



AMODAA



CREEKSIDE ESTATES, COORG



NESTLED WITHIN THE FOLDS OF THE GREEN HILLS OF MADIKERI

AMODAA


is a hidden treasure of the world,
where you can immerse yourself
in nature in its purest form.





STRIKING THE PERFECT BALANCE OF PROGRESSIVE ECOLOGY AND INDULGENT LUXURY

Our nature enclave is where every need is perfectly anticipated. Venture out to explore a wild landscape or curl up by the fire with the beauty of the surreal surroundings. Amodaa offers the perfect retreat for indulgent experiences...



We believe that the best way to predict the future is to create it – so we built a place that is respectful to our ecosystem.

AMODAA SUGGESTS A PLEASURE TRIP!

Nestled in the heart of the Western Ghats, amidst the pristine hills of Coorg, Amodaa Coorg offers an unparalleled opportunity to own a piece of paradise.

This **premium & exclusive estate development** is designed for those who seek tranquility, luxury, and a deep connection with nature.





OWN A SLICE OF NATURE

Be an estate owner and also **build your dream home** with our personalised Design services and long term project management.

We guarantee that nothing beats the luxury of being in the wilderness with your privacy.



MEET OUR FOUNDER

RAMESH G PATEL

Carrying close to two decades of experience in the hospitality sector, Ramesh Patel has helped Patel's Inn achieve the epitome of luxury and tranquility in the heart of Bangalore. Being the first in South India to establish a Go-Karting track, Patel's Inn Realty Ventures is the latest addition to the Patel's Inn Group, which focuses on lifestyle projects for like-minded clientele that believe in sustainable living for a greater future.

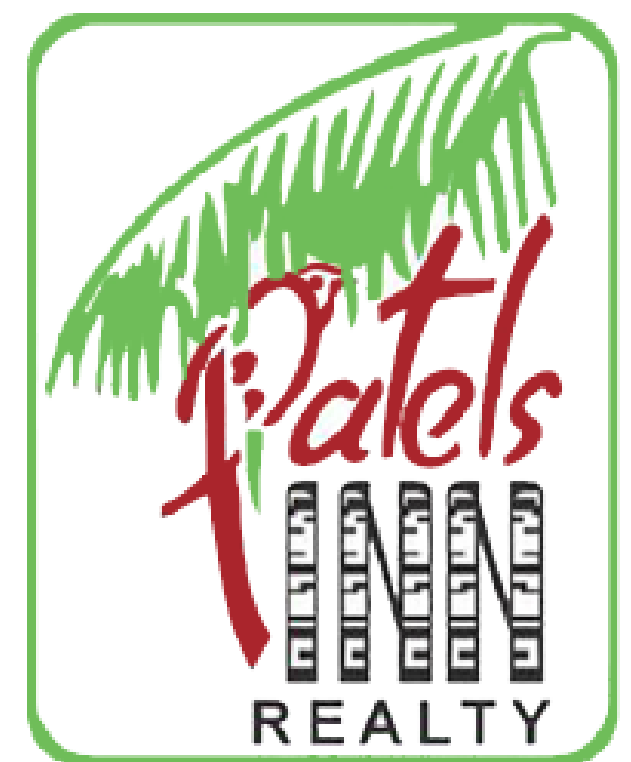


At the young age of 26, inspired by the abundant greenery and determined to provide the customers with vivid and diverse experiences for a lifetime, envisioned an elite Private Membership Club in a 4 Acre Coconut Grove.

Along with his associates, he transformed the space and simultaneously forayed into development in North Bangalore and Coorg to offer the perfect assortment of real estate and hospitality.

PATEL'S INN

Patel's Inn Club, often called a Nature Reserve, is the only club within city limits offering resort-like features. Founded by **Mr. Ramesh Patel** in 1997 to provide an escape from urban life, it began with amenities like a swimming pool, billiards, badminton, table tennis, and a tropical-themed restaurant—and has grown significantly since.



www.patelsinn.com



WHAT WE OFFER?



