

# Residential Plot / Land for sale in Kotagiri, Nilgiris

40 - 60 lacs



**Amayaa Heavenly Valley Kotagiri. Ooty**  
Amayaa Heavenly Valley, Aravenu, Kotagiri, Nilgiris - 643..

- Area: 11000 SqFeet ▼    ■ Facing: North
- Transaction: New Property ■ Price: 40 - 60 lacs
- Possession: Within 3 Months

## Advertiser Details

**Royal Crown**  
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## Description

Amayaa – Kotagiri

A cool and spirited life led amidst the mountains with an element of opulence. Combined with, a strong blend of luxury and nature's exquisite beauty and simplicity.

Total Area 13,5 Acres

Road Area 3 Acre

Landscape 2 Acre

Farmland Area \*21 Cents to 40 Cents\*

\*Total plots 54\*

We bring you, the **"Amayaa,"** a row of aesthetic Villas set in the scenic hill station in Kotagiri mountains of Western Ghats. Amayaa, as the name accentuates, is all about seclusion and peace. In today's world, we live in a hectic and tiresome life filled with stress and pressures. A pinnacle is reached and we start yearning for peace and privacy. This is where you will find it. If you wish to retire yourself to enjoying nature's beauty, breathing in the fresh non polluted air, and collecting your thoughts, investing in this place will not fail your prospects. "Blissful existence in solitude"- This is the true vision we wish to provide to our customers.

### Amenities

Club House

TAR TOPPED ROAD

24 X 7 WATER

STREET LIGHTS\* \*CAFETERIA

24 X 7 SECURITY CCTV SURVEILLANCE

PLAY AREA

Activities Nearby

TREKKING CYCLING

BIRD WATCHING - WATER FALLS BONFIRE SETTING

### AN INTRODUCTION TO THE SITE

Location:

Proposed site located in a close proximity to natural reserve of Banagudi forest (a sacred forest) \*3kms from Aravenu village\*, hamlet nearby Kotagiri, and it falls under the Nilgiris District of Tamilnadu. The cluster of trees from the forest are toned down up on the site to houses many species of birds.

### Location Highlights:

500 Mtrs to Catherine Water Falls

Next to Riverside Dreamscapes

3.8 Kms or 10 Mins Travel from Aravenu Junctions

Project have good valley View and Mettupalayam View

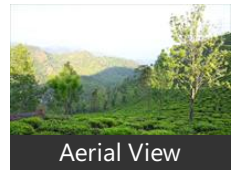
### Climate:

The climate in many ways in this region is similar to that of composite or monsoon climates with its distinct rainy seasons, is dominated by its strong solar radiations, often with moderate to cool air temperature. Even in the warmest part of the year air temperature rarely reaches under 30°C but the diurnal in a day can be as much as \*15 to 20°C\*. Humidity is not excessive and there is an al- most

## Pictures



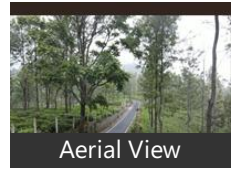
Aerial View



Aerial View



Front View



Aerial View



Aerial View



Elevation



Front View



Aerial View

constant air movement, never very strong with the altitude of \*1650M from MSL\*. its pleasant throughout the year. A weekend retreat, lazy Sunday afternoons. Changing the world, never felt so good.

When you call, please mention that you saw this ad on PropertyWala.

