

Brochure  
& Site Map



**Royalnest**  
Forest View

— Residential Apartments —

Mountain & Forest • Peace & Luxury

**Dharamshala**

Himachal TCP Approved Project  
Project RERA No.: HPRERAKAN2023036/P

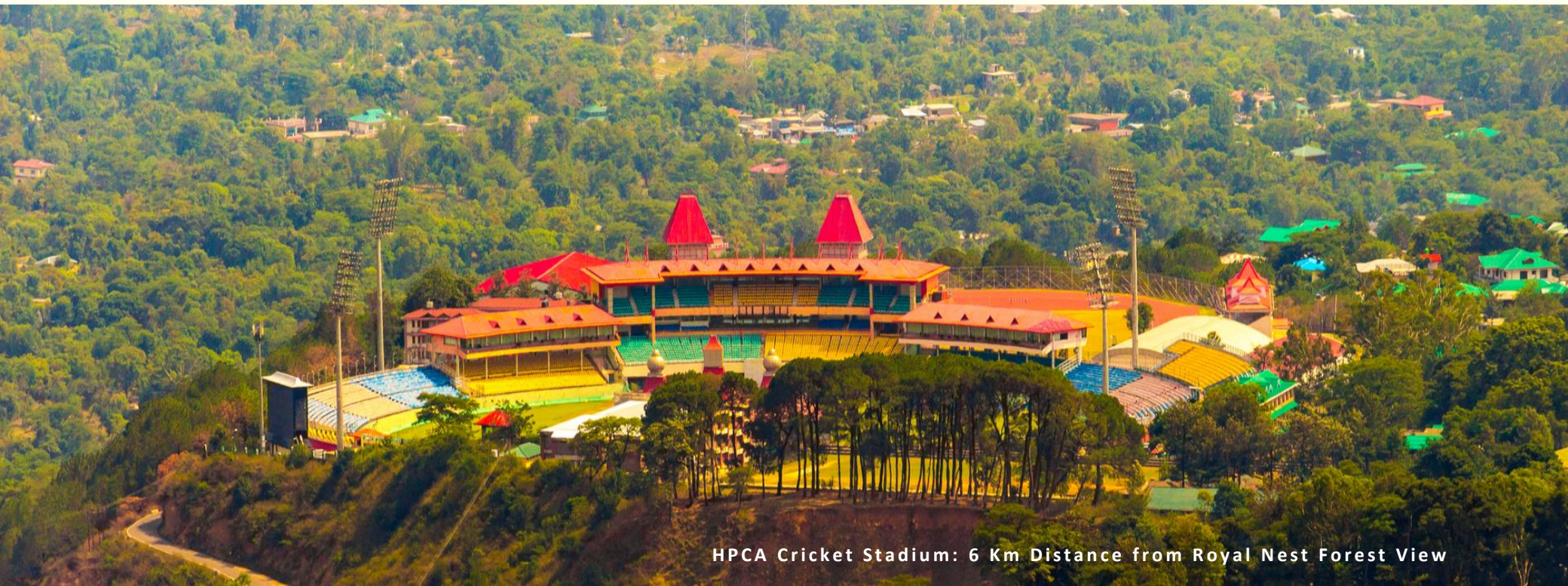
w : [royalnestdharamshala.com](http://royalnestdharamshala.com)

ACTUAL FOREST FACING



## DHARAMSHALA INSIGHTS

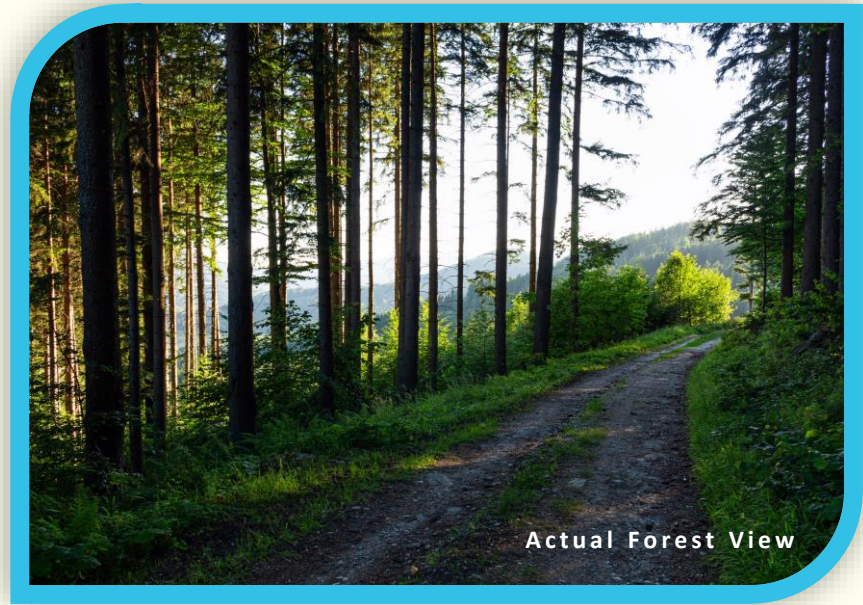
Situated in the mighty ranges of Himalayas and overlooking the Dhauladhar array of the mountains, stands the city of Dharamshala. The name suggests “pilgrims’ rest house”, though the city had transgressed the meaning a lot of years ago. The city has been the home for not only Indians and Hindus but also for the Buddhist followers who came down from Tibet with the Dalai Lama which gave it a global popularity and recognition. Dharamshala is a municipal council in the Kangra district & **winter capital of Himachal Pradesh.**



