

Nysa Estate

www.nysaestate.com

Curated luxury resort
experience with privacy



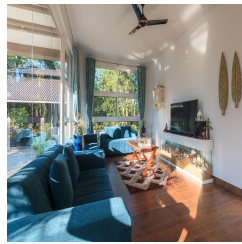
Always Stay Connected

DISCOVER LUXURY IN WILDERNESS

Enjoy pool side moments with friends & family



Entertainment section with home theater



Bonfire & BBQ



Cozy moments by poolside "Martini & Bikini" Gazebo



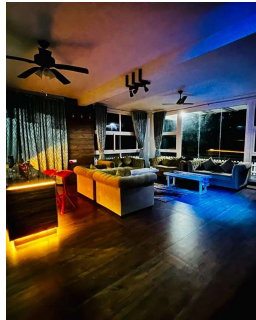
Exclusive private evenings



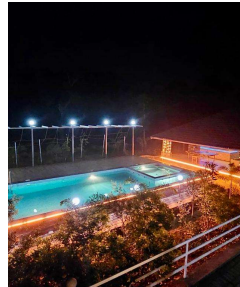
Yoga in serene nature



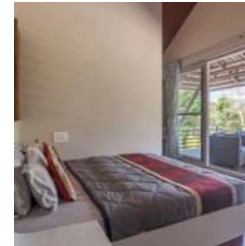
Misty mornings



Private evening with music & DJ lights



Cozy poolside moments



Luxury bedrooms with complete view of mountains /estate



120" large screen experience with home theater



Explore Unexplored (nearby attractions)

How to Reach

Located at 250km from Bengaluru & 90km from mysore. Just 7 km from bittangala(junction) & virajpet-kannur highway. Excellent road to the property.

Lush greenery, plantations of the most aromatic coffee and pepper and located within few mins drive from wildlife, treks, beautiful streams, and gushing waterfalls, all experienced in a stunning private luxury villa. All the makings of a refreshing vacation, making timeless memories of a lifetime!

Welcome to The Nysa Estate; a luxury experience(5BHK) nestled in the heart of the hills, where you can rediscover the joy of being in nature; where your quest for serenity ends.

- Nearest airport (Mysore – 2 hr , Kannur – 1.5 hr)
- 4 hours drive from Bangalore
- 2 hours from Mysore
- 1.5 hour from Kannur
- 2 hours from Wayanad

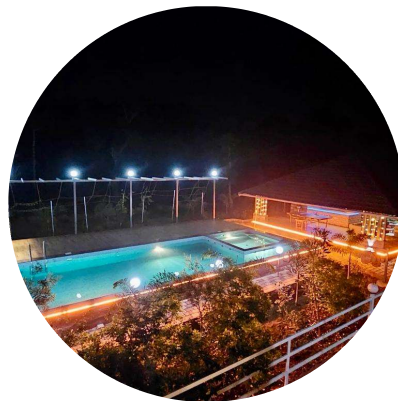


AT A GLANCE



Camera Lens (Page 5-9)

*Indoor & Outdoor photos
for 360-degree
experience*



Curated Experiences (Page 10-14)

*Learn more about
mesmerizing experiences
or plan one*



Nearby Attractions (Page 15-18)

*Explore curated half or a
full day
adventure/sightseeing
options*



Stay & Dining (Page 19-26)

*Explore food menu ,
stay experiences , BBQ ,
dining , pool side bar*

CAMERA LENS

Curated luxury resort experience with complete privacy



Relax – Unwind – Create Timeless Memories



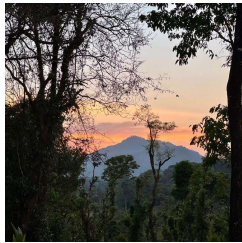
Curated experiences at pool side

EUROPEAN THEMED VILLA-OUTDOOR

European themed design with modern landscaping



Sunset from balcony-mountain view



Bonfire & BBQ



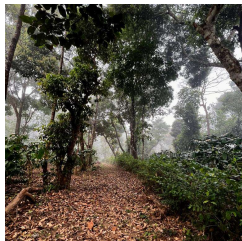
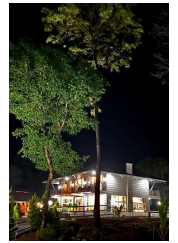
Large Screen Cinema experience with home theater



