

## Chail Offers a Mountain Address Within Reach of Chandigarh

Belvoir Hills is connected to Chandigarh, the airport, Shimla and several established tourist destinations, making it an ideal location for a holiday home.



## For any holiday home,

location plays a major role. A scenic property may attract buyers, but accessibility determines how convenient it is for owners and visitors to actually use it.

Belvoir Hills is located near Ramlok Mandir on the Kandaghat - Chail - Kufri Road in Solan district, Himachal Pradesh. The project is positioned within reach of several important locations across Himachal and the Chandigarh region.



According to the project's location details, Belvoir Hills is approximately 80 kilometres from Chandigarh and around 89 kilometres from Mohali International Airport. Panchkula is around 73 kilometres away, while Solan is approximately 22 kilometres away.

The project is also around 12 kilometres from Kandaghat, 22 kilometres from Chail, 30 kilometres from Shimla and approximately 44 kilometres from Kufri.

This connectivity gives the property access to both the Chandigarh - Tricity market and established tourist destinations in Himachal Pradesh.

For a second-home owner, this can make the property more practical for short trips. Instead of planning a long holiday every time, owners can potentially use the property for weekends, extended weekends and family getaways.

## Himachal's Holiday Home Market Is Finding A New Audience

From weekend getaways to second homes, buyers are looking at properties in the hills for more than just vacations

Himachal Pradesh has traditionally been one of India's most popular holiday destinations. In recent years, however, the idea of owning a home in the hills has started attracting a different kind of attention. Buyers are increasingly exploring mountain properties as second homes, holiday residences and potential rental assets.

The attraction is easy to understand. Destinations such as Shimla, Chail, Kufri and Kasauli offer a combination of tourism, natural surroundings and accessibility from cities in North India. For people living in Chandigarh, Mohali, Panchkula and nearby areas, a property in the hills can also serve as a place for short family breaks rather than only an occasional annual holiday.

The second-home model is also changing. Earlier, owners generally had to manage everything themselves, including maintenance, cleaning, security and guest arrangements if they wanted to rent out the property. Managed holiday-home projects are now bringing residential ownership and hospitality services together.

Belvoir Hills in Chail follows this model. Developed by Sanyukt Builders, the project is spread across approximately 3.5 acres at an elevation of around 5,000 feet. It offers apartments and cottages along with a range of resort-style amenities.

The project also offers a managed rental proposition, where property maintenance, upkeep and guest-related operations can be handled through the hospitality setup.

For buyers, this creates multiple possibilities. A property can be used as a personal holiday home while also having the potential to generate rental income when it is not being used.

However, rental returns depend on several factors, including occupancy, rental rates, seasonality, operating expenses, management charges and applicable regulations.



### The larger trend is clear:

**The holiday home is gradually becoming more than just a place to stay during a vacation. For some buyers, it is becoming a combination of lifestyle, ownership and potential rental use.**



Location is also important for the holiday-rental market. Tourists generally look at the complete experience, including how easily they can reach the destination, what attractions are nearby and what facilities are available at the property.

**Belvoir Hills** is located in the Chail region, while remaining connected to destinations such as Shimla and Kufri. This gives the project a combination of a quieter mountain setting and access to established tourist circuits.

For a holiday home, the question is not only how beautiful the destination is. It is also how easily people can reach it. Chail's connectivity makes that an important part of the Belvoir Hills proposition.





# From Studio Apartments to Cottages, Belvoir Hills Offers Multiple Property Formats

Different configurations allow buyers to choose a property according to their space and usage requirements

Not every holiday-home buyer is looking for the same type of property. A couple may prefer a compact studio, while a family may need a larger apartment or cottage for longer stays.

Belvoir Hills offers several residential formats, allowing buyers to consider different options depending on how they plan to use their property.

The project includes studio apartments, 1 BHK and 2 BHK apartments, along with larger cottage formats.

India has already witnessed rare auroral activity during powerful solar storms. The skies over Ladakh, including the Hanle region, have recorded unusual red auroral glows during periods of intense solar activity.

## Compact Studios for Comfortable **Holiday Living**

The studio apartments are designed as compact holiday residences and are listed at approximately 725 square feet of super area on the project's current website. They offer a bedroom, living space, balcony and parking.