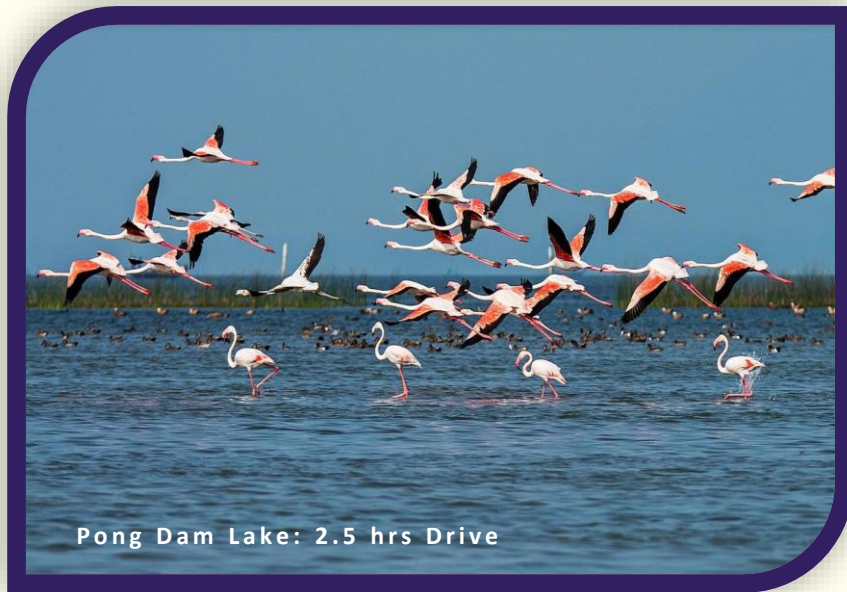
HPCA Cricket Stadium: 6 Km Distance from Royal Nest Forest View



Imagine a **home** where you can take stroll amidst oxygen rich fresh air from **thousands of Deodar, Cedar, Bamboo, Chir pine, Oak trees.**



