

Hotel/Resort Site for JV/Sale

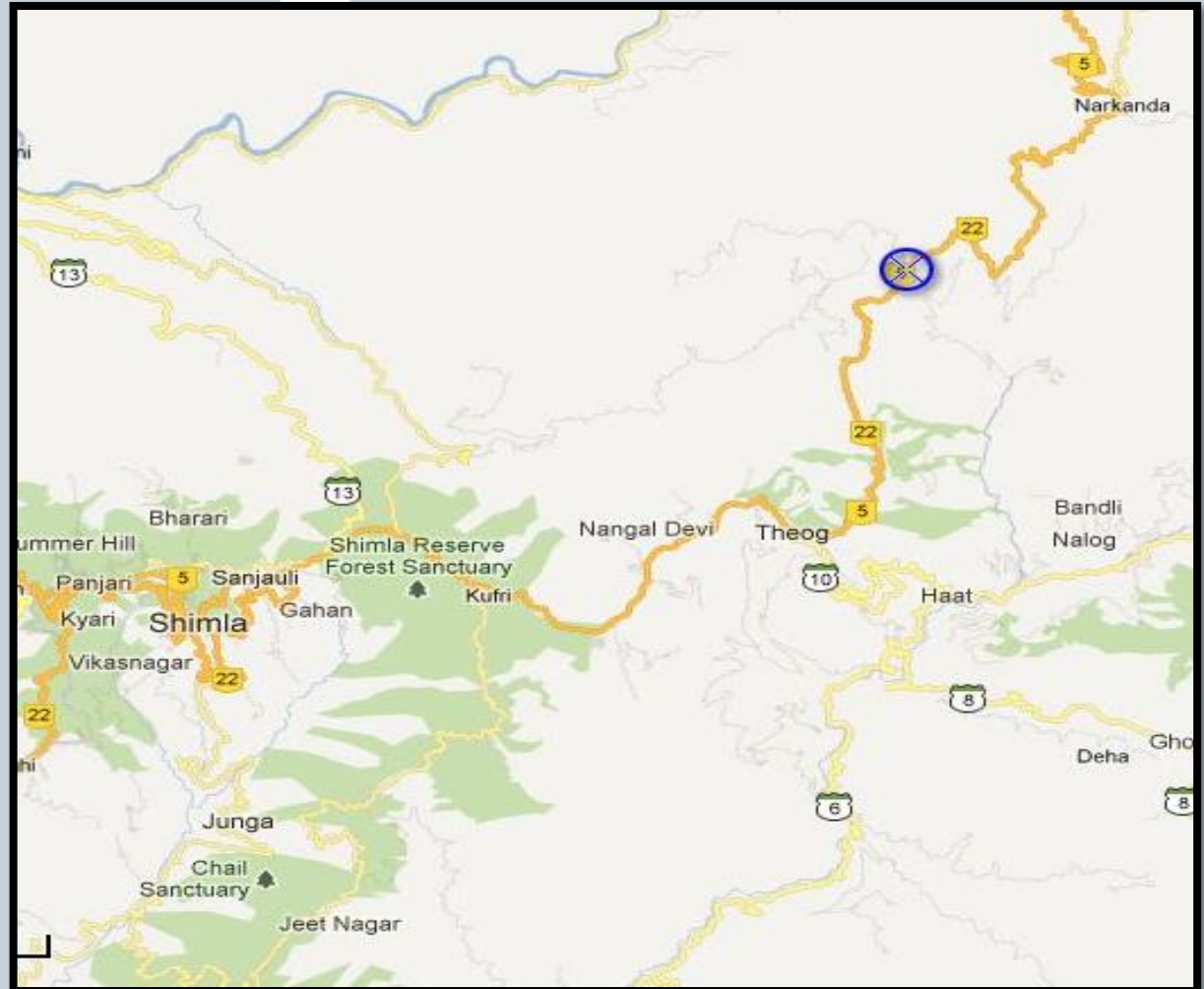
**LOCATION – ON NH 22, VILLAGE MATIANA,
DISTRICT SHIMLA, HIMACHAL PRADESH**



Site Location



- Village Matiana, Tehsil Theog, District Shimla
- 200m front on NH22
- 3 km from Village Matiana
- 42 km from Shimla
- 16 km from Narkanda



