



PROPERTY MANAGED BY

SAROVAR
HOTELS & RESORTS

Corporate Office : Unit No. B-107, Business Complex at Elante Mall, First Floor, Phase-1,
Registered Office : Industrial Area, Chandigarh (U.T.), India
www.sushma.co.in

The developer reserves the right to change plans, amenities and specifications without prior notice or obligations. The perspective view shown here is an artist's conception.





A panoramic view of a lush green mountain valley. In the foreground, a large, multi-story resort building with a green roof is nestled among dense pine trees. The middle ground shows rolling hills covered in thick green forest, with a few small houses scattered across the slopes. In the background, more mountain ranges are visible under a clear blue sky, creating a sense of depth and vastness.

WHERE HEAVEN AND EARTH EXCHANGE PLACES

A breezy 60 minute drive from Chandigarh, on the road to Shimla lies the sleepy quaint little hill town of Kasauli. Surrounded by the mighty Himalayas from all sides, this little gem with misty hills and long majestic pine trees is home to ELEMENTA – a private luxury abode where nature and luxury co-exist beautifully.





OWN THE HILLS

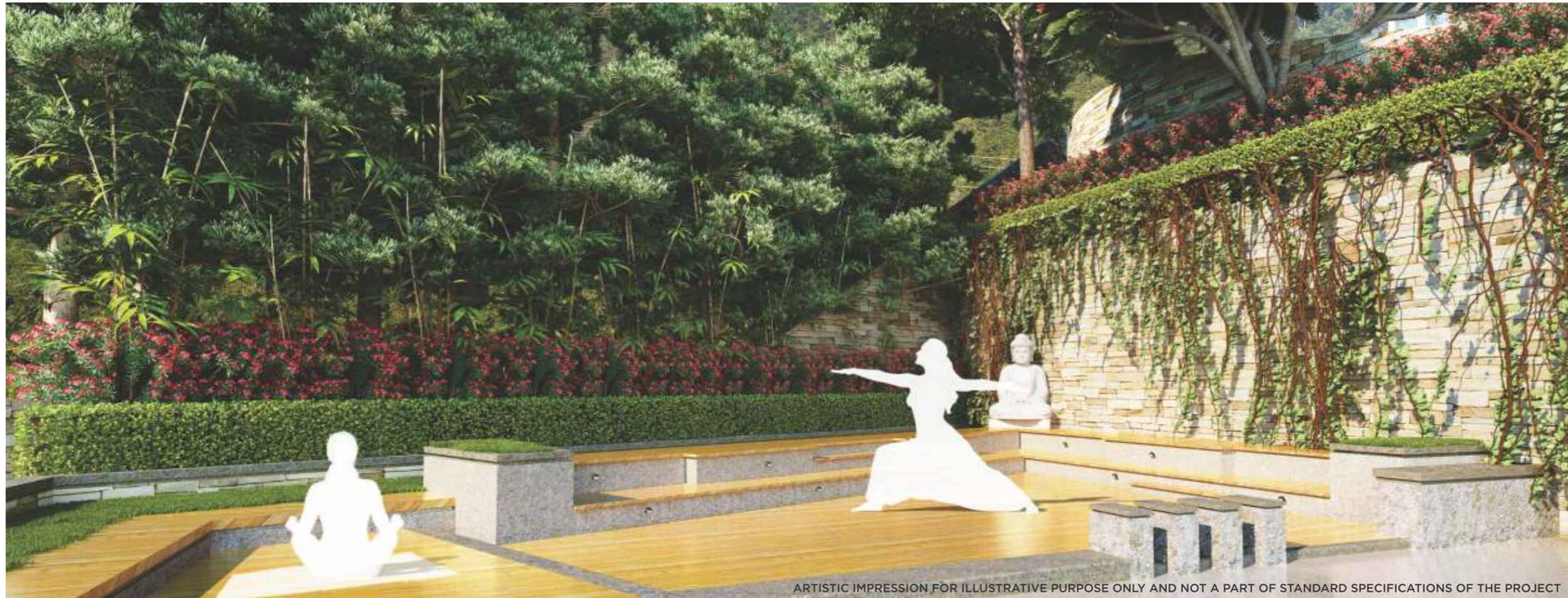
You may have acquired companies, big swanky cars or even palatial bungalows. But now it's time to acquire the hills. A rare opportunity to own a haven with a spectacular view of valleys. ELEMENTA will be one acquisition you'll be truly proud of.