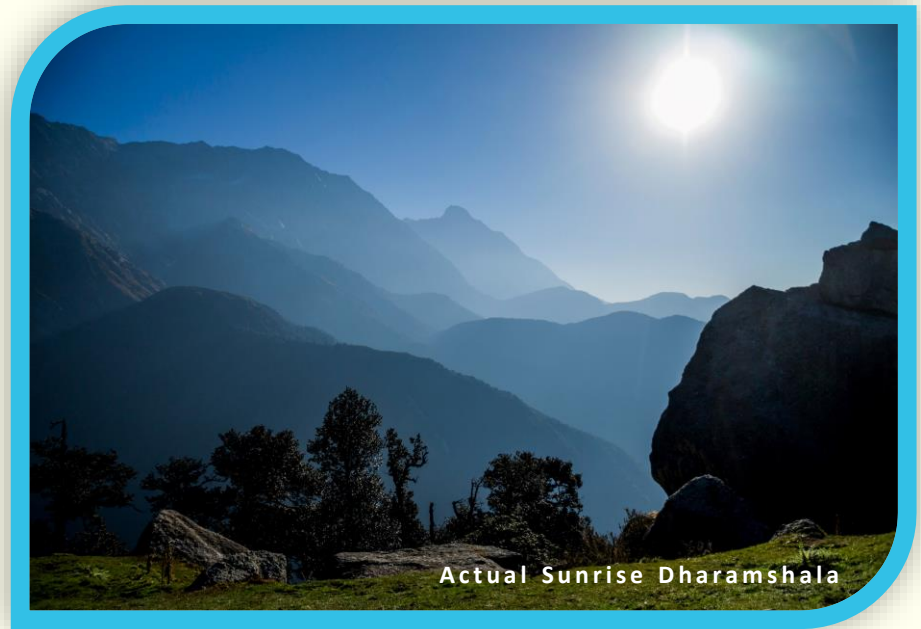
Actual Forest View



Pong Dam Lake: 2.5 hrs Drive

Imagine a **Home** where you can catch view of over **390 variety of birds** like Greylag goose, Himalayan snow cock, Jungle bush quail, snow pigeon, wood pigeon, Sarus Crane, European White Stork, Northern Lapwing, Black-winged Kite, Himalayan Vulture, Griffon Vulture, Changeable Hawk Eagle, White-eyed Buzzard, Mountain Scops Owl to name a few...

Imagine a home where **crisp clear sun** shine gleams through wide balconies and French windows.



Imagine a home where you can listen to the rhythm of falling rain all day during the rainy season and let your **soul heal restfully.**





## Best season to live in Dharamshala is every season, it depends on what you are seeking...

20 °

**SUMMER**  
Mar to Jun

**Perfect!** The weather is **just perfect** for any body, pristine beauty all around, melting snow , clear fresh seasonal water sources get to life. It is the best season to have an **extended family holiday at your holiday home.**

22 °

**MONSOON**  
Jul to Sept

**Healing!** If you believe rain has **healing powers**, stay in Dharamshala during monsoon. Go on **unhurried** walks, watch rain fall through your French windows, eat warm pakoda's and maggi at your holiday home, marvel at the myriad sky-hues and rainbows. An umbrella and a leisurely timetable will keep you in good stead. You will be **surprised at how many** creative travelers and artists love Dharamshala in the rains.

10 °

**AUTUMN**  
Oct to Nov

**Adventure!** Bright sunny days are followed by cool crisp nights. The temperature ranges from a maximum of 23 degrees in October to a minimum of 9 degrees Celsius in November. Dharamshala is extremely popular for **outdoor adventure sports** such as trekking, hiking and paragliding and this is **the best season** to indulge in adventure.

