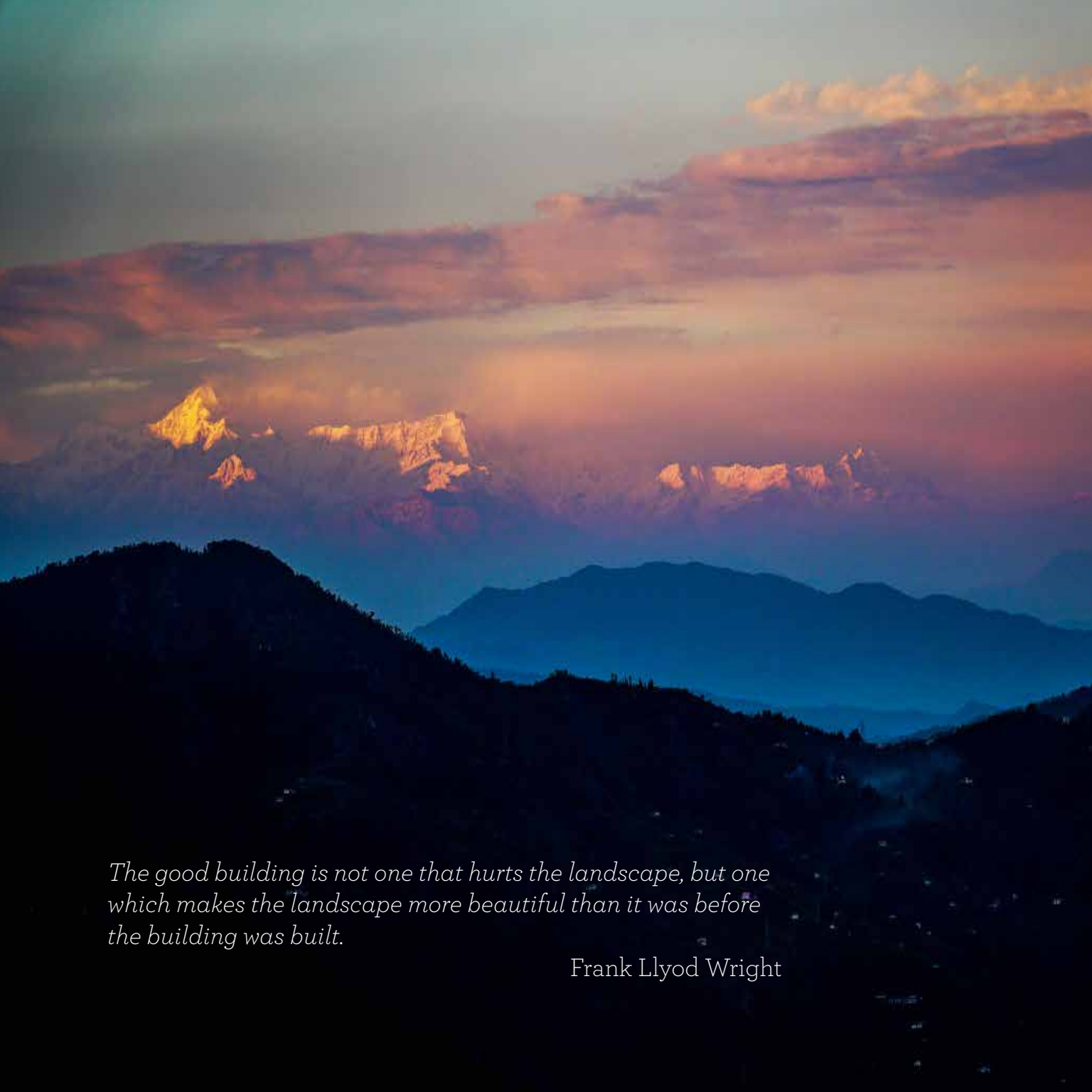


TRIKAYA UNWIND

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 Lloyd Wright



Your exclusive haven in the Himalaya



Trikaya Unwind is a serene mountain retreat, located at a height of 8,000 feet, in the midst of nature's bounty. A perfect getaway for those seeking solace, peace, and a break from the stress of urban life. Surrounded by dense coniferous forests and views of snow-clad peaks, it provides a natural sanctuary for exploration and tranquility.