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ELEMENTA: WHERE NATURE AND LUXURY CO-EXIST

ELEMENTA is built to be your kingdom in the hills. An uphill property where every room opens to the clouds. Where the stunning view of valleys fills your soul with calmness. Where the whistling woods and the rhythmic chirping of birds transport you to a world unknown. Where the clean air refreshes every inch of your body. Where your worries lose their way in the jungles.



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Yoga Retreat



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LIVE 6000 FT ABOVE STRESS

Spread across 6 acres, ELEMENTA offers a choice of Suite, Royal Suite & Elementa Suite. The size of each residence may differ from one another, but stunning views, lush landscapes and a completely luxurious lifestyle are standard accessories with each one.



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A PURE LUXURY EXPERIENCE

The crowning glory of ELEMENTA is its Clubhouse - an exclusive recreation area strategically perched to offer panoramic views while catering to your every need.



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Library



Club Lobby

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Billiards

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Gymnasium

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Kids Playing Area

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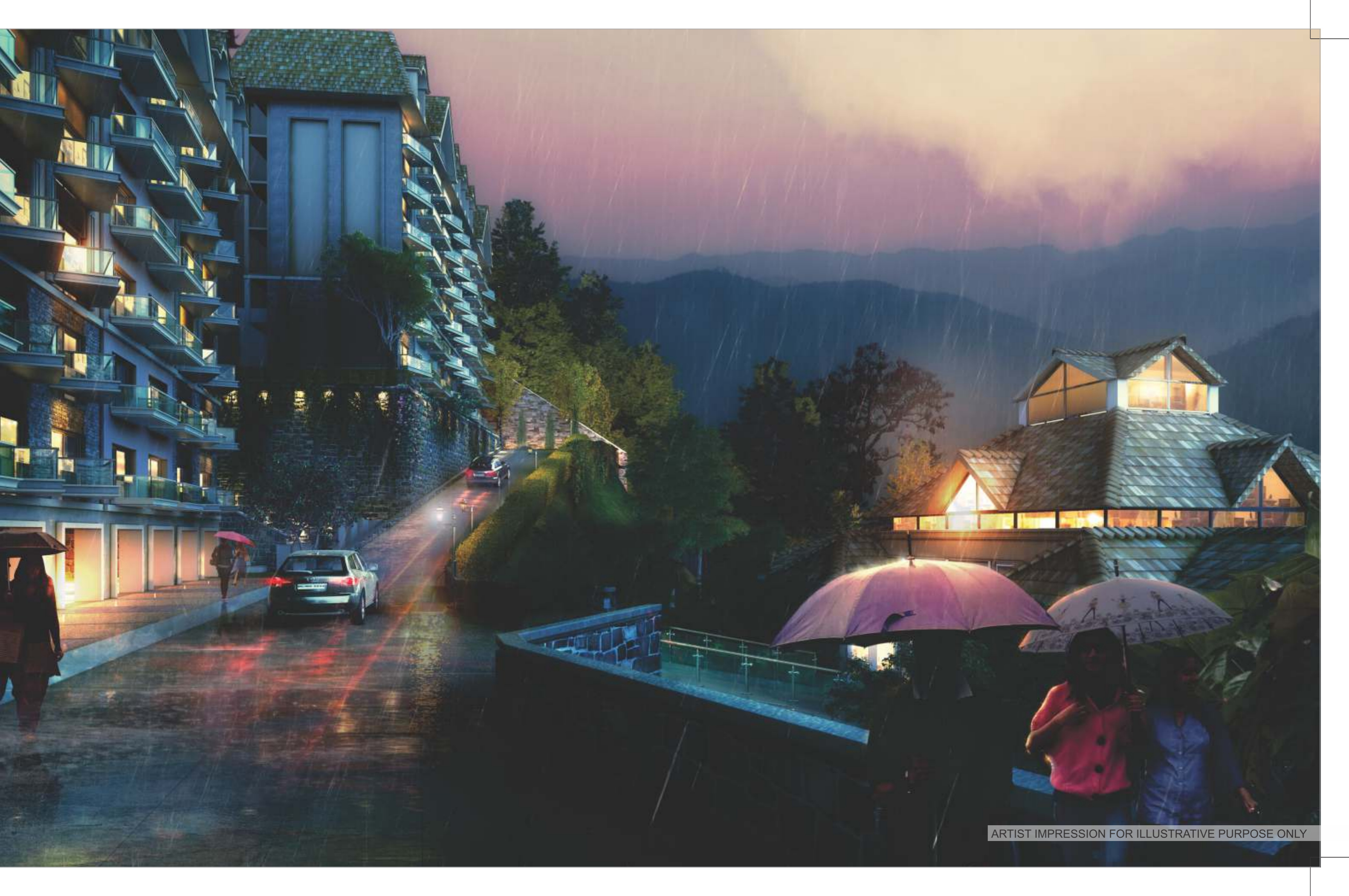