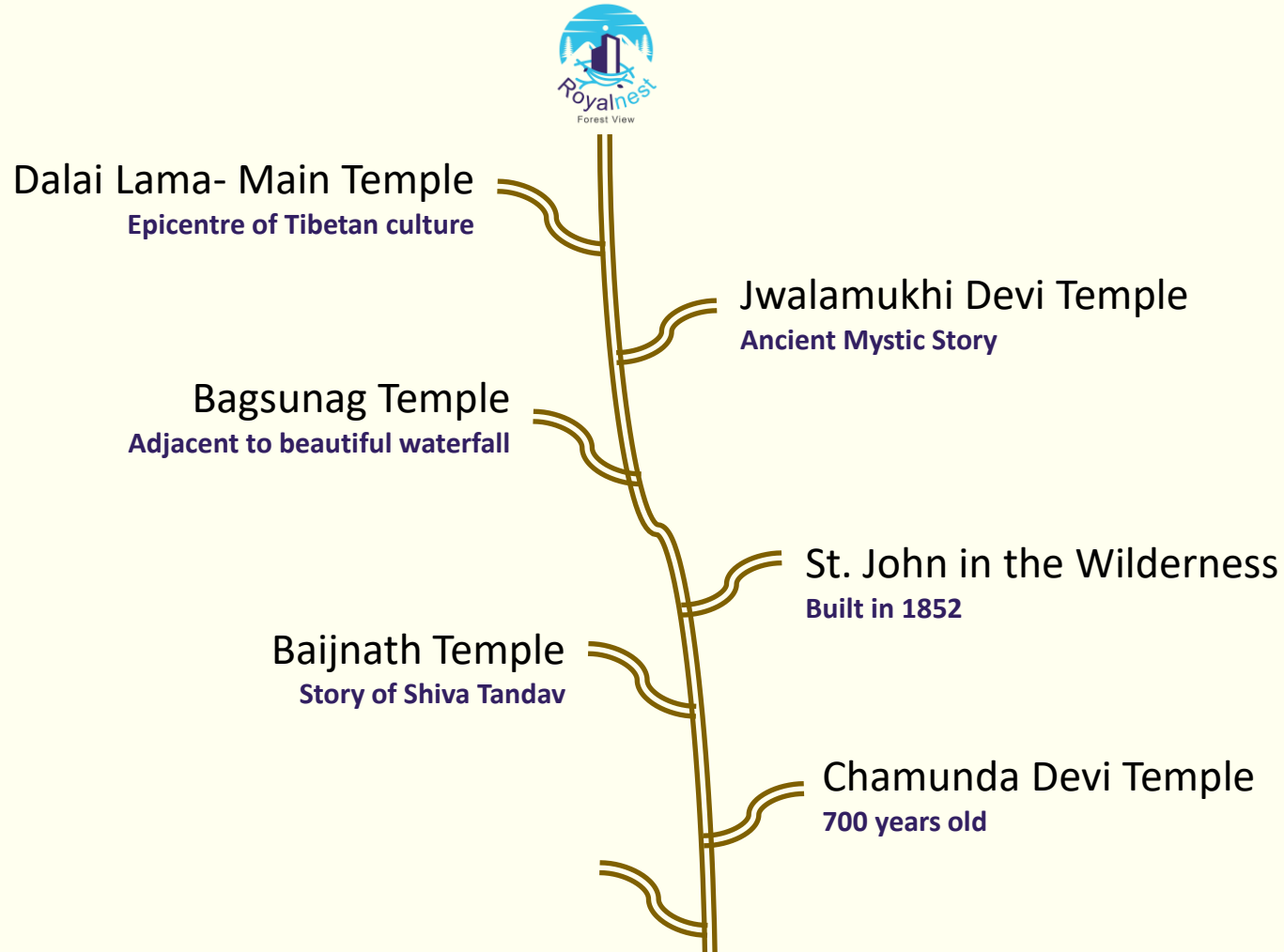
4 °

**WINTER**  
Dec to Feb

**Festival!** This is the best time to stay in Dharamshala if you want to see snow fall, have snowball fights, go sledding and **get creative with fresh falling snow.** In December, **TIPA** (Tibetan Institute of Performing Arts) organises the **Himalayan Festival** which attracts global followers and Dharamshala turns a melting pot of amazing cultural blend, all thanks to Dalia Lama.