**26 Acres of Lush
plantations**

**Luxury
Clubhouse with
all amenities**

**Plots ranging
from 8000-
27000 sqft.**

**Like-minded
Community**

**Help in building
your farmhouse,
Fully Furnished.**

**Farmhouse with
private pools &
creeks**

Rental ROI

**Maintenance &
Security**

**Clear Land
Titles**

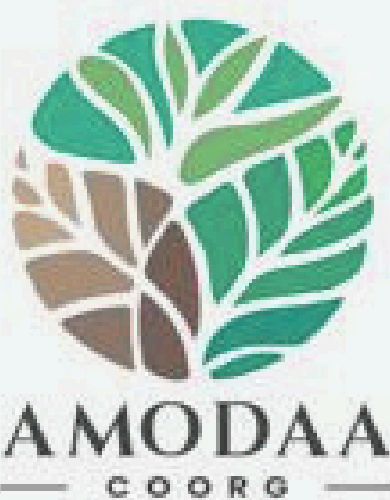
**Gorgeous
Views**



**PRICE : ONLY
40 Lakhs
onwards**



PHASE 1



MASTERPLAN



SITE PLAN



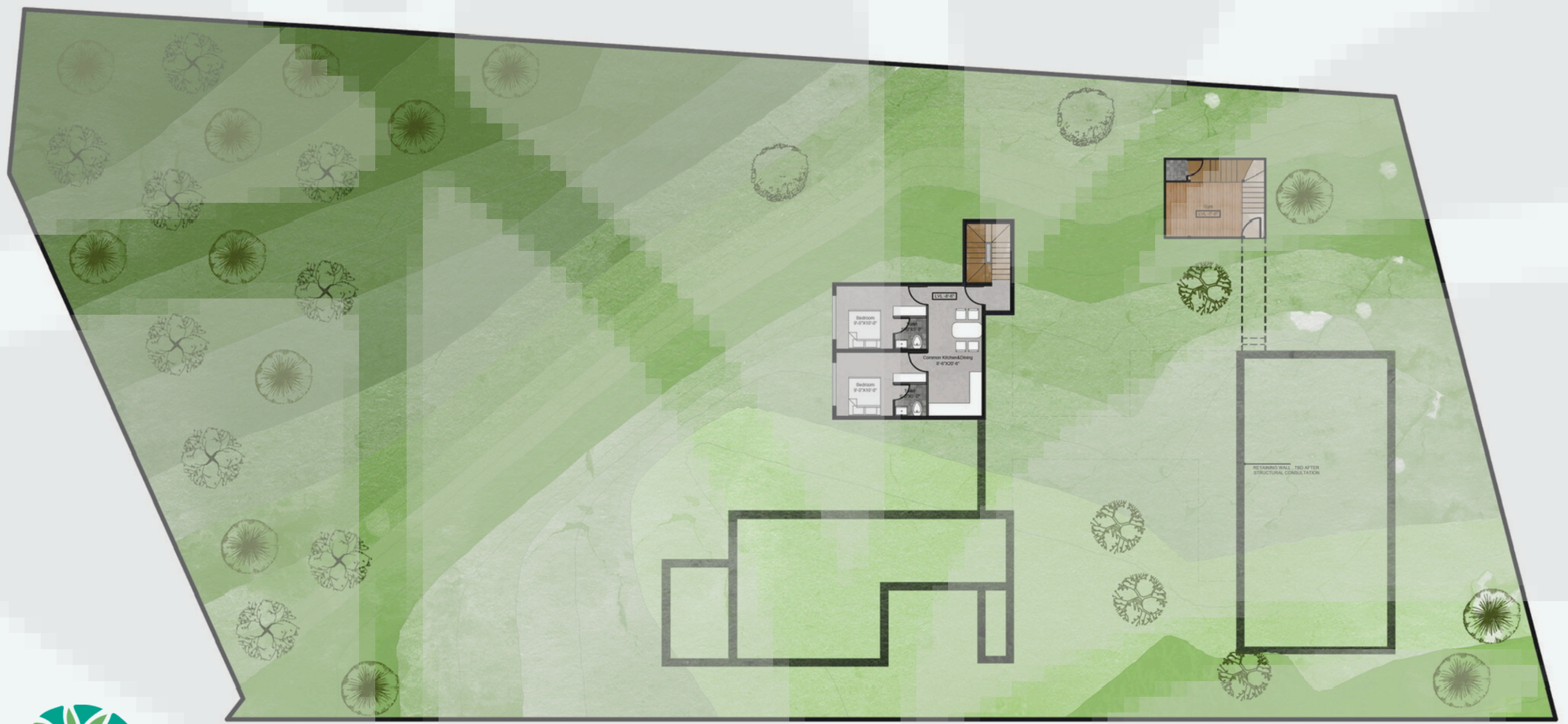
PLOT PLAN



Ground Level Floor Plan



Upper Level Floor Plan



Lower Level Floor Plan





FACILITIES & AMENITIES

**AT AMODAA,
live in harmony with nature.**

Discover serenity at Amodaa Coorg, a premium estate development with state-of-the-art amenities nestled in the Western Ghats, where luxury meets nature for your perfect retreat.

