

INDIA'S FINEST WORLD'S FINEST

ADDRESS:
ADJACENTTO

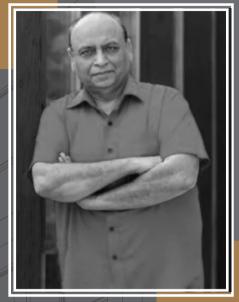
AMOHA RETREAT

DHARAMSHALA









ACHAL KATARIA



VIRAJ KATARIA

THE TEAM BEHIND THE SHOW

FIRCHITECTURE BY THE ACHAL KATARIA ASSOCIATES

Achal Kataria, alumni of School of Planning & Architecture, established his practice in 1975, and has been a stalwart of cutting edge architectural design with over 50 projects to his credit and multiple awards for excellence in design.



Imperial Hotel



Ambience Mall, Gurgaon



Fortis Hospital, Mohali



The Leela, Gurgaon

NDSCAPE DESIGNED BY WORLD RENOWNED MR. JOHN PETTIGREW



John Pettigrew is an internationally acclaimed Irish Landscape Architect & Artist. John is one of those rare creators that flourish in a sublime world, the world of nature, abiding by her unwritten rules, to sculpt landscapes that resonate with the six senses. His artwork reflects a deep understanding and respect for the living world of trees, flowers, water bodies and more. It is as if he guides the natural forms to engage and assist his every creation to form a delightful and harmonious environment that embraces all who venture therein. Some of his projects include

Ubud Hanging Gardens, Payangan, Bali, Indonesia Four seasons Hotel, Singapore Oberoi Hotel, Bali, Indonesia Grace Estate Napa Valley, California Hill, USA



Ritz Carlton Mandapa (Reserve), Kedewatan, Bali, Indonesia



Teja Suara Residence Como Shambhala Estate Payangan, Bali, Indonesia







ANTERIOR DESIGNED BY (QUNTRY'S MOST EPONYMOUS DESIGNER SITA NANDA



A qualified fine artist, textile and fashion designer (being the first Indian to go FIT in New York), Sita Nanda started the first boutique in Delhi in the '70s, developed her fashion line, ran an export business to the west and then started her own factory to make European inspired furniture. Sita had become the country's most eponymous designer with the most pristine private client list. The quality of her work and client service then lead her to undertake the most luxurious hospitality and development projects in the country like the Oberoi, The Taj and the Sheraton. She is credited with designing the most prestigious suites in Delhi like the one for President Clinton at the Sheraton, The Tata Suite at the Taj for President Obama, and The Presidential Suite at the Oberoi.



The Lodhi, New Delhi – All Suites,



The Oberoi New Delhi



Taj Rambagh Palace



ITC Maurya Sheraton Hotel, Lobby, New Delhi



The Lalit London





RAHEJA RUXURY

THE FIRST LUXURY SERVICED RESIDENCES OF INDIA

Amoha brings to you for the first time a unique blend of a luxury holiday home along with the extravagant indulgence of high-end hospitality services. a match made in heaven, where else would you find this?

AWARDS BEFORE LAUNCH





Economic Times Realty Awards 2022 Amoha Retreat Hotel of the Year Commercial Project Non Metro Completed



Economic Times Realty Awards 2022 Amoha Residences by RL Iconic Project of the Year Non Metro Ongoing







EASE OF ACCESSIBILITY

Dharamshala has an airport with multiple flights in a day and Amoha is just 8km from the airport. This is the major advantage as it makes Dharamshala the only mountain destination besides Kashmir that has direct regular air connectivity. Dharamshala is a fairly unexplored destination and does not suffer the fatigue of existing competing centres like Mussoorie, Shimla, or Nainital.



	- /
Kangra Airport	10-15 mins
Pathankot	2 hrs
Amritsar	3.5 hrs
Jalandhar	4 hrs
Ludhiana	5 hrs
Chandigarh	5 hrs

BY AIR

Chandigarh 30 min
Delhi 1 hr



Driving from Punjab to Amoha is a pleasure. Apart from this we have comfortable Volvo buses coming into Dharamshala every day.