# Religious DHARAMSHALA



Within 10km from Royal Nest- Forest View



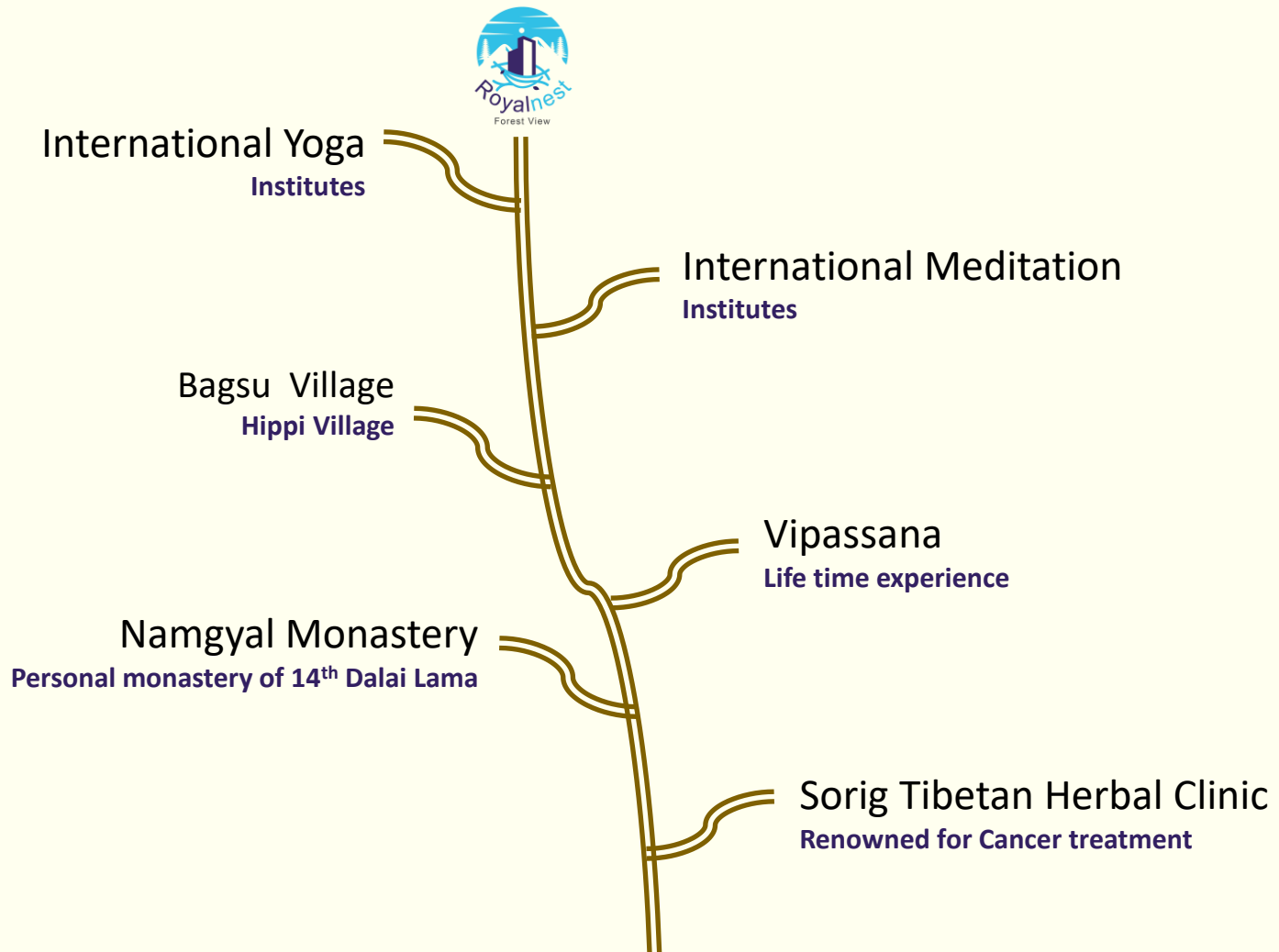
# Adventurous DHARAMSHALA



Within 10km from Royal Nest- Forest View



# Spiritual DHARAMSHALA



Within 10km from Royal Nest- Forest View

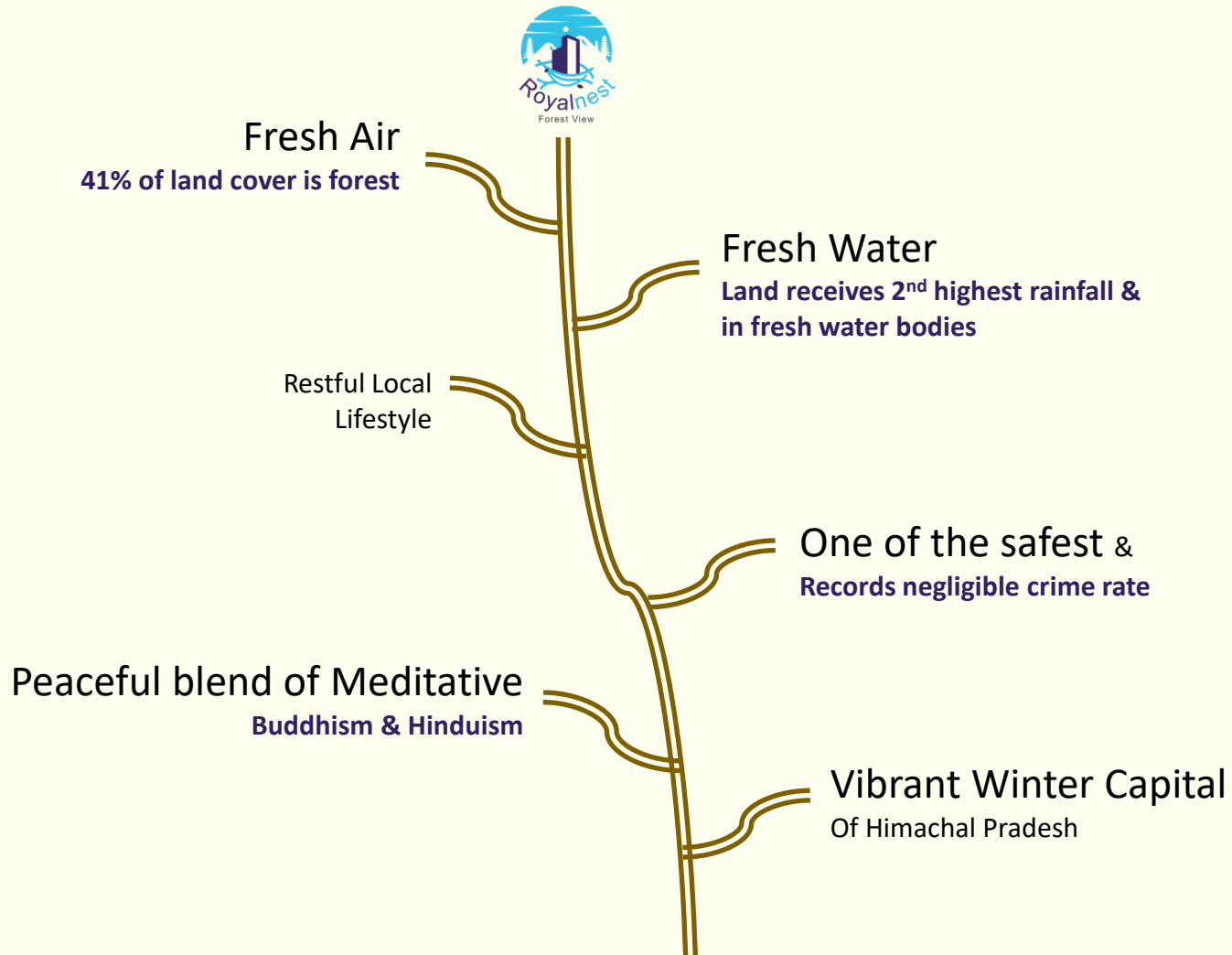
# Leisurely DHARAMSHALA



Within 10km from Royal Nest- Forest View



# Healthful DHARAMSHALA



## Essentials & EMERGENCIES

**Kangra Airport:** 30 mins Drive

**School:** 15 mins drive  
Sacred Heart Senior School,  
Sidhpur, Dharamshala  
(LKG – 12TH Class)  
GD Goenka Public School,  
Dharamshala (Pre-Nursery – 8th Class)

**Day care & Pre-school:** 5 mins  
EuroKids Preschool, Sidhpur,  
Norbulingka, Distt Kangra, Dharmshala

Adjacent **Restaurant** 24x7 on call

Adjacent **Car/ Bike on rent** on call

Adjacent **Beauty/ Wellness** center

**Dharamshala Bus Stand:** 10 mins Drive

**Zonal Hospital:** 15 mins drive  
Address: Dharamshala HO  
Dharamshala - 176213  
Phone: +(91)-1892-224812, 227595

**Sorig Tibetan Herbal Clinic:** 5 mins  
Near Shiv Nagar, Sudher, Dharamshala.  
Phone: 098579 56516.

**Fire Station** Dharamsala  
Phone Number: 0189 222 4992

**Police Station** Dharamsala  
Phone Number: 01892-224883

Adjacent **Convenience/ Medical store**





## About Developer & PROJECT

### Inception

“ In over 22 years of our experience of building and promoting group housing projects across Delhi National Capital Region, Amritsar, and Jammu, J&K we have crafted a more than 6 million sq.ft. of beautiful home spaces perfectly balanced with modern amenities, green landscape, innovative construction concepts with keeping in mind the high activity bustling city lives.

