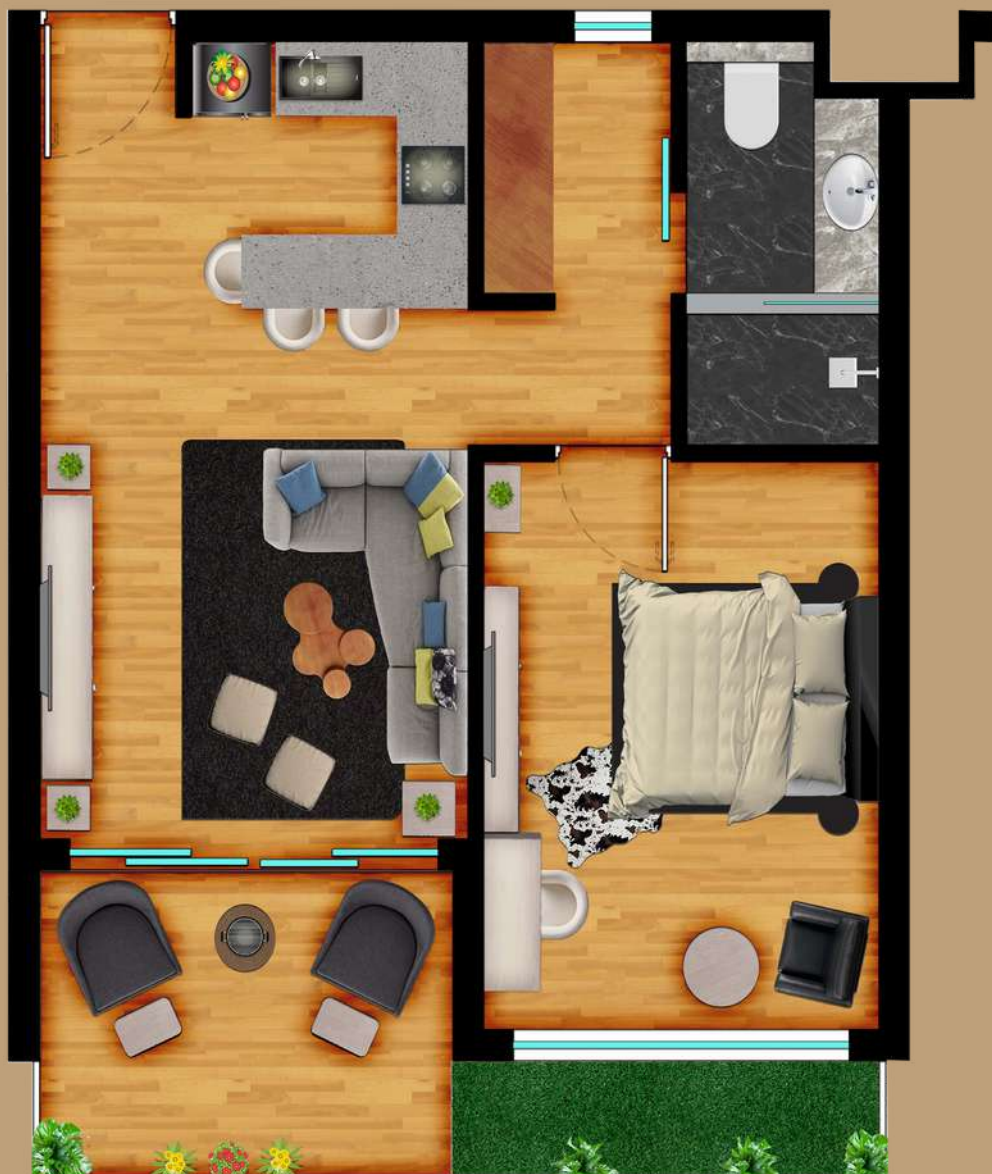
SPACE	SQ. FT.	SQ. MTR.
SUPER BUILT UP AREA	840	78.00
BUILT UP AREA <small>(EXCLUDING BALCONY)</small>	488	45.37
BALCONY AREA	57	5.28
CARPET AREA	430	39.90

SPACE	L	B
1 BEDROOM	10'	13' 2½"
2 TOILET/LAUNDRY	4' 10½"	9' 8½"
3 WALK-IN CLOSET	4' 9"	6' 1½"
4 KITCHEN	10'	6' 5½"
5 LIVING	10'	12' 9½"
6 BALCONY	9' 8½"	5' 11"





