

# DAPPLED LIGHT ESTATE

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LUXURY VILLAS  
KASALI, HIMACHAL PRADESH







# Welcome to Vianaar

Hidden away in the hills of Kasauli, Dappled Light Estate offers a life of rustic luxury in harmony with the natural world

Every home developed by Vianaar abides by a philosophy of architecture that honours holistic integration with the environment. This was the core idea that siblings Naina & Varun Nagpal seeded in 2007 and have since nurtured to fruition.

More than a decade of building and maintaining several hundred restful retreats across the sun-loving state of Goa has sharpened our outlook towards innovation, design, and quality in construction. Our comprehensive knowledge of international standards is kept up-to-date with the latest trends in global real estate.

Our experience has led to the creation of lasting relationships with several strategic partners along the way who now help us plan and execute with the precision and care reserved only for the most prestigious projects around the world.

Welcome, dear reader, to your new abode.





# The birds of Kasauli serenade your arrival







## Life in Kasauli

Untouched beauty. Pristine allure.  
A day in Kasauli demands several more.

A serene haven nestled amidst the enchanting hills of Himachal Pradesh, Kasauli is a delightful blend of tranquility, natural beauty, and colonial charm.

With its perennial pleasant climate and breathtaking vistas, this picturesque hill station offers winding trails that meander through lush forests, stunning viewpoints, and mesmerizing sunsets.

Savor the flavors of Himachali delicacies and immerse yourself in the town's rich cultural heritage. Whether you seek a peaceful retreat or an adventure-filled getaway, Kasauli has something for everyone.

Embrace the town's laid-back charm and let its natural beauty rejuvenate your spirit.



“There is a pleasure in the pathless woods,  
There is a rapture on the lonely shore,  
I love not man the less, but Nature more”

LORD BYRON





# Designed around Nature

The vitality found in our natural ecosystems guides our design philosophy, enabling us to create homes that evoke a sense of equilibrium and harmony.

