



# AMODAA

— C O O R G —

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Sy. No - 4/8, 11/33, 11/30A, 11/68, 11/69

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Kodagu District

Karnataka



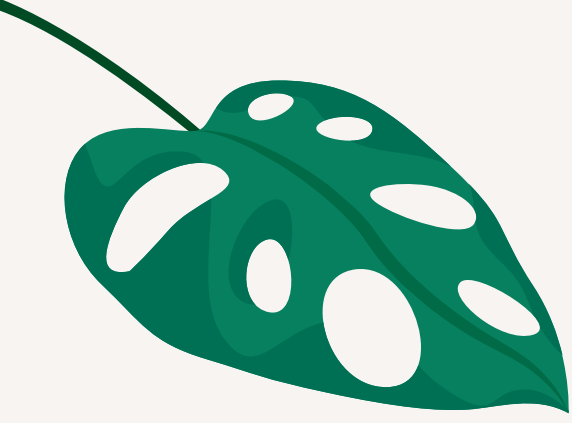
Developing Tomorrow's  
Vision Today

# 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.



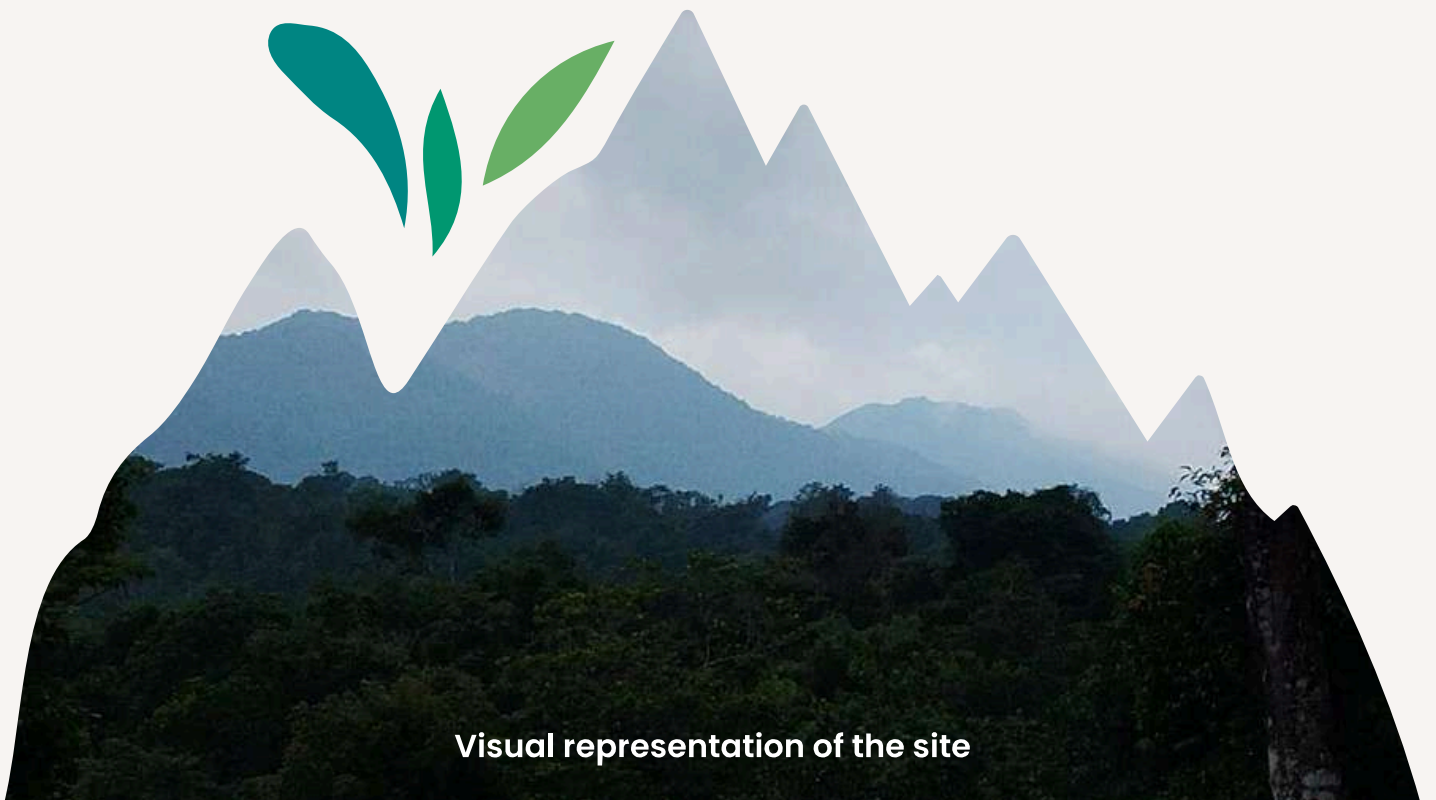
Visual representation  
of the site



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.**

# Striking the perfect balance of progressive **ecology** and indulgent luxury,

our residential 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..