## Features

### General

- Power Back-up
- High Speed Internet
- Wi-Fi

### Security

- Security Guards
- Electronic Security
- Fire Alarm

### Lot

- Balcony
- Private Garden
- Corner Location
- Park Facing

### Exterior

- Reserved Parking
- Visitor Parking
- Servant Quarter

### Recreation

- Park
- Fitness Centre / GYM
- Club / Community Center

### Maintenance

- Water Softner
- Rain Water Harvesting
- Waste Disposal

## Location

\* Location may be approximate

## Landmarks

### Hotel

The Misty Meadows (<7km), Celestial Resorts (<4km), Green Nest Resort (<6km), Hotel Vivek (<12km), Coonoor Club (<12km), Gateway Coonoor - IHCL SeleQtions... Hotel Blue Hills (<12km), The Door To Nirvana Hostel (<1km), The Wooden Homes (<2km), Eagle, V Resorts Kotagiri (<3km), Golfdale Holiday Resort (<3km), La Maison (<3km), Dream Nest Resorts (<4km), OYO 23377 Suthy, Garuda Park Resort Kotagiri (<4km), Shri Annamar Cottages (<4km), Hotel Ramesh Vihar (<4km), A.S. Gardens Family's Retreat (<4km), Aiswarya Resorts (<4km), Guest House at Kotagiri (<4km), The Point (<5km), The Den (<5km), Sunshine Bungalow Kotagiri (<5km), Lakshmi Holiday Inn (<5km), The Xanadu Birdsong (<5km), Teanest Nightingale (<5km), Myspace Holiday Inn (<5km), Nightingale Homestay (<5km), Trilan Cottages (<5km), Hanging Huts (<6km), Orange Pekoe Hotel (<6km), Adderley Guest House (<6km), Chalet Mon Ami (<6km), Oak N Tea, Hope Park Hotel and Resort (<6km), Red Gate Resorts (<7km), Sree Harshav Cottages (<7km), Explorindya with Aakriti - A Familysta.. Oyo 16912 Hotel Selva Ganapathy, Serenest (<1km), Farview Mountain Resort Villas (<8km), The Nest (<9km), Tavern on the Hills (<9km), Fuchsia (<2km), Silvertip Cafe & Homestay (<3km), Crossways Cottage (<10km), Serenity Manor (<10km), Tranquillitea Farm Stay (<10km), JJS Cottages (<10km), Sree Harshav Cottages Drumella (<10.. Cascade Meadows (<3km), Ayurveda Yoga Retreat (<10km), Eagles Crest (<4km), Dew Drop Cottage (<11km), Satya Anand Cottage( Pure Veg & No. Orchid Square Boutique Hotel (<11k... Teanest (<11km), Agr Holiday Home (<11km)

### Public Transport

Kotagiri Bus Station (<4km), Wellington Railway Station (<13km), Coonoor Railway Station (<14km), Kotagiri Busstop (<4km)

### Educational Facility

Sims Park (<11km)

[more..](#)

## Locality Reviews

### Kotagiri, Nilgiris

Kotagiri is one of the three major hill stations in the Nilgiris, popularly known as the blue mountains. It was preferred for its weather, considered second only to Switzerland, by the Europeans, and people from all parts of India.

It is about 30 kms from Ooty and 24 kms from Coonoor. Kotagiri ranks third among the major towns of the Nilgiris. It has various tourist attractions such as the Nehru Park, Pandiaraj Memorial Park, Catherine water falls, Longwood reserve forest, Kodanad view point and many more options for trekking, sight seeing, restaurant, shopping centers and hotel stays.

Kotagiri is a prime choice in terms of school education for many in and India and abroad. It is known for famous residential and day scholar schools such as Kotagiri Public school, Jude's Public school, Pandiaraj Matriculation school, Riverside Public school, International Community school, The Home School, and many more that cannot be named here due to the space constraints.

It is also one of the most preferred retreat centers of the Catholic institutions and the clergy. The weather attracts people from all over the nation as it is popularly called the second Switzerland. The agricultural produce from this hill town are Tea, cabbage, carrots, beetroot, Broccoli, lettuce along with fruits such as Pears, plums, pears, custard apples, guavas, oranges, etc.

Kotagiri is preferred for pollution free, quite, scenic beauty and the large numbers of wild animals and birds watching experience. The air, water and pollution free atmosphere is a great gift to the hill town,

while it is also well connected by road and rails to almost any place in Tamil Nadu, Karnataka, and Kerala.

It is located at the juncture of the three state.

The original people of the hill town ar the Kotas and hence the name derived as Kotagiri. Although the Dodas, Irulas, Kurumbas are among the other natives of the land today the Badaga people dominate the hill towns of Ooty, Coonoor and Kotagiri.

**Pros:**

- *Unpolluted clean air, water and atmosphere.*
- *Well connected to the buzzing cities of Coimbatore, Bangalore and Cochin.*
- *Great weather conditions preferred by everyone.*

**Cons:**

- *No airports yet*
- *Limited permission for building constructions and approvals to maintain the eco system.*
- *Transport delays due to land slides and road blocks during bad weather conditions.*

Posted: Oct 12, 2018 by Suresh Kumar

Kotagiri is such a beautiful place in high altitude with less populated and pollution free too.

**Pros:**

- *Pollution free*
- *Less populated*
- *Mother nature*

**Cons:**

- *Wild animals*

Posted: Dec 13, 2016 by hari baskar

Kotagiri, Nilgiris is rated 6 out of 10 based on 2 user reviews.

Disclaimer: The reviews are opinions of PropertyWala.com members, and not of PropertyWala.com.

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