



ESTATE PLOTS & FARM VILLAS

BY

LOTUS NOVA REALTY

Experience exclusive luxury living with
limited-edition villas for a resort lifestyle



OUR STORY

At Lotus Nova Realty, we recognized a growing desire for exceptional holiday homes that go beyond standard luxury - homes that cater to those seeking true exclusivity and comfort. Understanding that the modern home owner yearns for a sanctuary away from everyday, we set out to redefine the concept of a luxury retreat.

Our homes are crafted to bring together contemporary elegance with the tranquility of nature, offering a resort-like experience that goes beyond the ordinary. Every corner is thoughtfully designed to be more than just a place to stay; it's an invitation to fully unwind, to immerse in a private retreat that rejuvenates the spirit.

We don't simply build homes—we create transformational retreats for those who cherish life's finest moments.



THE BALI CONCEPT

Emerald Lotus Villas is a Bali-themed project that offers an exceptional retreat where the enchanting allure of Bali meets serene countryside charm.

Each villa is designed with authentic Balinese aesthetics, featuring intricate designs and lush tropical landscaping that transport you to a tropical paradise.



DENKANIKOTTAI

Denkanikottai is a serene location, surrounded by lush greenery and rolling hills, where the air is filled with the soft sounds of birdsong. With its peaceful landscapes and scenic views, it's an ideal escape for nature lovers seeking relaxation and beauty.

Location with Proximities

Hosur - 30 km

Bannerghatta road - 54 km

Electronic city - 58 km

Whitefield - 70 km

Yelahanka - 87 km

Vidhana Soudha (Central Bangalore) - 73 km

Bangalore International Airport - 100 km



Emerald Lotus Villas are nestled in
the serene landscapes of
Denkanikottai, Krishnagiri district,
Tamil Nadu

Masterplan

5 ACRES OF LUSH GREEN LANDSCAPE



3 VILLA TYPES

CAHAYA

the warmth of light



maximum natural light
open-to-sky indoor courtyard

NUSA

the flow of water



STAY TUNED

ultimate poolside living
serene water elements

SENJA

the glow of twilight



sundowner gazebo
rooftop sunset viewing deck



WHAT DOES EACH UNIT FEATURE?

ARCHITECTURE & DESIGN

- AESTHETIC ENTRANCE GATE
- 3 BHK LUXURY FARMVILLE (3 DESIGN OPTIONS)
- 10,000 SQ. FT. PLOT (APPROX.)
- 3,300 SQ. FT. LUXURY VILLA
- HIGH CEILING WITH OPEN FLOOR PLANS
- OPEN LAYOUT WITH DECK AREA
- VASTU COMPLIANT
- FRONT OUTDOOR DECK SPACE USABLE AS LIVING SPACE

UTILITIES & INFRASTRUCTURE

- OVERHEAD TANKS
- 24/7 SECURITY & SURVEILLANCE
- UNINTERRUPTED ELECTRICITY & WATER SUPPLY
- DESIGNATED CAR PARKING
- PARKING FOR 2 CARS

OUTDOOR & LANDSCAPE FEATURES

- GAZEBO
- SUNKEN FIREPIT
- LEISURE LAWN SPACE
- LANDSCAPE LIGHTING
- PRIVATE POOL WITH A BUILT-IN BAR (18X30 FEET)
- DRIP IRRIGATION SYSTEM
- SPRINKLER SYSTEM

