

The logo for FINE Acers, featuring the word "FINE" in white text inside an orange square, followed by "Acers" in black text with a registered trademark symbol.

FINE Acers®

A detailed architectural line drawing of a multi-story resort building with a modern, tiered design. The drawing is overlaid on a background of palm trees and a clear sky. The building features multiple levels with balconies and large windows, and is surrounded by lush tropical landscaping including palm trees and a covered outdoor area.

TRANSFORMING LAND INTO LANDMARK DESTINATIONS

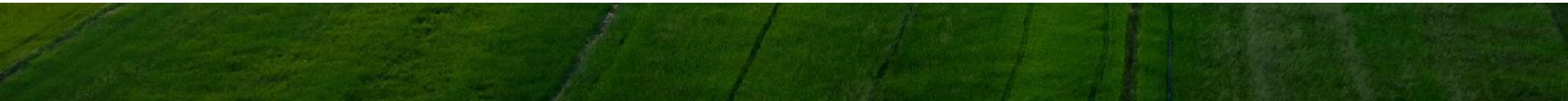
An aerial photograph of a vast, vibrant green field, likely a rice paddy, with a network of narrow irrigation channels or paths crisscrossing the landscape. The field is the bottom half of the image, contrasting with the architectural drawing above.

CREATING WORLD-CLASS RESORTS THROUGH VISIONARY
PARTNERSHIPS WITH LANDOWNERS



PIONEERING
THE FUTURE
OF LUXURY LIVING
WITH VISIONARY
DEVELOPMENTS
THAT ENSURES
UNMATCHED
VALUE & GROWTH.

FINE Acers®



ABOUT GROUP

We are the pioneer of sale-lease-back model for resort properties, and have expanded presence across diverse destinations. Our unique proposition allows individuals to invest in our properties and enjoy exclusive benefits such as one destination wedding at the property, assured returns on their investment and complimentary holidays at the property.

At Fine Acers, we believe in delivering exceptional quality and unmatched hospitality to our guests. Our resorts are strategically located in some of the most scenic and popular destinations, making them ideal for those seeking a luxurious getaway or a unique cultural experience. Our investment options are designed to provide investors with an opportunity to earn returns while also enjoying the benefits of owning a luxurious vacation property.



India's Fastest-Growing Hospitality Brand

We are proud to be India's fastest growing hospitality brand, backed by over 15 years of experiences in real estate and hospitality brand development. Our passion for creating lifelong income opportunities for our investors has led us to introduce the resort revolution.

Pioneering Destinations Creation

We transform extraordinary locations into sought-after retreats, we deliver exceptional experiences that cater to discerning travelers and investors alike. Our team of experts curates every aspect of development, ensuring each destination reflects the highest standards of quality and innovation.



OUR UNIQUE CONCEPT

The **Sale-Lease-Back** Model

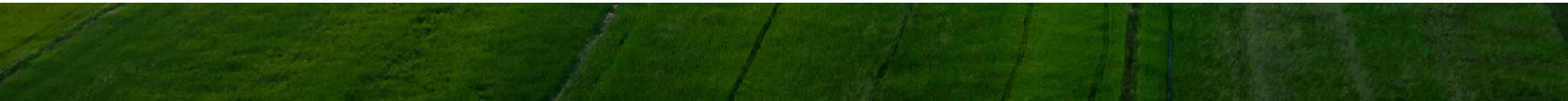
The Sale-Lease-Back Model offers a flexible approach to investment, providing liquidity while retaining continued use of the property.

By selling the asset and leasing it back, investors unlock capital for new opportunities without sacrificing access to their luxury lifestyle, maximizing real estate value with financial returns and hassle-free ownership.

Invest. Earn. Experience.

We redefine hospitality investments, blending financial growth with personal indulgence. Our model lets you own a share in luxury, earn assured returns and enjoy exclusive privileges like complimentary wedding, free yearly staycations, and zero maintenance.

It's an ecosystem where the investment earns, appreciates and enhances your lifestyle.



OUR VISION & MISSION



Fine Acers is redefining resort development with design excellence, international partnerships and business models that blend profitability with prestige.

Our vision is to be a leading developer of luxury resorts / hotels and branded residences known for innovation, environmental stewardship and world-class destinations across India and beyond.

Our mission is to empower landowners and new entrants to create globally benchmarked resort experiences that unite opulence, comfort and financial growth. With a goal of developing over 5,000 keys in the next five years, we are committed to delivering sustainable value and unforgettable guest experiences through every project we build.

