

# *Grande4 Tea Bungalows*

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Kuttikanam Hills



Sooryavanshi Developers Pvt.Ltd.

“The Royal Legacy”

# GRANDE4 TEA BUNGALOWS

INSPIRED BY THE TIMELESS ELEGANCE OF VICTORIAN ARCHITECTURE  
OUR DISTINCTIVE BUNGALOWS SEAMLESSLY BLEND TUDOR  
FRENCH AND ITALIAN DESIGN INFLUENCES

WELCOME TO YOUR TIMELESS RETREAT WHERE EVERY MOMENT IS A  
TRIBUTE TO SERENITY AND GRANDEUR



HID



DEN HEAVEN BETWEEN THE MISTY HILLS OF KUTTIKANAM



- PHASE #1 (D BLOCK)
- PHASE #2 (B BLOCK)
- PHASE #3 (C BLOCK)
- PHASE #4 (A BLOCK)
- AMENITIES



# SITE PLAN

# PROJECT BRIEF

NESTLED AMIDST PANCHALIMEDU, VAGAMON, AND MUNNAR HILL STATIONS, OUR SERENE PROPERTY OFFERS MISTY WEATHER AND A HEAVENLY EXPERIENCE. ENJOY THE FINEST OXYGEN, PURE NATURAL WATER, LUSH TEA ESTATES, COFFEE PLANTATIONS, AND FRAGRANT CARDAMOM IN THIS SECLUDED PARADISE. SPREAD OVER 13.5 ACRES, EACH UNIT PROVIDES AN AVERAGE OF 30 CENTS OF LAND, SEAMLESSLY BLENDING NATURE AND MODERN COMFORTS.



## ONGOING DEVELOPMENT PROJECTS & PROXIMITY

GREENFIELD INTERNATIONAL AIRPORT, ERUMELI, SABARIMALA :**36.2 KM**

GREENFIELD HIGHWAY 6 LANE TVM-ANGAMALY-CALICUT NH85. :**35 KM**

KOCHI-THENI GREENFIELD HIGHWAY (NH 85), ENABLING SMOOTH CARGO MOVEMENT, NHAI WOULD DEVELOP A 4-LANE STRETCH TO ESTABLISH PORT-TO-PORT CONNECTIVITY BETWEEN KOCHI AND THOOTHUKUDI :**5 KM**

UAE TOWNSHIP PROJECT HAS BEEN PROPOSED AND IS PROGRESSING IN VAGAMON-MUNNAR :**30 KM**

450-METER-LONG ZIP LINE PROJECT IS ONGOING CONSTRUCTION AT PANCHALIMEDU VIEWPOINT. :**OPP: OF THE PROJECT**

**LOCATION:** PANCHALIMEDU, KUTTIKKANAM HILLS

**PROJECT AREA:** 13.5 ACRES

**NUMBER OF PLOTS:** 37





# WALKING AMONG THE CLOUDS

LOCATED IN KUTTIKKANAM, PEERUMEDU,  
A SERENE PROPERTY, COVERED IN MIST,  
SURROUNDED BY LUSH TEA ESTATES,  
COFFEE PLANTATIONS & FRAGRANT CARDAMOM,