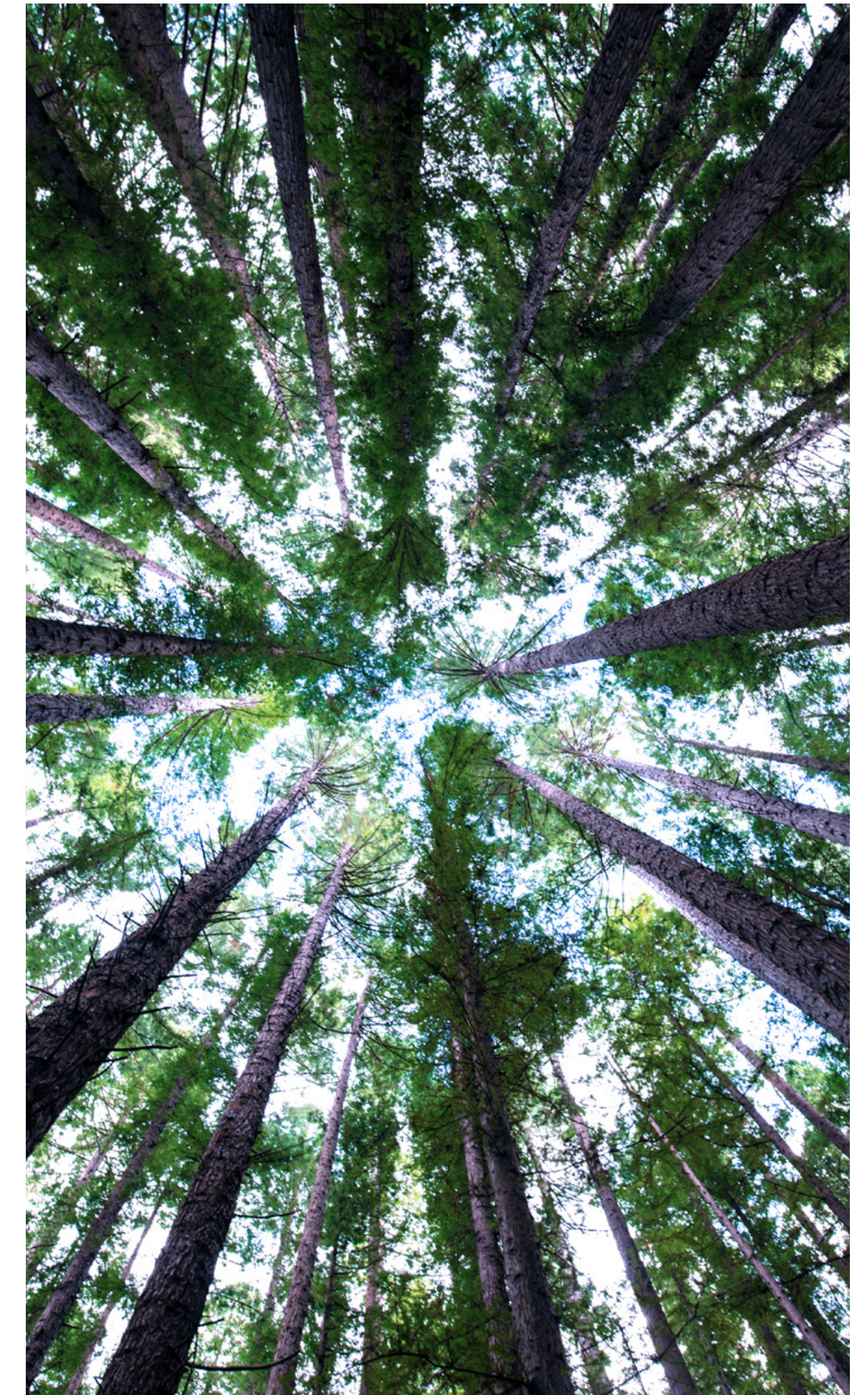
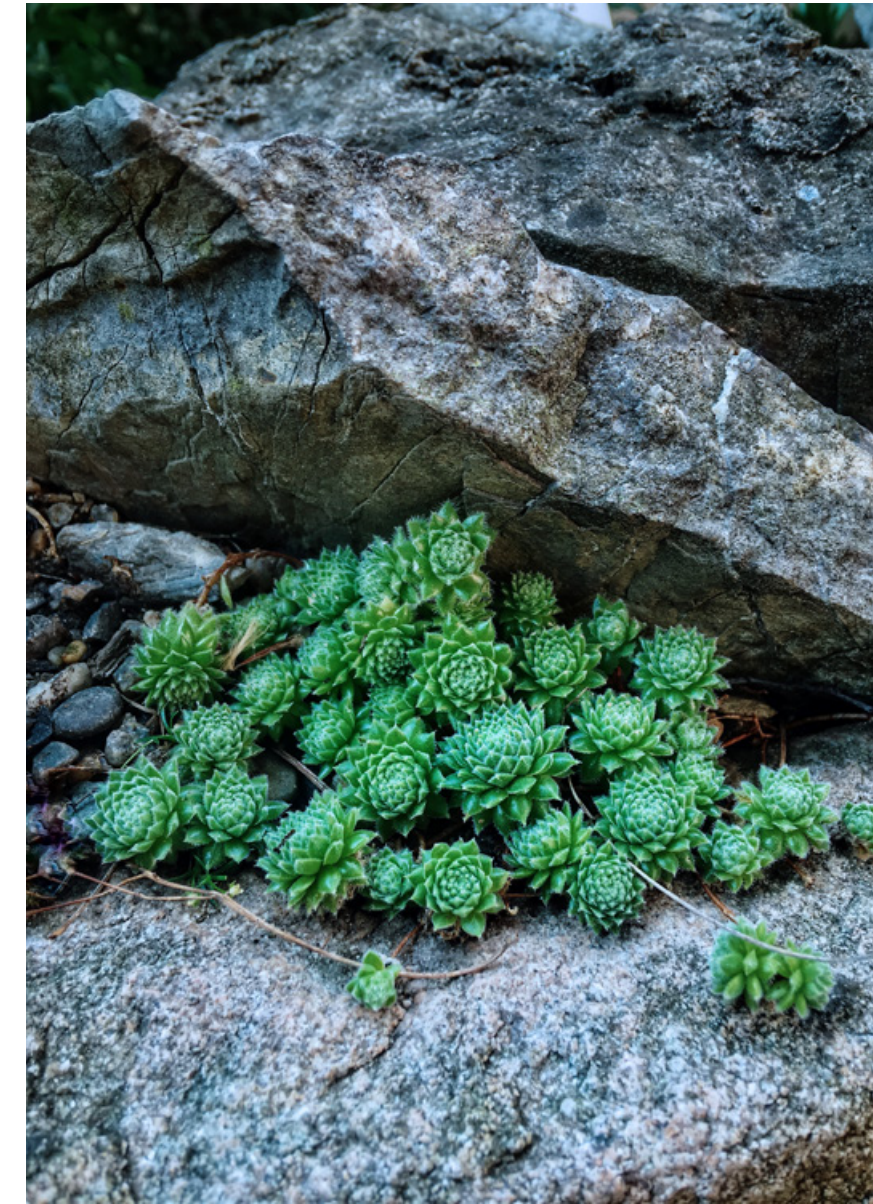
Light, space, texture, material, and sound.

