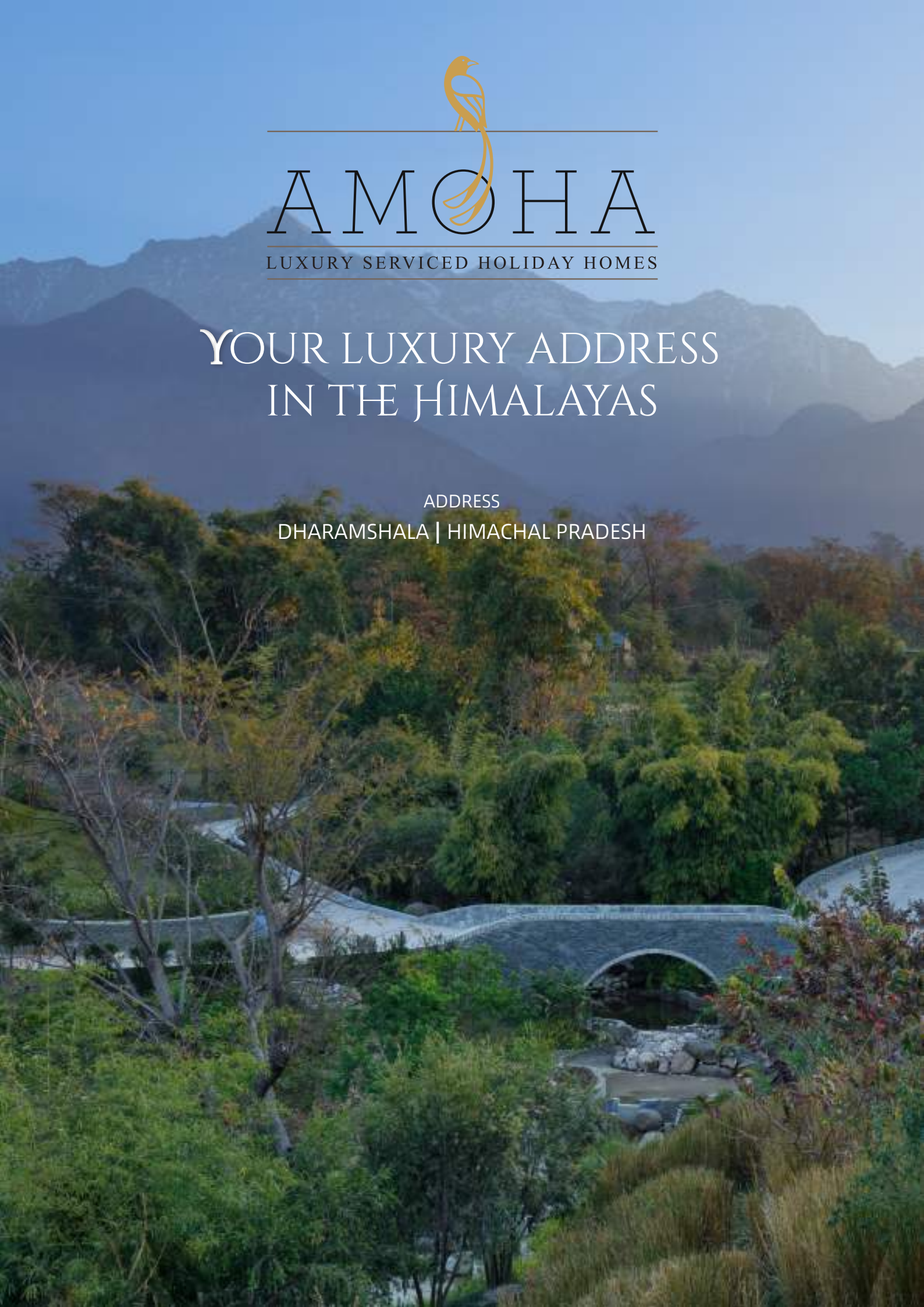
AMOHA

LUXURY SERVICED HOLIDAY HOMES




AMOHA
LUXURY SERVICED HOLIDAY HOMES
YOUR LUXURY ADDRESS
IN THE HIMALAYAS
ADDRESS
DHARAMSHALA | HIMACHAL PRADESH





INSPIRED BY BALI, PERFECTED IN DHARAMSHALA

Inspired by the timeless beauty and mysticism of Bali, AMOHA was envisioned as a sanctuary where architecture and nature exist in perfect harmony. The founder drew from Bali's serene way of life — its open, flowing spaces, tranquil water elements, and deep spiritual calm — to create homes that embody balance, mindfulness, and refined luxury. Every corner of AMOHA reflects this philosophy: a seamless blend of natural beauty, contemporary design, and the quiet grace of a life well-lived.



Founder And Visionary Behind Amoha



VIVEK V KHANNA

Vivek V Khanna carries with him an extraordinary blend of global exposure and deep-rooted expertise in design, textiles, and real estate. Having lived between the United States of America and New Delhi, his vision is shaped by a sensitivity to beauty, craftsmanship, and modern living. His journeys — spanning over 100,000 kilometers — brought him finally to Dharamshala, a land that echoed his dream: to create not just residences, but a community built on luxury, connectivity, and well-being.

CRAFTED BY MASTERS OF DESIGN, DETAIL & DELIVERY



ACHAL KATARIA



VIRAJ KATARIA

ARCHITECTURE BY
THE ACHAL KATARIA ASSOCIATES

Achal Kataria, alumnus of the School of Planning & Architecture, established his practice in 1975 and has been a stalwart of cutting-edge architectural design with over 50 projects to his credit and multiple awards for excellence in design.
Viraj Kataria completed a Bachelor of Architecture at CEPT University, Ahmedabad, and a Master of Architecture at the Institute for Advanced Architecture of Catalonia (IAAC), Barcelona.

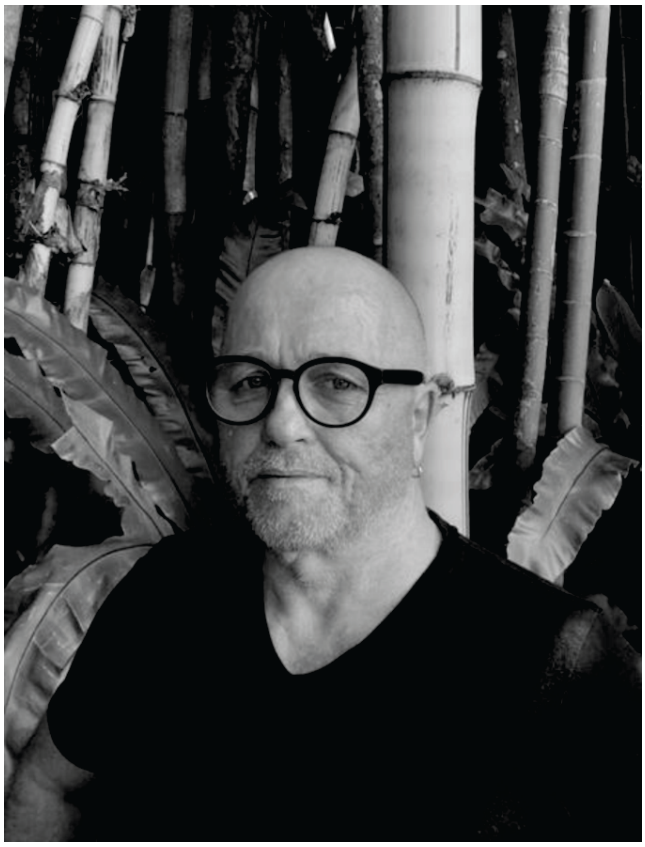
His professional focus is hospitality design, educational buildings, and master planning.