Multi Purpose Area

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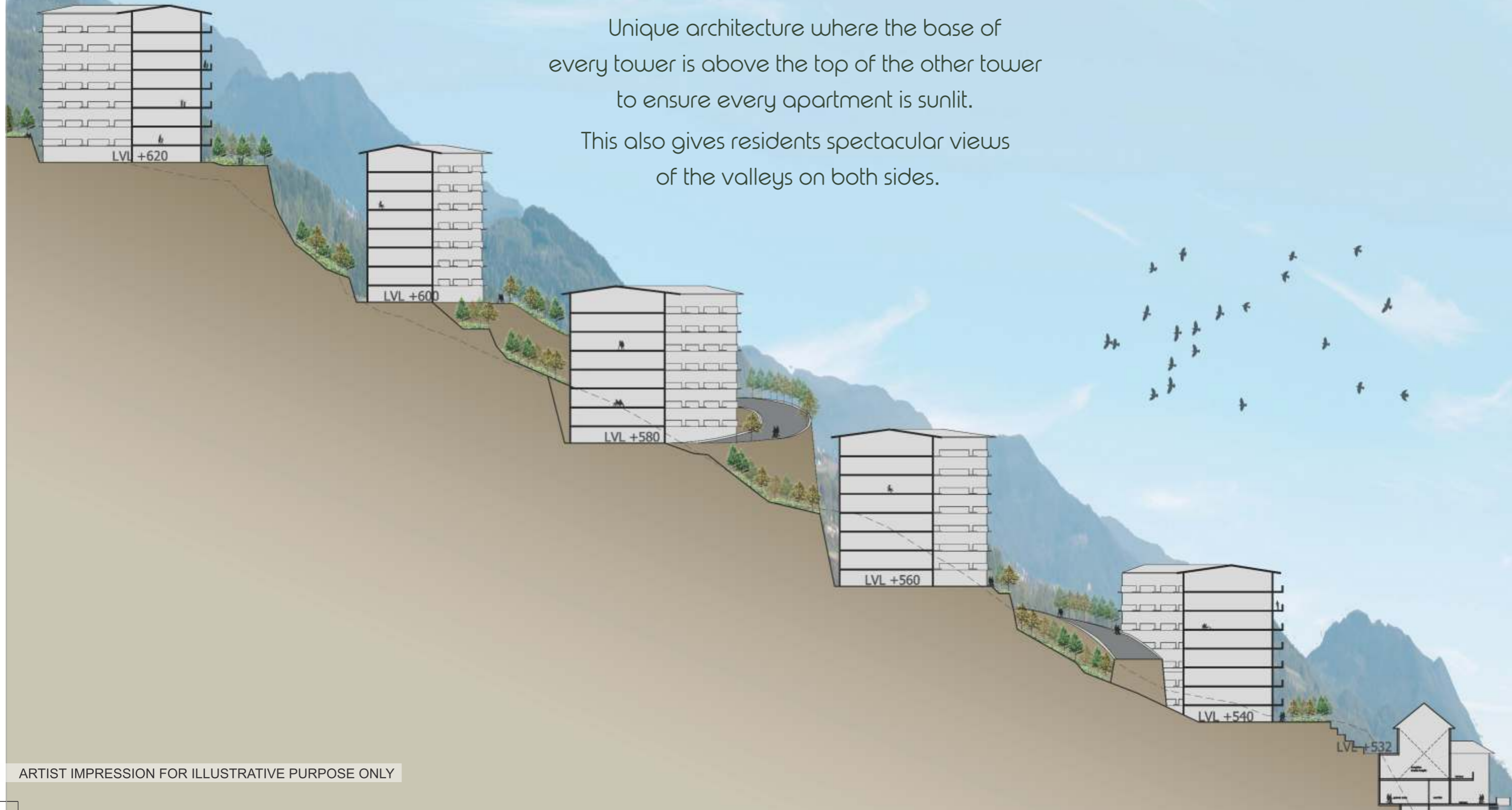


