impact Projects

TATA HOUSING

CLIFFSIDE AT MYST


Actual View

UNMATCHED LUXURY. UNPARALLELED VIEWS

ABOUT CLIFFSIDE

Trade the noise, heat and pollution of city life, for the fresh air and panoramic views of your hill-station residence. All without lifting a finger.

With a residence at Cliffside at Myst, just tell the concierge you're coming – your tickets will be booked, and a car will be sent to fetch you from the airport. These fully managed residences from Tata Housing remove all the hassles of owing a second home. And you can rest assured that for the time you are not at your property, it is taken care of by professionals. All that's left for you to do is enjoy your unique residence, perched on the edge of a valley, in a lush, hilltop estate with the finest amenities, and views that stretch miles to the horizon.



Actual View

ABOUT LOCATION



Actual View

Cliffside at Myst is located in the foothills of the Himalayas near Kasauli, 5,500 ft above sea level.

SOCIAL & RECREATIONAL INFRASTRUCTURE

Shopping Areas:
Kasauli has some wonderful shops that sell an array of hand woven shawls, sweaters, stoles, mufflers and scarves

Public Transport:
Well connected by air (Chandigarh), rail and road with all other cities of north India

Hospitals:
ESI Hospital, Bharadwaj Hospital, MMU

Schools:
The Lawrence School Sanawar, Pinegrove School, Kasauli International Public School

Restaurants:
Hangout, Rooftop Restaurant, Cliff Houzz, Rudra Café, NH22 Dhaba

Site address:
Village Kalth, Tehsil Kasauli, District Solan, Himachal Pradesh

CONNECTIVITY



- 60 kilometers or a 2 hours scenic drive from Chandigarh
- 5.5 hours drive from New Delhi
- 75 kilometers from Shimla
- 30 kilometers from Kalka station
- Well connected by air (Chandigarh), rail and road with all other cities of north India
- Four lane Solan-Shimla section of NH-22 to improve connectivity

LOCATION MAP

LEGEND

A Chandigarh
B Timber Trail
C Chakki Mord
D Kumarhatti junction, Dagshai, way to Shimla
E Greenhill engineering college turn
F Bhoj Nagar crossing, Gurudhwara
G Myst site



Distance and time line are tentative and approximate, subject to road and infrastructure facilities to be provided by the appropriate authorities

MAP NOT TO SCALE

RESIDENCES

Cliffside at Myst offers luxurious homes with exquisite views

- Two Bedroom Residences
- Three Bedroom Residences
- Two Bedroom Duplex
- Three Bedroom Simplex

KEY FEATURES

- Home automation
- Best-in-class fittings
- Heated flooring
- Fully fitted modular kitchen with hob and chimney
- Provision for electrical fire place
- Unique panoramic views of the Himalayan foothills





Image is for representation purposes only

AMENITIES





- Welcome desk and concierge
- Outdoor pool on terrace with infinity edge
- Guest rooms & guest lounge
- Multipurpose hall with attached open terrace
- Restaurant
- Squash court
- Fully equipped gymnasium
- Indoor temperature controlled pool & jacuzzi
- Pool lounge
- Temperature controlled pool for kids
- Estate manager residence
- Spa with steam room, sauna & massage room
- Driver's lounge with over night stay facility

ESTATE SERVICES

TAKING YOU FROM ZERO TO 5,500 FEET,
WITHOUT LIFTING A FINGER.

Cliffside at Myst offers you a variety of services to let you enjoy your stay in peace.

- Serviced guest rooms
- Car on call/Cab services - pick and drop to Chandigarh airport and railway station
- Doctor on call
- Convenience store
- House cleaning services
- Food home delivery
- Laundry services





Image is for representation purposes only

PROJECT ARCHITECTURE



Image is for representation purposes only



This exclusive gated community has been designed by one of the world's leading experts in sustainable architecture, Llewelyn Davies Yeang.

Features:

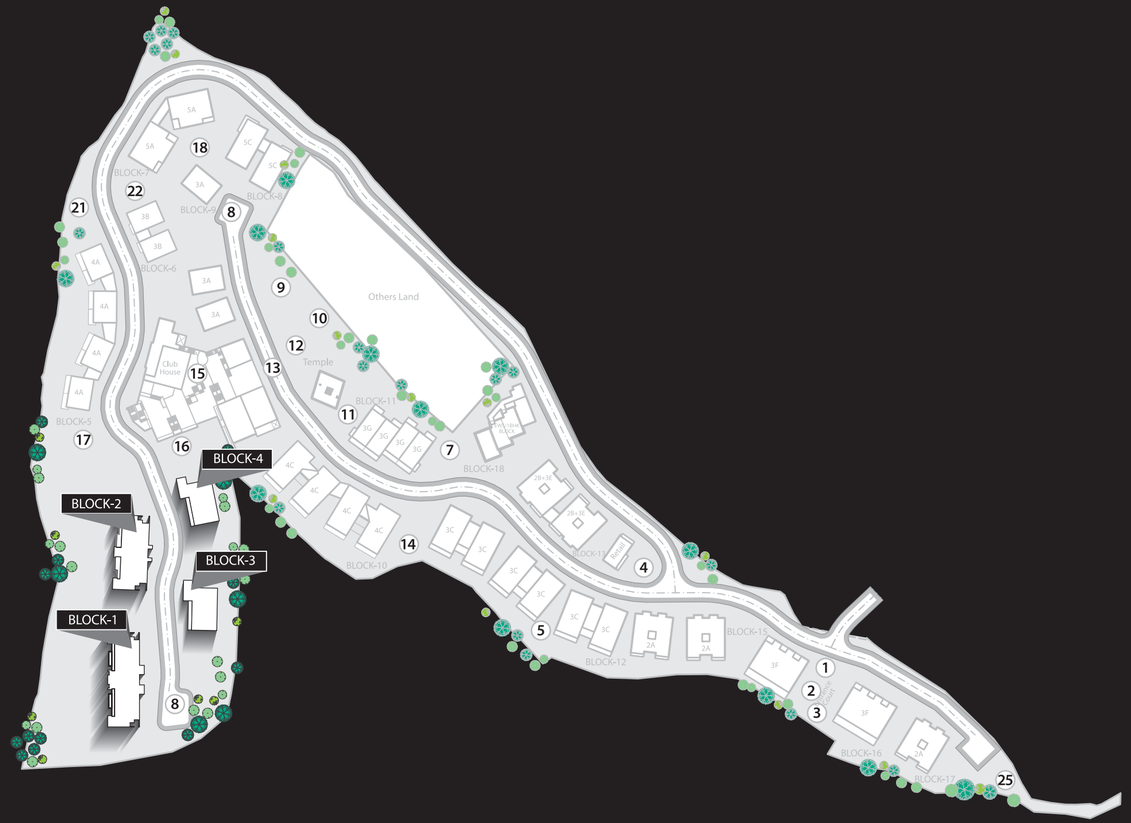
- Grand entrance pavilions with fountain
- Seasonal water cascades, each with linear gardens
- Sunset plaza to watch the sun disappear behind the mountains
- Nature exploration zones including butterfly garden, moon garden and bio diversity park
- Ponds with seating pergolas

Eco-design:

- Green living roofs (for select residences)
- Rainwater harvesting
- Non-intrusive lighting that doesn't disturb wildlife
- Bird habitats
- Bioswale drainage systems
- Conservation of topsoil