Exclusive poolside private evenings



Northstar in coorg



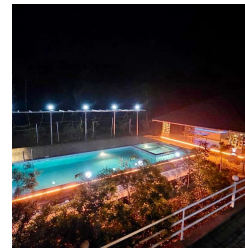
Explore Trail



Wet Monsoon



Outdoor BBQ & dining



Cozy evenings



Overcast sky



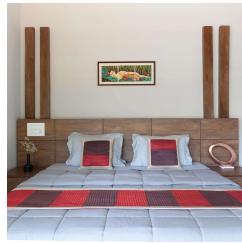
Full size TT table, badminton & indoor options

EUROPEAN THEMED VILLA-INDOOR

Luxury bedrooms with full view of mountains & estate



Modern interiors with king bedroom



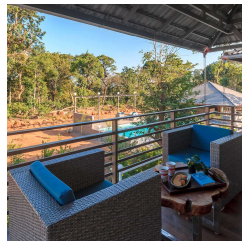
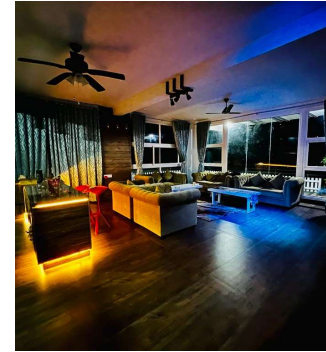
Enjoy pressure shower in modern bathrooms



Crafted entertainment section with home theater



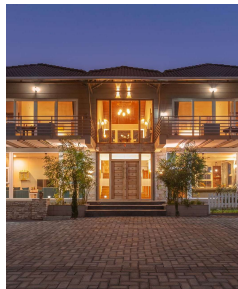
Host private evening with music & DJ Lights



Spectacular view with elevated balconies



360-degree view of estate from living room



Night view of villa



View from 1st floor



Enjoy morning cuppa



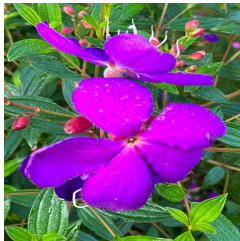
Living room designed for mood & luxury

ESTATE VIEW & LANDSCAPING

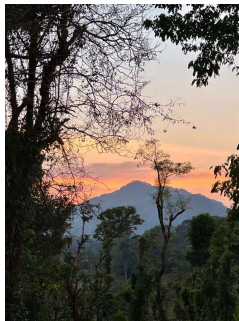
Enjoy pool side moments with friends & family



Entertainment section with home theater



Bonfire & BBQ



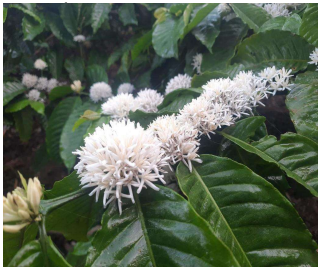
Cozy moments by poolside "Martini & Bikini" Gazebo



Luxury bedrooms with complete view of mountains /estate



Yoga in serene nature



Misty mornings



Private evening with music & DJ lights



Enjoy view from large balconies



Modern interiors



Luxury setup with 360-degree view of estate



Explore Unexplored (nearby attractions)