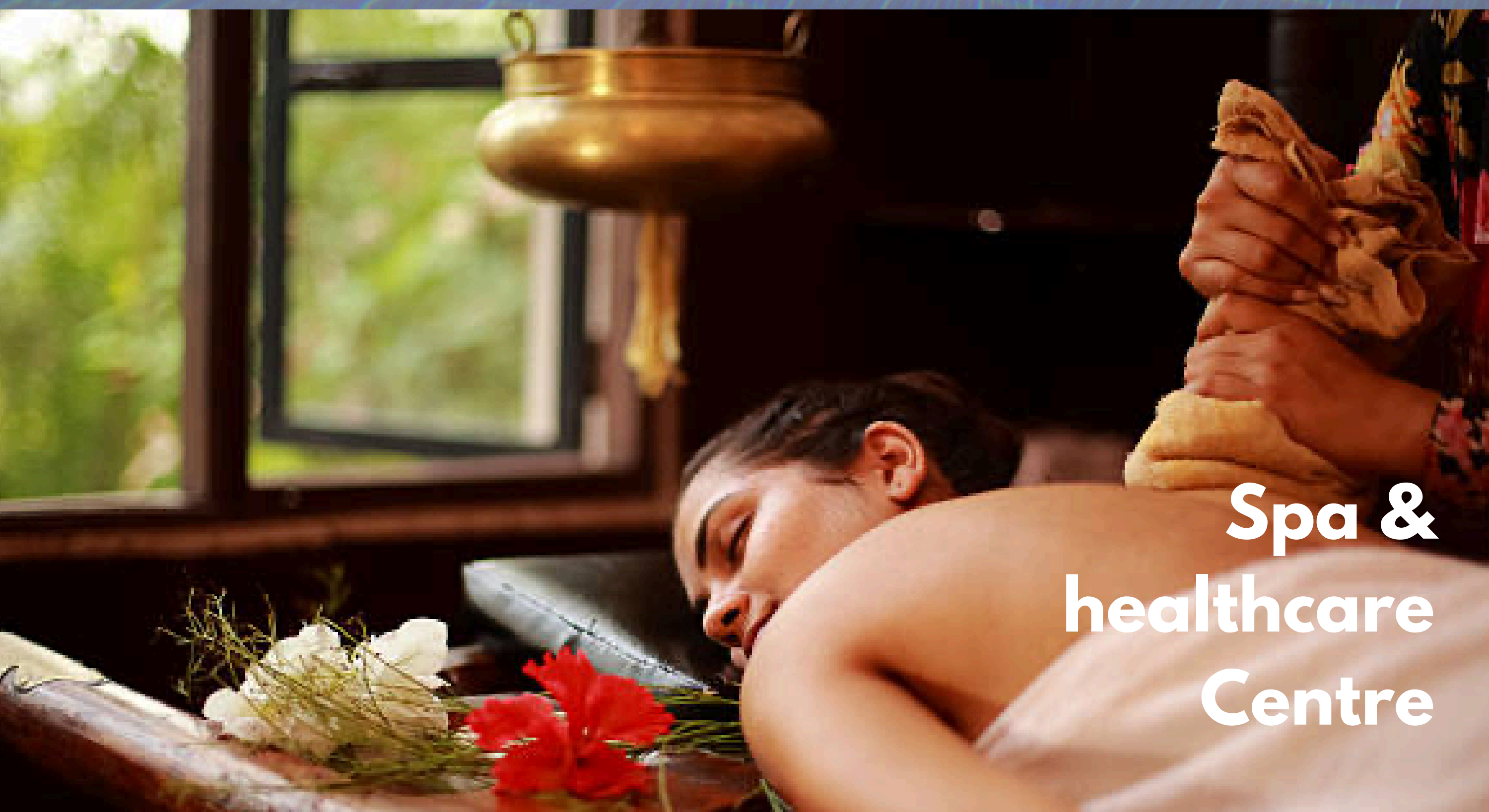




Indoor Fitness Centre



Swimming Pool



Spa & healthcare Centre



**A CONTEMPORARY
BANQUET SPACE
TO BRING YOUR
CELEBRATION TO
LIFE**





Take long walks,

savor the coffee made from freshly ground beans, relish the local cuisine, run, play, explore