

## **Welcome to Zion – A Boutique Retreat in the Hills**

Just 8 minutes (2.8 km) from Dharampur Chowk, Zion is not just a home, it's a rare sanctuary. With only 6 exclusive boutique residences, Zion offers privacy, tranquillity, and an unmatched sense of belonging in the serene hills of Kasauli.

Each home is four-sided open with spacious balconies, designed to frame the lush greenery and breathtaking views right outside your window. Inside, luxury meets functionality. Every residence features a fully equipped kitchen and indulgent bathrooms with a private jacuzzi for your relaxation.

Zion is thoughtfully created as a retreat from the busyness of life, blending the comfort of modern living with the calm of nature. Here, exclusivity is not just a promise; it's built into every detail.

### **Exclusivity Has an Address – Zion.**

**No. Of Units: 6**

**Floor: 6 with Lift**

**4 Side open**

**Sizes: 4000sq ft.**

**Launch Price: 9500/sq ft.**

### **Connectivity**

- **Dharampur Railway Station** – 10–12 mins drive (connects to Kalka–Shimla heritage line).
- **Chandigarh Airport** – 65 km (about 1.5 hrs drive).
- **Shimla Airport** – 73 km.
- Easy access to the **Kalka–Shimla Highway** for smooth connectivity.

## Healthcare & Education

- **ESI Hospital, Parwanoo** (20 min).
- **Civil Hospital, Dharampur** (10 min).
- **Central Research Institute (CRI), Kasauli**, historic and functional.
- Nearby schools and institutions in **Solan & Dharampur**.

## Shopping & Daily Convenience

- **Kasauli Mall Road** (Upper & Lower Mall) – cafés, bakeries, local handicrafts, wine shops, groceries.
- **Local Dharampur Market** – for daily essentials.
- **Solan City** (30–40 min) – malls, branded stores, multiplex, banks, hospitals.

## Cafés & Dining

- **Giani Da Dhaba** (iconic, 5 min).
- **Cafe Mitti, Ross Common Café, Hangout Café (Kasauli Regency)** all within 10–20 min.
- Boutique restaurants offering multi-cuisine menus with valley views.

## Leisure & Nature

- **Gilbert Trail** – picturesque walking trail.
- **Sunset Point & Sunrise Point (Upper Mall)** – breathtaking views.
- **Christ Church (1853)** – colonial charm & heritage.
- **Kasauli Brewery / Mohan Meakin** – historic brewery.
- **Timber Trail, Parwanoo** (25 min) – cable car with sweeping valley views.

## Spiritual & Wellness

- **Manki Point / Hanuman Temple (Air Force Station)** – highest point in Kasauli.
- **Shirdi Sai Baba Mandir** (6 km).
- **Krishna Bhavan Mandir** (9 km).
- **Mansa Devi Temple** (3 km).
- Yoga & meditation retreats tucked into the hills.

## Weekend Escapes Nearby

- **Dagshai Cantonment & Jail Museum** (15 km) – history & heritage.
- **Barog** (20 km) – pine forests & valley views.
- **Solan** (25–30 km) – town life, breweries, temples.
- **Chail** (60 km) – palace, cricket ground, wildlife sanctuary.
- **Shimla** (73 km) – Himachal's capital city, shopping & culture.

## Inside Your Zion Residence

### Living & Bedrooms

- Spacious, well-ventilated rooms with **4-sides open design**.
- Large **balconies attached to living & bedrooms**, bringing in natural light and stunning views.
- Premium flooring (wooden/Italian tiles as per design).
- False ceiling with ambient lighting for a warm, cozy feel.

## **Kitchen**

- **Fully equipped modular kitchen** with chimney, hob, and storage solutions.
- Premium countertops (granite/marble).
- Ample storage cabinets with soft-touch finishes.
- Designed for both style and functionality.

## **Bathrooms**

- **Jacuzzi in every bathroom** for ultimate relaxation.
- High-end sanitary ware & designer fittings.
- Glass shower enclosures.
- Premium tiles and mood lighting for a spa-like vibe.

## **Balconies & Views**

- Every apartment comes with **multiple balconies** overlooking the valley & hills.
- Sit-outs designed for morning tea, evening sunsets, or simply soaking in nature.

## **Interiors & Comfort**

- Modern layouts ensuring maximum utilization of space.
- Provision for air-conditioning/heating for year-round comfort.
- High-speed internet & smart home provisions.
- Mashable Windows.