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Unique architecture where the base of every tower is above the top of the other tower to ensure every apartment is sunlit. This also gives residents spectacular views of the valleys on both sides.



PROJECT ARCHITECTURE

This exclusive gated community has been designed by one of the India's leading architects.

Unique Features

- An up-the-hill property
- Designed to ensure every apartment is sunlit with spectacular views of the valleys below
 - All apartments are valley facing
 - All rooms are valley facing
 - Grand entrance pavilions
- Sunset plaza to watch the sunset behind the mountains



IN AND AROUND ELEMENTA

Chandigarh: India's first planned city, Chandigarh is a rich, prosperous and green city rightly called "THE CITY BEAUTIFUL". Gateway to the hills, here trees and plants are as much a part of the city as the buildings and the roads.

Kasauli Club: A beautiful building in an exquisite surrounding started by the British in 1880. With guests rooms, great food, tennis courts and multiple other facilities, it was where the elite of the hills came together. Its old world charm ensures it still is extremely sought after.

Dagshai: At a distance of 19 kms from Kasauli, Dagshai is one of the oldest cantonment towns of Himachal Pradesh developed during the British period. Perched atop the Dagshai Hill, this sleepy town is an ideal place for nature and history lovers.

Subathu: Established as a cantonment after the British dislodged the Gurkhas from the hills in the early part of 19th century, Subathu is a memorabilia treasure house of these fierce fighters. It's just 22 kms from the main Shimla-Kalka highway from Solan.

Sanawar: Famous for the one and a half century old Lawrence School built by Sir Henry Lawrence. Only 6 kms from Kasauli, the school with quaint architecture is among the six schools to be awarded the Kings Colour by the British Empire.

Solan: Solan, 26 kms from Kasauli, is mesmerizing. Known for its huge agricultural produce of tomatoes and mushrooms, it is often called the 'City of Red Gold' and the 'Mushroom City of India'. It's also home to one of India's oldest breweries – Mohan Meakin's - which was set up in 1855.

Shimla: Often referred as the Queen of the Hills, Shimla is one of the most visited hill stations of North India. The hill station amidst the lofty snow-clad Himalayan ranges is surrounded by lakes and lush green pastures.

SUSHMA Chandigarh Grande

3 & 4 BHK Apartments
 CHD-Delhi NH-22, Zirakpur
 No. of Units: 576 apartments



SUSHMA Infinium

Business Space, Deck Offices
 CHD-Delhi NH-22, Zirakpur
 Total Area: 7,25,000 sq. ft.



SUSHMA Crescent

2/3 BHK Apartments & Penthouse
 Gazipur - Zirakpur
 No. of Units: 336 apartments



SUSHMA Homework

Boutique Convertible Studios
 CHD-Delhi NH-22, Zirakpur
 Total Area: 1,10,000 sq. ft.