The 1 BHK apartments provide additional living space and can be considered by couples, small families or buyers looking for a larger second-home configuration.

The project also offers 2 BHK apartments, with the current project information listing configurations of approximately 1,370 square feet of super area for certain layouts.



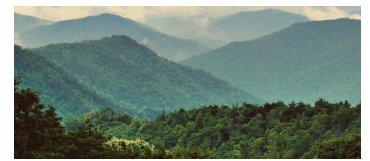
For buyers looking for more space, Belvoir Hills also features larger 2, 3 and 4 BHK duplex cottages.

The choice of property format ultimately depends on the purpose behind the purchase. A studio may work for someone looking for a compact holiday residence, while a larger apartment or cottage may be more suitable for families or people planning longer stays.

The residential formats are supported by a range of amenities across the development, including an all-weather swimming pool, clubhouse, restaurant, spa and steam facilities, gymnasium, yoga and meditation spaces and recreational areas.

This makes the project more than a collection of individual residences. The idea is to create a complete holiday - home environment where the property and its surrounding facilities form part of the overall experience.

**For Buyers :** considering a mountain home, the choice therefore starts with a simple question: how do you plan to use it?



## Can a Holiday Home Generate Income When You Are Away?

**Managed rental models are changing the way buyers look at second-home ownership**

One of the biggest challenges of owning a second home is what happens when the owner is not there.

**A property still needs to be maintained, cleaned and secured. If it is being offered to guests, there are additional responsibilities such as bookings, guest communication, housekeeping and regular upkeep.**

This is where managed holiday-home models are becoming relevant.

Belvoir Hills presents a managed hospitality model in which property maintenance, security, upkeep and guest-related operations can be handled through the project's management setup.

The project also presents an Airbnb-linked rental model as part of its holiday-home proposition.

### **Ideal for:**

A holiday home doesn't have to stay empty when you're not using it. With the right rental and management model, it can function as both your personal getaway and an income-generating asset.

## **Rent It Out as a Short-Stay Home**

When you're away, the property can be offered to tourists and weekend travellers on a nightly or weekly basis through vacation-rental platforms or a professional operator.

## **Let a Professional Operator Manage It**

You don't need to handle bookings, guest communication, housekeeping or maintenance yourself. A holiday-home management company can manage these operations while you retain personal-use dates.

## **Earn Through a Revenue-Share Model**

Depending on the arrangement, rental revenue can be shared between the owner and the operator after applicable commissions and operating costs. This allows the property to remain available for your own holidays while being monetised during unused periods.

## **Your Home Works While You're Away**

Instead of paying for a property that sits vacant for most of the year, the rental income can help offset expenses such as maintenance, utilities, housekeeping and property-management costs.

For buyers, the important point is that a managed holiday home can potentially combine two purposes. It can remain a personal property while also being used as a rental asset when the owner is away.



The real value of this model lies in making better use of a property that might otherwise remain vacant for much of the year.



# Belvoir Hills Brings Residential Ownership and Resort Living Together

The Chail development combines multiple property formats, hospitality facilities and a managed holiday-home concept

Belvoir Hills is designed around a combination that is becoming increasingly relevant in the holiday-home market: residential ownership supported by resort-style amenities and hospitality services.

The project is developed by Sanyukt Builders and is located near Ramlok Mandir on the Kandaghat-Chail-Kufri Road in Solan district. It is registered under Himachal Pradesh RERA as [HPRERASOL2025145/P](#).

The latest information available on the HP RERA quarterly progress dashboard lists 106 total units for the project, with 89 units reflected in the latest project-progress data. The latest quarterly progress report shown on the dashboard is for the first quarter of 2026-27.

Belvoir Hills is spread across approximately 3.5 acres at an elevation of around 5,000 feet. The project includes studio apartments, 1 BHK and 2 BHK apartments and larger cottage formats.

The development also includes a wide range of amenities intended to create a resort-style experience. These include an all-weather swimming pool, clubhouse,

restaurant, spa and steam facilities, gymnasium, yoga and meditation areas, children's play areas, outdoor recreational spaces, an amphitheatre and other facilities.

The project states that its structural design has been certified by IIT Guwahati.

