

architecture inspired by nature



The good building is not one that hurts the landscape, but one which makes the landscape more beautiful than it was before the building was built.

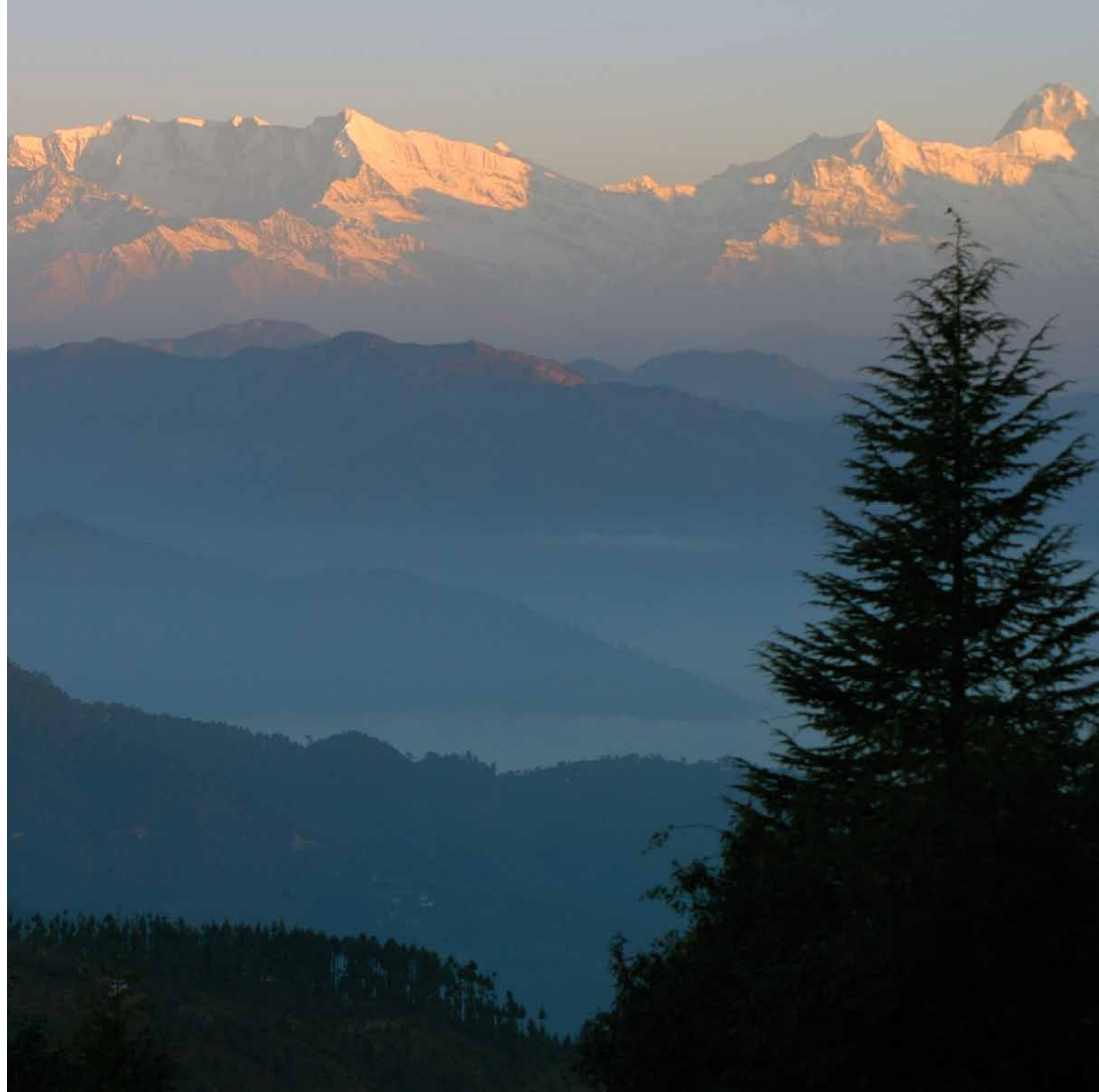
FRANK LLYOD WRIGHT



The scenic beauty of the Himalayas captivated the western imagination as no other place in India. Here the English found cool havens that offered a welcome respite from the heat of the Indian plains. The snow-clad mountain ranges, forests of pine, oak and deodar, the sound of rushing glacier-fed streams, meadows of wild flowers enlivened by the call of cuckoos, doves and barbets, all reminded them of home.