# GRANDE4 BUNGALOWS



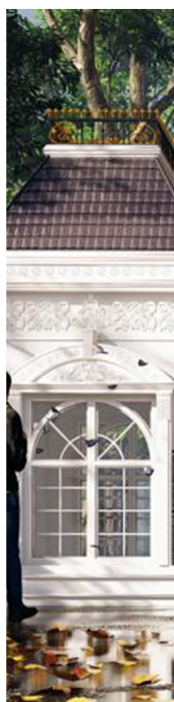
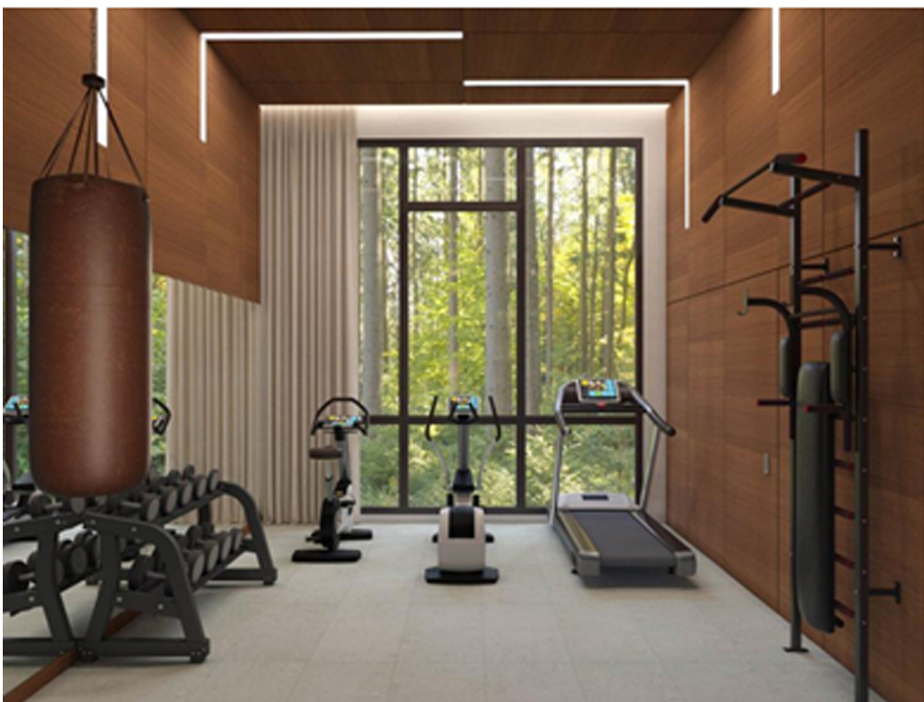
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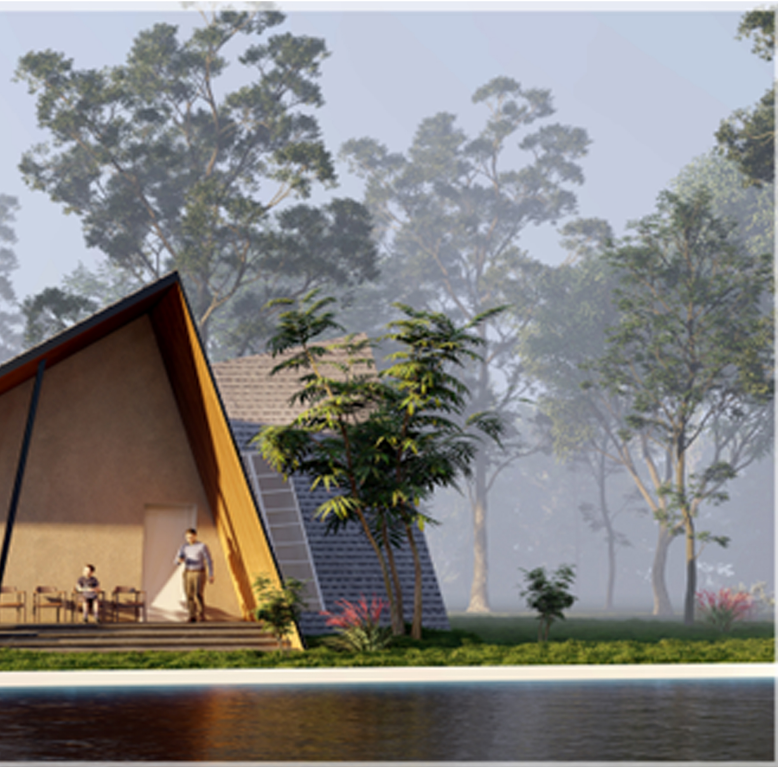






UNWIND  
TRANSCEND  
ASCEND





# AMENITIES

GRANDE 4 CLUB MEMBERSHIP

WATER FOUNTAIN

AMPHITHEATRE

SKYWALK BRIDGE

TELESCOPE-EQUIPPED WATCHTOWERS

ENTERTAINMENT ZONE

HEALTH CLUB

BUGGY SERVICE

SURVEILLANCE & SECURITY

WASTE MANAGEMENT

SPICE & FRUIT GARDEN

FRESH WATER SOURCES

7M – 9M ROADS WITH WALKWAYS

STAFF QUARTERS



# GROUND FLOOR



UNIT #1

# FIRST FLOOR



TOTAL AREA: **3710 SQFT.**  
(including pool)

# GROUND FLOOR



UNIT #2

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# FIRST FLOOR



**TOTAL AREA: 3725 SQFT**  
(including pool).

# GROUND FLOOR



UNIT #3

# FIRST FLOOR



# GROUND FLOOR



UNIT #4

www.foxhollow.com

# FIRST FLOOR



**TOTAL AREA: 3788 SQFT.**  
(Including pool)

# GROUND FLOOR



UNIT #5

# FIRST FLOOR



TOTAL AREA: **2475 SQ FT.**  
(Including pool)

# CLASSY INTERIORS

FEATURING ELEGANT INTERIORS THAT BLEND TRADITIONAL AND URBAN STYLES, EACH SPACE IS DESIGNED FOR SHARING PRECIOUS MOMENTS AND EXPERIENCING TIMELESS ELEGANCE. EVERY BUNGALOW INCLUDES A CLASSIC FIREPLACE TO ENHANCE THE AMBIANCE.









# SOORYAVANSHI CARE SCHEME

## GUARANTEED 100% ROI IN JUST 150 MONTHS:



OUR SOORYAVANSHI CARE SCHEME OFFERS AN ALL-IN-ONE RENTAL PACKAGE WITH A 100% RETURN ON INVESTMENT. INVESTORS RETAIN FULL OWNERSHIP AND RIGHTS. ADDITIONALLY, THE ON-SITE SPICES AND FRUITS GARDEN IS EXPECTED TO GENERATE AN ANNUAL REVENUE OF ₹1,00,000.

## PROJECTED INCREASE IN LAND VALUE:



EXPECT AN ESTIMATED APPRECIATION OF 20% BY THE TIME OF HANDOVER, WITH AN ADDITIONAL 5-7% INCREASE IN THE YEARS FOLLOWING.

## FACILITATING SIMPLE LIQUIDATION:



OUR INVESTORS HAVE THE OPTION OF EASILY LIQUIDATING THEIR ASSETS.



# Sooryavanshi

Developers Pvt Ltd

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