Nearest train stations are at Pathankot & Amb, both of which are nearly 2 hours by road.

FIVOYAGE IN PARADISE

The bustling town of Dharamshala has been divided into two parts- lower Dharamshala and upper Dharamshala. Lower Dharamshala has many hidden treasures such as lush green tea gardens and alluring nature walks. It is predominantly home to the natives of this place and has easy access to all the basic amenities like a hospital, local markets, and a mall. Upper Dharamshala, also commonly known as McLeod Gunj, is the heart of the Tibetan community. McLeodGanj is a small but bustling international centre which seamlessly blends the flavours of Lhasa with elements of a modern town in the setting of an Indian shepherd's village.

MAJOR ATTRACTIONS IN DHARAMSHALA



Dalai Lama Temple





Kareri Lake



Kangra Fort



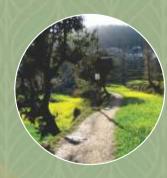
Triund



Indrunag



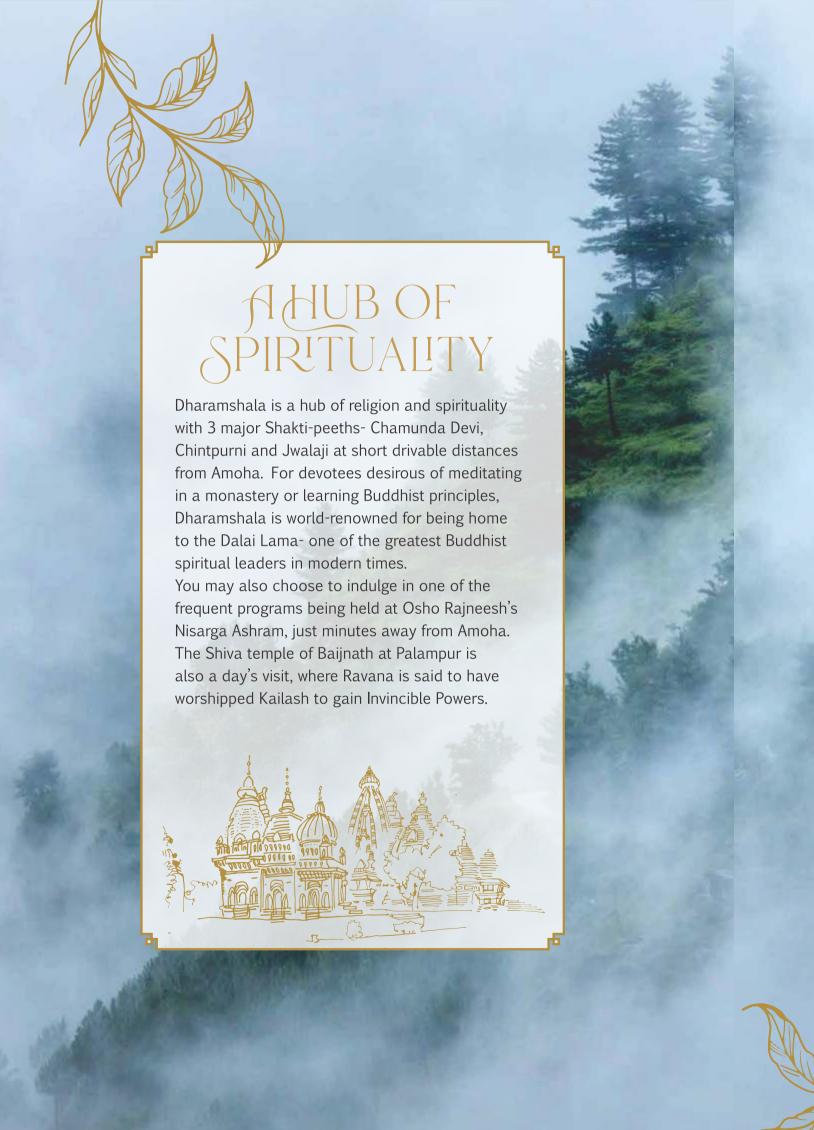
Naddi

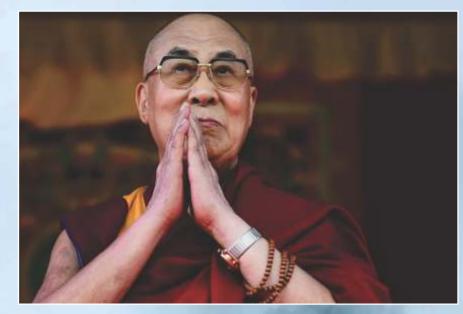


Dharamkot



Bir/Billing





His Holiness Dalai Lama



Gyuto Monastery



Chintpurni Devi Temple



Chamunda Devi Temple



Jwala Ji Temple



Masroor Rock Cut Temple



Baijnath Temple

FOR THE FIDVENTURER AT HEART



HPCA Cricket Stadium

Set against the backdrop of the mighty Dhauladhar Mountains, the HPCA Cricket Stadium, aside from being the highest cricket stadium in the world (1500m/ 5000 ft), might also be the most beautiful cricket ground in the world. Home stadium to the Kings XI Punjab Team, and a regular venue for IPL Matches, it can be the perfect reason to pack your bags to go to Amoha and watch a live game with your family and friends in perfect weather and ambience.



ATV Ride at Palampur

Experience adventure admist breathtaking nature with All Terrain Vehicles (ATVs) that take you through tea plantations and pine forest while traversing along a stream and crossing over small water channels. Perfect and unmissable for those seeking to challenge their limits on slopes and hairpin bends that will put your skills to test.



Hiking/Trekking/Paragliding

Dharamshala is a world-renowned destination for its adventure sports options attracting both foreigners and Indians alike. Whether it's a trek to Triund, absorbing the snow-capped peaks from Naddi View Point, splashing in the chilled water of Bhagsu Waterfalls, or paragliding/hand gliding at Bir Billing, Dharamshala is adventure-central!