CLIFFSIDE AT MYST

SITE PLAN

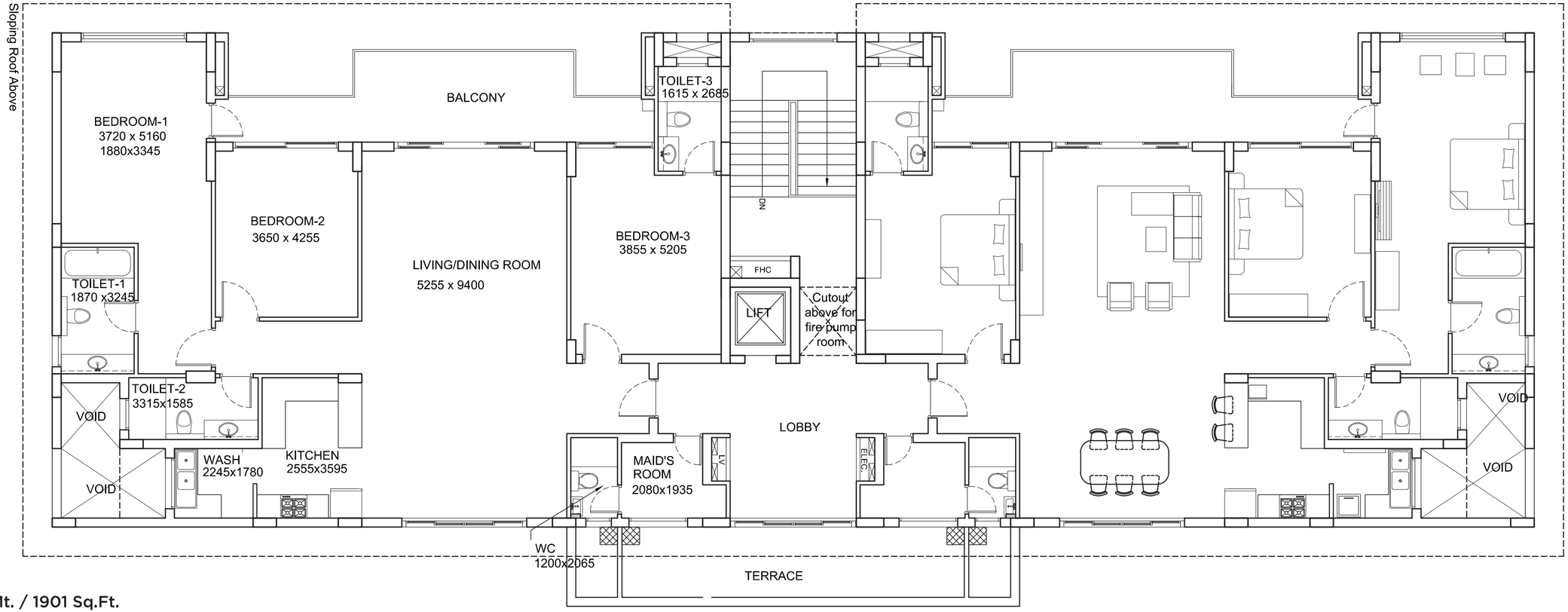


LEGEND:

1. ARRIVAL COURT
2. STEPWELL COURT
3. LOTUS POND
4. SPIRAL WATER BODY
5. KIDS PLAY AREA
6. AMPHITHEATER
7. BUTTERFLY GARDEN
8. TERMINAL COURT
9. SEASONAL STREAM
10. BIO- DIVERSITY PARK
11. TEMPLE PLAZA
12. WATER WALL
13. CLUB ARRIVAL COURT
14. KIDS PLAY AREA
15. CLUB PRECINCTS
16. ADVENTURE TRAIL
17. MEANDERING STAIRWAY
19. LOTUS POND
21. SUNSET PLAZA
22. STEPPED TERRACES
23. PAVILION
24. RETENTION POND
25. MOON GARDEN

Artist's impression subject to revision, due to change of plans and final approval by competent authorities. Trees and green area shown are for representation purpose only. Layout for reference purpose only

L+1 LEVEL
FIRST FLOOR PLAN
BLOCK - 1

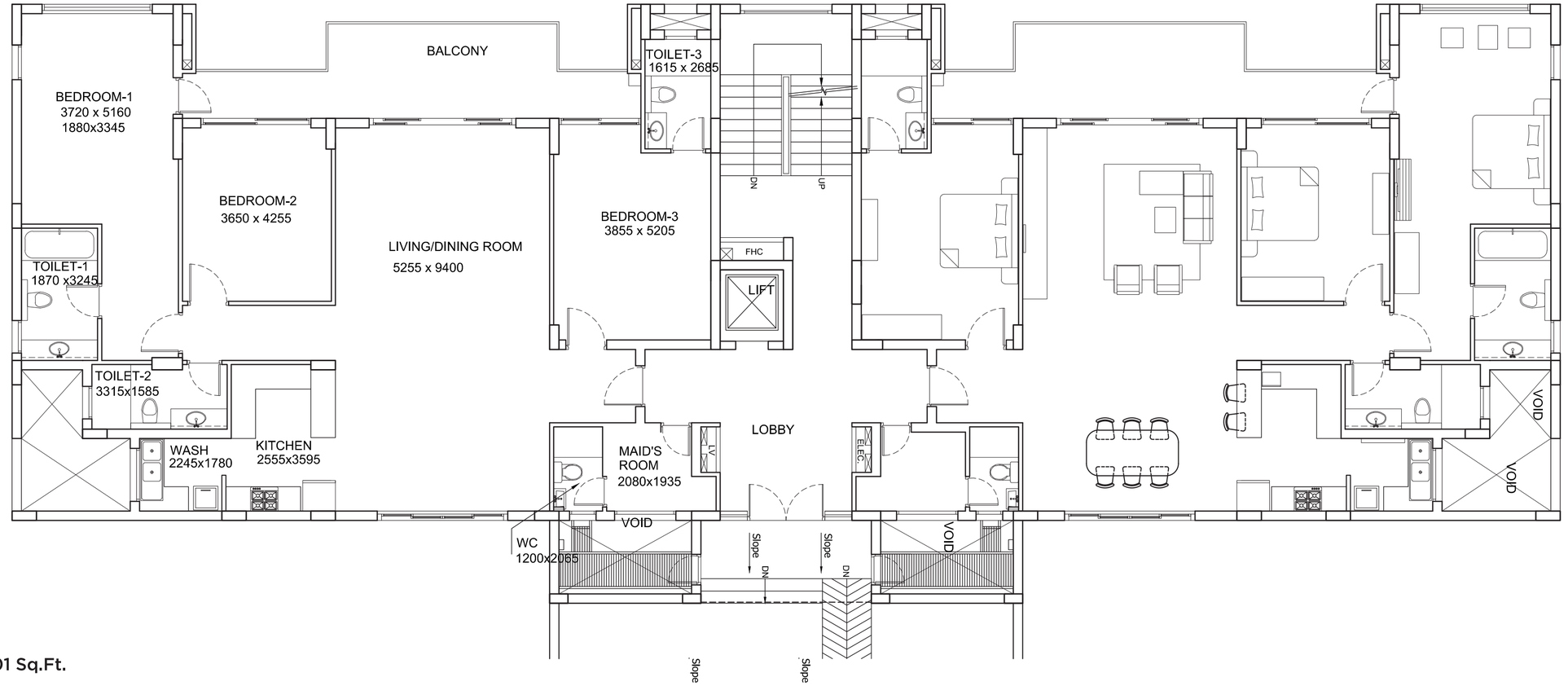


Carpet Area : 177 Sq.Mt. / 1901 Sq.Ft.

Disclaimer : The floor plan shown here is indicative, subject to final approvals. Measurements are approximate, subject to minor variation.