The mountain meadows and orchards, with their colourful blossoms and meandering trails, offer a delightful opportunity for leisurely strolls and picnics.

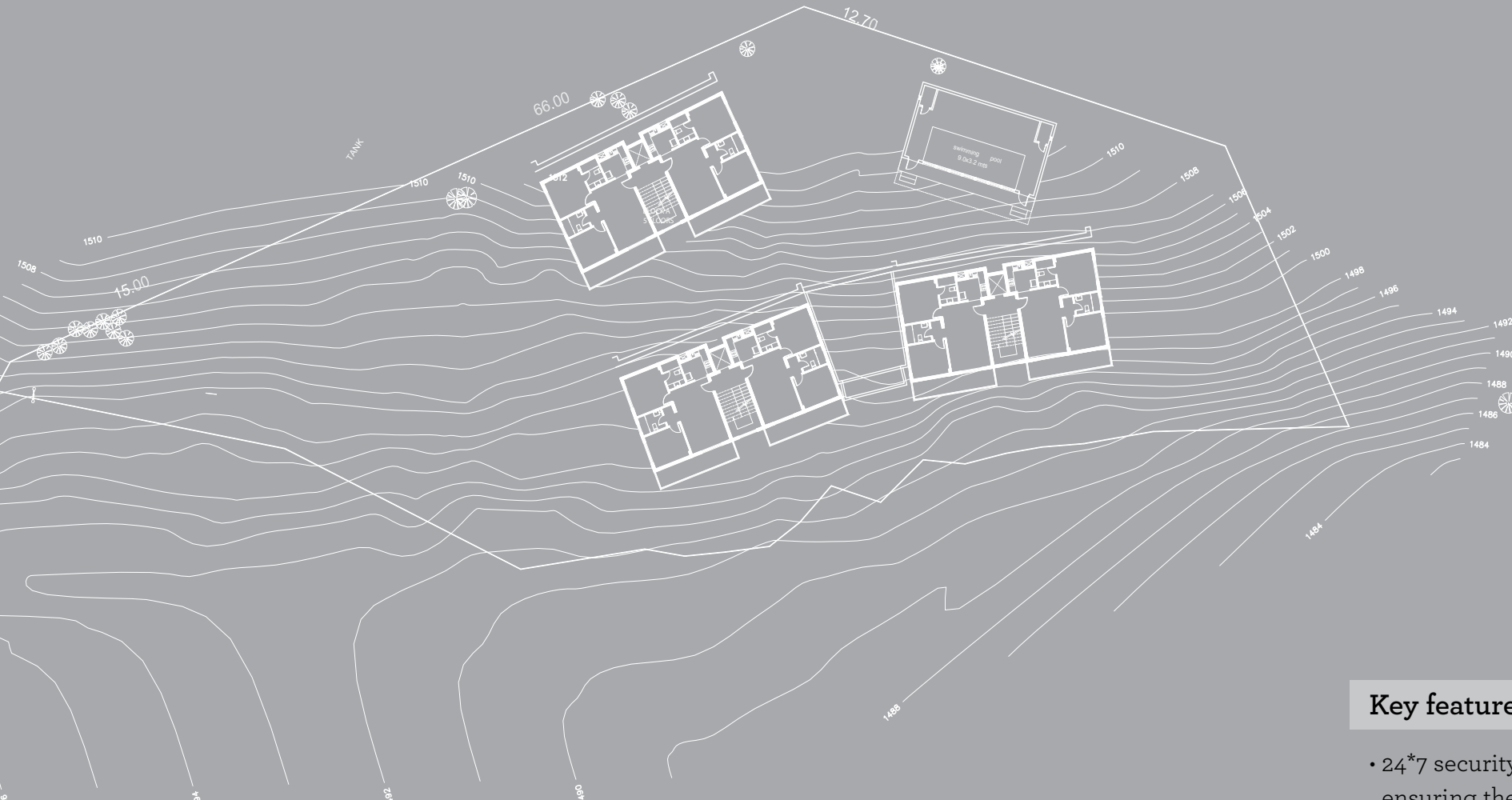
The Taj Theog Resort and Spa lies just a stone's throw away, where, should you want, you can avail their luxurious facilities.