Now building on over two decades of experience, our sister concern company 'UREST Green Homes Pvt Ltd' is beginning with a higher journey of building green holiday apartments: ROYAL NEST- FOREST VIEW. *Homes where walls know joy, every room holds laughter, every window opens to great possibilities of rediscovering self. Homes amidst nature, with actual forest view... as if a human settlement merges with the nature and retains the authentic charm, beauty and spiritual vibes of the land of Dharamshala.* I welcome you to share this premises with me and selected few home-owners who have already booked their home at Royal Nest Forest View- Holiday Apartments!

- Vimal Kumar  
MD, Omkar Nests Pvt. Ltd.  
(Brand Name: Royal Nest)

Website: [royalnest.in](http://royalnest.in) ”

# Royal Nest Forest View

Holiday Apartments



Himachal TCP Approved Project

Project RERA No.: HPRERAKAN2023036/P

Royal Nest Forest View is adjacent to forest land where more than a 500 different species of indigenous trees can be found along with a pristine view of Dhauladhar Matterhorn mountains. Located 5 kilometers from main Dharamshala market, the project is free from tourist congestion so you wake up to the sounds of chirping birds. An additional advantage of being situated on NH45, offers a great connectivity and wide entry/ exit to project.

Only 68 Holiday Apartments crafted for selected owners!