L-0 LEVEL
GROUND FLOOR PLAN

BLOCK - 1

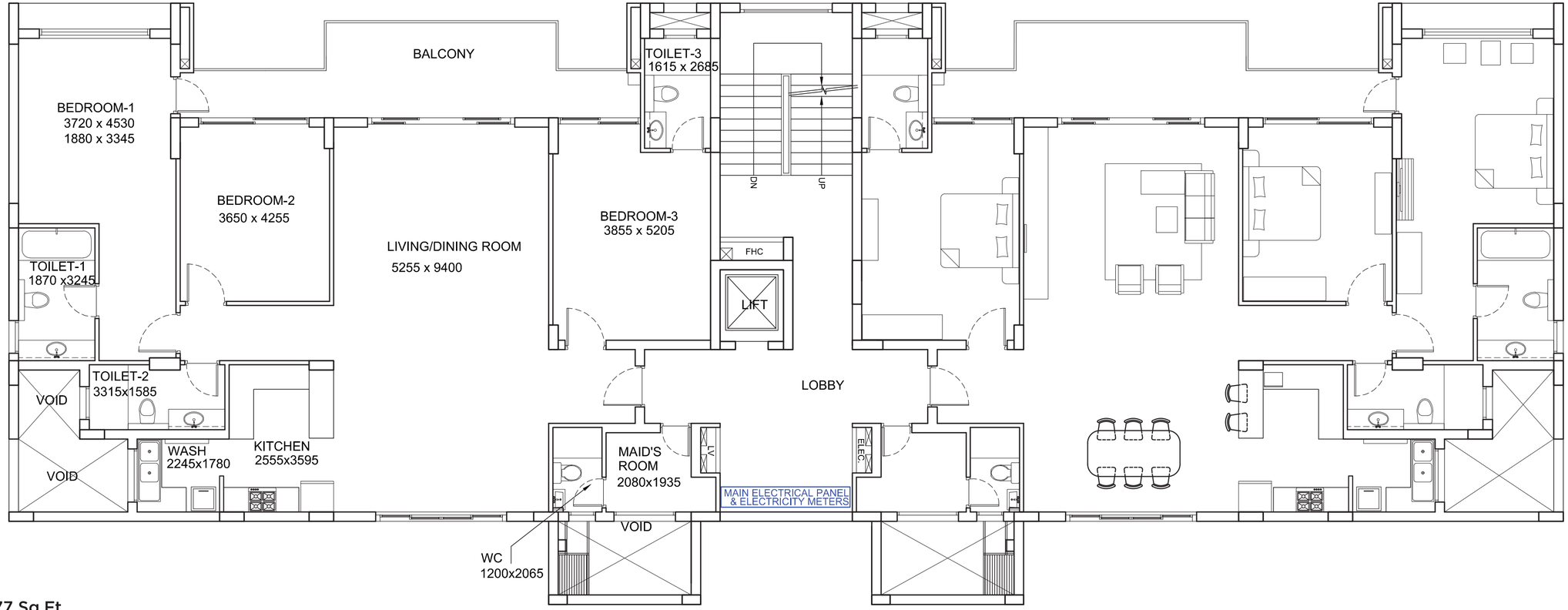


Carpet Area : 177 Sq.Mt. / 1901 Sq.Ft.

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L-1 LEVEL
LOWER FLOOR PLAN

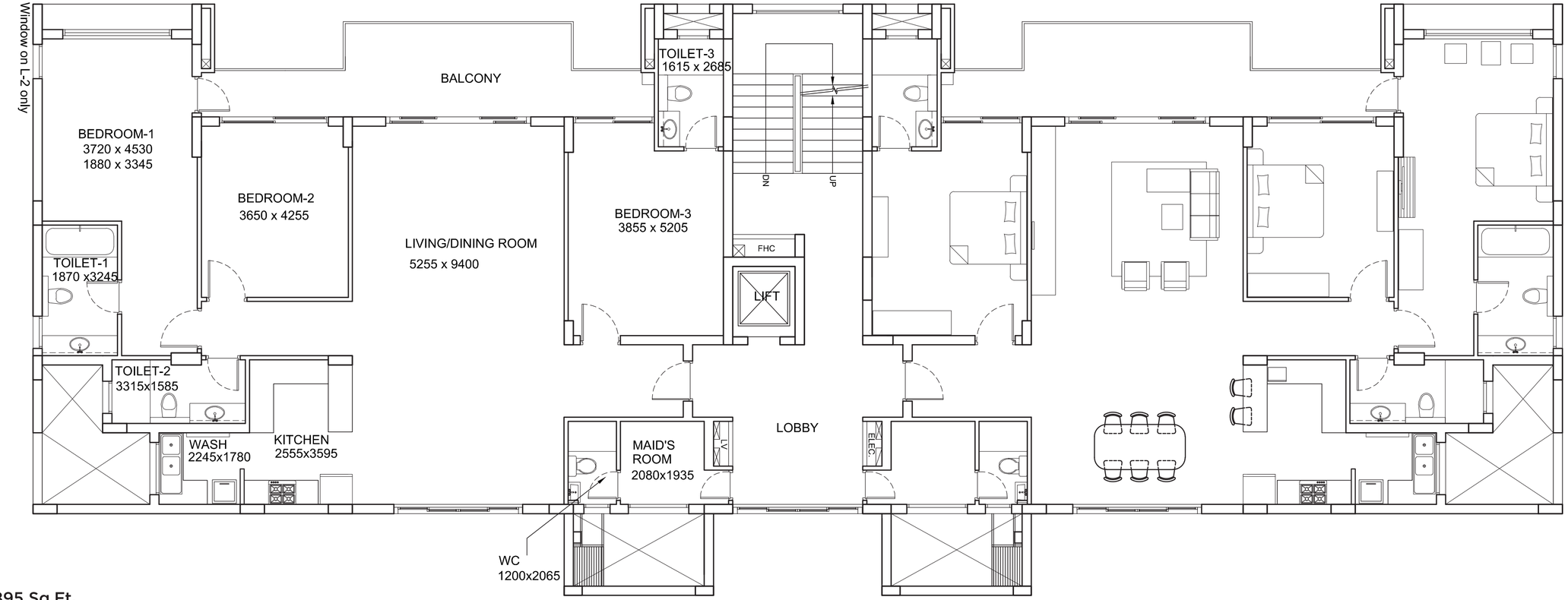
BLOCK - 1



Carpet Area : 174 Sq.Mt. / 1877 Sq.Ft.

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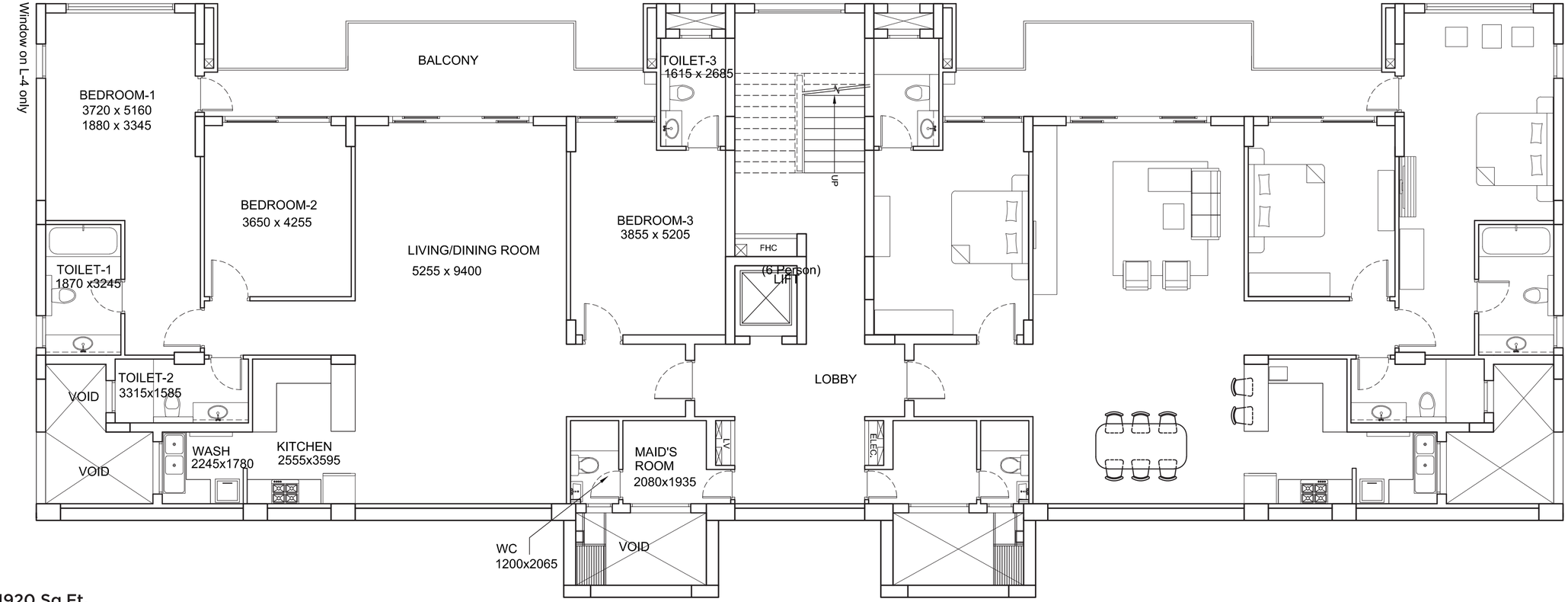
L-2 / L-3 LEVEL
LOWER FLOOR PLAN
BLOCK - 1



Carpet Area : 176 Sq.Mt. / 1895 Sq.Ft.