Imperial Hotel



Ambience Mall Gurgaon



JOHN PETTIGREW

LANDSCAPE DESIGN

JOHN PETTIGREW

John Pettigrew is an internationally acclaimed Irish landscape architect and artist. A rare creator, he thrives in the sublime world of nature, following its unwritten rules to sculpt landscapes that engage all six senses.

Each project embodies a profound harmony with nature — where trees, blossoms, and flowing waters become integral to his designs, creating spaces that breathe, nurture, and welcome.



Ritz Carlton Mandapa (reserve), Kedewatan, Bali



Tejasuara Residence Como Shambhala Estate Payangan, Bali



SITA NANDA

INTERIORS BY THE COUNTRY'S MOST EPONYMOUS DESIGNER

SITA NANDA

A qualified fine artist, textile and fashion designer, and the first Indian to attend FIT in New York, Sita Nanda pioneered Delhi's first boutique in the 1970s.
She went on to build a celebrated fashion line, establish a successful export business to the West, and later founded her own atelier specializing in European-inspired furniture.

Over the years, Sita Nanda became one of India's most iconic designers, renowned for her impeccable craftsmanship, refined aesthetic, and exclusive private clientele.

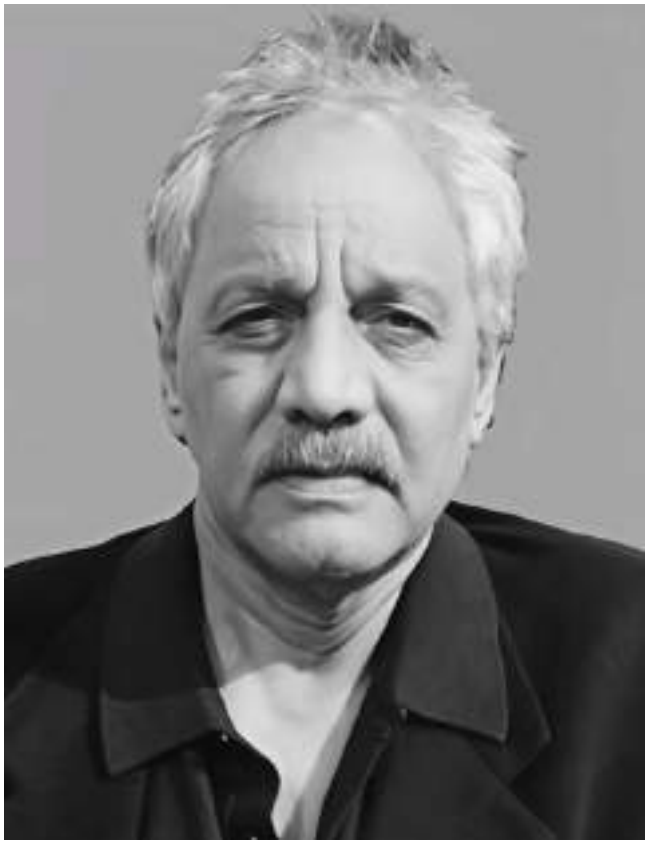
Her commitment to quality and personalized service led her to helm some of the country's most luxurious hospitality and development projects.
She is credited with designing some of India's most prestigious suites, including the Presidential Suite at The Oberoi, the Tata Suite at The Taj for President Obama, and the Presidential Suite at The Sheraton for President Clinton.



The Lodhi, New Delhi - All Suites, Rooms, Bar and Restaurant



The Lalit, London



PUSHAP N. ABBI



ANKUSH ABBI

ARCHITECTS FROM PERENNE STUDIOS
PUSHAP N. ABBI & ANKUSH ABBI

Pushap N. Abbi has over 45 years of experience in architecture, master planning, and interior design. He began his career with renowned firms such as Ram Sharma and Associates and Kanvinde and Rai before establishing his own practice, which now operates across five cities worldwide.

Ankush brings over 13 years of experience in architecture and design. He spent 18 years in New York City, working with prominent firms including Skidmore, Owings & Merrill (SOM). His expertise spans building and master planning design, Building Information Modeling (BIM), design-build projects, sustainable design and construction, and Mechanical, Electrical, and Plumbing (MEP) systems.



OUR AFFLUENT RESIDENT

NAKUL ANAND

Dr. Nakul Anand is a torchbearer in the global hospitality industry, celebrated for his visionary leadership, commitment to sustainable luxury, and innovative strategies that have positioned him as a pioneer in eco-hospitality and business empowerment. In 2022, he earned the distinction of being the only hospitality leader invited to the UNWTO World Forum on Gastronomy Tourism. His exceptional contributions as a hotelier and his role as an architect of responsible tourism have established him as a global leader with decades of business foresight.

Amoha Residences is proud to have Dr. Anand as a distinguished resident.



AMOHA
LUXURY SERVICED HOLIDAY HOMES

OWNERSHIP BY INVITATION

At AMOHA, ownership goes beyond exceptional construction and world-class service. It's about belonging to a thoughtfully curated community of like-minded families who appreciate the finer things in life — families who seek not just luxury, but the joy of living amidst nature's abundance.

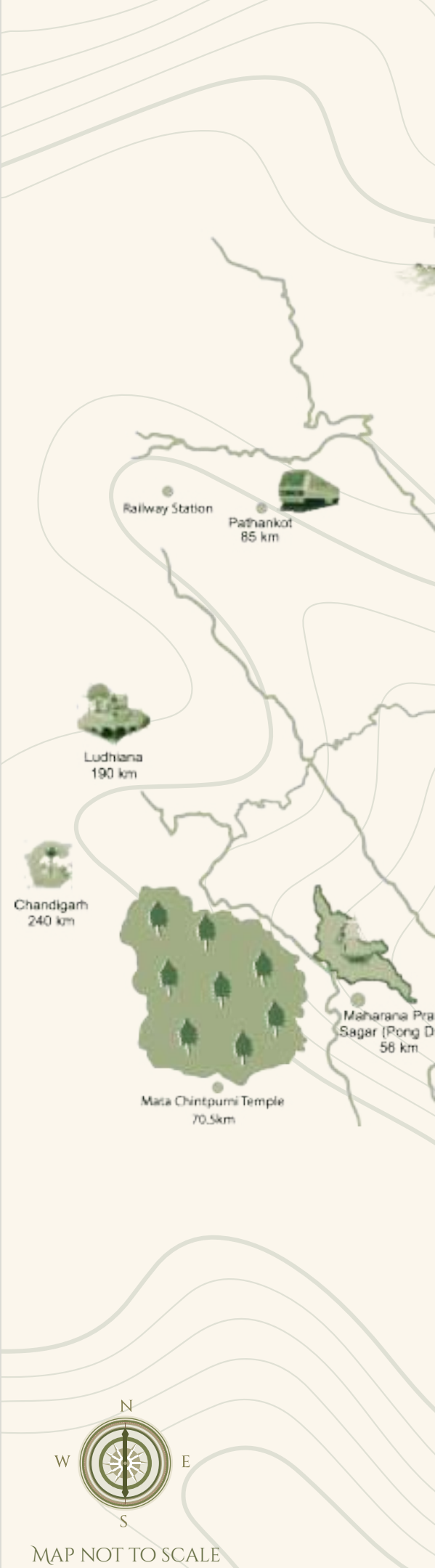
Here, you'll find those who cherish the quiet majesty of the mountains, the thrill of adventure, and the soulful silence of Dharamshala's spiritual embrace. AMOHA is more than a residence. It's an invitation to a life of rare privilege, harmony, and timeless connection.