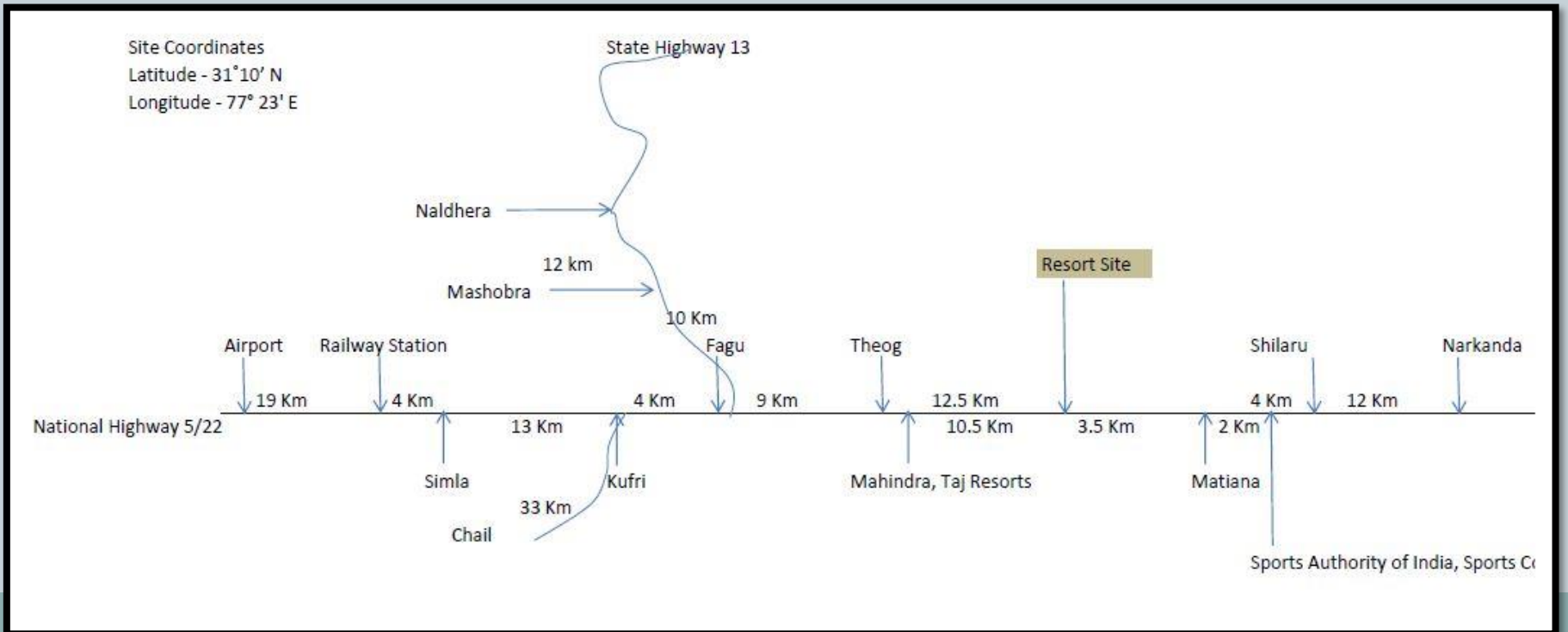
Site Photos



Location Profile



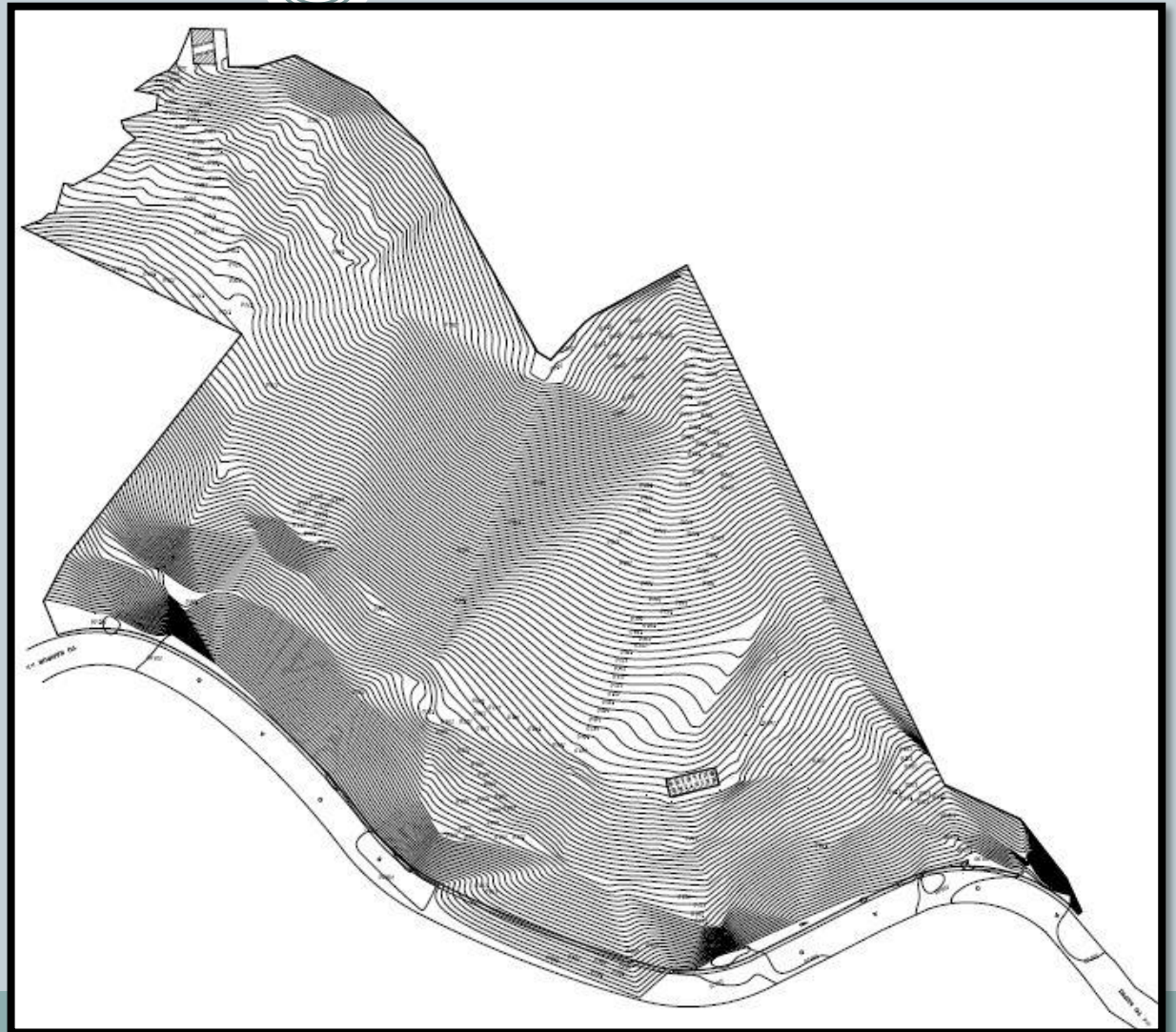
- With panoramic views site is perfect for a getaway in the lap of nature.
- Serene natural surroundings make it ideal for a Health and Wellness Resort, Eco-Tourism or Agro-Tourism. Apple orchard on 4 bighas
- Located midway between Narkanda, the winter capital, and Kufri
- Fastest growing area in hospitality sector in HP, with many resorts, hotels, adventure parks coming up between Kufri and Narkanda



