

**8 Acre Integrated Community of
Exotic Villa Plots & Villas / Holiday Homes**
overlooking EMERALD Lake near
Good Shepherd International School



Over the years, Ooty has become a favourite glamour hill station destination for all Indians, NRIs and foreigners alike. With its cosy climate and old world charm, **it certainly is the Queen of Hill Stations in India.**

However, anyone looking to own a holiday home has always ended up with options within the town that is crowded, noisy and full of tourists or buy a timeshare option that gives them few nights in a year at a resort, but with many restrictions and regulations. Only the uber rich have been able to afford an independent house with their own staff and leisure amenities.

We seek to change this by announcing a rare and limited opportunity to own a holiday home just 20 mins from the heart of Ooty, but in the most virgin ambience possible overlooking the pristine and famous Emerald Lake, on the Avalanche Road.



Project Overview

Type of Project

8 Acre Integrated Community of Holiday Home Villa Plots & Villas with All Modern Lifestyle Amenities & Conceived on the Lines of a Private Club with Sports Facilities including Outdoor Adventure Sports and Trekking Trails



Location

- Avalanche Road, just 8 minutes from the internationally famous Good Shepherd International Residential School, Ooty.
- 20 Minutes / 14 Kms from Ooty City Center (Bus Stand)

Type of Units

- **Villa Plots** : 2100-4360 sft (5 cents-10 cents) and multiples
- **Villas** : You can build upto 1500 sft -2400 sft of built up area per plot of 2100 sft in any configuration you desire.



Budget Range

- **Only Plots** : Rs.999/sft onwards and depending on plot location within the community.
- **Plot + Villa** : will be given based on plot size and built up area desired if varying from the standard combinations





Distance from Major Cities

- **Bangalore** : 260 Kms / 5 to 6 Hours
- **Mysore** : 120 Kms / 3 Hours
- **Coimbatore** : 90 Kms / 3 Hours

Size of Total Project – 8 acres

Although this land was in control of our group company, we did not publicly offer by showcasing in our website as at that time, additional land was under negotiation with other landlords to carve out 1.5 acres out of their 8 acres to put up a boutique resort cum private club to benefit all the residents besides catering to outside members .

In the meantime we had to sell many plots due to pressure from social circle known to us who came to know through local sources and that is why you will see in the photographs few boutique weekend homes / permanent retirement homes done tastefully and were constructed through our nominated contractor.

Of course, few plots in the balance 1.5 acres will be utilised by landlords to construct a boutique resort cum private club ,but at premium rate .