and step out for sightseeing and adventures.

Explore trails

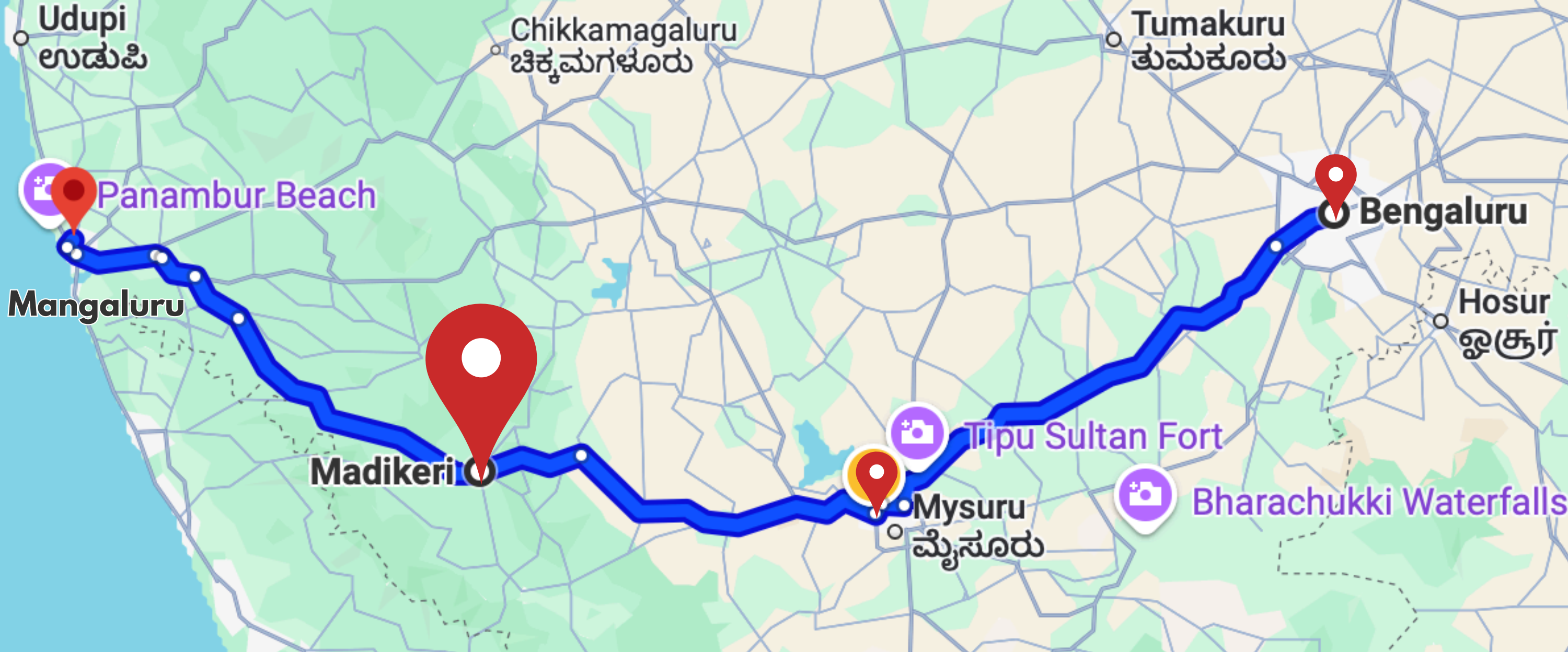
through our own nature park at **AMODAA'S VALLEY** and meet the locales of untouched beauty and living heritage, with a perennial water body situated within the property.



