



**Winterlake™**

DESIGNER HOMES AND FARM PLOTS IN OOTY



**W**interlake is an ode to life in the hills. A refuge from the rigors of routine. A celebration of life the way it was meant to be. Enjoy the luxury of misty mornings, long strolls, magnificent views and spend quality time with your loved ones in your own idyllic home in this **45-acre private paradise among the clouds.**

Tired of the cold, impersonal vibe of cookie-cutter "luxury" villas? Our homes exude personality, warmth and charm and become the perfect pad from where you can enjoy panoramic views of the distant hills, the lakes, the shola forests and the tea gardens. When you buy a home here, you become a part of a community that appreciates the ever-giving land, the warmth of the people and the tranquility of living close to nature.

Tucked away in lthalar, 15 kilometers from the humdrum of Ooty town, this home away from home offers unmatched privacy and serenity, yet is easily accessible for a weekend getaway or a special occasion.





## THE STORY

At Ithalar, in a gorgeous, untainted corner of Ooty, a group of hikers stopped by to take a glimpse of the sparkling waters of the beautiful Emerald lake. The place's breathtaking beauty sparked the thought that if there was one place on earth where they could feel the whole-hearted embrace of the universe, this was it.

The stunning panoramic views of the mesmerizing blue Nilgiris, the emerald green waters, the verdant green grasslands and the life-giving shola trees captured the imagination of our founder, who was part of the group. In the spring of 2010, he decided to transform this slice of the universe into a unique living space. Winterlake's architecture is inspired by the mountains. Every room in every home is designed to showcase the stunning views. Natural materials like wood have been used to bring warmth and coziness even on chilly, winter evenings.

Owners can enjoy nature and solitude like never before, grow their own produce and help preserve, nurture and celebrate this land. Today, Winterlake is a caring, joyful, responsible community – a rare sanctuary that has preserved the authentic, erstwhile beauty of Ooty.



Signature Aesthetics



Unmatched Location



Hassle-free Ownership

THE WINTERLAKE  
DIFFERENCE



Sustainable Practices



Maintenance Support



A Whole New Lifestyle

## SIGNATURE AESTHETICS

We believe that a home should be an extension of the self, a canvas for expression and a space where we can strip our souls of any pretense. That is why every single home in Winterlake is custom built.

Our homes are an elegant tribute to you and the landscape that inspired its creation. Timber, brick masonry and granite stone work make the exterior of the homes blend beautifully with the mountainous terrain without violating its spirit. The extensive use of natural materials like wood in the walls, floors and the roof, as well as the rugged finishing of brick and rubble walls, lend character to the space and makes its beauty timeless.

We understand that when you are purchasing a home in this location, you have also signed up for the view. Every home is designed to maximize views from all rooms without disturbing the views from other homes.

What is more, we offer interior design consultation, decor elements and even build custom furniture from responsibly sourced wood on site. This means every item in your Winterlake home speaks to and for you.



## UNMATCHED LOCATION

This is a slice of paradise. Just 15 km away from the hustle and bustle of Ooty town and 5 km from the Good Shepherd International School, this is one of those rare, well-preserved areas of Ooty where rampant commercialization hasn't raised its ugly head. You wake up to bird songs, stare out of the window and see hills engulfed in mist while you sip your morning tea. When the mist lifts, there is an exquisite view of the glistening emerald lake, distant pine forests and terraced tea gardens. After a hearty breakfast, you can choose to head out for a trek, till in your own private farm, go fishing or play some cricket in the local cricket ground.

This area is special because of its proximity to many lakes, dense forests with shola trees and minimum construction. As there is shortage of patta land (transactable land), owning a land like this anywhere in the Nilgiris is next to impossible.

## HASSLE FREE OWNERSHIP

We believe that we are not just selling houses, we are helping translate dreams into reality. That is why we have researched and perfected over time a fool-proof, hassle-free and transparent buying process. Our trusted legal advisors, channels of communication with local authorities and villagers have helped us make sure that the process of owning a Winterlake home is absolutely seamless. You can be assured of:

- Valid paper work and documentation
- Complete compliance to guidelines
- On-time project completion
- Sensitive, respectful treatment of nature and resources



## SUSTAINABLE PRACTICES

We have gone to great lengths to ensure that we do justice not only to our clients but also to the land and the different lives that draw their sustenance from it. Here are some of our ongoing efforts to be ecologically responsible and sustainable:

- The minimum plot area is quarter of an acre which helps us maintain more than 70% open-green areas.
- We build houses with minimum excavation and try to use the terrain and natural formations to our advantage.
- Our rainwater harvesting practices and irrigation mechanisms ensure an abundant supply of water for us and other living beings who share our neighborhood.
- We have planted a good number of shola trees that are unique to this region, thus helping the land retain moisture better.

## MAINTENANCE SUPPORT

Winterlake homes are a labour of love and your dream come true. We offer maintenance services to ensure that your home is well looked- after, even when you are away. From cleaning services to electrical and plumbing repair to maintaining your gardens, we leave no stone unturned to make sure your investment is well protected from the vagaries of weather.

