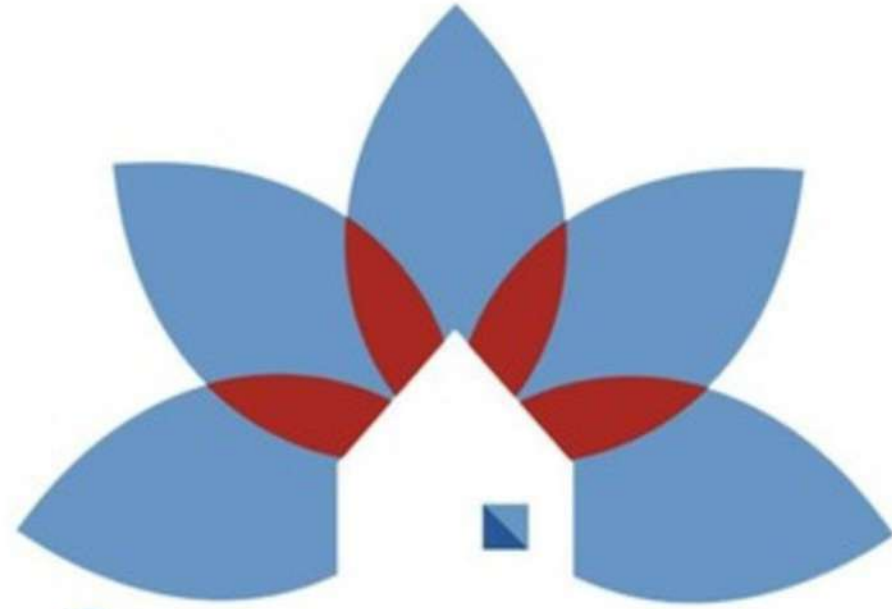


A Curated Glimpse Into Life At

# VIVAAN - EK PARIVAAR



A Gated Community With Shared Green Spaces And Private Comfort.



Vivaaan

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# Welcome To Vivaan Ek Parivaar



*Nestled amidst the mist-draped pines and deodars of Mashobra Hill, Vivaan – Ek Parivaar offers a sanctuary where tranquility and elegance combine seamlessly. Each mountain home, inspired by graceful British cottages, frames breathtaking mountain panoramas and invites natural light through towering glass walls and expansive sit-outs. This is not merely a retreat but a vibrant community, where like-minded families share a vision of refined living, wellness, and a deep connection with nature. With fully serviced residences, sustainable features, and thoughtfully curated amenities set within an eco-friendly layout, Vivaan offers both immediate serenity and long-term value. Choosing a home here is more than an investment in real estate. It is an investment in lifestyle, community, and legacy.*





Actual site image





*View from the villas*



## Mashobra Nestles.....

*At approximately 2,146 m above sea level in the Shimla region lies Mashobra - fondly referred to as "Quiet Shimla" by locals for its timeless charm. Home to Vivaan – Ek Parivaar, this tranquil haven is wrapped in a soft veil of mist, with towering pines, oaks, cedars, and deodars embracing the landscape. Bubbling brooks, meandering streams, and hidden waterfalls thread through peaceful meadows and flourishing apple orchards, offering a picture of untouched natural beauty. Nestled within the vast Shimla Reserve Forest Sanctuary, Mashobra supports a rich ecosystem, sheltering Himalayan eagles, pheasants, barking deer, leopards, and jackals. Once the beloved summer retreat of the British Raj, the area still houses the historic Presidential Retreat, built in 1850. It is an enduring symbol of colonial heritage set against a backdrop of wild grandeur. Guests and residents at Vivaan don't just enjoy breathtaking views, but they also inhabit a space steeped in ecological significance and cultural legacy. This rare fusion of natural richness, historical depth, and pristine surroundings makes Mashobra an extraordinary setting for Vivaan's refined mountain residences, where investment, serenity, and iconic living beautifully converge.*

# Connectivity

- Shimla City : **20.8 kms (1 Hour)**
- Shimla Airport : **39.8 kms (1 Hour 45 Minutes)**
- Kalka Railway Station : **103 kms (3 Hours 22 Minutes)**
- Chandigarh Airport : **139 kms ( 4 Hours 3 Minutes)**
- Delhi : **360 kms ( 7 Hours 45 Minutes)**
- Chandigarh Railway Station : **125 kms ( 3 Hours 45 Minutes)**

Disclaimer : Distances as per Google Maps.