Our eco-friendly properties

are equipped with the latest amenities, exuding a quintessential charm amid the irresistible natural beauty of the Scotland of India.





YOUR PREMIUM RETREAT JUST MOMENTS AWAY FROM MADIKERI'S CHARM!

Offering the best of both worlds in 15 minutes
– A lush green retreat brimming with nature
views and easy access to the city.

Distance from your everyday Conveniences & Major Destinations:

Bangalore – 5 hours (250 kms)

Kannur International Airport – 2.5 Hours (90 kms)

Mysore Airport – 3 Hours (140 kms)

Mangalore International Airport – 3 Hours (14 kms)

Madikeri town – 15 mins (9 kms)

Taj Madikeri resort & spa – 40 mins (18 kms)

Club Mahindra resort Madikeri – 30 mins (13 kms)

Mercara Downs Golf Club – 30 mins (13 kms)

St. Josephs Convent – 20 mins (11 kms)

Kodagu Institute of Medical Sciences & Hospital – 30 mins (13 kms)

Liwa Clinic – 20 mins (10 kms)



PROPERTY VISUALS

















OPTION 1



OPTION 2



VILLA INTERIOR











WHY AMODAA?

THE POSTCARD PERFECT

**COORG OR,
KODAGU?**

as the natives call it, is a land of breathtaking landscapes and picturesque charm. Sit back, relax and soak in the experience of a lifetime.



Where else will you get the best of both Worlds...
Tranquility & connectivity!





HOW IT WORKS

SITE VISIT



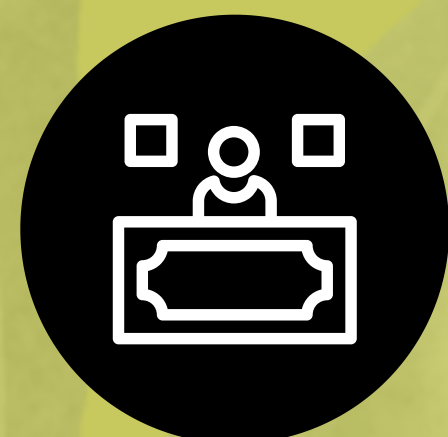
PLOT BLOCKING



LEGAL CHECKS



REGISTRATION



VILLA DESIGN



CONSTRUCTION



HANDOVER





PAYMENT PLAN

PLOT PURCHASE



2 LAKHS REFUNDABLE **BOOKING**



30 DAYS TO VERIFY **LEGAL** PAPERS



POST 30 DAYS; **SALE AGREEMENT** –
50% OF LAND VALUE



POST 60 DAYS; **SALE DEED REGISTRATION** –
BALANCE 50% OF LAND VALUE

**Rs.20,000 Legal and Documentation charges*

PLEASE NOTE:

- The initial booking amount is a refundable deposit, following which the legal title deeds are provided to the client for verification purposes.
- Upon client confirmation, we require the second payment to proceed with the IIE survey of your plot. Following the confirmation, your plot will be ready for registration within two weeks.
- Prices are subject to change.