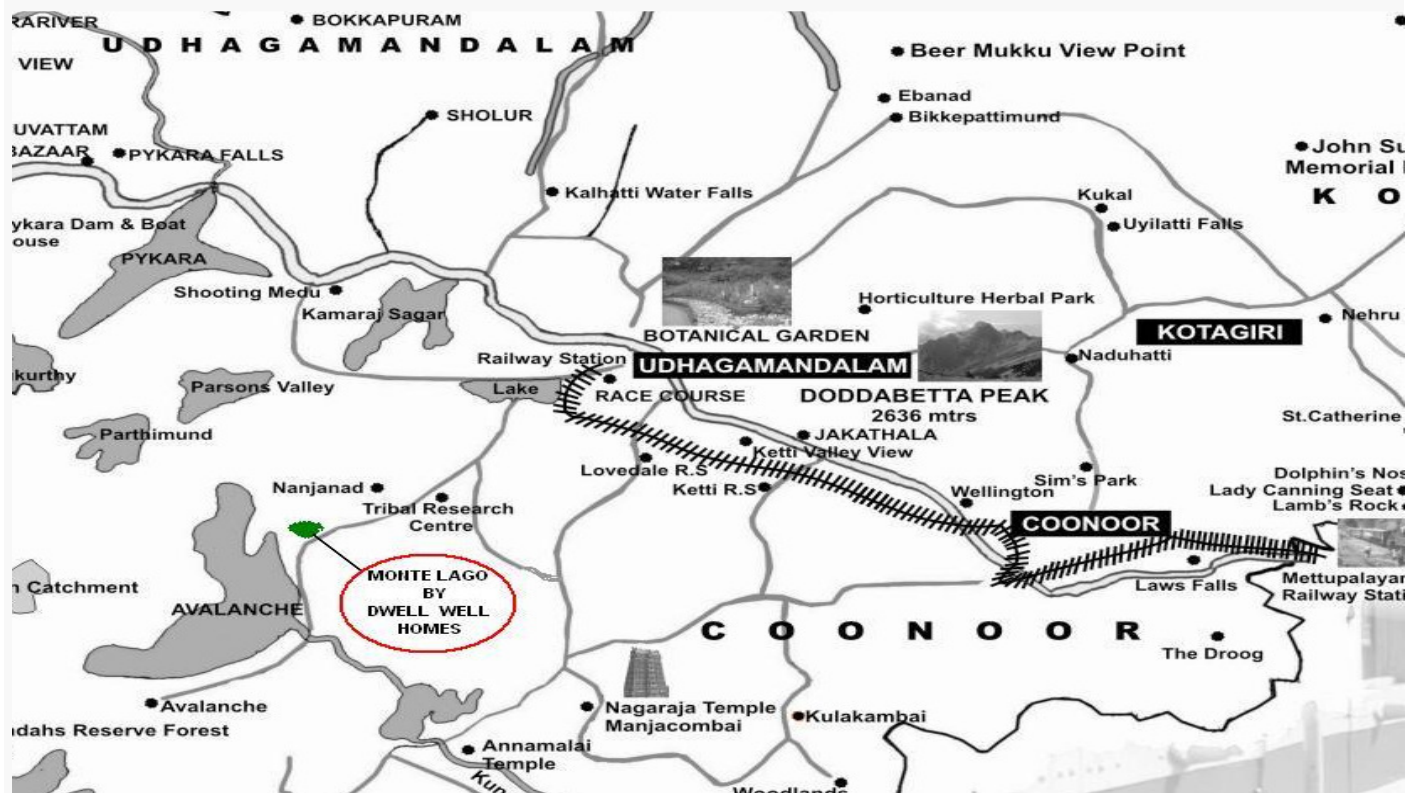
Sanction Status

– Majority of works completed include **ROADS** , **WATER CONNECTION** to every **PLOTS** , **SECURITY CHAMBER** , **OVERHEAD WATER TANK** , **ELECTRICITY** from **TNEB** and few houses have already been constructed as can be seen and plots are registered as residential.



Location Advantage

- Located on the [Avalanche Road](#), just 4 kms from the famous [Good Shepherd International School](#), the layout has the advantage of being accessible through a clean 40 ft double road in just 20 minutes from the [Ooty railway station](#) and the [Main Bus Stand](#) while retaining its virgin surroundings and unspoiled ambience.



- This is also the last region around Ooty to be sparsely populated and will remain so as Avalanche road leads to BHAVANI , AVALANCHI and EMERALD - [major water bodies and dams of Nilgiris and tourist spots](#) .

Project Site Advantage

One of the rare spots in Ooty ensuring lifelong serenity

1. One side of the property is **surrounded by 3000 acres of forest land.**



2. Second side is covered by lake and mountains.



3. Third side is surrounded by huge tea estate belonging to a company



4. Fourth side is the main Avalanche Road connecting Ooty.



Therefore, as can be seen, the above makes it truly the best and most serene location with the lowest congestion, unlike other villa projects which are hardly spread across 1 to 3 acres of land and with almost 100% possibility of congestion right next to them.



Rental Income Opportunity with Free Maintenance

The developer offers to tie up to rent out villas built in the layout by plot owners and also maintain the same free of cost whenever owners are not staying. This is bound to succeed in a very big way as they are planning as part of their resort cum private club. Just for your idea, many families coming for holiday and long stay always prefer to hire an independent home as they will have the flexibility of cooking besides utilising the restaurant of the resort, while ensuring safety and privacy at the same time.

The above infact is the only clincher for many aspiring professionals / businessmen who always dream of a holiday home of their own in Ooty but unable to go ahead only because of this maintenance issue with luxury of having food served at their doorstep. Also the biggest challenge of security issues of guarding their property when they are not there, has been the biggest impediment for buying a plot / villa.

Our Vision

For any Indian looking to own a holiday home in Ooty – which is arguably the most famous hill station of India and also of one of the top destinations in India, our plotted community is one of the best options keeping in mind the below, all of which provide an overall ambience of serenity, luxury, comfort and convenience.

1. **Accessibility** : Being just 20 mins from centre of Ooty and the 1st access point from Bangalore via Mysore and Kerala without touching other parts of Ooty
2. **Unspoilt Surroundings** : One of the last regions around Ooty that are yet untouched and sparsely populated
3. **Direct & Uninterrupted Views of Emerald lake** and the surrounding mountains
4. **All basic Amenities** – internal metal roads, water connection to every plot , electricity from TNEB , 24X7 Security .
5. the revenue share agreement to rent out your house
6. and the most **reasonably priced and sized** villa plots.