In the Himalayan foothills and hill ranges around the subcontinent, they established settlements that came to be called “hill stations”. Many of these were originally designed as health resorts, where the English could take a break and recuperate from the rigours of a harsh tropical climate.

With the opening of the railways, these hill stations became more accessible, and began to attract an annual migration of Europeans from the plains, who came to spend their summers here.



A place where the salubrious and invigorating climate and the pure mountain air rejuvenate your spirits... a place to relax in serene surroundings with family and friends... Or unwind at a leisurely pace, taking walks, socialising at a club or driving down winding roads.

If this is your picture of paradise... Siverglades offers you an opportunity to own a home away-from-home in an unspoilt haven in the hills... a perfect getaway from the dusty plains.



Come, rediscover the pleasures of life in the hills.

The joy of living, surrounded by natural splendour – amid forested hills and valleys abloom with wild flowers – where the only sound is the whisper of the pines and the sound of rushing streams in the valley below... alive with birdsong and the chirp of cicadas.

a haven in the hills



In Kasauli time stands still, as if in a time warp that belongs to the 19th century. This discreet hill station created by the British, is endowed with immense natural beauty, beautiful churches and charming bungalows. Its colonial ambience is reinforced by stretches of cobbled roads, quaint shops, and gable-roofed houses with charming ivy-laden façades, set amidst orchards and neat gardens.

a land of vistas

The upper and lower malls run through Kasauli's length and one can enjoy long walks and stop at the many view-points to admire the breath-taking vistas. Mixed forests of pine, oak and huge horse-chestnuts encircle the town, filling the crisp air with their distinctive fragrance.

Directly below lie the flatlands of Punjab and Haryana, which as darkness falls, unroll a gorgeous carpet of twinkling lights. The peak of Choor Chandni dominates the lower hills and across the undulating ranges, you can see the Shimla hills and the picturesque hamlets that dot the Shivaliks.





In 1842, the British established a cantonment sanitarium in Kasauli. The hill town still retains its status as a cantonment.

But even before the settlement at Kasauli came up, Edward Dyer set up the Kasauli Distillery and Brewery in the late 1820s to produce “the finest Scotch whisky”. The fine springwater available here and the climate was similar to that of Scotland.

The brewery was dismantled and moved to nearby Solan where it still operates today. However, the distillery remains at Kasauli and is the oldest operating distillery in Asia and one of the oldest whisky-making distilleries in continuous operation anywhere in the world.

In 1880 The Kasauli Reading and Assembly Rooms were started, which later came to be known as the ‘Kasauli Club’ for army officers and civil servants residing in the Cantonment. Today the club’s membership reads like a who’s who list!



The road winds down from Garkhal, past the historic Brewery and Waterworks, and, all of a sudden the valley opens up into a vista of hills that surround Kasauli. Discreetly set amidst wooded terraces, the uncluttered site of the Kasauli Hill Homes overlooks the valley below.

And, on a clear day, from the terrace of your home in the hills, you will have panoramic view of the snow-capped ranges of the Himalayas.

...down Brewery Road

A misty forest scene with tall, slender trees. A bright light source, possibly the sun, is visible through the canopy in the upper left, creating a hazy, atmospheric effect. The foreground is filled with low-lying vegetation and grasses.

Across the mountains lay the
gardens of the gods.

FRANK KINGDON-WARD



An artist's impression of the site.





There's a choice of homes in various styles of accommodation – Bungalows, Villas and 2 Bedroom Residences – in a premium residential enclave, situated on a scenic site that commands panoramic vistas of the surrounding countryside.