Image for representation purpose only

SEAMLESS ACCESS

Dharamshala enjoys the privilege of direct, regular air connectivity, making it one of the few mountain destinations with direct flight access, And Amoha being just 8 km from the airport, offers unmatched convenience for residents.

For those driving in from Delhi & Punjab, the journey to Amoha is effortless, with beautiful scenic roads that turn travel into a pleasure of their own.



MAP NOT TO SCALE



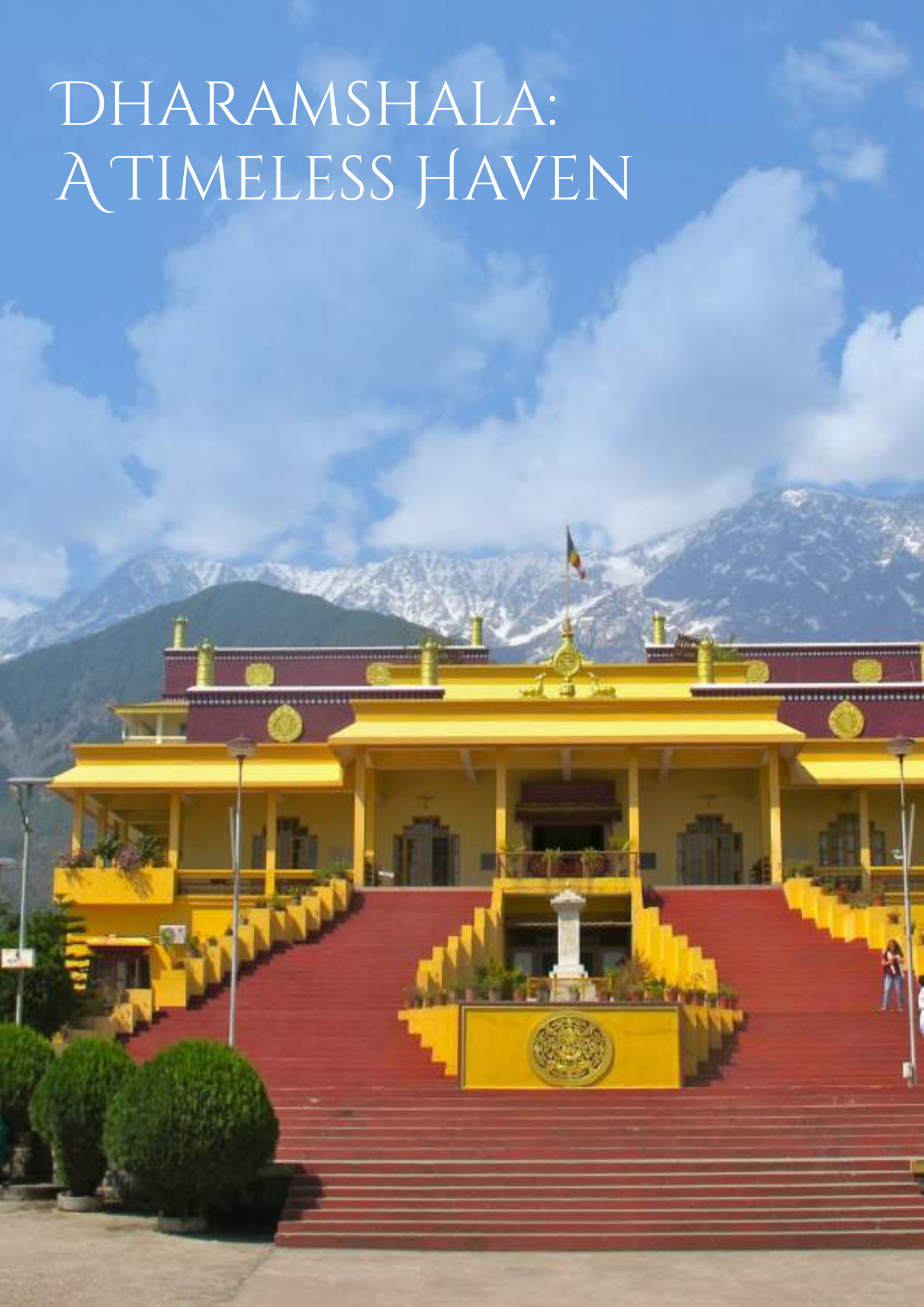
By ROAD

Kangra Airport	10-15 mins
Pathankot	2 hrs
Amritsar	3.5hrs
Jalandhar	4 hrs
Ludhiana	5 hrs
Chandigarh	5 hrs

By Air

Chandigarh	30 min
Delhi	1 hr

Dharamshala: A Timeless Haven





Colorful Monastery in Dharamshala with Mountain View

Tea Legacy Since the 1840s

Dharamshala is home to some of India's oldest tea plantations, introduced by the British in the mid-19th century. Kangra Tea, known for its delicate aroma, was once exported to royal courts across Europe.

Colonial Cantonment Town

Established as a British cantonment in 1849, Dharamshala's cool climate and pine-covered slopes made it a favored hill station for officers and their families long before it became the seat of Tibetan culture.

McLeodganj – A Cultural and Creative Hub

Upper Dharamshala, known as McLeodganj, has evolved into a vibrant center of spirituality, culture, and modern living. It is home to monasteries, meditation centers, contemporary cafés, and the Dharamshala International Film Festival (DIFF), which draws filmmakers from across the globe and showcases emerging talent.

The Tibetan Spiritual Center

Since 1960, Dharamshala has served as the headquarters of the Tibetan government-in-exile. It has become a global spiritual destination, attracting seekers, scholars, and international dignitaries who come to meet His Holiness, the Dalai Lama.