For buyers exploring a second home in Himachal Pradesh, these are the factors that increasingly form part of the conversation around holiday - home ownership.

The financial outcome of any property investment will depend on factors such as purchase price, financing, operating expenses, occupancy and rental performance. These factors need to be considered individually by each buyer.

At its core, Belvoir Hills represents a changing approach to mountain property. Instead of viewing a holiday home only as a place to visit, the project brings together ownership, personal use, resort-style living and the possibility of managed rental use.

For buyers exploring a second home in Himachal Pradesh, these are the factors that increasingly form part of the conversation around holiday-home ownership.



# Belvoir Hills Expands the Holiday Home Concept with Private Cottages

Larger cottage formats offer families a more spacious mountain-home experience in Chail

Belvoir Hills in Chail offers spacious cottage-style residences for buyers looking for more comfort, privacy and flexibility in a holiday home. The project includes 2 BHK, 3 BHK and 4 BHK duplex cottages, along with studio, 1 BHK and 2 BHK apartment options.

Designed for families and groups, these cottages provide a more house-like living experience while remaining part of a

professionally managed development. Residents can also access a range of resort-style amenities, including an all-weather swimming pool, clubhouse, restaurant, spa, gym, yoga and meditation areas, children's play zones and outdoor recreational spaces.

For second-home buyers, these cottages can be used for family vacations, extended stays or, subject to applicable regulations and project policies, as holiday accommodation when the owner is away.

# Explore Himachal Through a Fun Challenge

## Himachal Trek Word Search

Himachal Pradesh is known for its breathtaking mountains, peaceful valleys and some of India's most exciting trekking routes. This Trek Search: Himachal Edition turns that mountain spirit into a fun newspaper activity for readers of all ages.

Hidden inside the word-search grid are 12 popular treks of Himachal Pradesh, including Triund, Kheerganga, Hampta Pass, Beas Kund, Bhrgu Lake, Prashar Lake, Chandrakhani Pass, Indrahar Pass, Bijli Mahadev, Kareri Lake, Tosh Valley and Churdhar. The names may appear horizontally, vertically or diagonally, so look carefully and test your observation skills.

Each of these trails offers a different experience, from peaceful lakes and green valleys to high-altitude passes and panoramic Himalayan views. Whether you are a trekking enthusiast, a mountain lover or simply enjoy puzzles, this game is a fun way to discover some of Himachal's well-known adventure destinations.



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Challenge: Can you find all 12 treks without checking the list twice?

Solve It ... and Imagine yourself in the Himalayas!



# Belvoir Hills Introduces an Airbnb-Linked Rental Model for Holiday Home Owners

The managed rental facility aims to help owners put their properties to use when they are away

Owning a holiday home comes with an obvious question: what happens to the property when the owner is not using it?



Belvoir Hills offers Airbnb support and complete property management, handling bookings, guests, housekeeping, maintenance and security, so owners can enjoy a hassle-free holiday home without worrying about daily responsibilities.

At Belvoir Hills, the project has introduced a managed rental model that allows eligible properties to be made available to holiday guests. The project promotes an Airbnb-linked rental facility as part of its overall holiday-home proposition.

Under this model, the property can be used by the owner for personal holidays and can potentially be offered to guests during periods when the owner is away.

The project's hospitality setup is designed to take care of several operational aspects associated with running a holiday rental, including property upkeep, maintenance, security and guest - related management.

This can make the holiday-home model different from traditional second-home ownership, where the owner may have to manage these responsibilities independently.

The rental model can also create a potential additional use for the

property. Instead of remaining vacant for long periods, the home can potentially be occupied by short-term guests, creating an opportunity for rental income.

However, rental income is not guaranteed. Actual earnings depend on factors such as occupancy, seasonal demand, rental rates, management charges, maintenance expenses, taxes and other operating costs. Buyers should also consider the tourism and accommodation regulations applicable in Himachal Pradesh before making rental-related decisions.

For Belvoir Hills owners, the concept is therefore relatively simple: use the property when you want it, and when you are away, the managed rental system can potentially make the property available to guests.

The model combines personal ownership with

with the possibility of rental use, bringing a hospitality element into the traditional second-home experience.





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