

HOUSE OF TATTVAM PRESENTS

SOUL OF AYU

A 50-Acre Pure Vegetarian Wellness & Lifestyle Estate



AN EXCLUSIVE 4-STAR STANDARD LUXURY RETREAT PORTFOLIO
INVESTMENT • COTTAGES • RENTAL YIELD • WEEKEND HOMES

Soul of Ayu represents a paradigm shift in luxury wellness living. Orchestrated by the esteemed **House of Tattvam**, this sanctuary is crafted explicitly for individuals seeking a profound alignment between natural lifestyle, luxury, and holistic rejuvenation. Conceptualized as a highly sophisticated, self-sustaining village ecosystem, the property integrates ancient healing traditions with the comforts of a premium 4-Star standard resort.

Built upon principles of environmental stewardship and self-reliance, the estate features extensive organic cultivation zones and architectural designs inspired by traditional village layouts. The infrastructure incorporates advanced rainwater harvesting systems, natural landscaping, and eco-bridges that preserve the native topography and local water streams.

MASTER LAND ALLOCATION BREAKDOWN

ECOSYSTEM ZONE	ACREAGE	DEVELOPMENT CHARACTER & FEATURES
Zone 1: Health Resort & Club	18 Acres	Pure Vegetation Health Resort, central reception, specialized therapy complexes, and organic gardens.
Zone 2: Residential Enclave	32 Acres	128 individual luxury wellness cottages divided into three carefully spaced private residential clusters.
Wellness & Dining Core	8 Acres	Dedicated to the Sattvic Dining Hall, Prithvi World Bistro, Ayurveda Therapy complexes, and Yoga Mandapams.

2. THE WELLNESS ESTATE & COTTAGE CONFIGURATIONS

The residential sector within Zone 2 is meticulously planned to maintain a low density of only **4 cottages per acre**, optimizing absolute privacy, personal space, and panoramic views of the surrounding native forests. Each estate parcel offers a massive land component paired with a bespoke architectural layout that blends indoor luxury with semi-open outdoor living.

BESPOKE SPECIFICATIONS

- **Saleable Land Area:** 11,000 Sq.Ft.
- **Cottage Built-Up Area:** 1,100 Sq.Ft.
- **Architectural Motif:** Premium mud-block aesthetics, classic terracotta tiled roofing, and traditional stone pillars.
- **Private Courtyards:** Semi-open expansive spaces pulling in natural ventilation.
- **Private Pool:** An individual outdoor swimming pool embedded in natural stone decking.



PREMIUM ARCHITECTURAL INTERIOR FEATURES

Each individual cottage is customized to serve as a private sanctuary for health, rejuvenation, and meditation, featuring an array of dedicated spaces:

- **Master Bedroom Enclave:** A spacious, beautifully lit bedroom featuring high ceilings, large sliding glass panels, and premium attached washrooms designed with an open-air natural aesthetic.
- **Private In-Villa Ayurveda Suite:** A dedicated therapy room equipped with an authentic wooden massage table, Shirodhara traditional setups, and an integrated private steam chamber for personal daily treatments.
- **Meditation Gazebo:** A thatched-roof outdoor pavilion situated beside natural streams or curated flora, explicitly designed for daily meditation, pranayama, and quiet contemplation.



FLEXIBLE OWNERSHIP & INVESTMENT PATHWAYS

Land Investment & Weekend Homes

Secure a high-appreciating, asset-backed land holding of 11,000 Sq.Ft. within a premium managed community, serving as the ultimate peaceful weekend getaway for your family.

Cottage Ownership & Rental Yield

Own a fully managed luxury cottage integrated directly into the resort's hospitality pool, generating stable, hands-free regular rental yields driven by rising wellness tourism.

3. THE REJUVENATION ECOSYSTEM & CULINARY ARTISTRY

At the heart of the Soul of Ayu experience is an uncompromising dedication to natural health, rejuvenation, and holistic culinary practices. The operational retreat offers standard and personalized wellness regimens governed by certified expert practitioners.

HOLISTIC THERAPEUTICS

The resort provides continuous therapeutic programming to systematically alleviate corporate stress and physiological imbalances:

- **Ayurveda & Naturopathy:** Detailed diagnostic consultations followed by custom therapies scheduled throughout the day.
- **Maha Mandapam:** A majestic pavilion hosting structured Yoga and Pranayama sessions every morning and evening.
- **Active Wellness:** Running track winding through native forests, organic orchards, and the Oushadha Thottam gardens.



PURE VEGETARIAN GASTRONOMY

The dietary framework is entirely pure vegetarian, focusing on organic ingredients sourced directly from the estate's vegetable gardens:

- **Sattvic Dining Hall:** An open-air, traditional architectural masterpiece featuring low-seating floor dining arranged around serene water channels.
- **Prithvi: Vegetarian World Bistro:** A high-end global dining experience built upon authentic Sattvic roots, offering specialized live counter concepts.