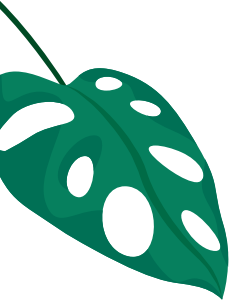
Visual representation of the site



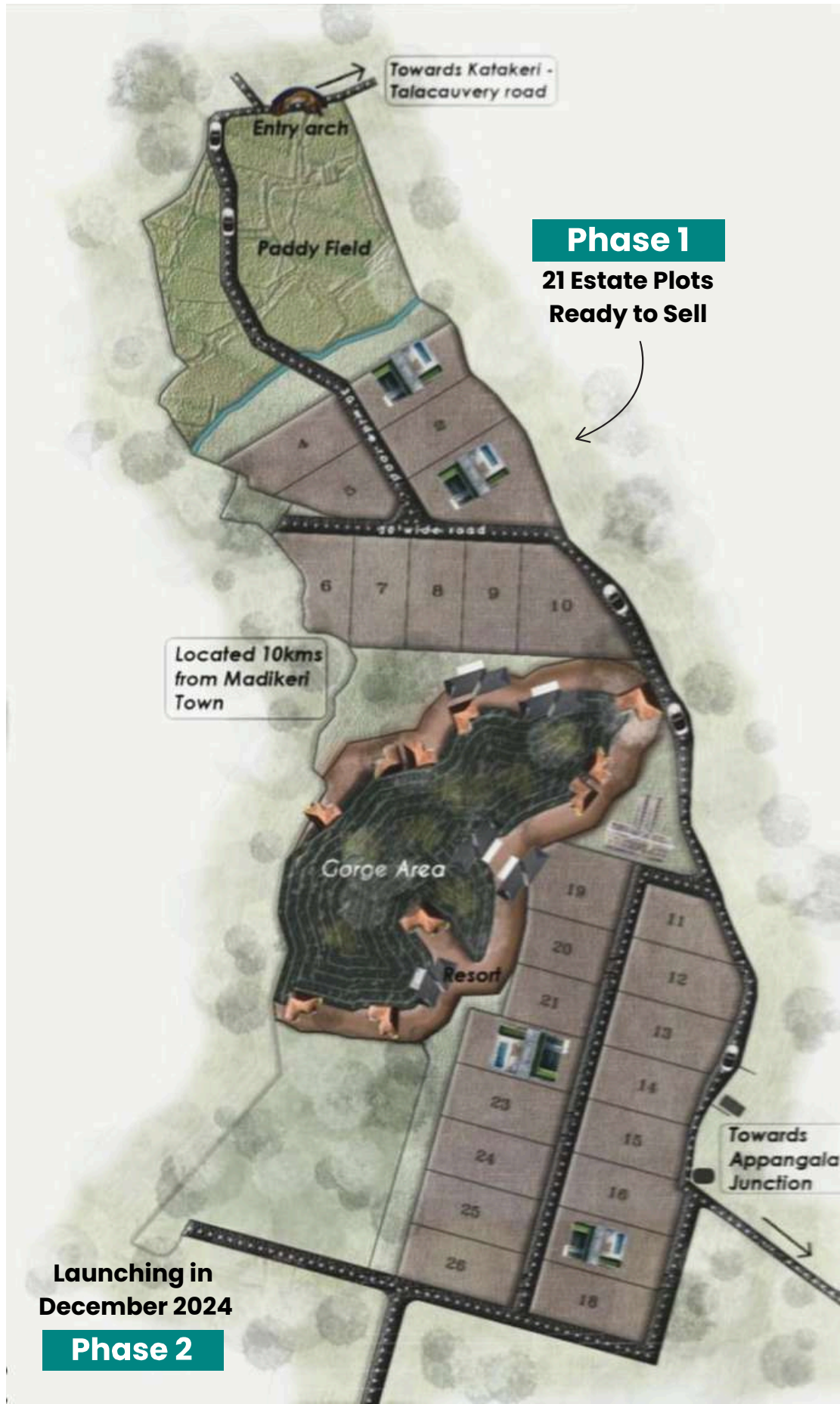
# Amodaa suggests a pleasure trip

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 plotted development** is designed for those who seek tranquility, luxury, and a deep connection with nature.