Triund and Ancient Routes

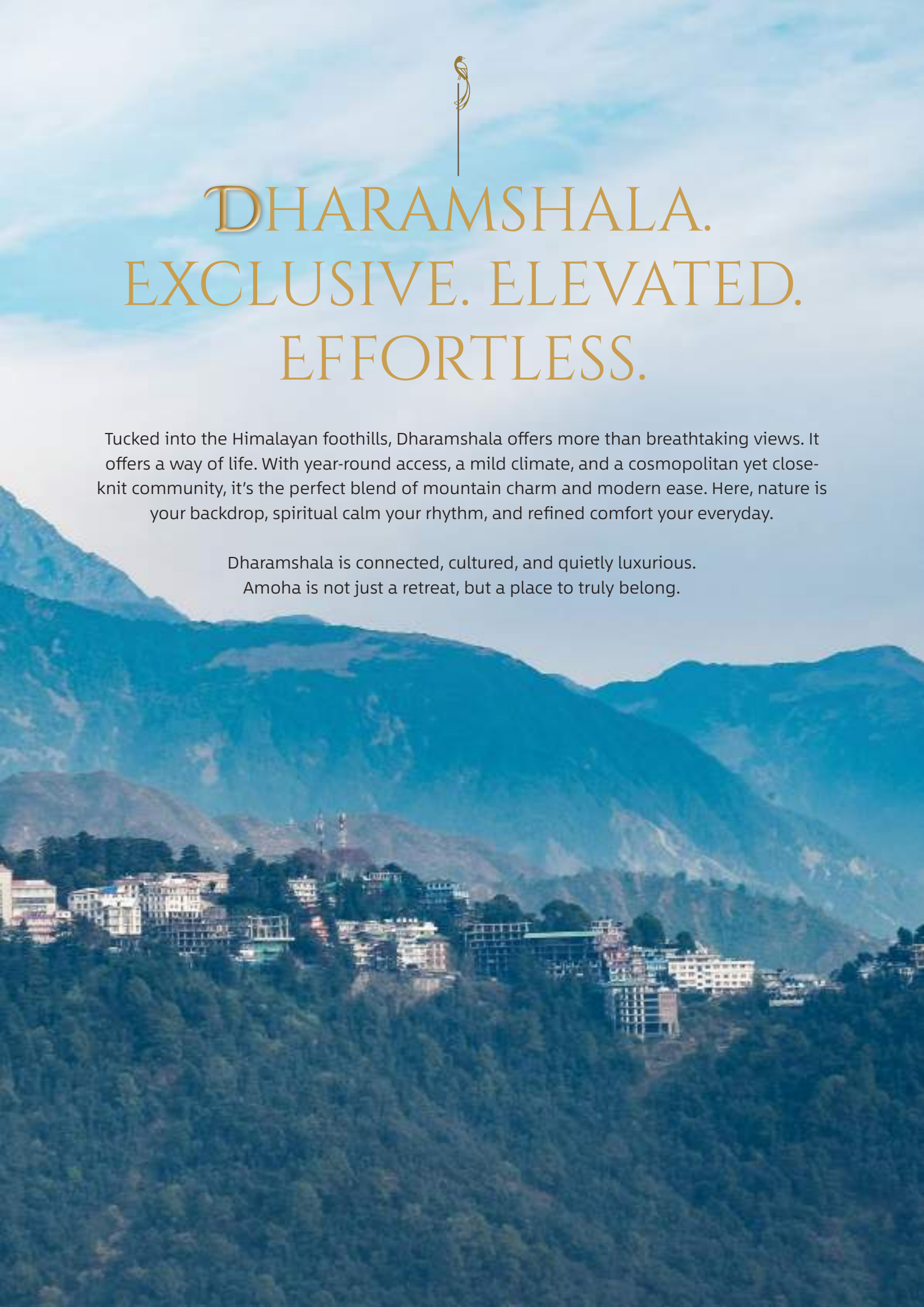
The Triund trek, now a favorite among adventure enthusiasts, was once an ancient grazing path for the Gaddi shepherds. These nomadic tribes continue their seasonal migrations across the Dhauladhar range, preserving centuries-old traditions while sharing trails that today welcome trekkers from around the world.



DHARAMSHALA. EXCLUSIVE. ELEVATED. EFFORTLESS.

Tucked into the Himalayan foothills, Dharamshala offers more than breathtaking views. It offers a way of life. With year-round access, a mild climate, and a cosmopolitan yet close-knit community, it's the perfect blend of mountain charm and modern ease. Here, nature is your backdrop, spiritual calm your rhythm, and refined comfort your everyday.

Dharamshala is connected, cultured, and quietly luxurious.
Amoha is not just a retreat, but a place to truly belong.





A Harmony of Nature and Culture

Dharamshala weaves old-world charm with modern grace, perfect for those seeking luxury and meaning in a second home. Misty valleys and tea estates meet temple bells, sacred monasteries, and historic trails.

Quaint cafés, yoga sanctuaries, and the Norbulingka Institute bring culture and calm, while hospitals, markets, and stores ensure everyday convenience.

Here, nature, wellness, and community exist in perfect harmony.