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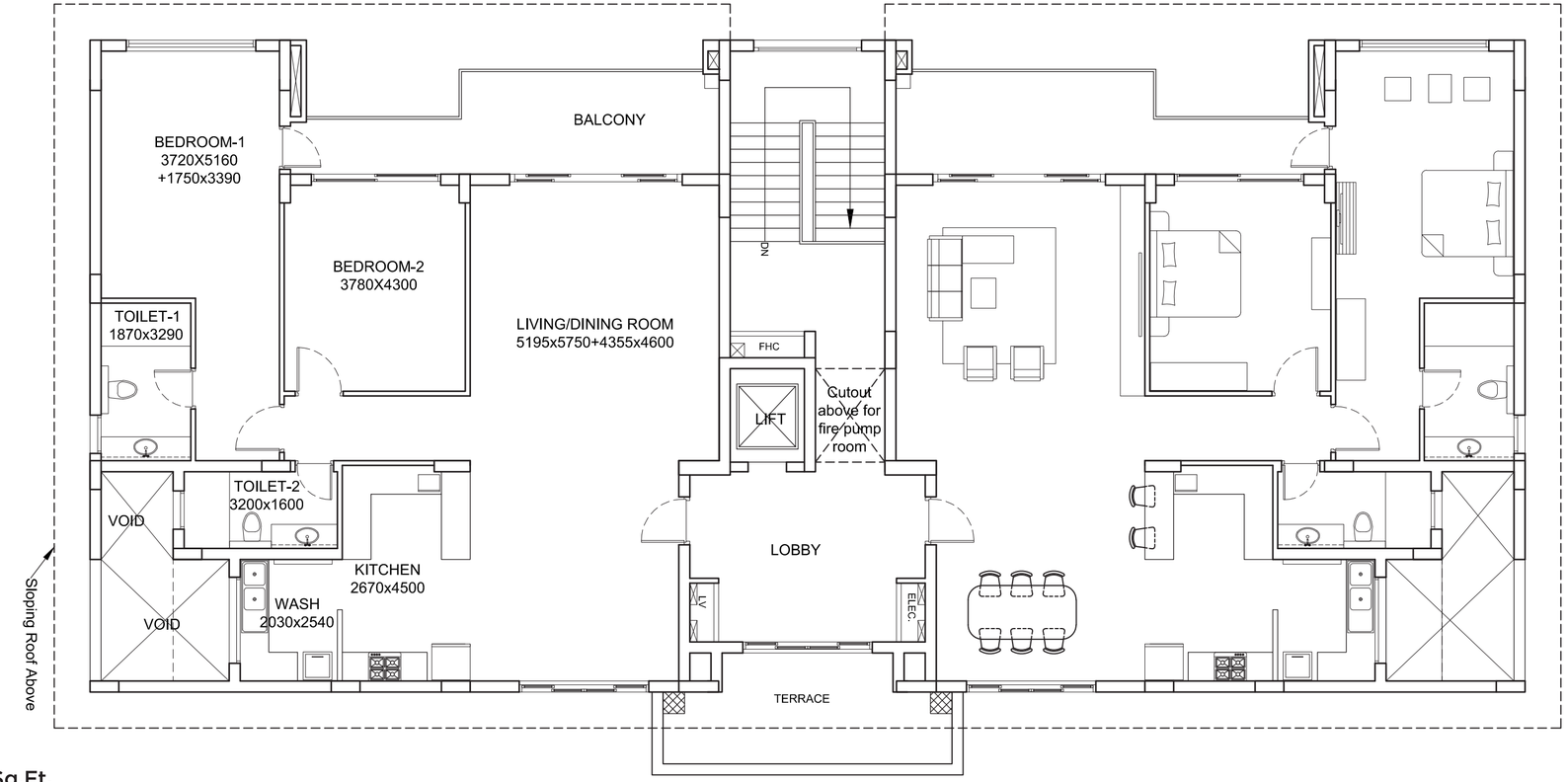
L-4 / L-5 LEVEL
LOWER FLOOR PLAN
BLOCK - 1



Carpet Area : 178 Sq.Mt. / 1920 Sq.Ft.

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L+1 LEVEL
FIRST FLOOR PLAN
BLOCK - 2

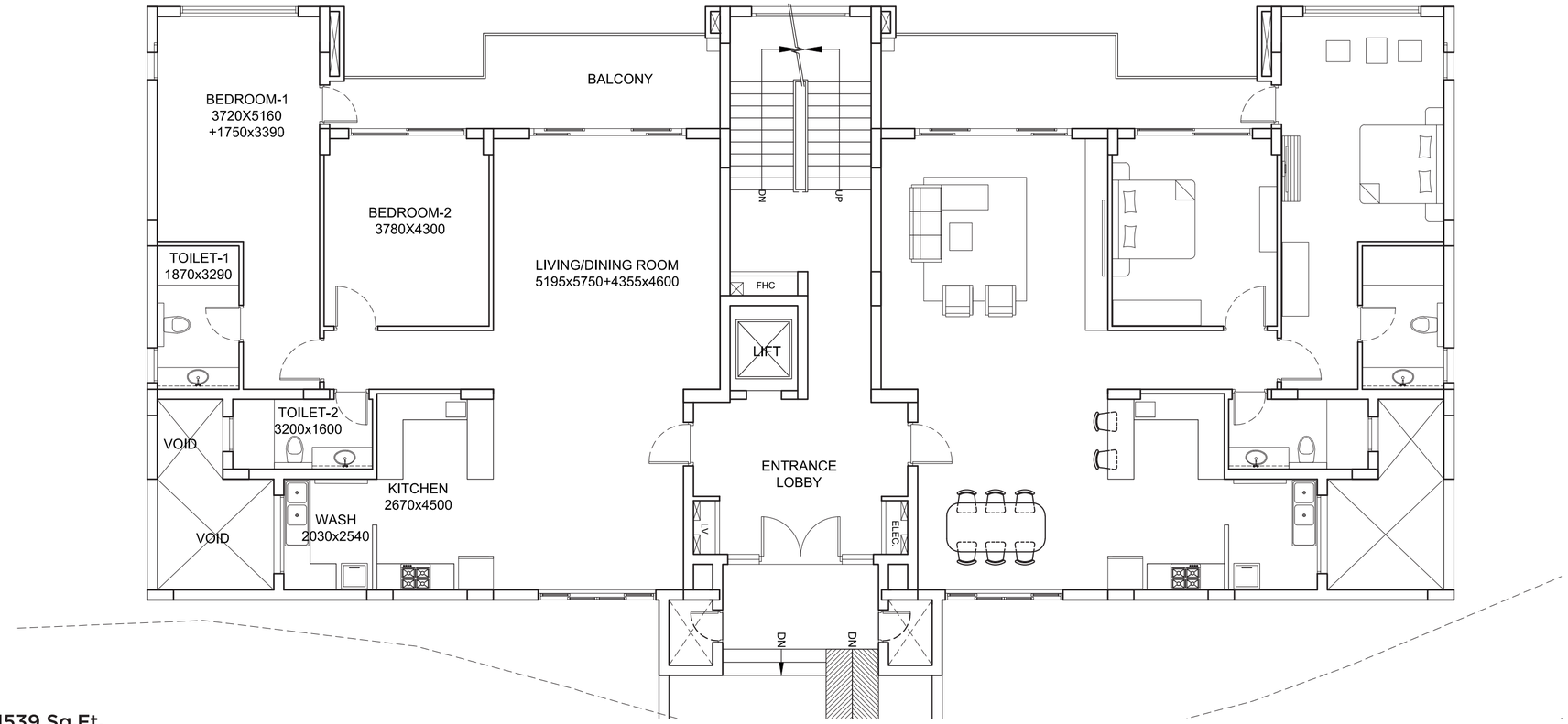


Carpet Area : 143 Sq.Mt. / 1539 Sq.Ft.