Biking/Cycling

If you are an avid biker and would love to take your passion for cycling to the next level, go on a cycling tour in Himachal Pradesh and open your eyes to a whole new world of experiences. Cycles and mountains have a connection that any true traveller would find hard to miss. Various bike and cycling tours are available in and around Dharamshala set against the Himalayas. Both humbling and challenging, these can really rejuvenate your soul!



EXPERIENCE THE FINEST!

Your home away from home Amoha is designed to immerse you in comfort with our impeccable services.

Every detail is well thought through to create wistful memories for you and your loved ones. Savour the culinary delights crafted by master chefs at the fine-dining restaurant or enjoy the recommendations of the master sommelier at the classy bar. Let the concierge take care of everything from your sightseeing tours to any business requirements you may have. Or simply take a break and relax with the silent but efficient in-room services. Rest assured, your every moment with us will only be an experience of the finest!



Restaurant & Bar

ADJACENT TO AMOHA RETREAT DHARAMSHALA





Concierge



Housekeeping



Banquet



Laundry



Room Service



Security

FOR YOUR BODY, MIND & SOUL!

soul-soothing, well-appointed facilities crafted to do exactly that. Be pampered at the therapeutic spa or enjoy a healthy workout at the world-class gym or the yoga pavilion; soak into the pool or simply enjoy a romantic evening sipping your favourite single malt with your spouse in the splendour of the clubhouse. Even the last business centre so that you can enjoy peace and serenity every moment here is wrapped in the calming cosiness of natural beauty and our splendid services.

ADJACENT TO AMOHA RETREAT DHARAMSHALA



Indoor Pool



Clubhouse



Children activity room



Gym



Speciality Restaurant



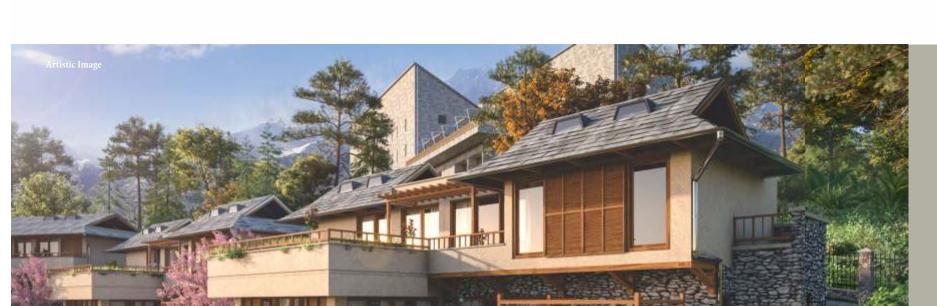
Spa







*The rest of the development is Amoha Retreat Hotel owned By sister concern Magic Landbase Pvt Ltd which owns the facilities no 4,5,6,8,9 To which Amoha Residence owners will have acess subject to terms and conditions.



