



**LTS304 - WAYANAD**  
**3 BEDROOM VILLA**

# ABOUT THE VILLA

Villa is the perfect place to relax, close to many hiking routes and the Anchuruli tunnel. It has breathtaking horizons, and the balcony is the perfect place to take in the dusk. Whether strolling through picturesque woodlands, going on hikes, or just taking in the sounds of the local Nestled in the picturesque hill landscapes of Wayanad, LTS304 embodies elegance, tranquility, and the natural world. This architecturally gorgeous retreat offers a delightful blend of warm wooden interiors, a range of outdoor excursions, and stunning architecture against a backdrop of quiet nature and lush foliage. As you step in, you'll immediately feel warm and classy. The mellow color scheme of the home is complemented by the unique combination of timber materials used in the interior design of Rivera. The wooden components bring a touch of nature within, creating a sophisticated yet cozy atmosphere. The villa's design honors the skillful blending of luxury and the surrounding landscape and wonderfully embodies Wayanad.

## **LTS304 is special because of its:**

- Aesthetically please symmetrical-cube facade that is placed on the hill offering a view of the gorgeous lake and greenery
- Unique wooden interiors that blend well with the neutral palette of the villa and highlight sophistication
- Elongated patio and balcony with seatings, making the perfect space for heartfelt conversations on a cup of coffee or cocktail
- Spacious lawn for memorable picnics, walking furry friends or engaging in outdoor sports along with a magnificent scenery
- Immerse in the peaceful evenings with a bonfire and barbecue meal under the pleasant sky

## **ADD-ON SERVICES**

- Breakfast is complementary.
- Guests can choose to order-in or eat out at nearby restaurants.
- A barbecue kit/grill is available at an extra cost.
- The costs for the aforementioned food and beverage offerings and events are subject to an 18% GST charge.
- In case of preparing meals for themselves, guests can access the kitchen at an additional cost.
- Bonfire services can be availed at an additional cost of Rs 1000 per session.
- Prices may vary subject to availability and peak season rates.

# ABOUT THE VILLA

## **Home Rules and Truths**

- The road leading up to the villa may not be concrete.
- This is a pet-friendly and wheelchair-friendly property.
- In case of a power outage, the 165 aH battery inverter can support all the appliances for a couple of hours.
- All mobile networks work fairly well here.
- Guests can stay connected with complimentary Wi-Fi. Network is subject to availability at any given time.
- Cooking non-vegetarian food in the villa is not allowed., however consumption is allowed.
- Please be mindful and keep noise to a minimum after 10 PM.
- There are CCTV cameras that capture the external areas for security purposes.
- The caretaker stays on the premises of the same property.
- Guests are advised to stay cautious of any wild animals or bugs due to the villa location.
- This is a standalone property.
- Alcohol consumption is allowed in designated areas.
- Smoking is allowed in the exterior areas of the villa only.
- Guests are earnestly requested to treat the home with care.

## **Policy**

- The full payment must be made for your booking to be confirmed.
- The number of guests must not exceed the count mentioned at the time of booking.
- Only the guests who have been accounted for are allowed at the villa.
- All guests must be able to share valid ID proofs when asked. This could be at the time of booking, and also upon arrival.
- All foreign nationals must be able to share their passport and visa details prior to their stay.
- Any damage to the property caused by the guest will be charged as per the actual cost of repair or replacement.
- Any illegal activity - including but not limited to prostitution and the use of narcotics - is strictly not permitted.
- Any commercial activity is strictly not permitted.
- A refundable deposit may be collected before check-in.
- This entire amount is refunded within 5 working days, provided the total number of guests does not increase and the check-out time is adhere to.

















































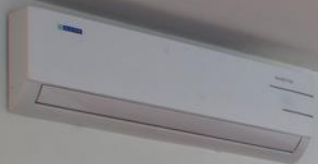






















































# PLEASE NOTE

- Security Deposit is payable at the villa at the time of Check-in which is 100% refundable, if no damage made
- Loud Music after 10 p.m. is not allowed by the pool area, however you can play normal music inside the villa
- While booking share exact number of guests, every additional guest above double occupancy will be chargeable
- No outside guests allowed without prior information
- All illegal activities are prohibited
- Full retention if cancelled within 35 days of check-in date
- 15% Retention if cancelled before 35 days of check-in date
- Smoking by the balconies, pool and open areas is allowed
- Airport transfers, Barbeque arrangements, Cook and yacht bookings can be done at additional costs.



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