Current State & Development



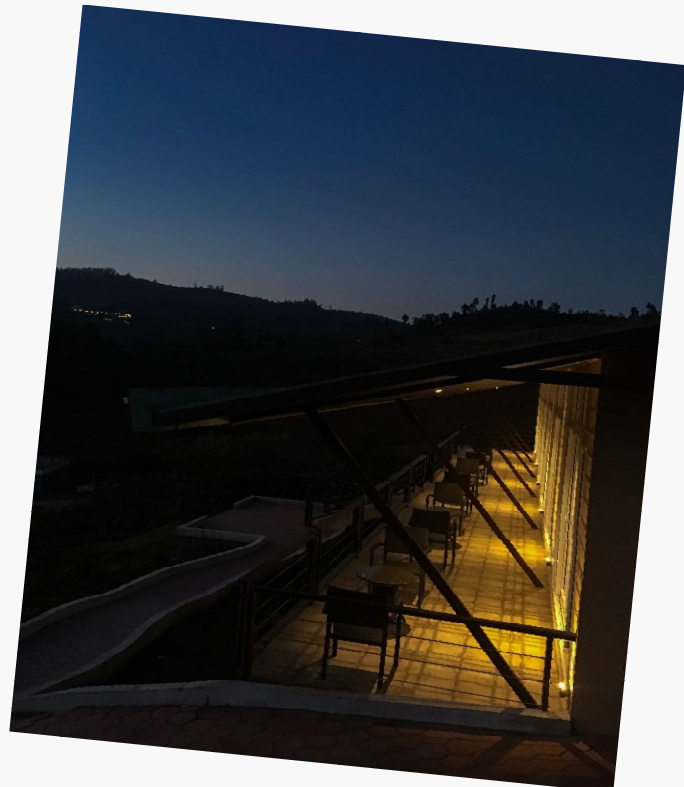
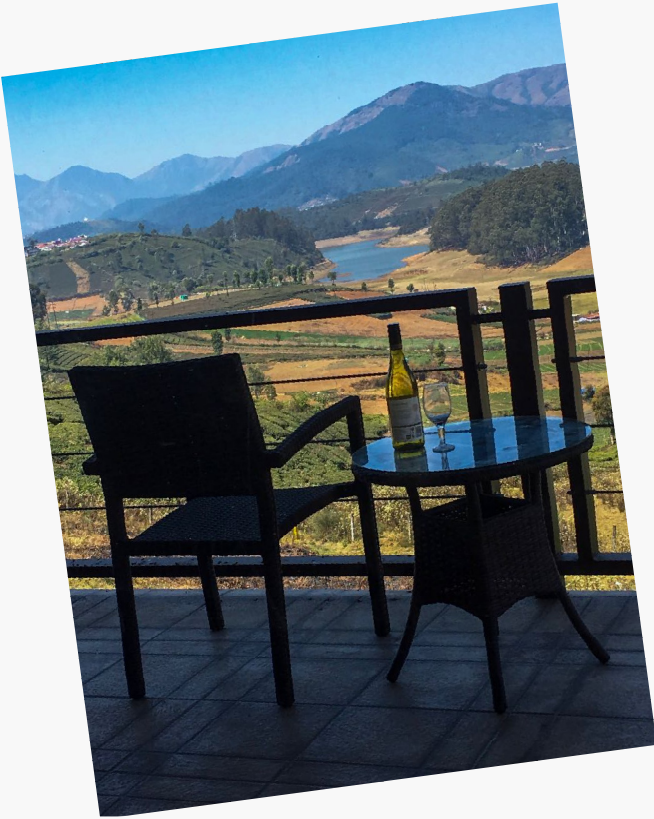
Fully developed 6 rooms RANCH Style - Exclusive Private Stay cottage ready for operation with a multi cuisine kitchen , Camp fire , Barbeque , Yoga & meditation , Spa and tracking facilities



Limited plots with the best view from the Layout are reserved and available as a part of the boutique Private Stay facility



Due to the natural downward slope towards the lake, every plot has a direct and expansive view of the Emerald Lake and Avalanchi Hills from the cottages.