06

*Kalka to Shimla Toy Train*





***Naldehra Golf Course***



***Shali Tibba Trek***



***Carignano Nature Park***



***Tattapani***



***Strawberry Picking Workshop***

# Things To Do In & Around Mashobra

- Visit Carignano Nature Park (5Km,14min )
- Explore walking and cycling trails
- Go to Naldehra (5Km,14min)
- Rashtrapati Niwas (16Km,36min)
- Play at Naldehra Golf Course (5Km,14min)
- Shali Tibba Trek (Base Camp : 26.6Km,1hr)
- Enjoy strawberry picking (2Km,4min)
- Visit the Chail Palace (45.2Km,1hr 46min )
- Relax at Tatapani hot springs (38Km,1hr 12min)
- Try water sports at Tatapani (38Km,1hr 12min)
- Experience paragliding (Devidhar) (20Km,3hr 47min)
- Visit Kufri zoo and Himalayan Nature Park (20Km,42min)
- Go skiing at Kufri Adventure Park (20Km,42min )
- Cheese-making workshops by French Cheese Expert (3.4Km,8mi



*Rashtrapati Niwas*



*Chail Palace*

# ***Things To Do In & Around Shimla***

- Chadwick Falls (24Km,1hr 5min)
- Visit Jakhu Temple (18Km,40min)
- Visit Photo Art Gallery (21km,53min)
- Explore Kuthar Fort (75km,2hr 50min)
- Visit Shimla Ridge (17.5km,45min)
- Explore Lakkar Bazaar (16Km,41min)
- Roam around Mall Road (18Km,49min)
- Go ice skating in Shimla (17Km,47min)
- Himachal State Museum (21km,58min)
- Walk through Kiala Forest (23km,56min)
- See Tara Devi Temple (37km,1hr 26min)
- Visit Johnnie's Wax Museum (18.5km,48 min)
- Visit Army Heritage Museum, Annandale (20km,58min)
- Tour Indian Institute of Advanced Studies (24Km,1hr 2min)
- Enjoy Shimla's Toy Train Ride (20Km,55min)
- Himalyan Bird Park Chaura maidan (22Km,57min)
- Visit Water Catchment Sanctuary (12Km,26min)