Designers at Vianaar employ these fundamental elements in playful and innovative ways to create functional and aesthetic spaces that engage all of one's senses, while capturing the natural beauty of the environments surrounding our luxurious homes.

We create with gratitude towards the fact that we can create.

The home is considered as a holistic entity and executed as one vision.

Architectural nuances like large windows and cozy nooks nurture a lifestyle in peaceful coexistence with the external environment, leading to a better quality of life for each of our residents.





The mountains in Kasauli seem to slow the movement of time. Enjoy a moment to yourself, or retreat for weeks into a state of pure bliss.





With comfortable seating for the whole family, your living area is the ideal setting for conversation and contemplation.







Wake in a thoughtfully designed bedchamber to birdsong and natural light, where morning tea is usually spent gazing at the hills.





Overlooked by mountains and lush greenery, the minimalist balcony on the first floor is ideal for an afternoon meditation.





A natural cover of pines and evergreens ensures the villa's privacy while letting in sunlight through the foliage, bathing your home in a golden glow.

PAUL & SHARON, NOT ON PROPERTY



Marshmallows and folk songs on a winter night or a leisurely Sunday barbecue; Kasauli's climate is a godsend for gatherings.





Set out on natural trails  
to catch a glimpse of the  
rising sun.





Kasauli's markets are a haven for the street shopper, with outlets aplenty serving up warm and delicious Himachali cuisine.

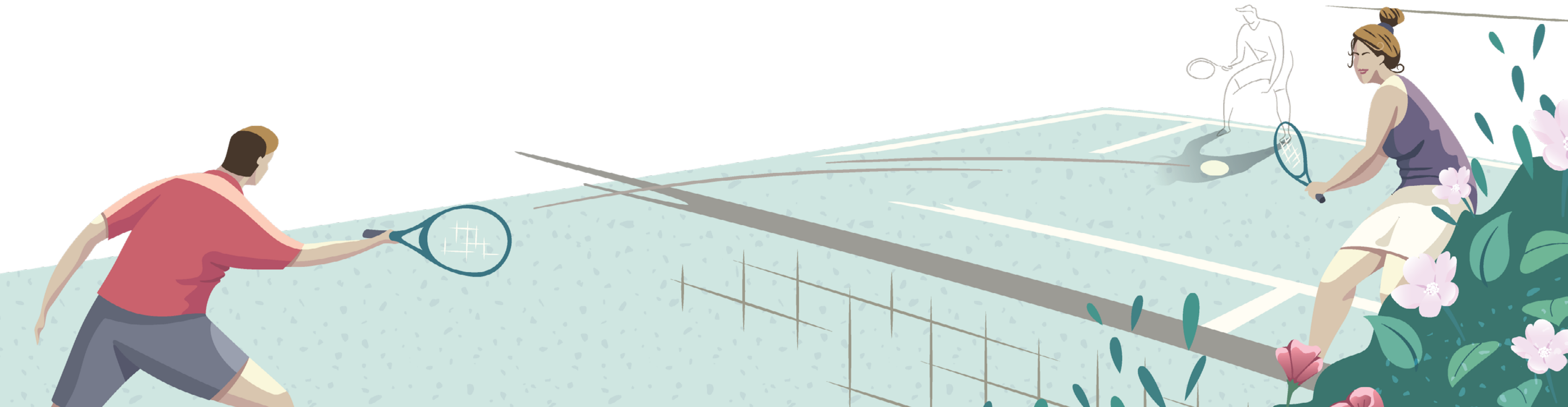






Just a few minutes away, the Kasauli Club houses friendly games of cards, billiards, tennis, and badminton; the cafe and sauna help you recover from a long day.