# Masterplan



## Phase 1

21 Estate Plots  
Ready to Sell

Located 10kms  
from Madikeri  
Town

Launching in  
December 2024

## Phase 2

# Own a slice of nature in paradise

Offering a one-of-a-kind experience, this project aims to educate people about sustainability and reduce our carbon footprint throughout the journey, which is why we are offering personalized construction management services to build your dream home with long-term support from our developers. We can guarantee that nothing beats the luxury of being in the wilderness with your privacy.



**Note** - All plots will be sold with a pre-condition that the exterior construction must commensurate with the prescribed specifications to ensure uniformity of the project. The plot owners are not obliged to build within a definitive time-frame and construction is optional.

# OUR FOUNDER

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## Mr. Ramesh Patel

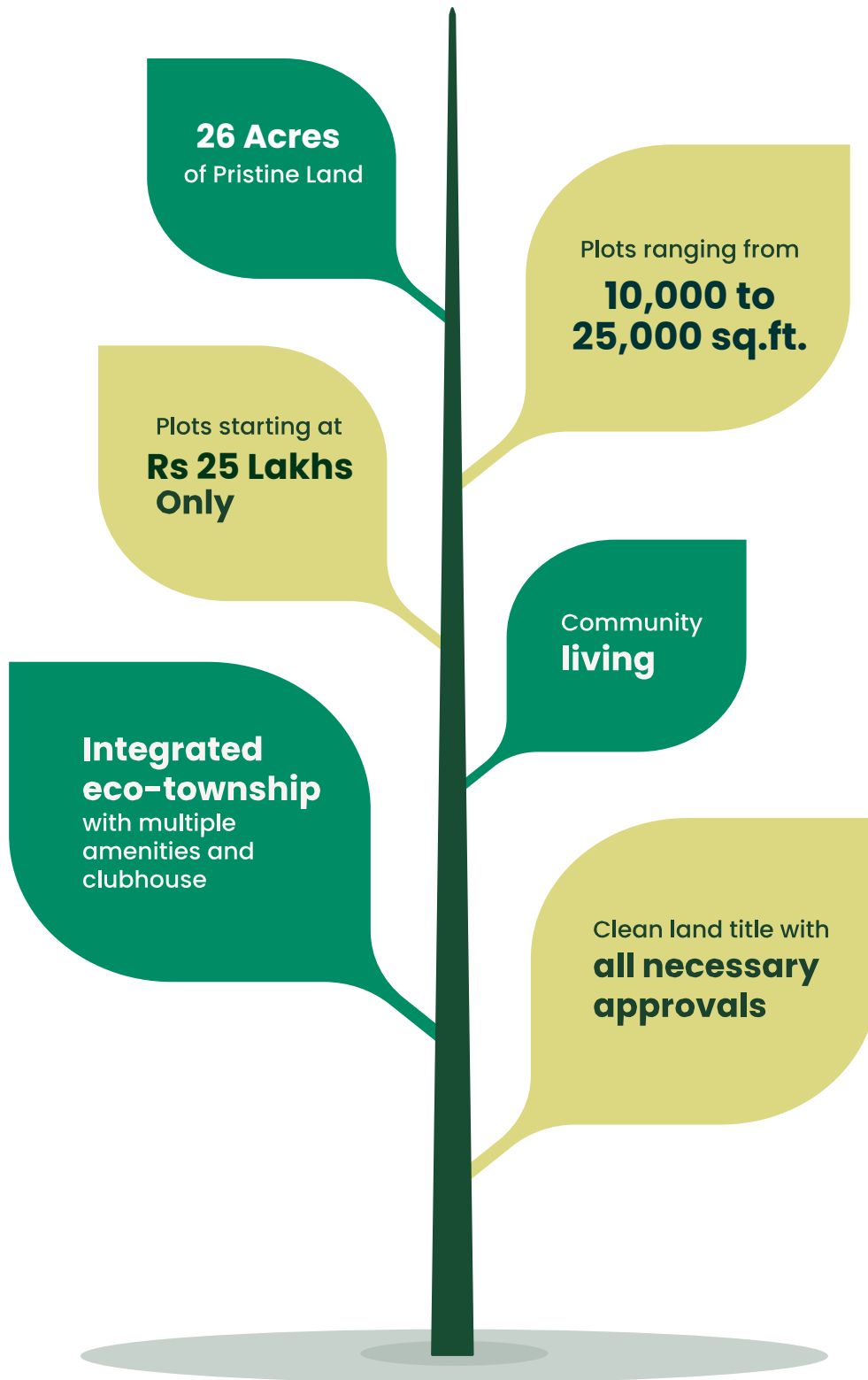
Carrying close to two decades of experience in the hospitality sector, Ramesh Patel has helped Patel's Inn achieve the epitome of luxury and tranquility in the heart of Bangalore. Being the first in South India to establish a Go-Karting track, Patel's Inn Realty Ventures is the latest addition to the 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.