Home Loans Available





# Sustainable & Green CONSTRUCTION

- Earthquake resistant **RCC Structure**
- Large French windows for natural lighting and electricity conservation
- Solar Panel Use
- Eco-friendly Insulation
- Society waste reduction though organic composting mechanism
- Rain water harvesting
- Reusable high quality construction material
- Smart lighting use for saving electricity
- Sewerage water treatment
- Sprinklers/ Drip irrigation for Gardening



## Project FEATURES

- Forest facing
- Mountain view
- Landscaped garden & Kid's play area
- Cricket Nets for practice
- Dedicated Personal Parking
- Landscaped roof top garden with meditation garden & walking track
- Gym/ TT room/ Snooker Room
- Kid's Library/ Yoga room
- Lifts
- Double height entrance lobby
- 24x7 Security service
- WIFI enabled society
- 24 hours power back-up
- Grocery/ Conveyance store on call
- Medical Store on call
- Fire safety equipped
- CCTV surveillance system



## Project INTERIOR

### **GOLD** **Fully** **Furnished**

- You can move into the Royal Nest Forest View - Holiday apartment and live without any furnishing & fitting hassle!
- We carefully design and use quality materials fit to manage all weather conditions and low maintenance.

INTERIOR BROCHURE:  
[ROYALNESTDHARAMSHALA.COM](http://ROYALNESTDHARAMSHALA.COM)

### **SILVER** **Semi** **Finished**

- Your Royal Nest Forest View - Holiday apartment has all high quality essential fittings pre-installed which does not include furnishing or air-conditioning.

### **BASIC** **Raw**

- Design your Royal Nest Forest View - Holiday apartment from scratch!