Simply contact customer care for assistance with a membership.







Manki Point

Sunset Point

Gilbert Trail

Christ Church

Kasauli Cantonment

Mall Road


From:  
CHANDIGARH: 2 HOURS  
NEW DELHI: 6.5 HOURS

Garkhal

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An illustration of a cozy evening scene. Four people are gathered on a patio, playing cards around a white table. A woman in a grey sweater sits on the left, a man in a striped shirt sits on the right, and two other people are seen from behind. The patio is enclosed by a dark railing, and the background is a warm, glowing orange light. The foreground shows dark, silhouetted foliage and a large green plant with white flowers. The overall mood is warm and intimate.

Find moments of  
warmth, love and  
togetherness in homes  
crafted for connection.



# Sustainable Development



What we build today impacts our tomorrow.

At Vianaar, we are acutely aware of the responsibilities that arise during the development, construction and consequent upkeep of luxury properties in fragile ecosystems.

Experts are consulted at every stage, from concept to estate management, ensuring our homes leave a minimal footprint on the world we cherish.

We are privileged to live in the lap of nature, and are constantly seeking innovative ways to give back.







## Smart Construction Materials

Vianaar homes are built from locally sourced materials that create sustainable employment for our surrounding communities.

Wherever possible, we utilise recycled materials in an effort to conserve protected virgin resources.

Smart placement of materials with low thermal conductivity ensures our homes stay cool during the summer, and keep you warm in the winter.

## Efficient Use of Natural Light

The architecture of Vianaar homes is meticulously designed to maximize the inflow of natural light, reducing dependence on electricity during the daytime while creating an environment that ensures the health and well-being of our occupants.

## Water Conservation

Several interventions in the realm of water conservation help our homes limiting our impact on scarce groundwater resources.

Our properties capture rainwater runoff from roofs and other surfaces while using aerator fitted taps for low-flow plumbing.



# Life's Easier with Trusted Companions

Handing over the keys is just the beginning of our journey.

Your home is your safe space.

In the time that you are away, our estate managers and staff ensure the daily maintenance and upkeep of your sanctuary so that when you arrive, you can go straight into the pool for a relaxing dip or your dining room for a home-cooked meal.