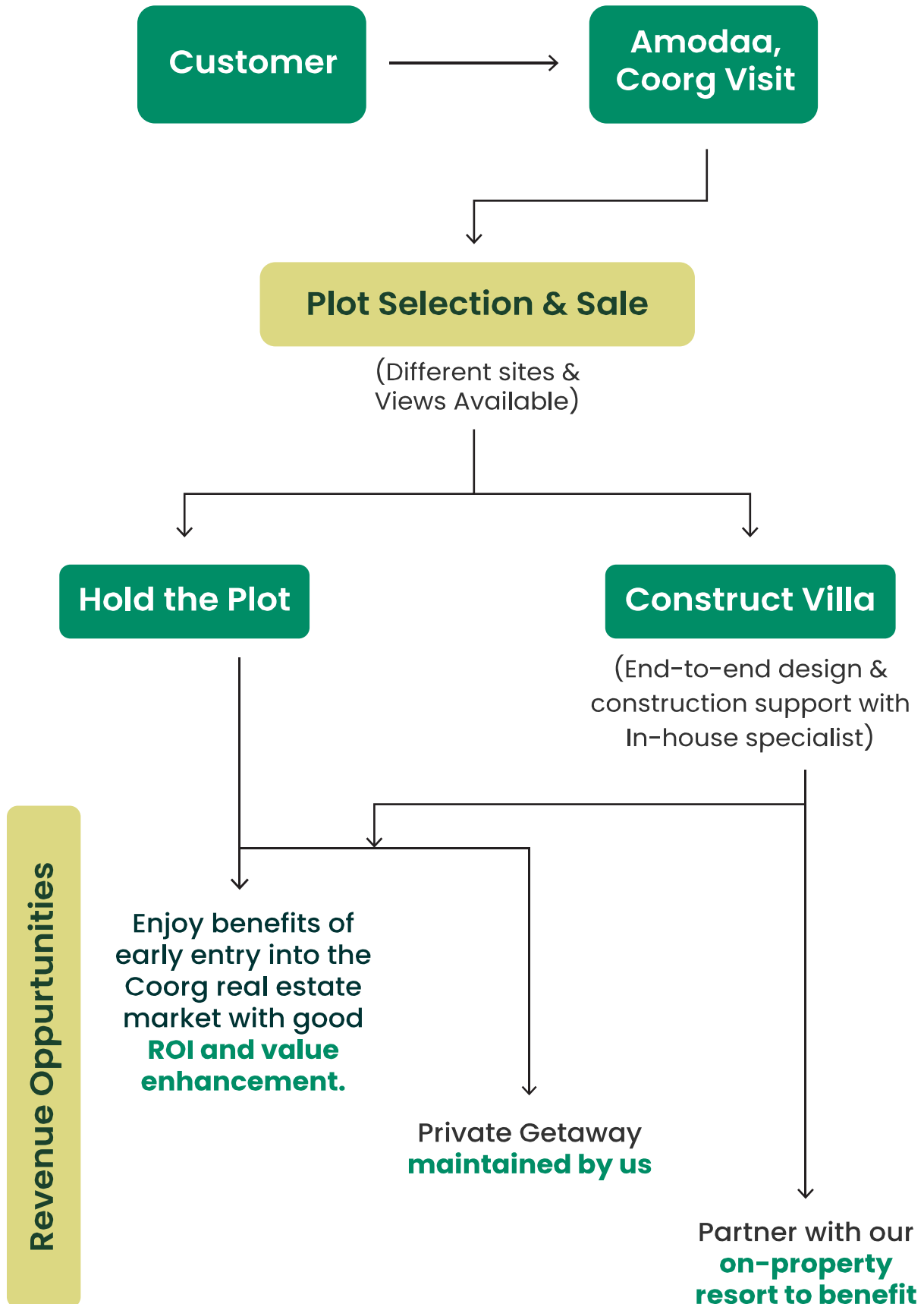
# WHAT WE OFFER

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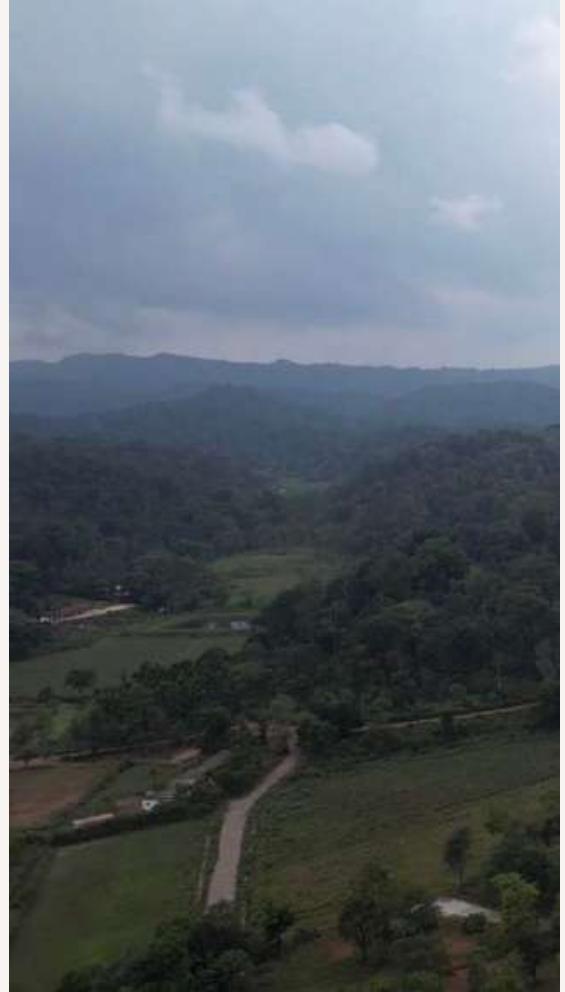