4 BHK VILLA

(with Servant Room) (3BHK layout optional)

Saleable area: 4491.34 sq.ft.

The Independent Villa is a double level residence with lavishly spaced interiors. You enter from the upper ground floor into a beautifully anointed living room connected with 2 bedrooms with ensuites as well as their own private large sized deck area. From here you move on to the lower ground floor, which houses 2 bedrooms, fully fitted kitchen, a dining hall and servant / utility areas, all overlooking the pièce de rèsistance - the infinity pool deck. All this, with you ensconsed in luxuriously curated hotel interiors. Within this residence which speaks of true luxury and mesmerizing comfort, you can choose to spend some quality time relaxing in your rooms reading a book or enjoying a sensational dip in your personal plunge pool. Should you choose a cosier space for your small family, we also have the option of converting the 4BHK into a 3BHK Villa.

- · Personal Swimming Pool · Double Height Lobbies
- · Terraces · Servant Room







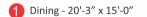


These are prospective images, actual interior may differ.









- 2 Bedroom 1 19'-5" x 13'-2"
- 3 Bedroom 2 15'-1" x 18'-9"
- 4 Toilet 1 6:-3" x 7:-6"
- **5** Toilet 2 9'-6" x 11'-2"
- 6 Servant room 6'-7" x 14'-2"
- 7 Servant Toilet 5'-3" x 10'-5"
- 8 Deck





4 BHK VILLA Lower Ground Floor

- Pool
- 10 Living 13'-8" x 18'-9"
- 11 Bedroom 1 19'-8" x 11'-6"
- Bedroom 2 17'-9" x 11'-9"
- **13** Toilet 1 14'-3" x 6'-9"
- Toilet 2 13'-1" x 6'-9"
- 15 Deck
- 16 Ensuite Wardrobe



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.



2 BHK TOWN HOUSES

Saleable area:

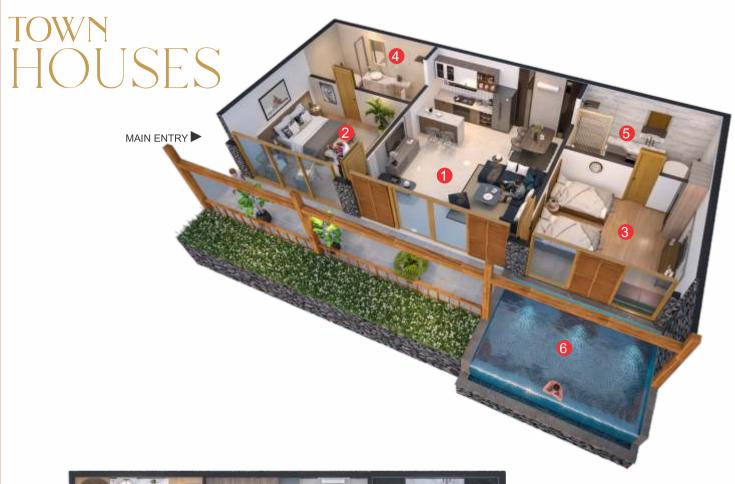
UPPER GROUND - 2033.44 sq.ft. GROUND FLOOR - 2814.19 sq.ft LOWER GROUND - 1721.76 sq.ft.

The Town Houses offer the expanse of a villa with the convenience of an apartment. Overlooking the lush green valley full of seasonal flowers and pine trees towards the south, and a private infinity plunge pool with each unit, this is the perfect abode to spend time with your family. You may also choose to create beautiful memories and bond over a cooking session together with your spouse in the fully fitted open kitchen.