Curated Experiences

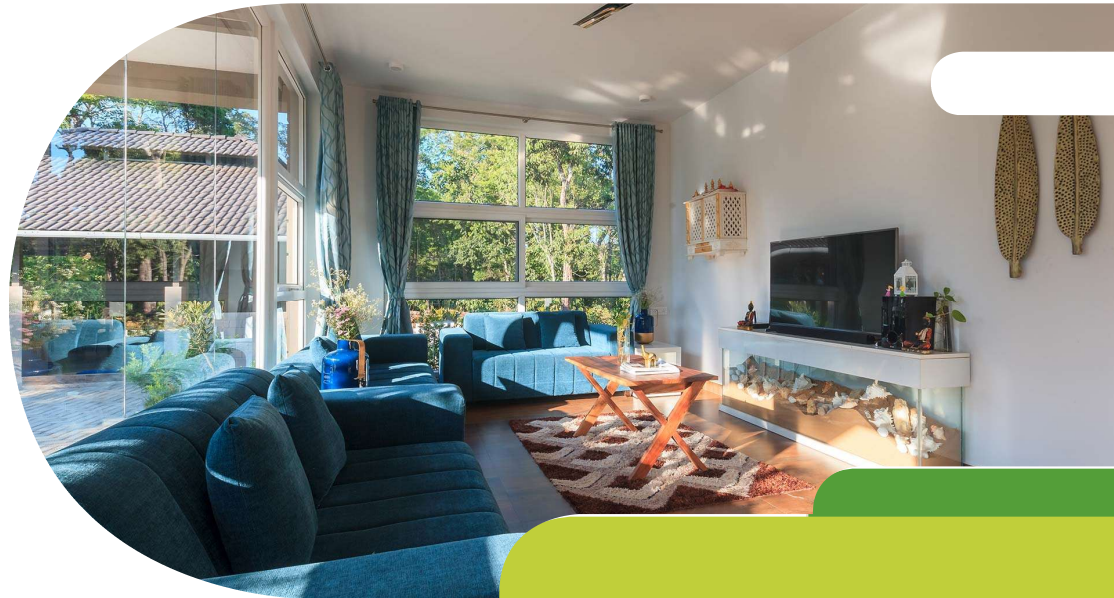
Perfect gathering with friends & family

Lose yourself in a lush green coffee estate overlooking mountains in its most pristine form. Nysa estate is a **private villa with 5-bedrooms** aesthetically designed keeping in mind all modern luxuries necessary for an outstanding vacation with friends & family. Every bedroom is attached with large elevated balconies with full view of mountains/estate. Enjoy a CUPPA or laze in a hammock in your balcony , while admiring nature.

With **full privacy** and **entire estate at your disposal** , makes you special to enjoy and create exclusive memories.

Enjoy our warm hospitality and service in your own private villa, as we make you feel at home.

- Poolside gazebo with mood lighting.
- Private DJ evening with attached bar setup
- Bonfire & BBQ
- Private butler
- High speed WiFi for work & staying connected with world
- Indoor/Outdoor entertainment section with TV & Home theater



