



AMAYA

River retreat

Indias Most Rewarding Resort Villa Investment

Luxury Villas | Daily Rental Income | Scenic River & Hill View



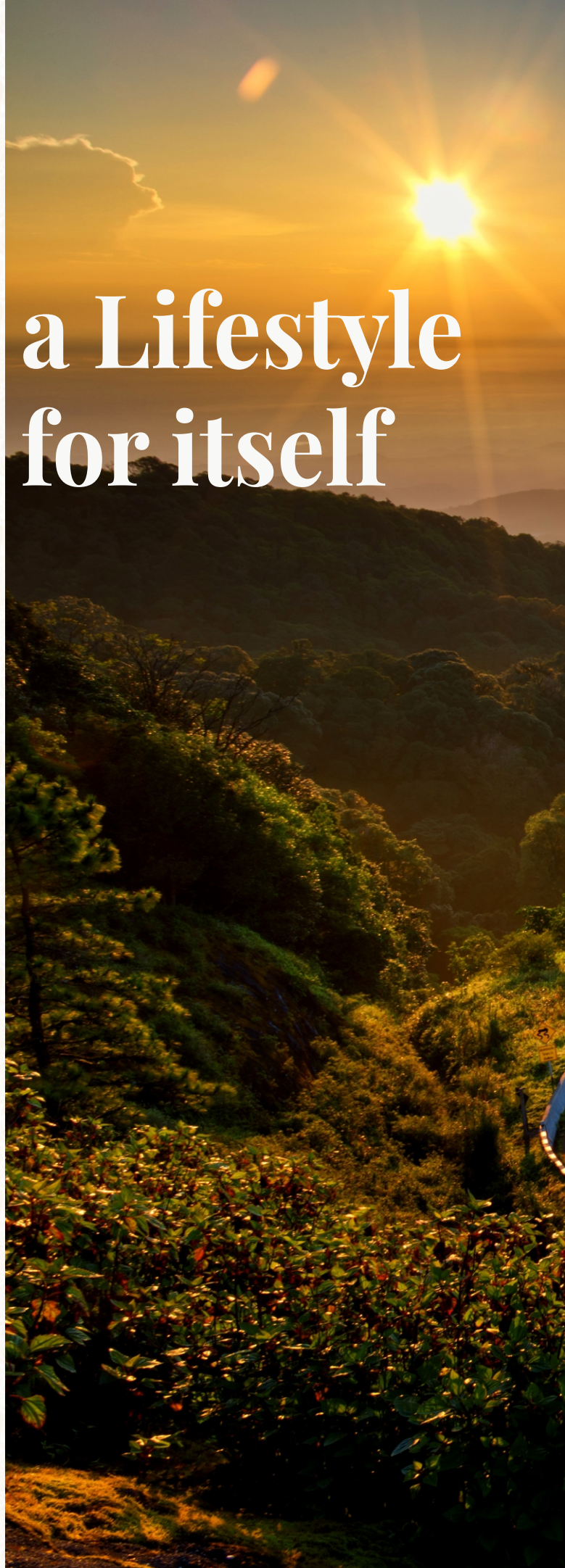
Discover a Lifestyle that pays for itself

Welcome to AMAYA The River Retreat & Heavenly Valley, a unique investment opportunity nestled on the serene western outskirts of Coimbatore.

Designed not just as a real estate venture, but as a transformative lifestyle experience, AMAYA redefines what it means to invest in property.

This is where lush landscapes, premium amenities, and revenue-generating resort villas come together in perfect harmony.

**Where Nature, Luxury,
and Investment Come
Together**





AMAYA – Seamless Connectivity from Key Landmarks



At AMAYA, we believe that your investments should bring more than financial returns — they should also enrich your lifestyle. This project was born from the vision of blending eco-living, hospitality, and intelligent asset growth. Set in Agali, Mannarkad, Palakkad District — a naturally beautiful location kissed by rivers and hills — AMAYA is a tranquil escape from urban chaos, yet closely connected to the vibrant city of Coimbatore.

Why Choose AMAYA:



Nature-Focused Location

Wake up to river breezes, panoramic hill views, and untouched greenery.



Revenue-Generating Villas

Fully furnished 3-star villas designed to attract consistent rental income.



Secure & Certified

DTP and RERA approved with complete legal transparency.



High Growth Potential

Your investment here is primed to appreciate.