Your home will always be ready for that impromptu getaway. We also have a cook and a working kitchen on the property, so a hot, homely meal is always within easy reach.



## A WHOLE NEW LIFESTYLE

When you are buying a home at Winterlake, you are also embracing a whole new lifestyle. Each home owner can choose to farm on any part of their land or request access to our centralized farming support facility. Fishing, trekking, exploring the tribal village, playing cricket or practicing the art of doing nothing. your options are endless. Some of our proud home owners are artists who use Winterlake and its surroundings as a source of inspiration to spark their creativity.



Farming



Trekking



Mountain Biking

## WINTERLAKE ACTIVITIES

Leave behind digital fatigue and the monotony of the daily grind. At Winterlake, there are many engaging outdoor activities to work up a sweat and get your share of thrills.

Discover the joy of growing your own produce, take your bicycle for a spin on the hilly terrain, play a game of cricket with the locals, go fishing in the lakes nearby or explore lesser known trekking trails with our resident experts. If you are not in the mood for too much activity, sit back, relax and enjoy nature put up a great show.

A bird sanctuary flanked by shola trees, a club house where you can host events, resort facilities for some extra pampering and a gorgeous outdoor dining area are all part of the vision and in different stages of development. You will never have a dull moment at Winterlake. Every trip here will soothe your mind and uplift your spirit.



Fishing



Cricket



Sit Back & Enjoy

## THE TEAM

### Balakrishnan

A passionate eco warrior with a keen interest in ornithology, Balakrishnan is a Badigafor whom the lthalar village is his cherished home. His understanding of the nature of the land, its vegetation, culture and relationships with the locals has helped Winterlake carve a unique living space that is in tune with its surroundings.

His passion to conserve and give back to the land has helped us maintain the right balance of nature in the layout. One of our pet projects, a mini bird sanctuary in an area of 3 acres with water bodies,shola trees and grass lands is inspired by his narratives of the original terrain of the Ooty he grew up in.

### Dhanraj

A civil engineer with decades of experience in multinational construction companies, Dhanraj has a solid understanding of building structures that stand the test of time. He has recently joined our team and oversees construction of our homes and common amenities.

### Ashwin

An inventor by passion, an engineer by qualification,a pilot and an ocean surfer in his free time, Ashwin's multi-faceted personality helps him handle all technical and creative projects with ease. From automating maintenance processes to implementing smart technology in our homes to even designing our own line of furniture, Ashwin wears many hats.

### Sharath

Attention to detail, customer focus and solid experience in setting up operations in highly competitive sectors has helped Sharath become the guiding force behind keeping our finances in order and running day-to-day operations smoothly. His meritorious career achievements include setting up an IT company from scratch in Trivandrum Technopark.

### Sameepan

As the founder and chief architect of Winterlake, Sameepan is responsible for conceptualizing, planning and designing each of these dream homes. His passion for this project combined with his expertise in handling projects across different terrains ensures that these gorgeous homes are built to withstand the challenges thrown by the mountainous terrain and changing weather conditions.

Sameepan is also the founder of a leading architecture and design firm called ei Design, known for their ability to create signature homes that seamlessly blend with the landscape they are part of.

## TESTIMONIALS

We fell in love with Winterlake the first day we saw it and it's an ongoing relationship. There are no words to adequately describe the experience of living there. You have to open your eyes and see the flowers and trees, hear the wind and the birds, smell the clean, fresh air and experience your senses come alive.

My sister and I have houses separated by a picket fence, almost like a fairytale. We love it. Every time Binod and I go to Winterlake, our souls are calmed and we get back to work rejuvenated. Thank you team Winterlake for being the rainbow even in the eye of the storm.

**Dr. Bindu**

Consultant Gynaecologist  
Kannur

Aparna and I have always dreamt of owning a beautiful home in a spectacular location. The scenic beauty and stunning panoramic views from the property really bowled us over. Ours was one of the first few homes to be completed at Winterlake.

The location and the architecture of the homes have a very European feel. The scenic beauty and the surroundings along with the architecture is what helped us make the decision to buy a home here.

We are constantly making additions and adding small personal touches to our home. The team has always been very generous with their time and have assisted us in every way possible. Buying a home at Winterlake has been one of the best decisions of our life. We couldn't be happier.