At Trikaya Unwind, you can enjoy the delights of the ever-changing seasons – cool, pleasant summers to the gentle snowfall of the winters.

The Project

Trikaya Unwind, is a new residential development brought to life by Sohum International LLP, the creators of Taj Theog Resort and Spa in collaboration with the architectural team, PSDA. These splendid homes offer a choice of two-bedroom apartments as well as duplex accommodations.

This complex – Trikaya Unwind is strategically located on a scenic site especially chosen for its breathtaking panoramic vistas of the surrounding mountains. It is situated far from the tourist trail, allowing residents to enjoy a tranquil and peaceful living experience. Should you want, you can also avail of the attractive lease-back option.



Key features and amenities include:

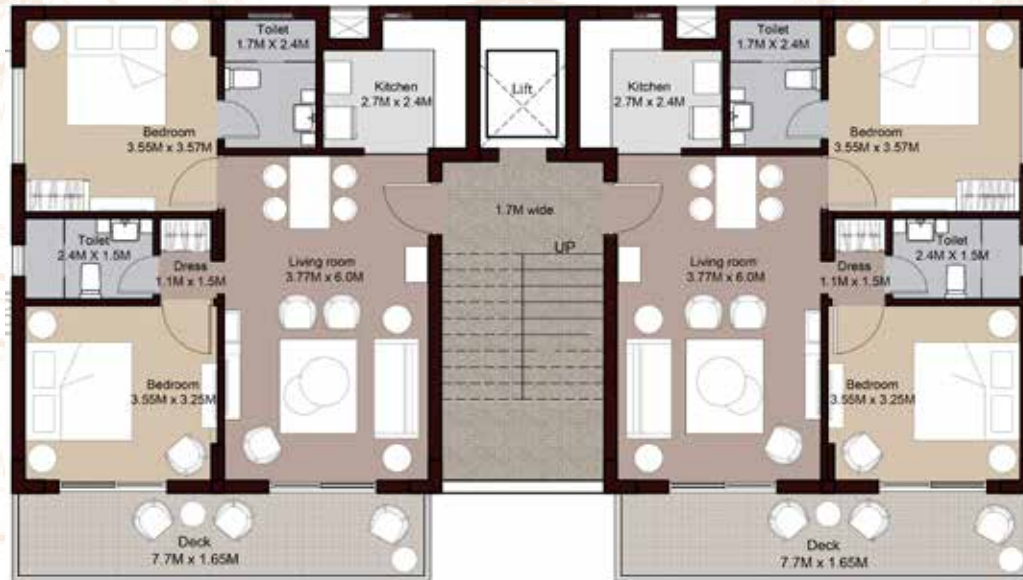
- 24*7 security and CCTV surveillance, ensuring the safety of the residents.
- Ample parking space to accommodate vehicles of residents and their guests.
- Facilities for recreational activities and entertainment for all age groups.
- Power back-up for the comfort and convenience of residents.
- Outdoor spaces designed for relaxation and enjoying barbecue gatherings.
- High-quality elevators for easy accessibility within the buildings.
- Medical assistance available on call for any emergencies.
- Indoor heated pool that residents can enjoy even on cold winter days.