Major Attractions in Dharamshala



Tea Estates



Kareri Lake



McLeodganj



Palampur

A Centre of Religious Harmony



GYUTO MONASTERY



MASROOR ROCK-CUT TEMPLES



CHAMUNDA DEVI TEMPLE



SRI JWALAMUKHI DEVI TEMPLE



FOR THE SPIRITUAL AT HEART



OSHO NISARGA



ART OF LIVING - DHARMSHALA



MEN TSEE KHANG CENTRE



TUSHITA MEDITATION CENTRE




BIR BILLING

THE THRILL SEEKERS



RUNNING TRACK



TREKKING



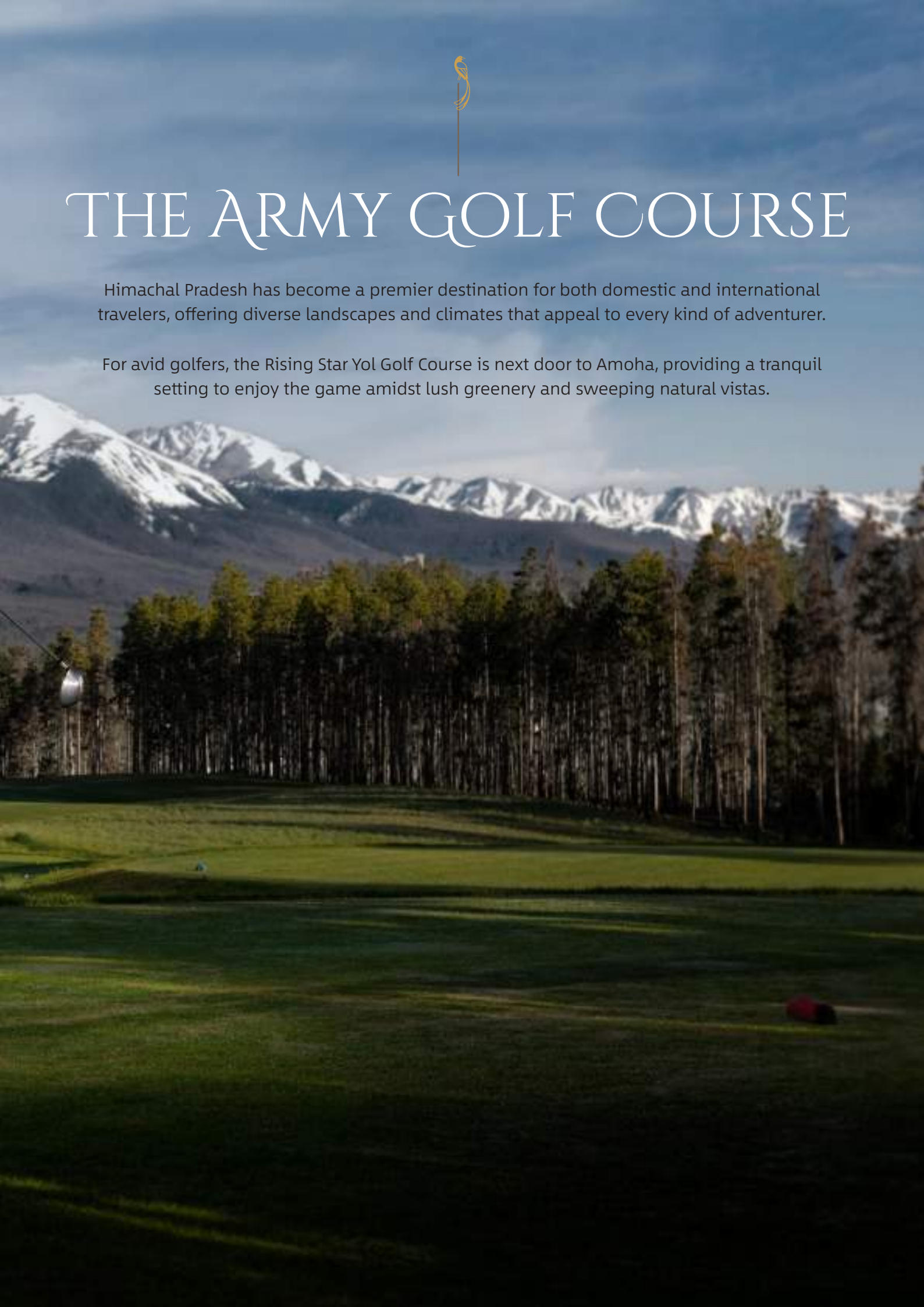
WALKING TRAILS



CYCLING



Disclaimer: Subject to prevailing entry rules by the Golf course management.



THE ARMY GOLF COURSE

Himachal Pradesh has become a premier destination for both domestic and international travelers, offering diverse landscapes and climates that appeal to every kind of adventurer.

For avid golfers, the Rising Star Yol Golf Course is next door to Amoha, providing a tranquil setting to enjoy the game amidst lush greenery and sweeping natural vistas.



Actual photo of Hotel Amoha Retreat owned by Magic Landbase Pvt. to which holiday home owners of Amoha Residences have no right to ownership but exclusive access to use facilities of hotel subject to terms and conditions as per agreement.

AMOHA
LUXURY SERVICED HOLIDAY HOMES

THE AMOHA RETREAT

Life at Amoha Retreat, is crafted as an indulgence without compromise. Adjacent to Amoha Residences, The Hotel offers gourmet dining by master chefs, wine pairings from expert sommeliers, and concierge services that anticipate your every need—all blend seamlessly with in-room comforts that make every moment feel effortless.





Image for representation purpose only



CULINARY EXPERIENCES

Indulge in world-class dining without leaving your retreat. Enjoy a leisurely breakfast in the sunlit café, savor fine dining at the restaurant, or unwind with a handcrafted cocktail at the bar. Each experience is enhanced by impeccable service and breathtaking mountain views.

At Amoha, gastronomy is elevated to a true expression of luxury living.







SPA

AMENETIES

At Amoha Retreat, every experience is crafted to nurture both body and spirit. From the serene yoga pavilion and rejuvenating spa to the heated pool and world-class fitness centre, each amenity is thoughtfully designed to inspire balance, vitality, and a profound sense of well-being.



POOL



GYM

WELCOME TO AMOHA RESIDENCES

Nestled in the majestic Dhauladhar mountains, AMOHA Residences redefines luxury living with one-of-a-kind, fully serviced holiday homes. Designed with world-class architecture, sculpted landscapes, and bespoke services that reflect international standards of excellence.

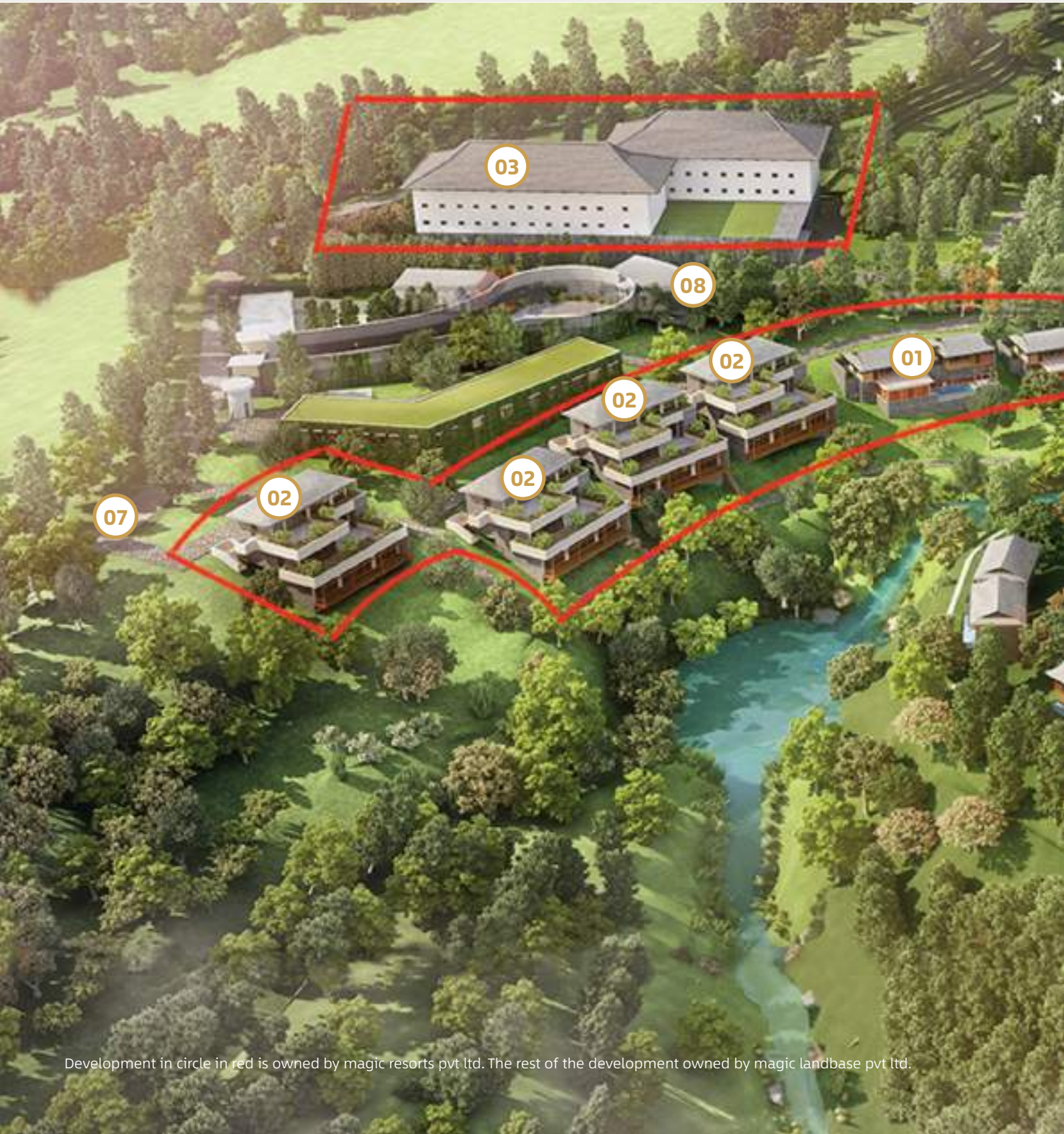
AMOHA is more than a residence — it is your private sanctuary of peace.