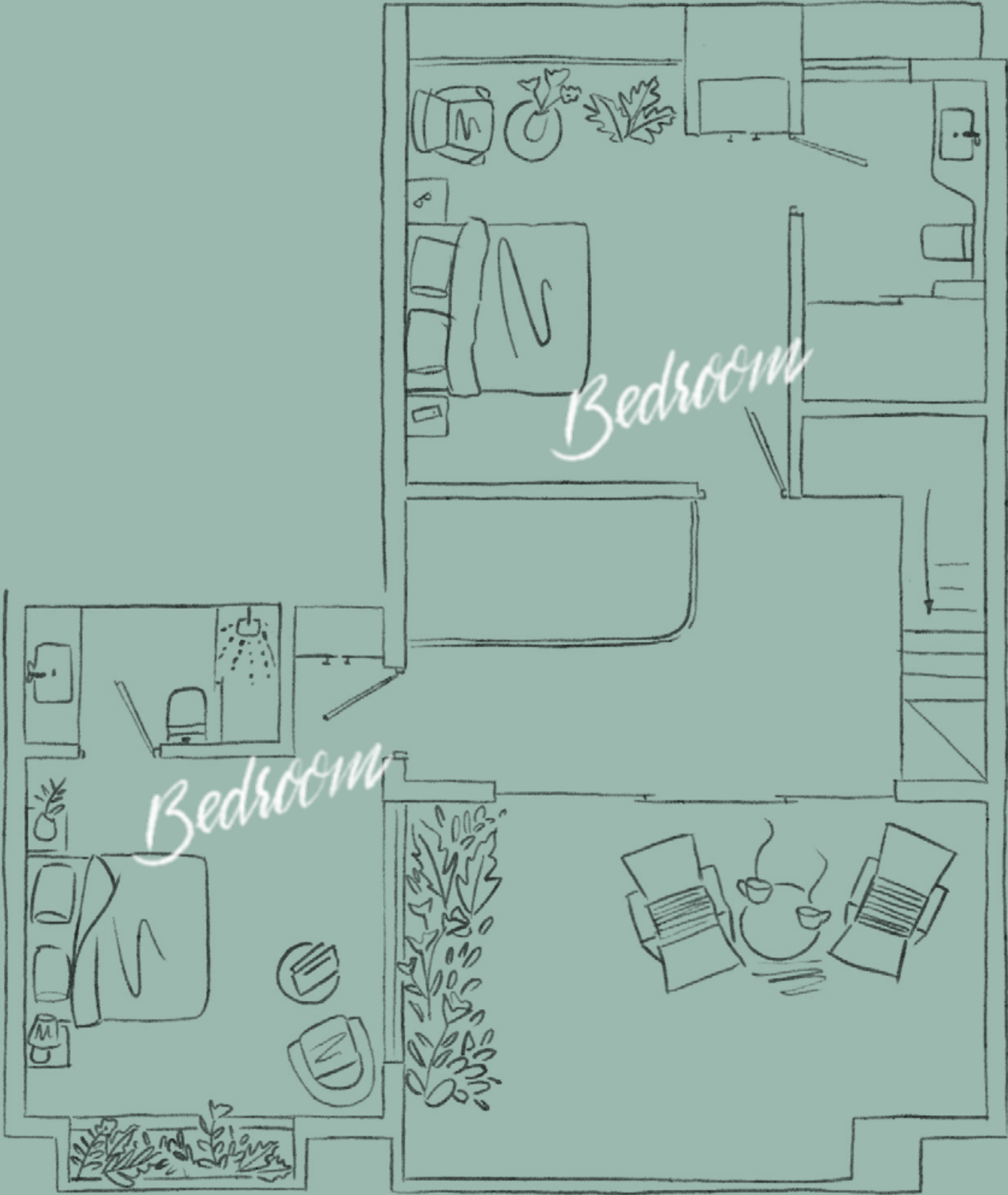
While you are here, you can rely on us for laundry, cleaning, repairs, groceries, along with a range of concierge services. A home in Dappled Light Estate, is a home in the Vianaar family. We care for it as one.