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L0 LEVEL
GROUND FLOOR PLAN

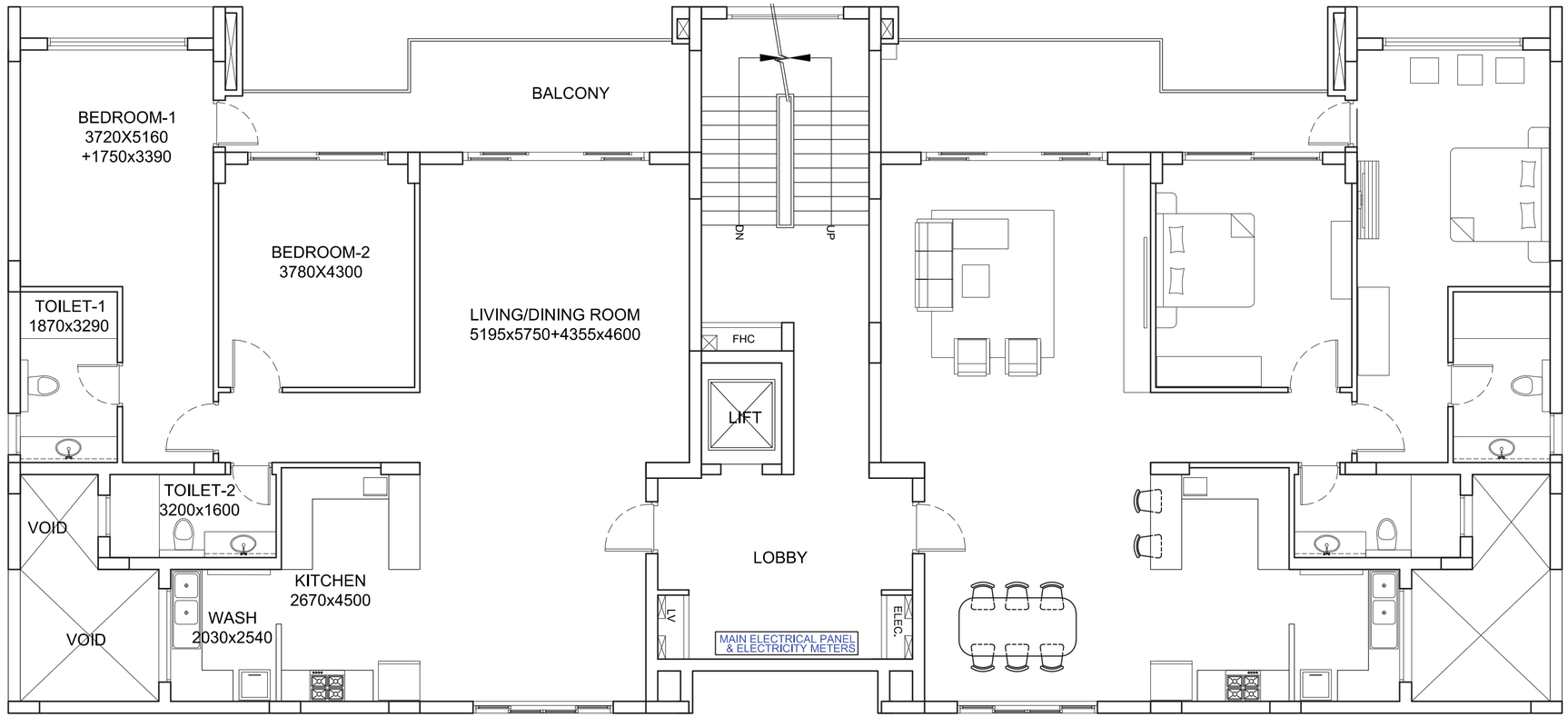
BLOCK - 2



Carpet Area : 143 Sq.Mt. / 1539 Sq.Ft.

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L-1 LEVEL
LOWER FLOOR PLAN
BLOCK - 2

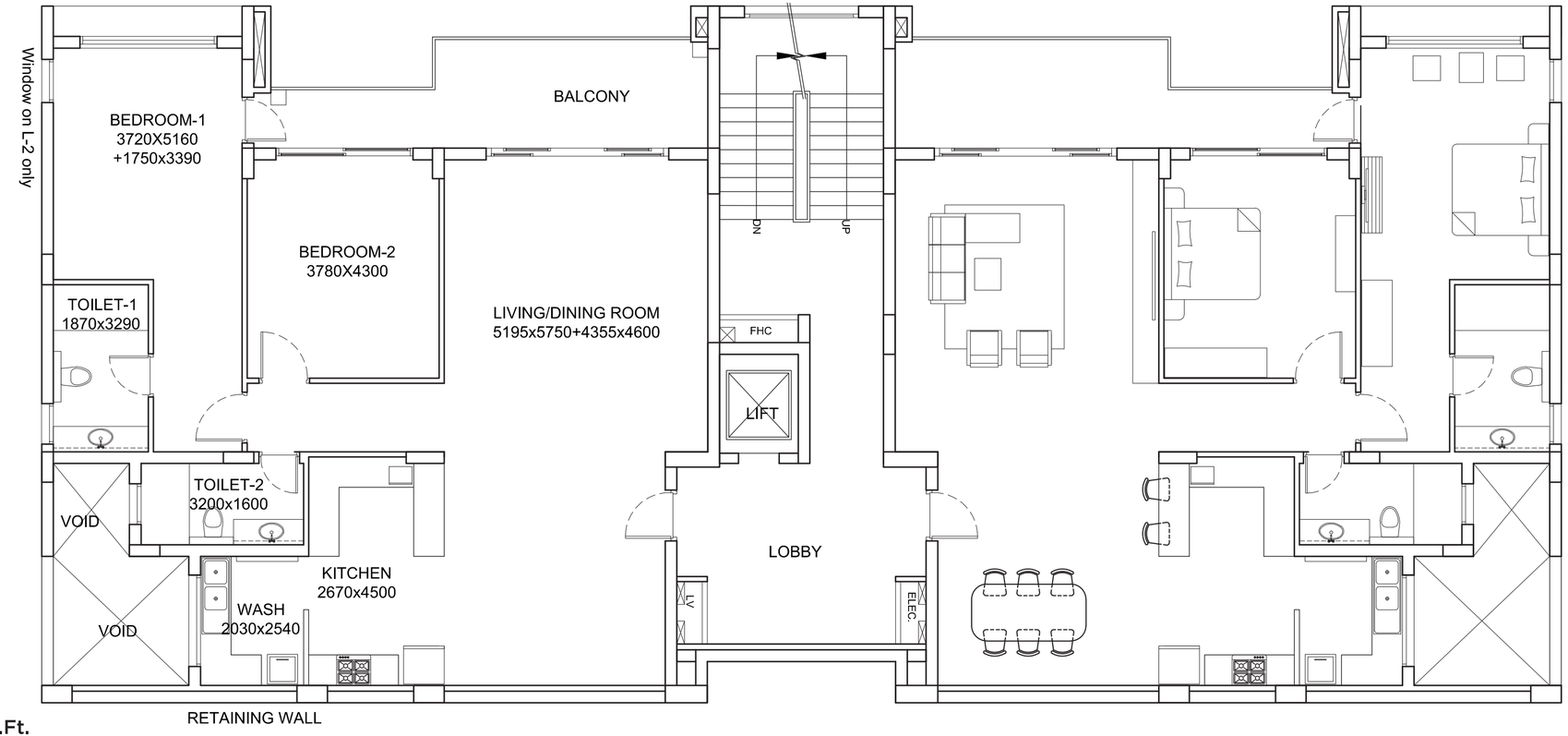


Carpet Area : 141 Sq.Mt. / 1515 Sq.Ft.