Relax – Unwind – Create memories



Party @ poolside



Private experiences
based on mood & occasion



Perfect place to unwind by poolside

Martini & Bikini poolside gazebo



Contemporary design with 360-degree view

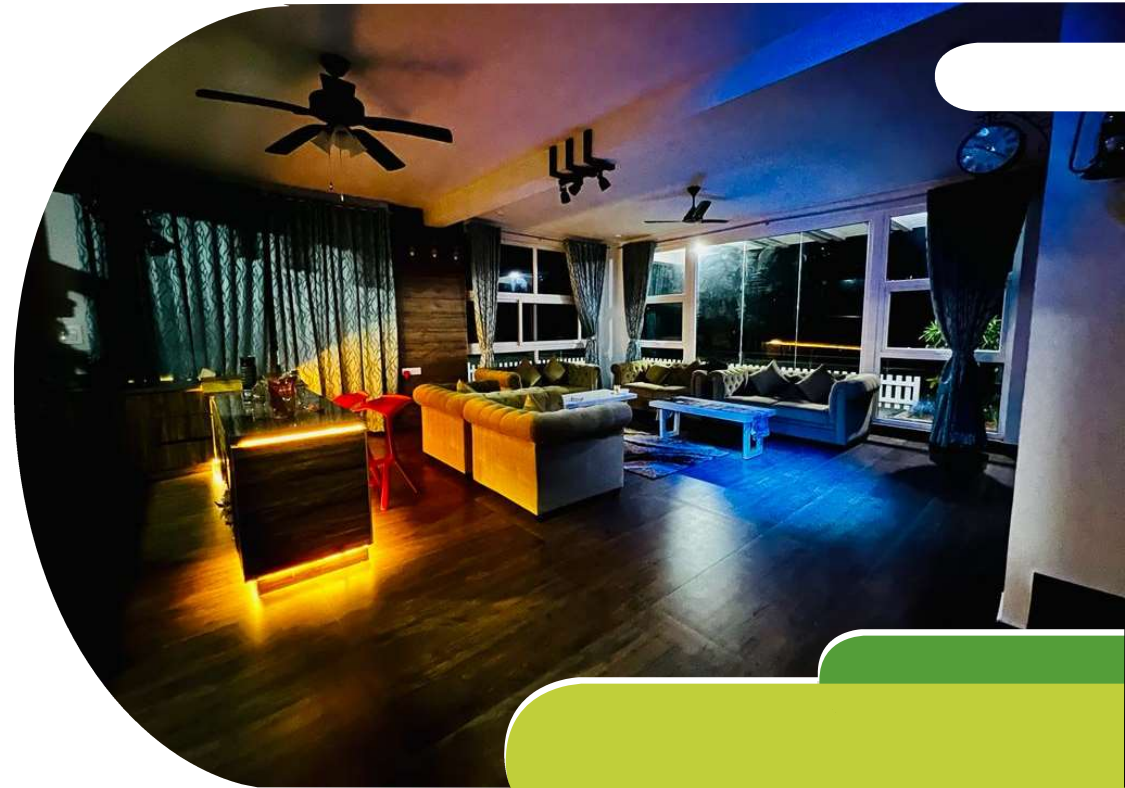
Panoramic view of entire estate



Host private evenings with music & mood lighting

Celebrate your special occasions with your loved ones with some great amenities along with perfect set up with cozy couches and bar set up, which makes it perfect memory. Indulge in beautiful atmosphere with complete open view of green plantation and open sky thru large glass facades. Enjoy large screen experience with 120" 4k projector screen with Netflix to Hotstar & more..

Entertainment section inside the villa is fully soundproof to ensure , sound does not flow out of main villa as the villa is in a green zone and middle of wildlife.



120" large screen 4k entertainment

Nearby Attractions

Nysa estate is located within few kms to all famous attractions in “Scotland of India” ranging from **trekking , wildlife , waterfalls & beaches**. Within 2 hours of drive, **Asia’s famous longest drive-in beach** can be reached.

After an energizing breakfast, head out for an adventure/relaxed drive with friends & family. Choose from 2 hours to 6 hours trip, depending on the mood and back for lunch or delicious BBQ with bonfire in evening.

0.5-1 hour - White water rafting, Sharadabi Falls, Viewpoint, Kunda Trek , Aralam Forest , Mrityunjaya temple , Kottiyali river & many more

1-2 hours – Drive-in beach(Muzhappilangad) , Irupu falls , Nagarahole Tiger reserve , Chelvara falls & many more



Near to all major attractions

Suggested Sightseeing *(30 - 120 mins drive)*

• Option 1 - 40km(1 hr)

- Madikeri
- Golden Temple
- Dubare elephant camp
- Raja's Seat
- Abbey Falls
- Harangue Dam

• Option 2 - 38km(1 hr)

- Nagarhole Forest
- White water rafting
- Irupu Falls
- Mrutunjaya Temple
- Tea & Coffee plantation

• Option 3 - 15km(30 min)

- Perumbedi Lake
- Ayappa Temple
- St's Anne's Church
- Chelvara Falls
- Sharadabi Falls
- Aralam Forest
- Coorg Golf Links

• Option 4 - 90km(2 hr)

- Drive-in Beach(kerala)
- Western ghats
- Waterfalls
- Temples
- Malabar coast

EXPLORE UNEXPLORED

White water rafting

Feel the adrenaline of rafting down a **4-km river** through the Brahmagiri Wildlife Sanctuary's lush green trees and features **four levels** of rafting for the ultimate thrilling sensation. **(17 km)**.



Sharadabi Falls

Sharadabi falls lies amidst the beautiful and vast Brahmagiri Wildlife Sanctuary. It is a viewpoint from where the Barapole or the Kithu Kakatha River - well known for white water rafting **(7 km)**



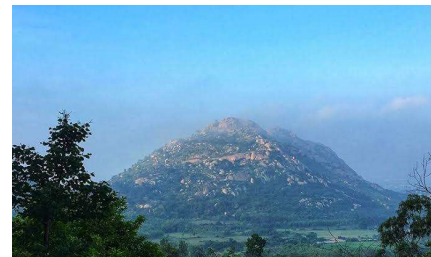
Aralam Forest

Wildlife Sanctuary include tropical evergreen, tropical semi-evergreen, and hilltop evergreen forests and plantations. Animals that are generally found in the Western Ghats such as Tiger, Bison, Sambar deer, Elephant, Lion-tailed Macaque, Boar etc. About **23 species** of mammals and more than **150 species of birds** are found here. **8 of the rare and endangered** birds here include, among others, Nilgiri Wood Pigeon, Blue-winged Parakeet, Malabar Pied Hornbill, Great Pied Hornbill and Ceylon Frogmouth. **(8km)**