Actual photo of Hotel Amoha Retreat owned by Magic Landbase Pvt. to which holiday home owners of Amoha Residences have no right to ownership but exclusive access to use facilities of hotel subject to terms and conditions as per agreement.



SITE PLAN



Development in circle in red is owned by magic resorts pvt ltd. The rest of the development owned by magic landbase pvt ltd.

LEGEND

01 VILLAS

02 TOWNHOUSES

03 SUITES

04 HOTEL LOBBY

05 RESTAURANTS

06 BUSINESS CENTRES

07 PARKING

08 ARRIVAL

09 CLUBHOUSE







CONCIERGE

SERVICES

At Amoha Retreat, service is an art. Concierge, butler, and housekeeping attend to every need, while the elegant business center keeps professional demands effortlessly within reach, allowing residents to savor each moment with ease.



HOUSEKEEPING



SECURITY



Image for representation purpose only



DOCTOR ON CALL

FACILITIES

Life at AMOHA ensures peace of mind at every moment.
With on-call ambulance and doctor services available round the clock, your well-being is always safeguarded.
Medical assistance is just a call away, ensuring prompt care and comfort whenever needed.

Here, safety and serenity go hand in hand, allowing you to live with complete confidence and ease.



AMBULANCE ON CALL

THE SUITES AT AMOHA RESIDENCES



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Facing the majestic Dhauladhar range, the Suites at Amoha redefine mountain living. Every window frames the Himalayas, and every detail reflects refined elegance. Conceived as the most exclusive offering within Amoha, these residences are for those who value privacy, privilege, and perfection.





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Where Luxury Meets the Himalayas

Each suite is an intimate cocoon of elegance, designed to complement the grandeur outside. From sunrise vistas over snow-clad peaks to evenings that stretch into endless horizons, The Suites offer a front-row seat to nature's theatre.



- Floor-to-ceiling windows that invite the mountains to become part of your living space
- Expansive wrap-around balconies with 180° mountain views
- Contemporary interiors with artisanal detailing
- Limited edition 2 & 3-bed layouts
- Fully fitted modular kitchens
- Hotel-grade amenities
- Double-glazed, soundproof design for privacy

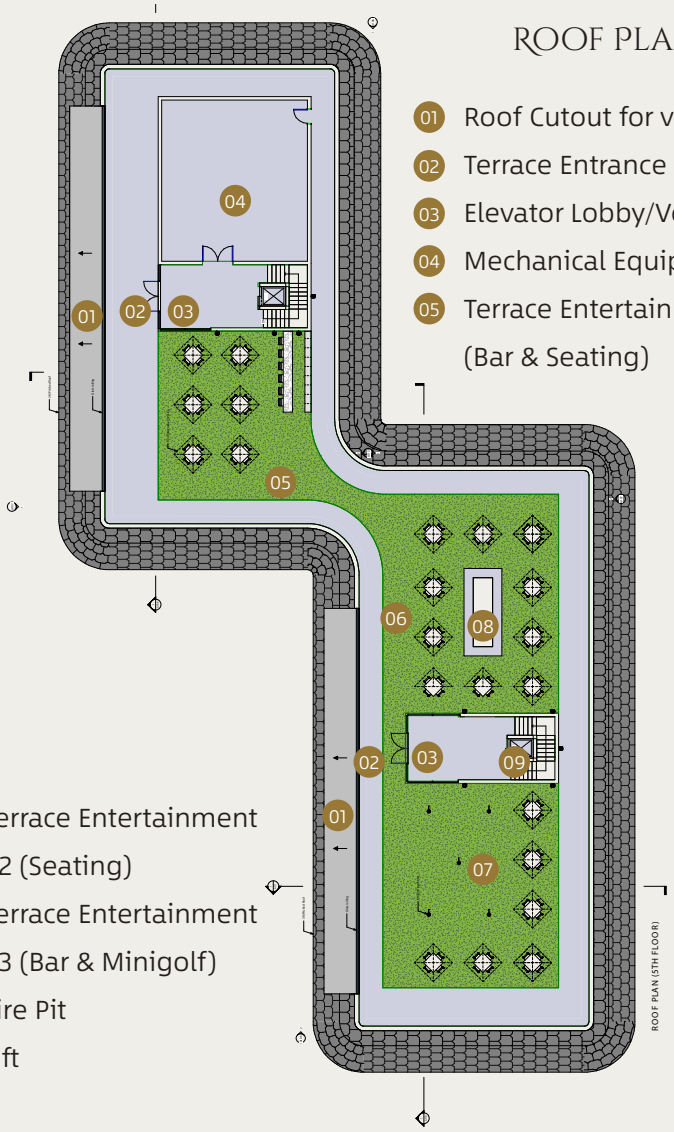
ROOFTOP



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ROOF PLAN



01 Roof Cutout for view
02 Terrace Entrance 01
03 Elevator Lobby/Vestibule
04 Mechanical Equipment 01
05 Terrace Entertainment 01 (Bar & Seating)
06 Terrace Entertainment 02 (Seating)
07 Terrace Entertainment 03 (Bar & Minigolf)
08 Fire Pit
09 Lift

A LIFE CURATED TO PERFECTION

Fully managed and serviced to ensure effortless living:

- Housekeeping and room service
- Laundry services
- Valet parking
- Optional leaseback and rental management

Every suite comes with a fully curated lifestyle and access to exclusive amenities:

- Bespoke concierge and butler services
- Spa and yoga pavilion
- Infinity-edge wrap-around pool
- Rooftop bar & lounge with panoramic views
- Gym
- Multipurpose room
- Mini golf on open lawns
- Rooftop BBQ pits & fireplace
- Landscaped gardens and water bodies
- Pet-friendly residences*

CLUBHOUSE



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CLUBHOUSE POOL

Amenities Floor



- 0 Entrance Vestibule
- 01 Outdoor Hallway
- 02 Pool Side Bar
- 03 Wrap Around Pool
- 04 Gym / Yoga
- 05 Multipurpose Recreational Room
- 06 Women's Cloakroom
- 07 Women's Steam
- 08 Men's Cloakroom
- 09 Steam Room
- 10 Wrap Around Terrace
- 11 Service Pantry



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LOUNGE

An Address of Privilege

Reserved for a select few, The Suites combine rarity, luxury, and timeless elegance, nestled within a pine forest, offering a sense of natural belonging, privacy, and the ultimate mountain lifestyle.