Site Contour

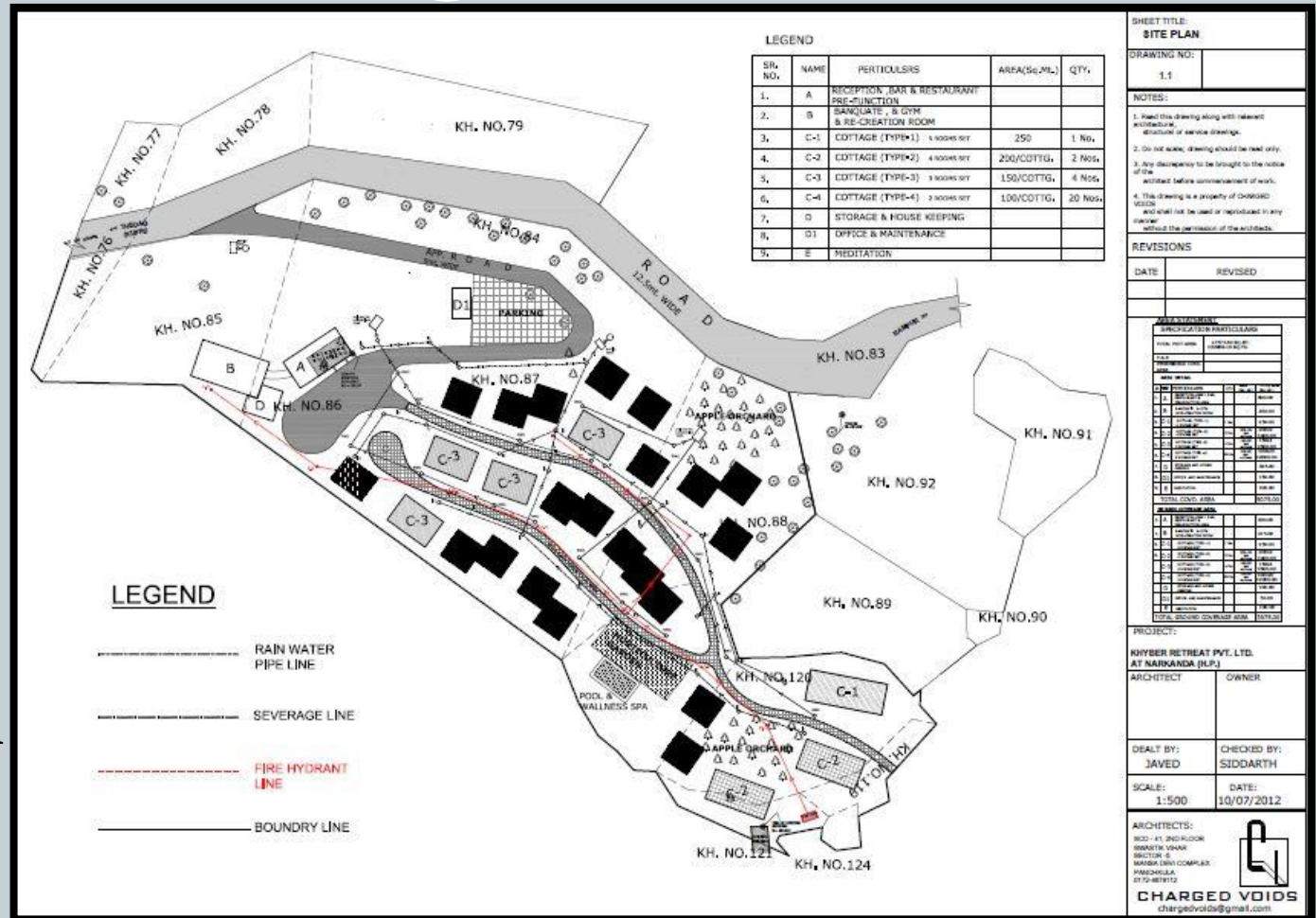


- Hill top with 180 degree panoramic views
- Detailed site contouring done
- Highest point 100m above road level



Sample Resort Plan

- Sample resort plan with 60 rooms in 27 cottages prepared
- Plan as per guidelines of five-star resort
- Detailed plan with project report available



Property Detail



Location	NH 22, Village Matiana, Tehsil Theog, District Shimla, Himachal Pradesh
Site Area	Approx. 32 bighas, 32900 sq. yards, 6.8 acres
Nearby Landmarks and Cities	3 km from Village Matiana 12 km from Theog 42 km from Shimla 16 km from Narkanda 26 km from Kufri 4 km from National Institute of Sports, Shilaroo
Access	200m front on National Highway 22
Shape	Irregular
Land Use	Agricultural land with private land on one side and forest land on two sides
Title	Freehold with single owner

Contact for more details: Srimant Borthakur at +91 9958256173

**We Make Big Business
Seem Easy**



Subcontracts India

SUBCONTRACTS INDIA
OUTSOURCING, OFFSHORING & FACILITATING EXPERTS



Email: subconindia@gmail.com Website: www.subcontractsindia.com