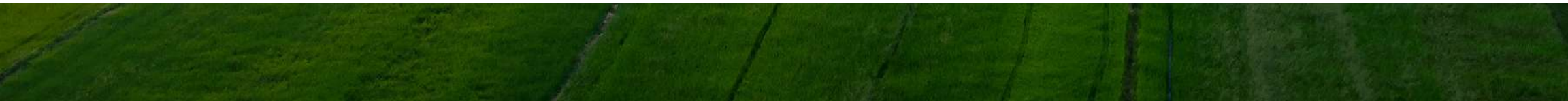
A VISIONARY OUTLOOK
INSPIRES CHANGE AND
A MISSION DRIVEN
APPROACH TRANSFORMS
VISION INTO IMPACT.

LAND OWNERSHIP TO RESORT OWNERSHIP



Fine Acers opens a new world of opportunity for landowners and aspiring developers to step into the fast-growing luxury hospitality industry. We transform promising land into landmark resorts combining design excellence, strategic branding, international partnerships and profitable business models that deliver long-term growth.

With a proven track record and visionary partnerships, we converts every opportunity into growth. We offers the expertise, network and vision to turn your asset into an enduring destination, helping you build, market and manage resort/hotel that stand for prestige, performance and profitability.



BUILDING ICONIC RESORTS THROUGH STRATEGIC PARTNERSHIP



PARTNERSHIP PATHWAYS

CHOOSE THE MODEL
THAT ALIGNS WITH
YOUR AMBITION.



A Non Partnership Proposal

- Fine Acers Brand Assignment/Licensing
- Sales support from various Offline/Online, Channels of Company Including Website Updates
- Sales & Product Training
- Business Strategy
- Marketing Strategy
- All Marketing Materials Designing
- Consultation in Project Mobilization including Construction Suggestions
- Product Planning & Design Help
- Sign up Fee **₹11 Lakh**, One Time and Non Refundable

WHY CHOOSE US!

PROVEN MODEL

Successfully implemented luxury resort development strategies.

LARGEST INVENTORY

Selling around 2,500 plus inventories on this concept as now the biggest in the country.

CONCEPT EXPERTISE

Deep understanding of resort concepts and design excellence.

PROBLEM SOLVERS

Anticipate challenges and deliver practical, high-impact solutions.

PERFORMANCE DRIVEN

Every project built to inspire, perform and endure.

WIDE CHANNEL PARTNER NETWORK

Extensive offline & online sales reach to maximize visibility and bookings.

END-TO-END RESORT EXPERTISE

An Integrated Ecosystem for Hospitality Growth

Partnering with Fine Acers means gaining access to an entire ecosystem built for success combining vision, expertise and execution under one trusted brand. We bring together every element required to transform land into a thriving hospitality business:

CONCEPT & STRATEGY:

Resort planning, feasibility and market positioning

DESIGN EXCELLENCE:

Architecture, interiors and space optimization

BRANDING AND MARKETING:

Creation of a strong identity, campaigns and digital presence

SALES NETWORK:

Access to Fine Acers' established offline & online channels

PROJECT MOBILIZATION:

End-to-end guidance from construction to pre-opening

OPERATIONAL SUPPORT:

Training, business strategy and ongoing brand updates

A TEAM THAT TURNS IDEAS INTO ICONS

VISIONARY LEADERSHIP

Deep expertise in real estate, resort development and hospitality operations.

15 + YEARS OF EXPERIENCE

Creating luxury resorts, branded residences and lifestyle destinations.

GLOBAL COLLABORATION

Leveraging renowned hotel brands and top architects to deliver projects with precision.

PROVEN TRACK RECORD

Successful project launches, sales and long-term management models.

PAN-INDIA PRESENCE

Presence in all metros with own company operated offices and Business associates

GLOBAL FOOTPRINT

Presence in UAE, Singapore, Australia, UK & USA.

END-TO-END IN-HOUSE CAPABILITIES

Divisions for design, marketing, project development and operations for seamless execution.

INNOVATION AND STRATEGY

Specializing in return-driven models like Sale-Lease-Back, co-ownership and management partnerships.

COMMITMENT TO EXCELLENCE

Focused on growth, sustainability and long-term investor value.

OUR BRAND PORTFOLIO

Each Brand, A Distinct Expression of 5-Star Hospitality



WELLNESS REIMAGINED

“Where the desire for vibrant longevity becomes reality.”

Wellness Escapes combining spa rituals, hot yoga, meditation and wholesome gourmet cuisine, set within serene luxury suite-villas.



THE ART OF ULTRA-LUXURY

“Every stay is a statement.”