PRITHVI BISTRO CULINARY STATIONS

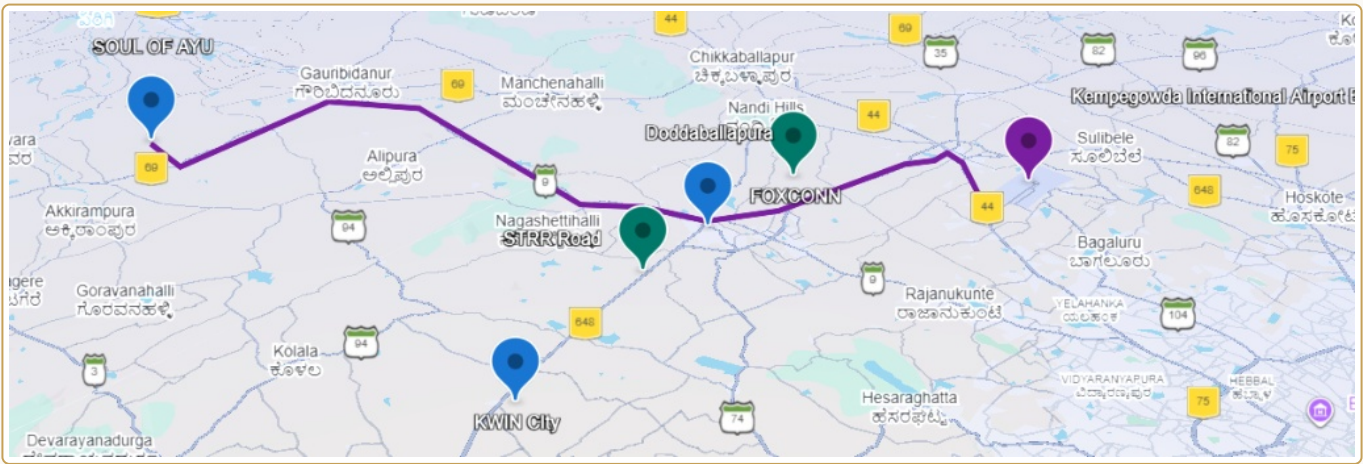
STATION CONCEPT	GASTRONOMIC CHARACTER & DETAIL
Italian Wood-Fired	Artisanal, freshly rolled wood-fired pizzas, whole wheat hand-pulled pastas, and herb-infused premium olive oil preparations.
East Asian Wok & Sushi	Plant-based fresh sushi rolls, light stir-fries, traditional dim sums, and nutrient-dense, wok-tossed macrobiotic bowls.
Indian Tandoor & Curries	Traditional clay tandoor preparations, slow-cooked heritage grains, and regional micro-cuisine vegetarian curries.
Mexican & Latin American	Freshly pounded avocado tableside guacamoles, organic corn tacos, baked enchiladas, and clean, zesty global salads.

4. LOCATION, STRATEGIC CONNECTIVITY & DEVELOPER LEGACY

Strategically located near **Doddaballapura (Gauribidanur)**, the project strikes a perfect equilibrium between pristine, untouched natural isolation and seamless regional accessibility. The location is uniquely protected from industrial expansion, ensuring long-term air quality and underground water purity.

STRATEGIC CONNECTIVITY MATRIX

DESTINATION / NODE	DISTANCE	TRAVEL DURATION
Kempegowda International Airport (BLR)	85 Kilometers	1 Hour 20 Minutes
Doddaballapura Commercial Hub	Proximate Link	25 Minutes
North Bengaluru Tech Corridor	Direct Arterial Highway	1 Hour 10 Minutes



TARGET AUDIENCE & MARKET FIT

- **Premium Weekend Getaways:** HNWLs and families tracking pure vegetarian, alcohol-free, tranquil sanctuary environments.
- **Corporate Wellness Initiatives:** High-end corporate retreats, leadership synchronization programs, and comprehensive workplace stress-management.
- **Conscious Rejuvenation Seekers:** Extended therapeutic programs centering on classical Ayurveda, deep Naturopathy, and intensive Yoga.



THE DEVELOPER PORTFOLIO & LEGACY

House of Tattvam is widely recognized as a pioneering benchmark developer in luxury nature-centric real estate and wellness hospitality resorts, backed by an unyielding reputation for design excellence and transparent execution.

Established Portfolio:

- **Tattvam in the Hills**

A landmark premium villa community nestled in Doddaballapura.

- **Gudlu Resorts**

A highly acclaimed, rustic luxury resort destination in Chikmagalur.

Upcoming Vision:

- **Ayu by the Wind**

An ultra-luxury upcoming eco-resort concept set amidst the mystical, mist-laden peaks of Sakleshpur.