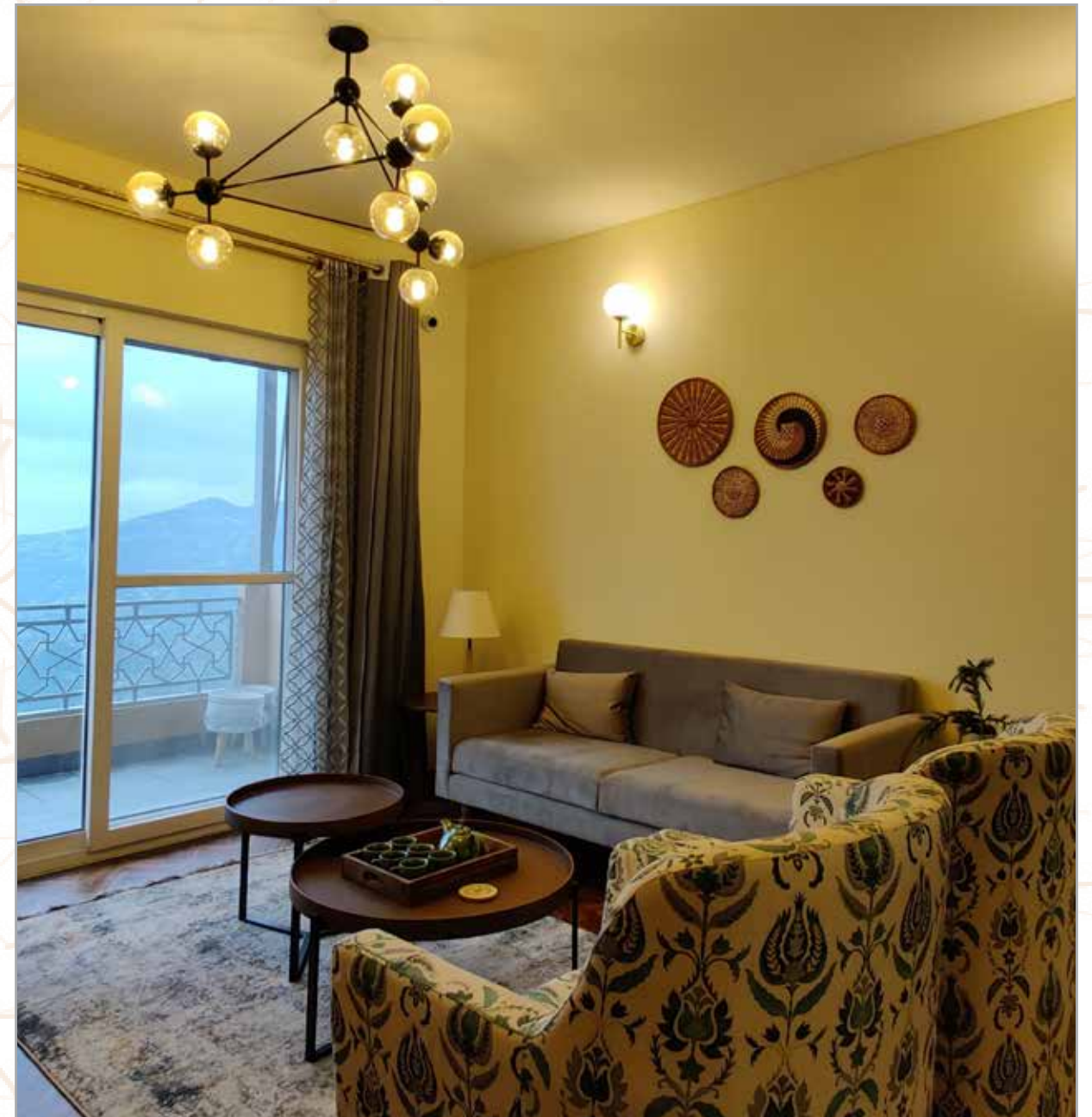
Two Bedroom Apartments

The two-bedroom apartments, in this premium, residential enclave, consist of a sitting and dining area, with a well-equipped kitchen. The bedrooms lead off the living area. The larger master bedroom has its own sit-out, and dressing area. Each apartment has a private covered deck that runs across the entire length of the apartment, giving uninterrupted views of the sylvan surrounds.