A 5-star-plus experience defined by grandeur suites, champagne butlers, Michelin-star chefs and bespoke Rolls-Royce transfers.



SMART STAYS FOR THE MODERN NOMAD

“Where efficiency meets innovation.”

Tech-forward business hotels with modular design, AI-enabled comfort and sustainable efficiency for today’s global professionals.

OUR ESTEEMED BRAND ASSOCIATIONS

Strength through Global Partnerships

Fine Acers partners with industry leaders to bring international hospitality excellence to India's most promising destinations. Through these alliances, every project benefits from trusted brand reputation, established operational systems and global marketing reach ensuring strong occupancy, investor confidence and enduring guest loyalty.



With Wyndham, Fine Acers brings global luxury standards to India through Wyndham Grand Jaipur Amer, KAMAH - Trademark Collection by Wyndham (Jawai, Coorg, Udaipur)



In collaboration with Royal Orchid, Fine Acers presents Regenta by Royal Orchid, Pushkar, blending authentic Indian hospitality with contemporary luxury.

OUR LUXURY DESTINATIONS

Designed for Distinction at

- COORG
- GOA
- JAIPUR
- JAWAI SAGAR (PALI)
- PUSHKAR
- UDAIPUR
- SAKLESHPUR



COORG



KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
RESORT, COORG
TRADEMARK
COLLECTION BY WYNDHAM

Coorg, the "Scotland of India," is famed for its coffee plantations and misty hills. Kamah Trademark Collection by Wyndham, Coorg offers 125 keys of elegantly designed accommodations. Set amidst serene natural surroundings, the resort combines modern comfort with eco-friendly practices, providing a wellness-focused escape in Coorg's breathtaking beauty.

RESORT LOCATION
Kodlipet, Coorg, Karnataka (India)



Project Status: **Ongoing**

GOA



KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
RESORT, GOA

Set against the serene backdrop of Mandrem, Coregaon, this upcoming 13-acre resort offers 300 exclusive keys and an opportunity to own a slice of paradise. Blending luxury with nature, it features world-class facilities, transformative wellness programs, exquisite dining and personalized experiences to elevate lifestyle and comfort.

RESORT LOCATION
Mandrem, Coregaon, Goa (India)



Project Status: **Ongoing**

JAIPUR

WYNDHAM GRAND[®] Jaipur Amer

SPA, RESORT & BRANDED RESIDENCES

Wyndham Grand Jaipur Amer, nestled in the Aravalli Hills, features 278 luxurious units including private pool villas and elegant accommodations. Combining comfort, sophistication and world-class amenities, the resort offers breathtaking views and a serene ambiance perfect for both leisure and adventure.

RESORT LOCATION

Gunawata / Kukas, Amer, Jaipur, Rajasthan (India)



Project Status: **Ongoing**

JAWAI



KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
RESORT, JAWAI
TRADEMARK
COLLECTION BY WYNDHAM

Kamah Trademark Collection by Wyndham, Jawai is a serene blend of luxury and nature, set amidst the stunning wilderness of Jawai, known for its dam and leopard sanctuary. The resort features 94 meticulously designed units, bespoke amenities and opulent accommodations, offering a tranquil escape where modern comfort meets the region's untamed beauty including the unique opportunity for leopard sightings.

RESORT LOCATION
Jawai Sagar, Pali, Rajasthan (India)



Project Status: **Ongoing**

JAWAI



KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
FARMS, JAWAI

A sanctuary where nature sets the rhythm of life. These 61 exclusive private retreats blend expansive landscapes, wellness-focused amenities, and luxurious living. Thoughtfully designed for privacy and indulgence, each farm offers a seamless lifestyle of wellness, leisure and rejuvenation where every moment invites you to pause, breathe and rediscover balance.

RESORT LOCATION
Jawai Sagar, Pali, Rajasthan (India)



Project Status: **Ongoing**

PUSHKAR

RE:GEN:TA
RESORT & SPA
PUSHKAR
BY ROYAL ORCHID HOTELS LTD.

Regenta Resort and Spa Pushkar is a prestigious collaboration between Fine Acers Pvt. Ltd. and Royal Orchid Hotels Ltd., a brand with over 50 years of excellence. This luxury resort features 112 units, state-of-the-art amenities and a serene Pushkar setting. With exceptional service and attention to detail, it is a premier destination for leisure and indulgence.