SUSHMA Elite Cross

3 BHK Apartments and Penthouse
 Gazipur - Zirakpur
 No. of units : 352 apartments



SUSHMA Villas 1 & 2

Independent Duplex Villas
 Patiala Highway - Zirakpur
 No. of units : 40 duplex villas



SUSHMA Urban Views

3 BHK Apartments and Penthouse
 Gazipur - Zirakpur
 No. of units : 160 apartments



SUSHMA Urban Plaza

Retail Showrooms
 Gazipur - Zirakpur
 Multiple built-up SCOs



SUSHMA Green Vista

2 BHK Apartments
 Gazipur - Zirakpur
 No. of units : 194 apartments



A SUSHMA Initiative

Joynest MOH.1

2/3 BHK Apartments
 PR-7, Airport Road, Near Aero City
 No. of Units: 950 apartments



SUSHMA ONGOING PROJECTS

SUSHMA Crescent 2

2/3 BHK Apartments & Penthouse
Gazipur - Zirakpur
No. of Units: 432 apartments



SUSHMA Grande Nxt

3 BHK Apartments
CHD-Delhi NH-22, Zirakpur
No. of Units: 236 apartments



SUSHMA Valencia

3 BHK Villa Floors
PR-7, Airport Ring Road, Zirakpur
No. of Units: 904 Villas



SUSHMA Capital

Low Rise Retail Galleria
Village Kishanpura, MC Zirakpur,
Tehsil Dera Bassi, District
SAS Nagar (Mohali), Pb
No. of units : 580



SUSHMA Pristine

Business Class Business Spaces
Airport Ring Road, Near Aerocity,
Mohali
Total Area : 12,00,000 sq. ft.



Elementa

Suite, Royal Suite & Elementa Suite
Kasauli, Himachal Pradesh
No. of Units : 382



SUSHMA Metropol

Business Spaces
PR-7, Airport Ring Road, Zirakpur
Total Area : 2,17,800 sq. ft.



joynest ONGOING PROJECTS

Joynest MOH.1


2/3 BHK Apartments
PR-7, Airport Road, Near Aero City
No. of Units: 950 apartments



Joynest ZRK.1

3 BHK Apartments
CHD-Delhi NH, Zirakpur
No. of Units: 176 apartments



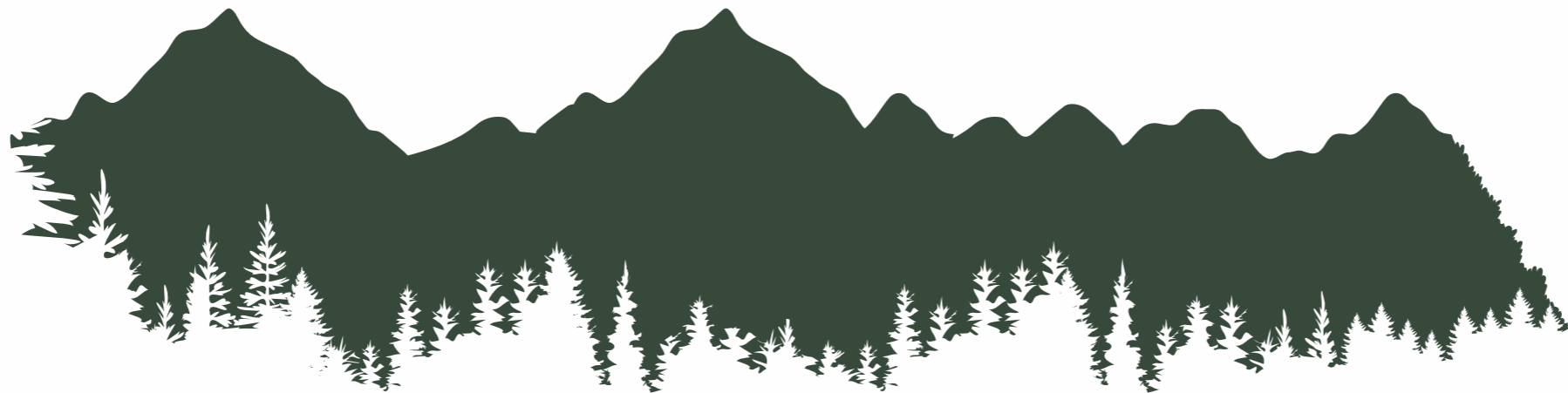


ELEMENTA is about the love for nature and fine living.
It's a space where both passions can be exploited to the fullest.
The adventurous can trek around the rugged hills while the
peace seekers can just sit quietly and inhale the crisp mountain air.

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