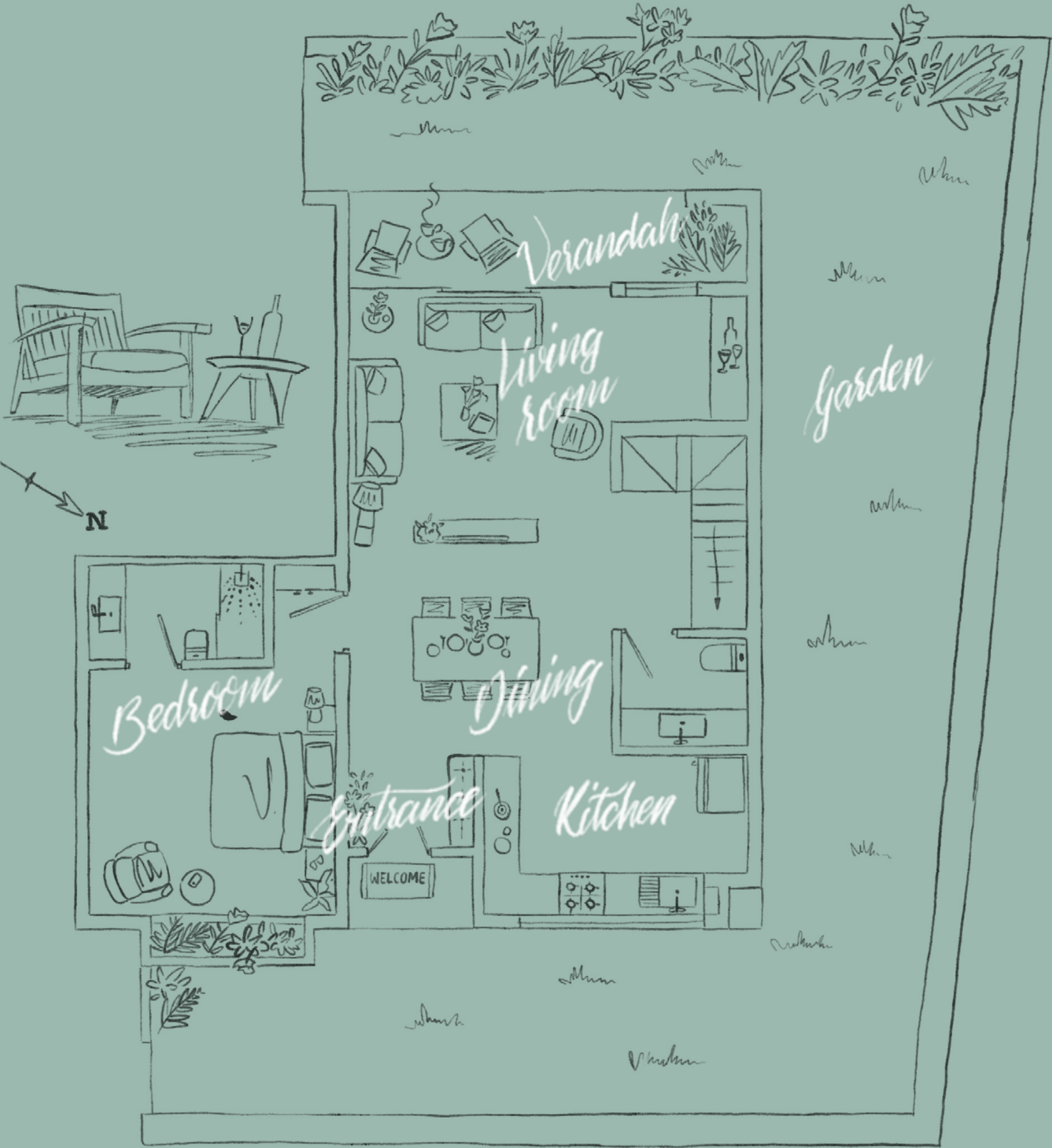


# Floor Plans

VILLAS 1-6  
3 BEDROOM



First Floor



Ground Floor



# Floor Plans

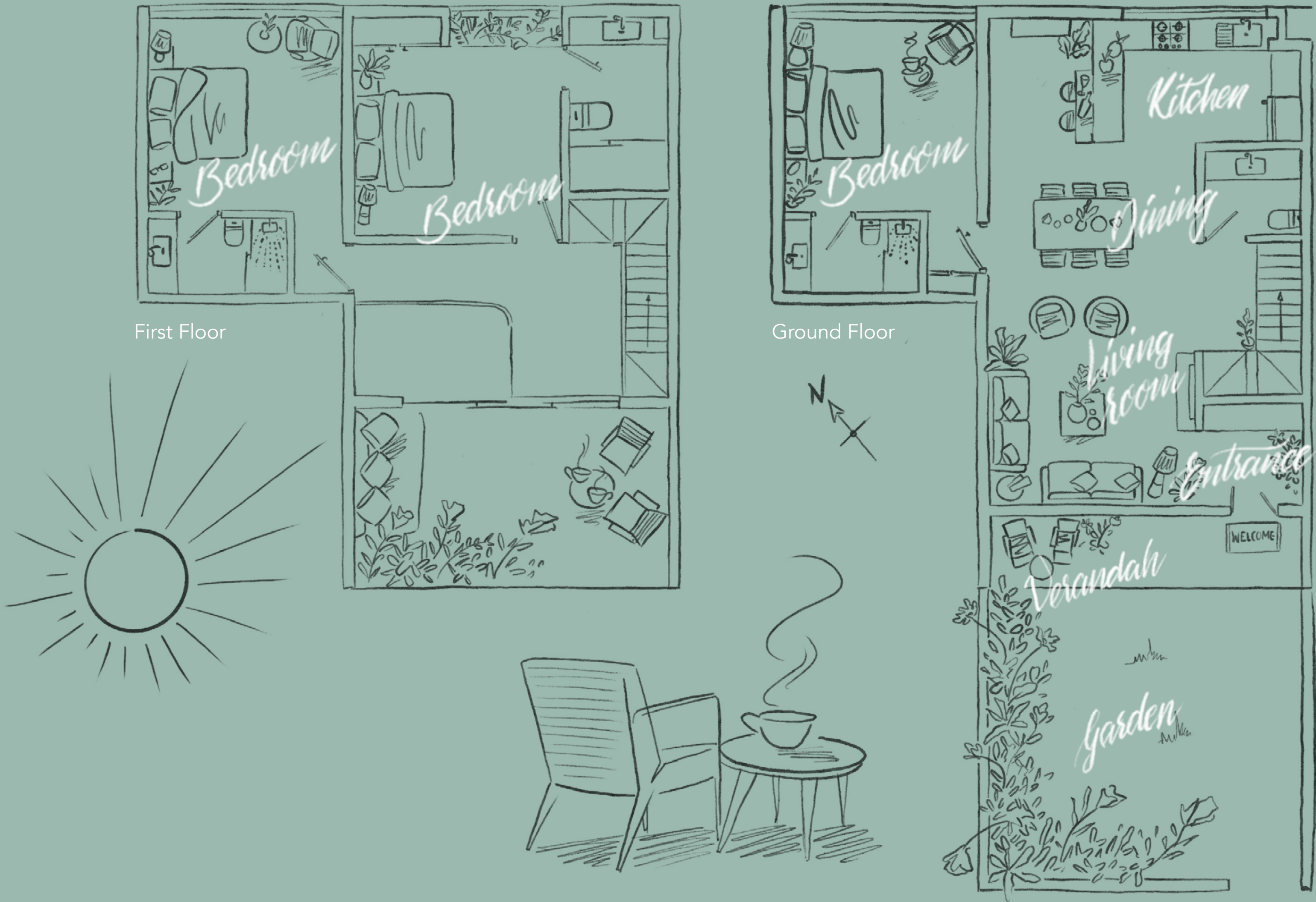
VILLAS 7-35  
2 BEDROOM





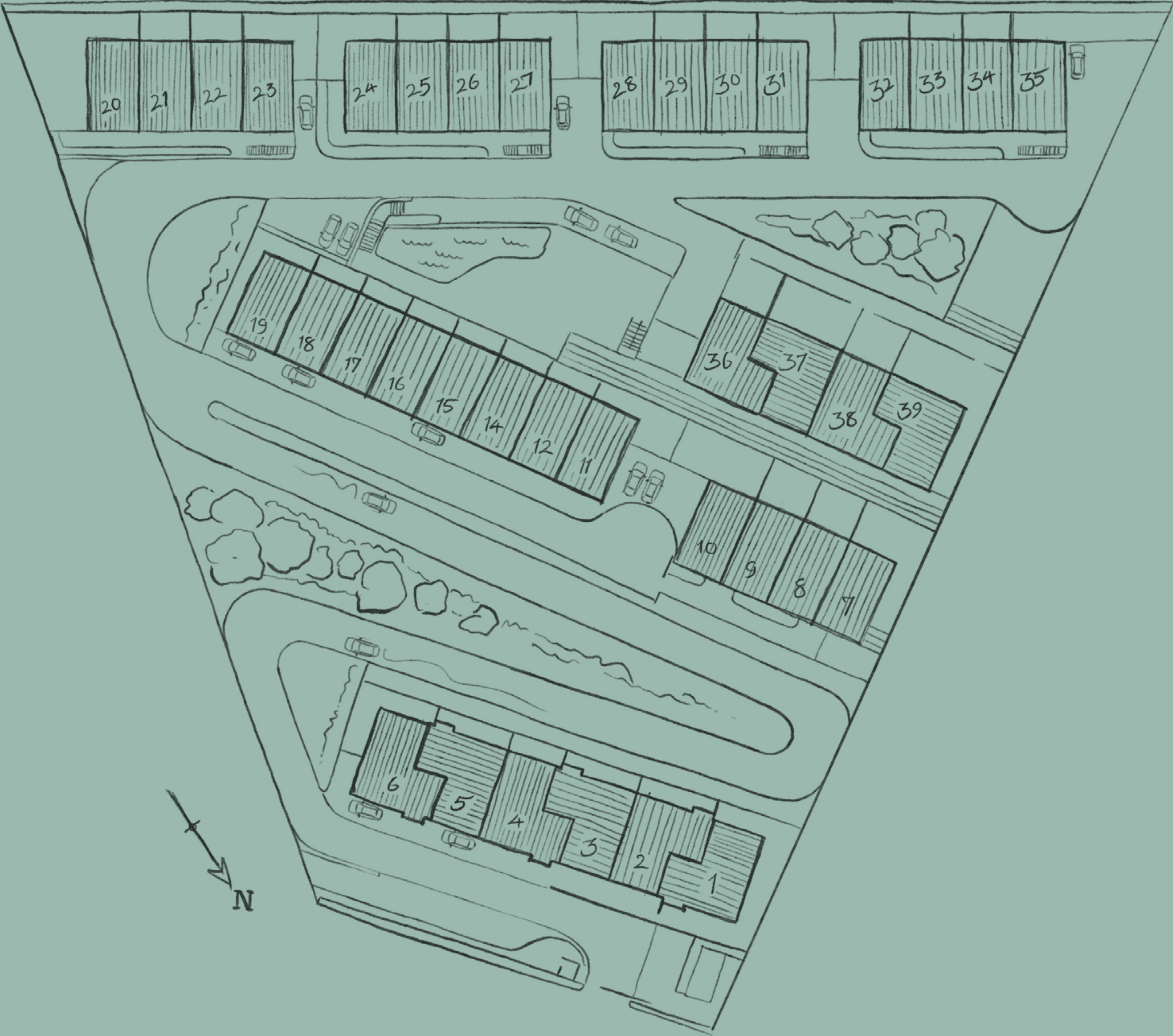
# Floor Plans

VILLAS 36-39  
3 BEDROOM





# Site Map





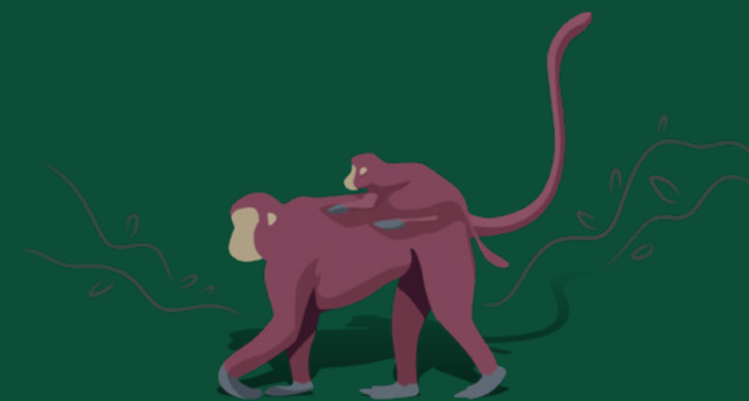
# Specifications

- High plinth-levels with damp-proofing below the ground-floor
- Waterproofing for terraces / sundecks
- Waterproof sheeting over reinforced-concrete sloping roofs
- Quake resistant RCC framed structure
- Ceramic tiles on kitchen wall and back splash tiles
- Stainless steel sink for the kitchen
- Built-in cabling for satellite TV
- High quality covered wiring modular switch
- UPVC / Aluminium Windows
- Health faucets and looking mirror in bathrooms
- Villeroy and Boch fixtures
- Skylights

# Interior List

- Decorative Light Fixtures
- Modular Kitchen
- Hob & Chimney
- Glass Partition in Bathrooms
- Landscape Design
- Ambient & Mood Lighting
- Gypsum Ceiling
- Handmade Terrazzo / Natural stone
- Decorative Wall Finishes





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