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L-2 & L-3 LEVEL
LOWER FLOOR PLAN

BLOCK - 2

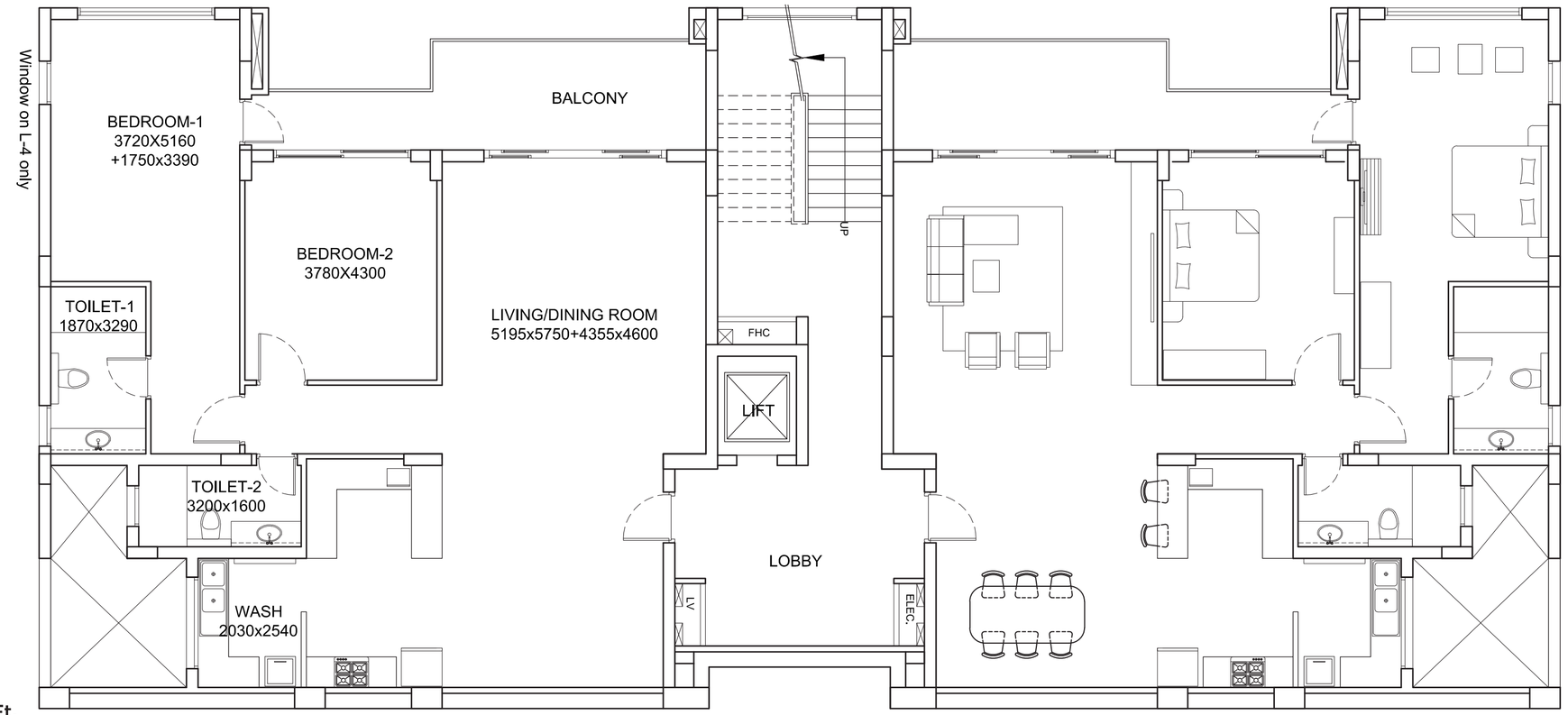


Carpet Area : 141 Sq.Mt. / 1515 Sq.Ft.

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L-4 & L-5 LEVEL
LOWER FLOOR PLAN

BLOCK - 2

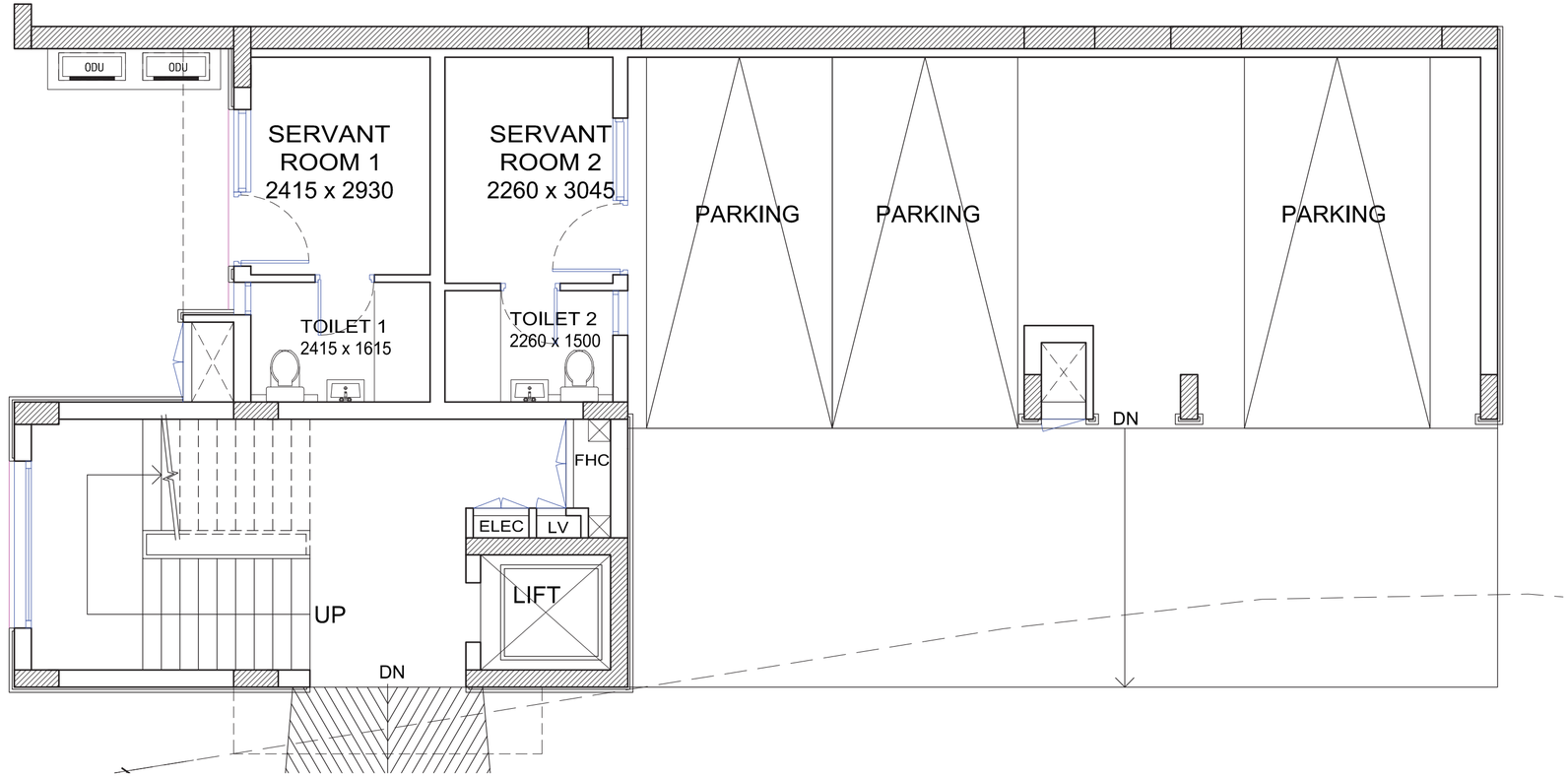


Carpet Area : 143 Sq.Mt. / 1539 Sq.Ft.

