



CLIFFTON  
VALLEY  
— SHIMLA —

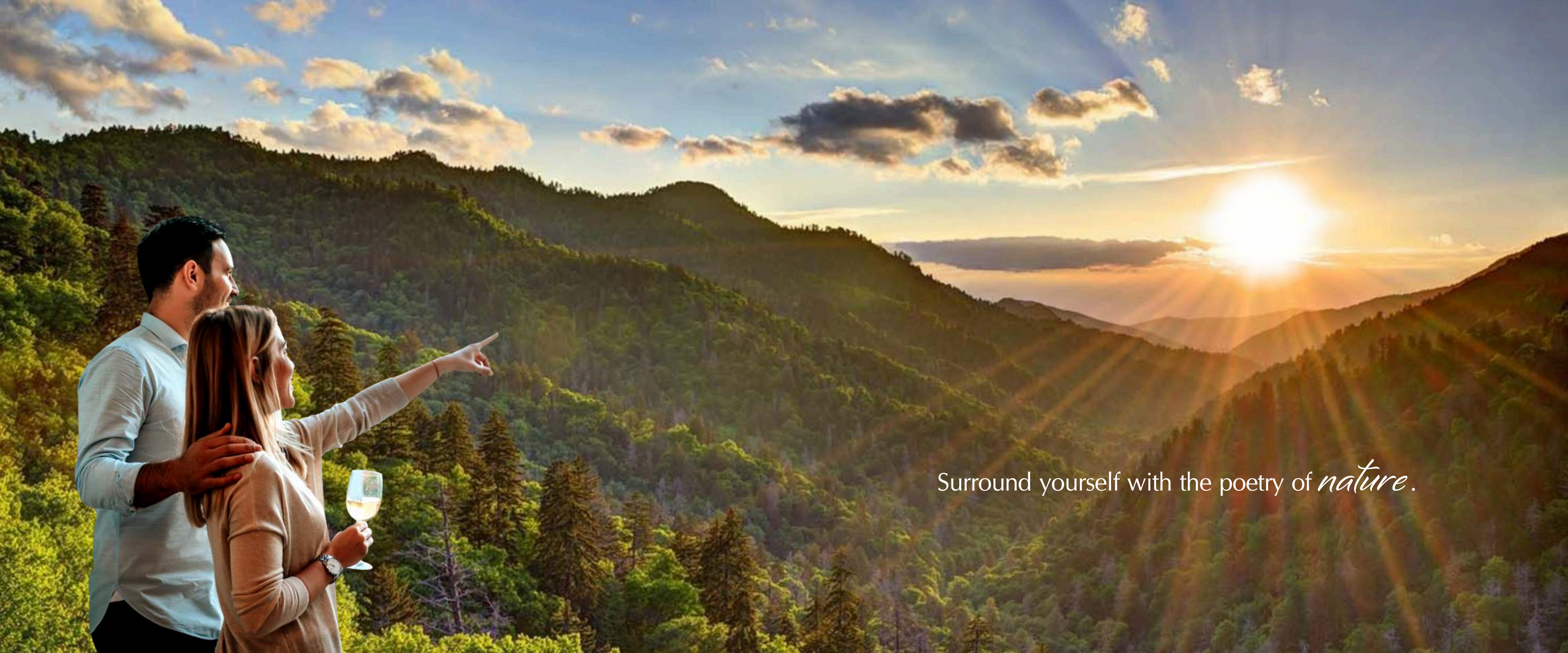




“It is always the same with mountains. Once you have lived with them for any length of time, you belong to them. There is no *escape*.”

- Ruskin Bond





Surround yourself with the poetry of *nature*.



# *Living* in the hills.

## A precious heritage of natural, unspoiled & unpolluted beauty.

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.

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 tress, 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.

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 here and experience true beauty.

## Neighbourhood getaways to soothe your soul.

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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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.







## Marvel the undisturbed valley views of Shimla *everyday.*

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Superbly blending with its raw and natural surroundings, Cliffton 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, Cliffton 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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- 2/3 BHK Residences
- Studio Apartments



## Project Features

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-  Earthquake resistant structure
-  Class 1 Construction Materials used
-  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







## Elegant *finishes* enhancing the way you live.



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.



- Spacious Balconies in all apartments.
- Stain free flooring & finishing.
- Modular Kitchen.
- Modern Wardrobes in bedrooms.
- False Ceiling in drawing / dining room.





Vast space &  
calming *ambience*  
that will embrace you  
in its warmth.

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Be charmed by the signature touches that will make you feel right at home the moment you step in through the door. The clean lines and finishes enhance the way of living of every resident and bring calm and peace to their living environment. Each area is spacious and contemporary, designed keeping the busy millennials in mind.







*Privacy*  
& elegance in  
every corner of your  
humble abode.

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Nestled amidst a tranquil environment, you will get all the warmth and comfort that you expected. From your bedroom, experience the best valley views and privacy as well as elegance in every corner will offer you a private sanctuary that you have always longed for. The interiors are designed at par with highest living standards, meeting your unique lifestyle needs and status symbol.







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.





## 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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## Spa

Indulge in simple, yet exhilarating luxuries at Clifton Valley. The project houses its very own spa that is accessible to all the residents. You can unwind like a king/queen after a long day.

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## TV Screen Room

Want to enjoy cricket match, latest movies or TV shows? What could be better than being in an open area and surrounded by your loving friends and family? Make most of the roof top TV screen room and indulge in small pleasures of life.





To create a master piece,  
we have brought the best brains *together.*



The Master Architect  
**Javier Pioz**

Javier Pioz is the master behind the outstanding and mesmerizing facade of Clifton Valley. He is also the first architect in Spain to integrate modern Bionics - a link between Nature and modern days engineering and construction into his architectural projects.



Evergreen Oak Tree  
Madrid



Tai Da Times Plaza  
China



Tianjing Bridge  
China



The Chief Architect  
**Puja Bharucha**

Founder & owner of Studio PMB Architects, her practice firmly believes in tangible forms of design & to promote these designs the studio focuses on providing design solutions which look closely at client requirements, a fresh approach to each project and meticulous detailing.



Lycée Français De  
Mumbai



Cultural Museum  
South Korea



Experience Centre  
Tata Housing



The Structure Designer  
**Ajay Sahni**

BMSF was established in August, 1994 by founder Mr. Ajay Sahni, who had a vision to create a large and leading company at par with international standards. Today BMSF is a success story built on shared values and ambition, world-renowned and recognized for excellence in the industry.



Project Management Consultant  
**Vikas Garg**

With 27 years into construction & a Civil Engineer, Vikas Garg ensures quality, reliability and excellence in construction. He further works to develop and sustain a highly motivated and empowered team in every project. Completing the project within the stipulated time frame while strictly following safety measures has always been his aim and a way of ensuring highest quality standards.





## 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	?? km
Railway Station	?? km
Mall Road	?? km
Mashobra	?? km
Highway	?? 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 kapoorsall 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 WORKS

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



## 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. Sudarshan 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.





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