Location Advantage — Agali, Mannarkkad, Palakkad District

Strategically located on the serene Western outskirts of Coimbatore, AMAYA offers a perfect blend of seclusion and accessibility.

Exact Distances from Key Locations:

- Greens Property Developers Office, Saibaba Colony -43 km
- Gandhipuram (via Thadagam Road) -----47.5 km
- Coimbatore Railway Station (via Thadagam Road) - 48.2 km
- Coimbatore International Airport -----57.8 km
- Anaikatti (via Mannarkad—Anaikatti Road) -----20 km
- Kottathara (via Goolikadavu Road) -----7.5 km
- Mannarkad, Kerala (via Mannarkad—Anaikatti Road) 37.3 km
- Agali (via Mannarkad—Anaikatti Road) -----5.7 km

**An investment that
breathes. A life that earns.**



Experience Resort-Style Comfort, Every Day



At AMAYA, luxury isn't an add-on; it's a way of life. Our thoughtfully curated amenities bring you leisure, safety, and unforgettable experiences all in one destination.

Amenities - Strategic Revenue Boosters

- 3-Way Gated Entry
- 6000 Sq. ft. Thai Chinese Fusion Lounge (75 Seaters)
- Semi-Open Restaurant (50 Seaters)
- Concrete Roads Throughout
- 24x7 Security & Solar Fencing
- Illuminated Pathways & Landscapes
- Model Villa On-Site
- Capsule Pods for Recreation & Relaxation
- 1.5 Km Perennial River Access
- Majestic Hill Views
- Exclusive Office & Welcome Lounge



Your Dream Investment – Tailored for Returns

Choose from a Range of Fully-Furnished, Income-Generating Resort Villas

Whether you’re a seasoned investor or a first-time buyer, AMAYA offers flexible villa options to match your vision and your budget — all with the potential for exceptional rental income and long-term appreciation.

Villa Sizes & Layouts

Each villa comes with smartly designed interiors, modern furnishings, and the option to add private luxury features.

Villa Size	Rental Income Potential/Month	Key Feature
600 sq.ft.	₹1,00,000	Compact luxury + High rental ROI
800 sq.ft.	Higher than ₹1,00,000	Spacious interiors + Comfort
1200 sq.ft.	Even higher than ₹1,00,000	Premium layout + Family-friendly
1600 sq.ft.	₹2,00,000	Elite model with inbuilt pool (20,000 / day x 10 days)

*Income shown assumes 10 days of bookings per month. Higher occupancy = Greater earnings.

Return on Investment – Example Breakdown

Unlock the full earning potential of a 3-s tar villa project with a smart investment strategy designed for maximum returns.

Investment Breakdown — Example (600 sq.ft. x 3 Floors x 3 Villas)

Land Cost ₹ 27,60,000 <small>6 Cents x 4.6 L / cent</small>	Construction Cost ₹ 24,00,000 <small>(600 sq.ft. villa x 4,000 ₹4,60,000 per cent)</small>	Total Investment ₹ 51,60,000
Expected Rental Income ₹1,00,000/month <small>(₹10000/day x 10 days/month)</small>		50% Customer Share ₹50,000/month

Customer Options : 6 Cents of Land | 3 Villas of 600 sq.ft. each on 3 floor resulting to 9 villas in total.



Daily Rental Income

Start earning immediately from short-term stays



Land Value Appreciation

High growth potential over time



Tax Advantages

Enjoy tax benefits as a property investor



Luxury Lifestyle

Own a premium villa in a peaceful, scenic retreat

Experience Resort-Style Comfort, Every Day

Wake Up to the Whisper of Rivers, Surrounded by Hills and Serenity

At AMAYA, luxury isn't an add-on; it's a way of life. Our thoughtfully curated amenities bring you leisure, safety, and unforgettable experiences all in one destination.

Location Advantage Agali, Mannarkkad, Palakkad District

- Just a short scenic drive from Coimbatore City, yet far from the chaos
- On the Western Outskirts where Kerala's lush greenery begins
- Ideal micro-climate: Misty mornings, cool evenings, and pollution-free air
- Close to wildlife reserves, hill stations, and trekking trails

Lifestyle Promise: Serenity Meets Sophistication

At AMAYA, your day starts with birdsong and ends with **golden sunsets over the river**. The lifestyle here offers:

- Holistic Wellbeing: Nature walks, yoga decks, quiet corners
- Work from Villa: Peaceful environment + on-site Wi-Fi ready setups
- Sustainable Living: Solar lighting, eco-sensitive construction, and native landscaping
- Everyday Escape: Your home doubles as a retreat for family and friends

Where Every Sunrise Rises Over Your Investment.