RESORT LOCATION
Bhadi Ghati, Pushkar, Ajmer, Rajasthan (India)



Project Status: **Ongoing**

SAKLESHPUR



Nestled in the misty hills and coffee-scented air of the Western Ghats, The Ame is an upcoming luxury resort with 130 thoughtfully designed studios and villas, it offers the perfect blend of privacy, comfort and elegance. Curated experiences are set amidst lush greenery, creating a harmonious balance of nature, indulgence and personalized luxury service.

RESORT LOCATION
Sakleshpur, Coorg, Karnataka (India)



Project Status: **Ongoing**

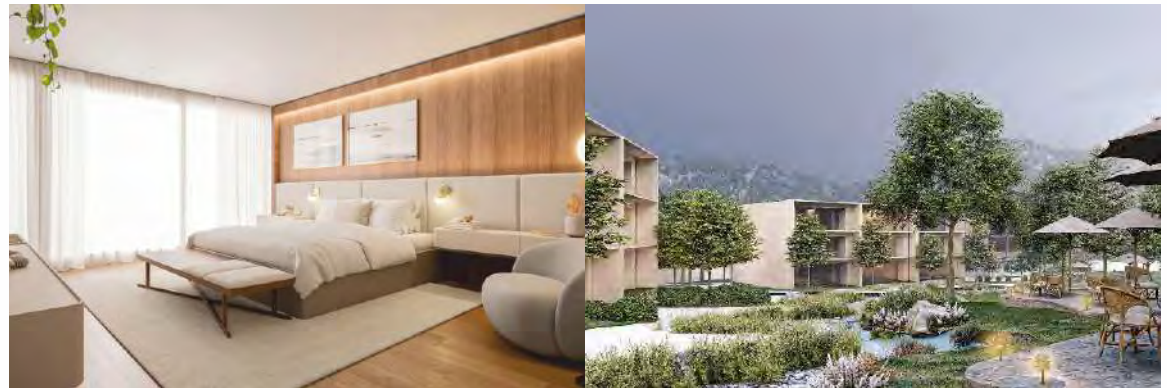
UDAIPUR



THE RESORT UDAIPUR

A serene retreat in the heart of Udaipur, renowned for vibrant tourism and luxurious destination weddings. Featuring 450 luxury villas and branded residences, the resort blends comfort, elegance and state-of-the-art amenities. Set amidst breathtaking landscapes, it offers an exclusive yet welcoming experience. Its a perfect destination for those who cherish luxury and timeless beauty.

RESORT LOCATION
Kodiyat, Udaipur, Rajasthan (India)



Project Status: **Ongoing**

UDAIPUR



KAMAH[®]
LUXURY • LIFESTYLE • WELLNESS
RESORT, UDAIPUR
TRADEMARK
COLLECTION BY WYNDHAM

The Kamah Trademark Collection by Wyndham, Udaipur is a 60-unit luxury retreat set against the stunning backdrop of the “City of Lakes.” Combining wellness, lifestyle and personalized service, it offers a serene sanctuary to unwind and rejuvenate. With state-of-the-art amenities and holistic therapies, the property sets new standards for luxury hospitality in Udaipur.

RESORT LOCATION
Amarjyot River Front, Udaipur, Rajasthan (India)



Project Status: **Ongoing**

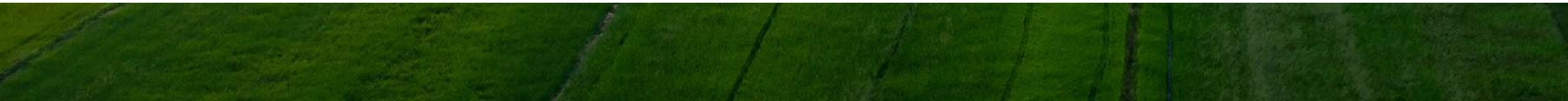
PROJECTS DELIVERED TO PERFECTION



Launched in September 2016 on Ajmer Road, the project featured 75 exclusive villas, all sold out by 2018, reflecting Fine Acers' commitment to timely delivery and customer satisfaction. Located in the prime Mokhampura area, Jaipur, Resort Villas offers excellent connectivity and access to top schools, hospitals, shopping and recreational facilities.



Nestled in the mystical city of Pushkar, this luxury resort farm spans 15 acres and offers 125 elegantly designed rooms, a grand clubhouse, culturally inspired streets and themed restaurants serving diverse cuisines. Every corner is crafted to provide memorable experiences and timeless stories.