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L-0 LEVEL
GROUND FLOOR PLAN

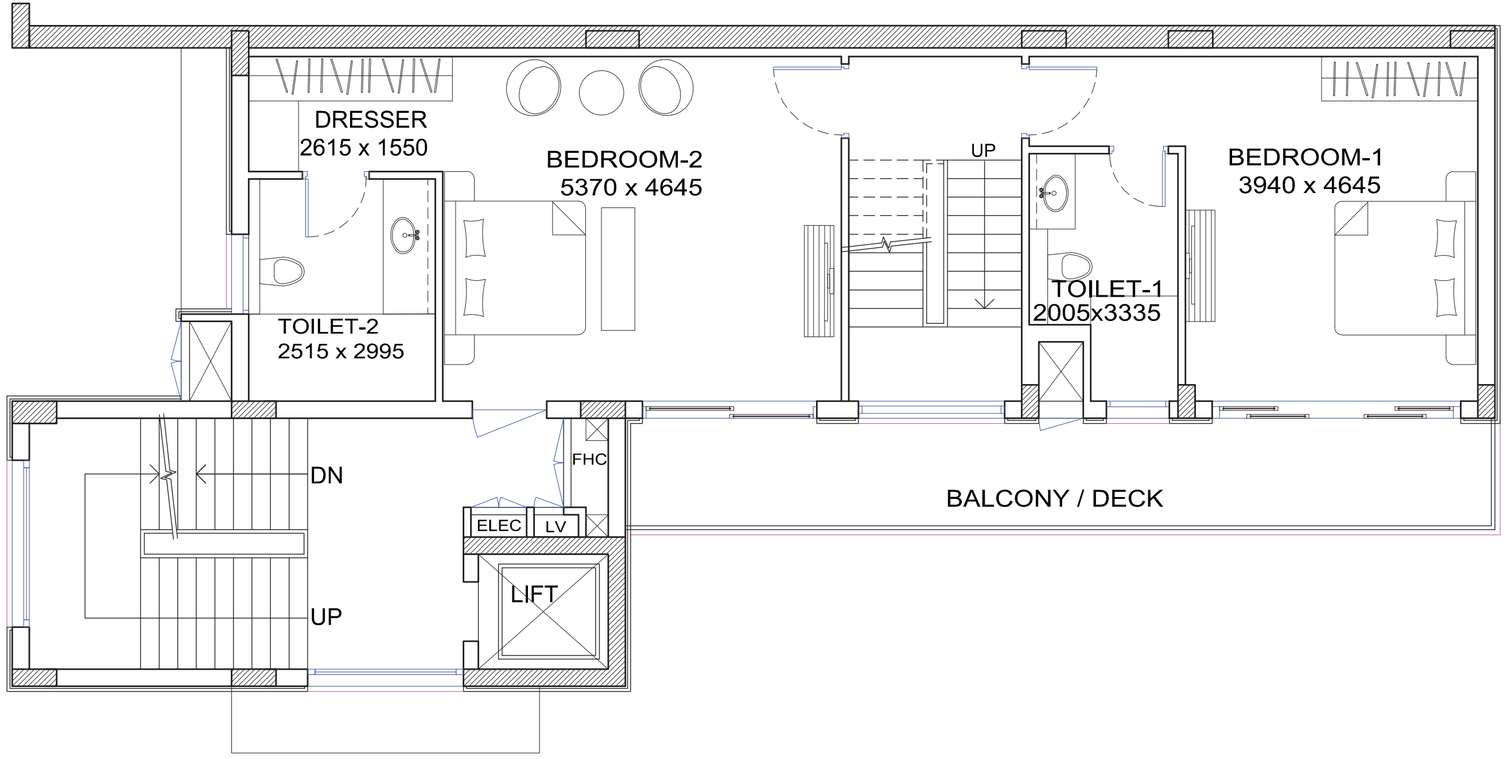
BLOCK - 3 & 4



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L-1 LEVEL
FIRST FLOOR PLAN

BLOCK - 3 & 4



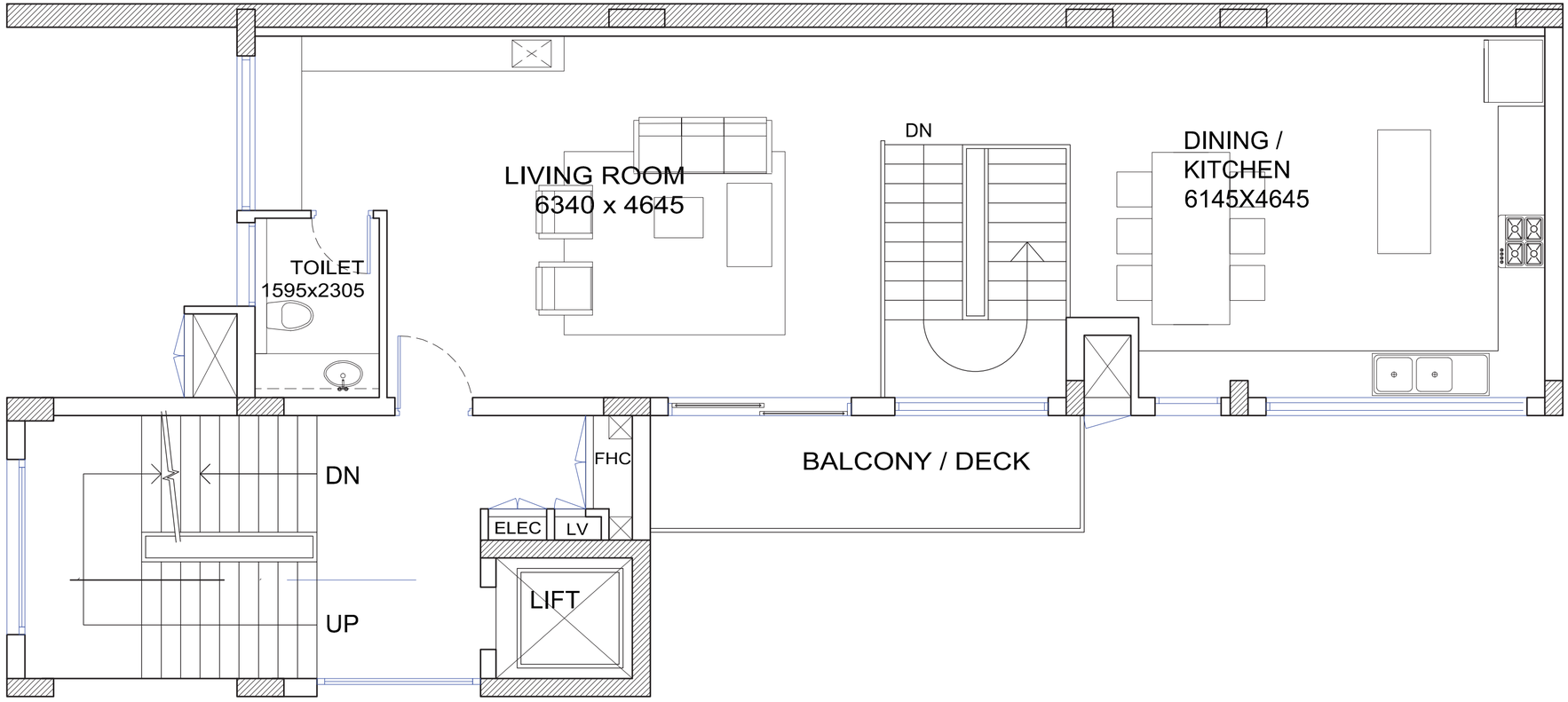
DUPLEX

Carpet Area : 186 Sq.Mt. / 2002 Sq.Ft.