Kunda Trek

Majestic Kunda Bette Hills offers an enriching trek(1 hr) across these imposing hills which have a patchwork of lush greenery, large rocks and passing shadows of the clouds, all of which make it an unforgettable sight! Moderate to easy level of trek. **(9 km)**



ADVENTURE AWAITS

Chelvara Falls

Chelvara Falls gush down from a height of **150 feet** on a rock shaped like a tortoise. This fall is also known as Embepare in the local dialect which translates to "**tortoise rock**". This massive natural marvel originates from a small stream, a tributary of **Kaveri**. **(34 km)**



Drive-in Beach

Muzhappilangad Drive-in Beach (3.8 Kms length) is a beach on the Malabar Coast in Kannur. It is considered as the longest drive-in beach in Asia and is featured among the top 6 best beaches for driving in the world in BBC article for Autos. it is located at 2 hour drive thru scenic hills and forests. **(93 km)**



Nagarahole Forest

Nagarahole is a famous **Tiger Reserve** and is a major hub of conservation under Project Tiger and Project Elephant. The Protected Area supports large assemblages of carnivores and herbivores: Tiger, Leopard, Asiatic wild dog and Sloth bear, Asiatic Elephant, Gaur, Sambar, Chital, Muntjac, Four horned antelope etc. **(33 km)**



Irupu Falls

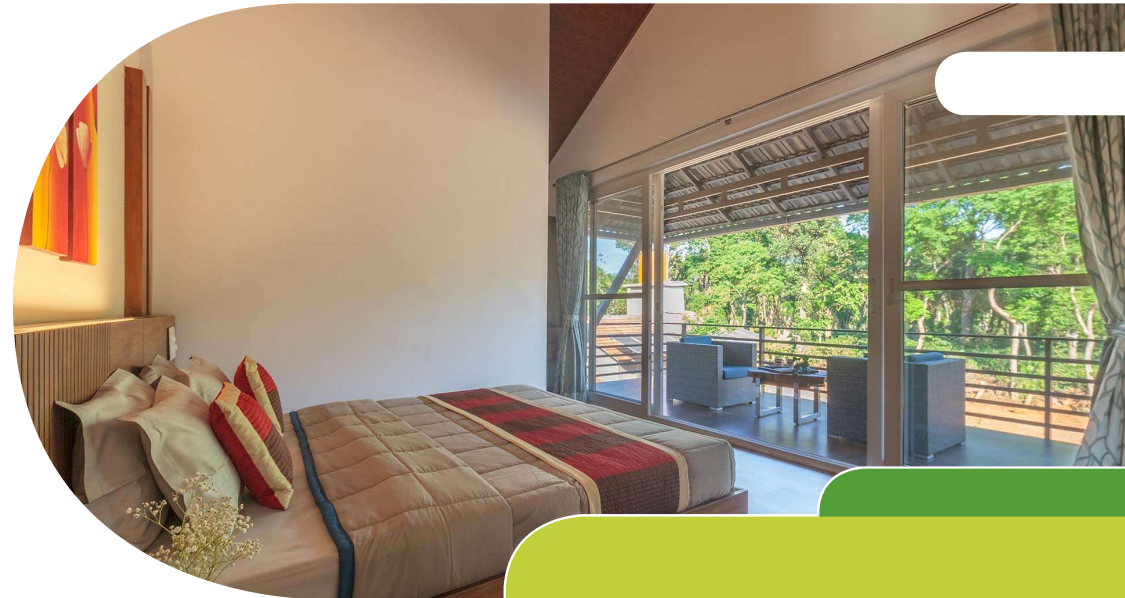
Located in the Brahmagiri Range and are also known as the Lakshmana Tirtha Falls, derived from Lakshmana Tirtha River. A forest trail leads from these falls to the Brahmagiri Peak and is a major tourist attraction as well as a pilgrimage spot. **(32 km)**



Stay & Dining

Exquisitely European in design, these luxuriously cozy studios offer every possible comfort. Large balconies open to glorious views of mountains & lush green estate. The studios are **non air-conditioned** with high slopy roofs to enjoy summer as well as monsoons and light winters.