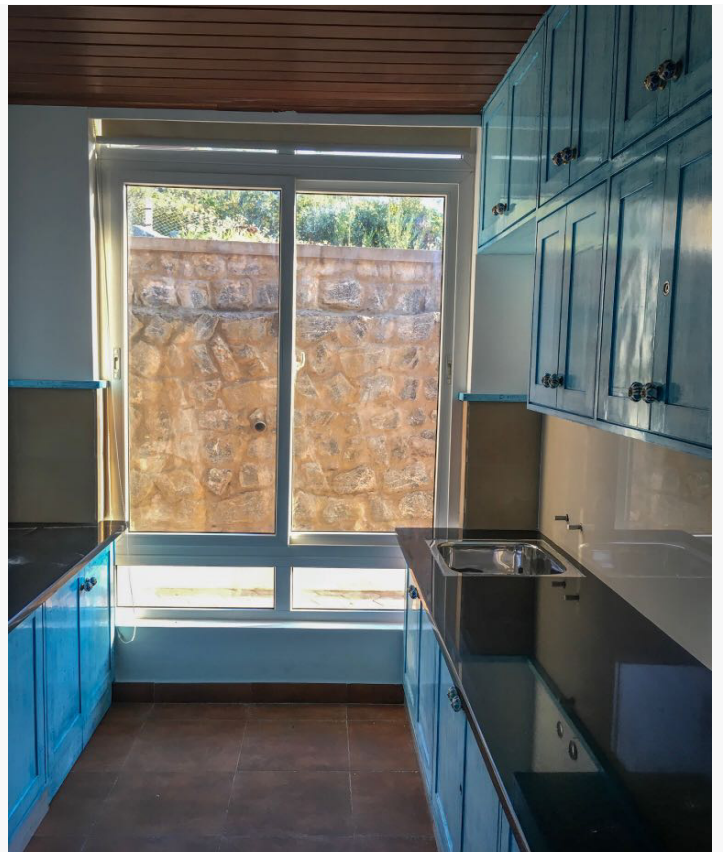




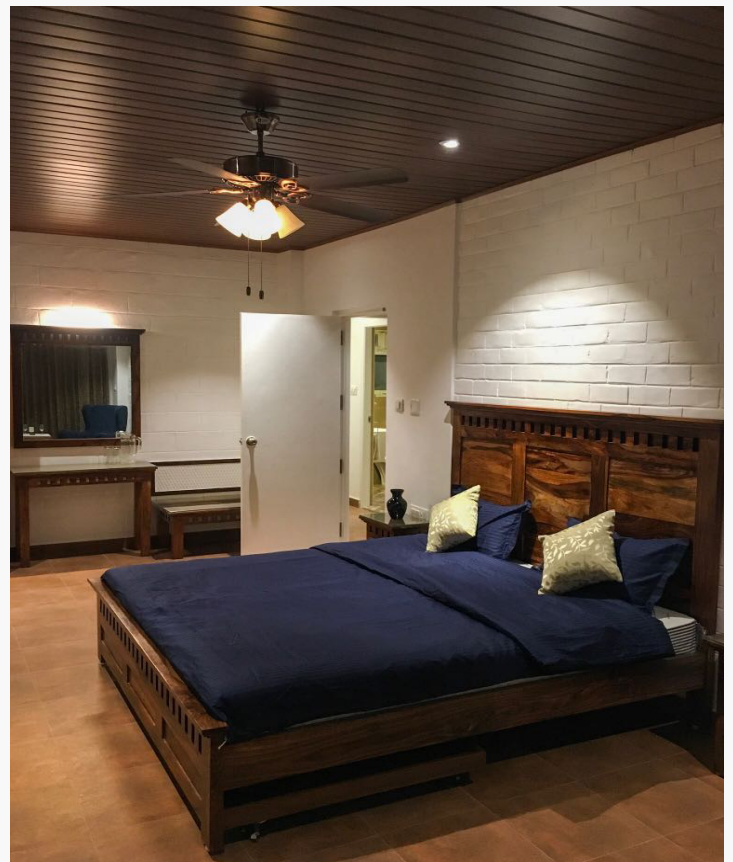
Villas & Cottages

We will design and construct your house including interiors giving you peace of mind and a complete deal of plot + villa. In fact, it will be easier to construct through us as we will have the resources on demand and also economies of scale, giving you timely access to the best quality of materials and labour, at reasonable prices.





All cottages are finished with Stunning British Style Colonial Interiors with expensive Fit-outs





Part of the Layout yard mark exclusively for the boutique Private Stay cottages with
Rental Income Opportunity and Free Maintenance

Dwell Well Homes, Bangalore Presents

Vacation homes with **100%** rental income

at your favourite place THE QUEEN OF THE HILLS - Ooty

Montelago
a dream come true