# HOW DOES IT WORK



# Property Visuals



# FACILITIES & AMENITIES

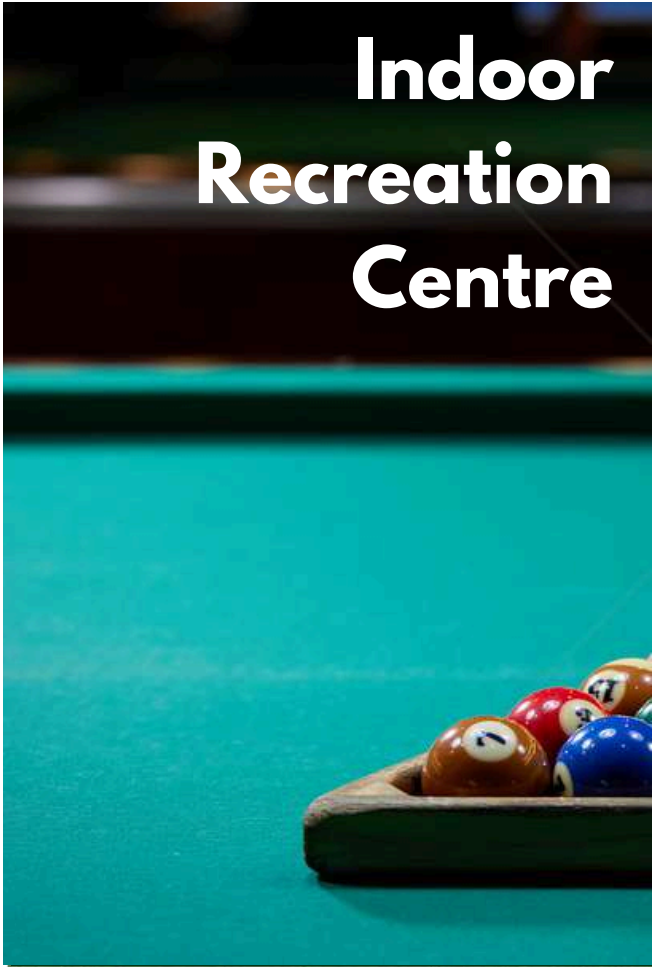