The homes are envisioned as a small community in the hills and are organized in a garden setting. At the hub is a multi-functional clubhouse, with a café, game room, a comfortable lounge, a library and a gym with steam and sauna rooms. A Laundromat is an additional convenience.



the Deodars
4 bedroom bungalows



- 4-bedroomed bungalows with expansive views
- 4,000 sq ft of built-up area
- Spacious living room with a separate dining room
- Verandahs and decks overlooking the mountains
- Master bedroom suite
- Large attic space with Domer windows allow for natural light
- Spacious closets
- Bay windows
- Separate living quarters for domestic help
- Individual space for car parking





the Deodars
ENTRANCE LEVEL



the Deodars
ATTIC



the Cedars

4 bedroom villas



FRONT ELEVATION



SIDE ELEVATION

- 4-bedroomed villas with expansive views
- 3,350 sq ft of built-up area
- Spacious living room with a separate dining room
- Verandahs and decks overlooking the mountains
- Master bedroom suite
- Large attic space with Domer windows allow for natural light
- Spacious closets
- Bay windows
- Separate living quarters for domestic help
- Individual space for car parking





the Cedars

ENTRANCE LEVEL



the Cedars

ATTIC



the Firs

2 bedroom residences



- 2-bedroomed independent residences with expansive views
- 1,700 sq ft of built-up area
- Independent access
- Spacious living and dining spaces
- Bedrooms with generous bay windows
- Large verandah overlooking the mountains
- Dedicated space for car parking
- Large, well-ventilated kitchen





What can be better than living in the hills and enjoying nature's canvas of colours from your own home. A dramatic palette of light and shade will greet you daily at dawn and dusk. Enjoy the changing seasons where each new day brings in a surprise to your garden.

a home for all seasons



Spend your winters in Kasauli basking in the crisp sunshine all day and the evenings in the warmth of your home, looking out at purple-blue silhouettes of the receding mountain ranges. Spring bursts forth, unleashing an avalanche of pink and blue hydrangeas. The hillsides come alive with a profusion of wild flowers in every hue. Blue-magpies flit from branch to branch enjoying the fruit from the orchards.

While the northern plains burn under an unrelenting sun, enjoy the long days sitting under the shade of a blossoming wild cherry. The rains bring back to life gurgling brooks and streams. The landscape transforms itself into a canopy of verdant green, and often your view is obscured as gentle clouds curl about you.

The villas, bungalows and residences use traditional materials in their construction that integrate with the environment. Stone masonry, typical of local architecture, forms the base of the structure, while the upper floors are of timber.

Other architectural features, such as sloping roofs are defined by the climate. Bay windows, which are popular in colonial houses have been used but, in a more contemporary manner. Large glazed windows and doors create a seamless transition between the indoor and the outdoor.

An efficient layout makes maximum utilization of space. The buildings are positioned in layered heights so that all units have an uninterrupted view of the mountains. Simple pitched roofs are designed to capture maximum light and frame picture-perfect views.

The hillsides are being developed into terraces for ease of movement. Meandering paths through wooded areas, orchards and flowerbeds, connect the villas and terraces, though each is also accessible by car.



The beautiful setting of the site in Kasauli has inspired the Silverglades Hill Homes. Each home has been designed to enjoy the vistas and views. Materials and finishes have been selected with care to create homes of unparalleled excellence....in essence, architecture inspired by nature.

architecture and landscape style

| AREA | FLOORS | WALL | CEILING | INTERNAL DOORS | WINDOWS | OTHERS |
|----------------------|-------------------------------------|----------------------------------|----------------------------------|---|---------------------------|--|
| Living & Dining Room | Engineered / Premium Laminated wood | Plaster, POP with emulsion paint | Plaster, POP with emulsion paint | | Anodized aluminium / UPVC | A/C unit with heating function |
| Kitchen | Natural Stone / Vitrified tiles | Ceramic tiles | Plaster, POP with emulsion paint | Seasoned hardwood frames with flush shutter | Anodized Aluminium / UPVC | Modular kitchen cabinetry, granite counter tops, SS sink, hob and chimney |
| Master Bedroom | Engineered / Premium Laminated wood | Plaster, POP with emulsion paint | Plaster, POP with emulsion paint | Seasoned hardwood frames with flush shutter | Anodized aluminium / UPVC | A/C Unit with Heating Function Fitted Wardrobe |
| Bedrooms | Engineered / Premium Laminated wood | Plaster, POP with emulsion paint | Plaster, POP with emulsion paint | Seasoned hardwood frames with flush shutter | Anodized aluminium / UPVC | A/C Unit with Heating Function Fitted Wardrobe |
| Toilets | Natural Stone / Vitrified tiles | Natural stone / Ceramic tiles | Plaster, POP with emulsion paint | Seasoned hardwood frames with flush shutter | Anodized aluminium / UPVC | Premium / Imported sanitary ware and CP fittings (Kohler or equivalent), geysers |
| Attic | Engineered / Premium laminated wood | Plaster, POP with emulsion paint | Timber / POP | | Anodized aluminium/UPVC | |
| Balcony | Natural stone / Ceramic tiles | Plaster with emulsion paint | | | | SS / Wooden railing |
| Staff Quarters | Ceramic tiles | Washable distemper | Washable distemper | Laminated flush shutter | Anodized aluminium/UPVC | Basic Indian sanitary ware and CP fittings |