VILLA PURCHASE



25% OF TOTAL COST AT SALE DEED
REGISTRATION



CUSTOMISED PAYMENT PLAN HERE ON

PLEASE NOTE:

- Each villa is custom-designed according to the client's specifications, resulting in a variable invoice value based on the chosen design features.
- Detailed specifications will be collaboratively developed between the client and the architects.
- An estimated construction cost of Rs. 5,500 per sq. ft., inclusive of interiors and finishings, can be considered a reasonable budget for villa construction, which could vary depending on the client's specifications.
- We aim for a total construction period of 6 to 8 months from the date of signing the construction contract with our architects



HERITAGE

If culture could set an objective,

Coorg would be the creation of great warriors. There is something fierce about the rugged frontier spirit even to this day. The charming people who inhabit this land are the Kodavas, who have a distinct ethnic identity that they have zealously safeguarded over the centuries.

Their unique language, customs, and traditions are central to the Kodava culture, and families trace their lineage through clans. The origin of the Kodava people may remain a mystery, but there are many interesting tales that add to the romance and mystery of the region!



Image Source - <https://www.thestyle.world/the-coorg-dress-code/>

AWARDS & ACCOLADES



ET Business Excellence



PATELS INN REALTY EXCELLENCE IN SUSTAINABLE VENTURES

Imagine spending life in a serene home, set against the backdrop of hills and lush green surroundings with spectacular views of nature. A paradise of sorts where you could meet like-minded people and enjoy unmatched recreation facilities. A facility that ensures all home maintenance services are available at your doorstep. You just couldn't ask for more, right? Yes, it's time to come home to happiness; time to come home to Amodaa, Coorg.

Patel's Inn has been a pioneer in developing the novel concept of a leisure township in Coorg. Amodaa is nestled in the lap of nature, cocooned across 6 hills in the heart of Madikeri town, which converge into a valley with a stream running through it. A home here is indeed nothing short of a fairy tale.

Enjoy a blissful life at Amodaa, with no high-rise buildings, no pollution and no noise around. The clean, crisp air and stress-free atmosphere ensures healthy living is finally a reality. The



sustainable plotted development and villa project is strategically located for easy connectivity.

Extending across 4 acres, Amodaa offers 120 ready for sale plots, with a host of attractive facilities and convenience amenities. Here, you don't just get closer to nature, but also to a better lifestyle. The

full-fledged clubhouse and resort within the property will address all recreation needs.

Further, understanding practical challenges, Amodaa provides quality house-keeping and maintenance services by a professionally trained team on a long-term basis.

Considering, Amodaa is a one-of-its-kind project in the Coorg region of such a large scale, it promises good return on investment. The management is focussed on quality, and committed to using only niche products on site. Amodaa also offers end to end complete construction assis-



Hriday Patel

tance for clients who seek support. Buyers can choose to just seek consultations or avail comprehensive services to take handover of plug and play homes according to desired design specifications.

Amodaa aims to attract nature lovers who uphold its vision of living in harmony with nature. Hence environmentally conscious buyers, who support no cutting and filling and disturbances to natural flora and fauna are welcome. While the design of the house is customisable, all plots sold in the precondition of certain exterior guidelines, to maintain a community structure. All homes will be G +1 and adopt environmentally friendly initiatives, to retain the natural beauty of the location.

For more details, contact:

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WWW.AMODAAESTATES.COM

AMODAA

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PATEL'S INN REALTY VENTURES

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