ENTRY



# Unit Layout

Type B

SPACE	SQ FT.	SQ.MTR.
SUPER BUILT UP AREA	870	80.8
BUILT UP AREA <small>(EXCLUDING BALCONY)</small>	490	45.51
BALCONY AREA	88	8.20
CARPET AREA	436	40.53

SPACE	L	B
1 BEDROOM	10'	13' 2½"
2 TOILET/LAUNDRY	4' 10½"	9' 8½"
3 WALK-IN CLOSET	5' 1½"	6' 1½"
4 KITCHEN	10'	6' 5½"
5 LIVING	10'	12' 9½"
6 BALCONY	20'	6' 4½"



# Mountain Views from your Living Room

VALLEY  
FACING  
UNITS

Living Room View 1



Living Room View 2







# Bedroom overlooking the valley

Bedroom View 1



Bedroom View 2







BLOCK B

CLUB HOUSE

PARK

PARKING

BLOCK A

SHOP

ENTRY/  
EXIT



# — ĀPAS — VALLEY HOMES



Distance from Site

NH 5 to APAS Valley Homes	3.5 km
Chandigarh Airport	140 km
Shimla Airport	42 km
Helipad	21 km
Indira Gandhi Medical College	24 km
Oberoi Wild Flower	17 km
Radisson Kufri	12 km
Fortune Kufri	9.5 km
Taj Theog	12 km





**View From Site**





View From Site



The Club  
at  
— APAS —  
VALLEY HOMES





The clubhouse - the social and cultural hub of the property curated for engaging like minded individuals, will be a part of the ĀPAS Valley Homes family. Giving ode to the colonial charm, the mix of vintage and modern ambiance of the clubhouse serves to stimulate your senses.

The clubhouse is equipped with world-class modern amenities including a full-fledged gym for you to sweat it all out, a spa to relax and unwind, an indoor pool, and a fine-dining alfresco restaurant.



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# Project Amenities

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Club House



Swimming Pool



Gymnasium



Bar & Restaurant



Cafe



Rental Management  
Services



Individual  
Parking



24x7 Security  
(CCTV & Intercom)



Gated  
Community



Yoga  
Center



# Work from Hills

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Work from home has become the new normal. Gone are the days of working from a cubicle, commuting to office every day, and with that, the flexibility of working from anywhere is embraced everywhere.

ĀPAS Valley Homes enables you to enjoy your work from the hills. Our amenities and well-equipped vacation homes let you work and destress at the same time.



\*Actual Architectural Renders



# Technical Specifications

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LIVING AREA	
Floor	Designer Tiles or Equivalent
Walls	Acrylic Emulsion Paint Finish
Ceiling	Designer False Ceiling with Lights
Furniture	1 L-Sectional Sofa, 1 Coffee Table, 1 TV Unit, Premium Curtains
Fixtures	1 Fan, 1 50" Smart LED TV
KITCHEN	
Floor	Anti Skid Designer Tiles or Equivalent
Counter	Marble/Granite with Single Bowl Sink & CP Fittings
Walls	2'-0" Backsplash Above Counter & Acrylic Emulsion Paint On Walls
Fittings	Modular Kitchen
Fixtures	Induction Hob, Chimney, Microwave, Refrigerator, R/O, Instant Geyser



# Technical Specifications

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BEDROOM	
Floor	Laminated Wooden Flooring
Walls	Acrylic Emulsion Paint Finish
Ceiling	Designer False Ceiling with Lights
Furniture	1 Bed with Side Tables, 1 Single Sofa Chair, 1 Study Table with Chair, Premium Curtains
Fixtures	1 Fan, 1 50" Smart LED TV
TOILET/ DRESSER/ LAUNDRY	
Floor	Anti Skid Designer Tiles or Equivalent
Wardrobes	Modular Make with Branded Hardware
CP Fittings	Jaquar/Kohler or Equivalent
Sanitary Ware	Jaquar/Kohler or Equivalent
Fixtures	1 Geyser, 1 Designer Mirror, 1 Washing Machine Dryer, 1 Exhaust Fan



# Technical Specifications

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<b>BALCONIES</b>	
<b>Floor</b>	Anti Skid Designer Tiles or Equivalent
<b>Walls</b>	Permanent Texture/Paint Finish
<b>Fixtures</b>	Outdoor Lights & Outdoor Furniture Of Premium Make
<b>DOORS</b>	
<b>Doors &amp; Frames</b>	Designer Flush Doors & Modular Door Frames
<b>EXTERNAL GLAZINGS</b>	
<b>Windows/ Glazings</b>	UPVC/Aluminium with Glass & Fly Mesh Shutter



— ĀPAS —  
**VALLEY HOMES**



# APAS

GROUP

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