- · Personal Plunge Pool · Furnished Wooden Deck
- · Contemporary Vernacular Architecture · Views of Pine Forest / Green Valley









MAIN ENTRY





- **3** Bedroom 2 15'-3" x 14'-4" 4 Toilet 1 - 15'-3" x 7'-5"
 - **5** Toilet 2 15'-3" x 7'-5"
 - 6 Pool/Deck 308 sq.ft.

2 Bedroom 1 - 15'-3" x 14'-4"

1 Living/Dining/Kitchen - 19'-4" x 22'-3"



2 BHK TYPE 2

GROUND FLOOR SALEABLE AREA: 2814.19 SQ.FT.

- 1 Living/Dining/Kitchen 20'-9" X 22'-3"
- 2 Bedroom 1 21'-2" X 17'-3"
- **3** Bedroom 2 13'-5" X 12'-3"
- 4 Toilet 1 15'-3" X 17'-3"
- **5** Toilet 2 7'-4" X 12'-3"
- **6** Pool/Deck 944.3 sq.ft.

N KEY PLAN Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.

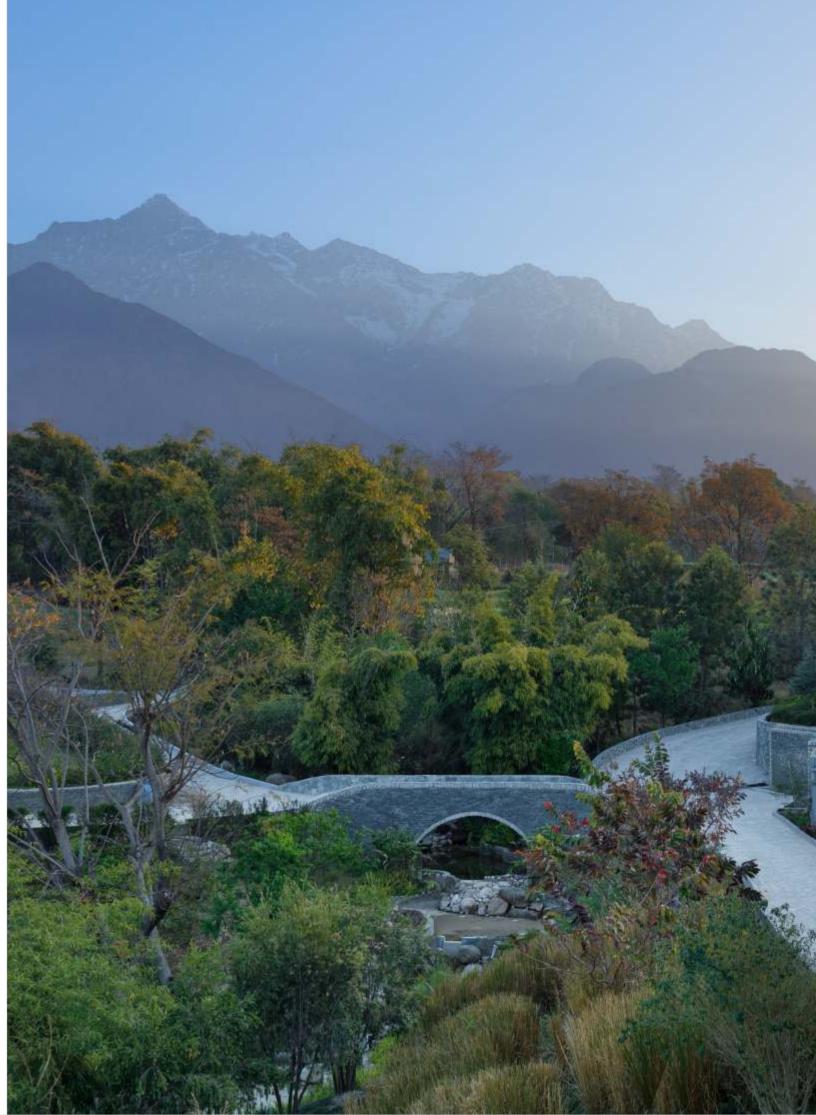




2 BHK TYPE 3
UPPER GROUND FLOOR
SALEABLE AREA: 2033.44 SQ.FT.

- 1 Living 20'-9" X 17'-6"
- 2 Bedroom 1 21'-2" X 17'-3"
- **3** Bedroom 2 14'-0" X 11'-4"
- 4 Toilet 1 7'-4" X 17'-6"
- **5** Toilet 2 14'-0" X 5'-9"
- **6** Pool/Deck 627.75 sq.ft.