3BHK-SUITES FLOOR PLANS

SALEABLE AREA - 3005 SQ. FT. - 3625 SQ. FT



- 0 Entrance
- 01 Living Area
- 02 Bar/Kitchen
- 03 Terrace (Living)
- 04 Powder Room
- 05 Foyer
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Terrace (Master Bedroom)
- 09 Bedroom (2)
- 10 Bathroom (2)
- 11 Terrace (2)
- 12 Bedroom (3)
- 13 Bathroom (3)
- 14 Terrace (3)

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SALEABLE AREA - 3005 SQ. FT. - 3625 SQ. FT



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- 09 Bedroom (2)
- 10 Bathroom (2)
- 11 Terrace (2)
- 12 Bedroom (3)
- 13 Bathroom (3)
- 14 Terrace (3)

2BHK-SUITES FLOOR PLANS

SALEABLE AREA - 2535 SQ.FT - 2673 SQ.FT



- 0 Entrance
- 01 Living Area
- 02 Kitchen/Dining
- 03 Bar
- 04 Guest Bathroom
- 05 Terrace (Living)
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Terrace (Master Bedroom)
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Terrace 2

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SALEABLE AREA - 2535 SQ.FT - 2673 SQ.FT



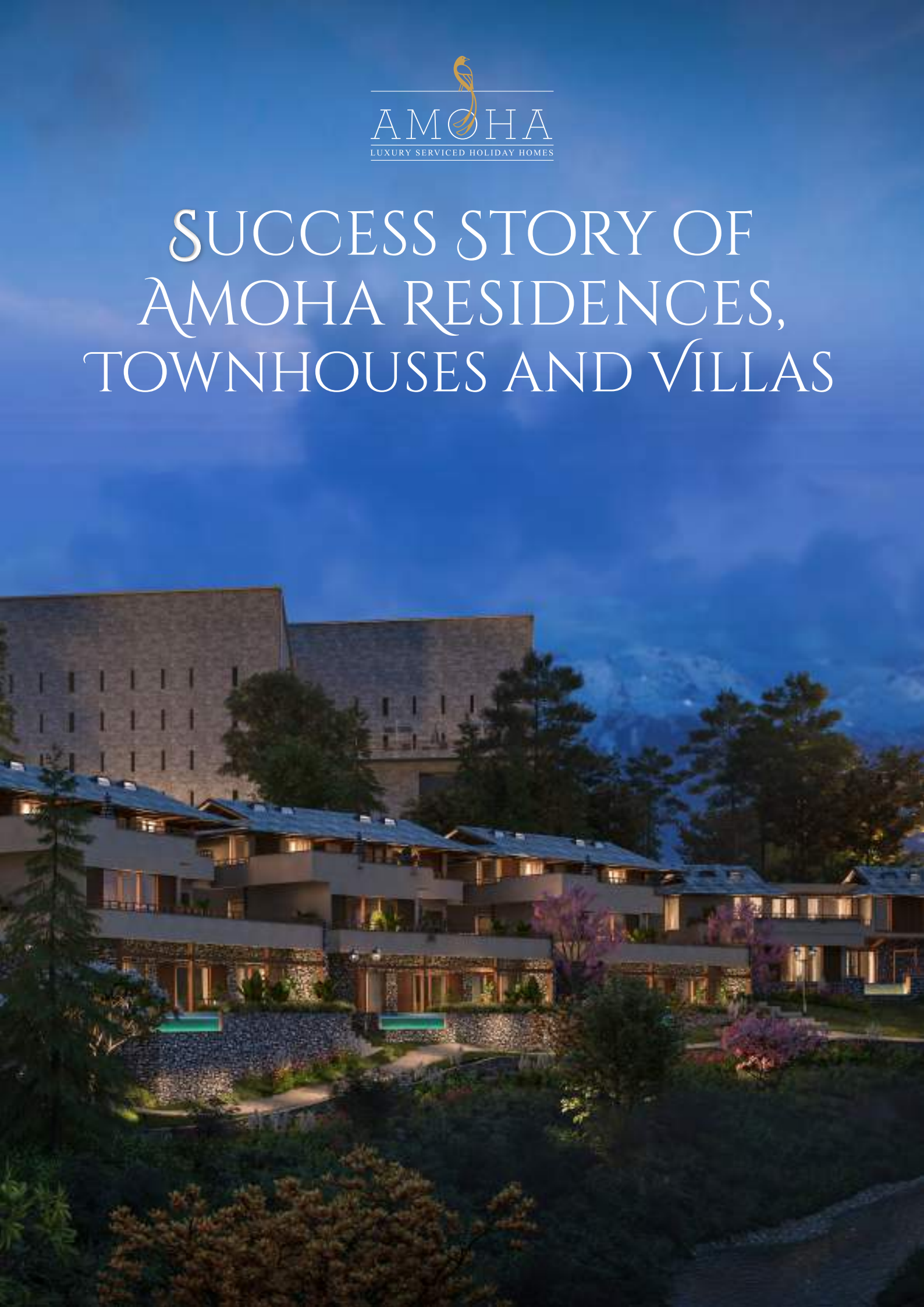
- 0 Entrance
- 01 Living Area
- 02 Kitchen/Dining
- 03 Bar
- 04 Guest Bathroom
- 05 Terrace (Living)
- 06 Master Bedroom
- 07 Master Bathroom
- 08 Terrace (Master Bedroom)
- 09 Bedroom 2
- 10 Bathroom 2
- 11 Terrace 2



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AMOHA
LUXURY SERVICED HOLIDAY HOMES

SUCCESS STORY OF AMOHA RESIDENCES, TOWNHOUSES AND VILLAS



TOWN HOUSE

LIMITED UNITS AVAILABLE



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The Townhouses blend the spaciousness of a villa with the convenience of an apartment. These residences offer generous living spaces while maintaining a sense of intimacy. Each home features a private infinity plunge pool, a furnished wooden deck, and architecture that beautifully merges contemporary design with vernacular charm.



Highlights:

Personal plunge pool
Furnished wooden deck
Panoramic views of pine forests and valleys
Contemporary vernacular architecture

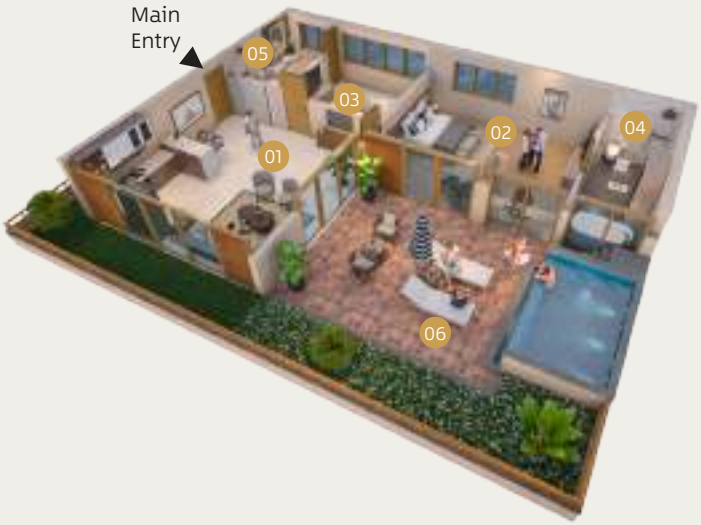
FLOOR PLANS

2-BHK TYPE 1
LOWER GROUND FLOOR
SALEABLE AREA: 1721.76 SQ.FT.



- 01 Living/Dining/Kitchen - 19'4" x 22'3"
- 02 Bedroom 1 - 15'3" x 14'4"
- 03 Bedroom 2 - 15'3" x 14'4"
- 04 Toilet 1 - 15'3" x 7'5"
- 05 Toilet 2 - 15'3" x 7'5"
- 06 Pool/Deck - 308 sq.ft.

2-BHK TYPE 2
GROUND FLOOR
SALEABLE AREA: 2814.19 SQ.FT.