***Mall Road***



***Himalayan Nature Park , Kufri***



*Paragliding in Shimla*



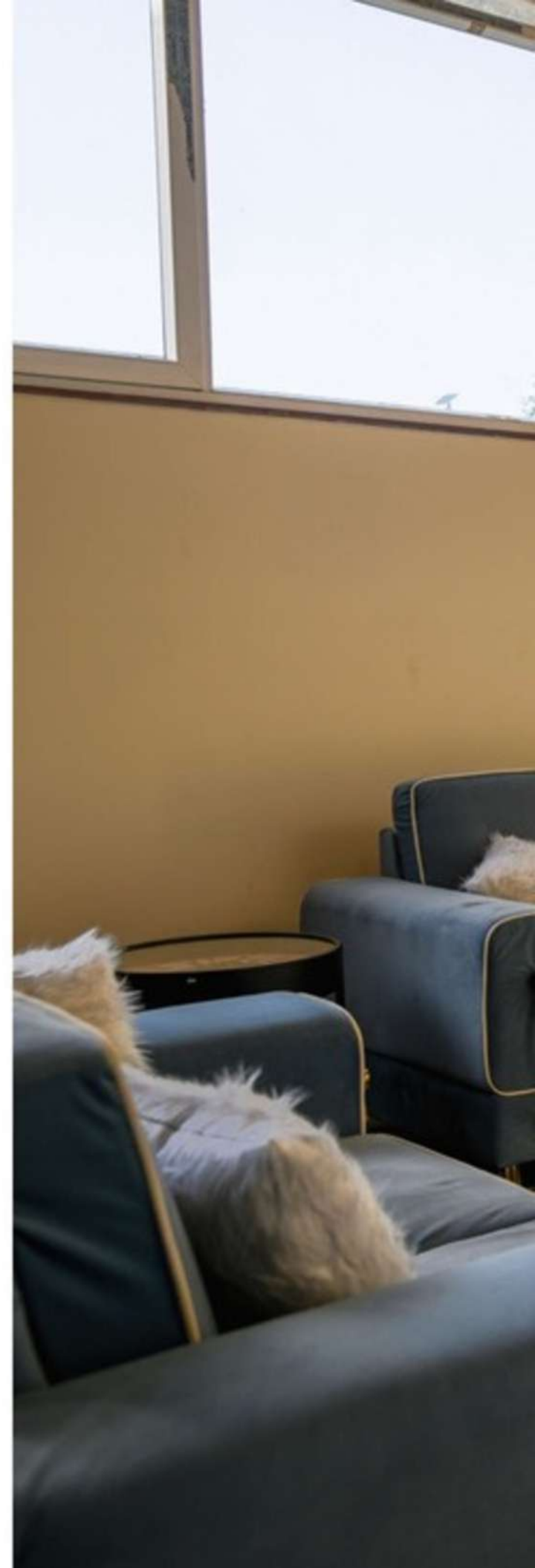
*Shimla Water Catchment Sanctuary*



# Project Details

## Total Inventory

- 1 BHK: Studio Apartments: 13
  - 1 BHK Duplex: 2
  - 2 BHK Villas: 10
  - 2 BHK Duplex: 10
  - 3 BHK: 7
  - 3 BHK Villas: 6
- 
- The Mixed Land Use includes "For Sale" 48 luxurious residences.
  - The project also comprises 25 room keys full service Hotel with a Restaurant, Bar, Gym, Swimming Pool & Spa.
  - The design with emphasis on aesthetics and environment has kept 75% areas as open and green.
  - Own from selected vastu-compliant and semi-furnished 1,2,3 BHKs and Duplexes designed for maximum comfort. Each apartment creates an aura of space with a 10.3 ft. high ceiling and decks.
  - Harmoniously integrated with the vibrancy of modern living and the serene beauty of nature, this is where each day concludes with the elegance of a sunset viewed from the comfort of your living room."





Actual site image : 2BHK Duplex Villa



# Property Overview

*Vivaan's duplex villas are thoughtfully designed to offer a luxurious yet homely mountain living experience. Spacious bedrooms open up to private balconies with panoramic valley views, while cozy nooks and in-room fireplaces add warmth and charm. The modular kitchen, elegant bathrooms, and modern fittings ensure comfort at every step. Styled with a holiday-home touch, each corner invites rest and reflection. Natural light floods the interiors, enhancing the sense of space and serenity. From intimate family time to quiet retreats, Vivaan's residences are crafted for those who seek peace, beauty, and everyday indulgence in the hills.*



All Pictures Are Real & Of Finished Units



All Pictures Are Real & Of Finished Units



All Pictures Are Real & Of Finished Units



All Pictures Are Real & Of Finished Units

16

# Panaromic Views

*Each villa at Vivaan – Ek Parivaar features spacious decks and balconies crafted to showcase breathtaking mountain views. Imagine sipping morning tea outdoors, surrounded by mist-draped pines and deodars. Enjoy an alfresco breakfast at a cozy bistro table as sunlight spills across the valley, or perhaps a family dinner under the open sky, warm lights, crisp air, and panoramic views creating the perfect backdrop. Whether it's a quiet reading nook or a fire-pit gathering, every outdoor moment here transforms the natural scenery into your living room.*



*Actual site image*



Actual site image



*Common Bonfire Area*



*Actual View From The Villas*



Actual site image





Actual site image : 2BHK Duplex Villa



## Rental & Investment Potential. Earn While You Escape



*Active Hospitality Management and Rental Sharing (AHMRS) program for property Owners wherein Vivaan Ek Pariwar is partnered with StayVista, India's leading Luxury Villa Rental company.*