Dharamshala



Top View- 3D Elevation





Front View- 3D Elevation







# Tower A Floor Plan



# Floor Plan: 1-१-एक: | 2-२-द्वौ | 3-३-त्रय:

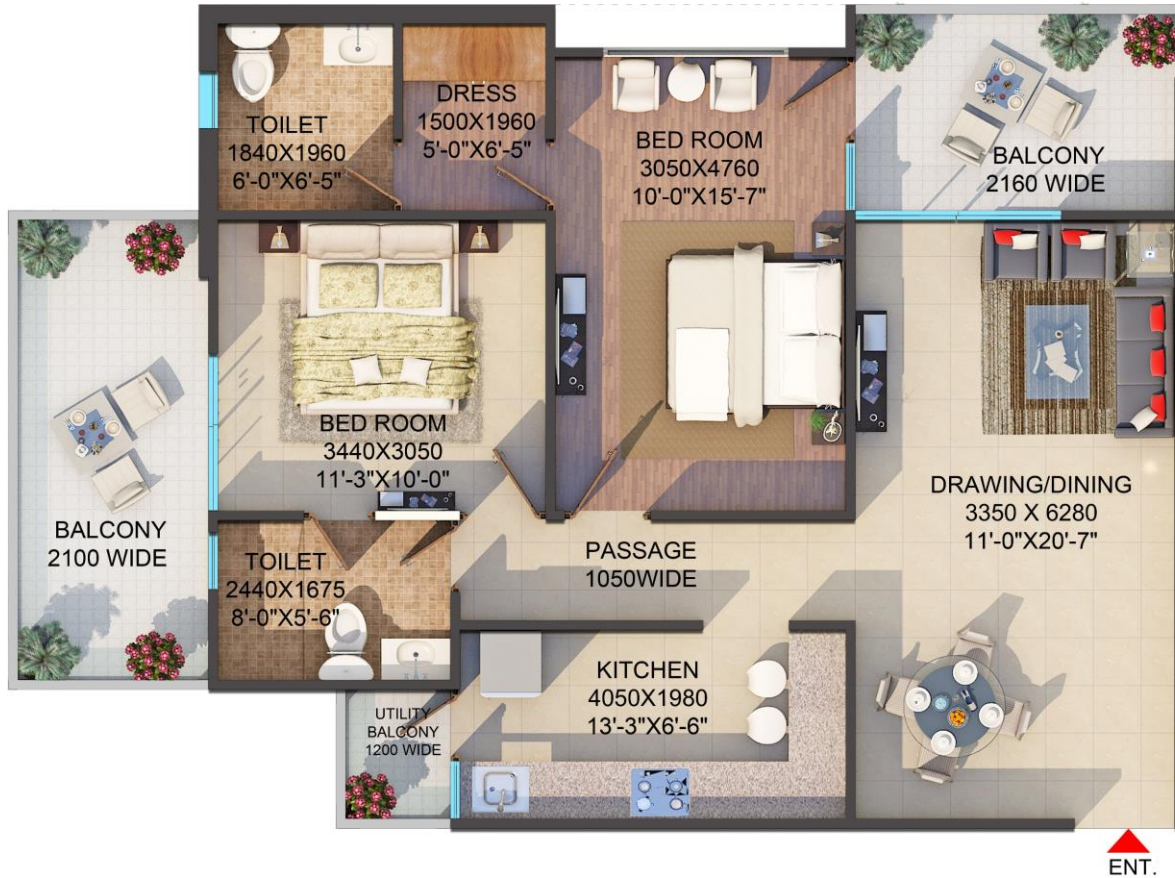


TOWER A  
TYPICAL FLOOR PLAN

1<sup>st</sup> -3<sup>rd</sup> FLOOR

# 2BHK Apartment: 1321 SQ.FT

**2D  
LAYOUT**



UNIT - 1, 2, 3 & 4 2BHK+ 2		
TOILET+DRESS Super area= 1321.00		
	IN SQ.MT.	IN SQ.FT.
COVD. AREA	98.18	1056.83
CARPET AREA	72.04	775.38
BALCONY AREA	20.15	216.84
WALL AREA	6.00	64.61
SUPER AREA	122.73	1321.04

# 2BHK Apartment: 1321 SQ.FT



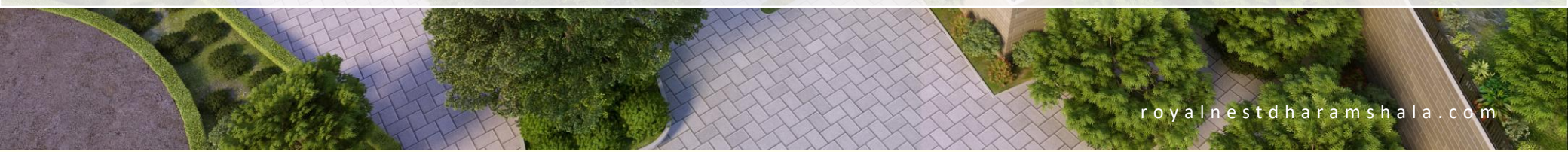
**3D**  
LAYOUT

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## Tower B Floor Plan





# Floor Plan: 1-१-एक: | 2-२-द्वौ | 3-३-त्रयः



# Floor Plan: 4-8-चत्वारः | 5-५-पञ्च



• Billiards room



• Table Tennis room



# Floor Plan: 6-६-षट् | 7-७-सप्त



6TH FLOOR PLAN

- **Yoga/ Kid's Library**

- **GYM**



7TH FLOOR PLAN

# 2BHK Apartment: 1275 SQ.FT.



**2D LAYOUT**

Unit 1, 4, 5 & 8 2BHK + 2 Toilet + Store		
	S Q . M T	S Q . F T .
Covd. Area	94.82	1020.64
Carpet Area	62.99	678.02
Balcony Area	27.07	291.38
Wall Area	4.76	51.24
Super Area	118.525	1275.80





**2BHK Apartment: 1275 SQ.FT.**



**3D**  
LAYOUT



# 1BHK Apartment: 770 SQ.FT.

**2D**  
LAYOUT



Unit - 2, 3, 6 & 7 1BHK + 2 Toilet		
	S Q . M T .	S Q . F T .
Covd. Area	57.22	615.92
Carpet Area	43.37	466.83
Balcony Area	10.76	115.82
Wall Area	3.09	33.26
Super Area	71.525	770

# 1BHK Apartment: 770 SQ.FT.



3D  
LAYOUT





LEGEND:-

- 1 GUARDROOM & ENTRANCE
- 2 PAVILION
- 3 KIDS PLAY AREA
- 4 PLANTER
- 5 PAVED PLAZA
- 6 TOWER ENTRY
- 7 FLOWERING SHRUB
- 8 PATHWAY
- 9 BENCHES
- 10 CAR PARKING
- 11 REFLEXOLOGY GARDEN
- 12 SENIOR CITIZEN GARDEN
- 13 FLOATING DECKS
- 14 YOGA MEDITATION
- 15 BADMINTION COURT
- 16 OPEN LAWN
- 17 STEPPED SEATING
- 18 OPEN GYM



Site Plan







**Royalnest**  
Forest View



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[sales@royalnestdharamshala.com](mailto:sales@royalnestdharamshala.com)

**Head Office:** H-64, Sector 63, Noida, UP.

**Site & Sales Office:** Map - 32°12'48.5"N 76°17'16.0"E  
Chakban Gharo, Dharamshala, Himachal Pradesh.

**Jammu Sales Office:** Royal Nest Sapphire, Khunjwani Bypass  
Near Anutham Hotel, Jammu Cantonment, Jammu and Kashmir.



Location Map