- BEDROOM SIZE: 460 sq.ft.
- King-size Bed (6 * 6.5ft)
- High-speed Wi-Fi everywhere
- In house purified and bottled water(NO plastics)
- Refrigerator in living room
- Entertainment Area
- Solar powered & 24*7 power backup



Contemporary designed interiors
for cozy & luxury living



- High speed Wi-Fi everywhere
- Bar set up
- Multiple dining & gazebo options
- Multiple Bar setups
- Luxury couches
- LED TV with home theater
- 120" 4K projector for ultimate cinema experience
- Music system with mood lighting
- Breakfast [buffet]
- Lunch/Dinner(Wide variety of options from menu)
- Snacks/beverages
- BBQ & Bonfire
- 24*7 food/beverage service
- Indoor/Outdoor games(Carrom , TT , Badminton, fuss ball etc)



MEMORABLE STAY

Misty Mornings

Located between valley of mountains, expect weather changes from misty mornings to cloudy skies. Enjoy a CUPPA while being part of the nature.



Private evenings

Make your occasions special by hosting private evenings with music & mood lightings in the villa. Enjoy same experience like any other DJ evenings with attached bar setup. With the villa being **full soundproof**, you can enjoy **late musical evenings** while not disturbing green zones & neighborhood.



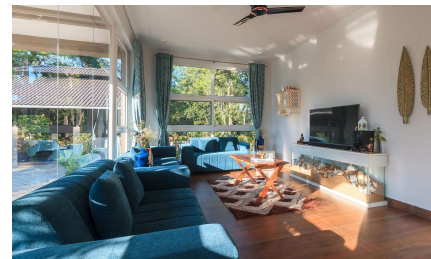
Explore Trails

Take a walk in the estate and explore different varieties of flora & fauna. Primarily Robusta coffee plantation along with different varieties of fruits & organic vegetables to explore in the estate. Find time to explore different organic varieties of fruits like guava , miracle fruits , mango , rose apple , fig , lychee , oranges , chakota, banana, papaya, pineapple and many more.



Entertainment Room

Separate entertainment section in living room is dedicated with LED TV & home theater system with for an exclusive movie time or kids enjoying a special show. LED TV is equipped with all OTT platforms like **Netflix,Prime** etc. Outdoor dining is also equipped with LED TV with OTT to enjoy cricket/other shows.



Dining

Your friendly private butler is eagerly waiting to make your stay special with his culinary skills with delicious breakfast , lunch , snacks & dinner. Chef will ensure that you have everything anytime you need without being constrained by any food timing. Just feel at home & rest will be taken care.

Perfect evening at the Nysa Estate won't be complete without a bonfire and barbeque. Book in advance and team up with your family and friends for some cozy moments around the Bonfire. Continue your Arabian indulgence into the night, where you can feast on the finest selection of veg/non-veg barbeque as the stars light up the night sky..

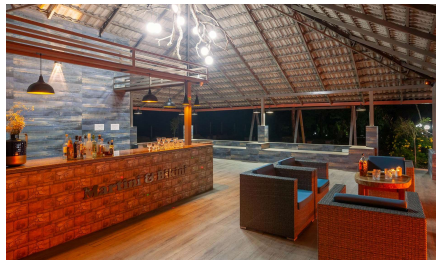


Curated culinary experience with private chef

DINING

Martini & Bikini

Exclusively designed poolside gazebo with attached bar setup allows to host memorable moments while enjoying nature/mountains.



BBQ

Try out the specialty BBQ which is a must during the stay. Charcoal fired grill & smoker will ensure to enjoy veg/non-veg delicacies.



Cabana Dining

Depending on mood, choose to spend breakfast/dinner in an open dining setup with starry nights and right between the chirping sounds & nature.



Delicious food options

Choose from wide range of north/south Indian food options, while your private chef will ensure all requirements are taken with ease and utmost care. Every food is prepared fresh and high-quality ingredients to ensure quality & taste.



THANK YOU!

Nysa Estate

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