**Arvind**

Owner, Pioneer Mills  
Coimbatore

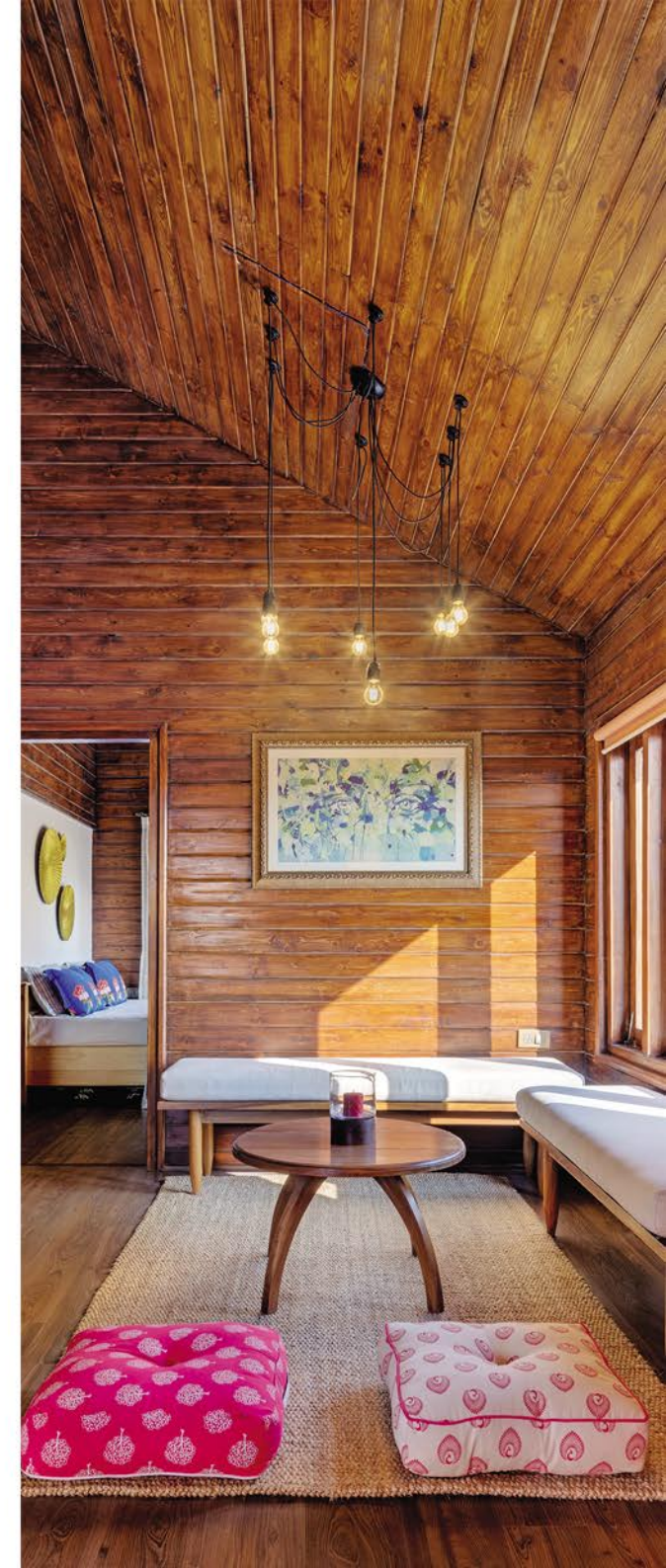
I have always loved Ooty as a holiday destination and i am a regular visitor to the Ooty Golf Course. The peace and tranquility of Ooty kept bringing me back, quite often. Kavitha and I then decided that it would be nice to have a home here. Even though we had another site in Ooty, we found that there was no better place than Winterlake to have a home.

The location, the architecture, the design and the workmanship made a great impression on us. I could easily picture myself entertaining, socializing and holidaying at Winterlake. The buying process was easy and transparent and we had no trouble getting the property registered.

Every member of our family has their own favourite space within the home. The entertainment areas are a great hit with my friends and the ability to enjoy and have a good time in the privacy of my holiday home at Winterlake has been truly priceless. The maintenance team ensures that the home is ready prior to my visit which makes it really convenient to make a trip whenever I feel like. Winterlake has made me love Ooty even more and I am holidaying more often these days.

**Venkatesh**

Business Man  
Bangalore





## ARCHITECTURE & DESIGN PHILOSOPHY

We believe that buildings do not exist in isolation and should embed effortlessly into the larger landscape in which it is placed. Winterlake homes respect the landscape, climate, wind, topography, vegetation and the cultural features of its surroundings.

Timber, brick masonry and granite feature extensively in the exterior of the homes which help them blend beautifully with the mountainous terrain. The rugged finishing of brick, stone and rubble walls as well as the sloping roofs ensure the structure bears the changing weather conditions with ease and its majestic beauty stands the test of time. The emphasis on using superior quality natural materials makes sure that these spaces are big on personality and exude an understated luxury that is impossible to ignore.

Our exterior home design broadly falls into 3 basic categories:

**Montana:** These homes have features that blend with the mountainous landscape. Stone and wood play an important part not only in the design but also in temperature control. Rain slides off the gable roofs easily. The interiors have a huge fireplace.



**Rustic:** As the name suggests, there are a lot of rustic elements in the design to transport you back in time and evoke nostalgia.



**Scania:** Inspired by traditional Scandinavian mountain homes, this style is all about straight lines and simple design. A gentle reminder of the elegance and beauty that simplicity brings to life.





Promoted by  
environment  
innovation  
Creative living spaces

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