| | |
|----------------------------|--|
| Façade | Local stone masonry / cladding, stucco paint, timber / HPL cladding, toughened glass, main door in teak wood |
| Structure | Concrete and steel structure with earthquake resistance |
| Roof | Insulated roofs with metal / Shingle |
| Electrical | High quality light fittings, copper wiring, modular switches, ceiling fans, pre-wired for optional inverter (basic backup) |
| Water Management | Treated water supply, rain water harvesting, sewage treatment plant |
| Communication | Pre-wired for DTH cable TV, data & voice |
| Security | 24 Hour manned security, gated complex with restricted entry, CCTV security system, street lighting |
| Optional / Extra Amenities | Refrigerator Microwave / Oven combo R O system Electric fireplace Inverter system Underfloor heating in bathrooms |
| Club House | Café Garden patio Game room Library and lounge Gym Steam / Sauna Laundromat |

specifications

NB: ALL IMAGES IN THIS BROCHURE ARE INDICATIVE. ALL ATTEMPTS ARE MADE TO ACHIEVE A HIGH LEVEL OF ACCURACY BASED ON DETAILED PLANNING. THE SAME IS SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE DEVELOPERS.



Distances to

Silverglades Kasauli

HILL HOMES

| | | |
|-------------------|---|---------|
| Delhi | : | 305 Kms |
| Chandigarh | : | 60 Kms |
| Shimla | : | 79 Kms |
| Garkhal | : | 04 Kms |
| Dharampur Station | : | 12 Kms |
| Kasauli Bus Stop | : | 06 Kms |
| Kasauli Club | : | 07 Kms |
| Lawrence School | : | 06 Kms |

An inset map on the right side of the page, set against a dark green background. It shows a network of roads in light yellow. Key locations are marked with white circles and labeled: Pinjaur, Kalka, Timber Trail, Himalayan Expressway, Garkhal, Lawrence School Sanawar, Dharampur, Solan, and Shimla. The word 'KASauli' is prominently displayed in the center of the map. Arrows indicate directions: 'to Chandigarh' at the bottom left, 'to Shimla' at the top right, and 'to Dharmpur' at the bottom right.

completed projects



The Laburnum*



Classic Golf Resort*



The Ivy*



Tarudhan Valley Golf Resort



The Peach Tree*

ongoing projects



The Melia



Melia - First Citizen



Silverglades Hill Homes



Merchant Plaza



The Imperial Golf Estate*

*Co-Promoted

Silverglades is one of India's leading boutique developers in Residential Housing, Commercial, Township Projects and Golf-based leisure developments. Silverglades in collaboration with ITC Limited developed the Laburnum and Classic Golf Resort in Gurgaon. These projects were closely followed by the Ivy Housing Project in Gurgaon and India's first gated golf community, the Tarudhan Valley Golf Resort. The pioneering efforts of Silverglades have resulted in some of the most iconic landmarks in and around Delhi NCR.

the silverglades group





T h e A d d r e s s M a k e r s

5th Floor, Time Square Building, B-Block, Sushant Lok, Phase I, Gurgaon-122002, Haryana, India
Phone: +91 124 4550300 | Fax: +91 124 4550399 | Email: mail@silverglades.com | www.silverglades.com