Apartment 1

Apartment 2





Duplex Apartments

For a more generous space, there's no better choice than the luxurious three-bedroom duplex apartments, with large windows that overlook verdant vistas. The lower level consists of a large drawing and dining area, a state-of-the-art kitchen and a bedroom with an en suite bath. An internal staircase leads you to the second level. Here you find two large airy bedrooms with attached baths and dressing areas.



Apartment 1, lower floor

Apartment 2, lower floor



Apartment 1, upper floor

Apartment 2, upper floor



The Clubhouse



Artists impression

The social life of the property revolves around the spacious clubhouse and its specially designed heated pool.

This exclusive clubhouse is open only to residents and their guests. Here you can enjoy all the amenities and luxuries of country living. This includes a community area with a gym and a co-working space with free Wi-Fi.

The attached children's play area, keeps the young ones entertained. The highlight of the complex is an indoor, all-weather, heated swimming pool, that residents can enjoy. The surrounding gardens showcasing the flora of the region, offer the perfect space to indulge in gentle exercise or enjoy the salubrious environs.



Specifications

Two BHK Apartments, Duplex Three BHK Apartments and Clubhouse

AREA	FLOORS	WALL	CEILING	DOORS	WINDOWS	OTHERS
Living Room	Teak wood Parquet	Plaster, POP with emulsion paint	Plaster, POP with emulsion paint	Seasoned hardwood frame and flush doors with Hettich/ equivalent hardware	International German Brand UPVC	
Kitchen	Vitrified tiles of Kajaria/ Johnson make	Ceramic tiles of Kajaria/ Johnson make	Plaster, POP with emulsion paint		International German Brand UPVC	Fully Integrated kitchen with modular kitchen cabinets, granite/quartz counter top, Faber/ equivalent induction hob & chimney and Franke/ equivalent SS sink with drain board, Geysers by A.O. Smith or equivalent
Bedrooms	Premium laminated wood	Plaster, POP with emulsion paint	Plaster, POP with emulsion paint	Seasoned hardwood frame and flush doors with Hettich/ equivalent hardware	International German Brand UPVC	
Toilets	Anti Skid Ceramic tiles of Kajaria/ Johnson make	Ceramic tiles of Kajaria/ Johnson make	Plaster, POP with emulsion paint	Seasoned hardwood frame and flush doors with Hettich/ equivalent hardware	International German Brand UPVC	Premium sanitary ware and CP fittings (Kohler or equivalent). Geysers by A.O. Smith or equivalent
Balcony	Anti Skid Ceramic tiles of Kajaria/ Johnson make	Plaster with emulsion paint	Plaster with emulsion paint	International German Brand UPVC with sliding mesh door	International German Brand UPVC	Metal railing with matt enamel paint

Structure	Concrete framed structure designed for earthquake resistance
Roof	Insulated TATA Bluescope GI Sheet or equivalent
Electrical	Power backup, Modular Switches, Copper wiring
Water Management	24 hour running treated water supply, Rain water harvesting, Sewage treatment plant with recycled water for landscaping.
Communication	Wired for multiple DTH with hi-speed Wi-Fi
Security	24 hours manned security, Gated complex with restricted entry, CCTV camera security system, Street lighting, Boundary wall
Landscaping and site development	Concrete and stone internal roads with car access to all buildings, Stone and concrete walking pathways; Fruit, flowering and native alpine trees and shrubs, Garden furniture
Club House	Heated Indoor Pool Community Area Indoor Play and Activity Area Outdoor Children Play Area
Maintenance	Janitor and cleaning services available on chargeable basis
Parking	Optional- Individual Designated Stilt/ outdoor designated parking
Lift	Lifts from Johnson Lifts Pvt Ltd in each block



The Location

Situated on NH 5, the project is conveniently accessible by car or rail from major cities like Delhi and Chandigarh, making it an attractive choice for both primary residences and vacation homes. With the track record of the developers and architectural team in delivering the adjoining Taj Theog Resort and Spa, Trikaya Unwind promises to be an exceptional and desirable residential destination for those seeking a luxurious and peaceful lifestyle amidst the stunning natural beauty of the region.