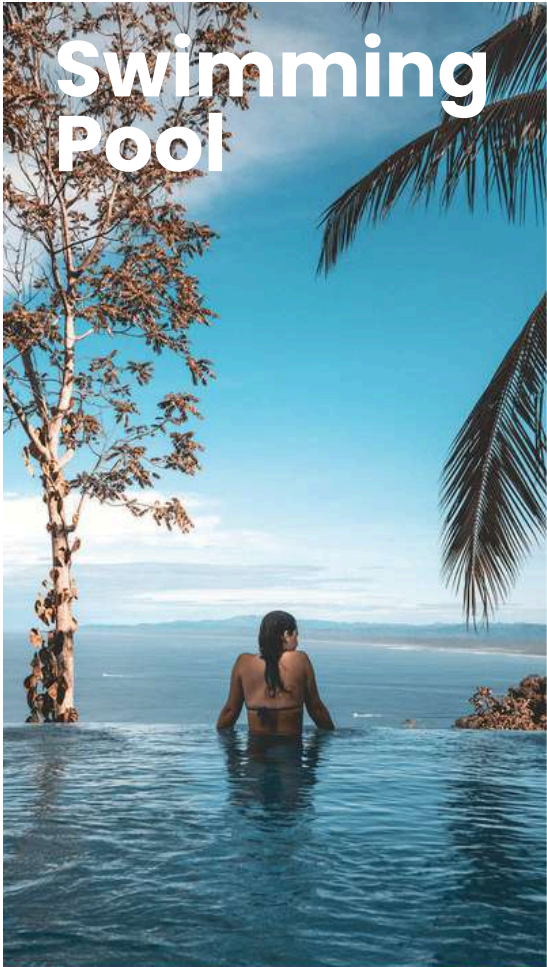
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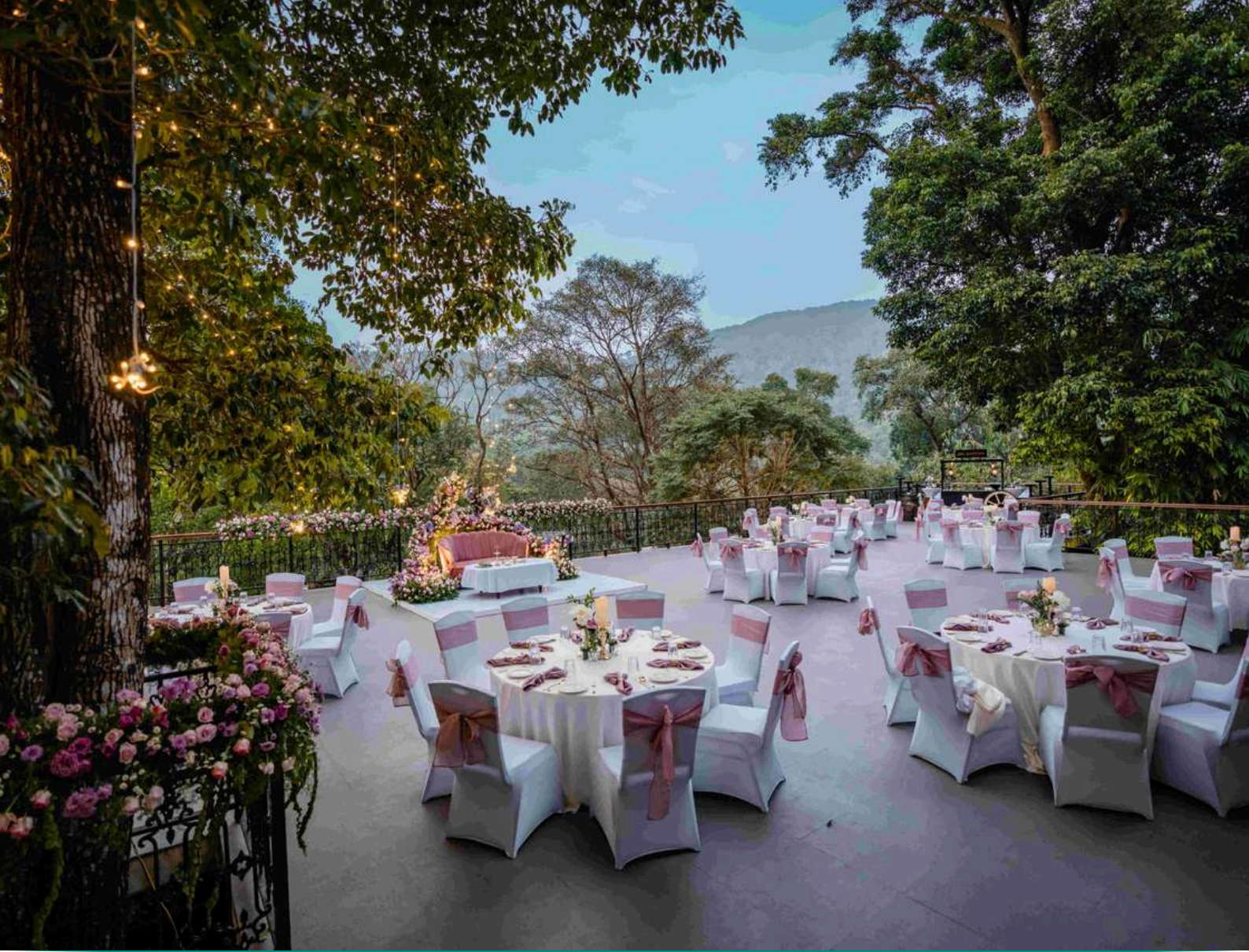