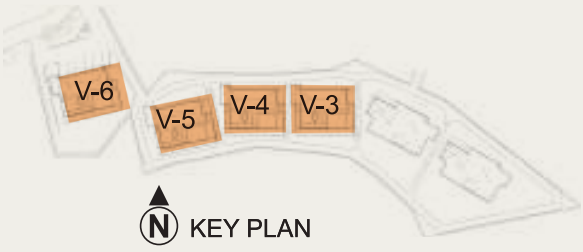
- 01 Living/Dining/Kitchen - 20'9" x 22'3"
- 02 Bedroom 1 - 21'2" x 17'3"
- 03 Bedroom 2 - 13'5" x 12'3"
- 04 Toilet 1 - 15'3" x 17'3"
- 05 Toilet 2 - 7'4" x 12'3"
- 06 Pool/Deck - 944.3 sq.ft.

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2-BHK TYPE 3
UPPER GROUND FLOOR
SALEABLE AREA: 2033.44 SQ.FT.



01 Living/Dining/Kitchen - 20'9" x 17'6"
02 Bedroom 1 - 21'2" x 17'3"
03 Bedroom 2 - 14'0" x 11'4"
04 Toilet 1 - 7'4" x 17'6"
05 Toilet 2 - 14'0" x 5'9"
06 Pool/Deck - 627.75 sq.ft.



Disclaimer: All dimensions are rounded off to the nearest figure. Layouts are subject to change. Kindly refer to agreement to sell for terms and conditions.

VILLAS

OUR SOLD OUT SUCCESS STORY



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The Independent Villa, covering 4,491.34 sq.ft., is a stunning double-level residence crafted for elegance and space. The upper level boasts a generous living room and two ensuite bedrooms with private decks. The lower level includes two additional bedrooms, a fully fitted kitchen, a dining area, and staff quarters–all flowing onto the infinity pool deck.

HIGHLIGHTS:

Private swimming pool
Double-height lobbies
Expansive terraces
Dedicated Staff Quarters

FLOOR PLANS

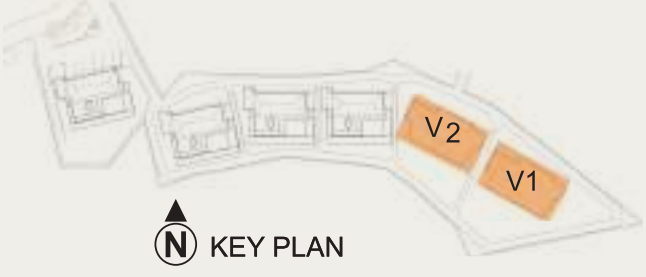
4-BHK VILLA
LOWER GROUND FLOOR



4-BHK VILLA
GROUND FLOOR



01 Dining - 20'3" x 15'0"
02 Bedroom 1 19'5" x 13'2"
03 Bedroom 2 15'1" x 18'9"
04 Toilet 1 6'3" x 7'6"
05 Toilet 2 9'6" x 11'2"
06 Servant room 6'7" x 14'2"
07 ServantToilet 5'3" x 10'5"
08 Deck
09 Pool
10 Living 13'8" x 18'9"
11 Bedroom 1 19'8" x 11'6"
12 Bedroom 2 17'9" x 11'9"
13 Toilet 1 14'3" x 6'9"
14 Toilet 2 13'1" x 6'9"
15 Deck
16 Ensuite Wardrobe



N KEY PLAN

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Earthy interior with a combination of Natural Stone and Wooden Flooring – Common Areas, Living Room and Deck

High Quality Wooden furniture - Wardrobes, Vanity Counter, Luggage Racks

Wrap-around decks embraced by lush, tranquil natural greenery

Master Bedroom – With four fixture bathroom and Bathtub

Fully equipped Environmen, Health and safety system

Fully Equipped Modular Kitchen

Fireproof Hardwood Doors

Centrally Air-Conditioned Suites

Branded High-Speed Lift

Central Sprinkler System

Central Hot Water System

24/7 Security & CCTV

Aluminium Windows

PA System







SPECIFICATIONS

SCHÜCO

GROHE

ELLE DECOR
KITCHENS | WARDROBES

DORMA
ESTABLISHED | 921

BOSCH

elica

SAMSUNG

DAIKIN







Image for representation purpose only

COMPARISON BETWEEN

TIME SHARE. CONVENTIONAL HOLIDAY HOMES. LUXURY RESIDENCES & LUXURY SERVIVED HOLIDAY HOMES

When you invest in a luxury residence or a luxury serviced residence, you can be sure of two things-the pride that comes with owning a prestigious brand and the assurance of design quality, craftsmanship, and impeccable services that the brand stands for. But what are the differences between the two? And what is 'Time Share' properties? How do conventional holiday homes bought in a tourist destination and with dependency on the owner for maintainance or for providing any services to the tenants compare? For your convenience and clarity, we have an easy to understand table below.

	Time Share		Conventional Holiday Homes	
Managed by a reputed brand	✗	May be	✗	No. Dependent on the owner or RWAs
Purpose	—	Membership	—	Holiday home property buying
Ownership	✗	No	✓	Yes
How long can you stay in the property bought?	✗	2-15 days - depending on the plan	—	As long as you want or own it
Is the same unit bought available for your staying	✗	MA	✓	Yes
Type of hotel services to be enjoyed	✗	No Hotel services. Some B&B services	✗	None
Property can be rented out by the owner	✗	No	✓	Yes
Potential rental yield	✗	No rental	✗	Low
Can be sold like any other property?	✗	You don't own it so you can not sell it	✓	Yes
Potantial capital appreciation	✗	NA	✗	Low

Disclaimer: Information provided is generalised and may be different for specific properties.



Branded Residences		Luxury Serviced Holiday Home (Amoha Residences)
✓	Yes	✓ Yes
—	Permanent Residence	— Luxury Vacation Home + Rent Yielding Asset
✓	Yes	✓ Yes
✓	As long as you want or own it	✓ Buyer will choose
✓	Yes	✓ Yes or Equivalent
✗	Management of common areas + Available on-demand	✓ Access to various hospitality services and amenities offered to owners including on demand pay as you go services like laundry, spa, housekeeping
✓	Yes	✓ MRPL ensures ROI to its owners by renting out rooms to potential guests by associating with a high end luxury brand
✗	2-3%	✓ 5-10%
✓	Yes	✓ Yes
✗	Low-Med	✓ High

AMOHA

LUXURY SERVICED HOLIDAY HOMES

EXCLUSIVE STRATEGIC PARTNERS

savills

HPRERA registration No. - RERAHPKAP11170013 dated 26/12/2017 extended upto 05.10.2024 by HPRERA vide HP/RERA/Amoha Residences/20-1981 dated 30.11.2022. | WWW.HPRERA.IN. Promoter - M/s Magic Resorts Pvt Ltd.

Project Address: Village Diktu, Maujha Jheyol, Tehsil Dharamshala, District Kangra, 176001.

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The individual units at Amoha Residences are presently under the residential use category with HPRERA registration No.-RERAHPKAP11170013 dated 26/12/2017.

Hotel Amoha Retreat owned by Magic Landbase Pvt Ltd. and located adjacent to the Amoha Residences promoted by MRPL.

The Hotel Amoha Retreat is owned by Magic Landbase Pvt. Ltd. Access to its services shall be decided as per prevailing hotel policies and may be discounted as per the written agreement between MRPL and the buyer of Amoha Residences. As such, all services shall be available on a pay per use basis