GET IN TOUCH

JAIPUR (HO)

Fine Acers Private Limited

3rd Floor, MD Tower, DCM, Ajmer Road, Jaipur, Rajasthan (India)

JODHPUR

401, Sanskriti Tower, Main Chopasni Road, Bombay Motors Circle, Jodhpur, Rajasthan (India)

DUBAI

Office No. 3, JW Marriott Marquis, Business Bay, Dubai (UAE)

MANGALORE

Shop No. S3-S4, 2nd Floor, New Berry Enclave, Kapikad, Bejai, Mangalore, Karnataka (India)

MUMBAI

B 314A, Kanakia Wall Street, Andheri - Kurla Road, Chakala, Andheri East, Mumbai, Maharashtra (India)

JAIPUR

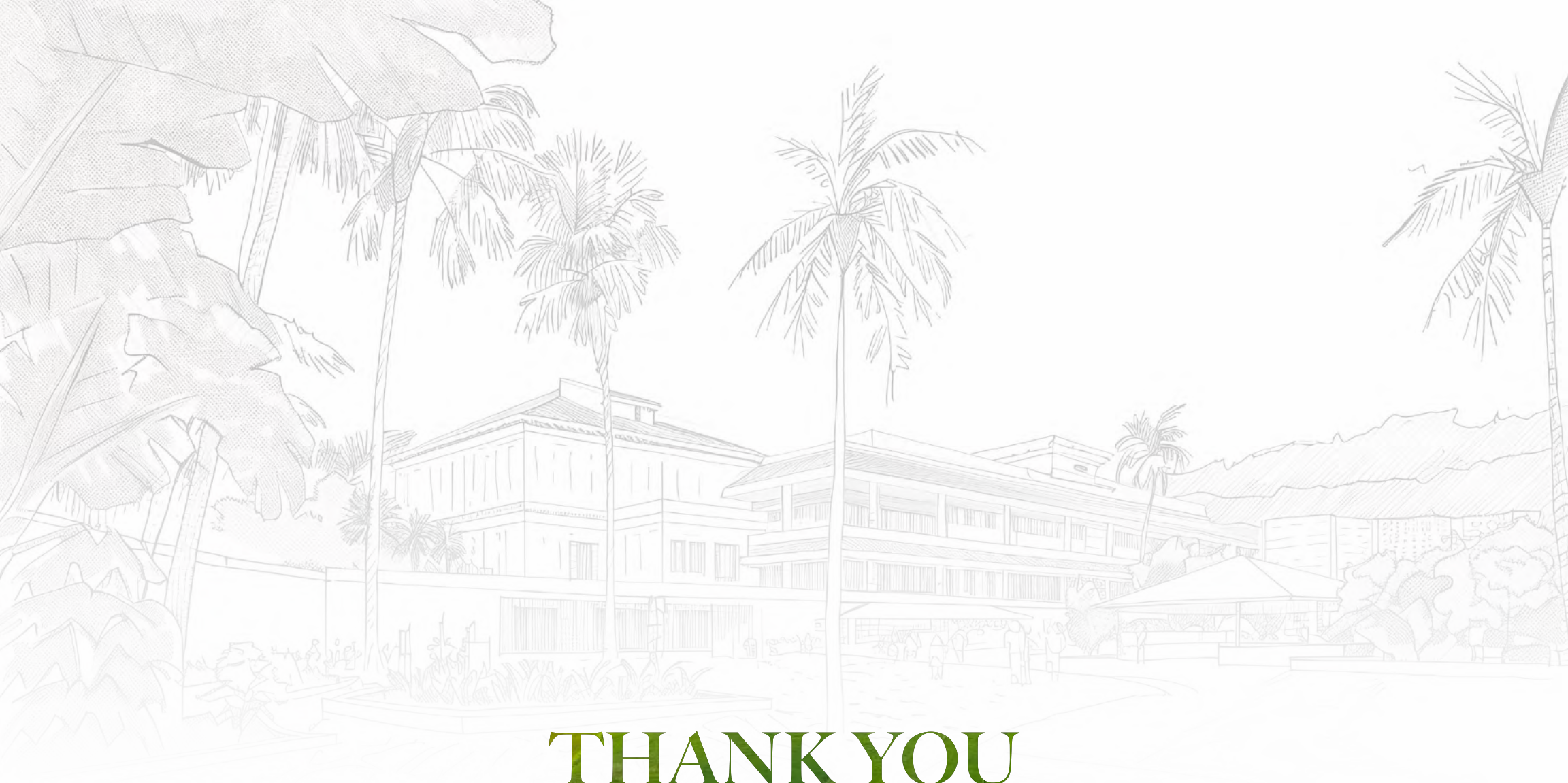
Ground Floor, M.L. Tower, Teja Circle, Jaipur, Rajasthan (India)

SINGAPORE

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THANK YOU

www.fineacers.com