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L-2 LEVEL
SECOND FLOOR PLAN

BLOCK - 3 & 4

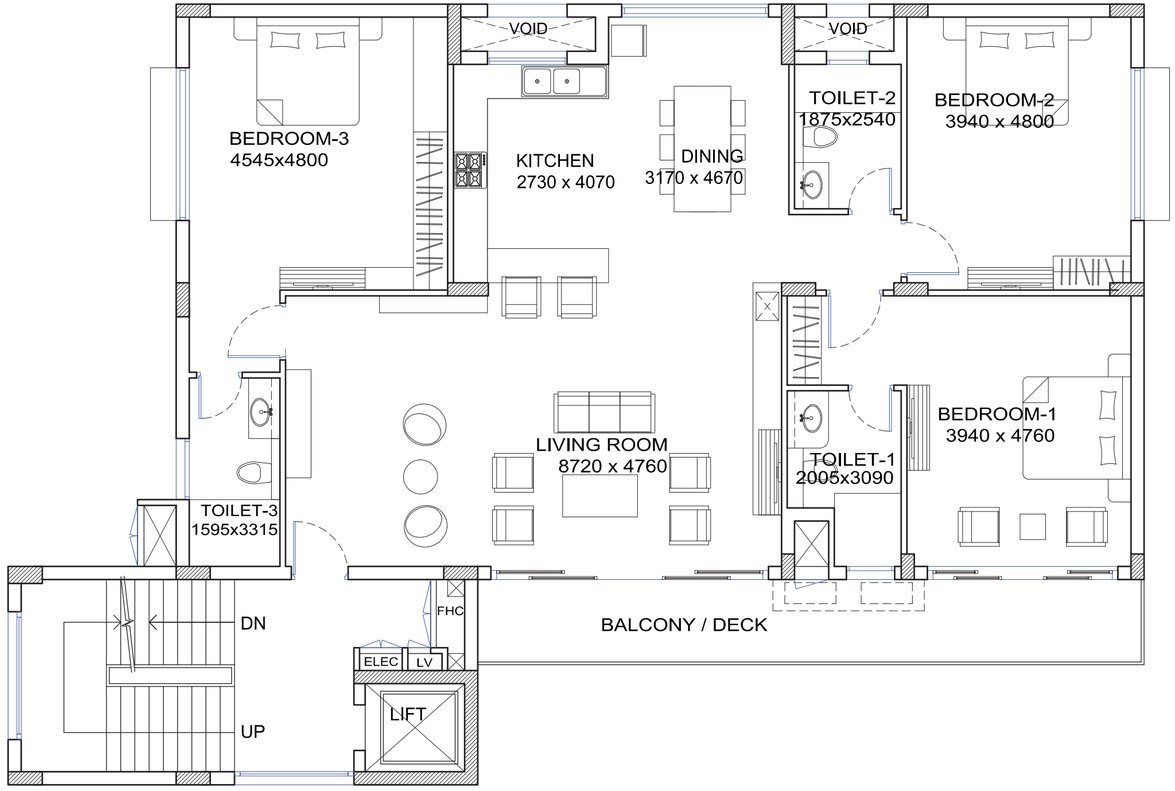


DUPLEX
Carpet Area : 186 Sq.Mt. / 2002 Sq.Ft.

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L-3 LEVEL
THIRD FLOOR PLAN

BLOCK - 3 & 4



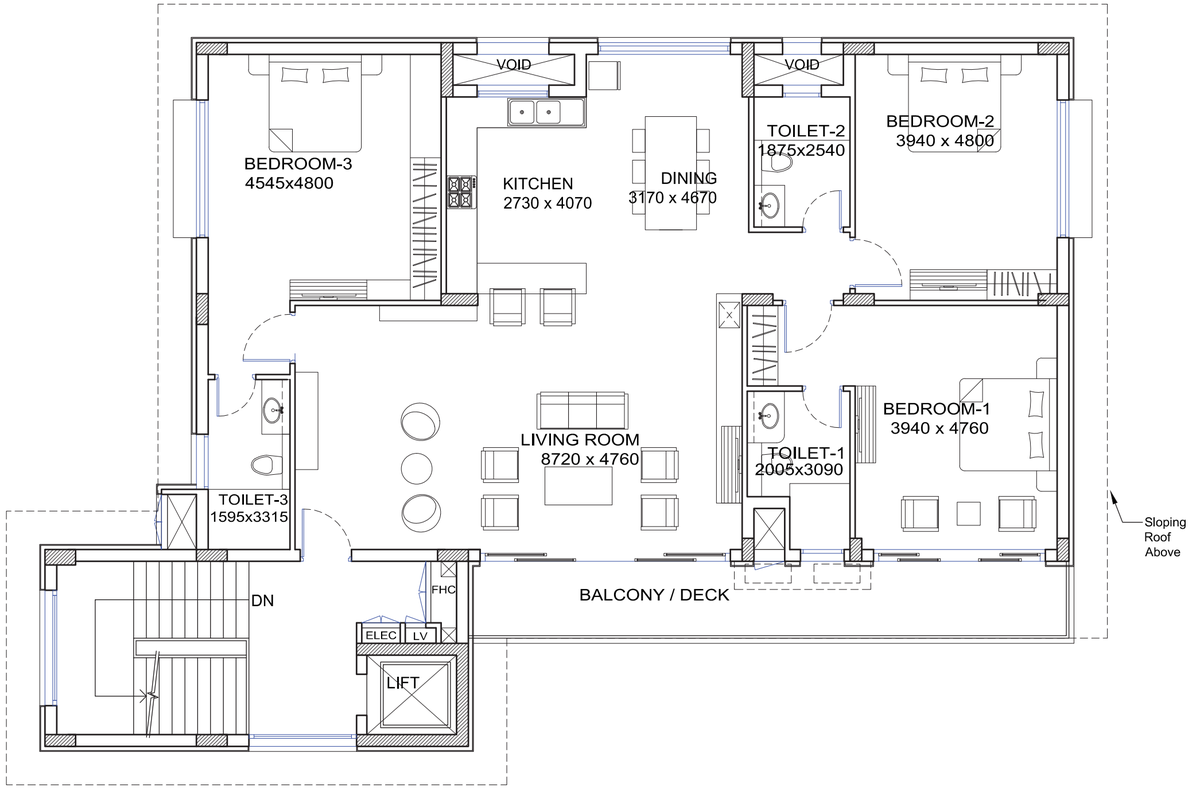
SIMPLEX

Carpet Area : 195 Sq.Mt. / 2098 Sq.Ft.

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L-4 LEVEL FOURTH FLOOR PLAN (IN BLOCK-4)

L-4 & L-5 LEVEL FOURTH & FIFTH FLOOR PLANS (IN BLOCK-3)



L-4 SIMPLEX (BLOCK - 3 & 4)
Carpet Area : 200 Sq.Mt. / 2152 Sq.Ft.

L-5 SIMPLEX (BLOCK - 3)
Carpet Area : 170 Sq.Mt. / 1834 Sq.Ft.

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impact Projects™

TATA HOUSING

Princeton Infrastructure Private Limited
(A joint venture between Tata Housing Development Co. Ltd. and Impact Projects Private Limited)

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