AMENITIES & LUXURY SERVICES

- ACCESS TO WORLD CLASS AMENITIES
- ROUND-THE-CLOCK SECURITY
- CONCIERGE SERVICES
- ON-CALL CHEF

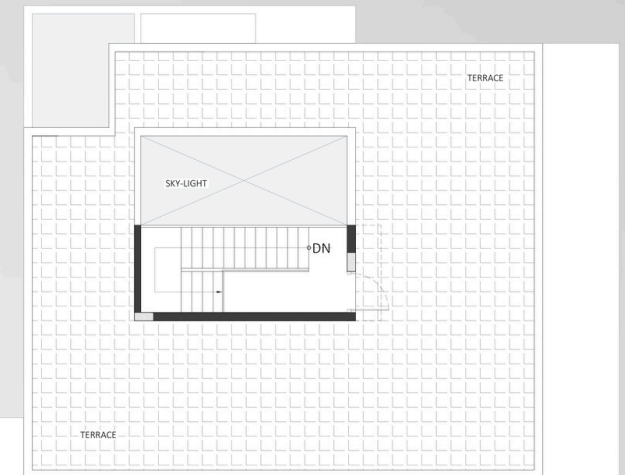




GROUND FLOOR PLAN



FIRST FLOOR PLAN



TERRACE FLOOR PLAN

CAHAYA

VILLA TYPE 1





Actual renders of the villa currently under construction at Emerald Lotus Villas



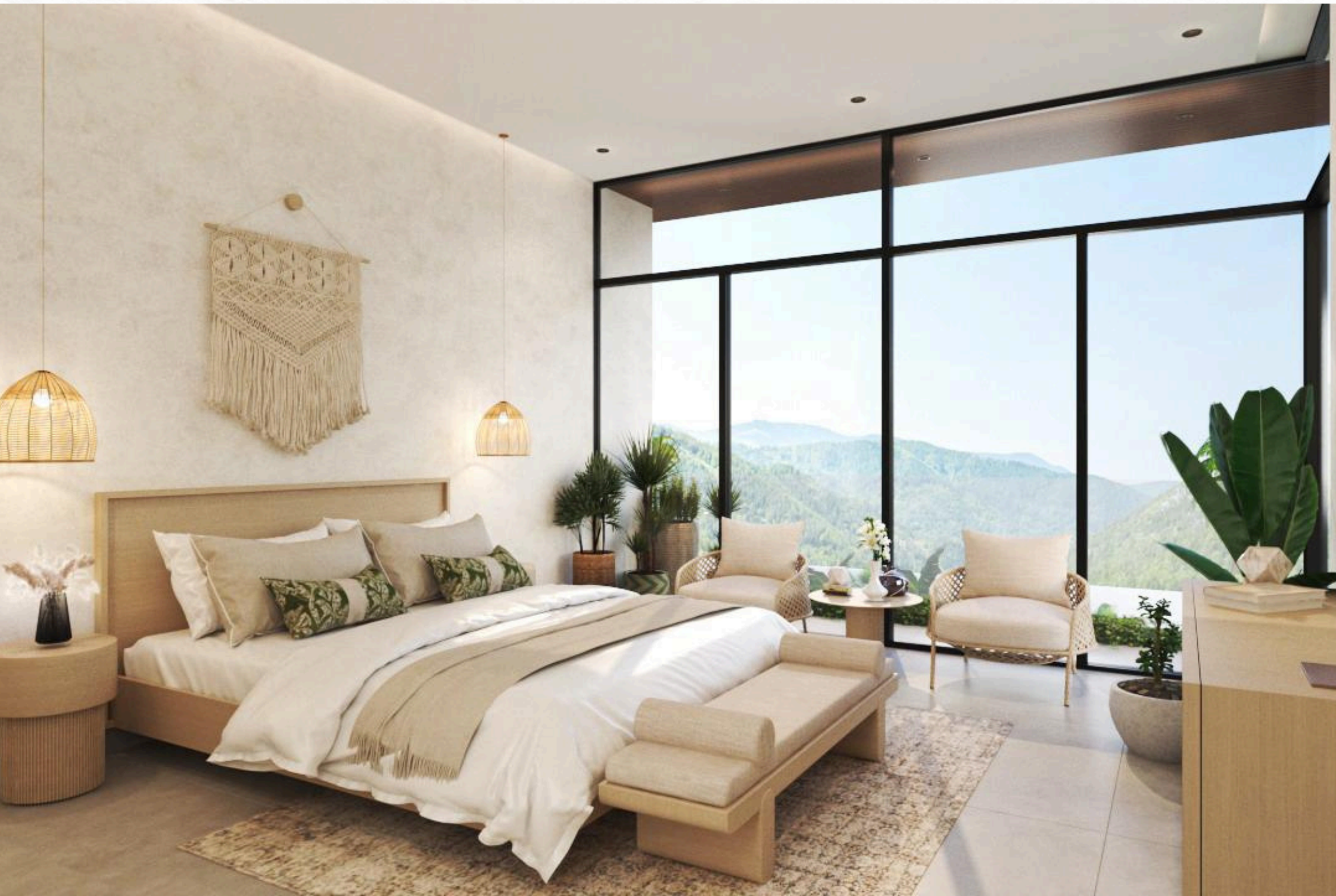
LIVING



DINING



BEDROOM



BATHROOM



KITCHEN WITH CENTRAL COURTYARD





GROUND FLOOR PLAN



FIRST FLOOR PLAN

Senja

VILLA TYPE 2



LIVING



BEDROOM



BATH



KITCHEN



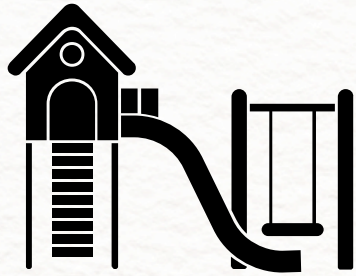
PRIVATE POOL



ROOFTOP DECK



AMENITIES



Kids Play Area



Gaming Zone



Basketball Court



Cricket Arena



Visitor Parking



24/7 Security



Concierge Services



Housekeeping



Central Cafe



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