



ZACS REALTY
KODAIKANAL

ZACS HILLS ESTATE

**Luxury Holiday Home Wellness
Community in Kodaikanal**

Presented by Zacs Realty Team



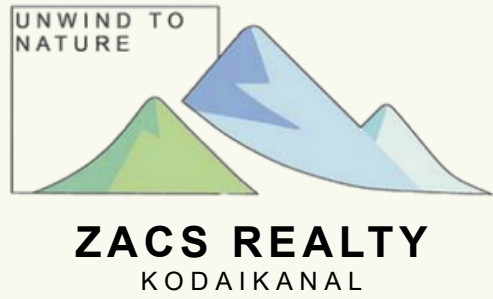
VISION FOR ZACS HILLS ESTATE

Sustainable Community Focus

Zacs Hills Estate aims to create a **sustainable and wellness-centric** community where nature and luxury coexist harmoniously, enhancing the living experience for all residents.



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ZACS REALTY LEGACY

**A Trusted Developer with a 20-Acre
Resort Background in Kodaikanal**

- Established brand with 10+ years of experience
- Commitment to quality and customer satisfaction
- Surrounded by nature, offering tranquility and luxury
- Sustainable practices integrated into project design





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PROJECT OVERVIEW

Discover the **exclusive features** of Zacs Hills Estate, a stunning 5-acre gated community offering 10 luxury plots. Experience integration with Zacs Valley Resort amenities, embracing nature and refined living in Kodaikanal's breathtaking landscape.





LOCATION ADVANTAGE

Kodaikanal Lake, just 15 km from Zacs Hills Estate, offers captivating scenery and recreational opportunities. Nearby Sholay Falls and Pethuparai enhance the area's natural beauty, providing a serene escape for residents.



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MASTER PLAN HIGHLIGHTS

Emphasizing community layout, organic flow, and nature integration for a serene lifestyle

- Internal roads connecting plots
- Streetlights enhancing safety
- Lush greenery throughout the community
- Half-acre plots with avocado plantation
- Fruit trees and landscaped gardens





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PLOT FEATURES AND AMENITIES

- 20 ft internal roads
- Underground drainage and rainwater channels
- Individual water connection & borewell access
- Solar street lighting across the estate
- Fencing with gated security
- Landscaped green zones and tree-lined avenues
- Common clubhouse
- Meditation deck overlooking the valley
- Farm zone for organic cultivation (optional)





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LUXURY VILLA OPTIONS

- 1 BHK
- 2 BHK
- 3 BHK

**With or without private
swimming pool**





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RESORT AMENITIES

Experience ultimate luxury with world-class facilities and wellness offerings

- Multi-cuisine restaurant
- Relaxing wellness spa
- Scenic nature trails
- Invigorating yoga sessions
- Cozy bonfire nights





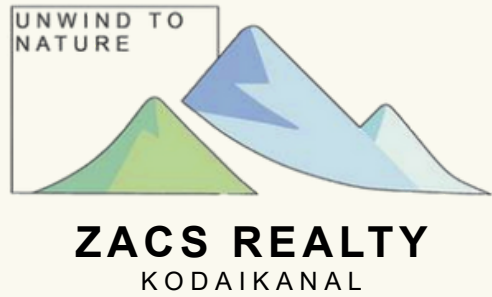
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MANAGED RENTAL INCOME

Unlock high passive income through resort
lease and management opportunities

- Up to ₹75,000 per month
- Hassle-free rental management
- Strong ROI potential and appreciation
- Exclusive, limited edition plots available





SUSTAINABILITY & COMMUNITY LIVING

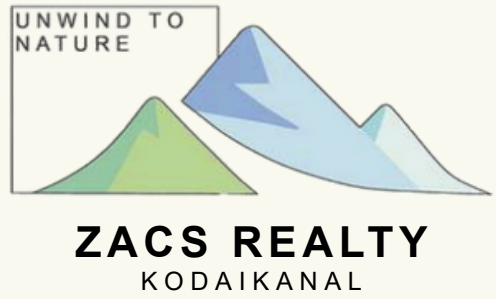
Eco-conscious initiatives and wellness

Eco-friendly Construction

Our homes are built using sustainable materials, ensuring minimal environmental impact while promoting health and wellness within the community, fostering a harmonious living environment.

Community Plantation Drive

A dedicated plantation drive enhances green spaces, encouraging biodiversity and nurturing the natural environment, creating a serene atmosphere for residents and promoting community engagement.



RISK MITIGATION

Addressing common investor pain points for peace of mind and assurance

- Reliable management solutions for maintenance
- Assured occupancy through resort leasing
- Dedicated support for investor concerns
- Proactive communication and updates

INVESTMENT | SOLUTION:





FUTURE GROWTH INSIGHTS

Rising Demand Ahead

The new Kodai road is expected to significantly enhance accessibility, resulting in increased tourism and a growing demand for premium wellness homes in the Kodaikanal region.

CONTACT INFORMATION

**Get in touch for inquiries, site visits,
and bookings**

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