**At Amodaa,  
live in harmony with  
nature.**

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







**A contemporary  
banquet space  
to bring your  
celebrations  
to life.**

# PROXIMITY AND LOCATION

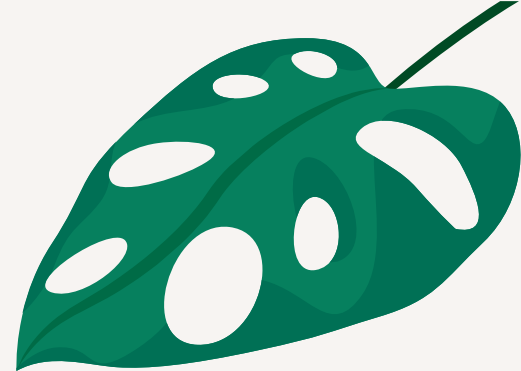
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## Your premium retreat just moments away from Madikeri's charm

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

The main Bus Stand, Raja's Seat and MG Road are within **20 minutes** from the property.

## Nearest attractions



## Mercara Downs Golf Club

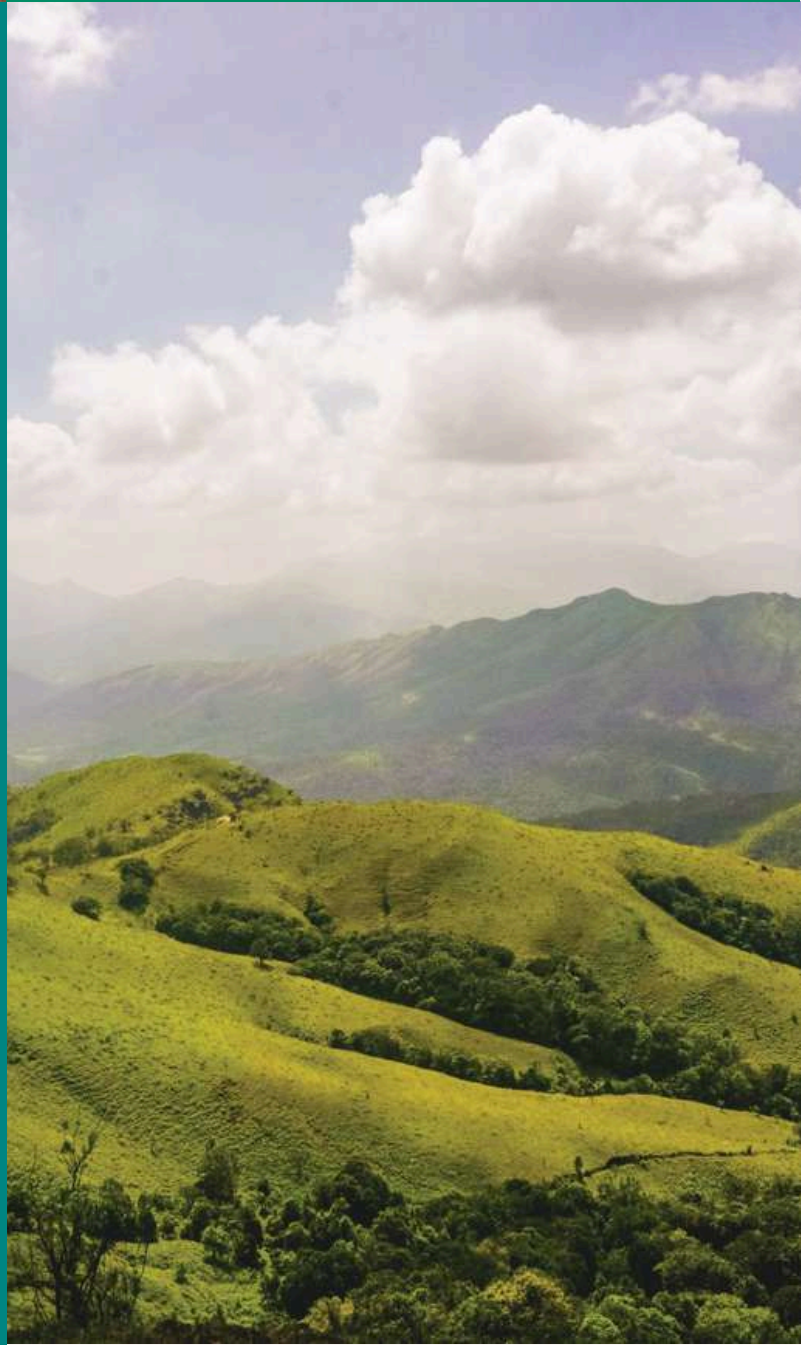
## Raja's Seat





# Dubare Forest

# Brahmagiri Range





# WHY AMODAA?

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# 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.