1/2 BHK APARTMENTS

Saleable area:

1 BHK - 1378.13 sq.ft.

2 BHK - 2574.37 sq.ft

All apartments at Amoha are facing towards the mighty Dhauladhar Snow Capped Mountain Range. Experience the changing hues of the mountains from the Bright early mornings to the crimson sunsets. A large sized poolside area is where you can hangout to savour the best of F&B services that Amoha has to offer. The 1 BHK even comes with it's own powder room! Two elevators service the G+4 structure while a contemporary vernacular architectural design gives the building a timeless appeal. Imagine lazying around on a slow winter afternoon, reading a book, sipping on freshly brewed coffee, overlooking the snow on the Dhauladhar.









APARTMENTS





2 BHK APARTMENTS

Saleable Area: 2574.37 sq.ft

- 1 Living/Kitchen 17'-3" X 35'-3"
- 2 Bedroom 1 12'-3" X 16'-7"
- **3** Bedroom 2 12'-3" X 20'-4"
- 4 Toilet 1 10'-2" X 14'-2"
- **5** Toilet 2 12'-3" X 11'-5"
- 6 Balcony 265.8 sq.ft.



1 BHK APARTMENTS

Saleable Area: 1378.13 sq.ft.

- 1 Living 14'-8" X 28'-7"
- 2 Bedroom 12'-3" X 16'-7"
- 3 Toilet 12'-3" X 11'-5"
- 4 Powder Room 6'-1" X 8'-0"
- **6** Balcony 167.27 sq.ft.





Kindly refer to agreement to sell for terms and conditions



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change.



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COMPARISON BETWEEN

TIME SHARE, CONVENTIONAL HOUDAY HOMES, BRANDED RESIDENCES & LUXURY SERVICED HOUDAY HOMES

When you invest in a branded residence or a branded hotel serviced residence, you can be sure of two things- the pride that comes with owning a prestigious brand and the assurance of design quality, craftsmanship, and impeccable services that the brand stands for. But what are the differences between the two? And what is 'Time Share' properties? How do conventional holiday homes bought in a tourist destination and with dependency on the owner for maintainance or for providing any services to the tenants compare? For your convenience and clarity, we have an easy to understand table below.



	Time Share	Conventional Holiday Homes	Branded Residences	Luxury Serviced Holiday Home (Amoha Residences)
Managed by a reputed brand	Maybe	No. Dependent on the owner or RWAs	Yes	✓ Yes
Purpose	- Membership	Holiday home property buying	Permanent Residence	Luxury Vacation Home + Rent Yielding Asset
Ownership	⊗ No	✓ Yes	✓ Yes	✓ Yes
How long can you stay in the property bought?	2-15 days - depending on the plan	As long as you want or own it	As long as you want or own it	Buyer will choose
Is the same unit bought available for your staying	⊗ NA	✓ Yes	✓ Yes	Yes or Equivalent
Type of hotel services to be enjoyed	No Hotel services. Some B&B services	None	Management of common areas + Available on-demand	Access to various hospitality services and amenities offered to owners including on demand pay as you go services like laundry, spa, housekeeping.
Property can be rented out by the owner	⊗ No	✓ Yes	✓ Yes	MRPL ensures ROI to its owners by renting out rooms to potential guests by associating with a high end luxury brand
Potential rental yield	No rental	S Low	2-3%	5-10%
Can be sold like any other property?	You don't own it so you can not sell it	✓ Yes	✓ Yes	✓ Yes
Potential capital appreciation	× NA	S Low	Low-Med	✓ High

Disclaimer: Information provided is generalised and may be different for specific properties.