*StayVista is responsible for putting the home owner's property on rent during the time that they are not staying there.*

*Increasing domestic tourist boom has made sure that the property makes good rental income.*

# Services & Amenities



A Fully-Serviced Lifestyle



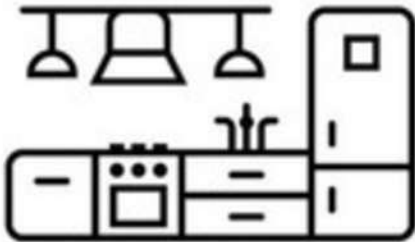
Security & housekeeping



24x7 maintenance support



Security



Furnishing & kitchen included



Concierge on call

## Testimonials : Hear It From Our Residents

Jiten Jain

*“When we decided to become a part of the Vivaan family, we weren’t just thinking of square footage—we were thinking of life, in all its stages. My son needed space to run, explore, and grow. My parents needed calm & security. And my wife and I wanted a home that didn’t compromise between any of it. At Vivaan, we found a rare balance. It’s more than a home. It’s where three generations live, breathe, and belong under one roof, yet with room for everyone to be themselves. That’s the real luxury.”*

Capt. Vikrant Parmar

*“Vivaan Ek Parivar offers the kind of structure and stability that resonates with those of us who have lived lives defined by precision and service. The architecture is thoughtful, the layout secure, and the environment deeply nurturing.”*

Manoranjan Kaur and Harish

*“Vivaan Ek Parivar is not merely a home; it is a thoughtfully designed environment that encourages a slower pace, deeper connection, and a renewed appreciation for the everyday. From the expansive balconies to the beautifully landscaped open spaces, every detail contributes to a sense of calm and well-being.”*

Mondakini and Rahul Borooh

*“We are avid travellers, but each time we return to Vivaan Ek Parivar, we are welcomed by stillness and beauty. The architecture, the green spaces, the quiet elegance. It’s not just about what’s built, but how it makes us feel.”*

## The Minds behind the Vision

### A Legacy Built Over Generations

***The Shridhar family stands as a distinguished name in the world of hospitality-led development. They operate boutique 8 hotels in Kullu - Manali under the brand name 'Vivaan Stays' Their expertise extends far beyond hospitality. From elegant residences in South Delhi to thoughtfully planned housing enclaves across Himachal Pradesh, and industrial infrastructure for industry leaders like HUL, NALCO, and ALKEM—the Shridhar family's vision has shaped spaces that endure. What makes Vivaan – Ek Pariwar especially meaningful is its foundation: a parcel of land held by the family since 1966. Rooted in the rich soil of Himachal Pradesh, this legacy is more than geography. It is a testament to heritage, belonging, and enduring connection.***



*Actual site image*



# Why Buy Now?

## Your Mountain Home Is Waiting

- *With Global Warming causing rising temperatures, there was never a better time to escape to the Mountains.*
- *This is your chance to escape heat and pollution.*
- *Rising demands in Hill Stations and with very little developable land, there is a good scope for Capital appreciation of your asset.*
- *Vivaan—Ek Pariwar is not merely about being together; it's about a shared sensibility, a connoisseur's appreciation for the finer things in life, celebrated with a kindred few. It is the joy of meaningful moments, made memorable through warmth, belonging and togetherness.*
- *This is a place where spaces are crafted with care—where every individual feels valued, fulfilled, and truly at home.*
- *At Vivaan Ek Pariwar, you aren't just living—you belong.*



Actual site image : 2BHK Duplex Villa

# Lets Get You Home

•WHATSAPP/PHONE NUMBER : [+91 9810289050](tel:+919810289050) | [+91 9319300273](tel:+919319300273) | [+91 98163 60632](tel:+919816360632)

• EMAIL: [Info@vivaanekpariwar.in](mailto:Info@vivaanekpariwar.in)

•OFFICE ADDRESS : *A-1/20 Safdarjung Enclave, Lower Ground Floor New Delhi 110029*