DISTANCES:

Shimla Airport: 47 km

Chandigarh Airport: 143 km

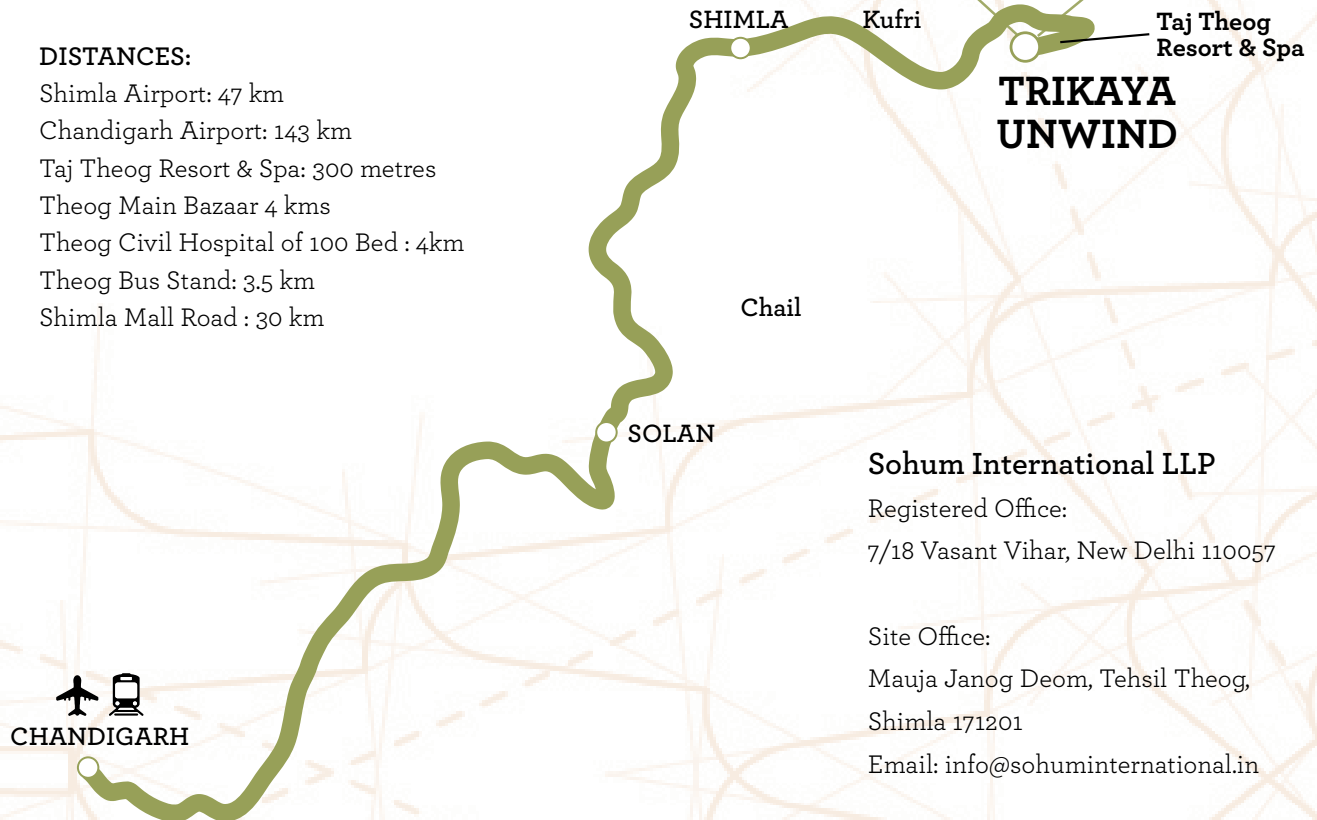
Taj Theog Resort & Spa: 300 metres

Theog Main Bazaar 4 kms

Theog Civil Hospital of 100 Bed : 4km

Theog Bus Stand: 3.5 km

Shimla Mall Road : 30 km



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