At AMAYA, wake up to
misty mountains and
riverfront calm and
earn while you unwind.
Luxury villas. Daily
income. Lifetime serenity.

**Invest in views that
never get old.**





Investment Proposal for Amaya

The Thai Themed Farm Land with River and Hill View

Discover a high-return investment opportunity at AMAYA – The River Retreat & Heavenly Valley, located in Agali, Mannarkkad, Annaikatti Road on the serene western outskirts of Coimbatore. This detailed proposal outlines fully furnished 3-star resort villas with luxurious amenities, flexible villa sizes (600 to 1600 sqft), and impressive rental income potential.

Investment Breakdown

Each villa comes with smartly designed interiors, modern furnishings, and the option to add private luxury features.

Minimum Land Required 8 Cents <small>8 Cents x 4.6 L / cent</small>	Cost per cent ₹ 4,60,000	Total Land Cost ₹ 4,60,000 x 8 = ₹ 36,80,000
Registration cost ₹ 50,000/site		
Total approximate cost along with registration ₹ 37,30,000		

Construction Investment (Villa)

At Amaya, we understand that every investor has unique goals and visions for their farmland. That’s why we offer four distinct investment tiers, each designed to match varying levels of involvement, returns, and personalization.

Investment Breakdown — Example (600 sq.ft. x 3 Floors x 3 Villas)

Built-up area	Construction cost	Key Feature
600 sq.ft.	₹2,500 / sq. ft.	₹15,00,000 (With Basic Furnishing)
900 sq.ft.	₹2,500 to ₹3,000 / sq. ft.	₹25,00,000 (With Basic Furnishing)
1200 sq.ft.	₹2,500 to ₹3,000 / sq. ft.	₹40,00,000 (With Basic Furnishing)
1600 sq.ft.	₹2,500 to ₹3,000 / sq. ft.	₹55,00,000 to ₹60,00,000
Landscaping and miscellaneous (Legal, Taxes, Registration etc..)		₹8,00,000

Four Tiers of Investing in Amaya

Land + Construction + Miscellaneous			
₹59,80,000 600 sq.ft.	₹69,80,000 900 sq.ft.	₹84,80,000 1200 sq.ft.	₹1,04,80,000 1600 sq.ft.

With DTP & RERA approvals, loan eligibility, and unique features like a Thai-Chinese lounge, river & hill views, and capsule pods, AMAYA blends nature, comfort, and revenue into one investment. Download the proposal to explore villa options, income projections, and booking benefits today!

Returns & ROI Analysis

- 50% from the total revenue generated through rental will be shared to the owner of the property.
- Ideal for investors for a premium farmland experience with recurring income potential.

Terms & Conditions – ROI Estimation for Amaya

The ROI estimation provided is for informational purposes only and is based on approximate values.

1. Actual returns may vary based on market conditions, operational costs, and other influencing factors at the time of investment.
2. This document is intended solely to illustrate the ROI model and should not be considered a financial guarantee or commitment.
3. Amaya holds no liability for any discrepancies between the estimated and actual returns.
4. Investing in Amaya offers a unique opportunity to own a high-potential property—secure your investment now to maximize future returns.

What’s Next?



Book a Site Visit – Experience the Thai-themed ambiance.



Secure Your Investment - Limited plots available.



Get Assistance on Farmhouse Design & Management Services.



Unlock 3x Returns on Your Investment!

Thinking of investing in apartments or villas Globally ?
We've got a game-changer for you! Explore options that
guarantee 3X more rental income! **Reach us now.**



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Coimbatore - 641 025

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Disclaimer: The amenities, specifications, facilities, surrounding infrastructure, stock images and features shown and/or mentioned and the image renders used herein are purely indicative and for representational purposes and may differ from the actuals. Products, features, light fittings, pictures, images, etc. shown as illustrations are for reference only. The colours, shades of walls, tiles etc. shown in the images are for the purpose of representation only and may vary upon actual construction. The purpose of this brochure is to indicate to the customers the extent of the amenities and facilities that may come up in the project as per the present approved layout. Any prospective sale shall strictly be governed by the terms and conditions of the agreement for sale to be entered into between the parties.