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.

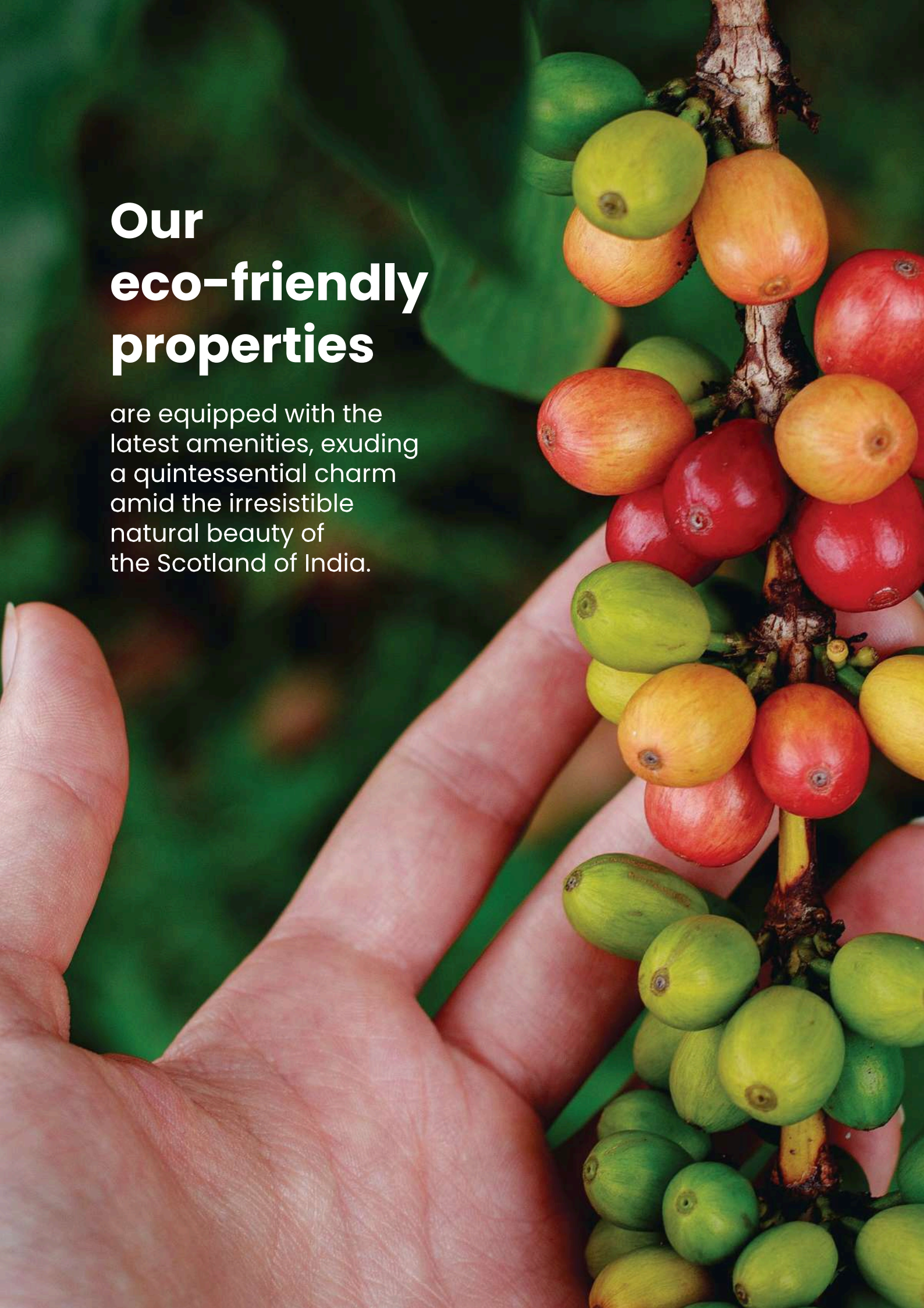




# Take long walks,

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



A close-up photograph of a hand holding a branch of coffee cherries. The cherries are in various stages of ripeness, ranging from bright green to vibrant red. The hand is positioned on the left side of the frame, with fingers gently supporting the branch. The background is a soft, out-of-focus green, suggesting a coffee plantation setting.

# Our eco-friendly properties

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

# 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



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.

Patels 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.

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